Fairview Slopes

Generally between West 6th and 8th avenues from Hemlock to Ash Street, Fairview Slopes consists primarily of low-rise strata ownership housing built in the 1970s and 1980s, which have a distinctive terracing form to maximize views to the downtown and North Shore Mountains. There are several market and non-market rental buildings in the area. Residential streets generally have a green and leafy character, and there are a few small parks scattered throughout the area. A variety of small businesses, including offices, shops and services, give the area a mixed-use flavour. The Laurel Land Bridge, connecting Laurel Street over busy West 6th Avenue to Charleson Park, is a valued asset that links Fairview Slopes with the amenities of False Creek to the north.

**PRIORITY**

Key planning priorities to consider for this sub-area, identified through community engagement, city-wide objectives, and technical work, include:

- The distinctive sloped character of the area, including the stepped building forms, small-scale commercial uses, and access to views of the downtown and North Shore Mountains.
- West 7th Avenue is a pleasant green and leafy walking and cycling street. West 6th Avenue is challenging due to the high traffic volumes, narrow sidewalks and lack of north-south connectivity. West 8th Avenue is also perceived as less walkable due to the adjacency of larger commercial buildings and parkade entrances on the south side.
- The housing stock is primarily aging low-rise strata ownership housing. There is a lack of rental and affordable housing options in the area.

**FUTURE DESIRED ROLE**

Enhance Fairview Slopes as a more diverse primarily residential area by providing strategic opportunities for new affordable housing, as well as local-serving shops and services, while it continues to embrace its distinctive sloped character.

**EMERGING DIRECTIONS**

- Retain the green and leafy character with landscaped setbacks and gardens, particularly along West 7th Avenue.
- In Area A:
  - Support the retention and careful long-term incremental renewal of the older rental housing by considering a modest increase in height and density for secured market and below-market rental on sites with existing rental units. In all cases, affordability will be maintained and renters will be supported so they are not displaced from the area.
  - Consider increased height and density for affordable housing (e.g. secured rental or social housing) on sites without existing rental units.
- Support increased height and density to renew and expand social and co-op housing, and enhance affordability where possible, on City- or non-profit owned sites.
- In Area B, strategically locate new mixed-use development to transition between the greater scale and intensity of commercial uses in the C-3A zone along Broadway and the lower-scale primarily residential area to the north:
  - Consider increased height and density for affordable housing (e.g. secured rental or social housing).
  - Require a minimum amount of commercial space.
- Continue to support opportunities for ground floor commercial uses, particularly at corner locations.