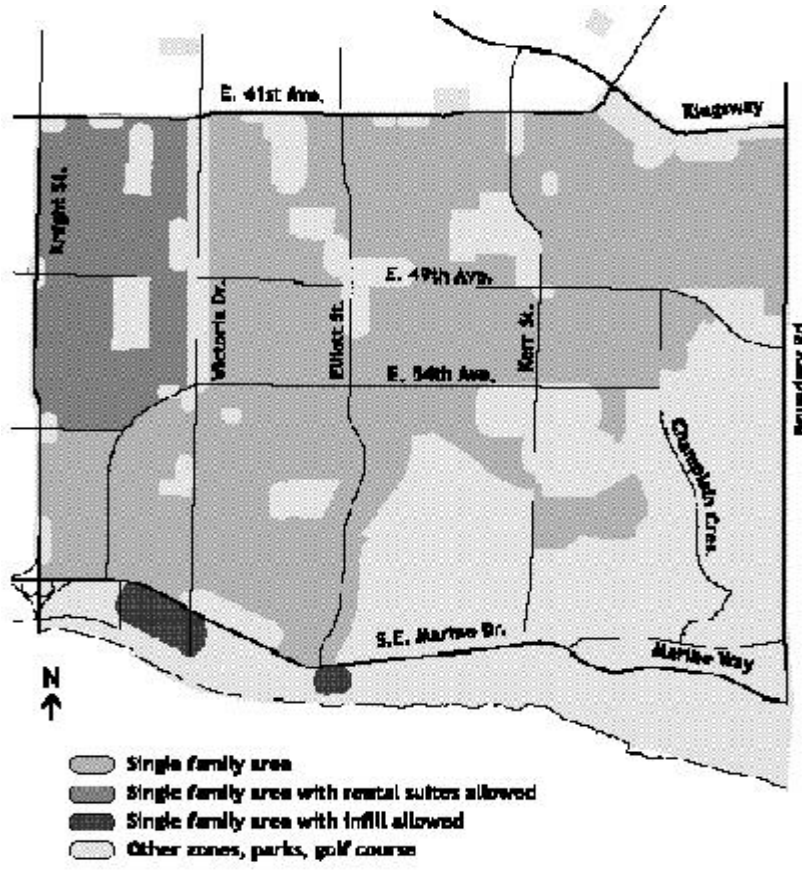




# Existing Residential Areas

Most of Victoria-Fraserview/Killarney consists of single family neighbourhoods and two large comprehensively planned residential areas — Champlain Heights and the Fraserlands. The Vision recognizes that these areas are important to the character and stability of VFK.



### Rental Suites Enforcement

Vision participants expressed concern that enforcement of the suites by-laws appears inconsistent and ineffective. Action is usually taken only in response to a complaint. Participants saw some merit to this approach since most suites peacefully co-exist with neighbours. However, they felt that there should be more effective resolution of complaints when suites create impacts like local parking problems, excessive noise, or poor upkeep.

Since suites have been permitted in RS-1S areas, relatively few owners have made their suites legal by taking out a City permit. The City plans to review the building code standards and enforcement practices related to suites to remove, wherever appropriate, barriers to bringing more suites into legal conformity and to develop a more effective enforcement strategy and capability.

# 12

## Single Family Houses and Rental Suites

The single family area of VFK is zoned RS-1 and RS-1S. Both zones have the same regulations for house size and position on the lot. In both zones any house may have a family suite, that is, a suite occupied by relatives or home support such as a nanny or senior's caregiver. However, only the part of VFK zoned RS-1S allows houses to have a rental suite. This was based on community consultation that occurred about 10 years ago.

### 12.1 Maintain Most Single Family Areas

#### *Approved*

In order to retain the basic character of VFK, most of the area that is now single family (including areas where rental suites are allowed) should be kept that way (exceptions would only occur where the community supports new housing choices as described in Sections 16-22).

**Percent agree 80%/80%**

### 12.2 Rental Suites in More Areas

#### *Not Approved (Uncertain)*

Houses with a rental suite should be permitted in more areas of VFK than now, in order to provide 'mortgage helpers' and affordable housing, but only if the suites:

- are rental rather than strata-titled
- have an on-site parking space for tenant use
- pay their fair share of costs for services (garbage, schools, water, etc.)
- are provided with adequate community facilities (parks, schools, etc.) and services for the additional population.

**Percent agree 45%/51%**

Comments: This Direction did not receive the necessary agreement in either survey to be classed as supported. However, the agree and neutral votes substantially outweigh the disagree votes so it is classed as Uncertain. Uncertain directions remain topics for more public discussion should planning on this topic occur in future.

### 12.3 Improve Enforcement

#### *Approved*

The City should improve the efficiency and effectiveness of its enforcement procedures to solve complaints generated by rental suites such as parking problems, poor maintenance of the dwelling or yard, and noise.

**Percent agree 78%/79%**

#### People's Ideas...

- increase fines to cover cost of more staff
- let people know what happened as a result of their complaint
- increase penalties for repeat complaints to a level that acts as a real incentive to correct the problem



Typical single family streetscape

# 13

## Design of New Single Family Houses

New houses frequently replace older ones. Currently the RS-1/RS-1S single family zoning in VFK controls the height, yard sizes, total floorspace, and garage size of new houses. Tree removal is also linked. However, present regulations do not control the visual appearance, character, or landscaping of new houses.

The City has some single family zones (RS-5, 6, and 7) that include some level of design review for new houses and their landscaping. In the past five years, where neighbourhood groups could show there was sufficient interest, the City undertook detailed surveys to determine whether there was support for zoning that included design review. Now about a third of the single family areas in Vancouver have this zoning.

Although there was not significant interest from VFK at that time, participants felt residents should be offered the choice of whether to pursue design review.



New house: example with no design review



New house: example with no design review



New house: example with full design review

### 13.1 Design Review for New Single Family Houses

#### *Approved*

The design of new single family houses should be improved through putting in place one of the design control zones that the City has already developed, if there is sufficient support within an area.

**Percent agree 67%/62%**

#### People's Ideas...

- encourage pitched roofs; avoid 'wedding cake' forms (second floor narrower than the first); reflect character of existing houses
- control only the features the neighbourhood finds most unattractive
- reduce garage width
- make compatible stock plans available
- require more and better landscaping; encourage low, transparent fences in front yards

## 14 Older Character Buildings and Heritage

Much of VFK was undeveloped or remained as farms and orchards until the 1940s. Returning war veterans started a housing boom that lasted throughout the '50s and '60s. Champlain Heights was the last major area of Vancouver to develop. VFK has very few older buildings, and many post-war houses have already been redeveloped.

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. VFK has only 14 buildings on the VHR.

#### More Planning and Consultation Before Changes

Vision Direction 13.1 would require rezoning. More detailed planning with community involvement would take place before any zoning changes are made.

#### Design Review in Single Family Zones

The RS-1/RS-1S zones which cover the single family areas of VFK only control the uses, size, and placement of the building, with no controls on design at all. The RS-6 and RS-7S single family zones include regulations on some basic design aspects such as limiting the types of materials used or requiring trim around windows. They also have some basic guidelines for landscaping. The RS-5/RS-5S 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. A permit for a design review project takes longer to approve and has a higher processing fee.

The City's Tree Bylaw controls the removal of larger trees (over 8" diameter) in all single family zones. For new development, removal is only permitted under certain conditions. Owners of existing houses may obtain a permit to remove one tree a year. In both cases, replacement trees are required.

### CD-1 Zoning

Many developments in Victoria-Fraserview/Killarney are on large parcels zoned CD-1, or Comprehensive Development. CD-1s are 'tailor-made' zonings used by the City where standard zoning isn't suitable for the proposed uses or building design. Since the '80s CD-1 regulations have included a lot of detailed requirements, but earlier CD-1 regulations were often quite vague and 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.

The City has generally required changes to developments on CD-1 sites to undergo a rezoning process, culminating in a public hearing. However, in the case of the redevelopment of Champlain Mall, which had an old CD-1, the nature of the regulations led it to be approved without a rezoning. While the process did include community consultation, participants felt residents' interests were not as well protected, and the City's powers over the development were not as great, as with a rezoning.



1940's houses

## 14.1 Add Buildings to the Vancouver Heritage Register

### *Approved*

Add appropriate pre-1940 buildings to the VHR, and in addition, include the excellent examples of 1940 to 1980 buildings and streetscapes that exist in VFK. For structures listed in the expanded Vancouver Heritage Register, the City should encourage retention by implementing additional incentives which are suitable in areas like VFK.

**Percent agree 60%/58%**

#### People's Ideas...

- preserve typical post-war houses before they disappear; include award-winning housing projects from the '70s or '80s in Champlain Heights
- move examples of small clapboard houses built for returning armed forces personnel to public sites for public uses such as a neighbourhood house, daycare, etc. (probably only way they can be preserved)

## 14.2 Retaining the Avalon Dairy and 5872 Wales

### *Approved*

As the highest priority heritage building in VFK, there should be a plan for the Avalon Dairy so that it can be saved if threatened. Look at future possibilities, in conjunction with the VHR-listed house at 5872 Wales and the adjacent Vancouver School Board works yard.

**Percent agree 69%/66%**

#### People's Ideas...

- functioning dairy, 'Museum of Milk', 'urban farm'
- preserve the site by allowing transfer of density to other sites
- transform 5872 Wales into a cultural centre or seniors' home



Avalon Dairy



5872 Wales

## 14.3 Retaining Character Buildings

### *Approved*

In order to encourage retention of 'character' houses and other buildings, there should be incentives to renovate and/or disincentives to demolish.

**Percent agree 67%/68%**

#### People's Ideas

- allow additional density, suites, more use of transfers of density (allowing an owner preserving a small house to sell some of the density which is not used on that site to the owner of another site)
- create more flexible Building Code requirements
- inform people of the City's Renovation Centre which helps renovations through the permit process
- charge higher fees for demolition

### 14.4 Recognizing More of VFK's History in Other Ways

**Approved**

The area's history should be recognized by incorporating artifacts and interpretive information in parks, streets, and commercial areas. Various types of area history — social, ecological, aboriginal, agricultural, industrial — as well as building heritage should be remembered.

**Percent agree 65%/66%**

### 15.2 Process for CD-1 Zoned Sites Anywhere in VFK

**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 74%/69%**

# 15 Champlain Heights, Fraserlands, and CD-1 Sites

Champlain Heights and the Fraserlands are comprehensively planned areas with various forms of multi-family housing, parks, and facilities. The plan for the 207 hectare Champlain Heights area was approved in 1968. The plan for the 105 hectare Fraserlands area was approved in 1989. Participants felt that both areas were generally successful neighbourhoods and no major changes were proposed other than to add needed facilities. (See Directions under SAFETY, COMMUNITY SERVICES AND FACILITIES).

Because some Champlain Heights developments on CD-1 zoned sites are getting older, there have been proposals for additions to, or replacement of, existing buildings. Participants felt the process for one such site, Champlain Mall, was inadequate. A Vision Direction addresses any future changes to CD-1 sites in Champlain Heights, Fraserlands or the rest of VFK.

### 15.1 Maintain Champlain Heights and Fraserlands Areas

**Approved**

The pattern of land uses, parks, and streets in Champlain Heights and Fraserlands should be kept once Fraserlands housing has been completed as planned. Proposals to add to or replace existing rental, strata-title or co-op housing should be carefully evaluated for their impacts on the existing neighbourhood character.

**Percent agree 79%/77%**



Multi-family housing: Champlain Heights

