

Why Are We Here?

Council has referred amendments to the Zoning and Development By-law in Grandview-Woodland and Mount Pleasant to public hearing on September 19, 2017. If approved, the amendments would:

- change the RT zoning in these communities; and
- rezone certain areas in Grandview-Woodland from RS to RT-5/5N




Today is an opportunity to learn more about these proposed changes and ask general questions, in advance of the public hearing.



More information

-  vancouver.ca/mt-pleasant-rt-zone-review
-  mountpleasant@vancouver.ca
-  3-1-1

Today's Information Meeting is an opportunity to:

-  Learn about the proposed zoning changes in Mount Pleasant and Grandview-Woodland
-  Review the proposed changes to the RT-5 and RT-6 zones and learn about updates to Design Guidelines
-  Ask general questions

Provide your input!

A public hearing will be held on September 19, 2017.

You can request to speak after the agenda is announced (usually one week before meeting) by registering:

- Online by 5:00pm on the day of meeting
- In-person from 5:30pm to 6:00pm on the day of the meeting

Or attend the meeting and raise your hand after all registered speakers are heard.

Policies

Mount Pleasant Community Plan (adopted in 2010)

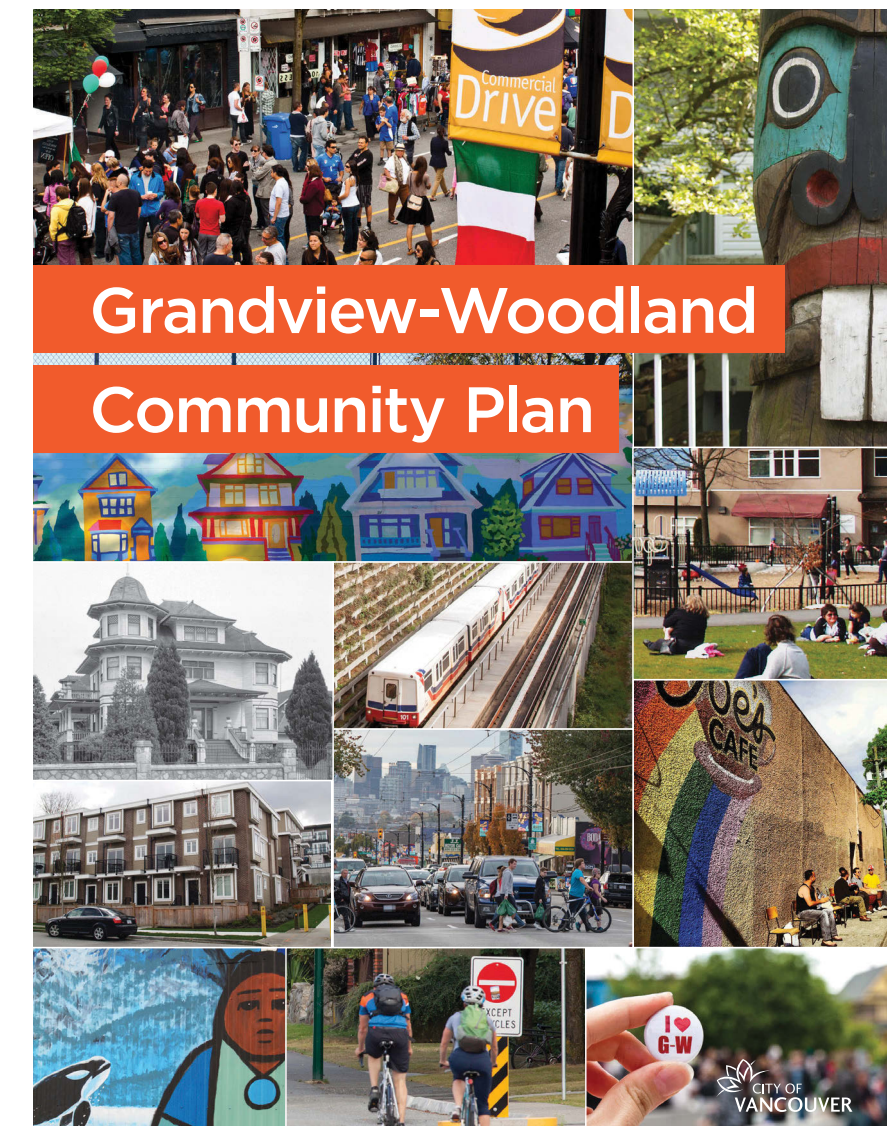
Mount Pleasant Community Plan



The Mount Pleasant Community Plan provides direction for change and growth in Mount Pleasant. **The plan encourages more housing on lanes.**

“Encourage housing on lanes in Mount Pleasant – both infill and laneway housing – to increase the number of units, to increase laneway animation, to provide mortgage helpers, and to improve housing affordability (with a smaller dwelling unit); fix the existing infill housing policy to enable infill housing to be built on most lots (e.g. 33 foot lots).”

Grandview-Woodland Community Plan (adopted in 2016)



The Grandview-Woodland Community Plan aims to provide a range of housing options to ensure that the community remains diverse and resilient. Plan policies strive to **increase affordable home ownership opportunities** by encouraging additional ground-oriented housing. The Plan also seeks to **build on existing neighbourhood character** and context. For the two-family areas identified in the Plan, the objectives are to **preserve their low-scale, traditional character** while allowing for sensitive infill and retaining heritage resources.

Mount Pleasant RT Zone Review

Grandview-Woodland Proposed New Two-Family Zones

RT-5 + RT-6 Zone Review

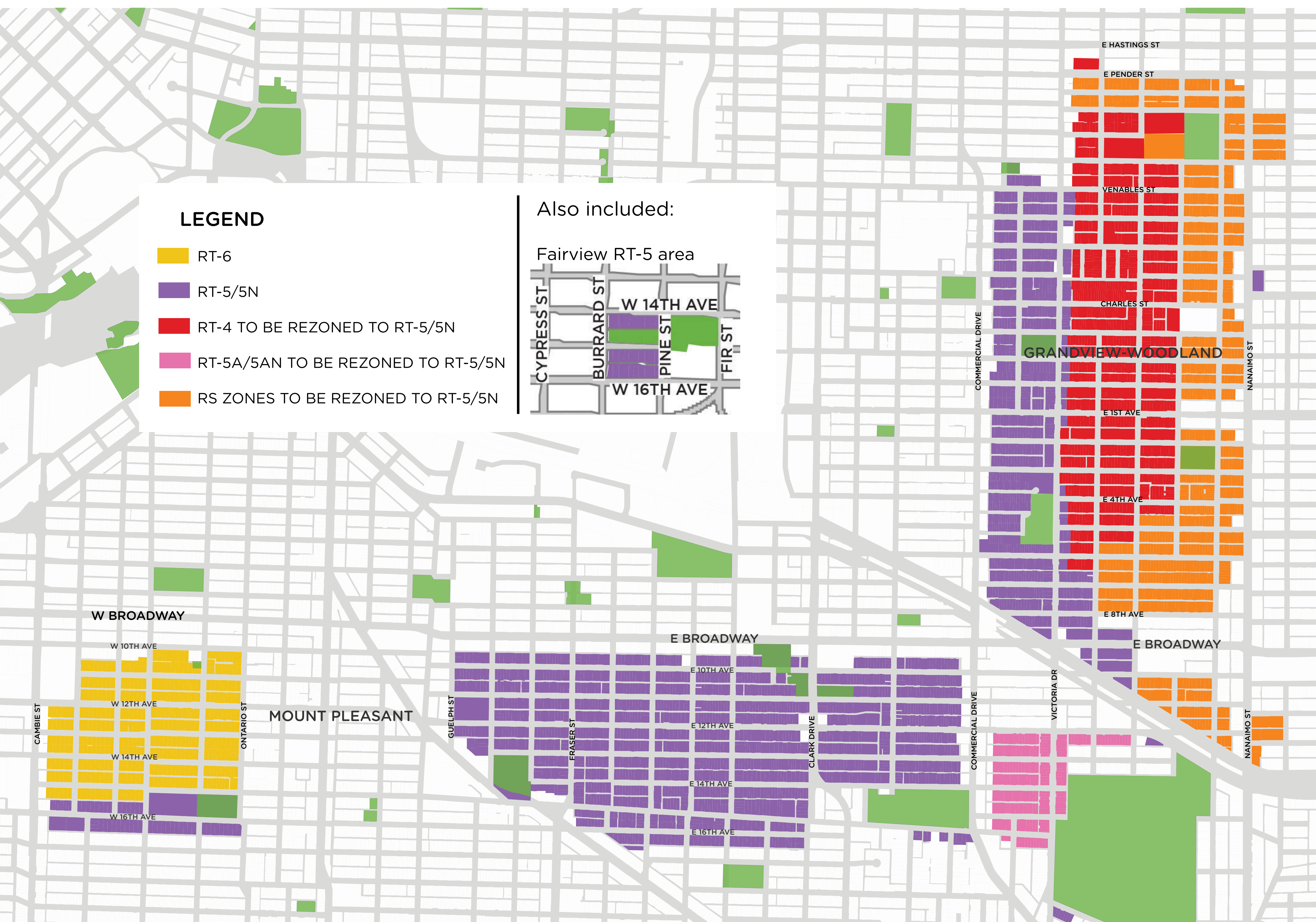
Why combine the Mount Pleasant and Grandview-Woodland RT Planning Programs?

- Mount Pleasant and Grandview-Woodland are historic, inner-city neighbourhoods with common character retention and housing objectives.
- Changing the RT zoning to add more housing choice in both Mount Pleasant and Grandview-Woodland aligns with the Housing Vancouver emerging directions.
- To simplify and consolidate regulations; the RT-5 zone is being updated and will be applicable in both communities.

Scope of RT-5 and RT-6 Zone Amendments

As RT (two-family) zone reviews in both Grandview-Woodland and Mount Pleasant are now combined into a single proposal for amendments to the Zoning and Development By-law, the scope of amendments are shown on this map.

RT-5 and RT-6 zones encourage the retention of existing character homes by allowing infill and Multiple Conversion Dwelling. New duplex and small scale multi-family buildings are allowed on sites without a character home.



GRANDVIEW-WOODLAND

MOUNT PLEASANT

May 2012 - July 2016

Community Plan Development

- Plan identifies an objective to preserve the low-scale, traditional character of RT areas while allowing for sensitive infill and retaining character resources.

November 2016

Open House

- This event shared ideas and information about creating new two-family (RT) zones to incentivize character retention and increase housing choice.
- Two RT zones were proposed.

May 2017

Open House

- This event provided more detail on the proposed RT zoning and included revised development options and new ideas such as two small houses on one lot and reduced parking regulations for character retention.
- One consolidated RT zone was proposed.

Spring 2008 - Nov 2010

Community Plan Development

- Plan provides direction for change and growth in Mount Pleasant, including more housing on lanes.

May 2017

Open House

- This event introduced the RT zone review in the community and shared early ideas on ways to incentive character retention and increase housing choice.
- The community was encouraged to share their ideas for change.

Combined RT-5 and RT-6 Zone Review

WE ARE HERE

June 2017

Open House

- This event introduced the revised scope of the zone review and updated proposal of the combined workstreams.
- Amendments to the RT-5 and RT-6 zones were proposed

September 2017

Information Meetings

- In advance of the public hearing on amendments to the Zoning and Development Bylaw, an opportunity for residents to learn more about these proposed changes and ask questions

September 19, 2017

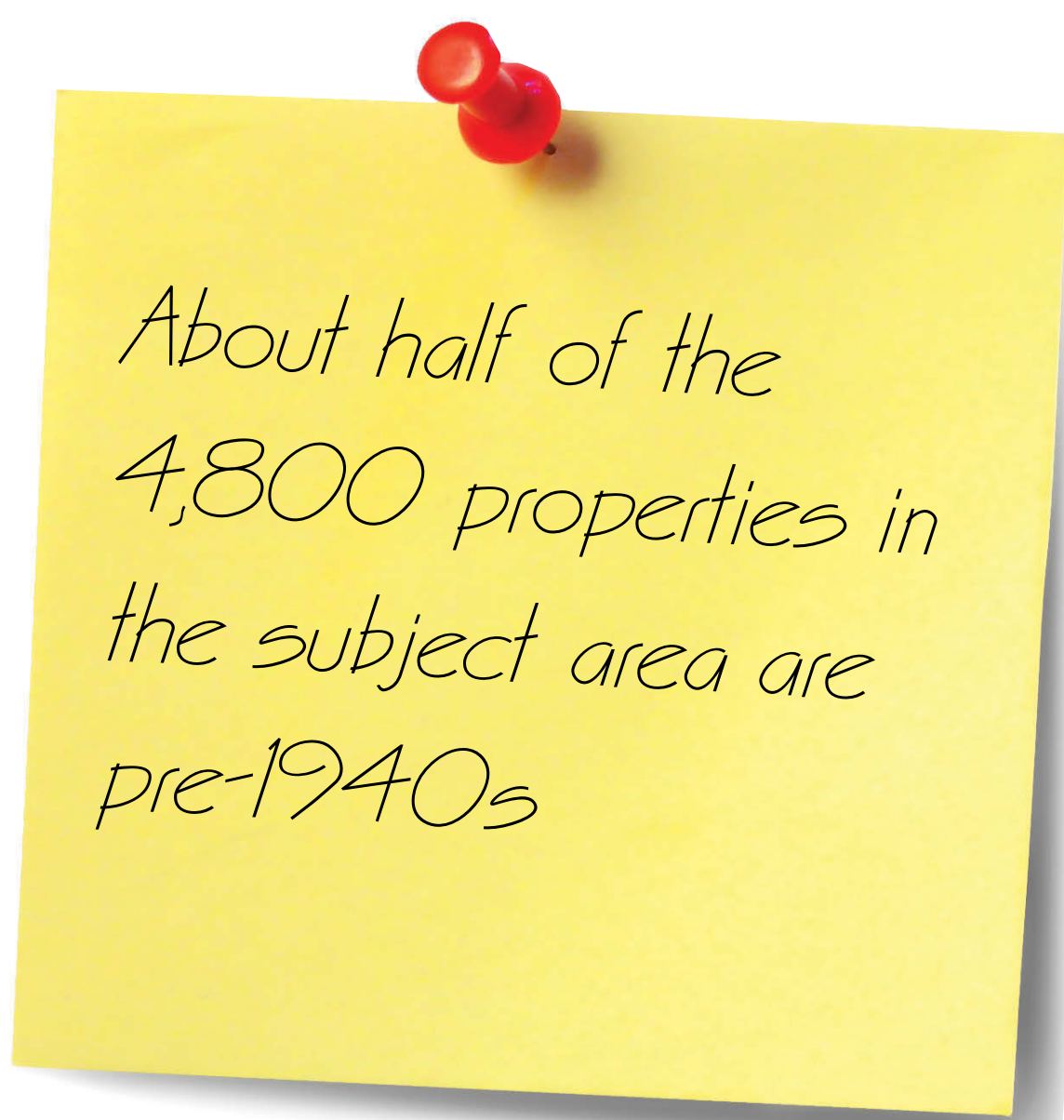
Public Hearing

- Opportunity to speak to City Council on the proposed changes.



The proposed zoning changes address community and City-wide objectives in the following ways:

- 1 To protect neighbourhood character and discourage the demolition of character homes, if a character house is demolished, reduce the FSR of a new single family dwelling from 0.6 to 0.5 FSR.
- 2 Incentivize and improve the feasibility of character retention by increasing the FSR for infill developments and increasing the number of dwelling units in multiple conversion dwellings and infill.
- 3 Expand housing choice by introducing new housing forms and support more housing in highly suitable locations in Grandview-Woodland and Mount Pleasant.
- 4 Simplify regulations and processes to make it easier to renovate a character house.



Revised Character Merit Criteria

The **Character Home Zoning Review** looked at options for the retention of heritage and character homes in single-family (RS) zoning districts. Through this Review, the following revised character merit criteria have been established.

Character Merit Checklist





- Built pre-1940
- Must have original massing and roof form
- Must also meet four of the following:
 - Entry: Original open front porch or veranda, or only partially filled in
 - Cladding: Original cladding or replacement cladding consistent with pre-1940
 - Window openings: Original location, size and shape (50% or more)
 - Period details: Two or more period details e.g. fascia, window casing or trim, soffits, decorative shingling
 - Streetscape context: The house is part of a context of 2 or more character houses

Not all pre-1940 homes have character merit



It is estimated that 80% of pre-1940 homes retain sufficient features to be considered as having character merit.

More information

-  vancouver.ca/heritage-action-plan
-  heritageactionplan@vancouver.ca
-  3-1-1
-  #HeritageActionPlan

All sites

- Allow laneway houses with all Single Family (SF) houses
- Introduce new building depth regulations for duplex and multi-family dwellings (MFD)

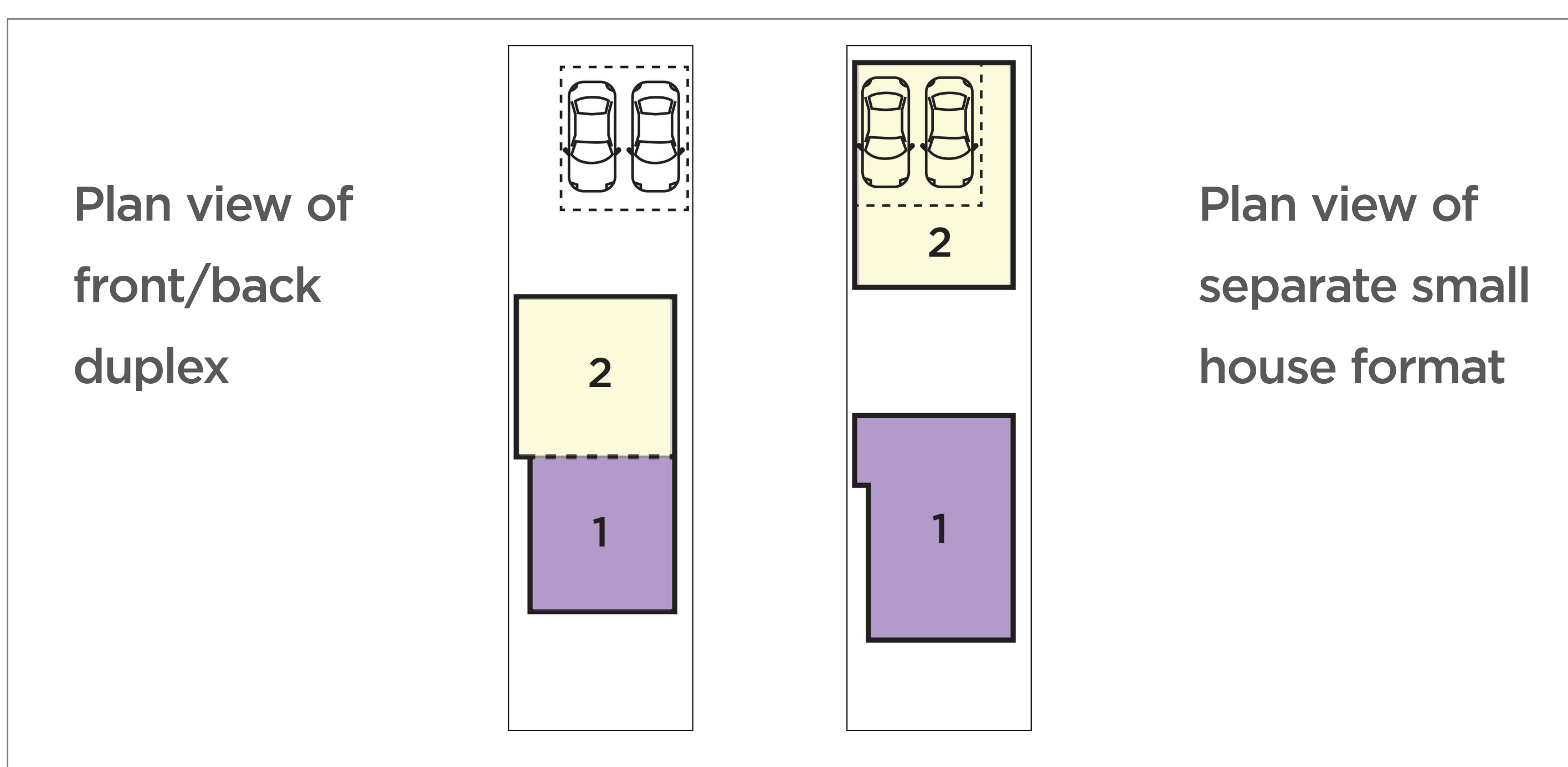
Sites with a character home

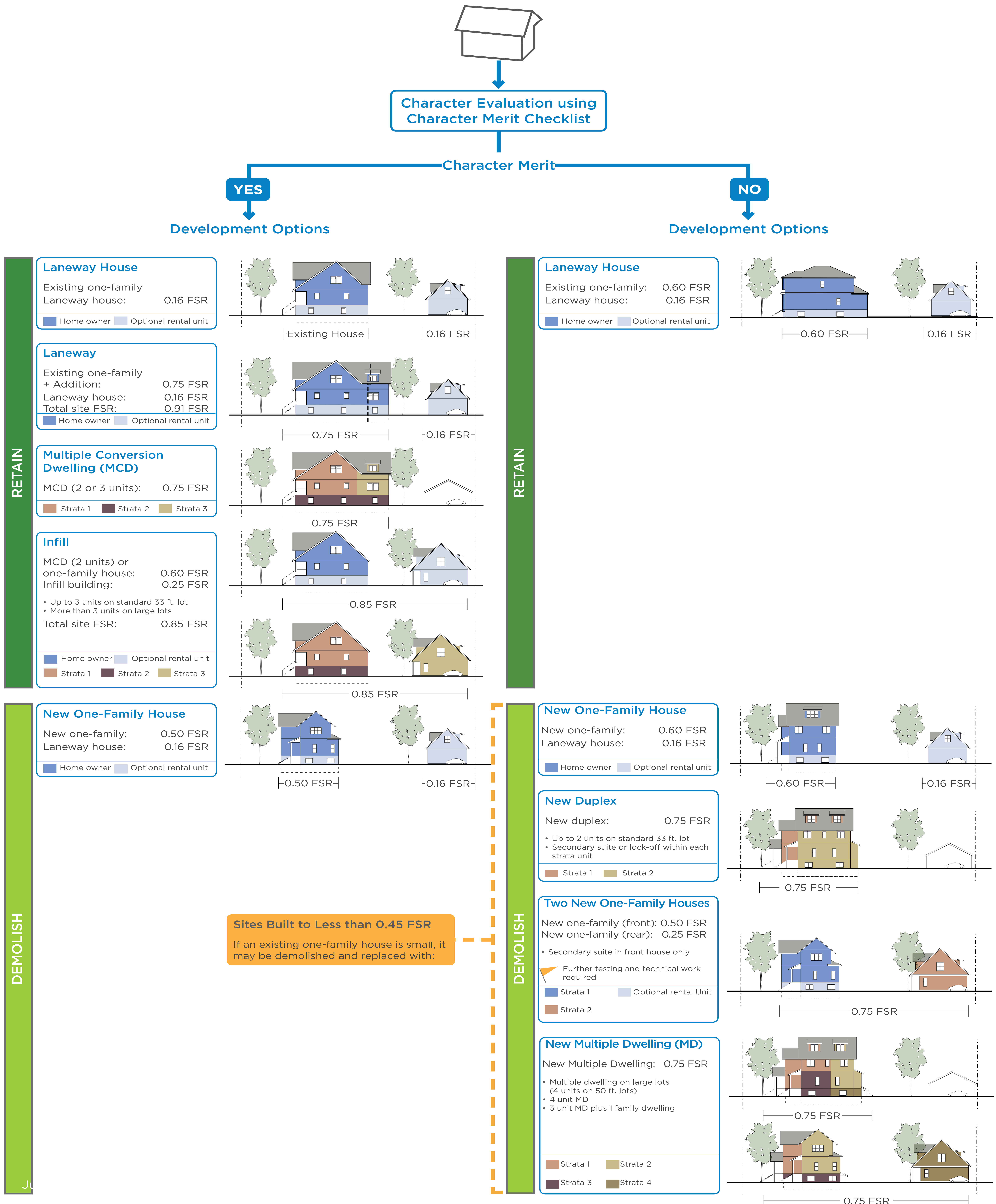
- Increase FSR for single-family dwellings from 0.6 to 0.75 FSR
- Increase number of dwelling units on a standard 33 ft. lot from 2 to 3 units
- Increase FSR for infill from 0.75 to 0.85
- Limit FSR to 0.5 if a character house is demolished
- Allow smaller houses to be eligible for redevelopment without penalty (definition for “under-utilised” lots to be less than 0.45 FSR in RT5)
- Introduce reduced parking for character infill developments



Sites without a character home (new construction)

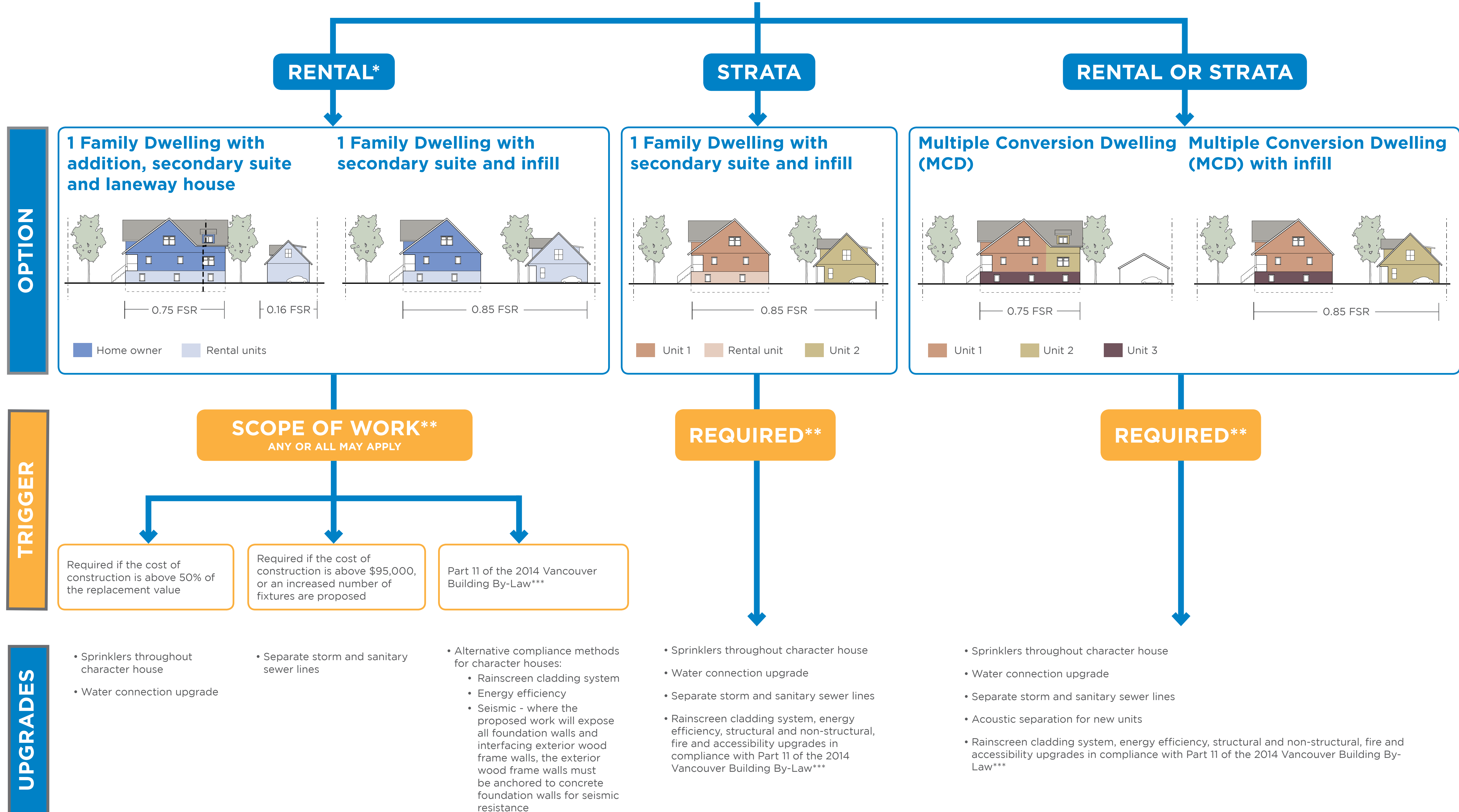
- Allow suites / lock-off suites within duplex units
- Continue to allow standard attached duplex at 0.75 FSr and introduce new detached duplex option (two separate buildings). This option allows for two smaller houses.
- Increase opportunities for small scale, multiple family developments at 0.75 FSR on larger lots (511 m²) and triplex on corner lots (minimum of 405m²)
- MFD is allowed on sites with minimum lot area of 511m² (5,500 sq. ft.) in both RT-5 and RT-6





Development Options: General Building Codes Upgrades and Site Servicing Requirements

Each property is unique and may have site specific limitations and considerations, a design professional can assist you in determining the specific requirements for your particular project.



* Rental projects may not be converted to strata at a later date without meeting the required strata upgrades
 ** All new building construction (additions, laneway house and infill) are required to comply with the Vancouver Building By-law
 *** See <http://bulletins.vancouver.ca/2014/2014-007.pdf>

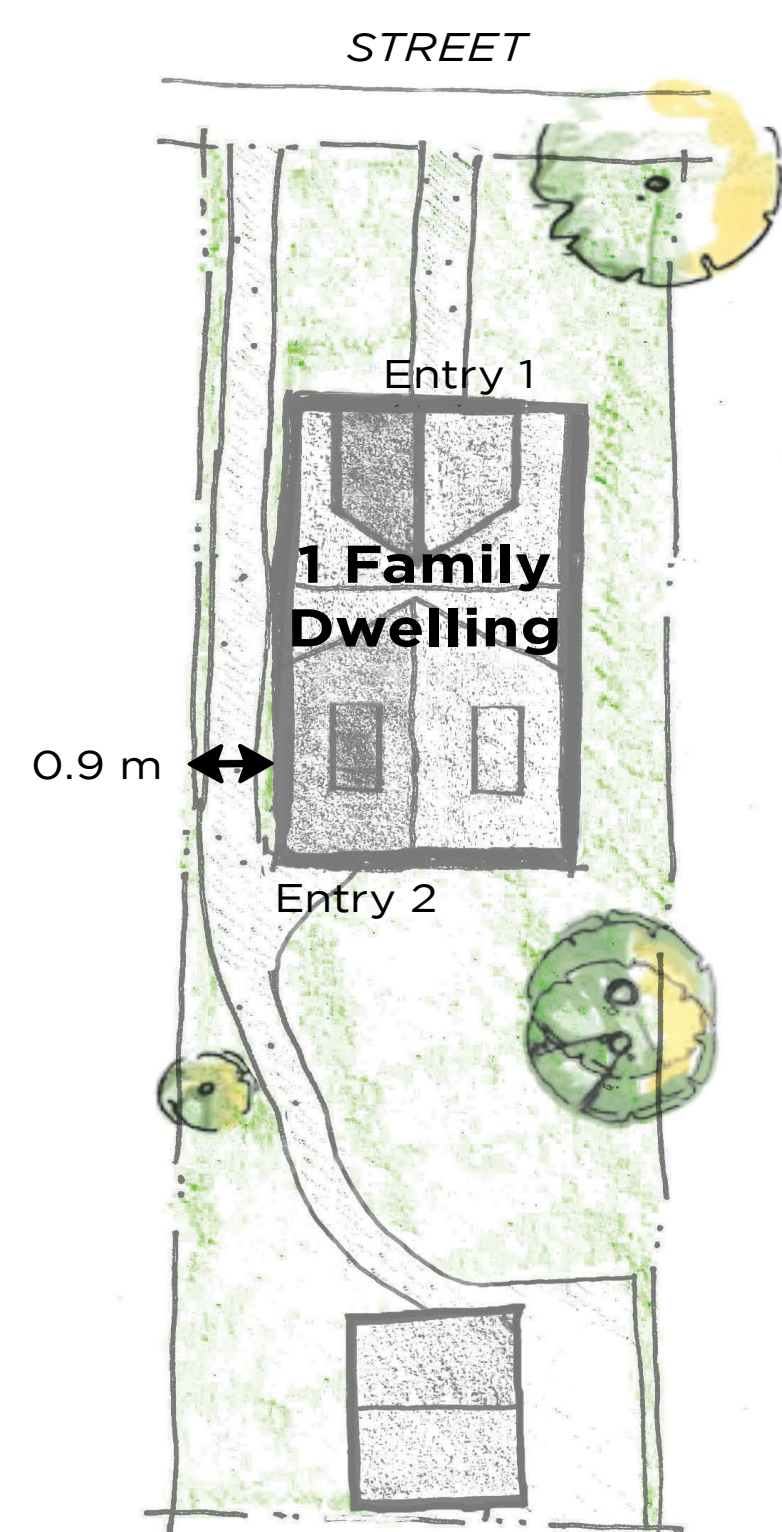
Development Options: Site Eligibility Requirements

Each property is unique and may have site specific limitations and considerations, a design professional can assist you in determining the specific requirements for your particular project.

Single family house with addition and optional secondary suite

■ Home owner ■ Rental units

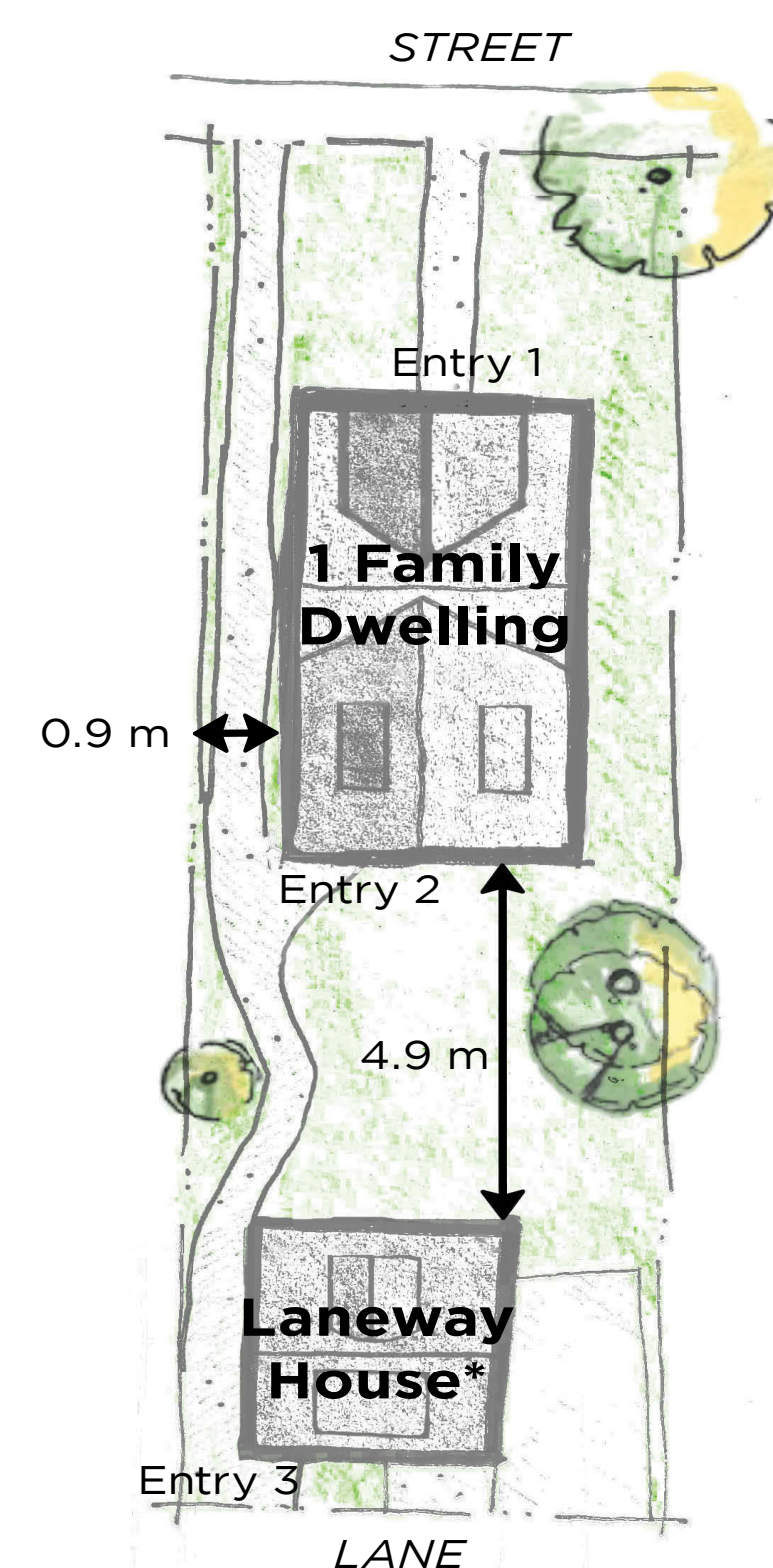
- Does your lot have 900 mm (3 ft) clear path to the rear yard for fire access to secondary suite?



Single family house with addition, optional secondary suite and laneway house

■ Home owner ■ Rental units

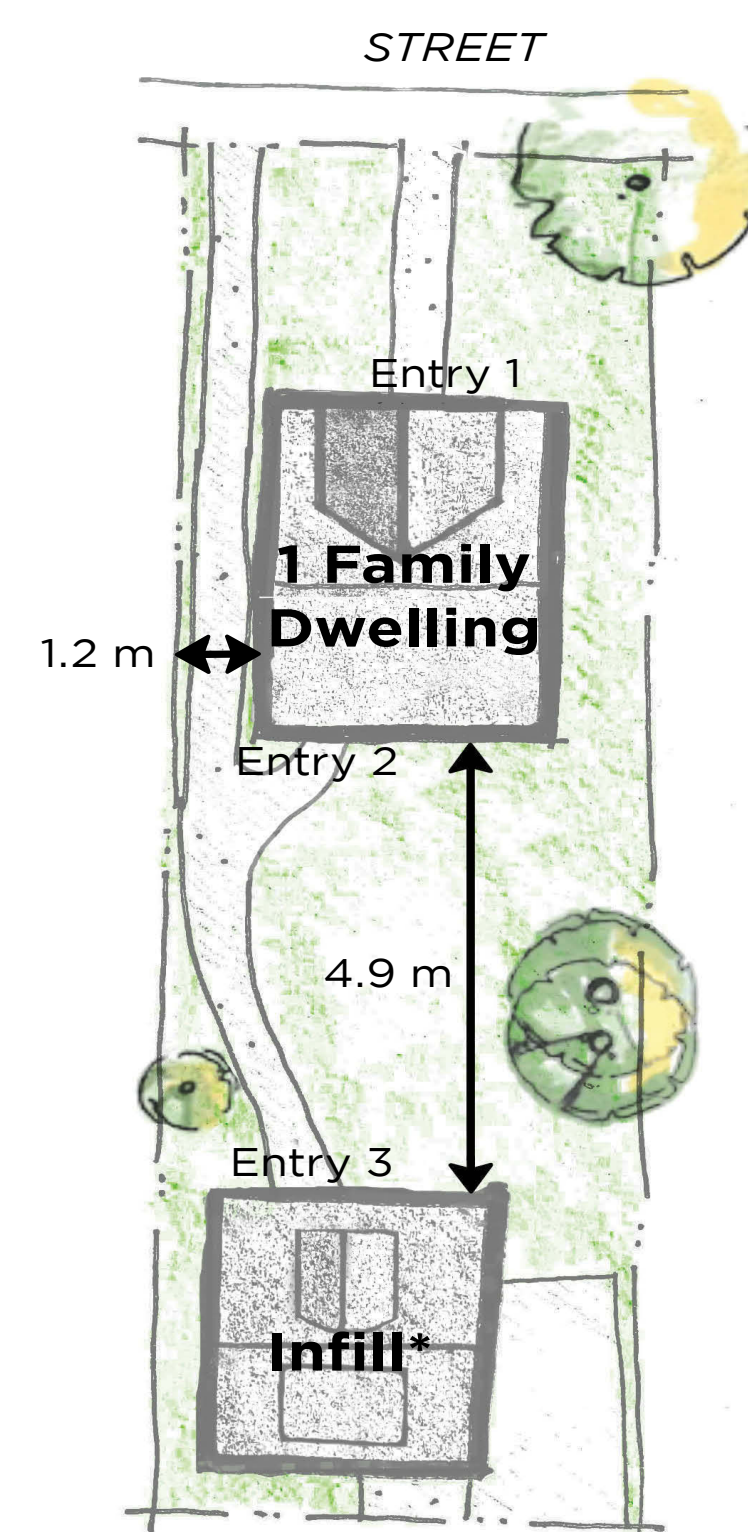
- Do you have a lane?
- Will you have a minimum of 4.9 m (16 ft) between the laneway house and the main house?
- Does your lot have 900 mm (3 ft) clear path to the rear yard for fire access to the secondary suite and the laneway house?



Single family house with optional secondary suite and Infill

■ Unit 1 ■ Rental unit ■ Unit 2

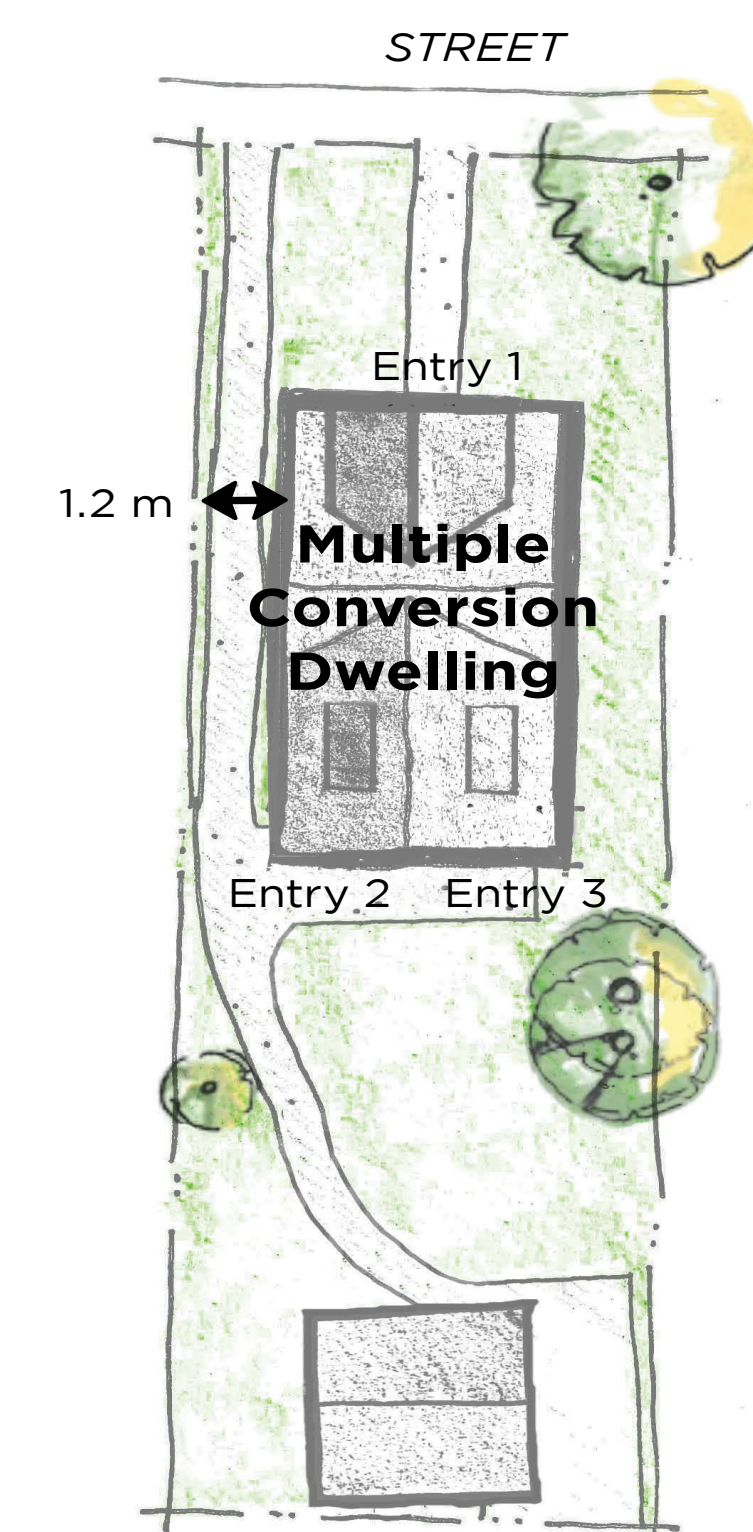
- Will you have a minimum of 4.9m (16ft) between the infill and the main house?
- Does your lot have 1200 mm (4 ft) clear path to the rear yard for fire access to infill?



Multiple conversion dwelling with addition

■ Unit 1 ■ Unit 2 ■ Unit 3

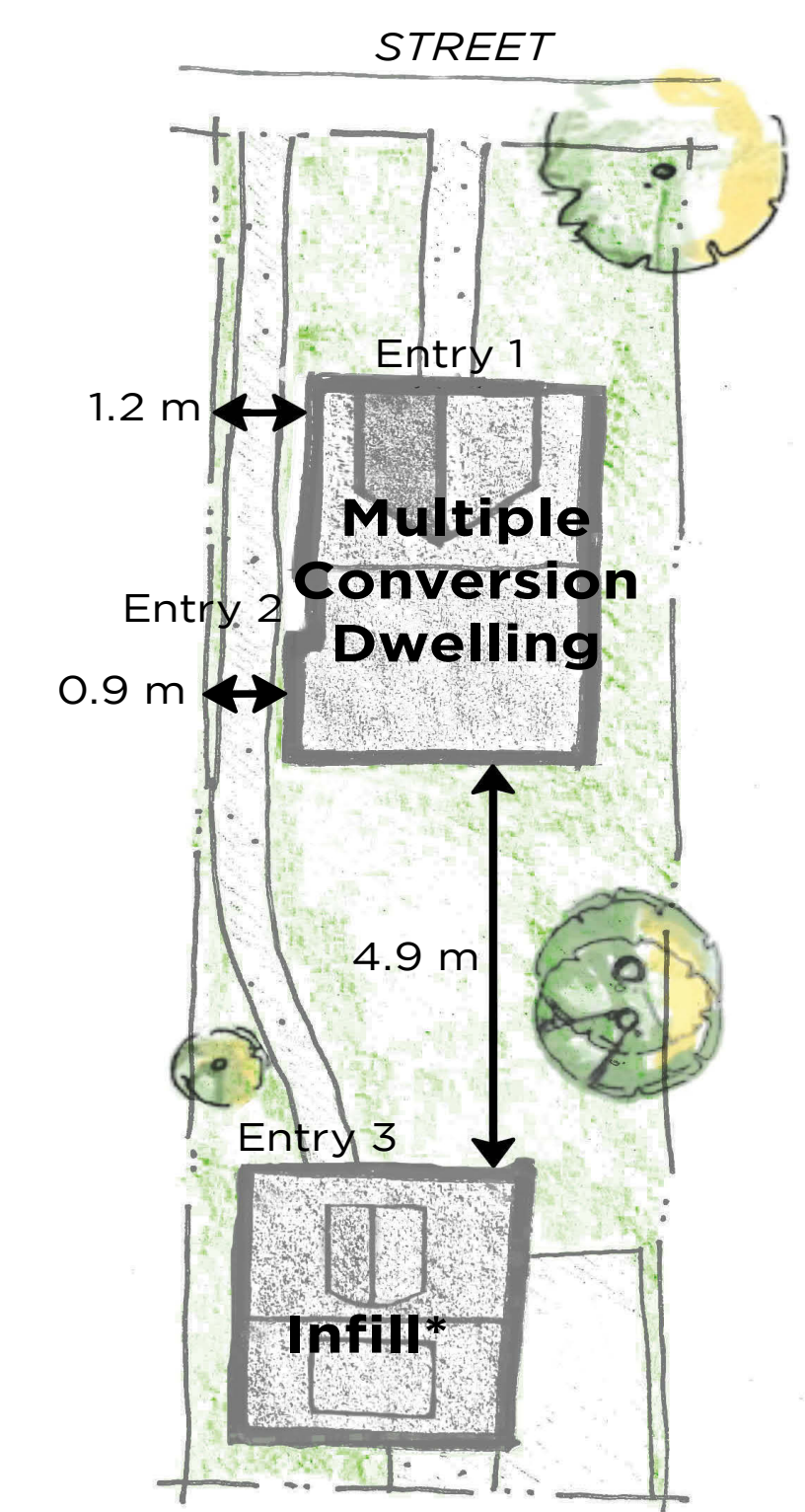
- Does your lot have 900-2000 mm (3-6.6 ft) clear path to the rear yard for fire access to additional units?



Multiple conversion dwelling with minor addition and infill

■ Unit 1 ■ Unit 2 ■ Unit 3

- Will you have a minimum of 4.9 m (16 ft) between the infill and the main house?
- Does your lot have 900-2000 mm (3-6.6 ft) clear path to the rear yard for fire access to additional units?



* For deeper properties with a travel distance greater than 45 m (148 ft) to a unit entry, additional requirements may apply as per Vancouver Building By-law

RT-5 Design Guidelines (Revised)

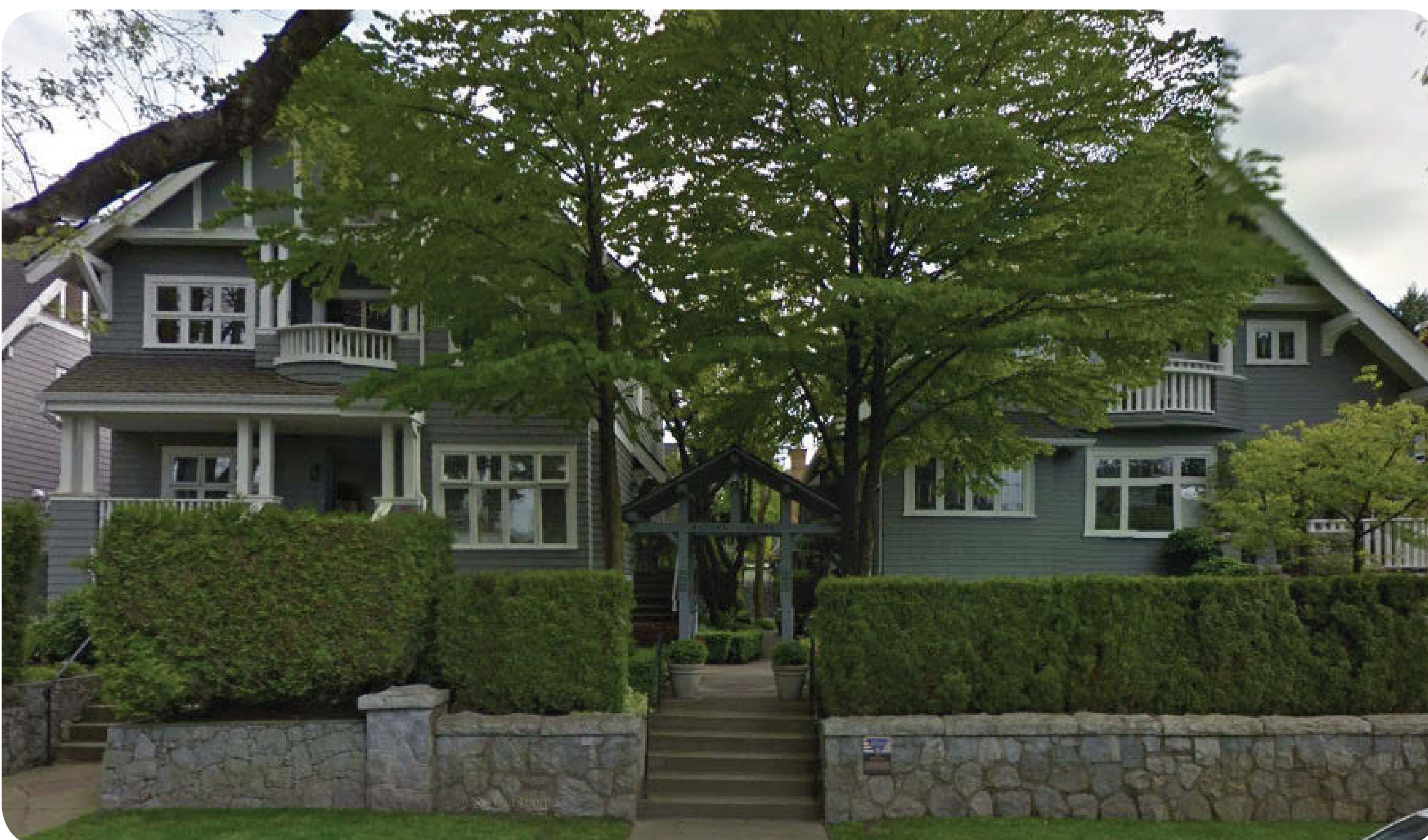
The Design Guidelines have been revised to provide greater clarity and certainty. All significant land use and density regulations have been added to the district schedule (RT-5 and RT-6).

The RT-5 guidelines will encourage infill and new buildings that are sympathetic to the scale and form of the character homes but will allow new buildings to be modern in expression.



RT-6 (West Mount Pleasant)

The Design Guidelines for RT-6 will continue to require that additions, infill and new developments blends in with (but not mimic) the existing context. In the RT-6 district, multiple dwellings on larger sites must be broken into individual buildings, rather than one single building.



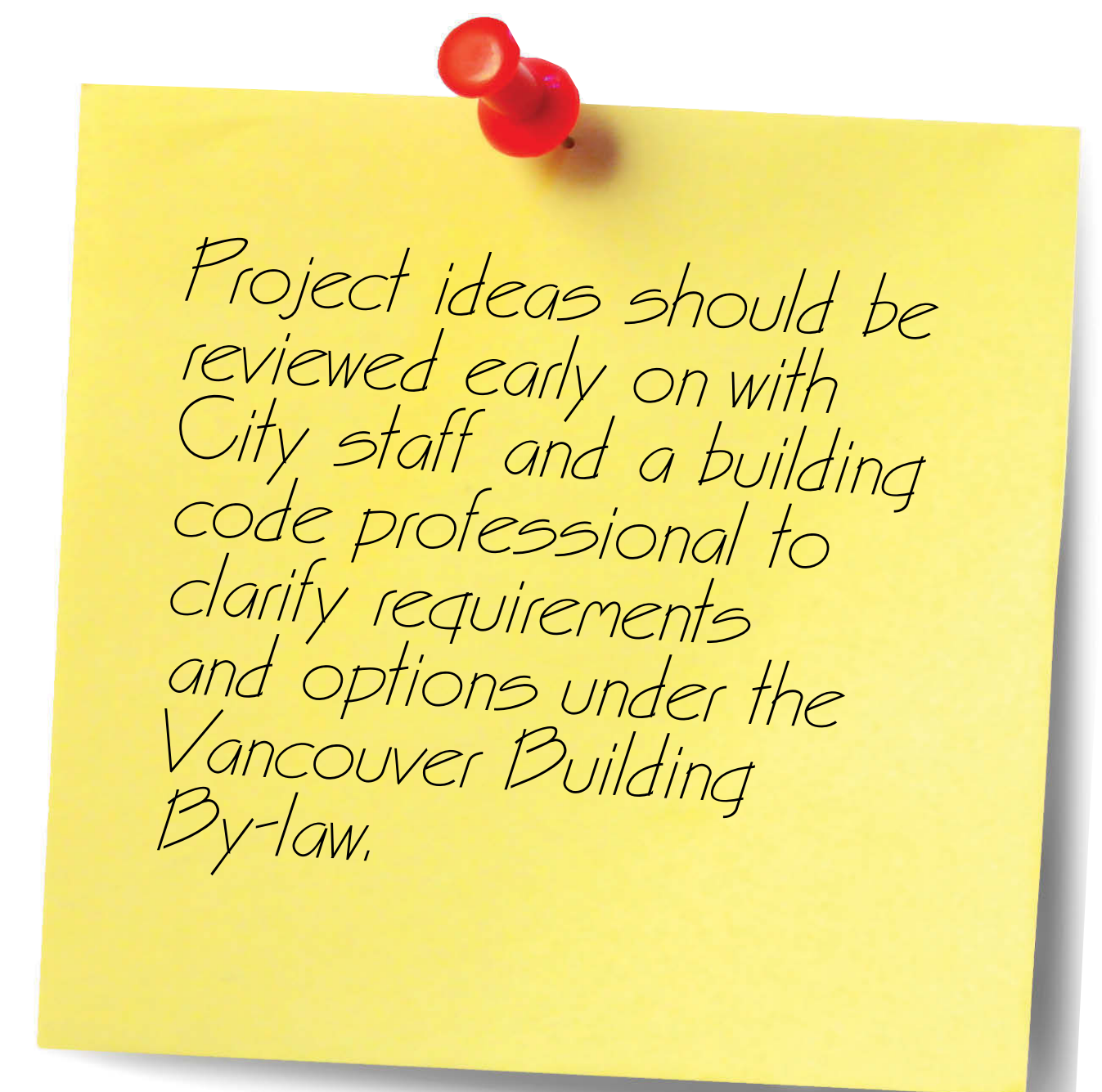
The RT-6 area in West Mount Pleasant has particular character merit in that it contains many larger heritage houses that pre-date World War I.

1. Will homeowners be required to retain their character home?

- Character home retention is not required. The proposed zoning incentives are only available to homeowners who choose to retain a character home.
- The proposed regulations include a reduction in FSR to 0.5 as a disincentive to demolish a character house.

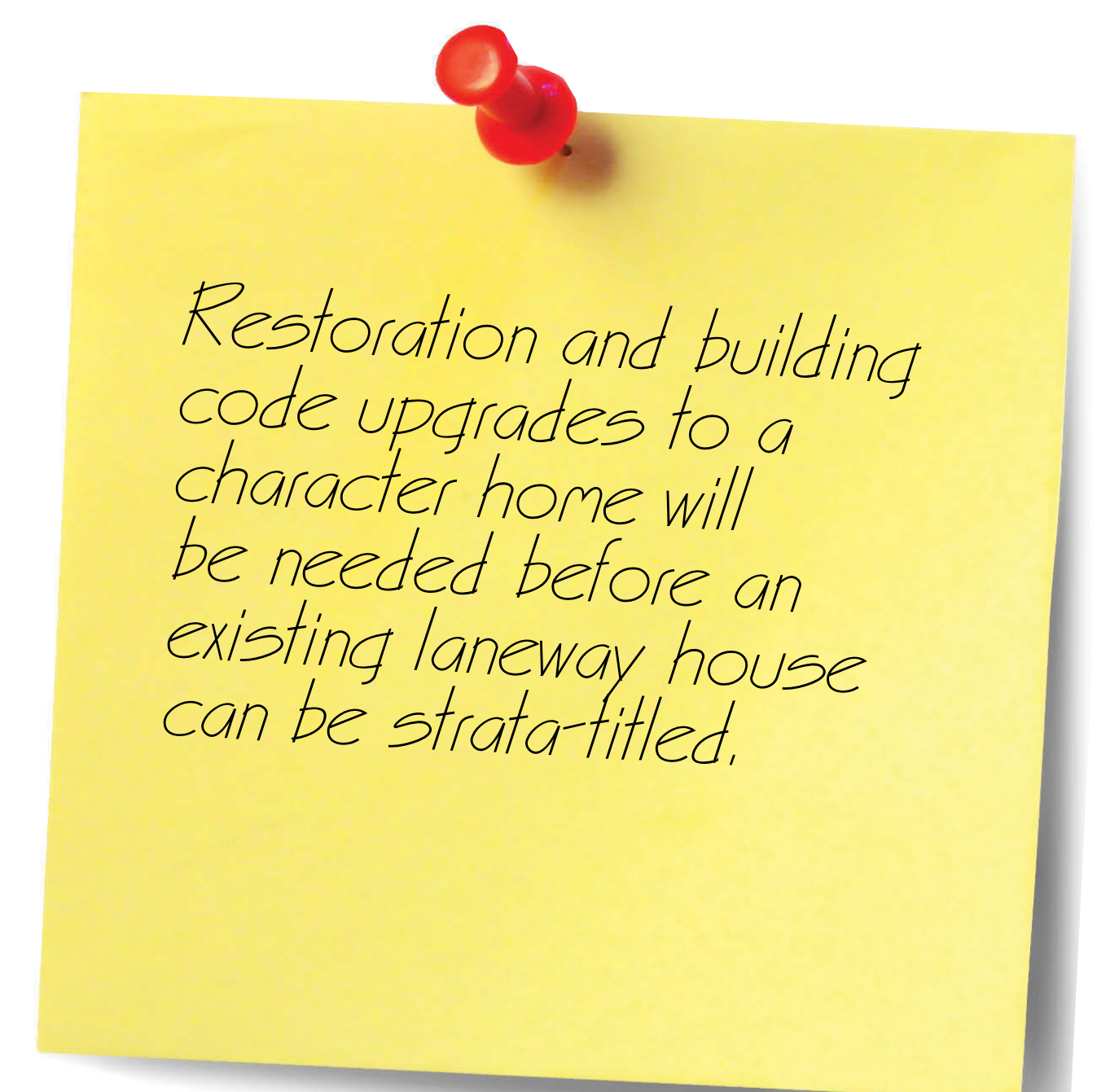
2. What building code upgrades will be required?

- A new infill must comply fully with the Vancouver Building By-law. If the site is not to be strata-titled, upgrades to the existing single-family home are based on work proposed or required in order to qualify for incentives. For example, if the work to the existing house (i.e. renovation and addition, or restoration of character elements) is valued at 50% of replacement value, sprinklers will be required.
- If the site is to be strata-titled or the character home is converted to contain 3 or more units (i.e. multiple conversion dwelling), then the existing house must fully comply with the Vancouver Building By-law. Some exemptions are possible for existing character and heritage buildings. There are no exemptions from life-safety requirements, meaning sprinklers would be required.



3. Could a laneway house of a character home ever be converted to infill, and strata-titled?

- Laneway houses are permitted through relaxations to the Vancouver Building By-law. As laneway houses are not required to be built to building code standards required of strata-titled dwellings, a covenant on the title restricts future strata-titling.
- Significant upgrades to both the character home and existing laneway house are likely needed to meet the higher building code standards, i.e. life safety and energy requirements.



4. How do the incentives affect property value assessments?

- Many different factors are taken into consideration by the BC Assessment Authority when they assess property value.
- It is anticipated that incentives, if offered across a large geographic area would have a similar affect to overall RS property values as the introduction of the laneway house program.

June 2017 Open House

- Revised scope of the zone review and updated proposal of the combined workstreams.
- Amendments to the RT-5 and RT-6 zones were proposed

September 2017 Information Meeting

WE ARE HERE

- In advance of the public hearing on amendments to the Zoning and Development Bylaw, an opportunity for residents to learn more about these proposed changes and ask questions

September 19, 2017 Public Hearing

- Opportunity to speak to City Council on the proposed changes to the Zoning and Development Bylaw.

January 2018 Enactment

- If approved, enactment will be delayed until January 2018 to allow for processing of in-stream development applications.

Provide your input!

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More information

-  vancouver.ca/speaktocouncil
-  ccclerk@vancouver.ca
-  3-1-1
-  @VanCityClerk