

## 9.10 Fairview South - Area B

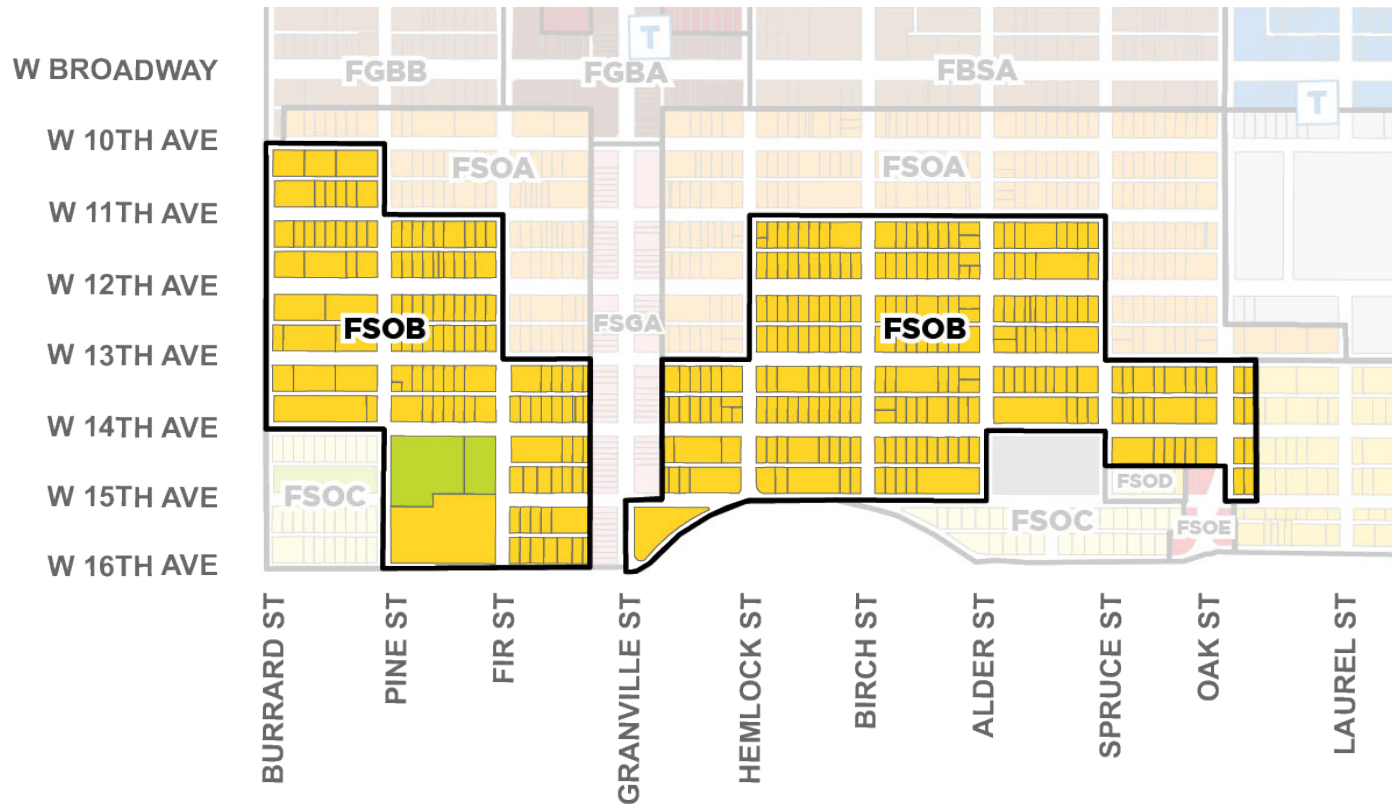
### Intent

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

FSOB



RESIDENTIAL



## 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"> <li>A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details)</li> <li>For existing social housing sites, 100% of the residential floor area must be social housing.</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>	<ul style="list-style-type: none"> <li>For existing social housing sites, 100% of the residential floor area must be social housing.</li> <li>Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2.</li> <li>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).</li> </ul>	<ul style="list-style-type: none"> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2.</li> <li>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).</li> <li>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.</li> </ul>	

Notes (continued)	<ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li></ul>	<ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li></ul>		<ul style="list-style-type: none"><li>• 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</li></ul>
	<ul style="list-style-type: none"><li>• “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.</li><li>• 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.</li></ul>			

## 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 m<sup>2</sup> (1,500 ft<sup>2</sup>), or for childcare a minimum of 186 m<sup>2</sup> (2,000 ft<sup>2</sup>).
- 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.



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