

Regulatory Approach



This section describes how regulations could be structured to encourage character retention under the Vancouver Charter.

Key Questions:

- Do you support the use of heritage tools to manage neighbourhood character in single-family zones?
- Which regulatory approach do you prefer to encourage the retention of Character Homes?



The **Vancouver Charter**, the governing legislation for the City, provides tools to manage character and heritage buildings and neighbourhoods. These include: Planning and Development (Zoning) tools and Heritage Conservation tools.

Many Character Homes and neighbourhoods have both Heritage Character and Heritage Value, so both Zoning tools and Heritage tools are available to support retention.

Vancouver Charter definitions:

Heritage Character is the overall effect produced by traits or features which give property or an area a distinctive quality or appearance.

Heritage Value is the historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area.

Zoning Tool Examples

- District Schedules in the Zoning and Development By-law:
 - RT zones
 - Heritage zones (HA or HCA)
- Incentives require approval by Director of Planning through a Development Permit process:
 - Development - additional floor area and dwelling units, stratification

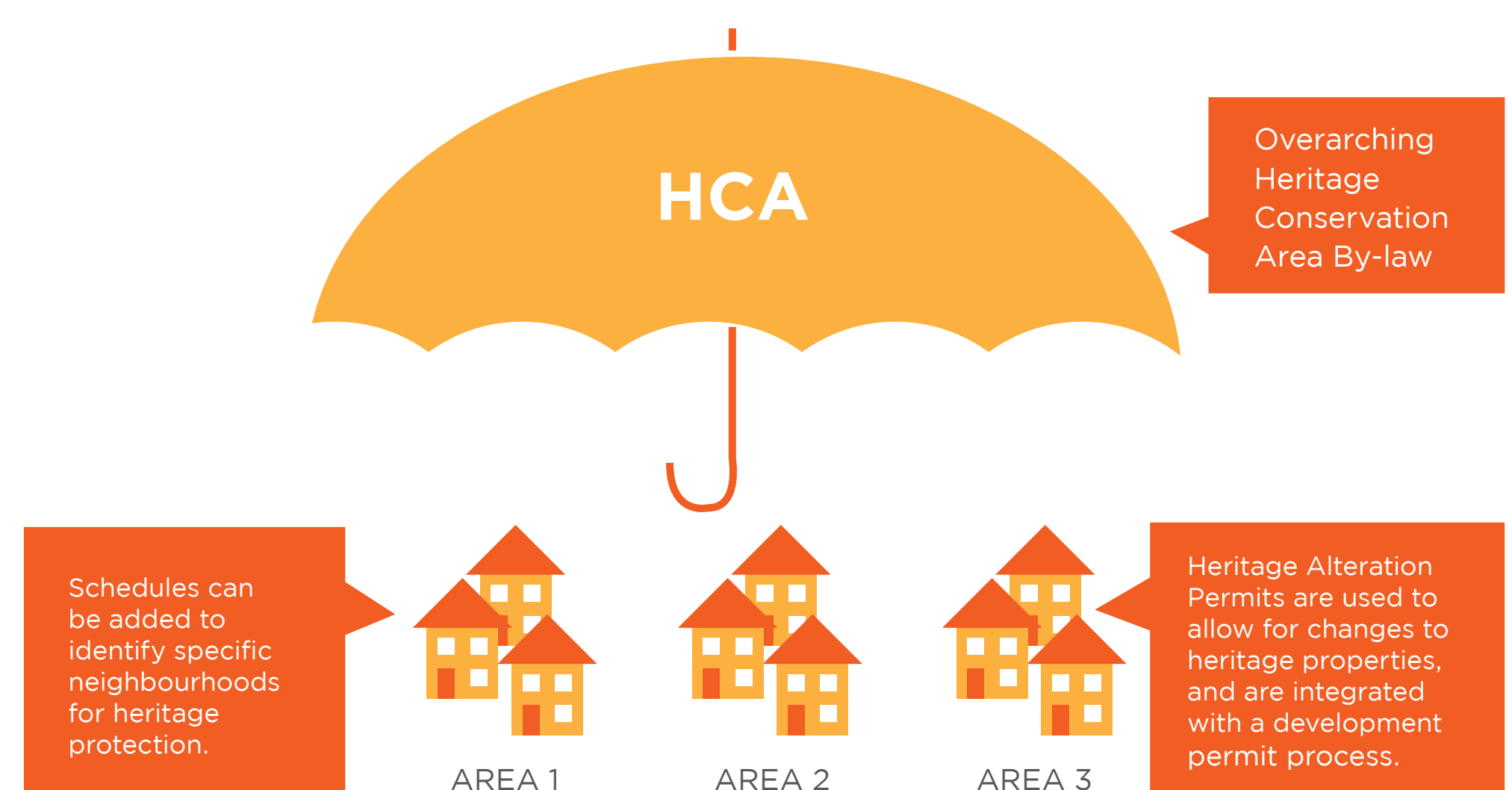
Heritage Tool Examples

- Heritage Revitalization Agreements
- Heritage Designation
- Heritage Conservation Areas (used in combination with Zoning Tools)
- Incentives require approval by City Council after a Public Hearing:
 - Development - additional floor area and dwelling units, stratification
 - Tax exemptions - currently only available for commercial/ mixed-use projects
 - Façade grants - currently only available in the downtown Historic Areas

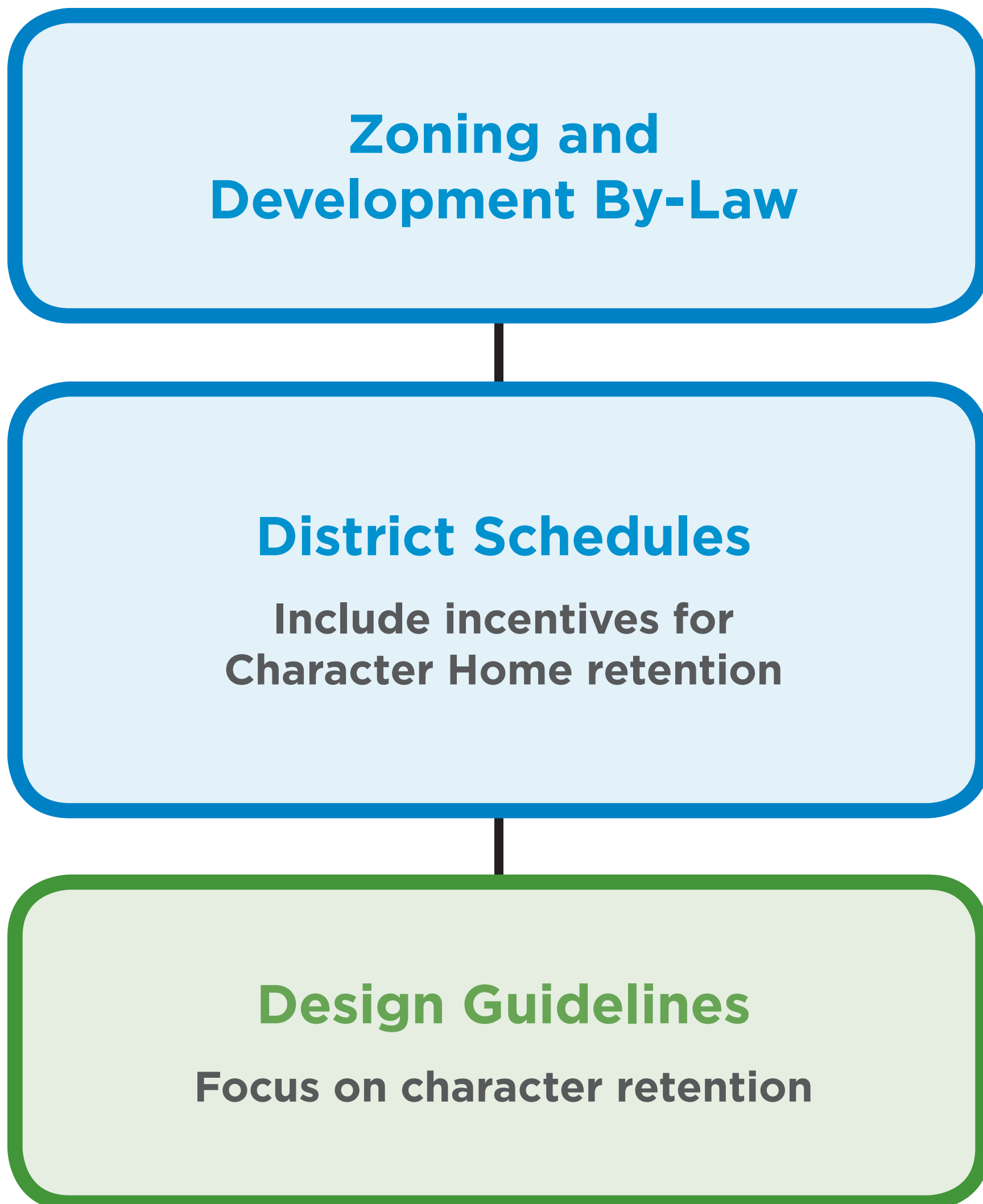
Protecting Heritage Character Neighbourhoods

In 2015, City Council adopted the Heritage Conservation Area Official Development Plan (HCA ODP). This new by-law can more effectively identify, manage, and protect distinct districts than Zoning regulations alone.

HCA areas help protect the special character of an area, while allowing renovation of old buildings and new construction. Currently, there is one HCA area in Vancouver (First Shaughnessy) with other areas under review (e.g. Mole Hill in the West End).



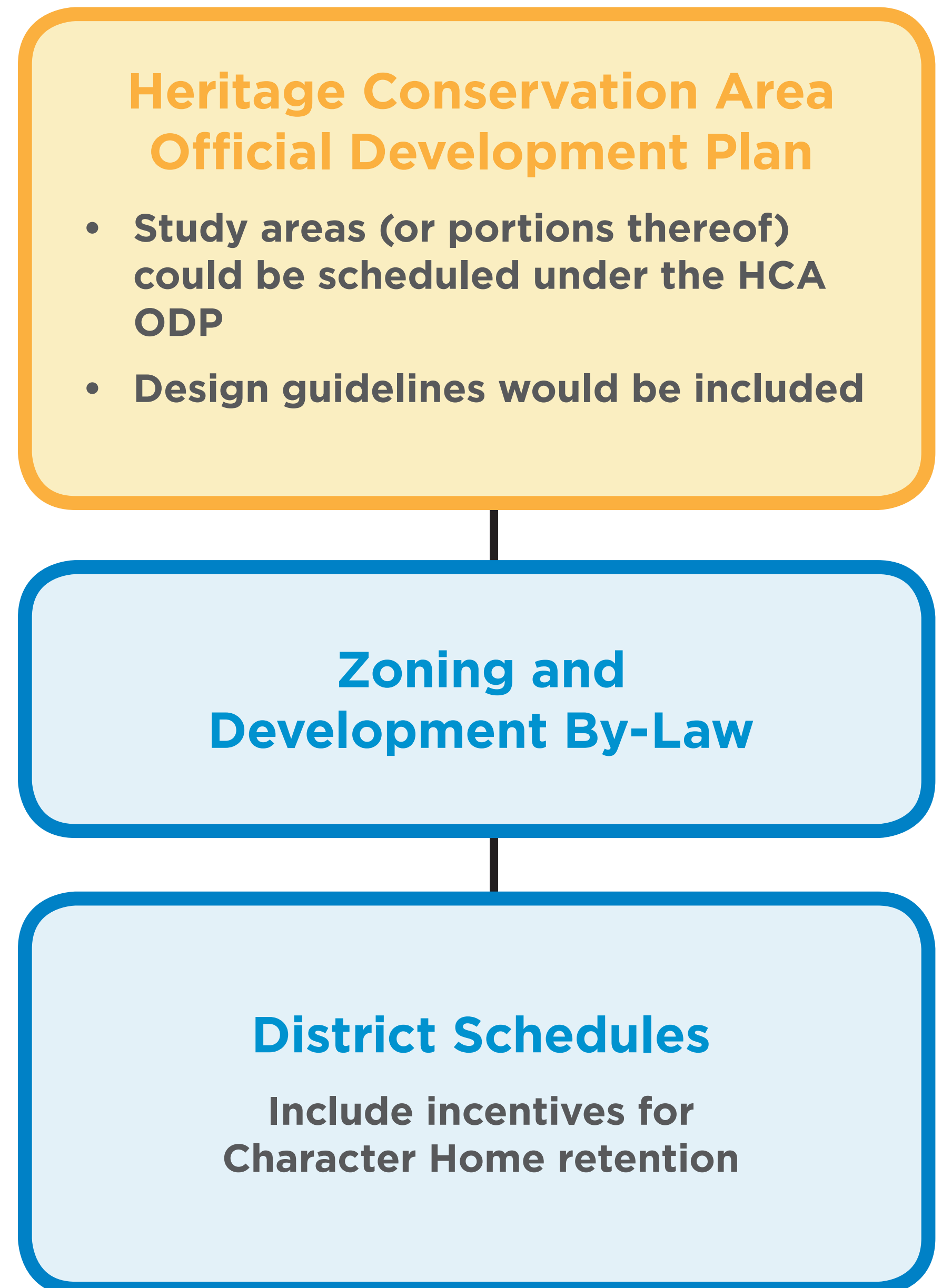
Zoning Approach



Observations

- May not reduce loss of Character Homes as there is no requirement for retention (option to demolish would still exist)
- Follows approach used in RT zones for retention incentives (e.g. Kitsilano RT-7 and RT-8, Mount Pleasant RT-6, Strathcona RT-3)
- Compatibility of new development with area character improved through updates to Zoning By-Law
- Need to reduce outright FSR to increase attractiveness of incentives

Heritage and Zoning Approach



Observations

- Clearly identifies important character areas as Heritage Conservation Areas
- Ensures greater retention of Character Homes as more control over demolition approval
- Ability to achieve allowable floor area in retention projects remains
- Heritage Alteration Permits are required and coordinated with development permits (Note: new development still possible and can be exempt from this requirement)
- Compatibility of new development with area character improved through updates to Zoning By-law
- Reconsiderations of permit refusals go to Council (Board of Variance has no jurisdiction in an HCA)
- Heritage Property Standards of Maintenance By-Law could apply (complaint based enforcement to avoid “demolition by neglect”)