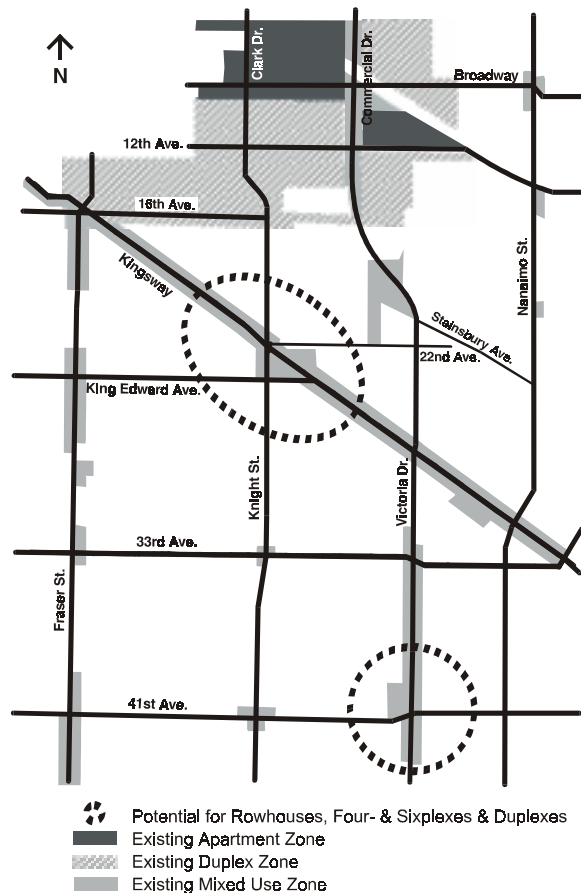




# New Housing Types

KCC residents, in creating this Vision, looked at the future housing needs of KCC residents, ranging from young singles and couples, to families with kids, to seniors. This Vision includes possibilities for rowhouses, four- and sixplexes and duplexes, as well as limited infill. It also includes lowrise seniors' housing.



**More Planning and Consultation before Changes**

Vision Directions in sections 21 and 22 would require rezoning. More detailed planning with the community would occur before any zoning changes were made. This planning would deal with precise boundaries, phasing the development over time, traffic and parking impacts, needs for additional services and facilities, developer contributions to costs, etc. (See Rezoning Policy on page 49.)

By 2021, KCC’s existing residents will have created about 4000 more households than now — today’s children will grow up and have their own families; couples will separate and become two households. Some will move away, but others will want to stay in KCC. Besides the existing households increasing, people will also move to Vancouver from elsewhere, and some will settle in KCC.

Some, likely singles and couples, prefer apartments, or rental suites in houses. Many couples whose children have left home continue to stay in their single family homes. Families with children want the features of single family, like lots of space, private yards, and individual front doors — but at less cost than a new house.

There are no additional single family lots available. Many apartments can be built under the existing zoning along arterials. There are also rental suites.

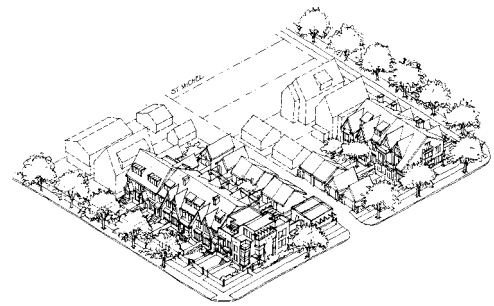
In creating this Vision, KCC residents considered some types of housing that offer the features of a single family home at less cost — rowhouses, four- and sixplexes, and duplexes. They noted that Cedar Cottage already has some potential for duplexes, north of E. 16th Avenue. They created various options for where more of these “ground-oriented” types of housing could go.

The Housing Statistics on pages 40 - 41 provide more statistics on both the demand for housing, and the number of units that would result from these Vision directions.

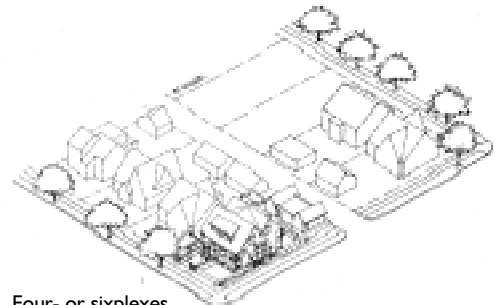
## 21. Rowhouses, Four- and Sixplexes, Duplexes

KCC residents noted that while apartments would suit some households, many others want the features of single family homes (some private yard space for garden, children or grandchildren, pets; large enough for several bedrooms; having own private entry). They felt that rowhouses, four- and sixplexes and duplexes had potential to provide some of these features in a more affordable form.

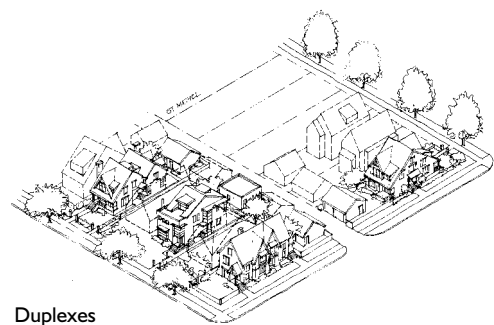
Illustrations below: Houses shown in dashed lines are typical, single family houses.



Rowhouses



Four- or sixplexes



Duplexes

## Approved Vision Directions

### 21.1 Rowhouses, Four- and Sixplexes, Duplexes

More housing variety should be provided by rowhouses, four- and sixplexes, and duplexes, which have many features of single family but would cost less than a new house. Among the conditions that should be met for this new type of housing are:

- in defined areas, not just anywhere
- with design controls to be attractive and fit into the neighbourhood
- built in small projects rather than in large ones
- with small green mini-parks and green links

Support %:64/15/21

People's ideas...

- entrances and porches on the street
- landscaped front and rear yards
- scale and height similar to neighbouring houses
- along major streets, design that minimizes traffic and noise impacts, but keeps an attractive appearance

### 21.4 Revised-New Types of Housing in Clusters Around Knight-Kingsway and Victoria-41st.

The rowhouses, four-and sixplexes and duplexes described in 21.1 should be located in clusters of some type around two established shopping areas, Knight and Kingsway and Victoria and 41st Avenue.

*This revised direction was created by responses to a series of options (See comments under 21.4).*

## Other Vision Directions considered but not approved

### 21.2 Option A: Many Clusters

Around most major intersections, and some parks and schools, there should be clusters of several blocks of rowhouses.

Non-support %:30/26/44

### 21.3 Option B: Fewer Clusters

Around only some established local shopping areas (Knight and Kingsway, Victoria & 41st, Fraser St.), and some parks and schools, there should be clusters consisting of rowhouses, scaling down to four- and sixplexes and duplexes.

Uncertain %:43/28/29

*Comments: See 21.4.*

### 21.4 Option C: Scattered in Fewer Locations

Around two established shopping areas (Knight and Kingsway, Victoria & 41st) there should be rowhouses on some sites, but not totally replacing single family.

Uncertain %:41/29/30

*Comments: Of all the people who voted on the cluster options (21.2, 21.3, and 21.4), 68% agreed with at least one cluster option. 13% disagreed with all cluster options. Because all the cluster options have the Victoria-41st and Kingsway-Knight locations in common, a revised direction has been created. (See 21.4 Revised)*

### 21.5 Along Arterials

Along arterial streets which are not already zoned for mixed use, there should be duplexes or rowhouses.

Uncertain %:35/32/33

*Comments: The disagree votes almost equal the agree votes. Arterial locations do not have widespread support as locations for new housing types. The cluster option above is a preferred location for new housing types.*

### Non-market Housing

New housing that is built in the normal development market – “market housing” – is usually not affordable to lower income households, regardless of the type of housing it is. The City assists in providing non-market housing units for lower income households in a number of ways:

- leasing city land to non-profit housing sponsors, who build housing funded by the BC government
- using housing agreements with developers, where they include lower cost or guaranteed rental suites in their market projects, in return for additional density
- using funds from Development Cost Levies to assist in buying land or paying for housing units directly

These projects sometimes require an individual site-specific rezoning, with community consultation taking place in each case. (See Rezoning Policy on page 49.)

Overall affordability was a concern in creating the Vision Directions, but new non-market housing directions were not suggested.

## 22. Infill

Infill means where a smaller second building is built on a lot, usually behind the main house. Sometimes it is called a “coach house” or “granny flat”. Normally it has the garage on the main floor, and the unit above. It may be added to an existing house, or built with a new house. Usually, the unit is strata titled, but sometimes it is rented. The zoning in parts of Kitsilano and Mt. Pleasant has allowed infill on wider, 50 foot lots for the past 20 years.

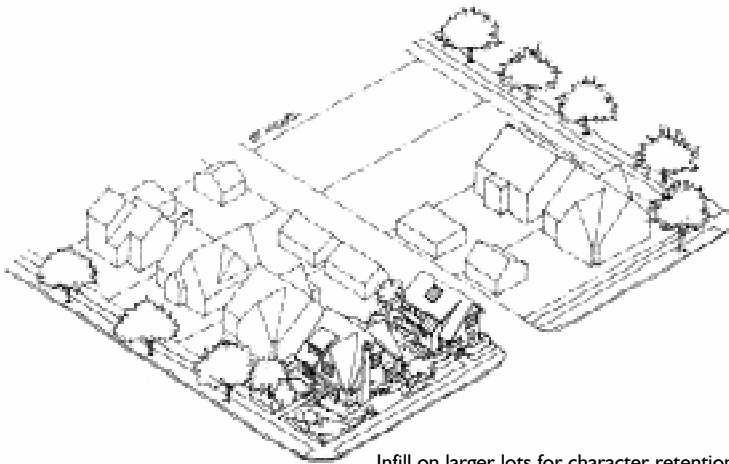
### Approved Vision Direction

#### 22.2 Revised - Infill as a Tool for Character Retention on Large Lots

Infill should be considered, on large lots, as one tool to provide an incentive to retain/renovate character buildings (e.g., pre-1940).

*This revised direction has been created by responses to a series of options (See comment under 22.2)*

Illustration below: Houses shown in dashed lines are typical, single family houses.



Infill on larger lots for character retention

## Other Vision Directions considered but not approved

### 22.1 Option A: On Larger Lots

Infill should be allowed on larger lots (i.e., more than 6,000 square feet, or 50 feet x 120 feet)

Uncertain %: 49/19/31

*Comments: See 22.3*

### 22.2 Option B: On Larger Lots, but for Character Retention Only

Infill should be allowed on larger lots but only as an incentive to retain/renovate character buildings (e.g., pre-1940).

Uncertain %: 49/24/27

*Comments: Of all the people who voted on the three infill options, 72% agreed with at least some type of infill, and 14% disagreed with all infill. Because Option B includes aspects of both options A and C and is consistent with support for character retention in 20.1, a revised direction has been created. (See 22.2 Revised)*

### 22.3 Option C: On Any Lot, but for Character Retention Only

Infill should be allowed on smaller lots (i.e., more than 3,900 square feet or 32.5 feet x 120 feet) as well as larger ones, but only as an incentive to retain/renovate existing character buildings (e.g., pre-1940).

Uncertain %: 40/23/37

*Comment: See 22.2*

## 23. Housing Designated for Seniors



Many seniors live independently as long as possible. Single family homes, apartments, and the new types of housing variety in KCC described above will provide a range of choices for seniors in good health. However, as abilities and needs change, seniors need different types of housing arrangements, usually involving some level of care.

### Approved Vision Directions

#### 23.1 Seniors' Housing Variety

Seniors should have a variety of choices of housing that allow them to stay in the community as they age: e.g., congregate housing, intermediate and extended care. However, KCC should not be over-supplied with housing designated for seniors, relative to the rest of the city.

Support %: 81/11/8

#### 23.2 Seniors' Lowrise Housing

Lowrise (up to four storey) buildings designated for seniors should be permitted. They should be located near local shopping and transit. Scale and design should fit into the neighbourhood.

Support %: 83/10/7

## Other Vision Direction considered but not approved

### 23.3 Seniors' Mid- to Highrise Housing

Seniors' mid- to highrise housing should be permitted (six to twelve storey apartment buildings). There should be between four and twelve of these buildings in KCC. They should be located near the local shopping and transit, but not directly on the arterial streets.

Uncertain %: 47/19/34

*Comments: Seniors' lowrise housing (23.2) is preferred to mid- to highrise. However, even the mid- to highrise direction received more agree votes than disagree. These types of projects are generally considered for rezoning on a site specific basis with community consultation. Based on the survey result, this approach will continue, with applicants encouraged to design lower rise forms.*

### Seniors' Housing Rezoning

Vision Direction 23.2 would happen through individual "site specific" rezonings. That means that when a group that is organizing housing for seniors finds a site, they would be able to apply for a rezoning. Each rezoning would require consultation with neighbours prior to being approved. (See Rezoning Policy on page 49.)

## Housing Statistics

This information provides data on the future housing needs of KCC households and on how the Vision directions address these needs.

### Future Households

As existing residents of KCC get older, they will generate more households due to births, marriages, and separations.

| Type of Household   | 1991 Existing* | 2021 Estimated | Change       |
|---|----------------|----------------|--------------|
| <b>First Households</b><br>15 - 24 years; mainly singles, couples, or sharing | 670            | 520            | -150         |
| <b>Established Couples and Singles</b> 25 - 54 years; no children             | 2700           | 2480           | -220         |
| <b>Families with Children</b> 25 - 54 years; with children at home            | 5000           | 4670           | -330         |
| <b>Mature Households</b> over 55 years; mainly no children, or have left home | 4330           | 9160           | +4830        |
| <b>Total Households</b>   | <b>12700</b>   | <b>16830</b>   | <b>+4130</b> |

\*1991 Existing household numbers come from the 1991 Statistics Canada Census.

### Future Housing Units Wanted

The table below shows the housing units needed if all the future KCC households and newcomers continue to want the same kinds of homes that KCC residents now have — the theoretical “demand”. It is theoretical because we cannot suppose that all these households will necessarily want to stay in KCC, or stay in these types of housing. But it gives you a yardstick for comparison.

| Housing Units   | Single Family House | Row house and Duplex | Rental Suite in House | Apartment     | Total Units   |
|---|---------------------|----------------------|-----------------------|---------------|---------------|
| *1991 Existing  | 8630                | 455                  | 1835                  | 1780          | 12700***      |
| 2021 Estimated Desired  | 12150               | 495                  | 1975                  | 2220          | 16840***      |
| Additional Demand (2021 Estimated - 1991 Existing)                | 3520                | 40                   | 140                   | 440           | 4140***       |
| Additional Demand Including Newcomers (above x 1.32, see sidebar) | 4645                | 50                   | 185                   | 580           | 5460          |
| Additional new units possible under current zoning                | 0                   | 200                  | 0                     | 6650**        | 200           |
| <b>Shortfall or (surplus)</b>                                     | <b>4645</b>         | <b>(150)</b>         | <b>185</b>            | <b>(6070)</b> | <b>(1390)</b> |

\* 1991 Existing unit counts come from the 1991 Statistics Canada Census

\*\* Mainly above commercial along Kingsway, Victoria/Commercial and Fraser

\*\*\* These totals match the totals on the bottom line of the Future Households chart on the previous page (small differences are due to rounding)

### Shortfall of Single Family

As the bottom line of the above table shows, many of the households would continue to want single family houses. Since there isn't room in the area for more single family houses, households would either have to move to the apartments over commercial on arterial streets — or if these aren't suitable, move out of the community. This Vision therefore creates options for new types of housing that has many of the features of single family houses — rowhouses, four- and sixplexes, duplexes, and infill.

### New Housing Types Resulting from the Vision

| Vision Direction                                   | *Additional Units |
|--|-------------------|
| Rowhouse, Four- and Sixplex, Duplex - 21.4 Revised | 450 - 600         |
| Infill - 22.2 Revised                              | 55                |

\*Estimates of the number of units added take into account the number of houses and rental suites that would be demolished for the new development. For infill estimates, it is assumed that about 1/3 of the eligible sites would take advantage of the opportunity to build infill.

### People Moving into Vancouver and KCC

In addition to new households through population aging, people are moving to Vancouver from elsewhere, and some will come to KCC. Between 1986 and 1991, about 32% of the new housing units built in KCC were occupied by newcomers.

### Other Housing: Seniors' and Rental Suites

Vision Direction 18.2 could result in additional rental suites being constructed or legalized. It is not possible to estimate how many there might be, and whether they would continue to be rented out in future, because these are individual homeowner decisions.

Vision Direction 23.2 could result in some apartment units in projects specifically designated for seniors. Again, the number can't be estimated but would likely be small, because these are usually non-market projects that depend on sponsorship by non-profit groups.