

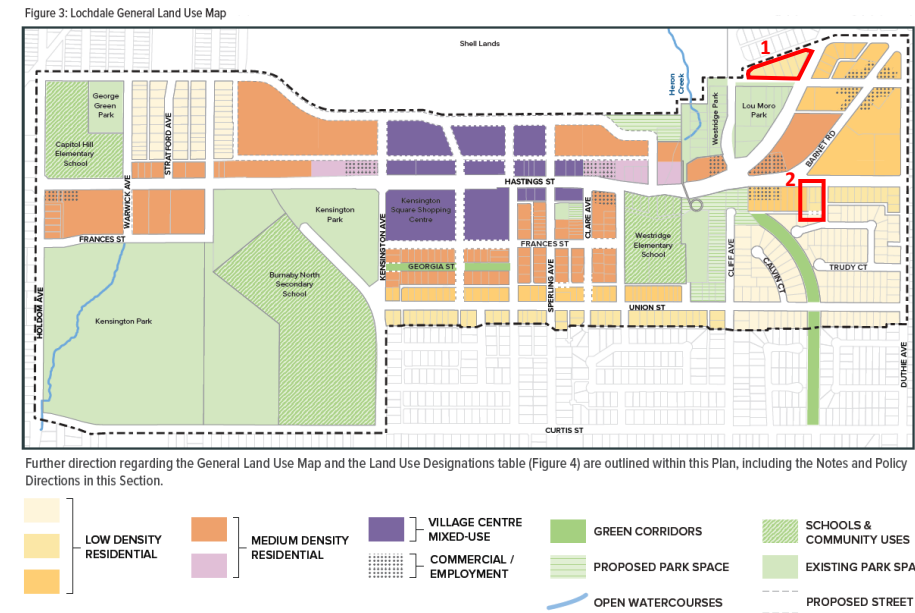
List of Revisions to the Phase 3 Draft Lochdale Plan

The content below summarizes revisions that were made to the following aspects of the Phase 3 Draft Lochdale Plan in preparation for the finalized Plan version:

- Figure 3 (Lochdale General Land Use Map)
- Figure 4 (Lochdale Land Use Designations)
- Figure 5 (Character Areas Connected by Public Green Corridors/Spaces and Multi-modal Hubs)
- General text revisions

These revisions were made as a result of public feedback received during Phase 3 public consultation, as well as further land use analysis, financial analysis, or architectural testing. It is noted that the general text revisions only includes substantial changes to the Draft Plan, and does not include minor wording edits or grammatical changes.

Figure 3: Lochdale General Land Use Map



	Location	Revision
1	7008-7068 Ridge Drive	LUD change from Low Density Residential (1.75 FAR) to Low Density Residential (1.1 FAR)
2	North-south portion of Greystone Drive	Inclusion of the north-south lane as a portion of the Low Density Residential (1.1 FAR) LUD, and a proposed new east-west lane connecting to Maureen Court

1. 7008-7068 Ridge Drive

Draft Lochdale General Land Use Map



Revised (Finalized) Land Use Map

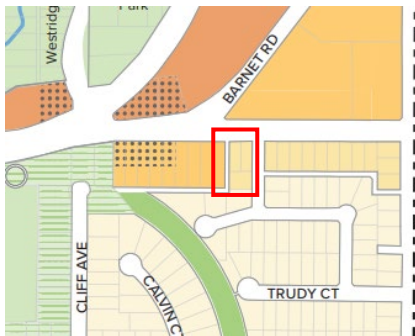


Rationale

The re-designation of this block of properties to Low Density Residential (1.1 FAR) accommodates future townhouse development options in line with the intent of the Ground-Oriented Residential Character Area.

2. North-south portion of Greystone Drive

Draft Lochdale General Land Use Map



Revised (Finalized) Land Use Map



Rationale

The proposed closure and inclusion of the existing north-south portion of Greystone Drive as part of the Low Density Residential (1.1 FAR) LUD, and the subsequent proposed extension of Greystone Drive east-west to connect with Maureen Crescent, would improve the transportation network and allow for more flexibility in future land assembly and development options for the block.

Figure 4: Lochdale Land Use Designations

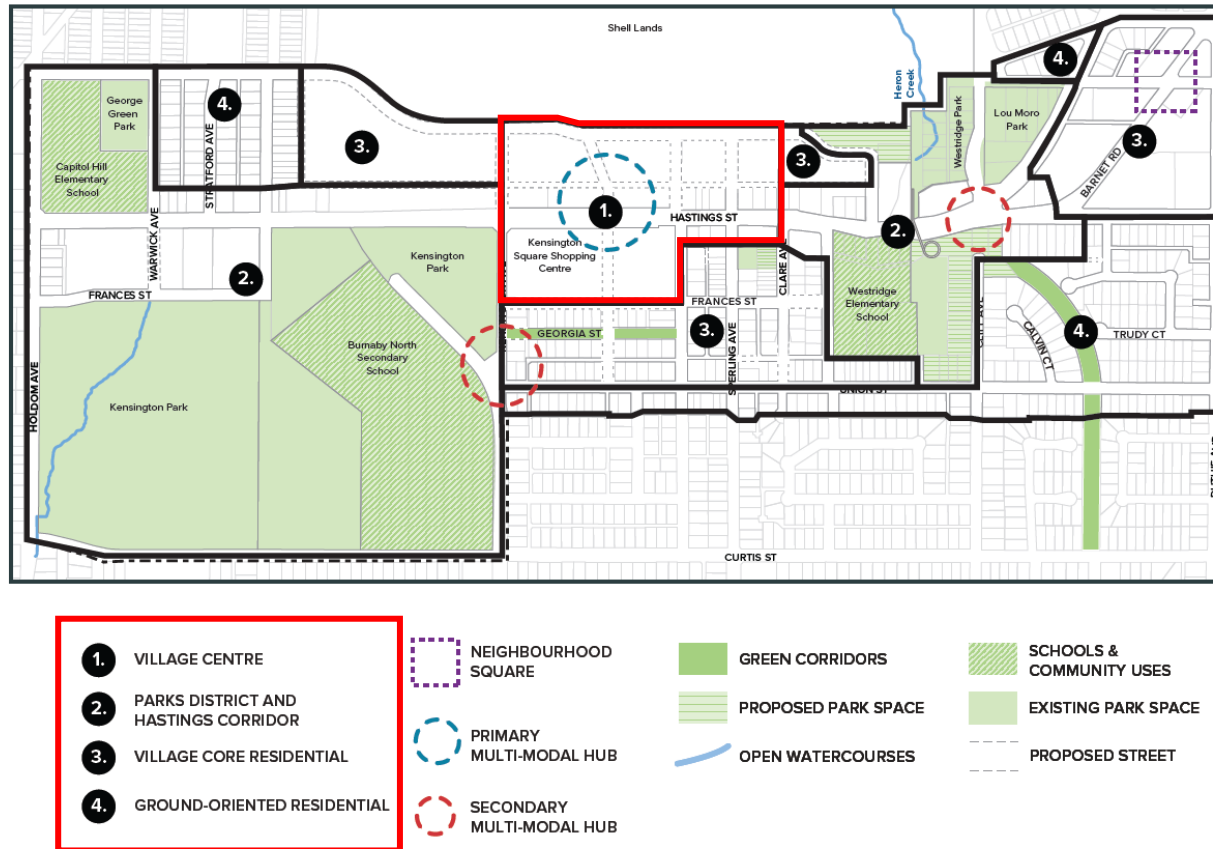
Figure 4: Lochdale Land Use Designations

LAND USE DESIGNATIONS		MAXIMUM FAR	LAND USE AND BUILT FORM (see Section 4.2 Character Areas for more detailed descriptions)
Village Centre Mixed-Use		0.1-1.3 commercial / employment 2.7 residential	3-20 storey mixed-use and residential buildings
Commercial / Employment		0.1-1.3 commercial / employment	Commercial / employment opportunities in a mixed-use residential building
Medium Density Residential		2.5 residential	4-8 storey residential and mixed-use buildings
		2.2 residential	3-8 storey residential and mixed-use buildings
Low Density Residential		1.75 residential	3-8 storey residential and mixed-use buildings
		1.1 residential	2 to 3 storey rowhouses and townhouses
		0.9 residential	2 to 2.5 storey detached and attached housing options
Schools & Community Uses		Uses, densities, and building heights considered on a site-by-site basis under existing zoning or a rezoning process. Lands designated for Community Uses may include (but are not limited to) consideration of park/plaza space, community sports fields or gardens, community services, as well as local commercial, residential, institutional, schools/education, and childcare facilities	
Proposed Park Space			
Existing Park Space			

	Revision to Draft Plan	Rationale
1	Modification of height range from “4-18 storey residential buildings” and “5-14 storey mixed-used buildings” to “3-20 storey mixed-use and residential buildings” in the Village Centre Mixed-Use designation	To provide consistency between the land use designations and the character areas, in which the Village Centre Mixed-Use and Village Centre Residential areas have been consolidated into a single Character Area, which puts an emphasis on opportunities for mixed use development throughout the Village Centre. There is a small increase in maximum height range to 20 storeys in select portions of the Village Centre, to add flexibility for more varied heights and added commercial uses. Height ranges are further described in the Character Area Descriptions (Section 4.2).
2	Modification from 1.5 FAR to 1.75 FAR to the Low Density Residential LUD	Moderate increase in density, without changes to allowable height, as informed by further architectural testing and analysis of rental use zoning requirements.
3	Modification from “3-6 storey residential and mixed-use buildings” to “3-8 storey residential and mixed-use buildings” to the Low Density Residential LUD	Slight increase in maximum height to 8 storeys, to allow for higher terraced forms in select cases, as noted in the Character Area Descriptions (Section 4.2).
4	Modification from 1.2 FAR to 1.1 FAR to the Low Density Residential LUD	Minor decrease in density without changes to allowable height, based on further architectural testing. It is further noted that this designation does not include rental use zoning requirements.
5	Addition of Schools & Community Uses, Proposed Park Space, and Existing Park Space to Land Use Designations table	To provide clarity that uses, densities and building heights are determined through existing zoning or on a site by site basis, in line with the intent of the designations, Plan policy, and other related City policies

Figure 5: Character Areas Connected by the Green Network and Multi-modal Hubs

Figure 5: Lochdale Character Areas Connected by the Green Network and Multi-modal Hubs



Revision to Draft Plan	Rationale
The “Village Centre Mixed Use” and “Village Centre Residential” Character Areas have been combined into a single “Village Centre” Character Area	The “Village Centre Mixed Use” and “Village Centre Residential” Character Areas in the Draft Plan serve a common purpose of promoting a vibrant Village Centre in the Lochdale neighbourhood, with the highest concentration, density and diversity of retail, commercial and residential uses along and near Hastings Street. The finalized Lochdale Plan consolidates these two character areas into one “Village Centre” designation, to reinforce this common purpose and to recognize the potential for mixed-uses throughout most of the Village Centre area.

General Text Revisions

Plan Section	Page No. (in Finalized Plan)	Description of Draft Plan Content Modified	Description of Revised (Finalized) Content
1.3	10	Modification of Section 1.3 Public Consultation text and graphics to provide a more concise summary of how public consultation played a role in shaping the Lochdale Plan.	
3.2	24	<u>Draft policy direction:</u> “support Lochdale's unique sense of place through interpretive signage, public art, and/ or public realm design that interprets cultural heritage resources”	<u>Revised policy direction:</u> “acknowledging the history and sense of place of the local area through interpretative signage, public realm design, and/or public art, including the incorporation of First Nations culture, design, and art in the public realm”
3.2	24	N/A	<u>New policy direction added:</u> “Encourage designs and features that enhance community resiliency as it relates to the impacts of climate change, including: <ul style="list-style-type: none"> • building designs that are better equipped to handle wildfire smoke events (e.g. HVAC) and to limit solar gain for residents during peak summer seasons • building and community amenity spaces that can be used for cooling centres and clean air stations, as needed • opportunities for shaded outdoor public spaces, seating areas, and mobility routes with tree canopies or through other designs • the addition of accessible public outdoor drinking water stations • vegetation to help clean air pollutants, such as particulate matter and ground level ozone”
3.2	25	<u>Draft policy direction:</u> “Celebrate Lochdale's connections to different scales of parks, trails and open space networks as key placemaking elements, through...”	<u>Revised policy direction:</u> “Celebrate and emphasize Lochdale's natural environment, and its connections to parks, trails, and open space networks as key placemaking elements, through...”

Plan Section	Page No. (in Finalized Plan)	Description of Draft Plan Content Modified	Description of Revised (Finalized) Content
3.2	25	N/A	<u>New policy direction added:</u> “...protecting and enhancing streams and riparian areas and exploring opportunities for restoring streams (daylighting) that were historically diverted below ground.”
3.2	25	N/A	<u>New policy direction added:</u> “Ensure all public spaces are designed and programmed to be inclusive, equitable, interesting and unique spaces that residents and visitors can identify with, and value spending time in.”
3.2	25	<u>Draft policy direction:</u> “Incorporate flexibility and adaptability as part of land use, space and mobility, and housing, amenities and services to allow the community to continue thriving through environmental and socio-economic shifts.”	<u>Revised policy direction:</u> “Remain flexible to consider future land uses, public spaces, community amenities and services that positively adapt to technological, environmental, climate and socio-economic changes, and that advance sustainable placemaking and neighbourhood resiliency objectives.”
3.2	25	N/A	<u>New policy direction added:</u> “Explore opportunities to use Smart Cities technology and innovations in the Urban Village. Examples could include the use of technologies to assist with: <ul style="list-style-type: none"> • dynamic guidance and parking way-finding • optimized traffic signals • adaptive lighting standards • water conservation and quality (e.g. water main leak detection, contaminants monitoring) • waste reduction and recyclables sorting • power smart applications for low-energy facilities • the expansion of City-owned IT infrastructure to facilitate access to services like public Wi-Fi • where possible, power-smart technologies with sustainable energy sources, such as solar”

Plan Section	Page No. (in Finalized Plan)	Description of Draft Plan Content Modified	Description of Revised (Finalized) Content
4.1	27-29	Various text changes to notes on Figure 3 (Lochdale General Land Use Map) and Figure 4 (Lochdale Land Use Designations) to provide further clarity and information on land uses, densities, urban forms, and land assemblies, including the refinement and consolidation of final land use map and designation notes onto one page (page 29).	
4.1	30-32	Reconfiguration of Land Use and Development policy directions to emphasize housing at the start of the Policy Directions, and to add the further clarity on the range of uses that could be considered on a site-by-site basis for small-scale commercial opportunities in residential areas, or for lands designated for Community Uses, including but not limited to “park/plaza space, community sports fields or gardens, community services, local commercial, residential, institutional, education, schools/childcare, and community services and facilities.”	
4.2	35-37	Various text and graphic changes to the Village Centre Character Area Description to reflect the consolidation of the Village Centre Mixed Use and Village Centre Residential Character Areas into one Village Centre Designation, including allowing up to 16 storey buildings south of Hastings Street and up to 20 storeys north of Hastings Street.	
4.2	38	<u>Additional text to the “Parks District and Hastings Corridor” Character Area Description:</u> “Uses, improvements and building forms on lands designated for park or community uses are considered on a site by site basis, in line with the broader policy direction for these areas in the Plan.”	
4.2	38	<u>Draft text (Parks District and Hastings Corridor):</u> “Buildings up to 8 storeys may be considered if the added height supports economic, environmental, urban design, or community benefits elsewhere on the site (e.g. stream protection/daylighting, provision of park/public space, reduced heights adjacent to low-density areas).”	<u>Revised Text:</u> “Minor increases in height up to 8 storeys may be considered if the added height supports economic, environmental, urban design, or community benefits (e.g. adding commercial or community uses, stream protection/daylighting, provision of park/public space, reduced heights adjacent to low-density areas).”
4.2	38	<u>Additional text to the “Parks District and Hastings Corridor” Character Area Description:</u> “Incorporating some ground level commercial uses is expected at key intersections and commercial nodes, including sites adjacent to the Village Centre and at the southeast corner of Holdom Avenue and Hastings Street.”	

Plan Section	Page No. (in Finalized Plan)	Description of Draft Plan Content Modified	Description of Revised (Finalized) Content
5.1	45	<u>Additional text to the “Primary Multi-modal Hubs” Definition:</u> “While Primary Hubs are proximate to mass transit stations, they do not need to be centered directly where a transit station is located.”	
5.5	48	<u>Draft policy direction:</u> “Review off-street vehicle parking requirements for multiple family residential and mixed use development in Lochdale, based on its adjacency to public transit”	<u>Revised policy direction:</u> “Allow for the consideration of reduced off-street vehicle parking similar to Town Centres based on the proximity of the Urban Village to public transit.”
5.5	66	<u>Draft TDM Strategy:</u> “Convenient, secured and covered long-term bicycle parking. Where longterm bicycle parking is provided below the first underground parking level, an elevator to ground level designated for bikes must be provided.”	<u>Revised TDM Strategy:</u> “Convenient, secured and covered long-term bicycle parking. Where longterm bicycle parking is provided below the first underground parking level, an elevator to ground level designated for bikes must be provided. Alternatively, an automated bicycle retrieval system to bring bikes to their owners at ground level or first underground parking level may be considered.”
6.1	71	<u>Draft policy direction:</u> “Require new multi-family residential and mixed-use developments to provide a minimum of 20% of all new multi-family units as below-market housing, provided at 20% below CMHC market median rents, in line with the RUZP.”	<u>New policy direction added:</u> “Require new multi-family residential and mixed-use developments that utilize market multi-family base residential densities greater than 1.1 FAR to meet the inclusionary non-market housing expectations of the RUZP.”
6.1	71	<u>Draft policy direction:</u> “Encourage partnerships with organizations like BC Housing for non-market housing forms that could have greater levels of housing affordability.”	<u>Revised text:</u> “Encourage partnerships with higher orders of government, including corporations like BC Housing and CMHC, to achieve greater levels of housing affordability.”

Plan Section	Page No. (in Finalized Plan)	Description of Draft Plan Content Modified	Description of Revised (Finalized) Content
6.1	71	N/A	<u>New policy direction:</u> “Apply the Tenant Assistance Policy for all proposed redevelopment on sites with existing multi-family purpose-built rental buildings with five or more dwelling units.”
6.1	71	N/A	<u>New policy direction:</u> “Explore opportunities to partner with non-market housing providers, including First Nations housing groups, to provide diverse and affordable housing options for individuals and families.”
7.2	77	N/A	<u>New policy direction:</u> “Through the development application process, identify engineering infrastructure improvements (e.g. transportation, services, utilities) necessary to incrementally achieve the Public Space and Mobility goals of this Plan.”
7.2	77	<u>Draft policy direction:</u> “Use the City's land acquisition program to secure future park space and community uses, or to protect for future development that is in line with the land use designations and character areas described in this Plan.”	<u>Revised policy direction:</u> “As necessary, use the City's land acquisition programs to secure future park space, public space, and community uses, or to protect for future site development, subdivisions and consolidations that are in line with the land use designations and character areas described in this Plan.”