



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

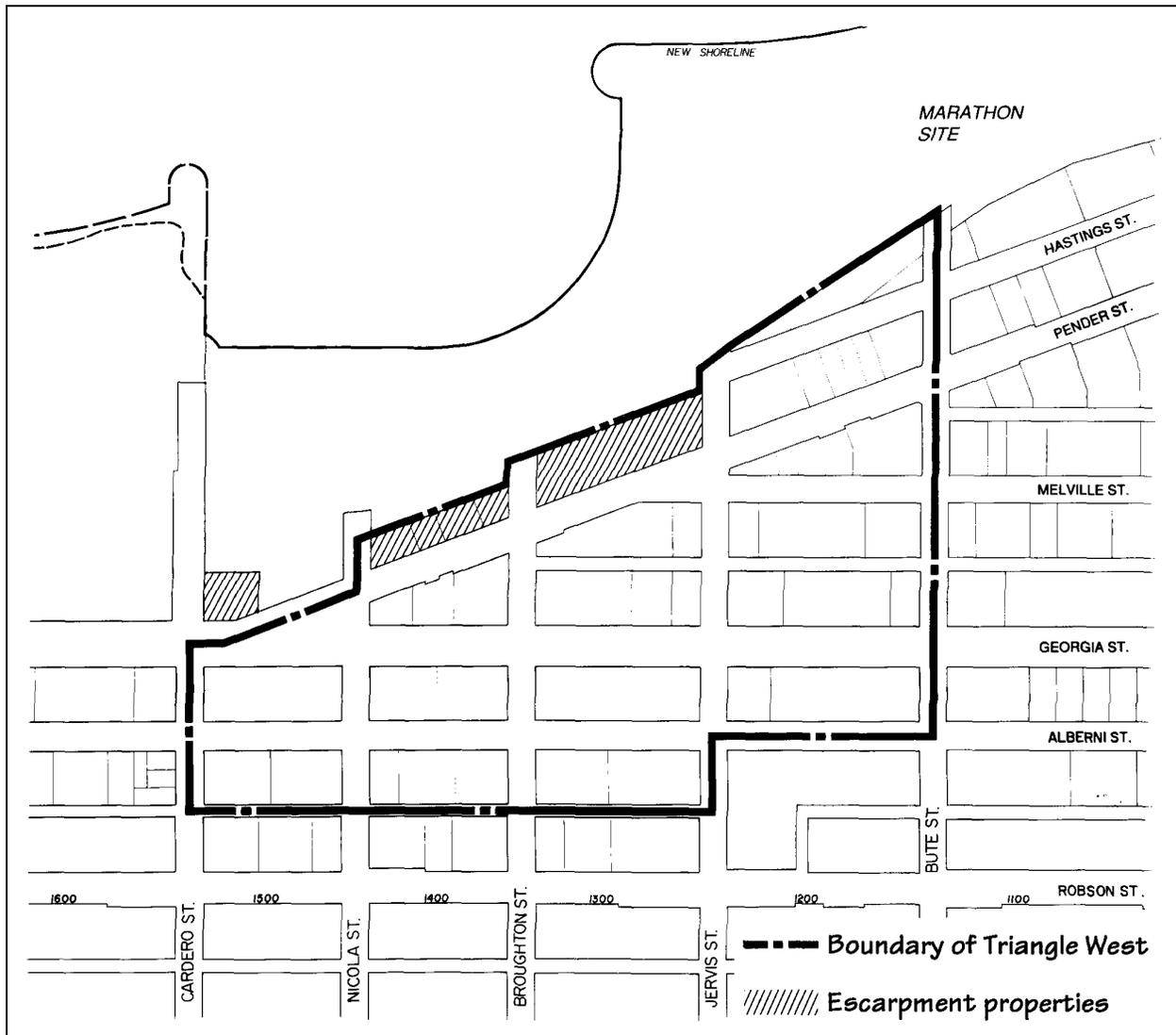
Planning, Urban Design and Sustainability Department

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TRIANGLE WEST POLICIES

Adopted by City Council on February 6, 1990 and December 3, 1991

The following land use and development policies apply to Triangle West as shown on the map below. The first group of policies are extracted from the **Coal Harbour Policy Statement**. The second group is extracted from the **Central Area Plan: Goals and Land Use Policy** and the number preceding the policy corresponds to the number in the Plan.



1 Escarpment Policies

The following policies apply to the downtown escarpment sites along the north side of the 1300-1500 blocks West Pender Street (shown shaded on the map above):

Encourage the linkage of the Marathon site with the Downtown but either preserve some of the former "escarpment edge" by special landscaping treatment along its existing alignment where appropriate, or express a new "edge" in association with public open space or street design.

Ensure that the waterfront is highly accessible to pedestrians from a variety of points in the downtown, generally through pedestrian linkages at street-ends and through new developments, with primary access from Cardero, Bute and Burrard Streets.

Within the total target average density for Coal Harbour, the following should be the average target base densities for major residential development areas in Coal Harbour not including the rental housing incentive:

- Marathon west site (Cardero to Jervis Street) and including the escarpment properties along the north side of the 1300 to 1500 blocks West Pender Street - up to 2.75 FSR net.

Allow for payment-in-lieu alternatives to non-market housing mix on the escarpment sites along Pender Street where because of their small size it is not practical to provide these units, as determined by the City.

For the Coal Harbour escarpment sites where adequate neighbourhood park provision is not feasible because of their small size, consider the application of a payment-in-lieu option to provide for these needs of the residential development.

For the Bayshore, Marathon and escarpment sites, consider the application of a "cash-in-lieu" option to provide for the recreational and community needs as outlined in a services plan for this area if these cannot be provided satisfactorily on site.

2 Central Area Plan Policy

Policy 3.2 Provide Some Choice of Use

Allow choice of use in limited areas to permit a mix of housing and office developments. Favour housing.

Actions: In Triangle West, replace housing bonus and housing substitution (which discriminate against housing as the preferred use) with choice of use zoning to favour flexibility for buildings to be primarily housing or primarily offices or hotel. Determine area needs, guidelines, etc. through area planning.

Pending approval of a new zoning as described above, continue to favour CD-1 rezonings for housing on suitable sites.

Continue studies of parking and seismic problems in heritage areas, to increase viability of buildings.