

2.0 REZONING RATIONALE



Arbutus is a relatively large site at 2.8 hectares in size. Within the City of Vancouver classification of project size it is termed a 'major project'. As such, the site is subject to the provisions of the 2008 Eco-density Charter. The planning work that supports the rezoning of Arbutus is built upon the 2005 Arbutus Ridge Kerrisdale Shaughnessy (ARKS) community vision. This was a process that was guided by the City Planning Department to arrive at ideas and visions for the future of a broad geographic area of which Arbutus is a part. The site is fully capable of demonstrating new approaches to urbanism and place-making, while still finding an appropriate 'fit' within the existing neighbourhood.

As referenced in the previous section, Arbutus will accommodate a full mix of uses with the objective of producing a 'complete community'. This is a term inherent in any sustainable planning process. A mix of use is critical to achieving this goal. The benefit of increased density, with more people living on-site, is that it is possible to include a range of community services and amenities within the local neighbourhood. Arbutus proposes to include a neighbourhood house, a seniors drop-in centre, a recreation centre, restaurants and local-serving retail.

A range of open spaces are planned for Arbutus to serve the needs of local residents. Most important of these spaces is the public square, located at the heart of the project, with restaurant and retail uses on its edges. This space will become an active, animated and comfortable place for residents to gather and interact on a year-round basis.

Arbutus proposes a broad range of housing types to appeal to a diversity of households and incomes. Housing will be provided for seniors, rental units, and a range of condominium units. Sizes will range from large townhouses and penthouses, right down to compact, one-bedroom units. This new housing in Arbutus Village will add greatly to the attractiveness and diversity offered in the area for people wishing to move to this part of Vancouver.

There are three major stakeholders with interest in the future of this site: the community, the City and the proponent, Larco Investments Ltd. The



stakeholders have a number of shared interests that are contained in the policy statement:

- Promoting sustainability
- Maintaining the commercial services offered in Arbutus
- Creating a vibrant retail area
- Increasing the mix and variety of housing choices
- Providing for local-serving office space
- Creating a rich, urban public realm
- Improving the neighbourhood amenities
- Improving traffic operations on Arbutus
- Providing convenient and safe parking
- Addressing any ground water and storm water management issues
- Creating a plan that can be phased
- Integrating streets and walkways within the neighbourhood
- Considering the needs of seniors

These overall objectives lead to a set of ten principles that have guided the specific design of this plan:

1. Create a neighbourhood centre through mixed use
2. Provide retail and office services in a quantity that is equal to, or greater than, the existing mall
3. Develop animated streets by locating retail, restaurant and ground-oriented housing along their edges
4. Develop a built form that respects adjacent sites and views
5. Introduce a diversity of housing types and tenures for all ages, incomes and household compositions
6. Provide amenities, both public and private, for residents and the neighbouring community
7. Promote walking, biking and the use of transit rather than focusing on the automobile
8. Promote environmental sustainability by applying the principles of the Eco-density Charter
9. Create a quality public realm on all streets, walkways and plazas
10. Develop a green building strategy to reduce the environmental impact of new buildings

Guided by these principles, the plan for Arbutus was developed, in consultation with the community and the City, and is more fully described in the following pages of this report.

