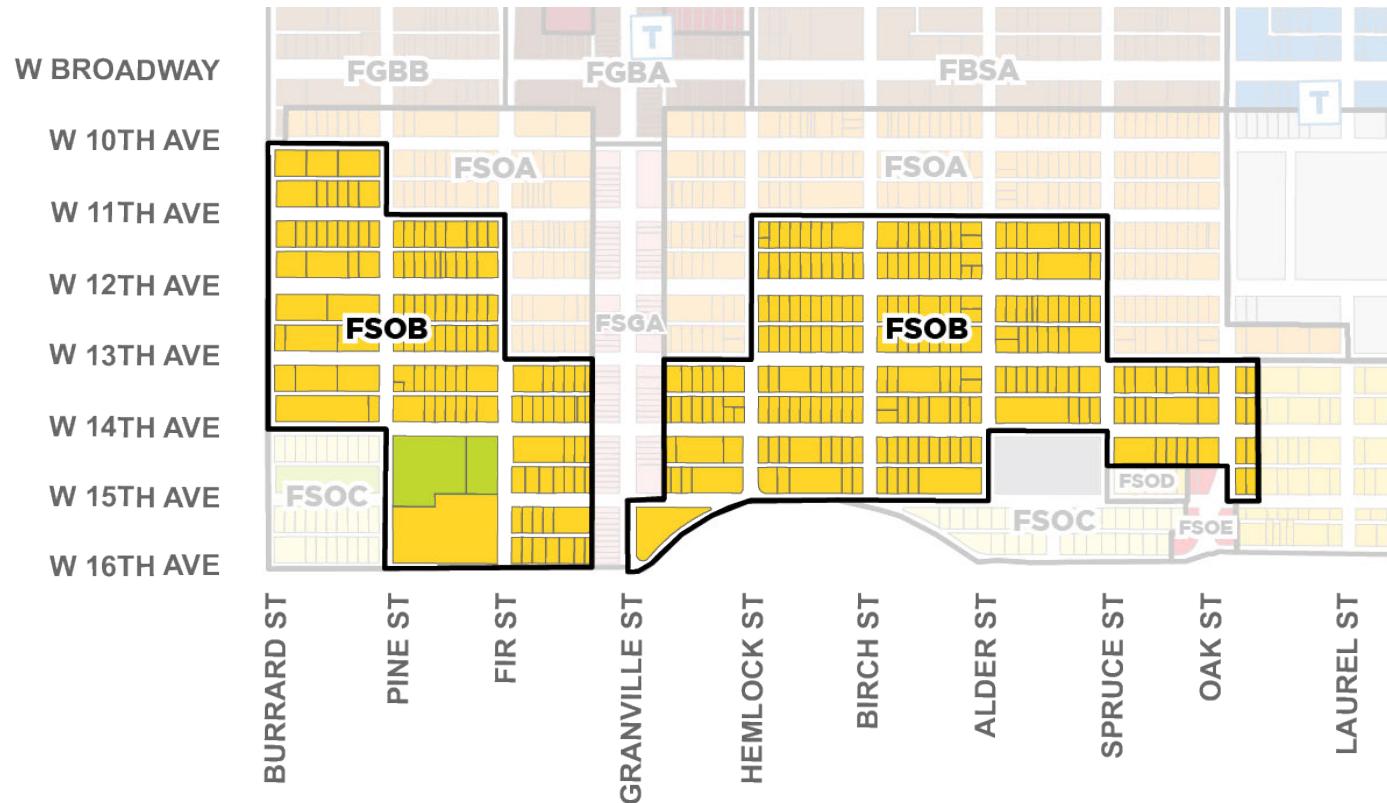


9.10 Fairview South - Area B

FSOB

Intent

Support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.



9.10.1 FSOA Policy Summary Table

Policy Area	Fairview South - Area B				FSOB
Uses	Residential, retail/service				
Option/Tenure	Secured market rental housing or social housing			Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form	
Max. Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys	
Max. Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR	
Min. Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details) For existing social housing sites, 100% of the residential floor area must be social housing. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> For existing social housing sites, 100% of the residential floor area must be social housing. Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). 	<ul style="list-style-type: none"> See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. Applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. 	09

<p>Notes (continued)</p>	<ul style="list-style-type: none"> To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.5) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. In cases where the site has not already been rezoned to R5-4, applicants can pursue a site-specific rezoning application to the R5-4 zoning district. However, in some cases the height and density permitted by the R5-4 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. 	<ul style="list-style-type: none"> To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. 		<ul style="list-style-type: none"> In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district
	<ul style="list-style-type: none"> “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply. 			

Additional Policies

- 9.10.2 For limits on the number of towers permitted on a block or block face, refer to 7.5 Tower Limit Policies.
- 9.10.3 Minor increases in height and density will be considered for delivery of ground-floor local-serving retail/service uses or childcare. In tower forms, additional density should be limited to approximately 0.3 FSR. The combined floor area for retail/service uses should be a minimum of 139 m² (1,500 ft²), or for childcare a minimum of 186 m² (2,000 ft²).
- 9.10.4 For sites within defined TOAs (see Chapter 7), rezoning will be considered up to 8 storeys and 3.0 FSR for secured market rental housing or 100% social housing. Minimum site frontage requirements apply. See Built Form and Site Design (Chapter 11) for details
- 9.10.5 For 6-storey apartment buildings, minor increases in density may be considered where 100% of the residential floor area is social housing, generally following the provisions for social housing in the RR-2C district schedule and associated requirements.



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Figure 9.5 Neighbourhood public bike share station in Fairview South - Area B