

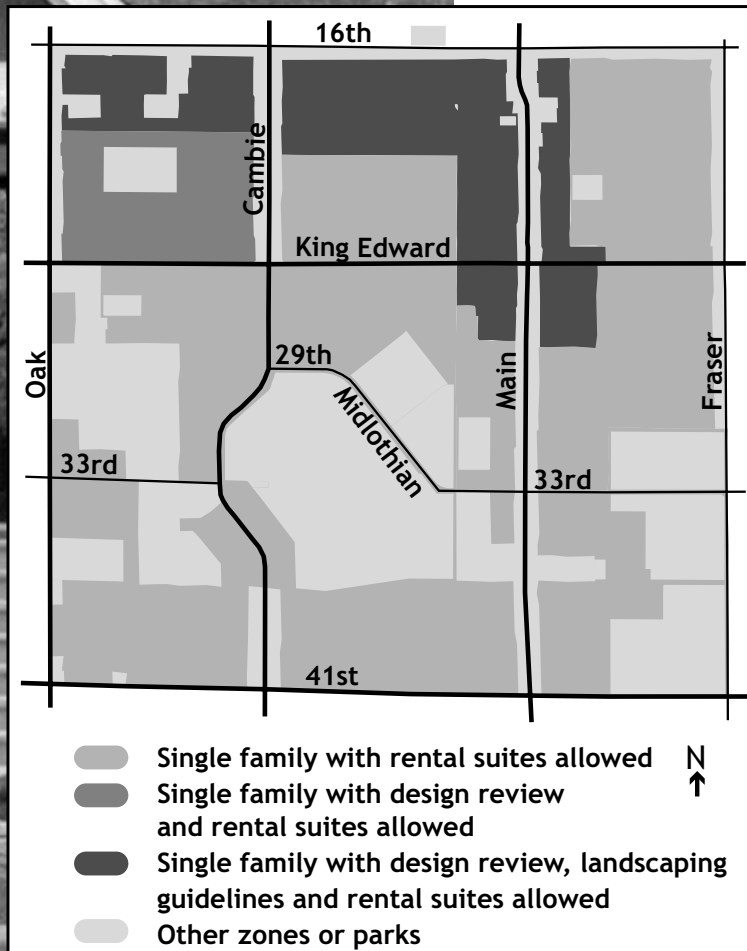
EXISTING RESIDENTIAL AREAS



Single Family Areas

Riley Park/South Cambie (RPSC) has a mix of residential neighbourhoods. Most are made up of single family homes, many with secondary suites. North of King Edward and east of Ontario, there are many heritage and character homes. Elsewhere, the homes are mainly from the post-war period giving these neighbourhoods their own distinctive flavour. Higher density townhouses and four storey apartments line many of the major streets, especially north of King Edward. Apartments above stores are starting to be developed in commercial areas along Oak, Cambie, Main, and Fraser.

The Vision identifies aspects of housing which should be maintained or improved in the future, including initiatives to help accommodate existing residents as their housing needs change over time, and newcomers as they arrive.



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 RPSC are zoned RS-1, RS-5, and RS-7. 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 faced 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 RPSC only controls the use, size, and placement of the building, with no review of its design. 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. The RS-5 single family zone provides 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. A permit for a design review project takes longer to approve and has a higher processing fee than in RS-1.

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 RPSC 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.



Typical single family streetscape

11.1 Maintain Most Single Family Areas

Approved

In order to retain the basic character of RPSC, 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 15.1-15.9, 15.11, 16.1-16.6, 18.8, 19.3, 20.6, 20.8, 21.5, and 22.2)

Percent Agree 79%/79%

People's Ideas...

- retain single family houses as they are attractive to all types of households

12 New House Design

New houses frequently replace older ones. Currently about two-thirds of the single family zoning in RPSC has no review of external design elements which affect visual appearance, character, or landscaping. This zoning only controls the height, yard sizes, total floorspace, and garage size of new houses. The other one-third of single family zoned

area has some form of design control. These areas are around Douglas Park, between 16th & 20th east of Cambie, and on either side of Main (north of 28th). 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 neighbourhood.

12.1 Design of New Single Family Houses

Approved

Some areas in RPSC 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 improved by putting in place one of the design review zones the City has already developed, if there is sufficient support within any sub-area of the community.

Percent Agree 77%/77%

People's Ideas...

- prefer heritage character style homes
- do not permit Vancouver specials or monster houses
- prefer diverse housing styles to newly built, superficial 'character' homes
- establish design review for all new housing types
- provide different types of landscaping and green space with new housing
- repetition of same design makes for a boring street

12.2 Public Involvement in Review of New Single Family House Design

Approved

In areas with design review of single family housing, the City should explore alternative methods for improving public involvement in the review of new and substantially renovated single family house design, including some form of community based design panel or advisory committee.

Percent Agree 57%/56%



New house example: no design review



New house example: full design review

People's Ideas...

- establish more direct community involvement in influencing housing and urban design issues
- develop a sense of community ownership with community input
- design controls should reflect criteria developed and approved by local residents

12.3 Improve Quality and Sustainability of Single Family Housing

Approved

The City should investigate opportunities to provide incentives or guidelines that further improve the quality and sustainability of new single family housing. This might include guidelines for more durable, sustainable building materials or green roofs.

Percent Agree 73%/77%

People's Ideas...

- relax zoning or provide other incentives for using building materials that have a greater longevity (quality of materials)
- promote green roofs in the building code and zoning

13 Retaining Heritage

RPSC changed significantly after World War II, particularly on the south slopes of Little Mountain. The closure of the Provincial Military Camp opened up this area for residential development and by the end of the 1950s most residential areas were fully developed.

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. RPSC has 122 buildings on the VHR.

13.1 Retain Buildings on the Vancouver Heritage Register

Approved

For buildings listed in the Vancouver Heritage Register, the City should encourage retention by implementing additional incentives which are suitable in RPSC.

Percent Agree 81%/84%

People's Ideas...

- encourage restoration of heritage buildings
- keep heritage buildings on Main Street which have a nice scale and anchor other heritage restoration
- enhance heritage building through green building principles
- retain heritage buildings as important 'memory' pieces, enriching the fabric of the community
- important to have a variety of past and current buildings
- establish a grant program to promote and restore heritage buildings



Vancouver Heritage Register houses

13.2 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 (e.g. taxes, fees). This would also involve a process to establish which 'character' buildings would be eligible.

Percent Agree 76%/81%



Streetscape of 'character' homes

People's Ideas...

- need building controls to preserve the heritage/history of the area
- keep character buildings in shopping areas
- keep old buildings, but need to fix them up with façade improvements
- create character retention incentives for more housing types than listed heritage buildings

14 Changes in CD-1 Zones

Some developments in RPSC 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 more general. In addition, older CD-1 sites are 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.

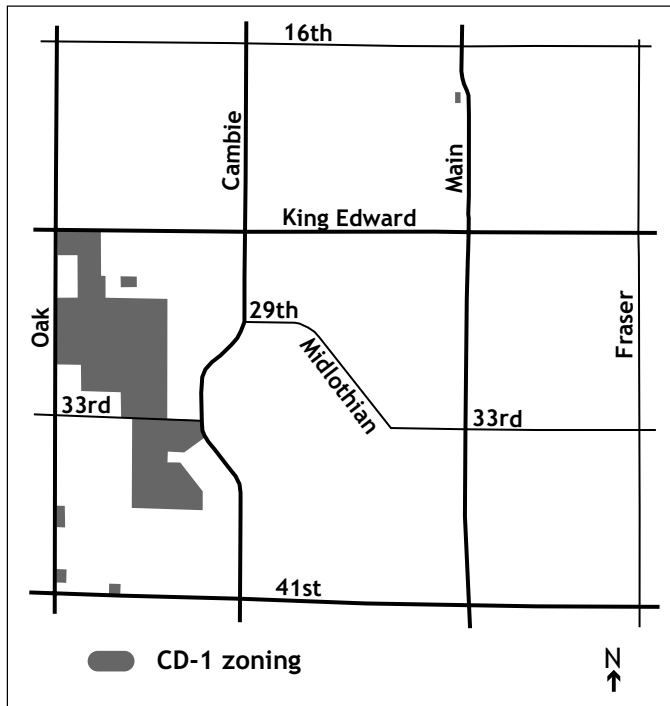
14.1 Process for CD-1 Zoned Sites Anywhere in RPSC

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 71%/75%

CD-1 Zones



Multi-family housing zoned CD-1: Bloomfield Gardens on Oak