

7.0 PARKS AND GREENWAYS

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7.1 LANDSCAPE PLAN



- Avalon Park
- Riverfront Park
- Boundary Road Plaza Spaces

7.2 AVALON PARK

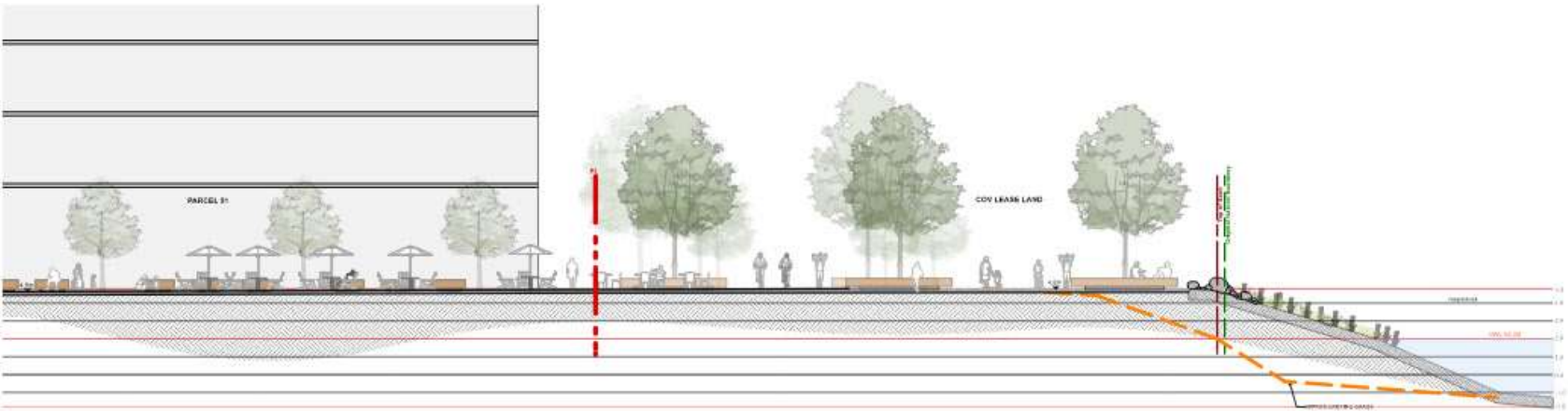
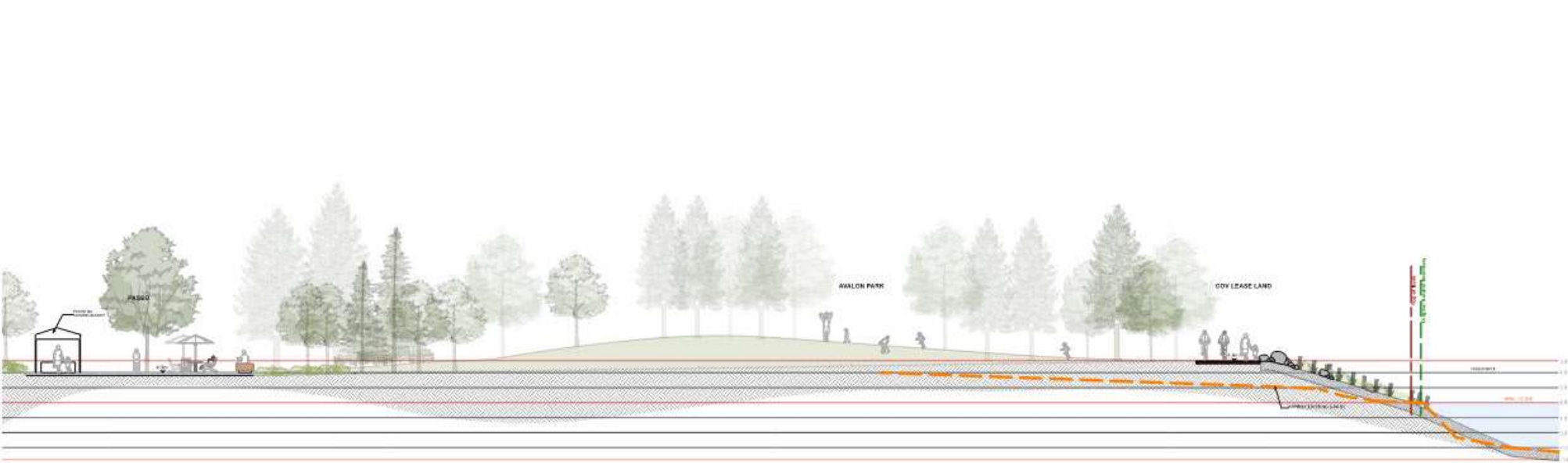
Situated at the heart of the Area 3 neighborhood, Avalon Park will serve as the community’s central social hub. This green space presents an excellent opportunity for expansive open areas, including lawns, meadows, and flexible play spaces, supporting both recreational activities and the neighborhood’s biodiversity and stormwater management goals. Its strategic location along several active transportation and pedestrian-friendly routes will further enhance its role as a focal point within the community.

Flanked by the river to the south, the park’s design and materials should be influenced by this proximity, ensuring it harmonizes with its natural surroundings. While the park’s detailed design will be handled by COV staff, the potential for a diverse range of passive and active programming options is considerable. This may include natural play areas for children of all ages, fitness loops, educational walking paths, and opportunities for scenic viewpoints and interactions, both visual and physical, with the river.

Avalon Park’s integration into the community will extend to its periphery, where residential units and potential commercial ventures, such as a neighborhood coffee shop, will line the edges of the park, fostering a strong connection between the park and the surrounding neighborhood.



7.3 RIVERFRONT



Key Plan

7.4 OVERALL EFL AND AREA 3 PARK COUNT

Public parks spaces in Area 3 will meet the minimum parks requirements for this portion of the East Fraser Lands. With ample space for a diverse range of programming in Avalon Park, to the smaller spaces created between development parcels and the shoreline, the design of public spaces will be developed to ensure that all parks and open space will meets the City of Vancouver’s goals for activity, culture and sustainability.

In addition to traditional parks space, there is potential for plaza nodes space along Boundary Road to create interesting and unique community spaces along this streetscape interface. Design elements may include green enclaves of trees, community social spaces and gateway elements along the eastern boundary of area 3.

Overall, it is intended that all parks’ spaces will be fully accessible and connected to the local neighbourhood and will be further complimented by a series of private owned publicly accessible and nodes and ROW between development site and the river’s edge. Per Section 3.5.7 of the ODP bylaw, development at East Fraser Lands (between all Areas) is to include 11.01 hectares of Parks and Public Space. Within Area 3, the requirement is 3.31 hectares (Section 6.1.3.d). As part of this rezoning application for Area 3, the intent is to deliver the requirement as proposed by the bylaw. Differences noted in the Park Count Appendix are a result of areas currently in design, under review, or to be constructed, the intent is to meet the requirement, not provide more or less than required. Attached to this Application is a Park Count Appendix which looks at built, proposed, and future park dedications within East Fraser Lands, these numbers are still in flux as final counts will be required as future park spaces are completed, planned, and delivered.

Park Areas





Conceptual Rendering of the Community Court with parts of Lane P2 and Lane N closed out for a neighbourhood event.

8.0 LARGE SUSTAINABLE SITES POLICY

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8.1 REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS

The City of Vancouver has crafted policy to guide the rezoning of large sites in a manner that emphasizes sustainability, resiliency, and social wellbeing. This policy, known as the *Rezoning Policy for Sustainable Large Developments*, applies to any development with a site area over 8,000 m² (1.98 acres) or proposed development area over 45,000 m² (484,375 ft²). Given that Area 3 of the River District is approximately 32 acres with a proposed development area of nearly 300,000 m² (+/- 3,200,000 ft²), this site qualifies.

The Policy was developed as a means to best address key constraints and opportunities of large developments. Unlike single, small parcel redevelopment, large projects are uniquely positioned to address GHG reductions, create walkable environments, positively impact social aspects of the community through design and the provision of amenities, as well as enhance habitat and natural systems.

The Rezoning Policy for Sustainable Large Developments focuses on eight sections: Sustainable Site Design, Sustainable Food Systems, Green Mobility, Potable Water Management, Groundwater Management, Zero Waste Planning, Affordable Housing, and Resilience.

Incorporating these principles into this development can create more sustainable, equitable, and resilient communities. Sustainable site design, green mobility, and water management practices help minimize environmental impacts, while sustainable food systems, affordable housing, and zero waste planning address social and economic aspects. All of these elements contribute to building resilient communities capable of withstanding and recovering from challenges.

Area 3 of the EFL - through early policy and the ODP - is based on an urban design approach that will deliver benefits and meet or exceed City expectations on all sections of the policy. Given the scale of the development, additional detail will be prepared at the development permit stage to demonstrate compliance with the policy.

Section 8, supported by multiple appendices attached with this application further elaborates into each of these aspects of sustainability, in response to the *Rezoning Policy for Sustainable Large Developments*.

1. Sustainable Site Design

Sustainable Site Design is one of the core tenets of the proposed design and is emphasized throughout the design process. Section 8.2 of this document further outlines how this is achieved in EFL Area 3.

2. Sustainable Food Systems

The proposed plan for Area 3 would enhance neighbourhood food assets and contribute towards creating local and sustainable food systems. Section 8.3 provides further detail on the location of various food assets.

3. Green Mobility

Section 8.4 outlines a strategy

4. Potable Water Management

Appendix C - Water Balance Report attached with this application

5. Groundwater Management

Section 8.5 outlines a strategy

6. Zero Waste Planning

Section 8.6 details further steps

7. Affordable Housing

Section 8.7 outlines a strategy

8. Resilience

Resilience Worksheet attached

8.2 SUSTAINABLE SITE DESIGN



Sustainable site design in Area 3 will include a variety of active and passive strategies to mitigate storm water and runoff, urban heat island effect and increase biodiversity. Low impact development techniques such as permeable paving, rain gardens, green roof will be employed to reduce peak runoff and sediments in the stormwater system. Biodiversity in the landscape through planting design will also be employed within development sites.

Using the City of Vancouver’s guidelines and targets plants will be selected to promote habitat, tree canopy growth and provide opportunities for edible though community gardening and diversify the plant palate where appropriate. Native and adapted species will be incorporated with adequate soils volumes to lessen water consumption requirements during summer months. The design of the individual parcels will further employ water conservation methods to ensure that rainwater targets are met. Landscape furnishings and materials will be selected for robustness and longevity with a preference for local and recyclable materials for use in the landscape context.

Sustainable design approaches will extend to the promotion of active transportation opportunities with the design of wide streets with ample space for pedestrian, dedicated bike routes and fully accessible multi-modal pathway networks as described throughout this document.

8.2.1 PARK AND OPEN SPACE PLANS

Biodiversity in the urban landscape will play a critical role in the approach to landscape and planting design within the River District Area 3 masterplan. The design intends to build from the existing natural elements along the rivers edge and extend green tendrils through parks, greenways, and streetscape spaces and into development parcels.

The plan and approach will take in account efforts to incorporate native and adapted drought tolerant species on development sites and seek to incorporate notions of rewilding and edible landscapes where feasible using resources such as the Urban Forest Strategy, Bird Friendly Guidelines, Biodiversity and ReWilding strategy as well as Urban Agriculture garden guide as a resources.

- Ground Level Amenity
- Upper Level Amenity
- Flex Use Meadow
- Habitat Area
- Riparian Restoration/Rewilding Area
- Rainwater Elements



8.2.2 LANDSCAPE/PLANTING STRATEGY

Planting design in Area 3 will attempt to balance ongoing maintenance and irrigation requirements while maximizing biodiversity of plant species. Opportunities to expand habitat, riparian and functional planting into both public and private spaces will be explored. The planting approach will also strive to blur the edge between public and private space to provide a holistic and integrated habitat system.

Targets for tree and vegetation cover will meet the site requirements Type A -Large sustainable sites. This will include the following planting coverage percentages:

Suitable Site Design Planting Coverage Targets (Type A Sites):

- Tree Canopy (Total Site) 20-25%
- Vegetative Cover (Total) 30%
- Vegetative Cover (Individual Parcels) 40%
- Continuous Soils at Grade (Parcels) 10%

Detailed planting plans will be created at the design development and development permit stages and will continue to be driven by the principles of biodiversity, the creation of connected systems and planning for climate change, this while promoting the development of functional landscapes for both active and passive enrichment.

Courtyard Plantings
Green Roof



8.2.3 TREE STRATEGY

The tree planting strategy in Area three intends to strengthen the city’s goal of maximizing canopy coverage and diversity. Species will be selected for biodiversity, habitat creation and resilience to the many challenges that face planting in the urban condition, including drought, soil volume and potential effects of climate change.

Using the City of Vancouver’s Urban Forest strategy and its principles as a guide, the project envisions a robust tree canopy on public and private lands that will achieve the 22% Tree canopy coverage outlined in the sustainable sites bulletin as a minimum.

Proposed tree canopy coverage will be calculated using the ‘Forecasted Tree Canopy Cover’ at the time of maturity and will be developed further as the project proceeds through the development permit stage.

Given the sites history as a disturbed former mill site, existing tree retention will face several challenges including the requirement to remediate and raise soils to flood levels. Additionally, factors such as tree health and long-term suitability within the urban landscape will be considered at the site scale as individual parcels progress through permitting. Wesgroup will continue to work with the project team, city staff and project arborist to identify any potential locations for existing tree retention where feasible.

- Street Tree Type A
- Street Tree Type B
- Street Tree Type C
- Street Tree Type D
- Street Tree Type E
- Street Tree Type F
- Street Tree Type G
- Street Tree Type H
- Street Tree Type I
- Street Tree Type J
- Street Tree Type K
- Park Trees



8.2.4 SOIL STRATEGY

A thoughtful approach to the design of on and off slab landscapes will be required to ensure that soil health, volume and capacity. It is intended that soil volumes will be maximized in all on off slab / over grade areas to promote tree and shrub health in the public and private realms. Early design consideration will be employed to recognize opportunities where soil volumes can be connected via hardscape support systems such as silva cells to expand soil network and health.

In over slab conditions, soil volumes will be increased through early coordination with the consultant team to identify opportunities for slab steps and additional soil loading. Additionally, focus will be given to areas that would benefit from flush planting treatments, especially at the ground plane to reinforce a continuous and harmonious condition within ROW area, privately owned public spaces, and upper-level amenities spaces.

Water bearing capacity of soils to lessen peak runoff events and reduce irrigation input will be employed where possible. The plans provided intend to show the proposed locations of both on and off slab soil conditions within the development parcel network.

- On-slab Soil
- Off-slab Soil



8.3 SUSTAINABLE FOOD SYSTEMS

Area 3 holds immense potential for integrating many of the City of Vancouver’s targeted sustainable food systems. The thoughtful design of parcel massing has created spacious at-grade zones that will provide ample space for the incorporation of shared amenities catering to local residents. These food system will find space in the many parcel courtyards, the paseo, privately owned public spaces, and the larger community common nestled between lots 49, 50, 52, and 53 enhancing the overall sustainability and livability of the area.

The plan aims to integrate the concept of edible landscapes and community gardens into each of the development parcels. Additionally, it seeks to explore the feasibility of on-site organic waste management as a complementary feature to these outdoor activities. The plan will also explore the possibility of co-locating larger events and infrastructure, such as community food markets and farmers' markets. This consideration will be emphasized in areas where there is a natural synergy with street-facing facades overlooking active courtyard spaces and paseo.

The schematic plan provided attempts to hint at potential locations where these food assets may be located and would be subject to further development in the development permit stage. These potential locations and will enable us to maintain food assets for a minimum of 5 years.

- Community Kitchen
- On-site Organics Management
- Community Garden
- Edible Landscaping
- Community food market
- Farmers Market



8.4 GREEN MOBILITY

East Fraser Lands Area 3 is dedicated to developing and emphasizing an environment where trips can be fulfilled without the use of a motorized vehicle and ensuring that the tenets of Green Mobility are weaved into all facets of everyday life. This plan will seek to address the divide between different modes of transportation and exemplify a model that can be applied throughout the city.

The intent of the Area 3’s Green Mobility Plan is being developed in order to not only address but exceed the city of the Vancouver’s overall goals of Transportation 2030. The proposal will ensure that the site is contributing to the following citywide goals such as a reduction in greenhouse gas emissions by 33%, meeting or beating the most stringent air quality guidelines and having cycling, walking, and public transport make up 66% of all trips by 2030. Every aspect of the site design has been evaluated with a Transportation 2030 lens and enables for a community that values safe, convenient and enjoyable modes of transportation.

Throughout the rezoning process, there has been a significant emphasis placed on ensuring that all individuals who live in the district are within two or less blocks of biking routes. This enables individuals living or visiting the district to gain access to necessities nearby in a safe and efficient manner and reduce the number of car trips that take place.

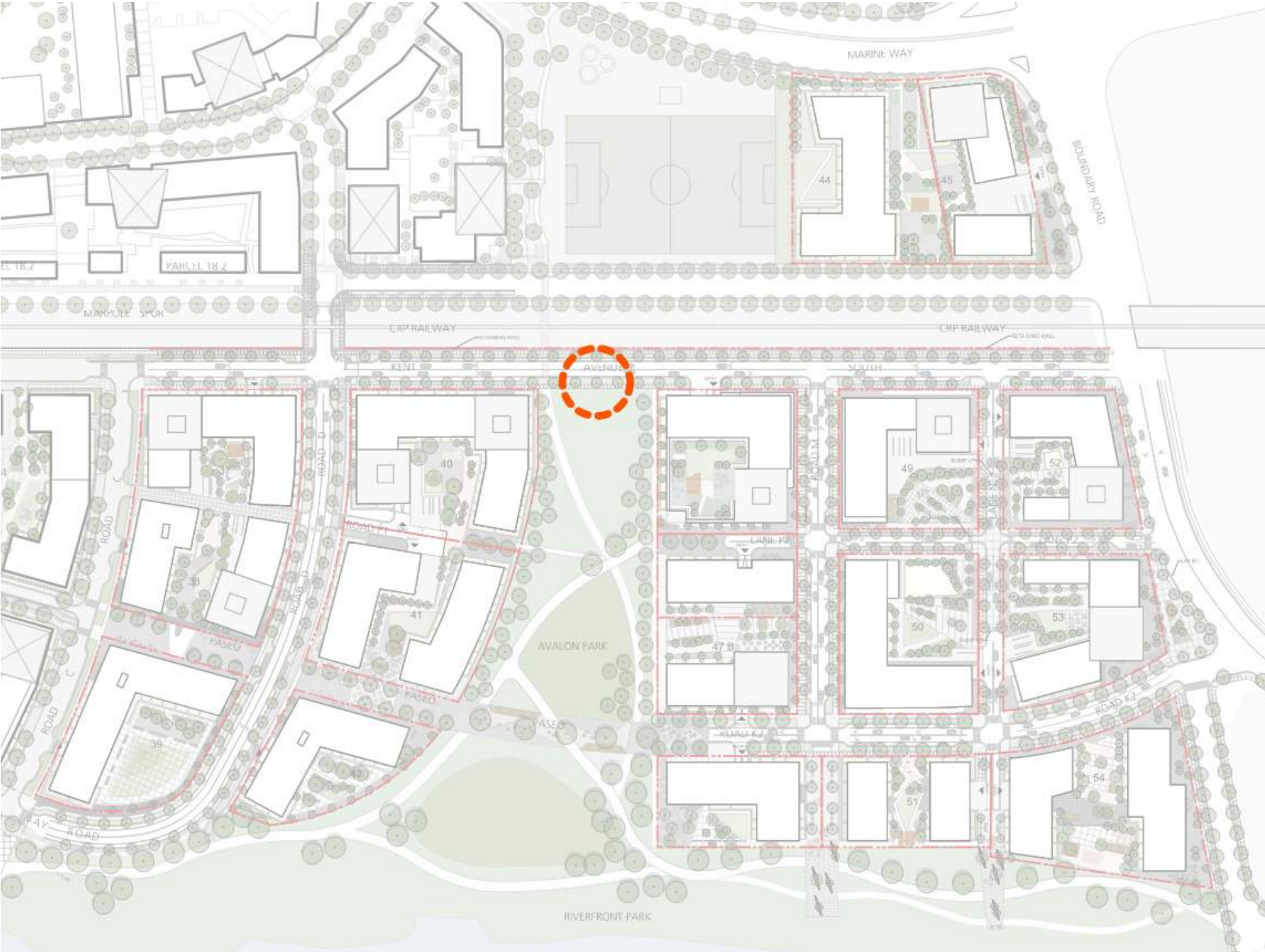
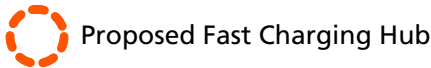
A people first design approach has been at the forefront of all discussions and has been developed in accordance with the tenets of Green Mobility. There has been a significant emphasis on designing lanes and pedestrian spaces that are designed at the human-scale, with an emphasis on traffic calming and green streets principles. The paseo, an open space for leisurely walking and socialization amongst residents and visitors, makes great use of the principles of Green Mobility. It is a space designed with people in mind and creates a space that makes walking and cycling convenient, safe and enjoyable.



8.4.1 EV STRATEGY PLAN

The EV Strategy for area 3 will include a publicly accessible fast charging hub located in a well-lighted open public space. We have proposed a location at the north side of Avalon Park so that it is situated away from any one particular development in a location that reads as a truly public space. Functionally, this location will be easily served by the power grid and is located adjacent to proposed street parking. The operation and specification of the fast charger unit will be subject to detailed design in consult with City of Vancouver staff.

The development parcels within Area 3 would be completely EV ready and compliant with City of Vancouver requirements and would be subject to further development in the development permit stage.



8.5 RAINWATER & GROUNDWATER MANAGEMENT STRATEGY

The rainwater Strategy for East Fraser Lands is an integrated approach involving a mixture of engineering based and landscape based solutions. In general the aim is to collect, slow down and cleanse water thereby increasing the quality and reducing the quantity of rainwater leaving the site.

A variety of landscape based rainwater elements serve to add to the richness of the urban landscape, as well as the quality of the environment.

Guiding Principles -

The following principles provide a conceptual framework for development of the EFL rainwater management strategy:

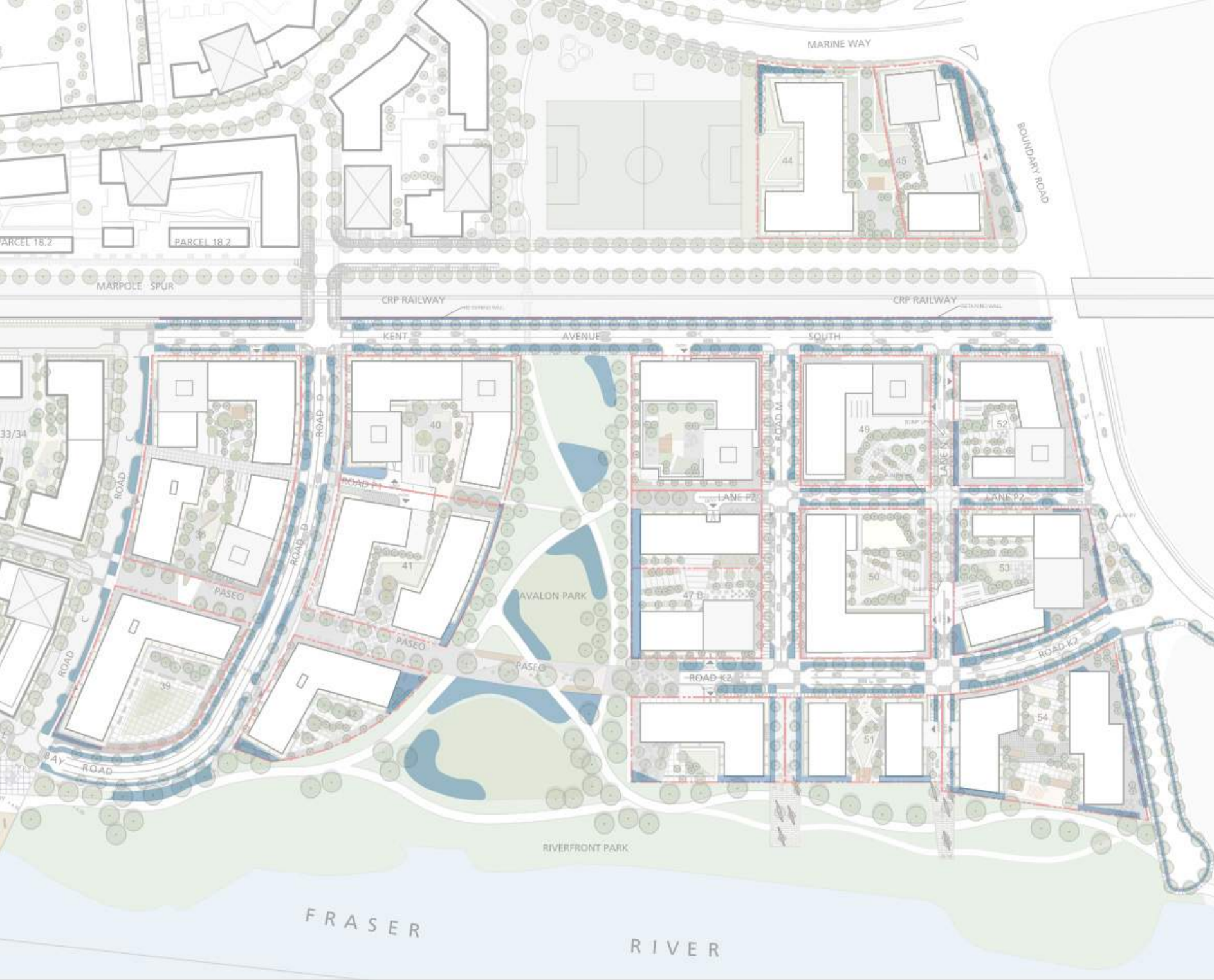
- Focus on water quality as the primary beneficial outcome of water management systems;
- Emphasize systems that achieve rainwater runoff capture within roadways;
- Integrate rainwater management functions into landscape features within parks;
- Allow surface flows from private land to public open space, where necessary to augment rainwater capture;
- Demonstrate sustainable rainwater management features, where practical

Plan Elements -

Potential landscape based elements of a rainwater management plan proposed are:

- Rain Gardens - Rain gardens in boulevards will maximize rainwater capture and treatment, while providing an overflow pipe system to redirect overflow drainage to the storm sewer during heavy rainfall events, and during extended wet periods.
- Dispersal trenches - Dispersal trenches are proposed for boulevards where rain gardens and swales cannot be accommodated. Trenches will include outlets from roadway catch basins to direct low-flow and first flush drainage into subsurface porous gravel zones within the boulevard areas. Rainwater then enters the gravel area where it will seep into surrounding soils over time. Catch basins will also be provided with an overflow outlet to allow rainwater to overflow to the storm sewer.





The plan shows the distribution of bio-swales and rain gardens proposed in the public realm. The northern portion of the site slopes south, so the rainwater may be collected by an extensive linear bio-swale that will form the central spine of the greenway running along the rail line. The southern portions of the site will be graded to form a series of water catchments where rainwater will be directed to a series of separate rain gardens within the street rights-of-way, and at the edges of public open space.

■ Rainwater Elements

8.6 ZERO WASTE PLANNING

In order to support the City of Vancouver’s goal of reaching Zero Waste by 2040, the proposed development aims to promote waste reduction, enhance diversion through practices like reusing, composting, and recycling, and decrease greenhouse gas emissions in the design and operation of its solid waste management system.

The project will target various strategies for waste management across the design, construction, and occupancy of each of the buildings. The intent and overarching strategies have been identified below. These would be further solidified and outlined in the Development Permit application for each individual parcel, and supported by the Design Guidelines accompanying this submission.

During the building permitting process, the dimensions of facilities needed to implement the strategies proposed in this zero-waste management plan can be more precisely adjusted and evaluated for integration into the design of every building. The planning of waste disposal and recycling areas for each building will be meticulously analyzed to encourage efficient separation and collection of recyclable materials and to ensure ample space for maintaining an orderly and straightforward organization of various materials. The design of garbage rooms would encourage residents to sort their waste via visual cues and signage. Appropriate ventilation of waste rooms would also be crucial. During development of each parcel, designers would be encouraged to allocate space in the recycling storage area or in another common area for a community exchange, program, bulletin board, and zero waste information kiosk. These strategies and others are further outlined in the Design Guidelines accompanying this submission.

As a part of a master-planned community, the streets and plazas in Area 3 will also have infrastructure to support diversion of waste like segregated trash cans and appropriate signage to help achieve zero waste targets.

To ensure on-going success of these strategies and to promote recycling, reusing, and responsible waste management among residents, it would be crucial to engage property managers and strata councils. Some potential strategies would include on-going training and capacity building, establishing a building-level zero waste/sustainability team among occupants to engender a community culture around zero waste and to report on diversion efforts, or creating a waste management plan for each building.



8.7 AFFORDABLE HOUSING

One of the main issues that the city of Vancouver has been experiencing in recent years is housing insecurity, exacerbated by the high-cost rent and a soaring cost of living. This project aims to address the needs and contribute to the delivery of social and supportive housing options for lower-income households and housing for moderate-income households.

The application proposes an Affordable Housing Strategy that is consistent with the ODP and the requirements within. As part of the EFL 10 Year Update and Financial Review, over 1.1 Million square feet of density was added to Area 3 to reflect new city policies, increase housing options, and enable the delivery of public benefits such as the community center. This 1.1M square feet was broken down as follows: 220,250sf of additional Affordable Housing (20% of proposed new residential density); 300,000sf of additional market rental housing; 581,000sf of market housing, and 22,066sf of Energy Centre and Retail.

The Area 3 Rezoning considers the percentage requirement for Affordable Housing that was determined through the 10-Year Review of the ODP. The ODP created new targets and updated the percentage accordingly (23.6% of residential density in Area 3 to be designated as Affordable Housing*). Similarly, the percentage for rental housing was also reflected in the 10-Year Review of the ODP and a portion of it front-loaded in Area 1. The 10-Year Review ensured that 10% of rental density was met for net new floor area between Area 1 and Area 3 but did not require it all in Area 3, as such the requirement within the ODP for Area 3 is 9.4% (300,000sf of market rental density).

The additional density proposed for Area 3 was determined with an assumption of maintaining 20% Affordable Housing over the East Fraser Lands. Within Area 3, this percentage requirement is 23.6% of residential density to be designated as affordable housing. These sites are proposed as dirt sites on Parcels 37, 41, 50, and 52, which include a total of 741,922sf (23.6% of residential density within Area 3). Additionally, Parcel 41 and 52 would also include some Flex use density.

Important Note: The City of Vancouver informed Wesgroup that there is an error in the Zoning bylaw for the Affordable Housing requirement for Area 3. The bylaw section 6.1.3f notes that 25.6% of residential floor area is to be available for affordable housing. This should be 23.6%. A summary of this error is described in attached Appendix F and has been confirmed by the City of Vancouver. As such this rezoning application complies with the delivery of 23.6% of residential floor area to be available for affordable housing.



Plan highlighting affordable housing parcels within Area 3

9.0 OPPORTUNITIES IN AREA 3

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9.1 SUMMARY

Development of the East Fraser Lands has been underway since 2010. Most of the development in Area 2 has been completed, and Area 1 is well underway. Since the start of development of EFL, many processes, policies, construction methodologies, and building codes have evolved. Many of these changes have been captured and reflected in the recent update to the ODP, however there are a few notable opportunities for the remainder of East Fraser Lands that have more recently had implications on for unit liveability, affordability, and efficiency.

This section looks at opportunities that the Area 3 Rezoning application has to address some of the challenges that our existing EFL guidelines pose on future development, as well as some of the challenges currently being faced in Metro Vancouver with respect to housing affordability. It also includes rationale for the change.

Included in this section is:

- Proposal to Increase Tower Floorplates (Note that all diagrams within this application currently comply with the existing bylaw)
- Opportunities for Borrowed-Light Bedrooms
- Rationale for Increase in Retail proposed within this application



9.2 TOWER FLOORPLATE INCREASE

Proposed Tower Floorplate Increase Rationale

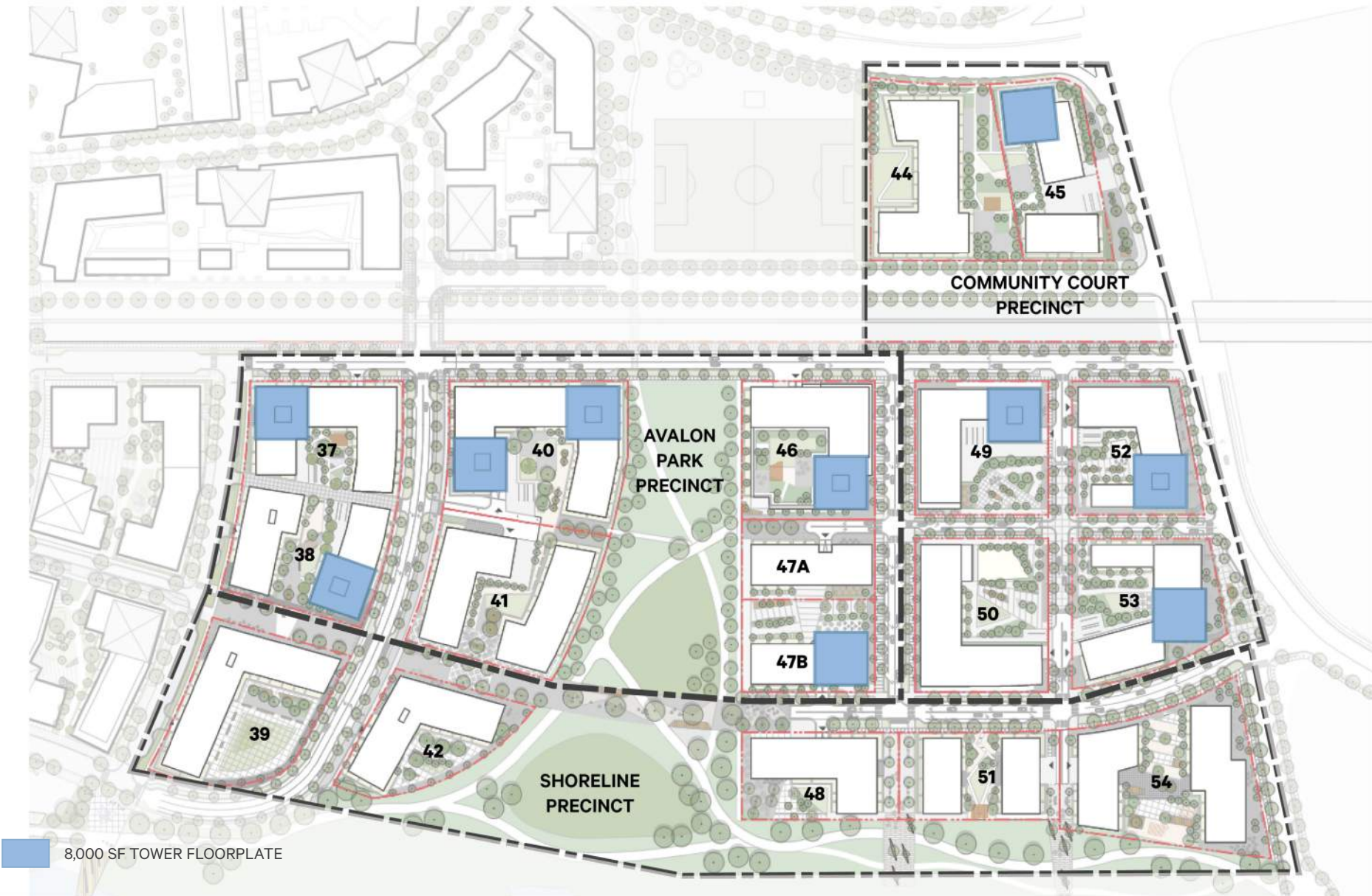
The River District Bylaw currently outlines maximum floor plate sizes for buildings of varying heights, with the maximum allowable floor plate being 697sm (~7,500sf) for buildings of 24 storeys or more; and 650m2 (6997sf) for buildings of 18 storeys up to and including 23 storeys. One of the primary reasons for this proposed change is due to the City’s existing ZEB Policy. Since the approval of this bylaw, the City of Vancouver has implemented energy performance targets and policies that require significantly thicker wall assemblies. As wall thickness has increased, the internal living space has decreased, therefore impacting livability.

At grade, the impact of this increased area is only 2 to 3 feet, and as such, we do not consider it to be significant given the increased benefits this can achieve within the units.

Furthermore, this proposed change would also facilitate the potential for future buildings to be built using mass-timber construction. Mass Timber construction uses modules to capitalize on manufacturing efficiencies by maximizing floorplate efficiency and the structural efficiency of prefabricated structure, helping to reduce costs and gain schedule efficiencies. In our experience with Parcel 19.1 (Mass Timber 18 storey tower) the floorplate maximum of 7,000-7,500sf is challenged due to the panel requirements needed to facilitate this construction type, as well as the family-housing guidelines required to be met at the City of Vancouver. To facilitate a mass-timber project that maximizes manufacturing efficiency as well as livability, Wesgroup proposes to increase the allowable floorplate sizes in Area 3 to 8,000sf.

Note that, the site plans and statistics provided in this application are currently compliant and consistent with the existing bylaw requirements around floor plate size. This section simply illustrates the minimal impact of the change on the proposed site plan and outlines the rationale for this proposal.

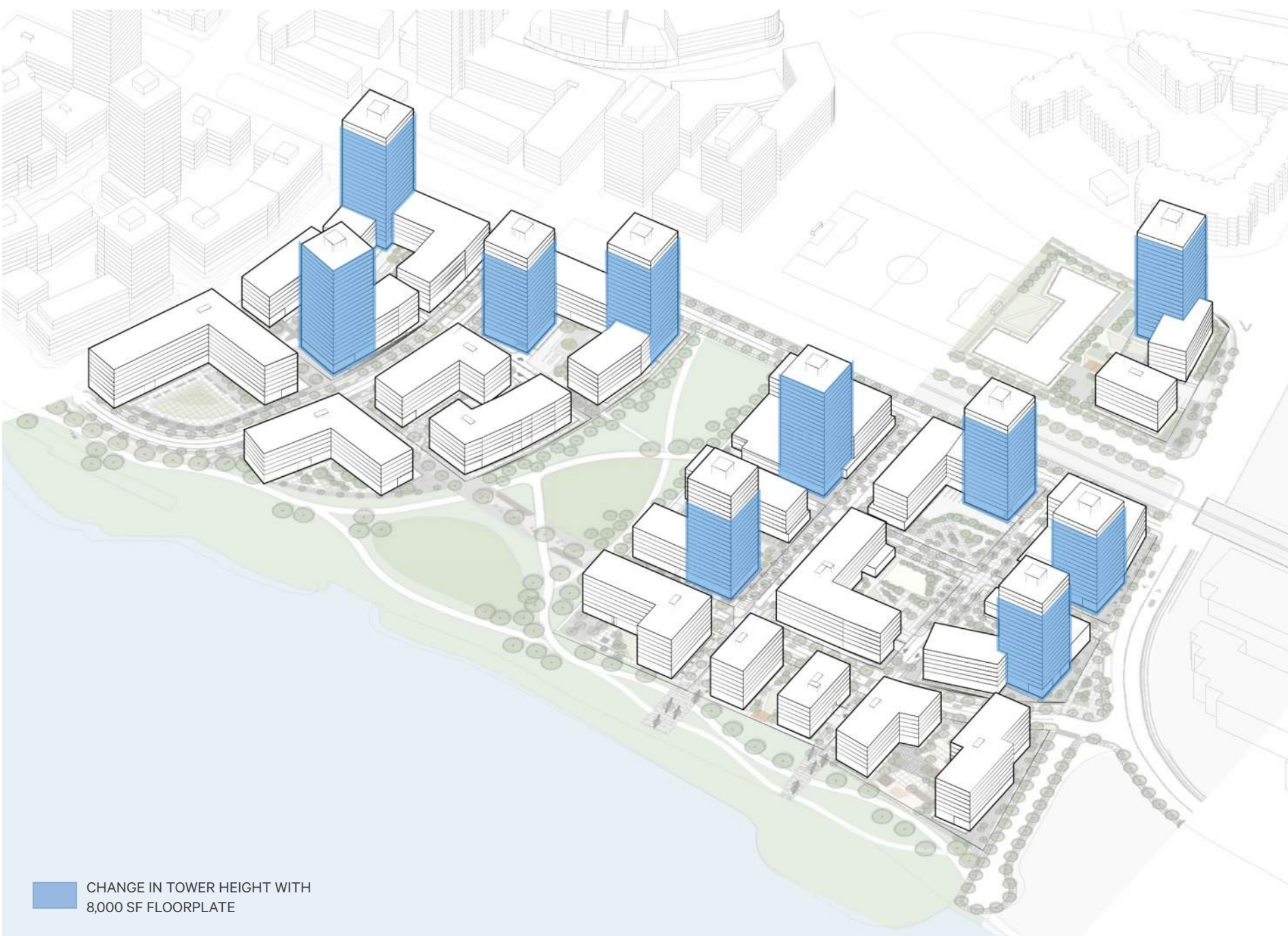
This tower floorplate increase proposal will form part of the Design Guidelines for Area 3 that will be submitted in Fall 2023.



Site Plan with 8,000 sf tower floor plates, causing negligible impact on overall urban design framework at grade.



Typical Floor Plans for Mass Timber Construction



3D View illustrates reduced tower heights if tower floor plates were increased to 8,000 sf.; as a result Parcel 47B and 53 are taller than ODP Optimum heights while Parcel 37, 49, and 52 are under ODP Optimum heights, rest of the towers are at ODP Optimum.

9.3 RETAIL AREA INCREASE

Proposed Retail Increase Rationale

The Area 3 Rezoning application includes over 3 Million square feet of residential density, which translates to over 3500 units of new housing. This area is significant in nature and we believe that residents of this community will benefit from additional, more walkable retail. For instance, from the eastern-most parcels of Area 3, it would take approximately 10 minutes to walk to the Town Centre and access daily retailers.

Building upon the policy statement of ensuring that River District is a complete and walkable community, we believe this addition of retail will provide significant benefits to the residents of this new area. Furthermore, since the approval of the ODP, we have seen significant growth and interest from retailers looking to establish their presence at the River District. The application proposes to increase the allowable retail space in Area 3. Proposed retailers include coffee shops and smaller-scale grocers. We believe there is a market for additional retail that would help animate, activate and provide important amenities to the Area 3 Community.

The application proposes that this space be added to Parcels 46, 47 A, 48, and 49. Given the proximity to Avalon Park, solar exposure on the Park, as well as access to existing streets and neighbourhood connectors that can facilitate parking and loading – these sites have been identified as suitable sites to support retail. Parcel 46, 47 A, and 49 also have a direct connection to the Park and access to sunlight. We believe the additional retail space in Area 3 will improve connectivity, liveability, and enjoyment for the future residents of Area 3, while also helping to animate Avalon Park. It should be noted that the increase in retail area is not intended to replace residential density, it is proposed in addition to the existing 22,066sf identified in the ODP.

To read more on the retail planning for Area 3 please refer to Section 5.3 of this booklet.



Active retail frontages along Road M (Parcel 46 and 47 A retail on the right side)

9.4 BORROWED-LIGHT BEDROOMS

Currently, the City of Vancouver has a bylaw in place that restricts bedrooms that do not have a direct access to light. All bedrooms are required to have at least one window, which means that unit widths and sizes become dictated by bedrooms being required to be located against the exterior face of an elevation. This often makes a 2 or 3 bedroom unit larger than if you were able to locate a smaller 2nd or 3rd bedroom off of an interior wall. It is understood the rationale for this, and the consideration of liveability for each unit to have access to natural daylight. However, the implication of this existing requirement challenges affordability of these larger family homes.

Many municipalities in Metro Vancouver allow for borrowed-light bedrooms (with a maximum number in place) to enable the delivery of smaller family-sized homes. These municipalities include Burnaby, New Westminster, City of Surrey, City of Coquitlam, City of Port Moody. This can create a unique opportunity to design secondary bedrooms within a smaller space.

This change would enable more Vancouver buyers and families looking to expand their purchasing ability to get a two or three bedroom home at a more affordable price.

Given the current housing crisis within Metro Vancouver, we believe this change could enable the delivery of more affordable family homes.

The attached figure helps illustrate the impact on an existing 3-bedroom unit and its impact on sales price of that unit. This impact could be significant for ground-oriented units or townhomes.



Figure 2 illustrates a 3 bedroom unit layout and size typically seen in the City of Vancouver, with all three bedrooms located against an exterior wall in order to have direct access to daylight.

Figure 1 illustrates another 3-bedroom with the 3rd bedroom “buried”. This unit is approximately 265sf smaller than Figure 2.

This 265sf savings in size could equate to approximately \$265,000 in the purchase price of a family-oriented home, making it much more achievable for many families looking to upsize their home.

