

# Mayor's Community Advisory Committee on the West End

## Resource Information for Committee Meetings

- 1. West End Community Profile**
- 2. Community Planning and Policy Development**
- 3. Community Amenities and Public Benefits**

# Module #1: A West End Community Profile



# Contents

- **Geography**
- **Demographics**
- **Community Needs & Issues**

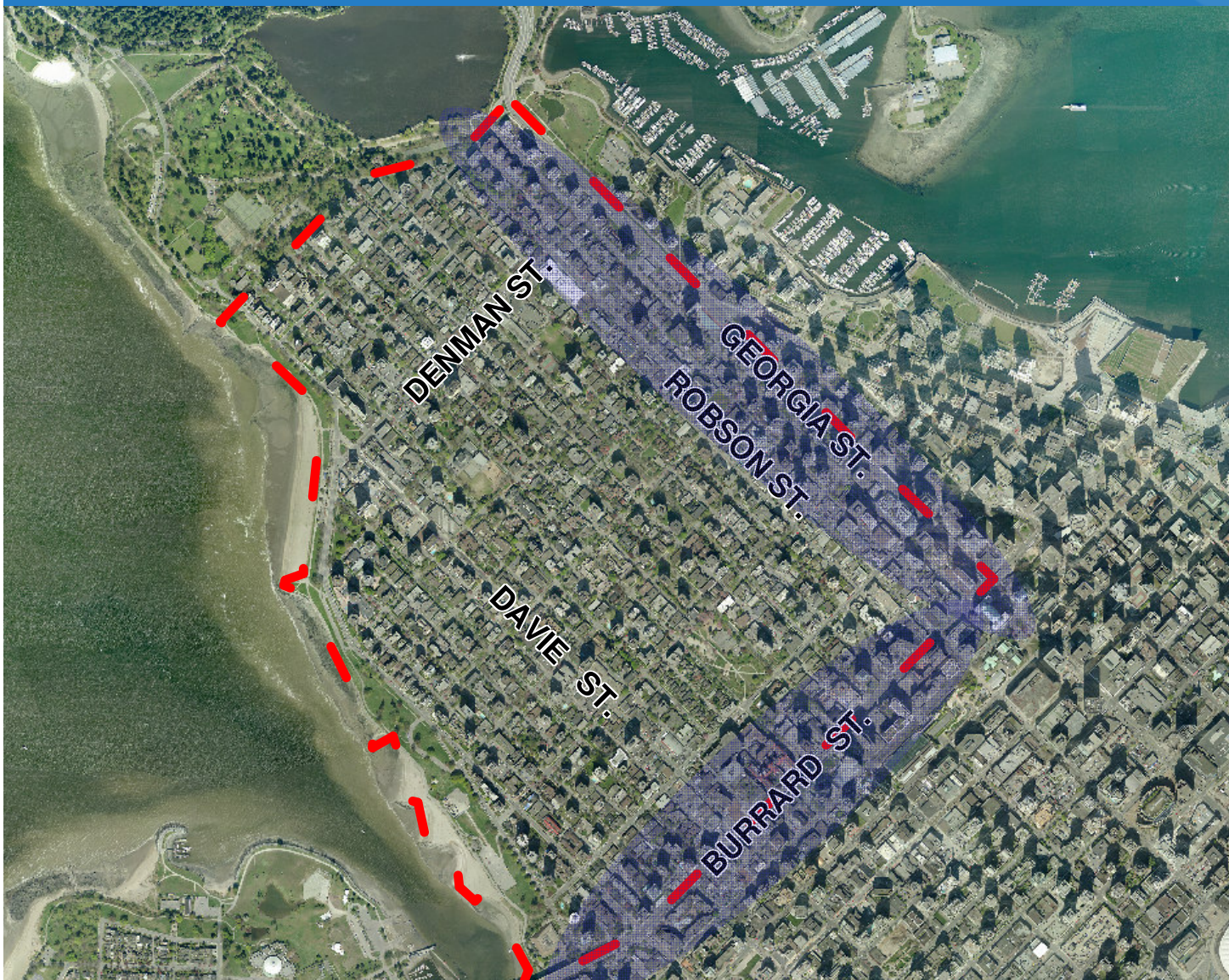


## A West End Community Profile

# Geography



# West End Boundaries



**“West End Local Area”  
(City of Vancouver Local Areas, identified in 1969)**

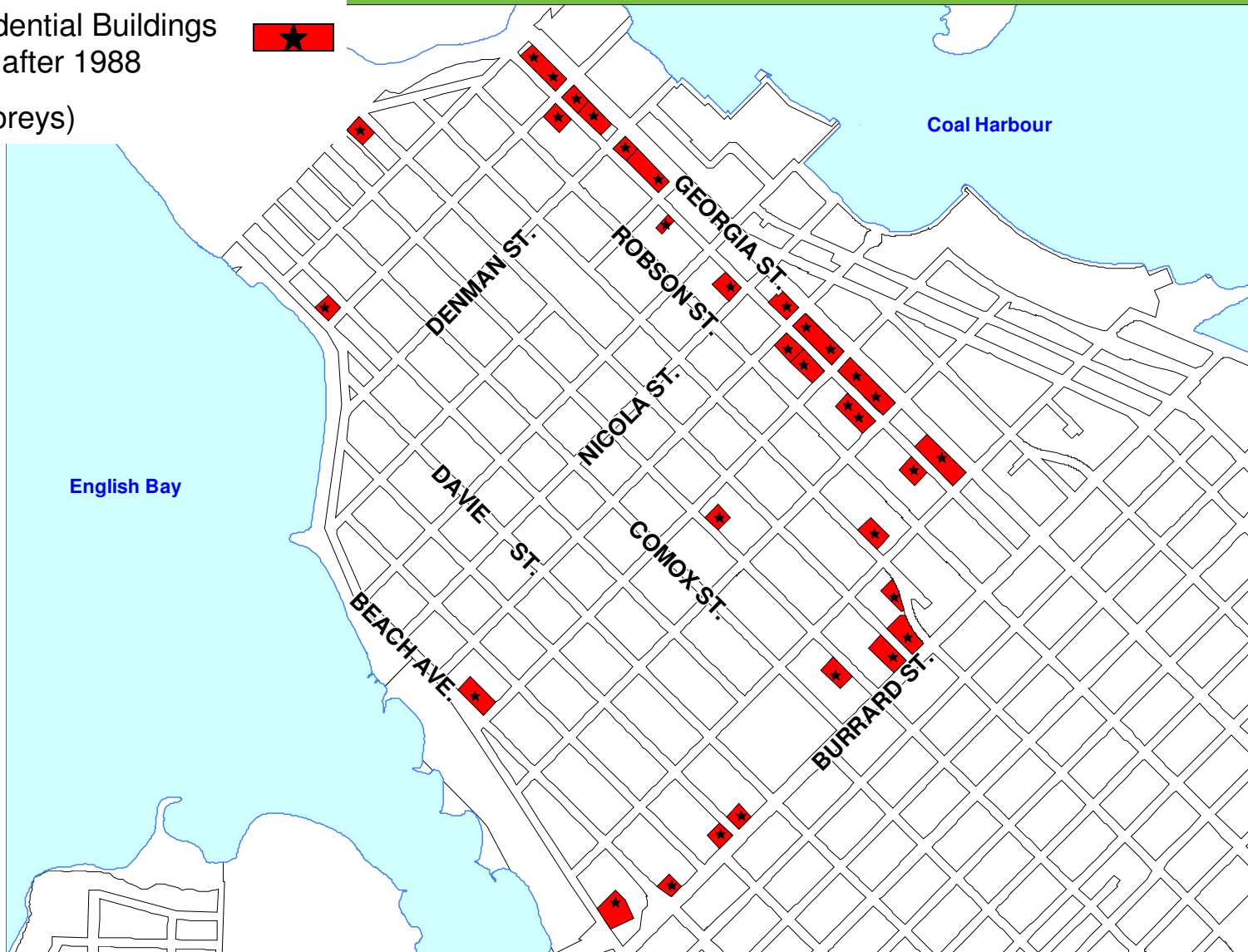


**Downtown/  
Coal Harbour Edge**



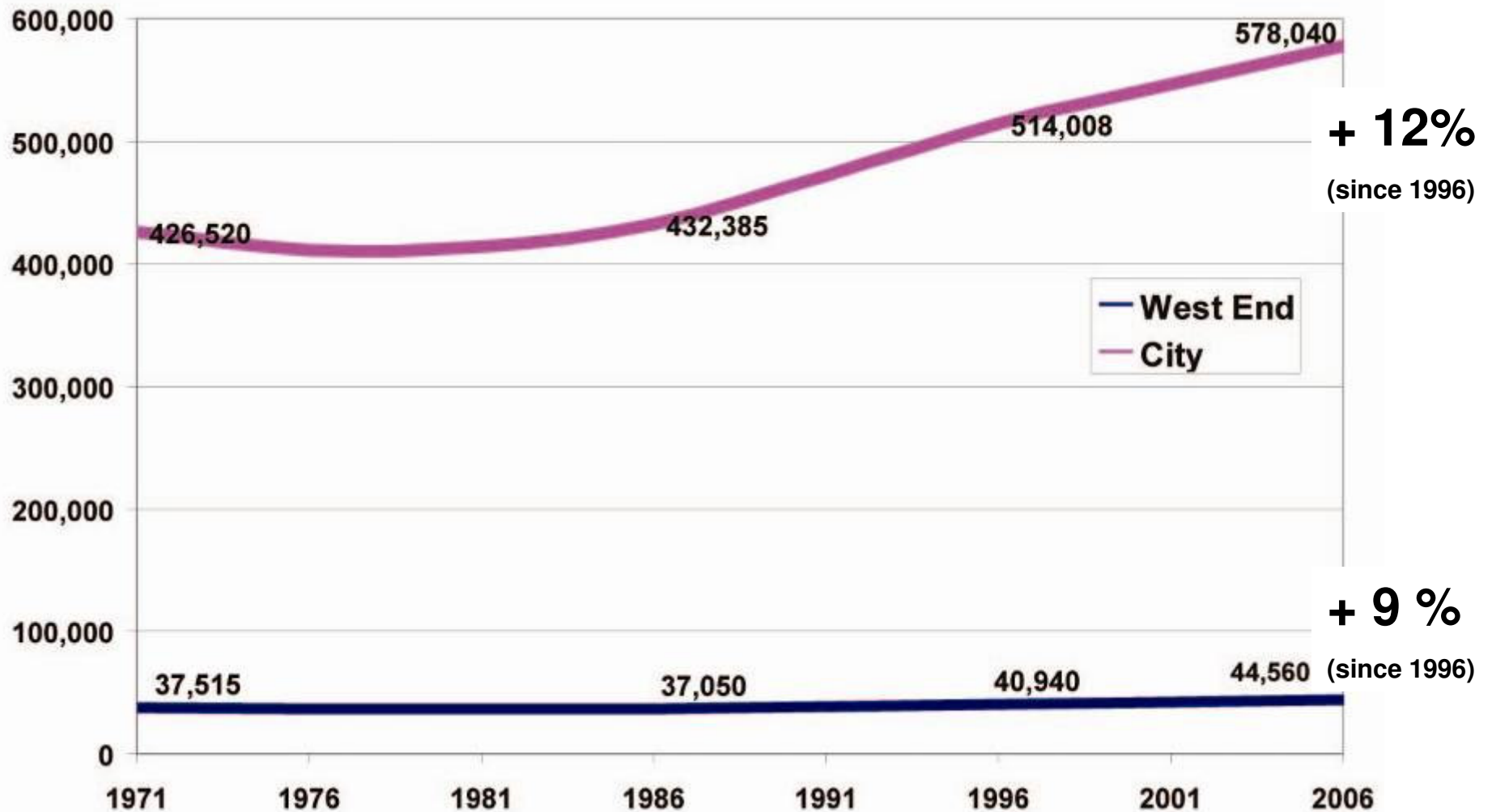
# Where has there been Recent Development?

Major Residential Buildings  
Completed after 1988  
(over 12 storeys)

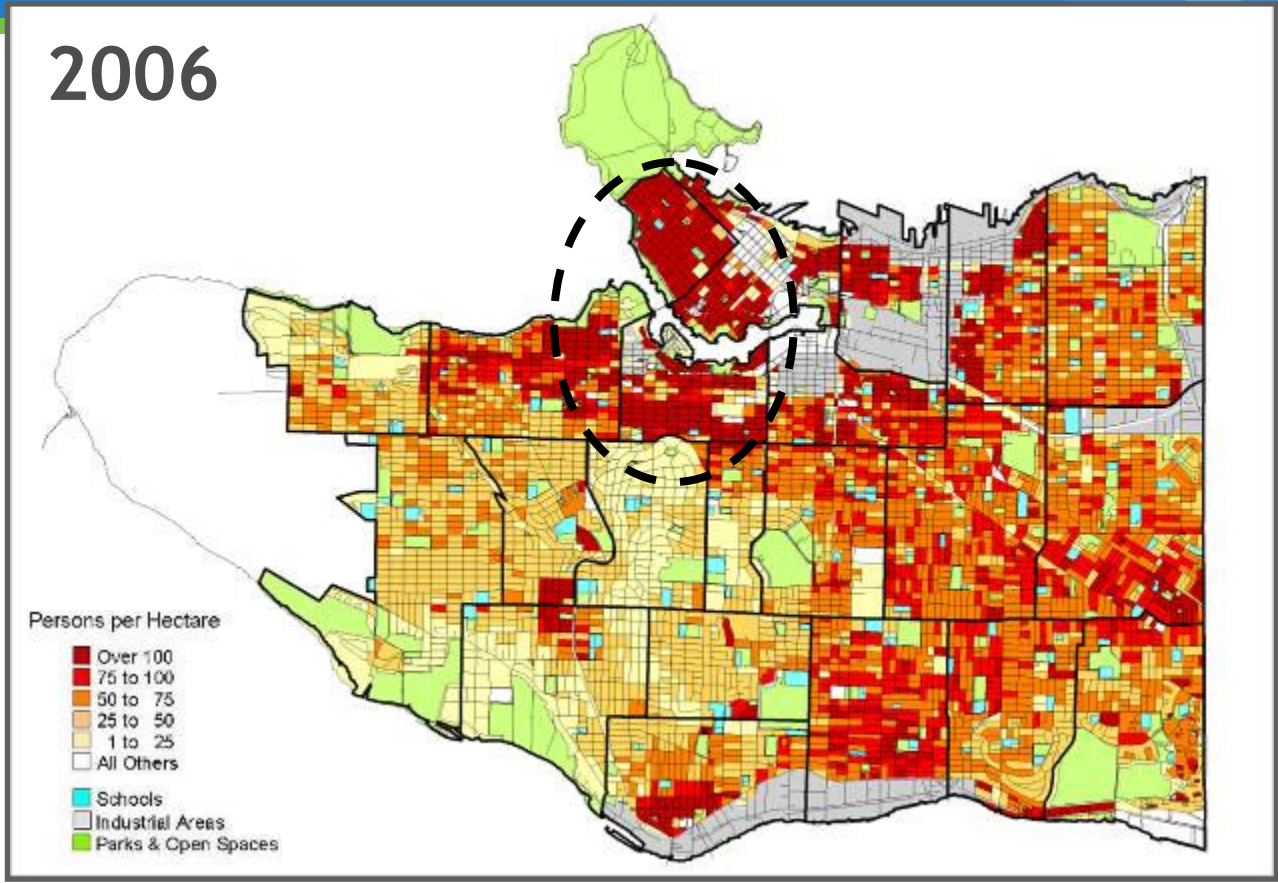


# How does Population Growth in the West End Compare to the City Overall?

## Population Growth in the City and the West End (1971-2006)



# What is the Population Density of the West End?





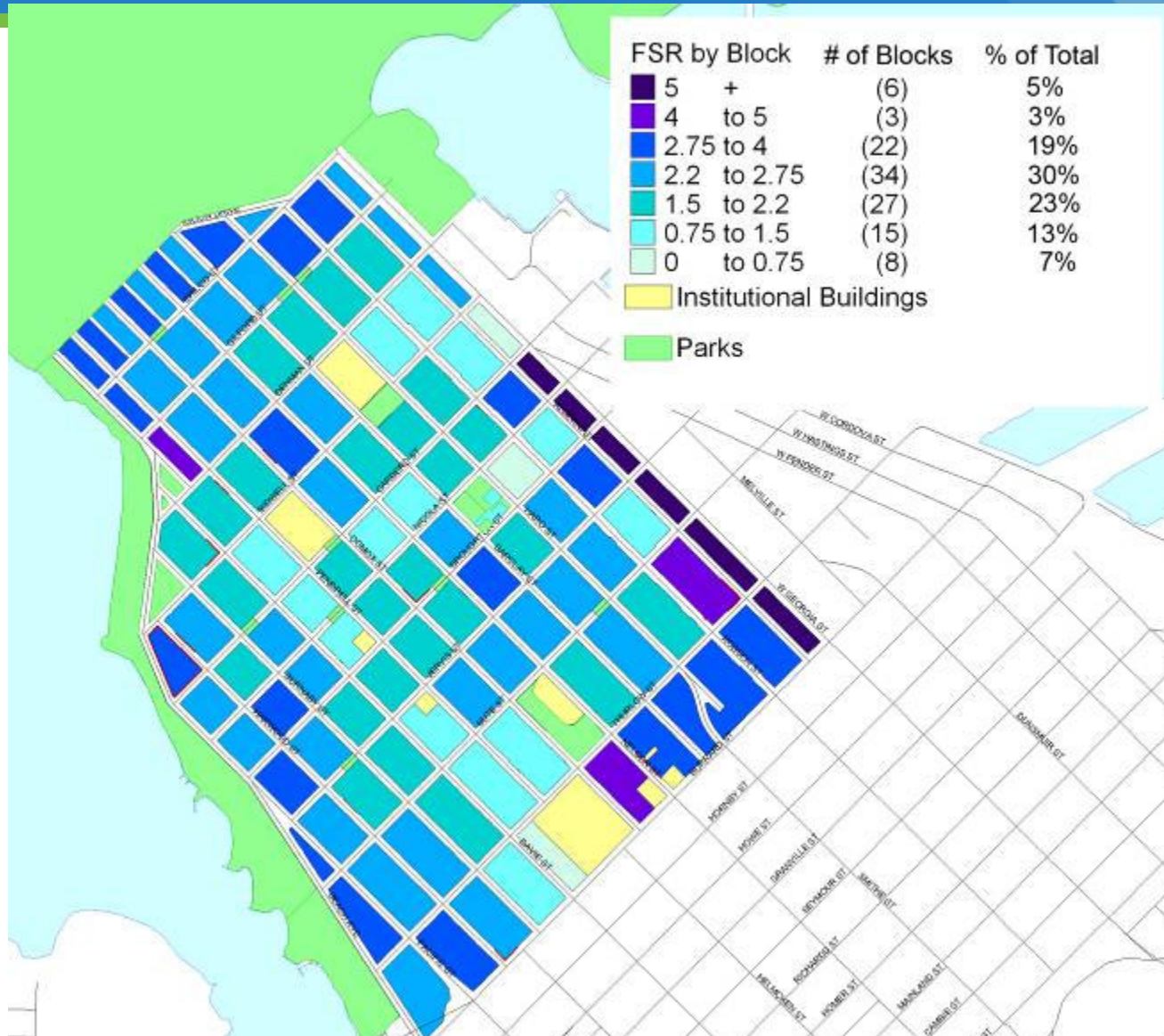
## How does the Population Density of the West End Compare to Other Parts of the Downtown?

### **In 2006, the West End, Downtown South and Coal Harbour had similar Population Densities**

- The West End - 217 people per hectare
- Downtown South - 210 people per hectare
- Coal Harbour - 209 people per hectare
- With the large number of developments in Downtown South since 2006, population density is now likely greater than in the West End

## A West End Community Profile

# What is the Pattern of Development Densities in the West End?



# DEMOGRAPHICS: Who Lives in the West End?



# A West End Community Profile

## Who Lives in the West End?

### Demographics:

**Compared to the City overall:**

- **The % of population age 20-39 is higher**



### % of Pop. 20-39

- West End: 50%
- City of Vancouver: 35%

## A West End Community Profile

# Who Lives in the West End?

## Demographics:

### Compared to the City overall:

- The % of population age 0-14 is lower
- However, the density of children is higher than in any other local area



### Ages 0-14

-West End: 5%

-City of  
Vancouver: 13%

### Ages 0-14 per Acre

-West End  
Local Area: 4.25

-Sunset Local Area:  
4.18 (2<sup>nd</sup> highest)

# A West End Community Profile

## Who Lives in the West End?

### Demographics:

**Compared to the City overall:**

- **The % of rented homes is higher**



### % rented homes

- **West End: 81%**
- **City of Vancouver: 52%**

# A West End Community Profile

## Who Lives in the West End?

### Demographics:

**Compared to the City overall:**

- **The % who walk to work is higher**



**% walk to work**  
- West End: 40%  
- City of  
Vancouver: 12%

# A West End Community Profile

## Who Lives in the West End?

### Demographics:

Compared to the City overall:

- The level of education attained is higher



% of residents  
over age 24 with  
post secondary  
completed

- West End: 73%
- City of Vancouver: 64%



# A West End Community Profile

## Who Lives in the West End?

### Demographics:

#### Compared to the City overall:

- The average and median income is lower



#### median household income

- West End: \$38,500
- City of Vancouver: \$47,000

# A West End Community Profile

## Who Lives in the West End?

### Demographics:

**Since 1986:**

- **The % of population over age 65 has decreased**



**% of Pop. 65+**  
**- 1986: 17%**  
**- 2006: 11%**

# A West End Community Profile

## Who Lives in the West End?

### Demographics:

**Since 1986:**

- **The % of population age 20-39 has remained at 50%**



**% of Pop. 20-39**  
**- 1986: 50%**  
**- 2006: 50%**

# A West End Community Profile

## Who Lives in the West End?

### Demographics:

**Since 1986:**

- **The % of owner occupied dwellings has increased**



**% of owner  
occupied homes**  
- 1986: 9%  
- 2006: 19%

A West End Community Profile  
Who Lives in the West End?  
Demographics:

**A significant % of people who are new to Vancouver choose to locate in the West End**



**West End has  
8% of City  
population**

**But, accounts  
for 14% of “new  
Vancouverites”  
(past 5 years)**

# Community Issues and Needs: What are we Hearing?

Issues ranked as “very important” in Recent West End Survey:

- Neighbourhood character 69%
- Parks and green space 67%
- Housing 60%
- Sustainability 56%
- Crime and safety 55%
- Transportation 45%

City Survey of 590 residents in May 2010,  
[www.vancouver.ca/westend](http://www.vancouver.ca/westend)

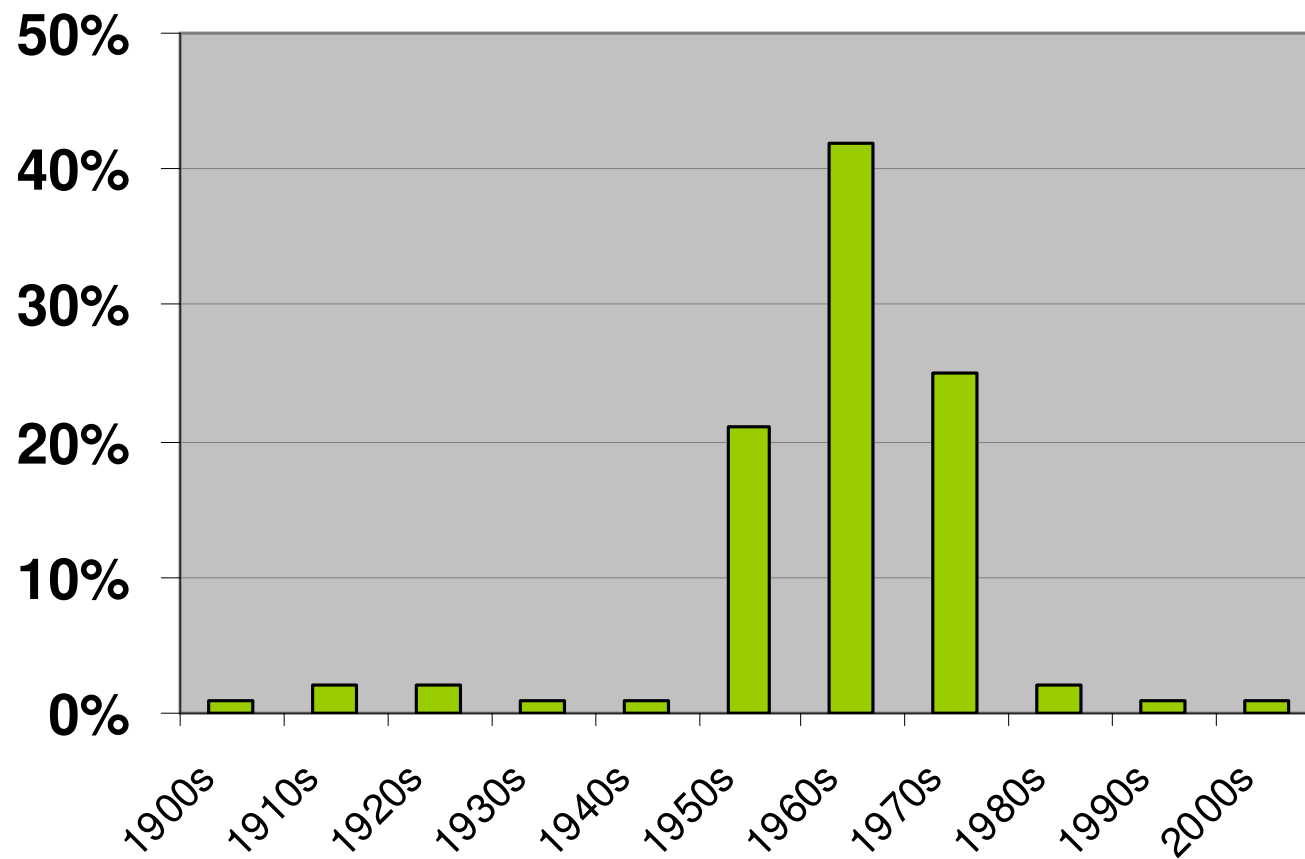
# Housing Facts

18% of the City's rental stock is in West End



# Housing Facts

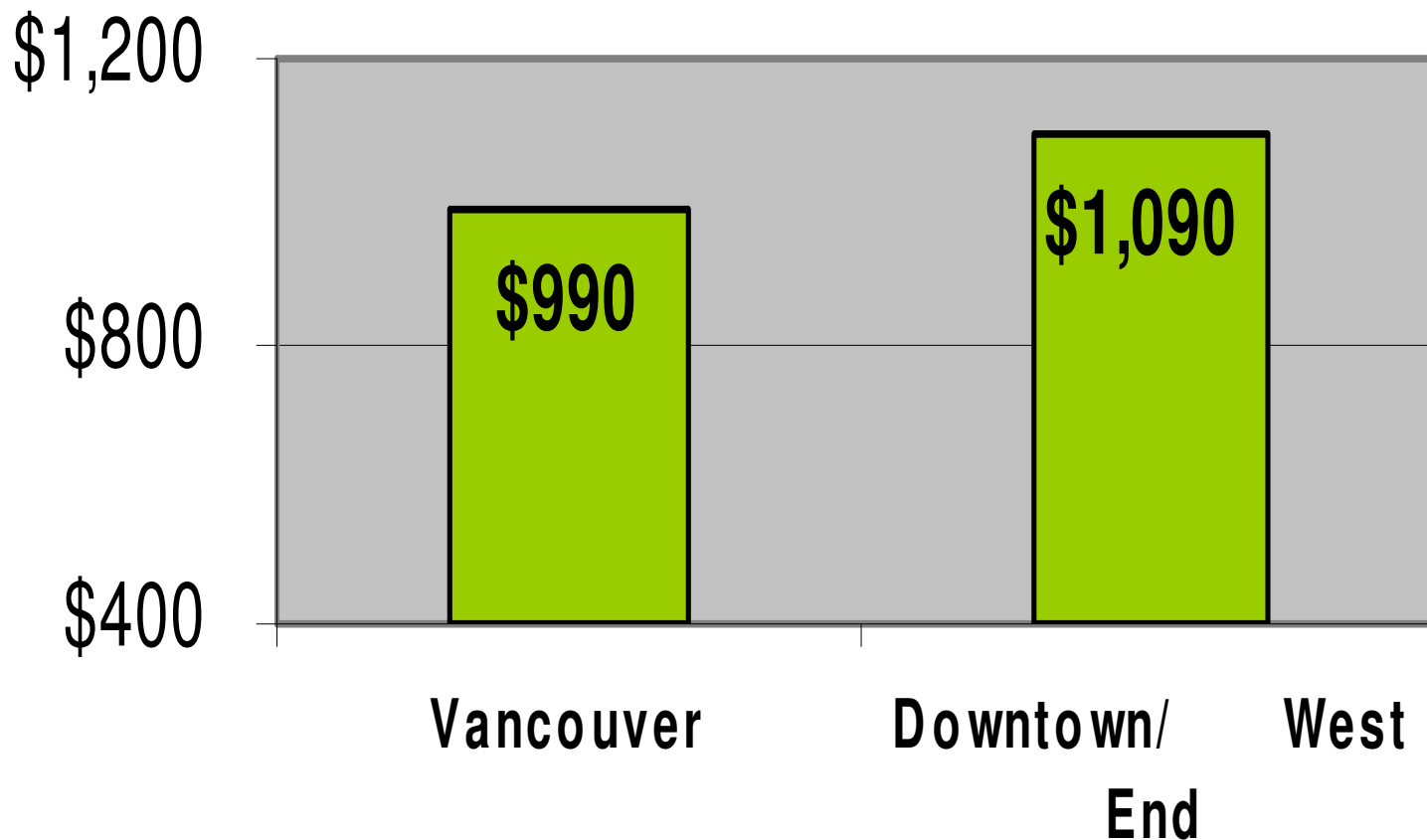
## West End Rental Stock is Aging





# Housing Facts

Rents are about 10% higher than city average



# End Module 1

# Module #2: A Primer on Community Planning and Policy Development



## Contents

### Questions

- What is the Relationship between Regional Planning and Community Planning?
- What is the difference between policy and a community plan?
- What is “zoning?”
- What is the relationship between policy, design guidelines, zoning and permits?
- What is a “spot rezoning?”
- Who makes the decisions?
- How is community input considered?

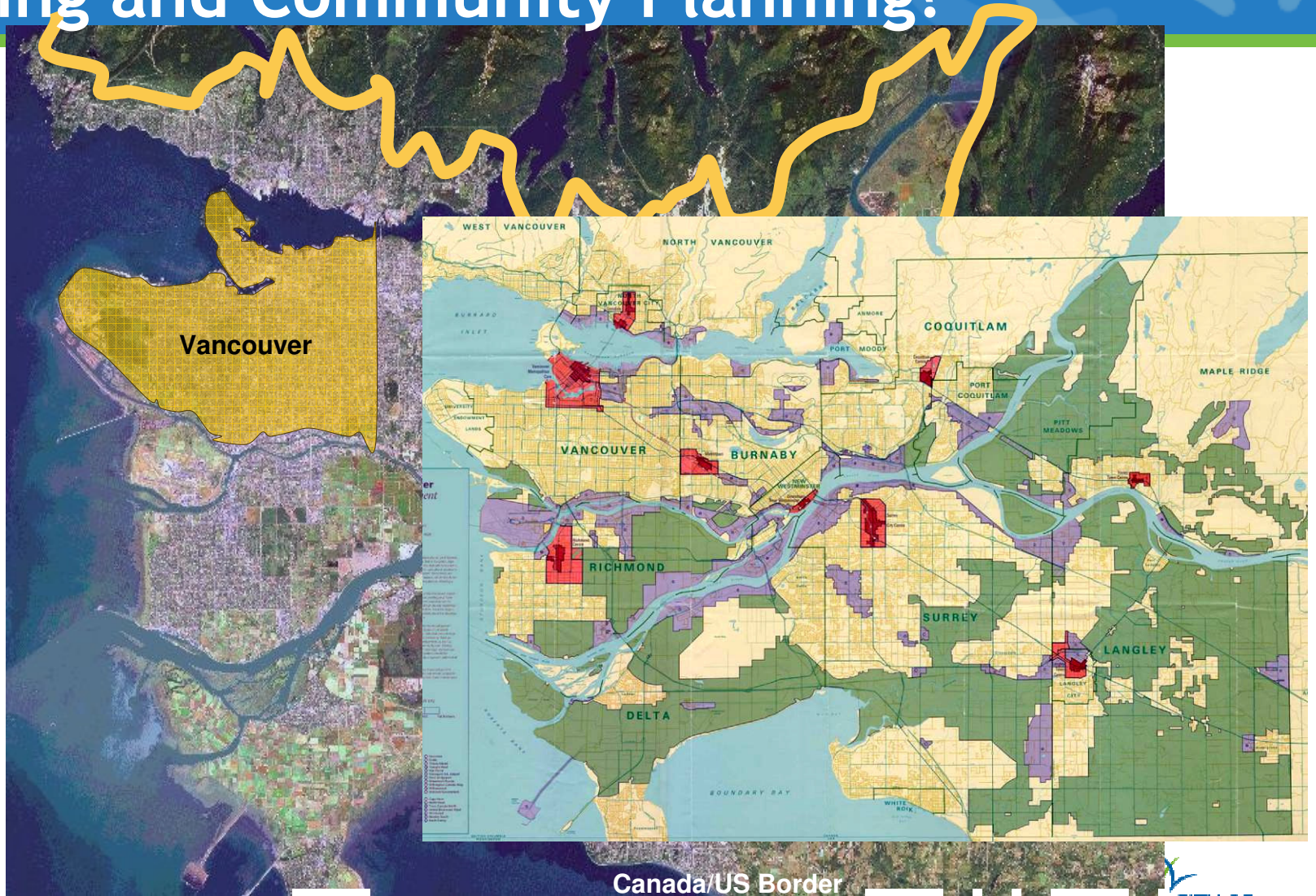
# Contents

## Questions with a West End Focus

- How is Development Regulated in the West End?
- What changes have we seen in the West End and what has been proposed recently?



# What is the Relationship between Regional Planning and Community Planning?



# What is the Relationship between Regional Planning and Community Planning?

Key Regional Decisions Influence Local / Community Planning:

- Transportation Infrastructure
- Population Growth: Targets and Patterns
- Commercial and Industrial Supply

## What is a Community Plan?

A medium to long-range planning study for a neighbourhood contains:

- Policies to guide future development in the area; and
- Mechanisms to implement, in a compatible manner, city wide objectives at the community level.





# What are the Contents of a Community Plan?

Community plans typically address:

- residential density and housing types



# What are the Contents of a Community Plan?

Community plans typically address:

- shopping areas



# What are the Contents of a Community Plan?

Community plans typically address:

- community amenities / open space



# What are the Contents of a Community Plan?

Community plans typically address:

- transportation issues



# What are the Contents of a Community Plan?

Community plans typically address:

- some social issues



# What is the Process for Developing a Community Plan?



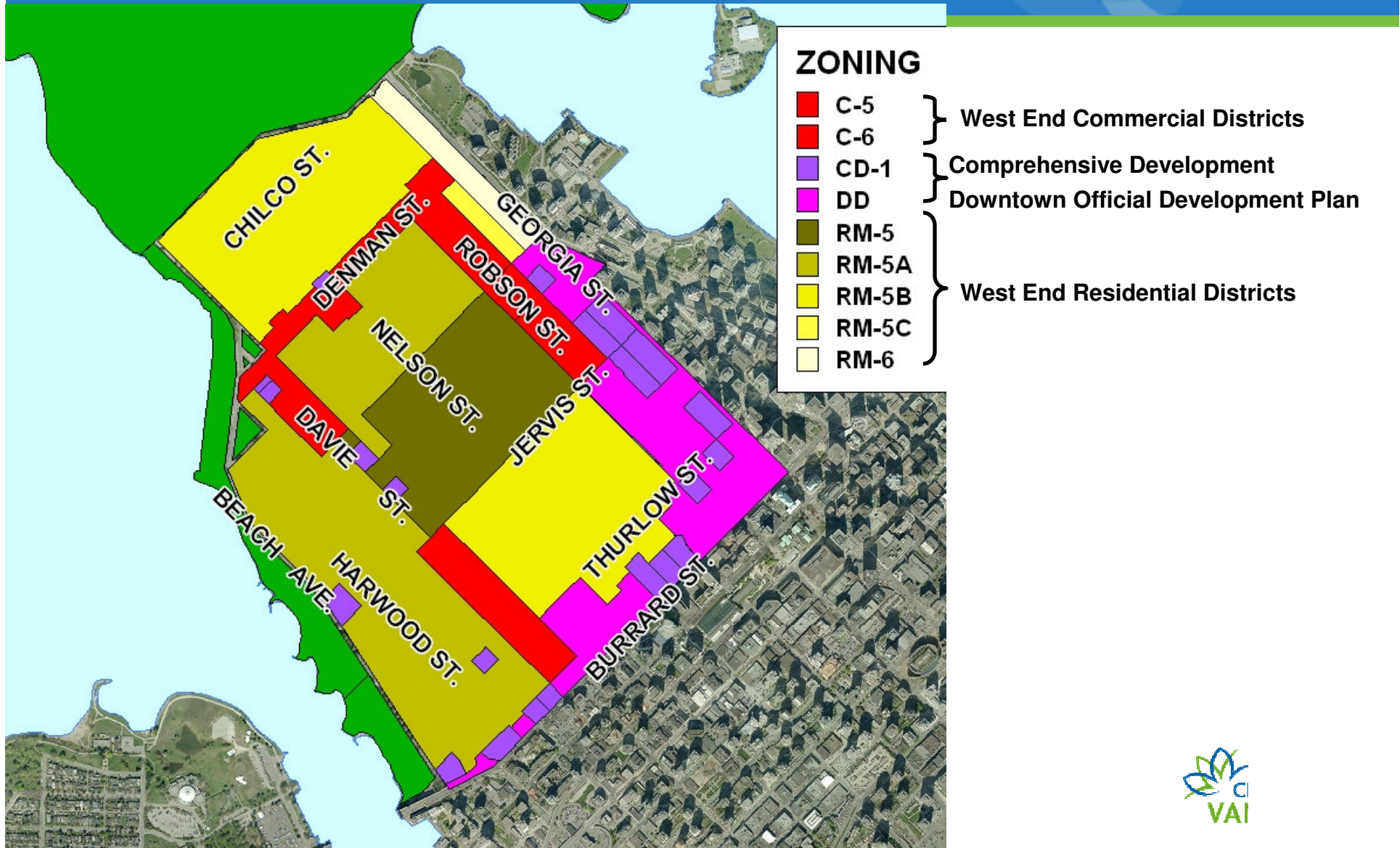
# How is the Public Involved in a Community Plan?

- workshops, open houses, panel discussions, walking tours and focus groups.
- communities differ in their range of issues, public engagement approaches, and number of interested stakeholders



# A Primer on Community Planning and Policy Development

## What is Zoning?





# What does Zoning Do?

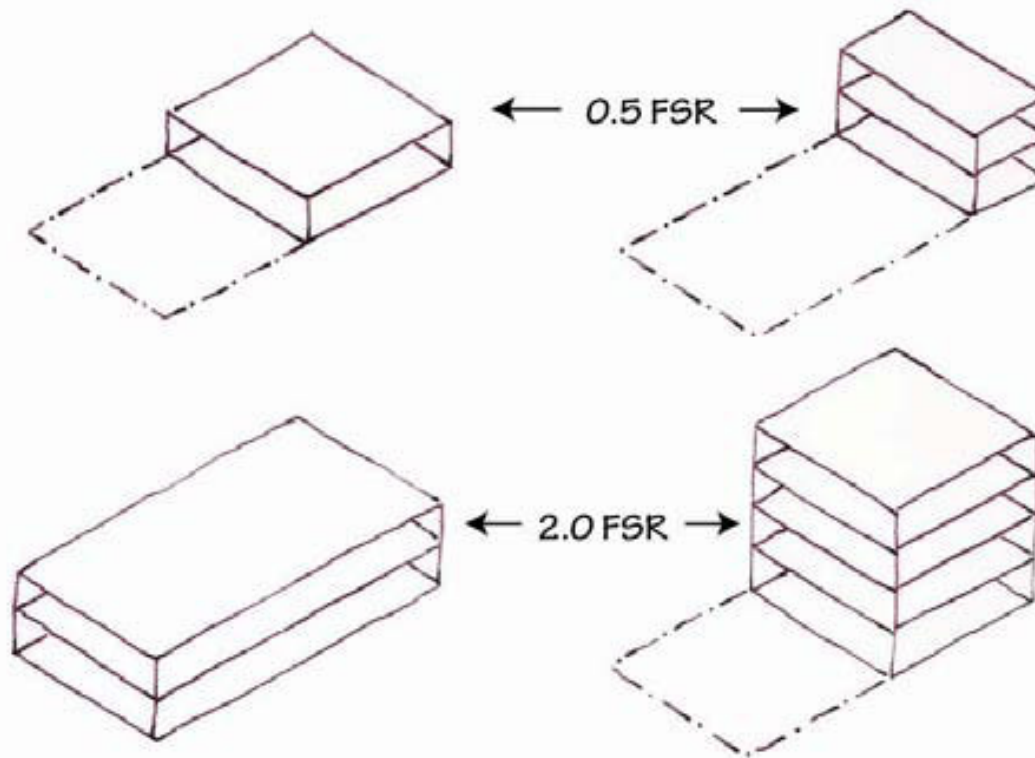
Zoning regulates the use and development of property based on community goals for the future of the city and its neighbourhoods.

Specifically, zoning regulates:

- The **use** of a site (retail, residential, office, etc)
  
- The Form and Siting of a Development** - these regulations include the permitted height, site coverage, permitted floor area (Floor Space Ratio or FSR) and related aspects of the development).

# What does Zoning Do? (e.g. FSR Provisions)\*

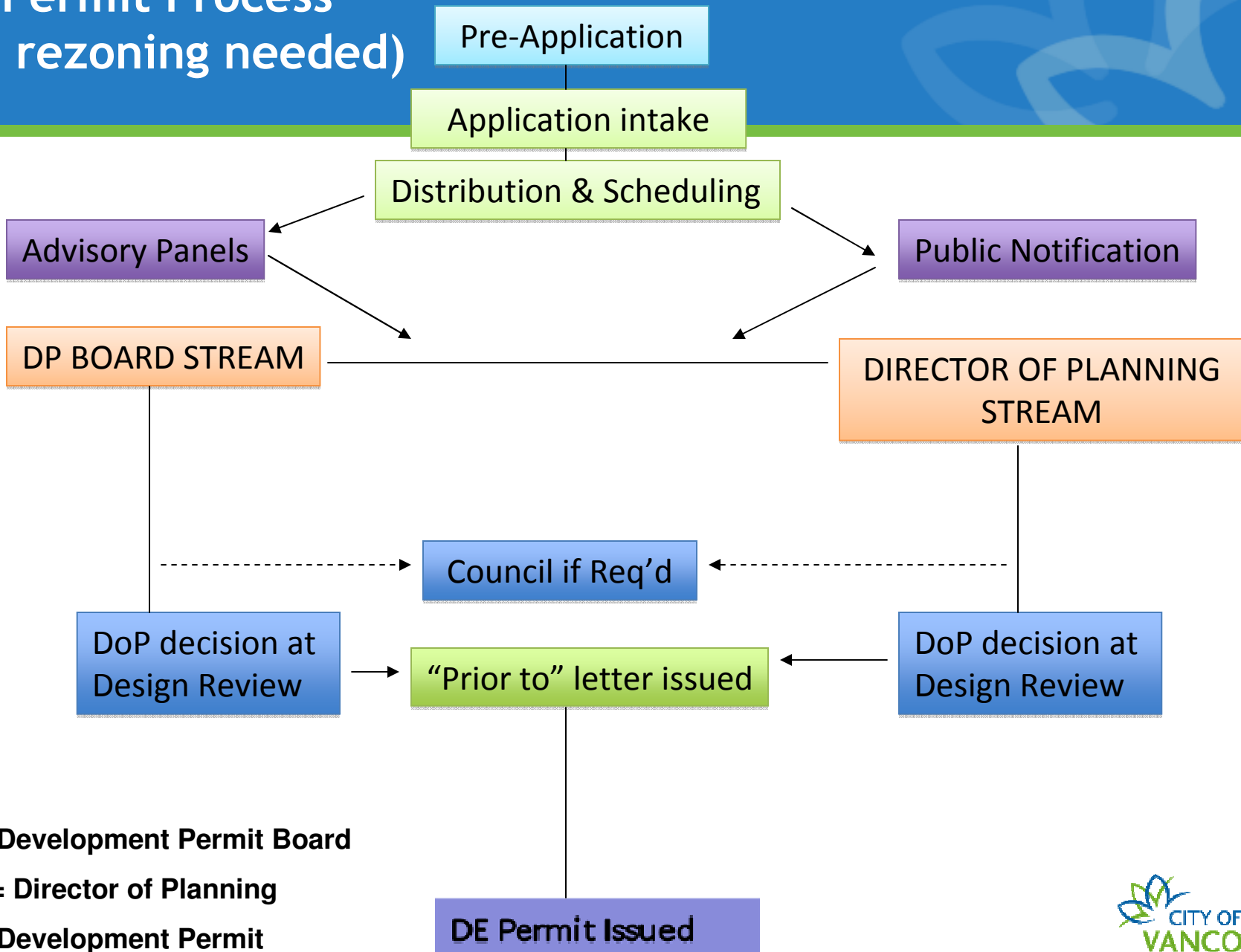
FSR = Floor Space Ratio



FLOOR SPACE RATIO

\* In addition to FSR, zoning regulates the land use, height and other built form elements such as setbacks and site coverage

# The Development Permit Process (no rezoning needed)



DP = Development Permit Board  
DoP = Director of Planning  
DE = Development Permit

## How is Zoning Changed?

Zoning can be changed in two ways:

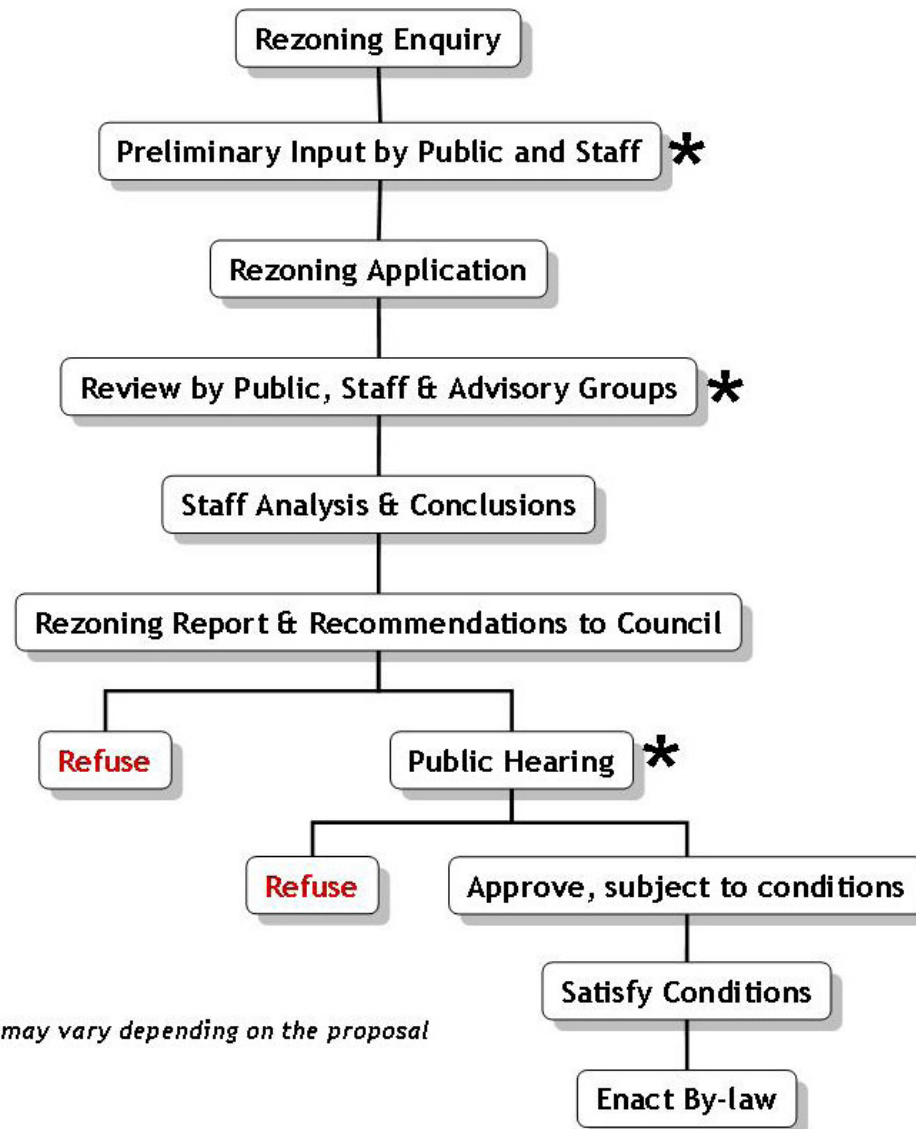
1. The Director of Planning can change zoning regulations, often based on a policy plan or policy initiative;

2. Property owners may also apply to the City for rezoning of their lands (usually a “CD-1 rezoning”)

City Council makes the final decision on zoning changes.

# A Primer on Community Planning and Policy Development

## CD-1 Rezoning Process



### \* Opportunity for Public Input

*This is a general guide of the rezoning process, stages may vary depending on the proposal*

## Site-specific Zoning (CD-1's)

### CD-1 rezonings:

- provide an opportunity for Council and staff to provide direction on the form of development
- Provide the opportunity to increase the permitted density and height
- Allow for the land uses to be changed from those permitted in the existing zoning
- Allow for public benefits and amenities to be secured such as an on-site facility, rental housing, the transfer of heritage density and others.

## Design Considerations in Rezoning



- Form of Development
- Shadowing
- Views
- Amenities
- Public Realm

## West End Focus



# How have Zoning Regulations in the West End Evolved?

- High Rise Development has been permitted in the West End since 1956
- Initially, there were no limits on height and FSR up to 5 was permitted
- Since 1975,
  - maximum densities have ranged from 1.5 to 2.75
  - Maximum heights have been between 190' and 210'

## West End Community Planning (1986 - 1989)

Overall the intent of the new zoning and guidelines:

1. Maintain the pedestrian character of the shopping streets;
2. Discourage the demolition of rental housing
3. Limit the opportunities for new 'tower' development to one 'tower' per block in the residentially zoned areas
4. Allow for density increases to retain heritage buildings and provide amenities and public benefits
5. Put in place design guidelines in the residential areas to provide guidance in cases where higher densities and increased height was being considered.

## How does the 'Discretionary Zoning' work in the West End?

Since the late 1980s development up to 60' and a lower density (e.g. 1 fsr) has been permitted with no design review

Higher densities are permitted if applicants follow design guidelines

Urban design criteria are measurable

# What are the Measurable Urban Design Elements?

## Measurable Urban Design Elements

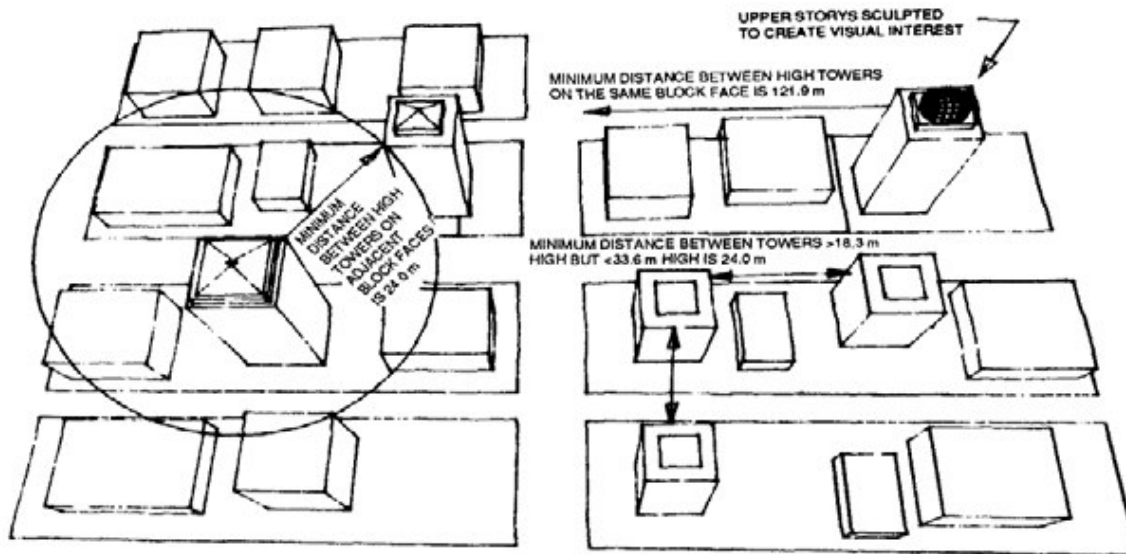
- Privacy
- Access to Sun
- Access to Views
- Landscaping
- Access and circulation for pedestrians
- Ground plane uses
- Contribution to the public realm
- Materials



# What are the Measurable Urban Design Elements?

## Measurable Design Elements (e.g. West End Guidelines)

- Tower Separation Guidelines: One Tower Per Block in the West End (>110 ft.)



## Growth & Change in the West End

# A Primer on Community Planning and Policy Development

## Recent Proposals are towards the Centre of the West End

Major Residential Buildings Completed after 1988



Recently Approved



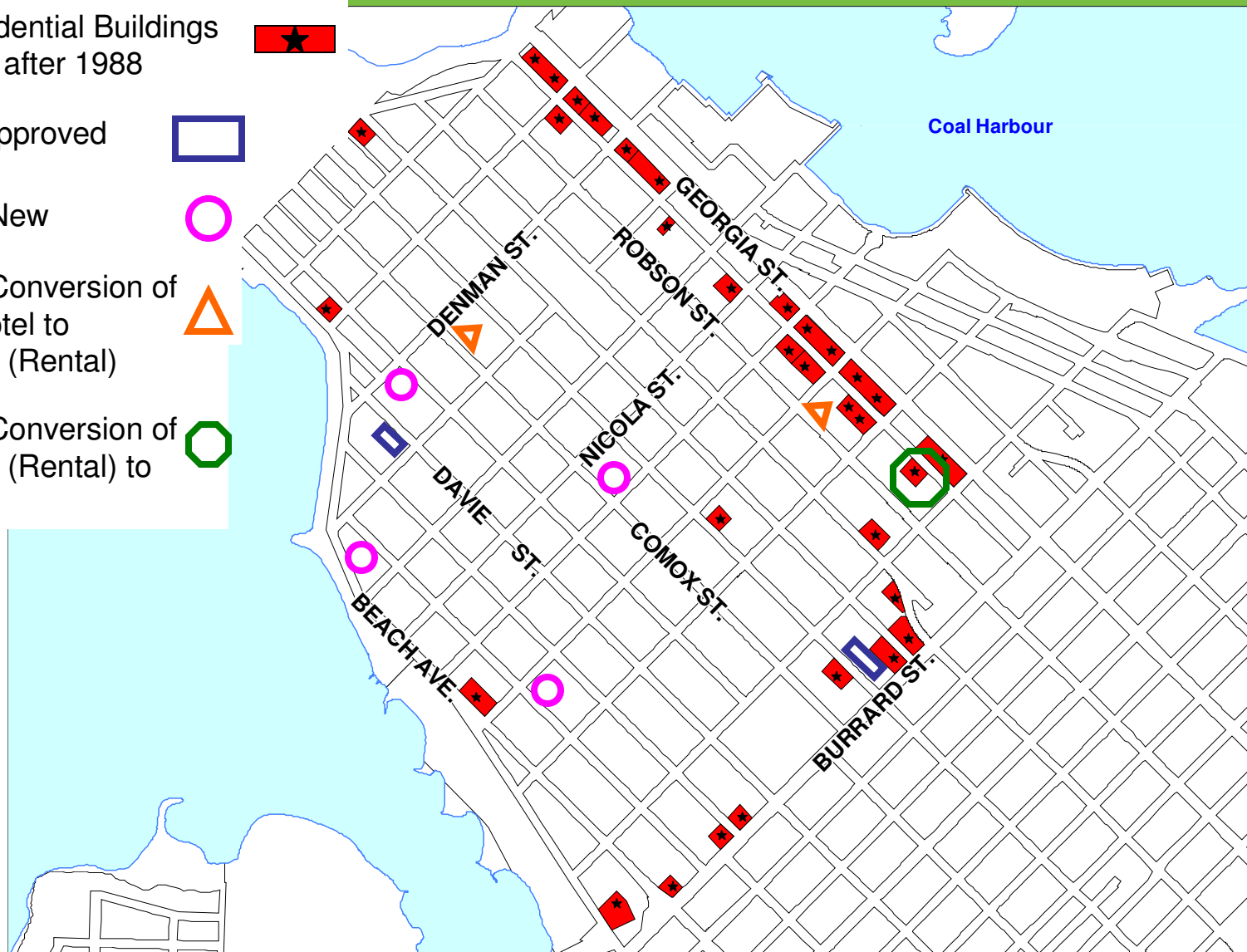
Proposed New



Proposed Conversion of Existing Hotel to Residential (Rental)



Proposed Conversion of Residential (Rental) to Hotel



## A Primer on Community Planning and Policy Development

# Where is there Potential for Additional Change within Existing Policy, Zoning and Guidelines?

### Rate of Change Policy

- Limits Development Opportunities in Residential Areas
- More Opportunities on Commercial Streets





# Where is there Potential for Additional Change within Existing Policy, Zoning and Guidelines?

### Key Policies:

- Tower Separation Guidelines
- Rate of Change Policy

### Potential for Change:

- Limited Opportunities for Taller Buildings (over 110 ft) in RM-5
- Some Infill Potential for below 110 ft. in RM-5
- Potential for Taller Buildings on Commercial Streets
  
- Heritage Revitalization Policy
- Bonusing for on-site social and cultural amenity
- STIR Policy

# End Module 2

# Module #3:

## A Primer on Planning and Funding Amenities and Benefits



# Contents

## General Concepts

- What are Amenities and Public Benefits?
- How are they Funded?
- What is the Difference Between Amenities, Public Benefits and “Good Planning/ Design”
- How Do We Know Which Benefits and Amenities we Want?

## West End Focus

- What are the Amenities and Public Benefits in the West End?
- What are the Recent and Planned Amenities and Public Benefits in the West End

## A Primer on Planning and Funding Amenities and Benefits

# What are Public Amenities and Benefits?



capital facilities and investments that improve social and physical well-being of city residents

A Primer on Planning and Funding Amenities and Benefits

# What are Public Amenities and Benefits?

land for parks and park development



# A Primer on Planning and Funding Amenities and Benefits

## What are Public Amenities and Benefits?



childcare facilities and  
associated endowments



## A Primer on Planning and Funding Amenities and Benefits

# What are Public Amenities and Benefits?



affordable  
housing



# A Primer on Planning and Funding Amenities and Benefits

## What are Public Amenities and Benefits?



social, cultural, and recreational facilities (libraries, neighbourhood houses, public theatres)

# A Primer on Planning and Funding Amenities and Benefits

## What are Public Amenities and Benefits?



heritage preservation



# What are Public Amenities and Benefits?

engineering infrastructure  
(bikeways, greenways)



# A Primer on Planning and Funding Amenities and Benefits

## What are Public Amenities and Benefits?

### public art



# What are NOT Public Amenities and Benefits?

good urban design,  
livability, adequate  
parking and loading,  
streets and utilities,  
while also benefits to the  
public, they are  
considered  
requirements of any  
development



# HOW ARE PUBLIC AMENITIES AND BENEFITS FUNDED?

# Public Benefits and Amenities are Funded from 3 Main Sources

**1. Capital Plan:**

**2. Development Cost Levies (DCL):**

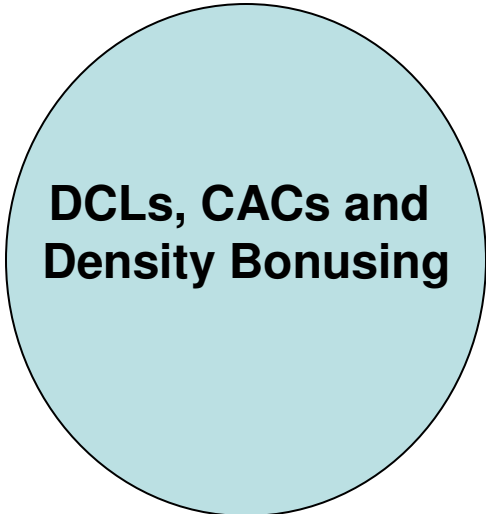
**3. Development Approvals - Community Amenity Contributions (CAC) and Density Bonusing**

# How are Public Benefits, Amenities and Infrastructure Funded?



**Capital Plan**

**VS**



**DCLs, CACs and  
Density Bonusing**



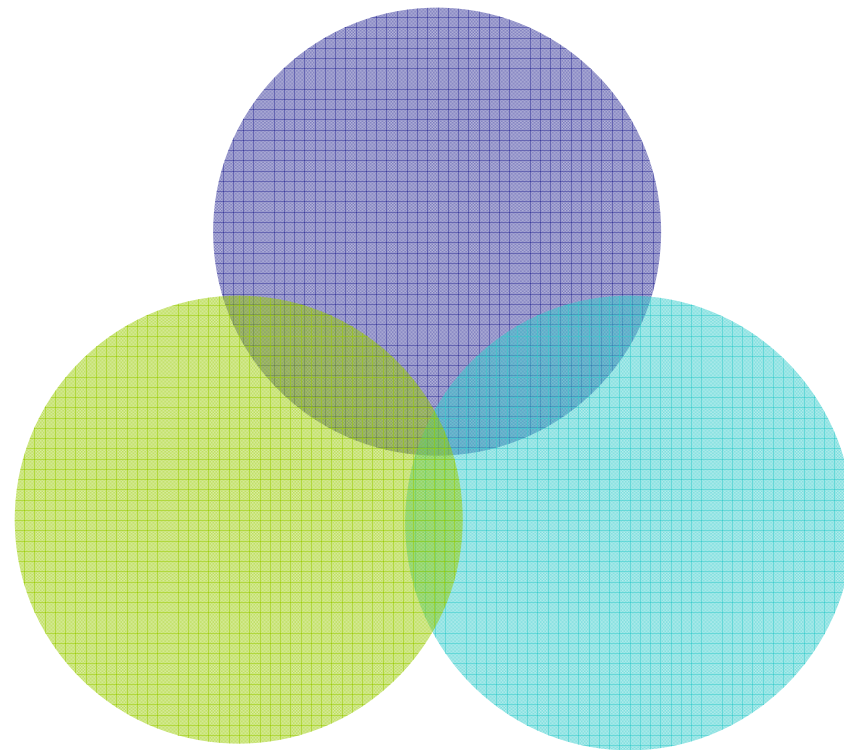
## Public Benefits and Amenities Secured as part of Development Approvals

1. **Density Bonuses for On-site facilities** - West End 'RM' and 'C' zoning provide for opportunities to fund public social and recreation facilities serving the neighbourhood.
2. **10% Heritage Density Transfer** - West End zoning allows for the density of development to be increased by 10% through a density transfer.
3. **City-wide Public Benefits** - These can be secured through rezonings and the benefits include heritage density transfers, core-need housing, market rental housing and public art.

# HOW DO WE KNOW WHICH AMENITIES AND BENEFITS WE WANT?

# How do we know which Public Amenities and Benefits we Want?

city-wide plans and policies



site specific  
needs

neighbourhood-  
specific  
policies, visions and  
plans

# How do we know which Public Amenities and Benefits we Want?

## city-wide plans and policies

- Capital Plan
- Childcare Policy (Civic Childcare Strategy, Endowment Reserve Fund)
- Transportation Plans (DT Transportation Plan, Vancouver Transportation Plan, Community Climate Change Action Plan, Greenways Plan, Bikeways & Facilities Plan)
- Housing Policies & Plans (DTES Housing Plan, Homelessness Action Plan)
- Public Art Policy
- Heritage Policies
- Cultural Goals and Objectives (Oct 2007); Cultural Facilities Strategic Plan (November 2007)
- Vancouver Public Library Strategic Plan
- Park Board Strategic Plan & Park Board Long Range Renewal Plan

## A Primer on Planning and Funding Amenities and Benefits

# How do we know which Public Amenities and Benefits we Want?



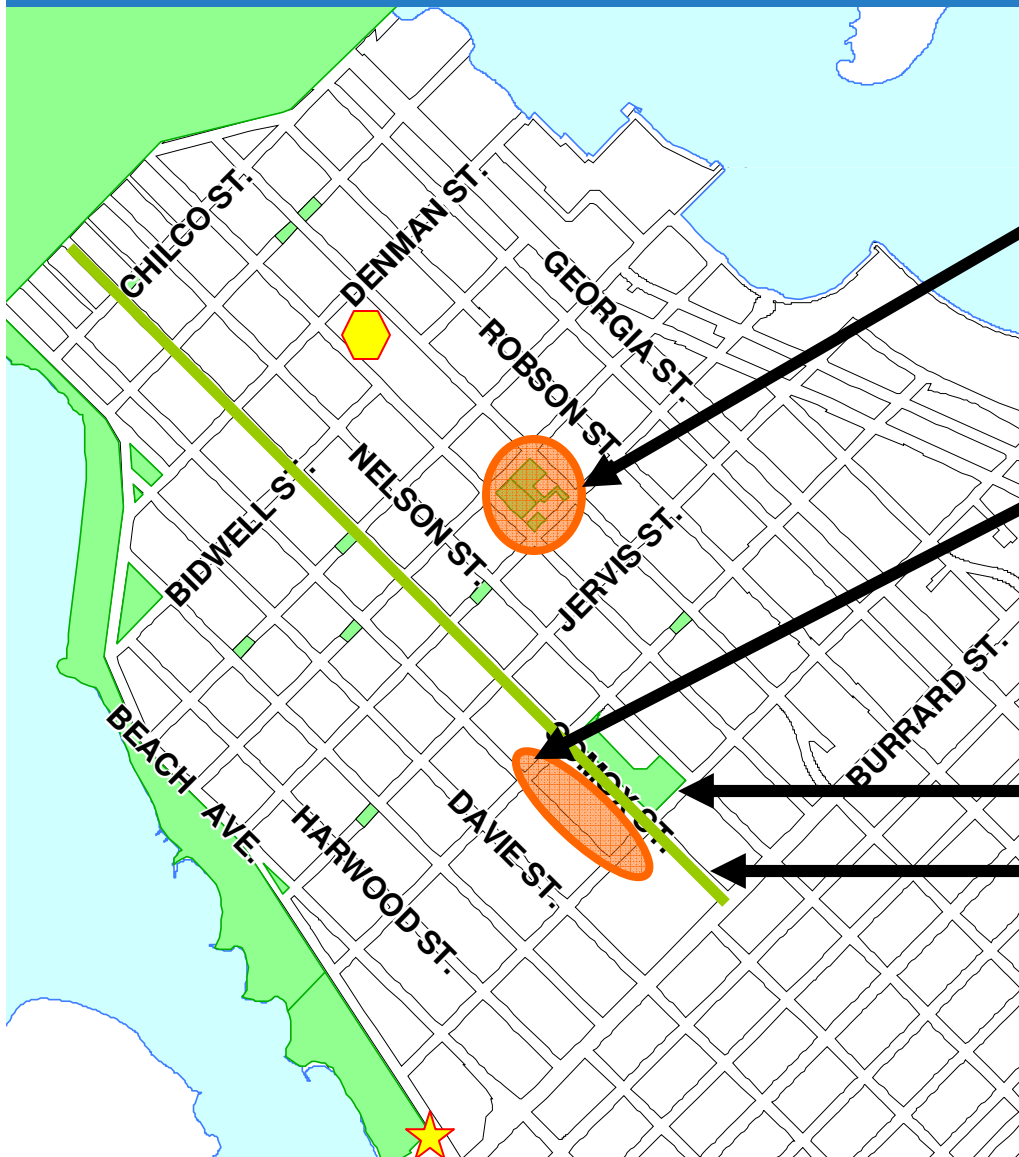
city council, park board, or library board approval has occurred with each of these policies and plans, and each has had extensive public consultation

# West End Focus

# A Primer on Planning and Funding Amenities and Benefits

## Public Benefit Observations....

- most benefits funded by Capital Plan and Senior Gov't.



- Barclay Square (Mid 1980s):

- Heritage Building Retention
- Social Facilities
- Affordable Housing
- Two small parks added to the block

- Mole Hill (late 1990s)

- Heritage Building Retention
- Lane Upgrading & Greenway
- Child Care
- Affordable Housing

- Nelson Park Upgrade (2006 Capital Plan)

- Comox Street Greenway (Planning Stage)

2012 Major Recreational Facilities Study

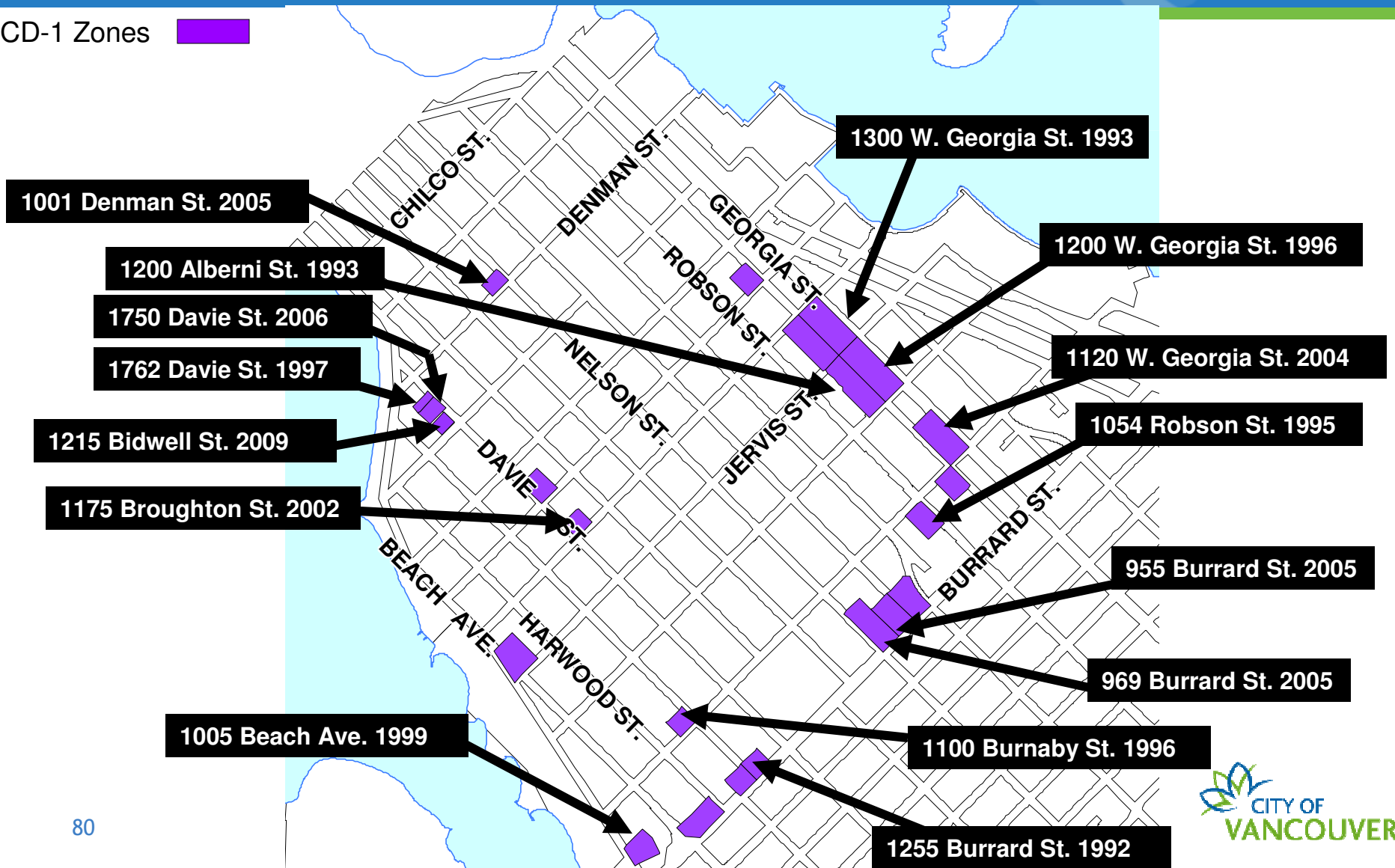
- Vancouver Aquatic Centre Renewal ★

- West End Community Centre Renewal ⬡

# A Primer on Community Planning and Policy Development

## Site-specific zoning (CD-1's)

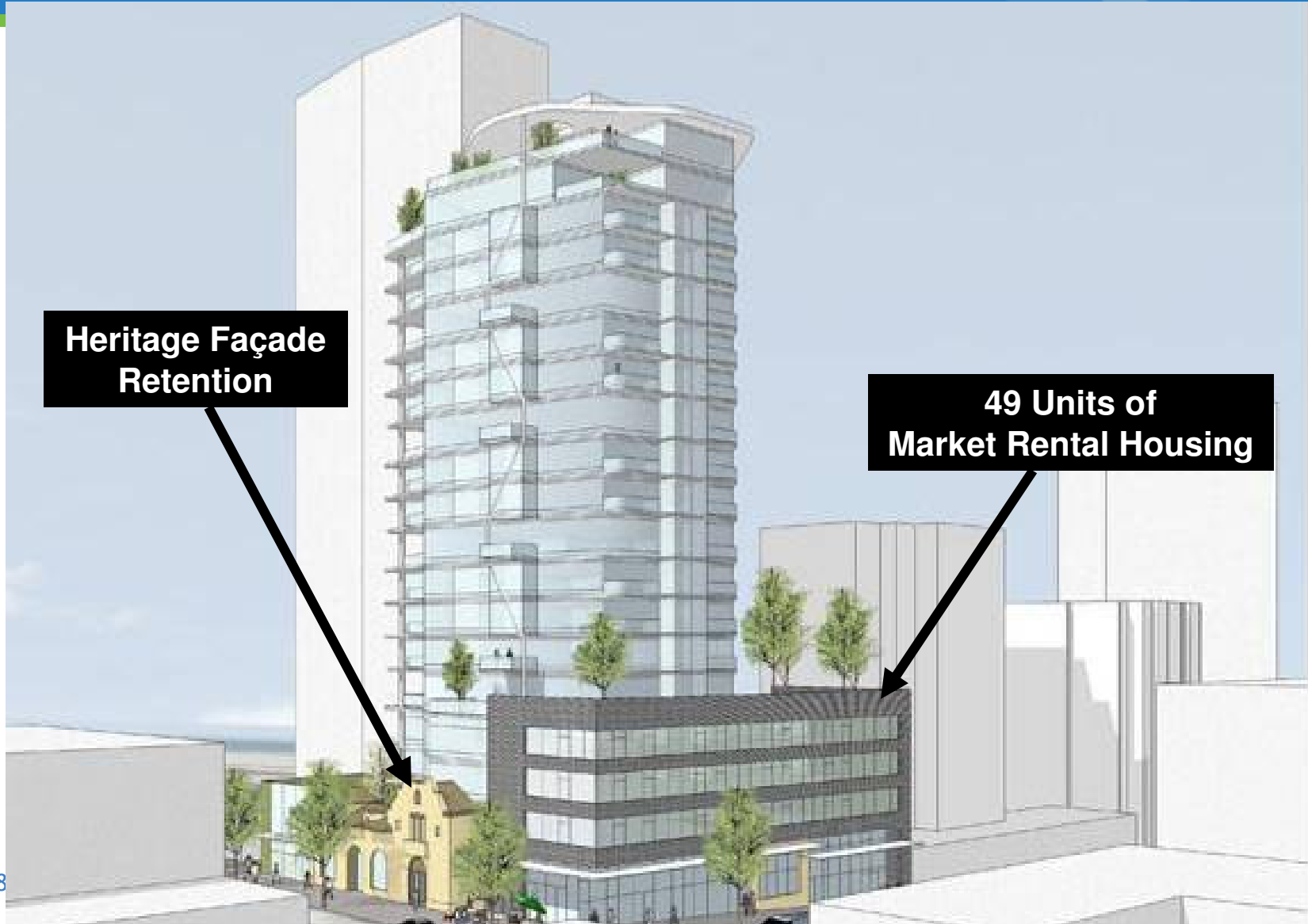
CD-1 Zones 





## A Primer on Planning and Funding Amenities and Benefits

# Securing Public Benefits and Amenities through Development Approvals- 1215 Bidwell



## How are Community Needs Funded?

### Senior Governments (Provincial and Federal)

- Schools
- Medical Services
- Affordable Housing

# A Primer on Planning and Funding Amenities and Benefits

## Emerging Challenges for Planning Public Benefits and Amenities in the West End

- Aging and need for renewal of existing facilities (aquatic centre)
- West End Schools are full (limited by available Provincial funding)

# End Module 3