



City of Vancouver *Land Use and Development Policies and Guidelines*

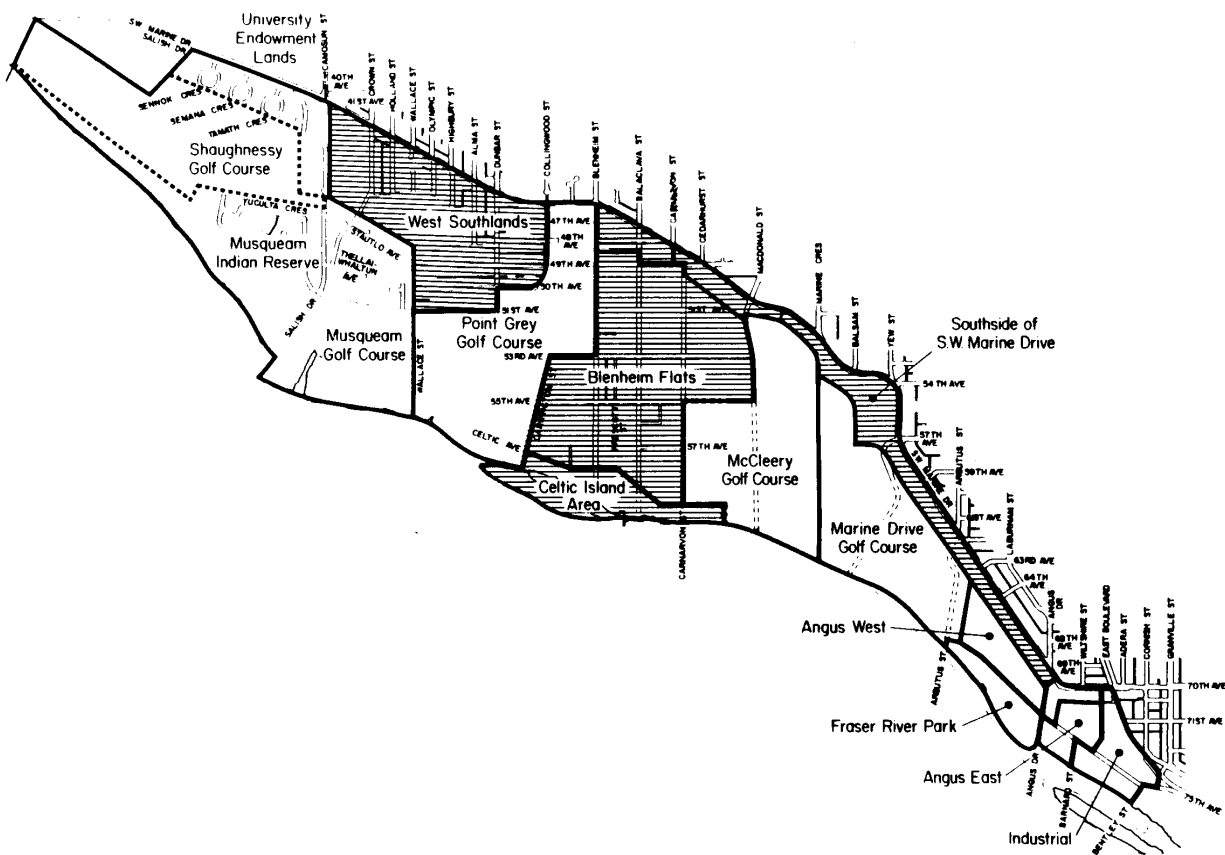
Planning, Urban Design and Sustainability Department

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SOUTHLANDS POLICIES AND GUIDELINES

Adopted by City Council on March 8, 1988

The following rezoning and subdivision policies and guidelines are extracted from the **Southlands Plan** which applies to the area bounded by S.W Marine Drive, Bentley Street, the Fraser River and the University Endowment Lands outlined on the map below. Sub-areas that have specific policies or guidelines applicable only to them are shaded on the map.



The numbers preceding the policies and guidelines correspond to those in the Plan. Policies that have been implemented are not included here. Other guidelines, applicable only to the RA-1 zoned areas of Southlands, are presented in a separate document entitled "Southlands RA-1 Guidelines".

Environment

- 1.1 Existing natural habitats should be protected and rehabilitated. Instruct the Director of Planning to encourage retention of existing native vegetation, open ditches, ponds, streams, and sloughs in reviewing development proposals and processing of development applications.
- 1.3 Foreshore natural habitats should be protected and where necessary, rehabilitated. Instruct the Director of Planning that, with the exception of the continuation of fishboat moorage in Celtic Slough, no new marinas should be considered along the length of the Fraser River foreshore in Southlands without a complete public process and environmental study.

Parks and Recreation

- 2.2 Additional opportunities for securing park space and trails should be pursued. Request the Board of Parks and Recreation to direct the General Manager, in consultation with the affected property owners, the community, and the Director of Planning, to secure and develop additional parks and trails in the Celtic Island area.

Equestrian Activity

- 3.2 Blenheim Flats should be recognized and endorsed as the focal point for equestrian activity in Vancouver. Instruct the Director of Planning to promote the inclusion of compatible equestrian uses and facilities in the redevelopment of private and public lands.

South Side S.W. Marine Drive (Escarpment)

- 7.1 Zoning and subdivision regulations should reinforce the single-family, estate character of the area. Instruct the Director of Planning that no changes to the RS-1 zoning in the area should be considered unless they are changes which reinforce or are compatible with the prevailing single-family, estate character of the area. Instruct the Director of Planning, in conjunction with the Heritage Program, to investigate and report back on the feasibility of permitting sensitive infill or conversion units on heritage or estate merit properties, if the properties are deemed to have subdivision potential, and the principal building would be threatened with demolition, or the estate merit compromised if subdivision occurred.

- 7.2** New development on or immediately adjacent to the escarpment should be discouraged. Instruct the Director of Planning, in consultation with the City Engineer and Director of Permits and Licenses, to apply appropriate sections of Zoning and Development By-law in order to protect escarpment lands from development which negatively impacts the geophysical and environmental character of the escarpment.

West Southlands

- 8.1** The low density, single-family form of development in the area should be retained and reinforced. Instruct the Director of Planning, in any future review of RS-1 zoning in the area, to consider only changes which reinforce or are compatible with the prevailing semi-rural, natural character of the area.