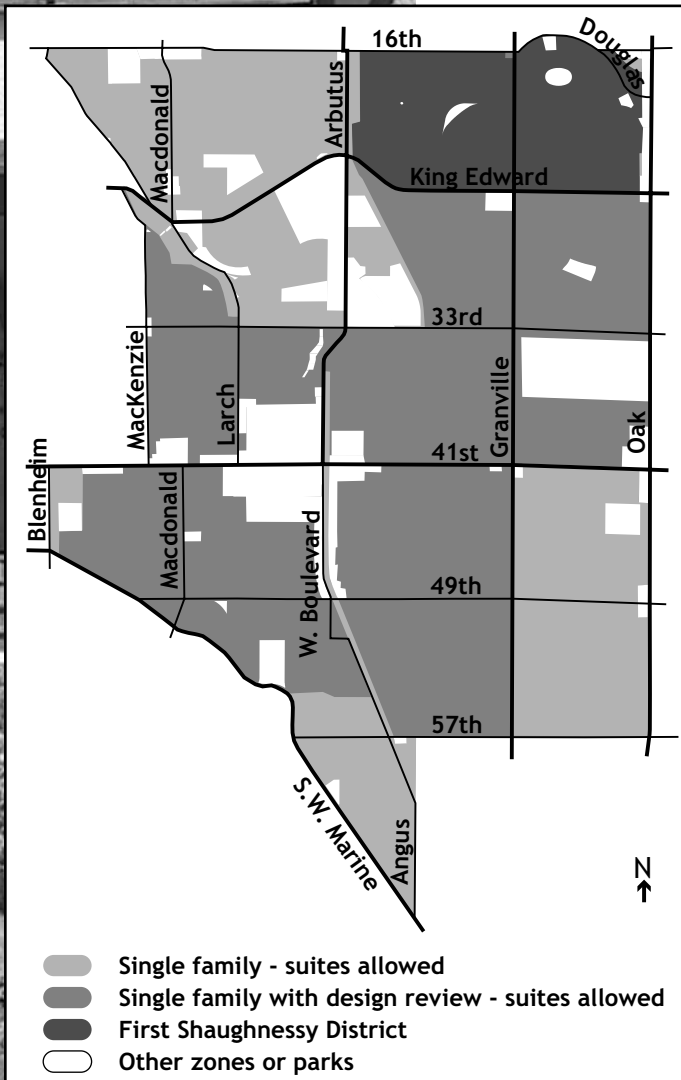


EXISTING RESIDENTIAL AREAS



Existing Single Family Areas

Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) has a mix of mature, residential neighbourhoods. Ranging from the estates of First Shaghnessy, to the character areas of Kerrisdale, to the post-war suburb of Arbutus-Ridge, most of the community is made up of neighbourhoods of single family homes. Higher density housing is clustered around Kerrisdale Village with its mix of four storey and twelve storey apartments, and around Arbutus Shopping Centre with its townhouses and four to six storey apartments. Apartments can also be found along Oak between 16th and King Edward (with some housing units above stores), and at 41st and Oak (which includes some specialized housing for seniors).



The Vision identifies aspects of existing housing which should be maintained in the future while supporting some initiatives to help accommodate the existing population in ARKS as their housing needs change over time.

Vancouver's Zoning By-law

Vancouver's Zoning By-law determines what land uses and building characteristics are permitted on each lot in the city. The single family areas of ARKS are zoned RS-1, RS-3, RS-3A, RS-5, RS-6, and FSD (First Shaghnessy District). In March 2004, Council made a rental secondary suite a conditional use in all areas of the city which allow single family dwellings. Changes to zoning and building regulations reduced the hurdles applicants face when legalizing a secondary suite, including elimination of the need for sprinklers in existing homes, reduction of the minimum ceiling height, and requiring new construction to be 'suite-ready'. It is important to note that the new regulations still require City permits to make a suite legal.

Design Review in Single Family Zones

The RS-1 zone in the single family areas of ARKS only controls the use, size, and placement of a building, with no review of its design. The RS-3, RS-3A, and RS-5 single family zones provide the option of no design review or full design review. Full design review is based on design guidelines that address style or character, massing, entry design, materials, details, and landscaping. Projects agreeing to design review get to build slightly more floorspace than a non-design review project. The RS-6 and RS-7 single family zones include regulations on some basic design aspects such as limiting some types of exterior building materials or requiring trim around windows. They also have some basic guidelines for landscaping. A development application undergoing design review in RS-3, RS-3A, RS-5, RS-6, and RS-7 takes longer to approve and has a higher processing fee than in RS-1. Also see MORE INFO - First Shaughnessy District in this section.

More Planning and Consultation Before Changes

Vision Direction 12.1 would require a rezoning. Given the support for design review, residents of smaller neighbourhoods would need to approach and work with the Planning Department to initiate a process leading to rezoning. Additional community involvement and surveys would be required to ensure broad community support before City Council considers changing to a zoning with design guidelines.

11 Single Family Houses

Residents of ARKS value their single family neighbourhoods. Many were attracted to the area by the combination of housing and neighbourhood which met their needs. Vision participants wanted to maintain the single family character of much of the community.

11.1 Maintain Most Single Family Areas

Approved

In order to retain the basic character of ARKS, most of the area that is now single family (with suites allowed) should be kept that way (exceptions would only be considered where the community supports new housing choices as described in Directions 13.4, 15.1 – 15.9, 15.11, 16.1 – 16.6, 18.17, and 20.13).

Percent Agree 86%/84%

People's Ideas...

- retain single family houses as they are attractive to all types of households
- keep single family houses because they can be affordable rental housing for small families

12 New House Design

New houses frequently replace older ones. Currently about two-thirds of the single family zoning in ARKS has review of external design elements which affect visual appearance, character, and landscaping. The other one-third of the single family area (located mainly in the north-west and south-east of ARKS) has zoning with no design review. Here, the zoning only regulates the height, yard sizes, total floorspace, and garage size of new houses. Design review is intended to encourage new housing to 'fit into' the existing character of the neighbourhood. Without design review, new houses may have a more innovative design. Vision participants felt that design of new houses is important to maintaining the character of their neigh-

bourhood, and supported some level of design review for those neighbourhoods currently without it.

12.1 Design Review for New Single Family Houses

Approved

Most areas in ARKS have zoning with some level of design review of new single family houses. Those single family areas that currently do not have zoning with design review should be able to obtain it with sufficient community support.

Percent Agree 80%/76%

People's Ideas...

- build new houses in traditional styles
- require all houses to go through design review
- fit houses into the overall streetscape
- allow more modern looking housing and encourage imagination in design
- allow for diversity where everyone builds what they want
- need better design rather than just 'fitting in'



New house: example with no design review



New house: example with full design review

First Shaughnessy District

First Shaughnessy District is generally bordered by 16th, Oak, King Edward, and East Boulevard. In 1982, the First Shaughnessy Official Development Plan (FSODP) was enacted and Design Guidelines approved by Council. The FSODP and Design Guidelines seek to strengthen First Shaughnessy District as a unique architectural and historical area, promoting the conservation and restoration of pre-1940s houses and maintenance of its estate-like image. The FSODP and Design Guidelines offer opportunities to build infill dwellings (e.g. Vision Direction 15.1) or convert existing single family houses to multiple conversion dwellings (e.g. Vision Direction 13.4) in order to retain character buildings and preserve neighbourhood character.

First Shaughnessy Advisory Design Panel

The First Shaughnessy Advisory Design Panel is an advisory body to City Council made up of fourteen members, mostly residents but including professionals from the design, heritage, and development communities. Its primary purpose is to preserve and protect the heritage and special character of the First Shaughnessy District. It is authorized to make recommendations regarding development matters within First Shaughnessy District to the City. It does not have the authority to approve or refuse projects or make policy decisions.

12.2 Public Involvement in the Review of New Single Family House Design

Approved

In areas with design review of new single family homes, the City should explore alternative methods for improving public involvement in the review of new or substantially renovated single family houses, including some form of community-based design panel or advisory committee (e.g. First Shaughnessy Advisory Design Panel).

Percent Agree 66%/66%

People's Ideas...

- use Shaughnessy's Design Panel as a model for other areas
- need neighbourhood input on house design
- have mandatory consultation with neighbours who sign-off on design
- have feedback meetings between neighbourhood groups and the City about recent approvals
- do not give veto power to neighbours when approving designs

13 Retaining Heritage

ARKS contains many significant areas of heritage and character buildings. From its inception in the early part of the last century, First Shaughnessy has held a special place in Vancouver as the home for many of its grandest homes and gardens. Kerrisdale also began its development at the turn of the 20th Century, while Arbutus Ridge was built largely during and after WWII.

The Vancouver Heritage Register (VHR) lists pre-1940 buildings that have particular historical or architectural significance. Their owners can take advantage of some zoning relaxations which may make it easier to keep and renovate them. ARKS has 120 buildings on the VHR, 60% of them located in First Shaughnessy District. The VHR also lists 3 heritage 'streetscapes' (groupings of buildings of heritage merit) in ARKS: the 2000 block of West 36th, the 6100 block of Macdonald – east side, and the 2600 block of Marine Crescent – west side.

Heritage 'parks and landscapes' are also listed including King Edward Boulevard, Maple Grove Park, and along West 16th in Shaughnessy Heights.

Vision participants spoke of their appreciation of First Shaughnessy as an important heritage area, and their support for the Official Development Plan (or ODP) as a means to protect its character (see MORE INFO - First Shaughnessy District in this section). They also identified the need to find additional means to retain heritage and character buildings in other parts of ARKS, including allowing the conversion of existing character single family homes into multiple conversion dwellings.



First Shaughnessy heritage house

13.1 Support for First Shaughnessy Official Development Plan (ODP)

Approved

The First Shaughnessy ODP should be retained and supported as an important policy to encourage the retention of the heritage buildings, landscaping, and the estate-like image of the area.

Percent Agree 78%/78%

13.2 Retain Buildings on the Vancouver Heritage Register (VHR)

Approved

For buildings listed in the VHR, the City should encourage retention by implementing additional incentives which are suitable in ARKS.

Percent Agree 78%/77%

People's Ideas...

- need incentives to save smaller heritage houses (e.g. allow infill housing)

Multiple Conversion Dwellings (MCDs)

A Multiple Conversion Dwelling, or MCD, allows an existing dwelling to be converted to two or more individual units. MCDs have been used to promote the retention of existing neighbourhood character. Since each new housing unit uses less land and is smaller than a new single family house, they are also generally more affordable. The units may be side-by-side, front-to-back, or up-and-down. Each housing unit can be individually owned.

MCDs provide many of the features of a single family house including access to yards, individual entrances, garages, and enough floorspace to meet the needs of a family. They are currently permitted in First Shaughnessy District and on a few lots in other parts of ARKS. They are also common in Kitsilano (north of Broadway) and Mount Pleasant (south and east of City Hall).

- create incentives for retention including allowing infill, giving tax breaks, and selling development rights
- add extra floors to increase floor-space (rather than building infill)
- undertake a more comprehensive inventory of heritage buildings and houses
- keep all heritage buildings and add to the VHR list



Vancouver Heritage Register house

13.3 Retaining Other Character Buildings

Approved

In order to encourage retention of 'character' buildings not on the Vancouver Heritage Register, there should be incentives to renovate and disincentives to demolish these buildings.

Percent Agree 74%/71%

People's Ideas...

- provide seed money for upgrading and give tax relief
- need incentives to keep some older houses (e.g. allow infill housing, give tax breaks, sell development rights)
- need special incentives to retain smaller buildings

13.4 Multiple Conversion Dwellings (MCDs)

Approved

Character housing should be retained, and housing variety increased, by allowing more MCDs on large lots. The MCDs should be designed to retain the look of the original building, and have adequate parking. Adequate community facilities (parks, schools, etc.) and services for the additional population should be provided.

Percent Agree 61%/63%

People's Ideas...

- should be developed on 50' lots, with adequate parking, or on corner lots
- preserve character of existing houses and neighbourhoods by allowing MCDs
- appropriate for large lots with large houses, good heritage preservation tool



Multiple conversion dwelling

14 Changes in CD-1 Zones

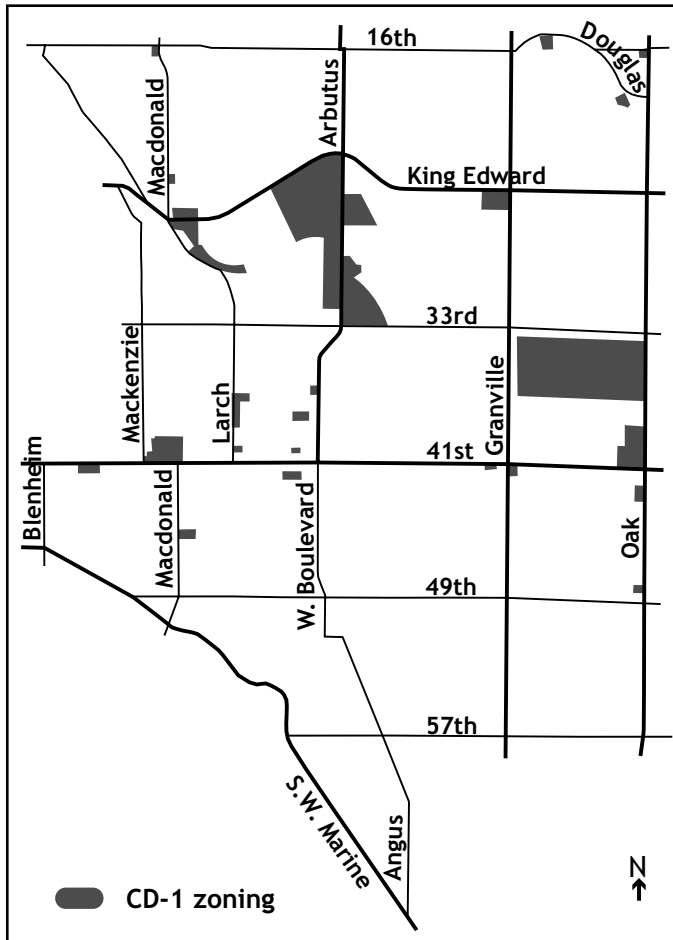
Some developments in ARKS are on large parcels zoned CD-1, or Comprehensive Development District. CD-1s are ‘tailor-made’ zonings used by the City where standard zoning isn’t suitable for the proposed uses or building form. Since the ‘80s CD-1 By-laws have included a lot of detailed regulations, but earlier CD-1 By-laws were often quite vague and general. In addition, older CD-1 sites were often built to densities lower than those common today. Across the city, these older parcels are being redeveloped to higher densities. Examples include Arbutus Gardens (at Arbutus and 33rd) and Champlain Mall in Killarney.

The City has generally required changes to developments on CD-1 sites to undergo a rezoning process, culminating in a Public Hearing. However, in some cases, redevelopment of older CD-1s was treated as a change in regulations which did not require a rezoning. While decisions on these sites have included community consultation, Vision participants felt residents’ interests would be better protected, and the City’s powers over the development would be greater, if all significant changes to a CD-1 zone were treated as a rezoning.



Multi-family housing: Arbutus Village area

CD-1 Zones



14.1 Process for CD-1 Zoned Sites Anywhere in ARKS

Approved

When anything other than a small change is proposed to a development on a site zoned CD-1 — whether in its buildings or uses — the City should undertake a rezoning process in order to ensure appropriate community consultation and to provide the City with the ability to deny or impose conditions on the proposed development.

Percent Agree 72%/72%