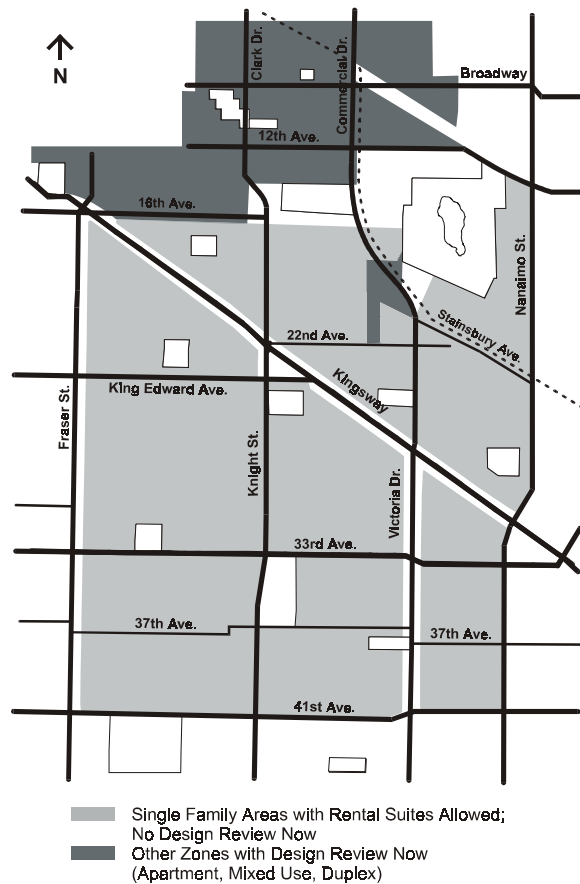




Existing Single Family Areas

A large portion of the KCC area is single family housing. These areas are important to the character and appearance of the area, as well as to social stability. The Vision includes a number of ideas for keeping or improving these areas.



More Planning and Consultation Before Changes

Vision Direction 18.2 would require zoning changes. (See Rezoning Policy on page 49.)

18. Single Family Houses and Rental Suites

Right now, about 68% of KCC homes are single family houses. The areas zoned for single family have very little potential for additional houses under current subdivision regulations. However, new houses frequently replace older ones. The current single family zoning in most of KCC permits homes to have a rental suite. This is based on community consultation some years ago. However, because of various City regulations, few suites are actually being built in new houses, and few older suites are being brought up to building code standards.

Approved Vision Directions

18.1 Maintain Most Single Family Areas

Most of the area that is now single family (with rental suite allowed) should be kept that way, in order to retain the basic character of KCC. (Exceptions would only occur where the community supports new housing choices as described in Sections 21 to 23.)
Support %:82/9/9

18.2 Suites More Feasible

Rental suites in houses should be made easier to do, and be better designed for the resident.
Support %:68/14/17

People's ideas...

- allow full basements without reducing the floor space allowed above the basement
- relax building code regulations for suites
- allow front entrances

19. Design of New Single Family Houses

Currently, the single family zoning in KCC controls the height, yard sizes, total floor space, and garage sizes of new houses.

It does not control their visual appearance or character. In other areas of Vancouver, with community support, new zoning with various degrees of design review has been adopted. A range of alternatives were considered for KCC as part of the Vision process.

Vision Directions considered but not approved

19.1 Option A: No Design Reviews (as now)

For new single family houses, zoning should continue to control things like yard sizes, height, garage size, and total floor space, without having design review.

Uncertain %:43/16/41

Comments: See comments after 19.3.

19.2 Option B: Partial Design Review

For new single family houses, zoning should go beyond current controls and also control a limited number of design aspects. Examples of the types of things controlled could be: having a pitched roof, having porches, limiting the use of some types of materials, having a certain amount of planting. Designs would receive a brief check, not a full review.

Uncertain %:46/23/31

Comments: See comments after 19.3.



Typical new house: no design review



Partial design review: example



Full design review: example



Modern design: example

19.3 Option C: Full Design Review

For new single family houses, zoning should go beyond Option B and require a full design review. This should include having stricter and more detailed design guidelines than Option B, and would involve a more complete review. It would look at overall design, not just at specific features. The character of house design that would be sought could vary. It could be based on the character of existing nearby buildings; on traditional design of a particular period; or could permit a wide diversity of design including modern styles. This would be decided after further consultation.

Uncertain %: 49/20/30

Comments: All the people who voted on the two design review options, B and C, supported some form of design review by 65% overall, but only by 55% in the random survey. Also, of those who agreed with some form of design review, over one-third voted for no design review in option A. Therefore, there is no evidence that design review is widely supported, either as individual options or in principle. But because design review did receive more agree votes than disagree, design review options remain on the table for further community consideration in any future planning that involves single family zones, such as retaining character areas (see 20.1).

Design Review

Every new house requires a development permit. Design review means the City takes longer and charges a larger fee to process a development permit. Based on current experience, Option A takes about 2 weeks and \$700; Option B 4-5 weeks and \$840; Option C 12-14 weeks and \$1500.

20. Older Character Buildings and Areas

Various parts of KCC were developed at different times between the 1890s and the 1950s. Some older buildings have been torn down and replaced with newer ones, but a lot of “character” structures (e.g., pre-1940) remain.



Character houses

The Vancouver Heritage Register (VHR) lists older buildings that have architectural significance. Their owners are able to take advantage of some zoning incentives to make it easier to keep and renovate them. However, most “character” buildings (i.e., built before 1940) are not on the VHR. Many people feel that demolition of these houses and other buildings, to replace them with new development, is changing the area undesirably, and is an unnecessary waste.

Approved Vision Direction

20.1 Retain Character Buildings & Areas

In order to encourage retention of “character” (e.g., pre-1940) houses and other buildings, there should be incentives to renovate such as: additional density, more suites, relaxations to building code requirements, promoting the opportunity to be included on the VHR. Areas that have more older buildings should be studied first.

Support %:72/15/13

