

## Why Are We Here?

The Grandview-Woodland and Mount Pleasant communities are two areas where the City is working on changes to zoning to provide more incentives for retaining character homes and to increase housing opportunities.

Since both planning programs are similar, they have been combined to produce a common proposal for changes to the RT-5 and RT-6 zones with the objectives to encourage the retention of character homes and provide more housing choice.



### Today's Open House is an opportunity to:

- ✔ Learn about the Mount Pleasant RT Zone Review + similar work completed in Grandview-Woodland
- ✔ Learn about public response to ideas so far
- ✔ Review the proposed changes to the RT-5 and RT-6 zones
- ✔ Ask questions and provide feedback

### Provide your input!

Talk to City staff

Fill out a comment sheet today and drop it off at the sign-in table or mail it back to us (address on the form)

Complete an online comment form available at noon on **Wednesday, July 5** at: [vancouver.ca/mt-pleasant-rt-zone-review](http://vancouver.ca/mt-pleasant-rt-zone-review)

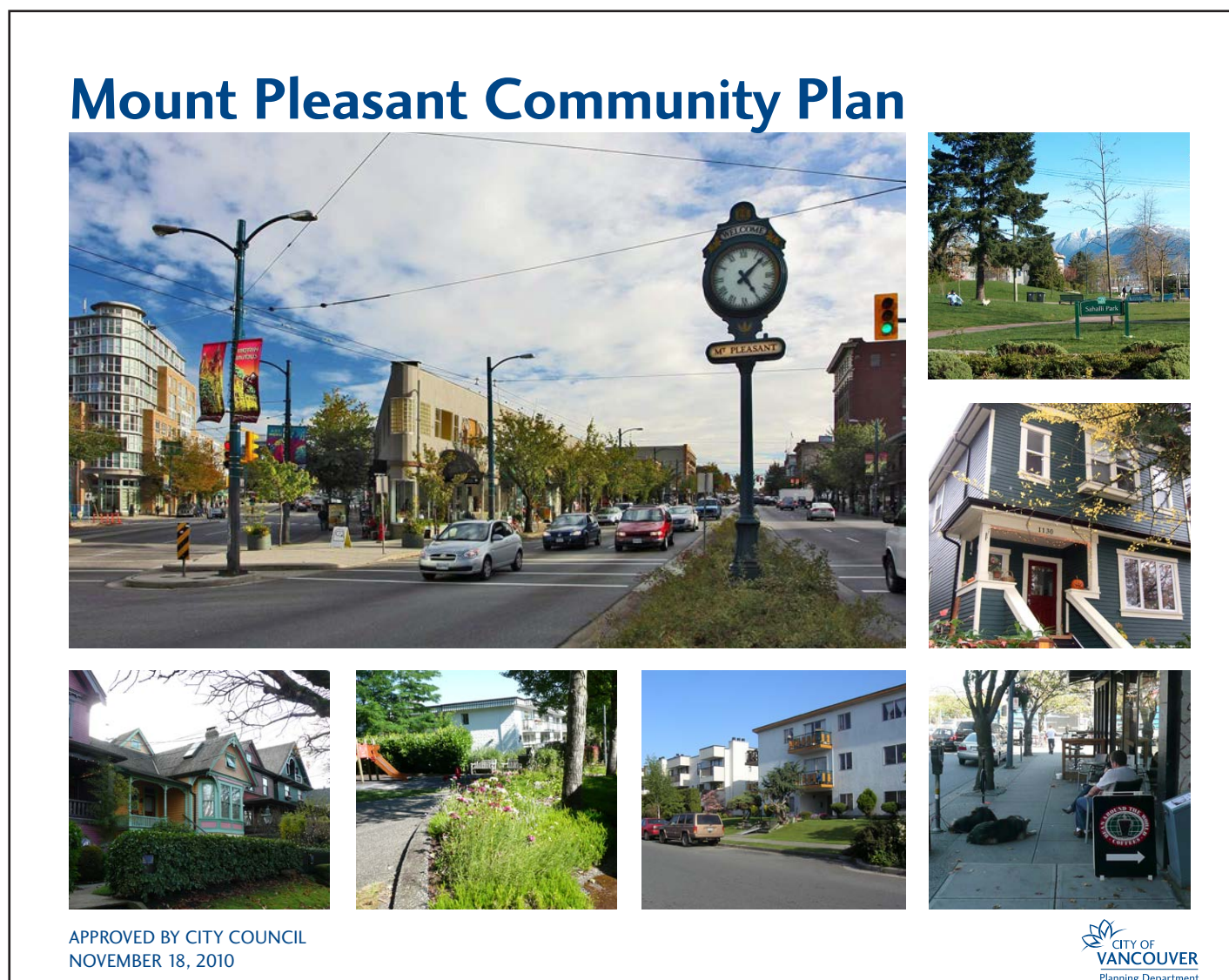
Stay informed by joining our email list by signing in at the front table.

### More information

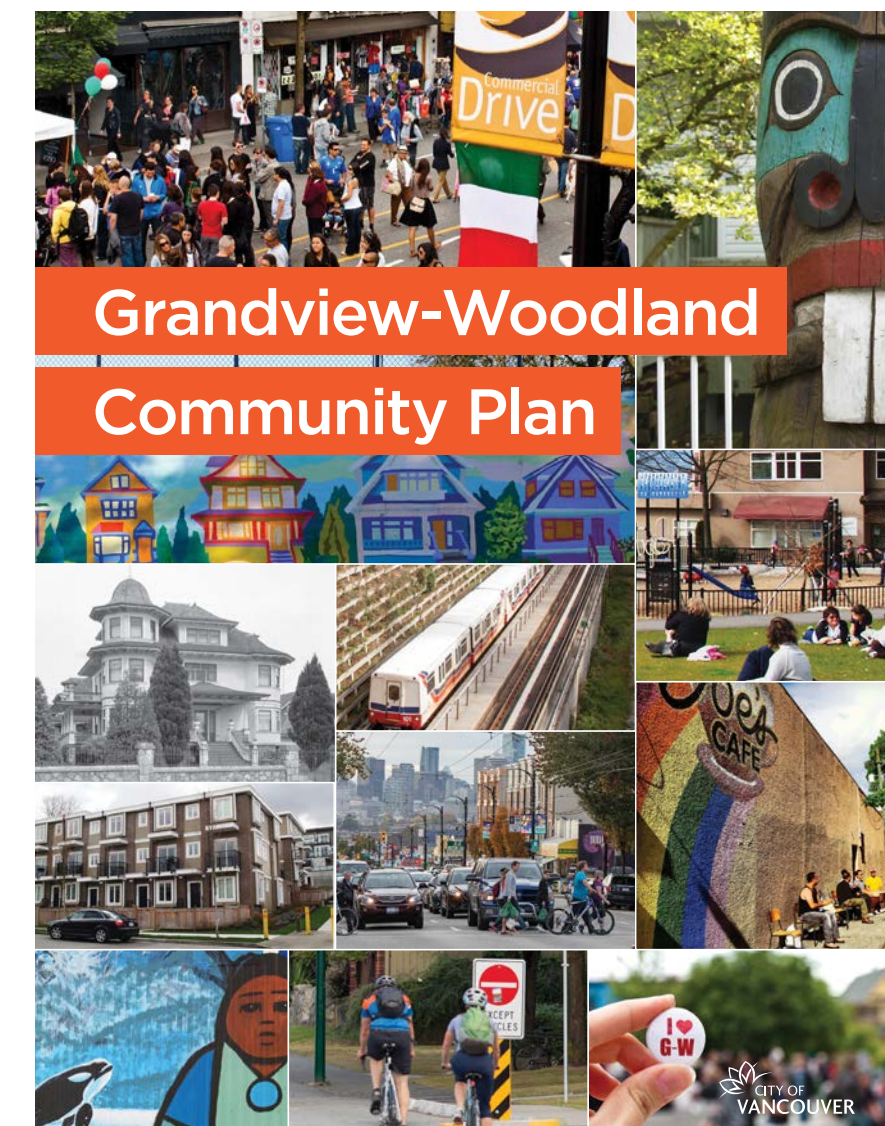
- 🖥️ [vancouver.ca/mt-pleasant-rt-zone-review](http://vancouver.ca/mt-pleasant-rt-zone-review)
- ✉️ [mountpleasant@vancouver.ca](mailto:mountpleasant@vancouver.ca)
- ☎️ 3-1-1

## Policies

### Mount Pleasant Community Plan (adopted in 2010)



### Grandview-Woodland Community Plan (adopted in 2016)



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).”*

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.

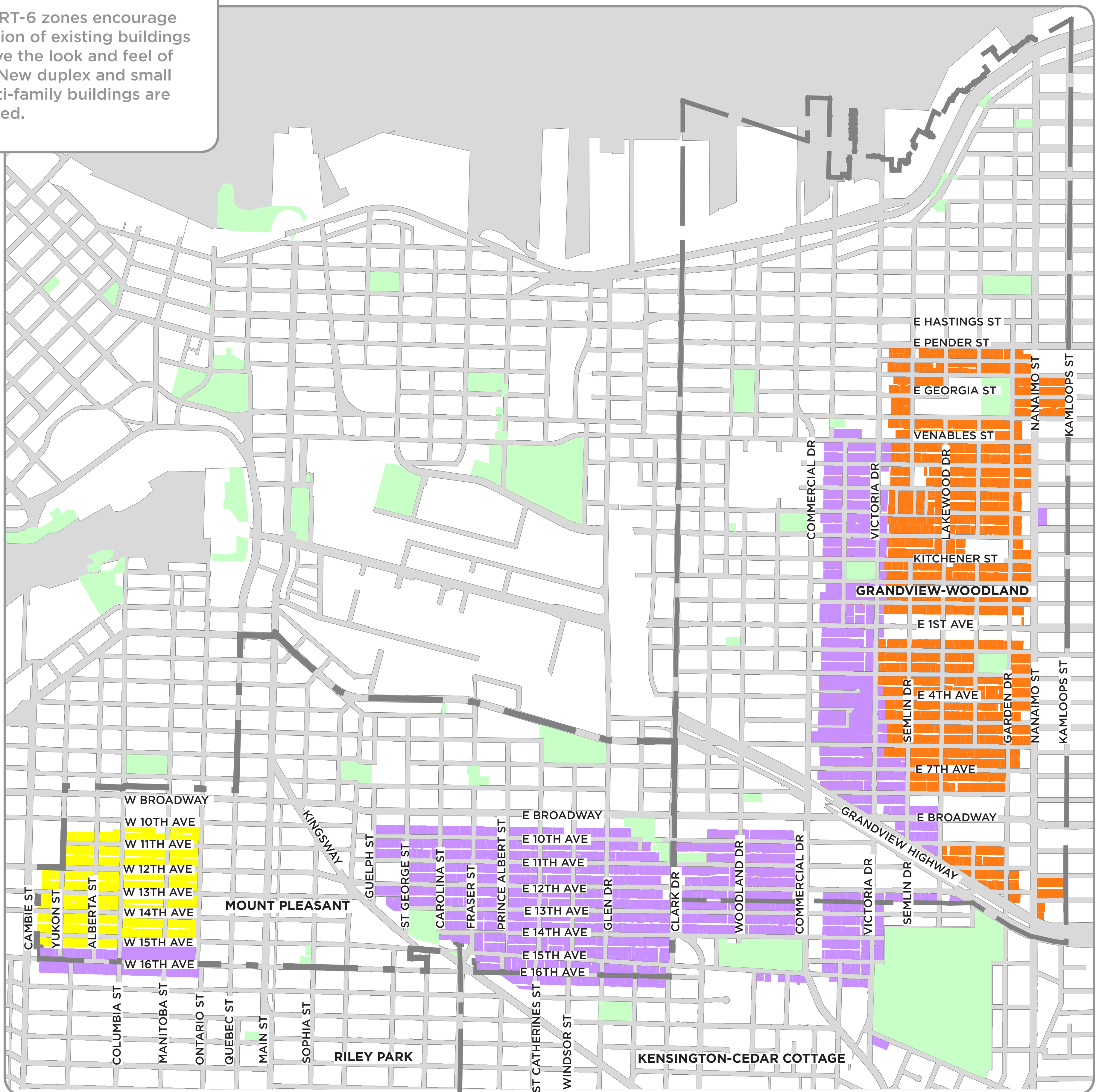
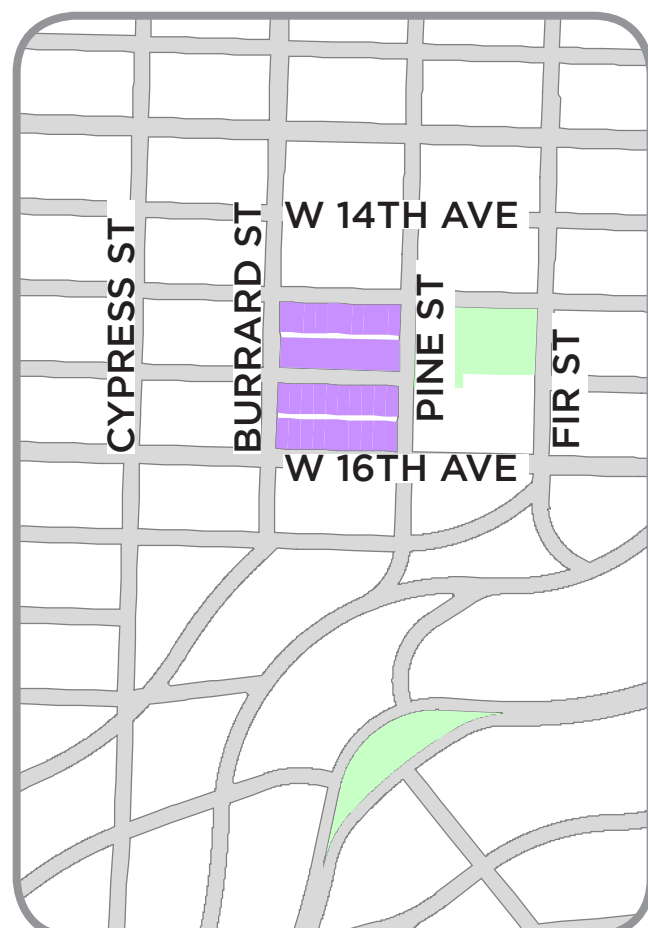
## Revised Scope of RT-5 and RT-6 Zone Review

As RT (two-family) zone reviews in both Grandview-Woodland and Mount Pleasant are now combined into a single planning program, the scope of work for both programs has been revised as shown on this map.

- RT-5 / 5N / 5A / 5AN
- RT-6
- TO BE REZONED TO RT-5 / RT-5N

RT-5 and RT-6 zones encourage the retention of existing buildings to preserve the look and feel of the area. New duplex and small scale multi-family buildings are also allowed.

Also included:  
Fairview RT-5 Area



## Grandview-Woodland (GW)

### Open House #1 – November 2016

- 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.



### Open House #2 – May 2017

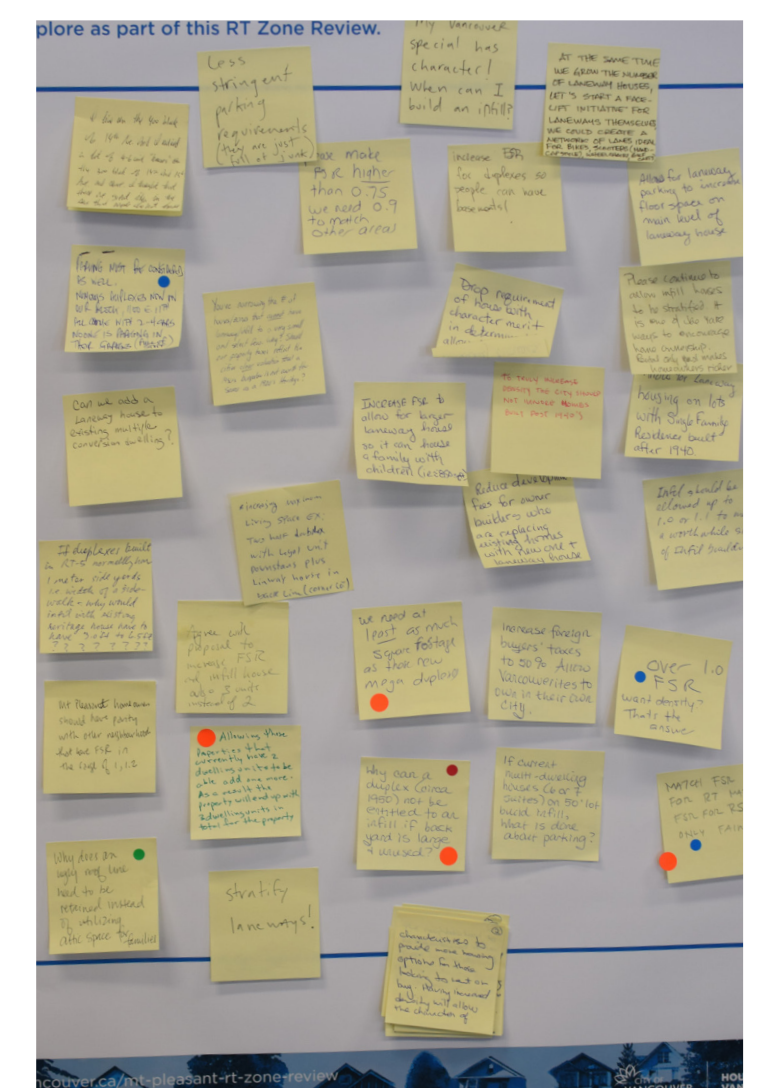
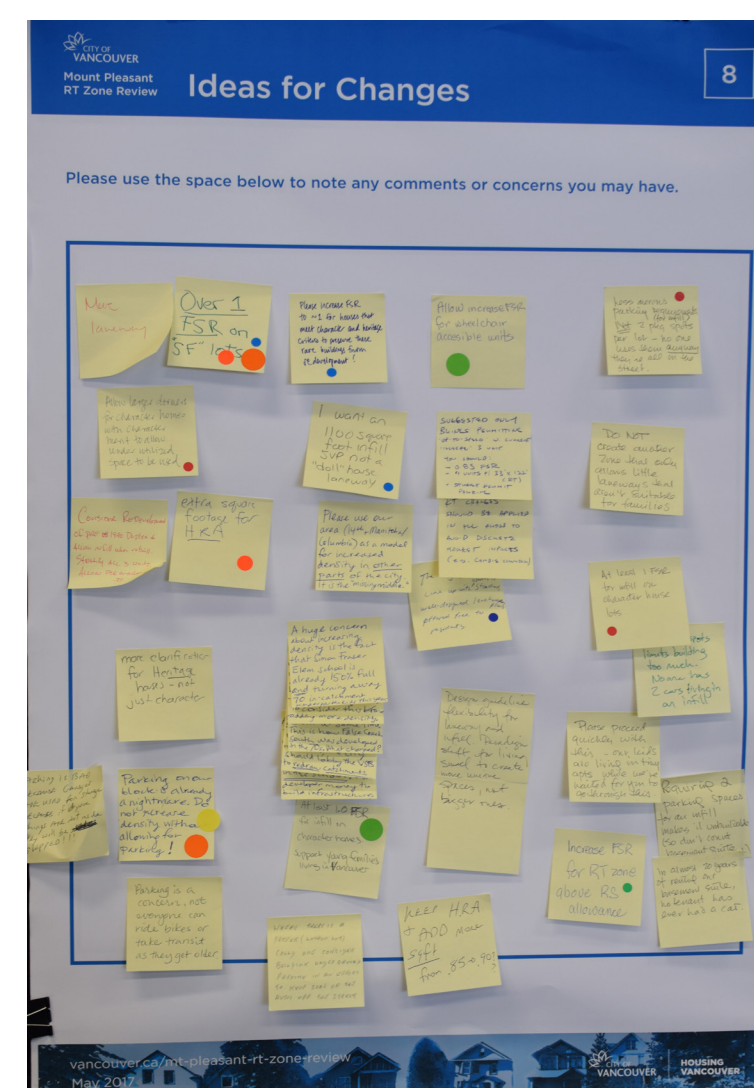
- This event provided more detail on the proposed RT zoning and included revised development options and new ideas such as two small houses on one lot and reduced parking regulations for character retention.
- One consolidated RT zone was proposed.



## Mount Pleasant (MP)

### Open House #1 – May 2017

- 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.



### What we've heard so far in Mount Pleasant and Grandview-Woodland:



- New development should reflect a mix of historic and modern character.
- Concern in Grandview-Woodland that 0.5 FSR for new one-family dwellings is too low.
- Support in both communities for allowing more infill opportunities.
- Concern in Mount Pleasant that 0.75 FSR for retaining a character home is too low.
- Strong support in Grandview-Woodland for increasing FSR for character home retention to 0.83.
- Support in both communities for parking relaxations for character retention projects.
- Strong support in both communities for allowing two separate houses as a new two-family option.
- Support in Mount Pleasant for the ideas presented for change so far.

## RT-6 (Two-Family) Zone Resident Satisfaction Survey

The RT-6 zoned area near City Hall and Mount Pleasant Park has worked as intended to retain the character of the neighbourhood and provide a variety of housing choices such as duplex, infill and small scale multi-family dwellings. The City surveyed the neighbourhood to better understand what residents like and don't like about living in an area with a range of housing choices.

**MOUNT PLEASANT RT ZONE REVIEW**

**LOVE WHERE YOU LIVE? Take our survey!**

Help inform our review by filling out our on-line survey by Monday, June 12, 2017. All responses will be confidential and you'll be entered in a draw for a chance to win a Mini City Hall.

You live in the Mount Pleasant Park neighbourhood and your area is zoned RT (two-family). We think that the zoning has worked as intended to retain the character of the neighbourhood and allow a variety of housing choices like duplexes, coach houses and multi-unit dwellings to meet the needs of residents like you.

The City is reviewing the RT Zone regulations to let most lots in your neighbourhood qualify for infill housing and expand the opportunity to build a variety of housing choices to other areas of Mount Pleasant. To help us with our review, we'd like to hear from you about what it's like to live in your neighbourhood: what attracted you to live here, what you love about it and what could be better.

<http://vancouver.fluidsurveys.com/s/mt-pleasant-satisfaction-survey/>

For more information please visit [vancouver.ca/mt-pleasant-rt-zone-review](http://vancouver.ca/mt-pleasant-rt-zone-review)

**Did you know?**

A key reason for the high level of infill and new development in this area is that the RT-6 zoning favours the large lot pattern.



### What we heard in the RT-6 zone:

In general, the survey indicated a high level of satisfaction with this neighbourhood. Residents identified the following as the most positive aspects of living in this neighbourhood:

- Walkable: close to transit, shopping, restaurants, a school, a park and amenities.
- Great sense of community: friendly neighbours, good mix of people and age groups, people look out for each other.
- Neighbourhood character: quiet, tree-lined streets, mature greenery and character homes.

Residents identified the following as the least positive aspects of living in this neighbourhood:

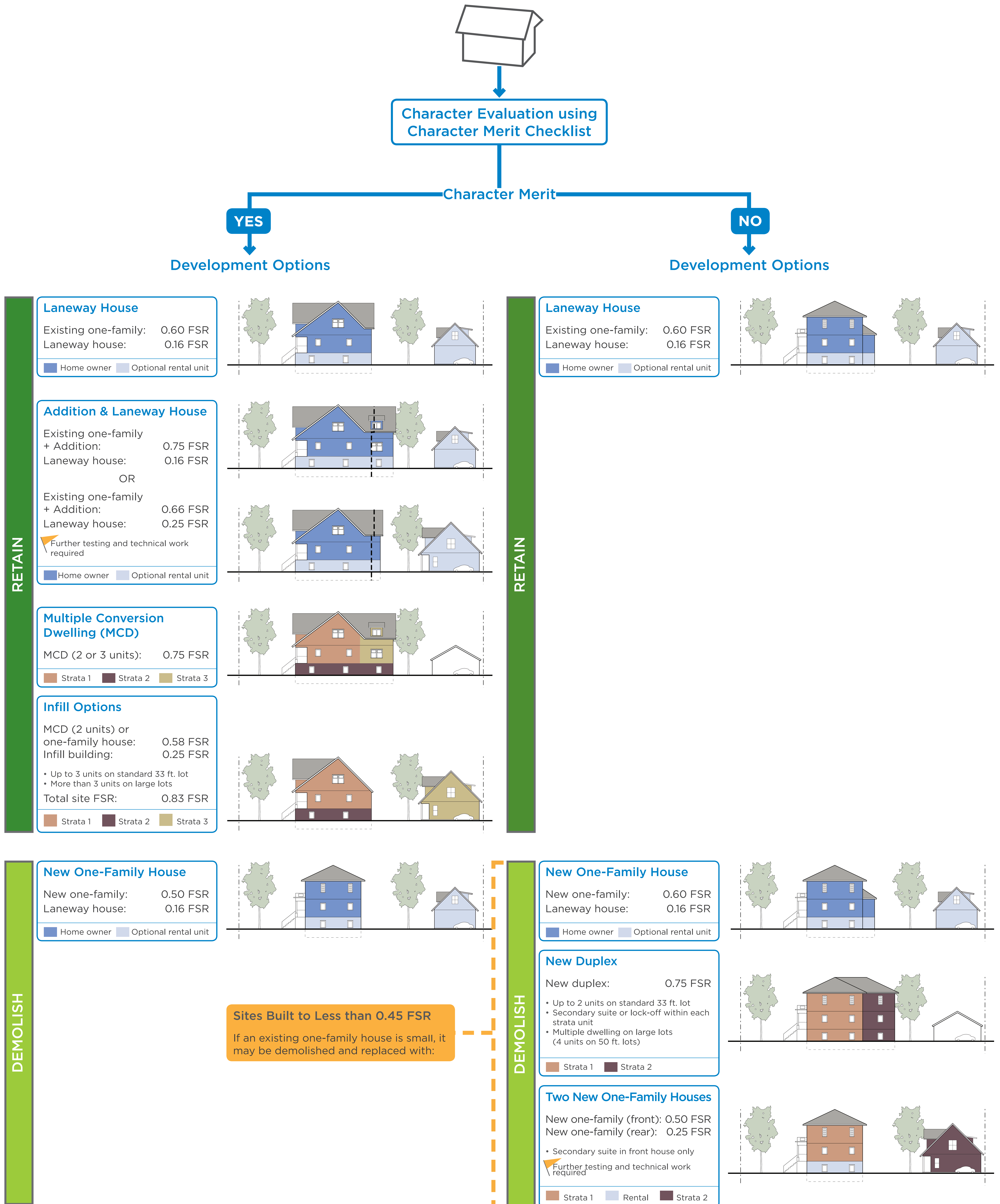
- Lack of traffic calming, resident parking and parking enforcement.
- Reduced housing affordability.
- Density impacts: over populated schools and street parking at capacity.
- Crime and noise.

Residents identified the following key issues to address if similar housing is extended to other areas:

- Retain neighbourhood character.
- Address parking and traffic issues.

**We're listening!**

The City will be completing a parking study in both Grandview-Woodland and Mount Pleasant over the summer.





## Setbacks for Principal Dwelling

- Front yard 7.3 m (24 ft.) or 20% of lot depth
- Side yard 1.5 m (5 ft.) or 10% of lot width (up to 5 ft).
- Rear yard 10.7 m (35 ft.) minimum

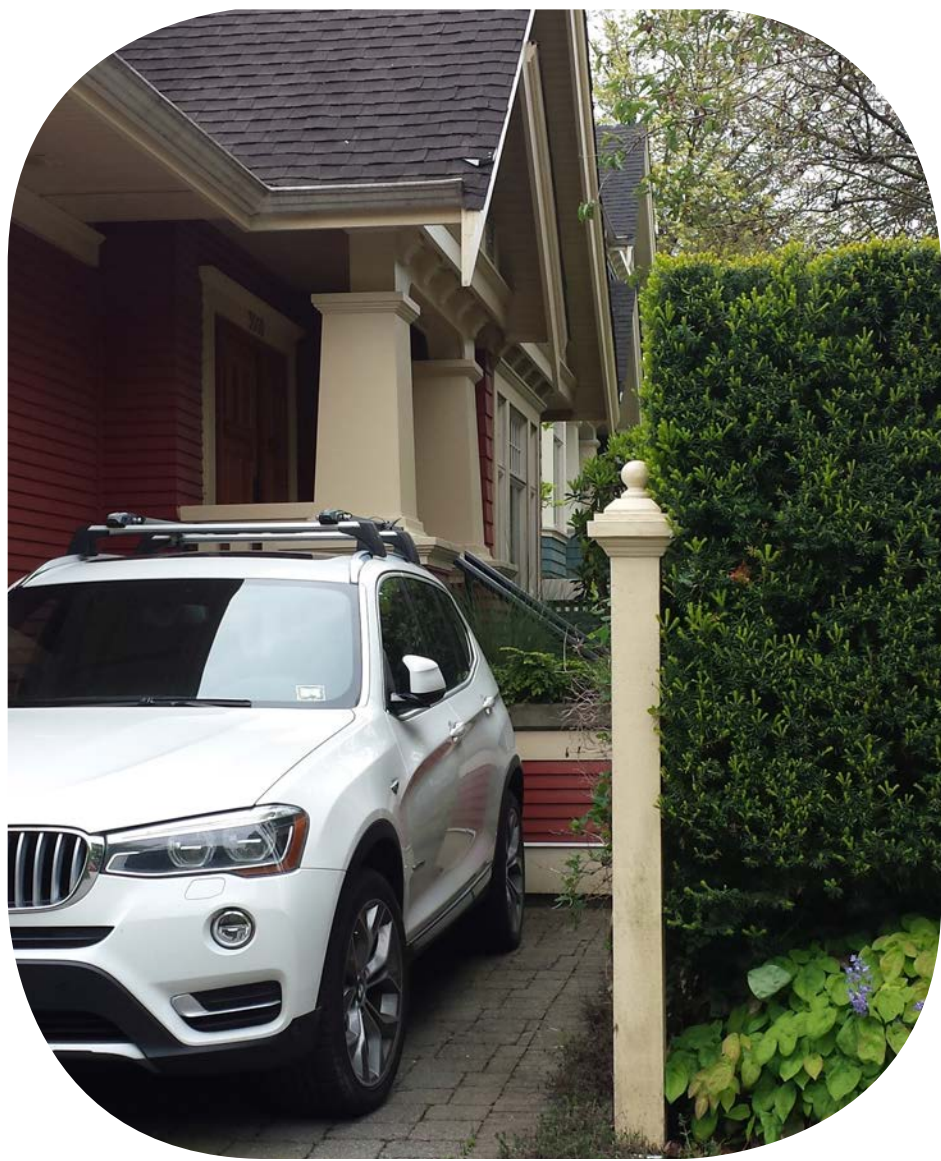
## Car Parking

Generally a minimum of one space for every unit.

Limit enclosed parking spaces to reduce the scale of buildings along the lane.

On a 33' x 122' lot, consider reductions to address design challenges for character retention projects including multiple conversion dwelling and infill.

Do not require parking for secondary suites and laneway houses (rental).



## Dwelling Unit Density

On a standard 33' x 122' lot

Outright: 2 units

Conditional: 3 units



## Height

• Principal Building	10.7 m (35 ft.)	2 1/2 storeys
• Infill	6 m (20 ft.) (7.6 m or 25 ft. if pitched roof)	1 storey + partial 2nd storey
• Laneway House	5.5 m (18 ft.) (6 m or 20 ft. if pitched roof)	1 storey + partial 2nd storey

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.

## Special Provisions

- o Altered pre-1940 houses that no longer qualify may be considered for incentives if character elements restored
- o In special cases, houses built during or after 1940 could qualify for incentives if they have architectural merit and retain original and distinctive character features

## More information

- [vancouver.ca/heritage-action-plan](http://vancouver.ca/heritage-action-plan)
- [heritageactionplan@vancouver.ca](mailto:heritageactionplan@vancouver.ca)
- 3-1-1
- #HeritageActionPlan

## Revised Character Merit Criteria

The City of Vancouver is conducting a **Character Home Zoning Review** to look 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.



This board highlights draft design provisions that will apply to character incentive developments in RT-5 and RT-6. They are similar to the draft guidelines proposed as part of the character home incentives in RS (single-family) zones.

## Sites with Character Homes

To be considered for infill or conversion, the existing character house must be retained and restored in keeping with its original character. An assessment using the character merit checklist will be conducted at the time of development enquiry.

## Intent

Ensure that renovations, conversions, additions and infill are consistent with the original character house and are compatible with the neighbourhood.

## Infill (strata)

A second residential building on the site of an existing heritage or character building to encourage its retention.

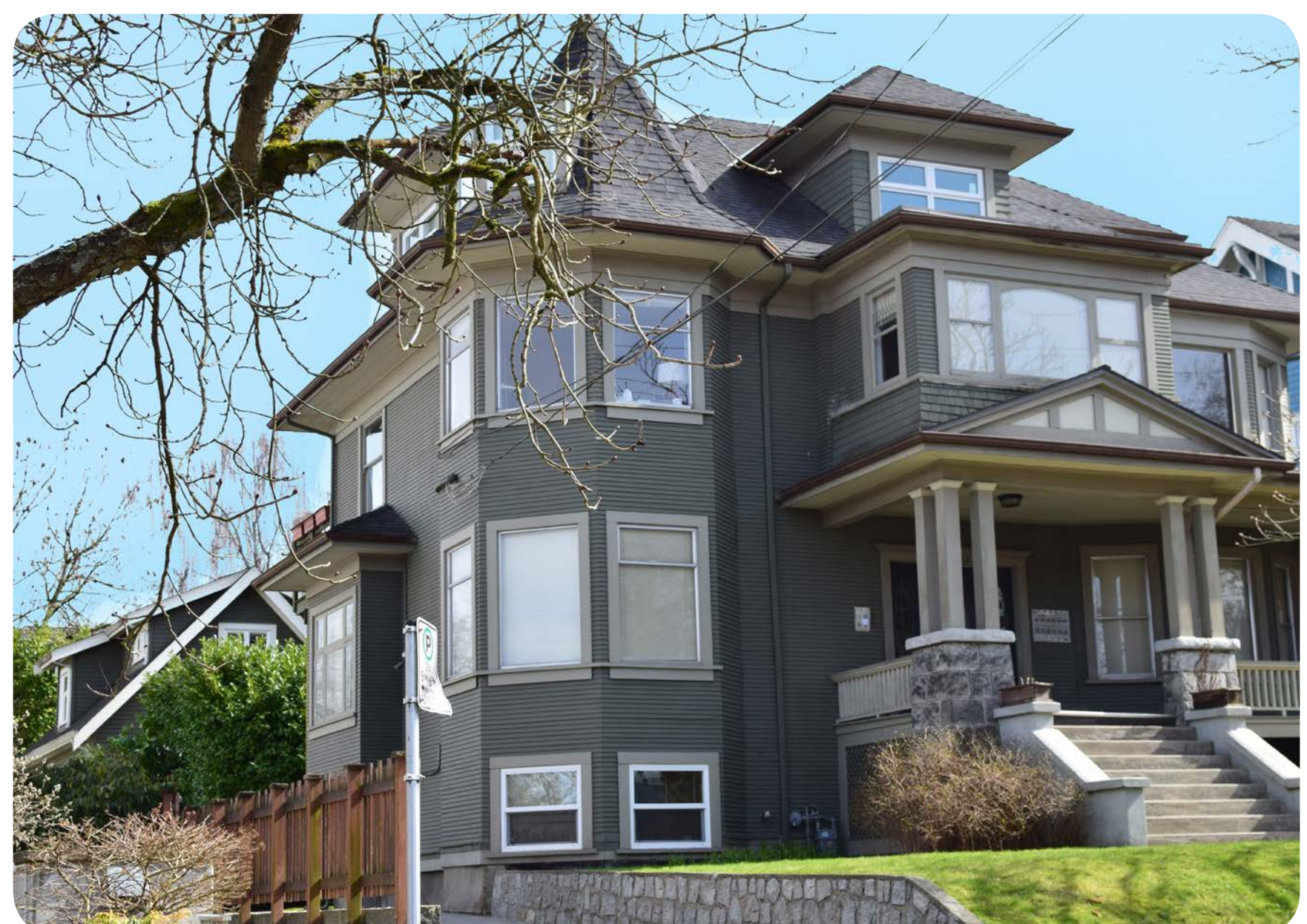
- Floor Space Ratio (FSR): up to 0.25 FSR.
- Minimum side yard: 1.2 m (4 feet).
- Minimum rear yard setback: 0.9 m (3 feet).
- Minimum separation between the existing building and the infill building: 4.9 m (16 feet).
- Site coverage: 45% of the site area maximum.
- Height: Limited to one and a partial upper storey. Permitted height will be related to features in proposed roof form (e.g. roof pitch, dormers).
- A variety of architectural styles may be considered for infill development, so that neighbourhoods may continue to evolve, as well as maintain the character of existing streetscapes.
- Infill should be located and designed to preserve existing trees where possible. Relaxations of the regulations for infill location may be considered to support tree retention.



## Multiple Conversion Dwelling (MCD)

Conversion of an existing character house to contain more than one dwelling unit.

- Consider suitability of the building for conversion (re: age and size) and quality of the units.
- Consider effect on adjacent properties and on the form and character of the existing house.
- Additions should be in keeping with the form and character of the existing house.



## Design of Two-Family Dwellings

- Two main entrances, one to each principal dwelling unit
- A covered verandah or porch at each main entrance, with a minimum width and depth of 1.6 m
- Roof design:\*
  - All roofs except for dormer roofs must be hip, gable or a combination of both forms, with a minimum slope of 7:12;
  - Dormer roofs must be gable, hip or shed in form with a minimum slope of 4:12; and
  - The maximum total width of dormer roofs provided on a half storey above the second storey is limited as follows:



Dormer Orientation	Maximum Total Dormer Width
Rear yard	50% of width of elevation of storey below
Interior side yard	25% of width of elevation of storey below
Street or flanking lane	50% of width of elevation of storey below

\* Alternative roof forms may be considered under conditional review by staff



- Exterior windows in a secondary suite:
  - a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
  - a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.
- Maximum building depth + above/below grade floor area:
  - New regulations are being developed to improve neighbourliness and reduce scale of buildings.

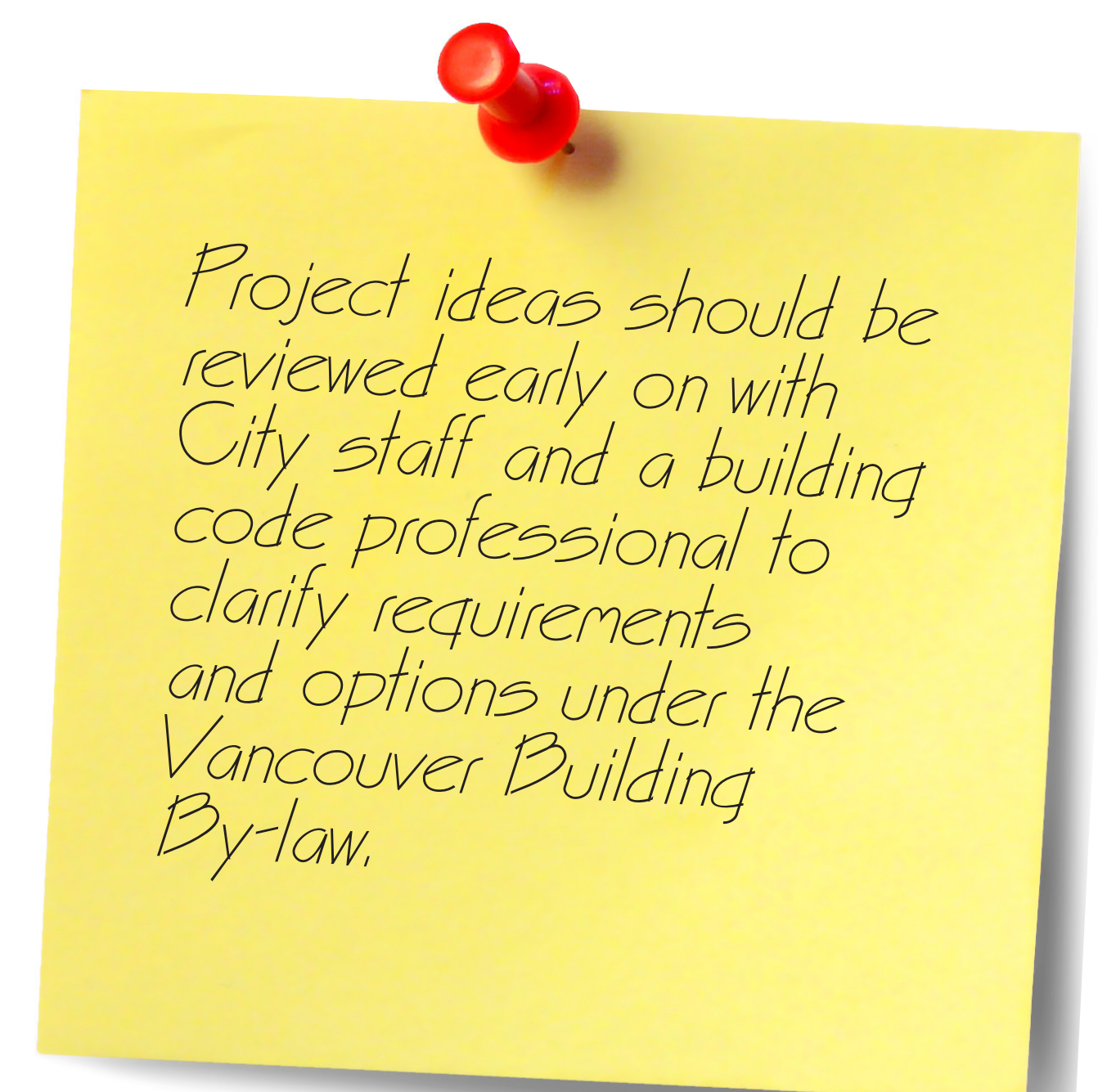


## 1. Will homeowners be required to retain their character home?

- 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.

## Grandview-Woodland RT (Two-Family) Zone

## Mount Pleasant RT-Zone Review

- Step
- 1 **Open House**  
Information + ideas  
November 2017
  - 2 **Update RT Regulations/ Testing**  
Consider feedback and complete technical work
  - 3 **Open House**  
Share draft regulations + seek feedback  
May 2017

- Step
- 1 **Open House**  
Information + ideas  
May 2017
  - 2 **Update RT Regulations/ Testing**  
Consider feedback and complete technical work

## RT-5 + RT-6 Zone Review

- 4 **Combine/Align + Simplify**  
Spring 2017
- We are here** ★ 5 **Open House**  
Updated scope + proposal  
June 2017
- 6 **Evaluate + Refine**  
Summer 2017
- 7 **Finalize + Report to Council**  
Date to be determined