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To: "Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>

Date: 7/8/2016 5:27:40 PM

Subject: HRAs and Heritage Action Plan

Attachments: [PDS - Memo to MC - Heritage Revitalization Agreements - 07-07-2016 \(2\).pdf](#)

Greetings Mayor and Council-

Following a media article about our work on HRAs, I received questions from several of you as to the status of our work in this area. The attached memo from Jane Pickering clarifies that we are still pursuing HRAs and outlines our work on the HAP.

Please feel free to follow-up with me or Jane if we can provide additional information.

Best

Sadhu

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MEMORANDUM

July 08, 2016

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Janice MacKenzie, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Mike Magee, Special Advisor, Mayor's Office
Kevin Quinlan, Chief of Staff, Mayor's Office
Katie Robb, Director, Communications, Mayor's Office
Emma Lee, Director, Community Relations, Mayor's Office
Anita Molaro, Assistant Director of Planning, Urban Design
Marco D'Agostini, Senior Heritage Planner

FROM: Jane Pickering, Acting General Manager, Planning and Development Services

SUBJECT: Heritage Revitalization Agreements

Dear Mayor and Council,

The purpose of this memo is to clarify the administration of the Heritage Action Plan (HAP) with some of our RT (Residential Two Family) District Schedules in addressing citizen enquiries with respect to their properties ability to pursue an infill and/or an HRA.

Many of our RT Districts are located in Vancouver's more historic neighbourhoods, including Strathcona (RT-3), Mount Pleasant (RT-6), Kitsilano (RT 7/8), and Grandview Woodlands (RT 4/5). The RT zoning districts were specifically written to encourage the retention of existing character houses that are compatible with the historical character of the area and for development to be neighbourly in scale and placement. The construct of these District Schedules and the Guidelines encourages retention of pre-date character buildings (each of the neighbourhoods has their own pre-date criteria) through incentives with increased density provisions and an increase in number of dwellings uses (strata) and on larger sites the ability

for infill proposals. Much of these neighbourhood's older homes remain intact because of the how the zoning is constructed to incentivize their retention.

For example: The RT- 6 zoning district incentivizes the retention of the character houses through an increase of FSR from the outright provision of 0.6 FSR to 0.75 FSR (an additional 25% more in FSR). Furthermore, the RT-6 Guidelines also prescribe site conditions where infills can be considered, that is, on larger sites (typically 50 ft. wide) where the existing house is located or can be located to achieve a wider side yard of 16 ft. The provision of the wider side yard, in addition to accommodating fire access, is to provide for visual access from the street to the infill at the rear of the site and to address privacy between neighbours.

Under the provisions of the RT-6 zoning, based on a typical 33 ft. x 122 ft. with a site area of 4026 sq. ft., if the character house is retained, an FSR of 0.75 can be achieved through additions as summarized below:

- Floor area achievable under FSR of 0.75: 3020 sq. ft.
- Existing house floor area: 2400sq. ft. potential additional density to be added to existing building: 630 sq. ft.
- In terms of uses, the existing building with additions noted above can pursue an MCD (Multiple Conversion Dwelling), up to a maximum of 3 dwelling units.

Alternatively, if the character or heritage building is demolished, the Heritage Action Plan (HAP) outlines that the Director of Planning may not consider the conditional provisions of the applicable zoning by-laws and that the outright provisions of the zoning may apply. The outright development potential this RT-6 site would be limited to 0.6 FSR and the number of dwelling units would be limited to one with a secondary suite.

The goal of the Heritage Action Plan was to provide incentives for potential heritage homes to be retained, in zones where there is not an incentive structure built into the zoning. The additional incentive was provided through the allowance of an additional 10 % of FSR to be considered on the site to be applied in RS and RT zones where there is not an incentive to retain the existing house and to streamline the process by reducing the requirement for a proforma. This interim procedure is particularly geared to assist smaller scale retention projects by removing one of the important, but time consuming, steps in the application review process. Where sites are located in retention zones, the Director of Planning will rely on existing zoning and guideline requirements to fulfill the retention objectives of the area. This process and applicability was clarified within the attached Administrative Bulletin. <http://former.vancouver.ca/commsvcs/Bylaws/bulletin/I003.pdf>

I would also like to confirm that staff are continuing to implement the goals of the HAP and entering into Heritage Revitalization Agreements in those RS and RT zones where there is no incentive built into the zoning.

If you have any further questions or concerns, please contact me or Anita Molaro at 604-871-6479.

Regards,

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Acting General Manager, Planning and Development Services

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