

# 5. Future Land Use

This section provides guidance on future land use envisioned in Fairfield Neighbourhood, as well as general policies related to housing affordability. See subsequent chapters for more detailed policy guidance.

## Future Land Use Map

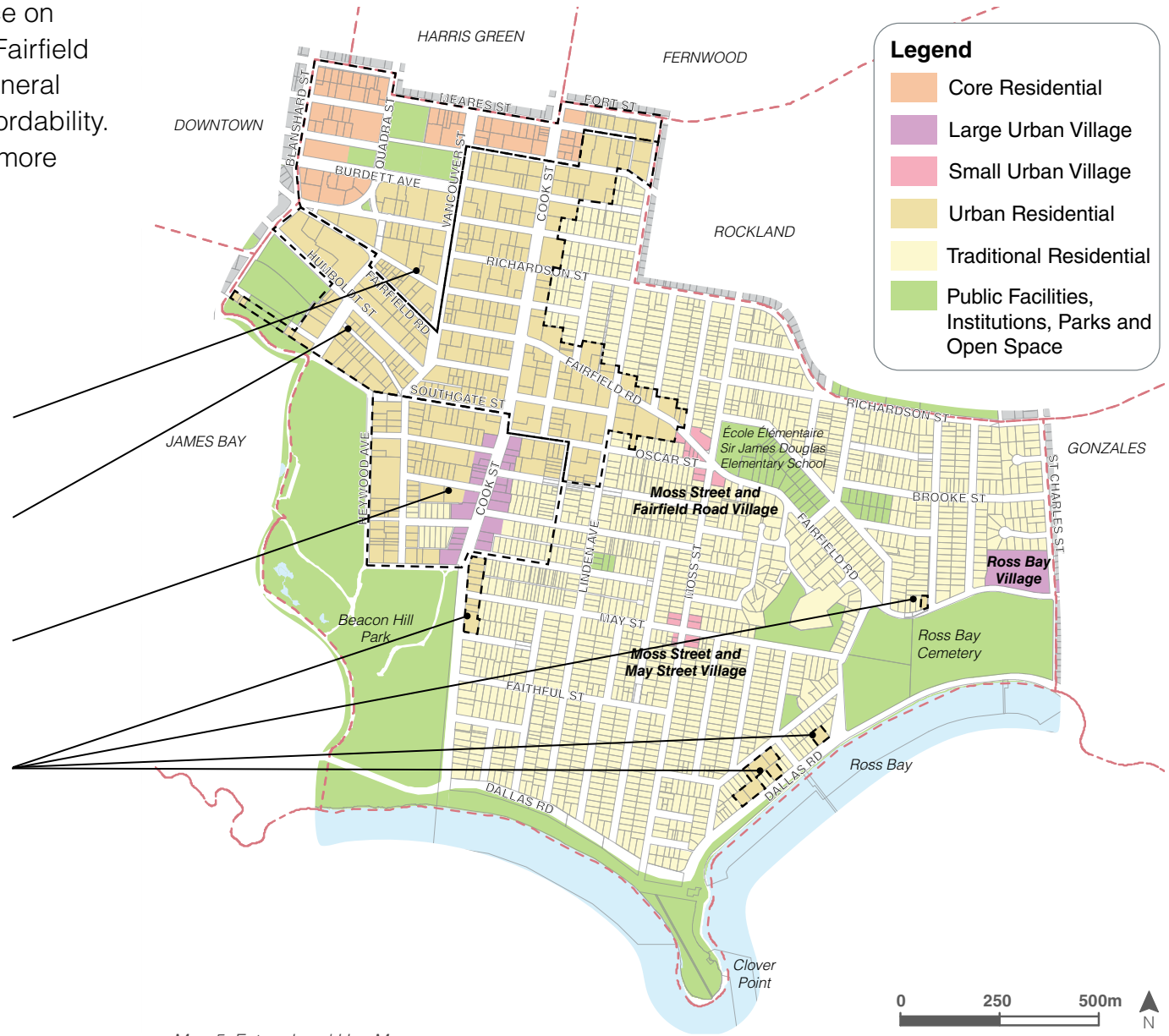
For policies for the following sub-areas, please see:

**Northwest Area and Fort Street Corridor** - Chapter 6

**Urban Residential Rental Retention Area** - Chapter 8

**Cook Street Village Area** - Chapter 7

**Urban Residential Transition Areas** - Chapter 8



Map 5. Future Land Use Map

## 5.1. Future Land Use Summary Table

	<b>Uses</b>	<b>Density (Floor Space Ratio)</b>	<b>Building Types</b>
<b>Traditional Residential</b>	<ul style="list-style-type: none"> <li>Residential</li> <li>Small-scale commercial uses may be considered on a case-by-case basis at the intersection of two streets classified as arterial, secondary arterial, collector, or minor collector (see Official Community Plan)</li> </ul>	Density guided by development types as identified in Chapter 8 (Residential Areas) and Chapter 7 (Urban Villages, for the Cook Street Village Area)	<ul style="list-style-type: none"> <li>Single-detached dwellings, house conversions, duplexes</li> <li>Generally ground-oriented residential buildings, including houseplexes and townhouses, consistent with the policies in Chapters 6 and 7</li> <li>Accessory suites in detached dwellings, duplexes and in some townhouses consistent with policies in Chapter 8</li> </ul>
<b>Urban Residential – All Areas</b>	See below	See below	<ul style="list-style-type: none"> <li>Residential buildings set back to accommodate landscaping</li> <li>Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back</li> <li>For multi-unit buildings of three or more units, parking located to the rear, in a structure or underground</li> </ul>
<b>Urban Residential – Northwest Area, Fort Street Corridor and Rental Retention Areas</b>	<ul style="list-style-type: none"> <li>Residential</li> <li>Commercial uses at grade encouraged at the corners of Vancouver Street and Collinson Street</li> <li>Commercial uses at grade may be supported in the following additional areas: <ul style="list-style-type: none"> <li>along Fort Street east of Cook Street</li> <li>at the intersection of two streets classified as arterial, secondary arterial, collector, or minor collector (see Official Community Plan)</li> <li>where commercial uses already exist</li> </ul> </li> <li>Hotels and community facilities where such uses already exist</li> </ul>	<p>Up to 1.2 FSR</p> <p>Opportunities for bonus density up to:</p> <ul style="list-style-type: none"> <li>2.5 FSR within the Northwest Area and Fort Street Corridor as identified in Map xx</li> <li>2.2 FSR within the Rental Retention Area</li> </ul>	<p>Housing types consistent with Traditional Residential, plus:</p> <ul style="list-style-type: none"> <li>Multi-unit residential or mixed use buildings up to 20 metres (approximately 6 storeys) in height</li> <li>Massing of building height to respond to public view corridor identified in this plan (see Policies 6.1.14, 8.3.7)</li> </ul>

Figure 8: Future Land Use Summary Table

<b>Urban Residential – Cook Street Village Area</b>	<ul style="list-style-type: none"> <li>Residential</li> </ul>	<p>Up to 1.2 FSR</p> <p>Opportunities for bonus density up to 2.0 FSR</p>	<p>Housing types consistent with Traditional Residential, plus:</p> <ul style="list-style-type: none"> <li>Multi-unit residential buildings up to 13.5 metres (approximately 4 storeys) in height in the Urban Residential areas west of Cook Street Village</li> <li>Townhouses and rowhouses rather than apartment buildings are encouraged in the Urban Residential areas east of Cook Street Village</li> </ul>
<b>Urban Residential – Transition Areas</b>	<ul style="list-style-type: none"> <li>Residential</li> </ul>	<p>Up to 1.2 FSR</p>	<p>Housing types consistent with Traditional Residential, plus:</p> <ul style="list-style-type: none"> <li>Multi-unit residential buildings up to 3 to 4 storeys in height, consistent with guidance in Chapter 8</li> </ul>
<b>Small Urban Village</b>	<ul style="list-style-type: none"> <li>Commercial uses on the ground floor</li> <li>Commercial or residential uses on upper floors</li> </ul>	<p>Up to 1.5 floor space ratio</p>	<ul style="list-style-type: none"> <li>Mixed use buildings up to 10.5 metres (approximately 3 storeys) or 13.5 metres (approximately 4 storeys) in height, based on policies in Chapter 7</li> <li>Buildings set close to the street to define the public realm</li> <li>Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back</li> <li>Parking located to the rear or underground</li> </ul>
<b>Cook Street Village</b>	<ul style="list-style-type: none"> <li>Commercial uses on the ground floor in most of the village. Either commercial or residential uses on the ground floor may be considered fronting the following locations: <ul style="list-style-type: none"> <li>the northwest corner of Cook Street and the north side of Park Boulevard</li> <li>the northeast corner of Cook Street and the north side of Chapman Street</li> </ul> </li> <li>Commercial or Residential uses on upper floors</li> </ul>	<p>Up to 1.5 floor space ratio</p> <p>Opportunities for bonus density up to 2.5 FSR (within height limit)</p>	<ul style="list-style-type: none"> <li>Mixed use buildings up to 13.5 metres (approximately 4 storeys) in height</li> <li>Buildings set back from the front property line to accommodate seating, patio space, display areas or similar uses</li> <li>Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back</li> <li>Parking located to the rear, in a structure or underground</li> </ul>
<b>Ross Bay Village</b>	<ul style="list-style-type: none"> <li>Commercial uses on the ground floor</li> <li>Commercial or residential uses on upper floors</li> </ul>	<p>Up to 1.5 floor space ratio</p> <p>Opportunity for bonus density up to 2.5 FSR (within height limits)</p>	<ul style="list-style-type: none"> <li>Mixed use buildings up to 11 metres (approximately 3 storeys) or 14 metres (approximately 4 storeys) in height, based on policies in Chapter 7</li> <li>Buildings set close to the street to define the public realm</li> <li>Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back</li> <li>Parking located to the rear, in a structure or underground</li> </ul>

Figure 8: Future Land Use Summary Table, cont'd.

<p><b>Core Residential</b></p>	<ul style="list-style-type: none"> <li>• Mixed use or residential</li> <li>• Development which consists entirely of commercial uses may be supported West of Quadra Street and in locations where such uses already exist</li> <li>• Commercial uses should be located on the ground floor facing Cook Street, in the half-block south of Meares Street</li> </ul>	<p>Up to 2:1 FSR</p> <p>Opportunities for bonus density ranging from 3:1 FSR to 5:1 FSR based on the policies in Chapter 6</p>	<ul style="list-style-type: none"> <li>• Residential or mixed-use buildings up to 30 metres (approximately 8-10 storeys) in height between Blanshard Street and Quadra Street</li> <li>• Residential or mixed-use buildings up to 20 metres (approximately 6 storeys) in height elsewhere</li> <li>• Mixed-use buildings set close to the street to define the public realm</li> <li>• Residential buildings may be set back with front yard landscaping depending on context</li> <li>• Upper floors above the streetwall (as described in plan policies and Development Permit guidelines) should step back</li> <li>• Parking located to the rear, in a structure or underground</li> </ul>
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Figure 8: Future Land Use Summary Table, cont'd.