

CHARACTER HOMES ZONING REVIEW: SINGLE FAMILY ZONES



SUMMARY OF STAKEHOLDER WORKSHOP DECEMBER 8, 2015

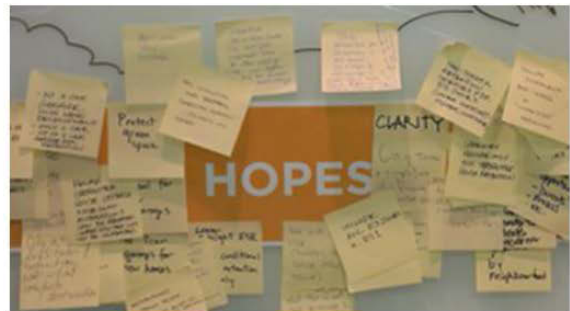


Table of Contents

EVENT OVERVIEW	3
SUMMARY OF FEEDBACK	5
INDIVIDUAL EXERCISE	8
Hopes, Concerns, Questions	8
ROUND TABLE DISCUSSIONS	10
<i>Part 1 – Current Situation</i>	10
Question 1. What are your comments on the approach to define Character Homes?	10
Question 2. Should retention focus on some or all Character Homes?	13
Question 3. In your view, what is the primary reason we are losing Character Homes?.....	14
<i>Part 2 – Exploring Options in the Focus Area (RS-5, RS-3, RS-3A)</i>	18
Question 1. What should the City do to encourage retention?	18
Question 2. What ‘carrots’ and/or ‘sticks’ do you support for the Focus Area?.....	20
Carrots:.....	20
Sticks:.....	22
Question 3. What regulatory approach do you most support for the Focus Area?.....	24
Summary of “Range of Options” Spectrum Sticky Dot Exercise	27
WORKSHOP RESOURCES	28
A.Presentation Slides	28
B.Handout of Graphic Illustrations for Focus Area (RS-5, RS-3, RS-3A).....	62
C. Map of Pre-1940 Homes in RS and RT Zones	63
WORKSHOP EVALUATION	64
Participant Responses and Comments from Workshop Evaluation Forms	64

EVENT OVERVIEW

The City of Vancouver is reviewing ways to encourage the retention of character and heritage homes in its single family neighbourhoods as part of the Heritage Action Plan.

To discuss the challenges and opportunities surrounding this complex issue the City is hosted workshop with key stakeholder groups in December 2015, as a precursor to broad public consultation on the issue. This workshop included a broad discussion on the Character Home issue, and then focussed specifically on the RS-3/3A and RS-5 zoning districts (which include Dunbar, Arbutus Ridge, Kerrisdale, Second and Third Shaughnessy, and part of Kitsilano) due to the concentration of Character Homes and current structure of zoning for those areas.

The workshop aimed to bring together stakeholder groups to discuss the challenges and opportunities of Character Home retention in the City's single family neighbourhoods. Additional public consultation on the Character Home Zoning Review will be undertaken in early/mid 2016.

Date and Time: December 8, 2015 from 5:30pm – 8:30pm
Location: Vancouver City Hall, Town Hall Room
Number of Attendees: Approximately 75 people attended the workshop
Stakeholder Groups Represented:

Resident Associations & Related Groups

- Arbutus Ridge Kerrisdale Shaughnessy Community Vision Group
- Character House Network
- Dunbar Residents Association
- Dunbar Visions Implementation Committee
- Kerrisdale Granville Homeowners Association
- Riley Park South Cambie Community Vision Group
- Shaughnessy Heights Property Owners Association
- Upper Kitsilano Residents Association

Heritage Organizations & City of Vancouver Heritage & Planning Advisory Groups

- Vancouver Heritage Foundation
- Heritage Vancouver Society
- Vancouver Heritage Commission
- Vancouver City Planning Commission
- Heritage Action Plan Public Advisory Group

Architects and Design Professionals

- Familiar with RS-3/3A and RS-5 zoning districts, and actively involved in other Heritage Action Plan or Planning Department consultation processes

Home Building Industry

- Greater Vancouver Homebuilders Association
- Urban Development Institute

Real Estate Industry

- Real Estate Board of Greater Vancouver

City of Vancouver Representatives and Consultants:

City Council Liaisons

- Deputy Mayor and Councillor Heather Deal
- Councillor George Affleck
- Councillor Adriane Carr

City of Vancouver Staff

Heritage Action Plan Consultants

- Donald Luxton & Associates
- CitySpaces Consulting

For more information:

To learn more about the Heritage Action Plan and the Character Home Zoning Review, visit our website at Vancouver.ca/heritage-action-plan, or contact staff by email at HeritageActionPlan@vancouver.ca.

SUMMARY OF FEEDBACK

The following summarizes into high-level themes the responses and feedback provided by participants at the stakeholder workshop. Details and collated comments are provided in subsequent sections of this report.

Individual Exercise - “Hopes, Concerns, Questions”:

Hopes:

- More effective incentives
- Protection of neighbourhood character
- Meaningful public consultation

Concerns:

- Complexity of issue
- Time needed to address issue
- Potential impacts of zoning changes
- Effectiveness of potential solutions

Questions:

- What are the goals?
- What is the timing?
- How does this relate to other City objectives?

Round Table Discussions:

Part 1 – Current Situation

Question 1. What are your comments on the approach to define Character Homes?

- The criteria should be more flexible
- The criteria are being applied too rigidly
- The criteria should link to neighbourhood history more than a fixed date
- The City should revisit the pre-1940 date
- Other factors should be considered when reviewing character merit:
 - Siting, Form of Development and Materials
 - Landscaping/Trees
 - Social significance
 - Costs of retention

Question 2. Should retention focus on some or all Character Homes?

- Support for focusing on both individual Character Homes and clusters of Character Homes
- Different neighbourhoods may require different approaches
- Processing of permits for Character Homes should be streamlined and simplified
- More incentives are needed

Question 3. In your view, what is the primary reason we are losing Character Homes?

- Processing times are too long for Character Home retention projects
- Character Merit evaluation process is unclear

- Building Code Requirements are restrictive
- The Single Family Market is looking for new, larger homes
- Lack of retention incentives vs. what you can build under current zoning
- Land values very high & return on investment for Character Home retention is lower than for new build
- Character Homes are undervalued

Part 2 – Exploring Options in the Focus Area (RS-5, RS-3, RS-3A):

Question 1. What should the City do to encourage retention?

- Improve permit processing times
- Simplify requirements
- Increase Floor Area for Character Home retention
- Adjust the Floor Area and design guidelines for outright (new build) development to manage character
- Allow larger laneway homes & accessory buildings if Character Home retained
- Allow more secondary suites if Character Home retained
- Create special incentive programs for Character Home retention
- Focus retention efforts in certain areas
- Impact assessment of options needed as part of the Character Home Zoning Review

Question 2. What ‘carrots’ and/or ‘sticks’ do you support for the Focus Area?

Carrots

- Increase floor area for retention of Character Homes
- Allow more, larger dwelling units and/or accessory buildings for retention of Character Strata of infill or laneway units
- Faster permit processing for retention of Character Homes
- Financial incentives
- Design & building code incentives
- Provide incentives for both small and large renovation projects
- Deconstruction disincentives

Sticks

- Lower outright development potential (density, height)
- Increase fees for tree and landscape removal
- Longer processing times for new home permits replacing a Character Home
- Increase deconstruction requirements and fees
- Require public consultation and support for demolition permits
- Introduce a moratorium during the Character Home Zoning Review

Question 3. What regulatory approach do you most support for the Focus Area?

- Stop further demolitions while Character Home Review is underway
- Take a strategic review of current approach and fix problems
- Increase knowledge and understanding of issues
- Options and impacts need to be understood:
 - Economic
 - Neighbourhood character & parking
 - Rental housing stock
 - Understand better how RT zones are working

- Processing improvements are critical:
 - Processing and approval improvements
 - Involve the experts
 - Ensure the building code supports Character Home retention
- Understand the diversity of views:
 - Cultural values
 - Desirability of incentives
 - Create options and scales for level of retention
 - Consider supports for moving Character Homes to other sites

INDIVIDUAL EXERCISE

Attendees were invited to write down their personal hopes, concerns and/or questions with the Character Home Zoning Review on sticky notes throughout the evening. The following summarizes key themes of the comments that were made.

Hopes, Concerns, Questions

SUMMARY:

Hopes:

- More effective incentives
- Protection of neighbourhood character
- Meaningful public consultation

Concerns:

- Complexity of issue
- Time needed to address issue
- Potential impacts of zoning changes
- Effectiveness of potential solutions

Questions:

- What are the goals?
- What is the timing?
- How does this relate to other City objectives?

Hopes:

- Overall – More effective incentives for Character Homes
- Zoning Incentives - density, use and tenure
 - Adjust outright FSR
 - Flexibility for secondary suites
 - Laneway homes only for character house retention
- Processing Incentives – time, building code requirements and construction costs
 - Faster permit processing
 - Flexibility for Character Homes in application of the Vancouver Building By-law
- Stop demolitions while study underway
- Place controls on future development
- Improve Design Guidelines to better support character and retention
 - Protect neighbourhood character
 - New building complementary, not “faux” heritage
 - Protect landscaping and trees
 - Limit size of garages for new houses
- Broaden the definition of Character Homes to include post-40s homes
- Expand study area to be city-wide
- Genuine public consultation and analysis of options
- Meaningful Outcomes

Concerns:

- The problem and the solutions are complex.
- Renovating Character Homes is complex.
- The pace of neighbourhood change is too fast.
- The pace of the Character Home review is too slow.
- Land values will be impacted.
- Neighbourhoods are changing.
- Who benefits from zoning changes?
- Incentives must be effective and desirable.

Questions:

- What are the goals?
- What is the timing?
- How does this relate to other City objectives?

ROUND TABLE DISCUSSIONS

The purpose of the workshop was to have diverse stakeholder groups discuss together the challenges and opportunities of Character Home retention in Vancouver. To support this, attendees were asked to sit at tables according to the type of stakeholder group they represented and each table was encouraged to have representation from all of the different groups. A staff or consultant facilitator and note taker was present at each table to document the discussion.

There were two parts to the round table discussions, and each part began with a staff presentation to the plenary group (see the presentation slides later in this document) followed by a brief question and answer period. Facilitators then led the groups through discussion of specific questions.

The following information is a compilation of the discussion notes that were taken at each round table. Notes taken at each table are collated together by discussion question and grouped under themes where possible. As much as possible, all comments have been fully transcribed and included in this document.

Part 1 – Current Situation

Question 1. What are your comments on the approach to define Character Homes?

SUMMARY:

- The criteria should be more flexible
- The criteria are being applied too rigidly
- The criteria should link to neighbourhood history more than a fixed date
- The City should revisit the pre-1940 date
- Other factors should be considered when reviewing character merit:
 - Siting, Form of Development and Materials
 - Landscaping/Trees
 - Social significance
 - Costs of retention

The criteria should be more flexible.

- Weigh the seven criteria; start with massing having the greatest “weight”.
- FSR - most small homes don’t qualify for retention
- Keep this definition flexible
 - Changes to the original house are often removable (e.g. stucco siding)
 - A photo is not enough to assess value and a field review would be more useful/accurate to determine whether there are valuable features
 - Modified homes should be included
- The category needs to be a broader (more open), accounting for elements that can be brought back (siding that’s been stuccoed over, porches that have been filled in).
- The Character Home checklist is a good start but doesn’t address all the potential criteria
 - More elements or features to evaluate
 - Sustainability and affordability

- Character evaluation does not have to be a finite list
- Should transcend style
- Good design
- Two period details
- Special
- Roof
- 50% window openings
- Cladding
- Covered entry porch
- Trim

The criteria are being applied too rigidly.

- Criteria are much more stringent than the RT zones from which they are based.
- Fulfilling 4/7 criteria is too many
- Criteria list is being applied too rigidly (unintended consequences)
- Too many determined heritage, resulting in people choosing not to retain > instead choosing to tear-down and replace with new outright development
- Window policy seems contradictory
- Seven criteria used in determining character – don't like them, but understand why they're used. Some don't work (e.g. porch, windows (trim/openings)). It is the underlying massing that should be the critical issue to establish whether or not a house has character.
- Definition not easily understood by all
- There is greater impact of character when there is original character

The criteria should link to neighbourhood history more than a fixed date.

- Tie date to development history
- A focus on retaining particular pockets of streets that have a cohesive character – and be more related beyond
- Whether we use a date or no date – base it on type of neighbourhood, certain pockets may need a later date (e.g. Arbutus Ridge could be 1965)
- Neighbourhood character may not be pre-1940, and criteria need to be expanded to 1950s. In some neighbourhoods, such as Kitsilano, many homes are post-1940s. The 'Hobbit house' is a good example.
- In Dunbar, the eclectic mix of homes (Vancouver specials, cottages, Character Homes, etc.) is part of the neighbourhood appeal
- Distinct styles (regional and contemporary) may have merit outside of the 1940s (example: West-Coast Contemporary)
- Character Homes could be from a later date. Post 1940s for unique or imaginative styles in areas across the city.
- The neighbourhood/context is important
 - What do we mean by neighbourhood?

The City should revisit the pre-1940 date.

- Mechanism for Post 1940 houses is needed
- Pre-1940 date seems arbitrary
- Homes built later than 1940's (neighbourhood dependant) should be considered to have character.
- Should include all of the 1940's as the styles are continuous from 30's through to the end of the 40's.

- Alternative thought - focus on individual houses if exceptional but stick with 1940 as the firm date.
- Smaller war time bungalows (1946) are not desirable now.
- Age of house (should this be a sliding scale?)
 - What about 1941 – 1975?
 - Representation of all periods and styles
- Possibly need a shifting date for policy that as time goes on the importance of character shifts forward (i.e. 2015 the date considered is 1940, 2016 the date considered is 1941, etc.)

Other factors should be considered when reviewing character merit:

Siting, Form of Development and Materials

- Underutilised site area should be considered (small homes)
- More latitude when considering second-storey additions
- Size of house and underutilisation
- Smaller houses are a challenge to incentivise to keep it, comes a point when there's too much to add on and you lose much of the character.
- The downside of Character Homes are that they are too small, have low ceilings, no insulation, wood frame windows with single pane glazing, etc. How long are we planning to keep these homes after renovations and additions? 50 years, forever?
- No consideration of structural integrity or positioning of Character Homes in Dunbar
- Some older homes are of a lesser quality of development (material etc.)
- Possibly more consideration for interiors of houses (as part of the assessment)
- Existing houses challenged by size, and may not be conducive to adding bonus density

Landscaping/Trees

- Landscape details
- Grounds: landscape, trees, fencing, walls
 - New fencing changes the character of a neighbourhood. People should not be allowed to build new large fences. But can't prevent this on homes without character

Social significance

- Cultural considerations missing
- Use of a house and cultural importance should be considered
- More emphasis on design/cultural merit, and less on a particular age
- Narrative of house important (which starts to intersect with how we define heritage)

Costs of retention

- Consider costs of retention (can be prohibitive)

Other Comments and Questions

- Not represented – renters, new home owners
- Processing timeline concern (24 hours ideal) rather than weekly review
- Although barriers exist there are solutions and the City has a role to address policy to enable the preservation of character.
- Flexibility in application of laneway house is needed, for FSR esp. for smaller house where more could be set at the rear and less added to the house itself, may want to move the small house forward – would have less impact on its neighbours than moving an average size or larger size house forward.

- Does check list apply to younger homes?
- Are evaluations based only on photos or are on-site inspection ever performed?
- Are there other jurisdictions that have similar criteria, and if so how are they used?

Question 2. Should retention focus on some or all Character Homes?

SUMMARY:

- Support for focusing on both individual Character Homes and clusters of Character Homes
- Different neighbourhoods may require different approaches
- Processing of permits for Character Homes should be streamlined and simplified
- More incentives are needed

Focus on Character Homes.

- Focus on preserving stand-alone buildings.
- Even the single house matters
- If there is a stand-alone on the block – at least it is a starting point
- If we really want to keep the last remaining one in any given block/area, then give it more incentives. Assess on a house-by-house basis.
- Even if stand-alone it impacts new buildings to be character
- When and where to retain? Every house!
- All Character Homes should be preserved

Focus on clusters of Character Homes.

- Arguments for retaining higher concentration of Character Homes: many policies need to be incentivised (energy upgrades, building code, etc.)
- Concentration matters
- Concentration matters. Mixed streetscapes don't "fit". People will retain a house if it is part of a large "fabric".
- A few small locations build "pockets" of character. Policy needs to apply to all houses but within the framework it needs to consider streetscape and establish guidelines for new and character construction. Needs to keep the scale of the existing streetscape when considering new construction.
- Different tools needed for different areas

Focus on both individual homes and clusters.

- Do not choose one over the other – groupings should be considered as important as stand-alone's.
- Character Homes should have equal weighting during an evaluation process not restricted to a stand-alone or a cluster. All should be looked as having value for public good.
- Policy should be applied "across the board".

Different neighbourhoods may require different approaches.

- Concern that the loss of Character Homes has reached the point that only a few Character Homes existing in some neighbourhoods
- Support for citywide retention, but some areas need to be prioritised, i.e. Morrissey house

- There is a conflict between density and history in the City. Goals for density with single family dwellings are exceeding the desire to maintain the history of the area.
- Pressure from community plans causes neighbourhoods to lose Character Homes. Increases in allowable density cause character houses become “rundown” as owners don’t see the point in maintaining a house that will be torn down.

Processing of permits for Character Homes should be streamlined and simplified.

- Processing should focus on/streamline renovation over new build (fast-track retention)
- Accelerate the permitting process when someone wants to retain, facilitate – have a “character house renovation stream” where all staff understand the issues and timelines, and an integrated process achieved throughout. Everyone from the planner receiving the application through to the inspector should be part of a “team”. Have the same inspector throughout the process – better understanding of the project (i.e. he/she is up to speed) and more efficient too. This would provide good service that runs smoothly and efficiently.
- DB process should allow the floor to be raised so that a deeper basement and new foundation can be provided, extend out the back - relax envelopes esp. in RS-1. But concern was noted as to how much, needs to be a reasonable limit.
- Development Planner should be at a level of expertise to carry it through.
- Building code remains an impediment to retention; need to apply same equivalencies to character houses as there are for heritage (VHR) houses.

More incentives are needed.

- Enough incentives to retain home is needed, and conditions placed to replace with new homes
- Incentives are too small, need a larger “carrot”
- Re-visit the bonusing, because everyone loses in that situation (bonusing encourages the house to be taken down)

Question 3. In your view, what is the primary reason we are losing Character Homes?

SUMMARY:

- Processing times are too long for Character Home retention projects
- Character Merit evaluation process is unclear
- Building Code Requirements are restrictive
- The Single Family Market is looking for new, larger homes
- Lack of retention incentives vs. what you can build under current zoning
- Land values very high & return on investment for Character Home retention is lower than for new build
- Character Homes are undervalued

Processing times are too long for Character Home retention projects.

- Processing times too long
- Construction time # of permits
- Time it takes to get thru process

- Aiming too high on regulating, need to make saving character houses a pleasant experience and aim a little lower!
- Some technical based on floor area but mostly to do with lack of understanding of how to properly renovate or retain a Character Home due to a lack of City resources dedicated to the process and that the process is too lengthy.
- The lack of good resources at the Home Renovation Centre at the City of Vancouver.
- Renovations are, most of the time, more work, time and money.
- The City of Vancouver system - it's challenging to retain a house in Vancouver. The City's system is slow, expensive, frustrating, hard and disconnected (silos of departments communicating different things— e.g. inspections vs. development vs. planning)
- City of Vancouver needs a department/group that focuses on character
 - The City works in silos and there is poor communication among existing groups and this can cause additional expenses to a house owner when contradictory information is received
 - It takes too long to process an application
 - Aggravation factor a disincentive to pursue retention
 - Discretionary system is arbitrary
 - By word of mouth people hear how hard retention is and want to avoid it
 - Should have a separate group (e.g. board of variance) to process Character Homes
- City expertise

Character Merit evaluation process is unclear.

- There is an inconsistent approach to how the City currently defines Character Homes.
- Definition of Character Homes unclear, i.e. RS-5 (no market value)

Building Code Requirements are restrictive.

- Building Code
- Building codes restrictive
- Building by-law – seismic etc. LEED
- Most Character Homes were not built to current building code.
- Green criteria, renovation is less energy efficient
- Energy requirements

The Single Family Market is looking for new, larger homes.

- Market
- Market demand
- Culture of bigger, bigger leads to desire for new homes
- New homes are desirable when real estate prices are so high
- Owner preference – rebuild is easier
- Character houses are less functional (low ceilings, infrastructure, etc.).
- Older homes are seen as:
 - Small
 - Poor shape/need repairs
 - Energy inefficient

Lack of retention incentives vs. what you can build under current zoning.

- We don't have the right policy tools for retention
- The City is not providing enough incentives for retention/or disincentives for deconstruction.

- Not enough legislation (moving too slowly).
- FSR gap (many homes are under developed)
- Outright 0.7 a more attractive option than retention
- Too much outright zoning.
- Outright height – restrictions relating to adjacent context
- Highest/Best Use principle: Maximize FSR and maximize the number of units. Basement suites are a challenge within existing Character Homes (ceilings too low, Vancouver requirements too stringent).
- Single storey houses are hard to add to (common in RS).
- Not enough conditional incentives for retention (FSR, height, dwelling units, etc.)
- The lack of incentives seems to be the consensus reason that Character Homes are being lost
- Provide enough incentive for retention. Current incentives are not working.
- Incentive to renovate
- Allow extra density
- Allow infill strata
 - But there are also issues with strata
 - Strata could potentially be site specific

Land values very high & return on investment for Character Home retention is lower than for new build.

- Price
- Land value is so high.
- The house is irrelevant—it's a question of land value
- Return on investment is difficult with Character Homes.
- Financial incentive is non-existent
- Investments and financial gain
- Commodification of homes
- There is currently a global flow of capital into the Vancouver housing market that is consuming part of the housing supply.

Character Homes are undervalued.

- BC Assessments are too low. People assume a house is a tear down. There is a public perception that Character Homes have no value.
- There is something wrong when the house is worth nothing.
- Public education on the incentives to retain is important
- Education or knowledge to see the qualitative value of Character Homes is also limited
- Cultural sensitivity education on Canadian value for 'old' homes is needed
- Keeping a character house can make economic sense when the existing house is underbuilt

There is a lack of clarity on what we are trying to achieve.

- What defines character?
- How is character defined? And does existing character or architectural style need to be replicated? Can we build new homes that fit in without replicating?
- We should preserve the "character" but what is "character"?
- Is the objective to retain homes or retain character?
- How is character justified? ex. Post war bungalow. How can we rebuild new homes that fit in?
- Pressure of the community plans and development.

Other Comments:

Tree & Landscape retention requires more consideration.

- There is conflict regarding maintaining landscape features and infill construction ex. Hedges/trees along lane and laneway homes.
- We need to reduce the outright cutting of trees.
- Provide more disincentive to cutting trees down. Take 1 down, plant 3 new ones.
- We need to acknowledge the life span of trees and formulate a replacement strategy.
- What kind of tree (size/numbers) have to be replanted?

New homes can contribute to Neighbourhood Character.

- Retain scale and form of Character Homes.
- You can build a brand new Character Home
- Architectural character can be replicated in new construction
- No Guidelines to ensure new homes are built with 'character'.

General.

- What's wrong with "No" [to demolitions]
- Health issues
- Affordability
- Loss of rental stock?

Part 2 – Exploring Options in the Focus Area (RS-5, RS-3, RS-3A)

Question 1. What should the City do to encourage retention?

SUMMARY:

- Improve permit processing times
- Simplify requirements
- Increase Floor Area for Character Home retention
- Lower Floor Area for outright (new build) development to make Character Home retention (with increased Floor Area) more attractive
- Allow larger laneway homes & accessory buildings if Character Home retained
- Allow more secondary suites if Character Home retained
- Create special incentive programs for Character Home retention
- Focus retention efforts in certain areas
- Impact assessment of options needed as part of the Character Home Zoning Review

Improve permit processing times

- Fast-track retention
- Accelerated permitting – fast lane
- Limit amount of restrictions and reduce processing times
- Incentives – come up with a “permit incentive” – fast track for renovation/retention
- Need a dedicated heritage/character development-building integration stream.

Simplify requirements

- Character assessment should be done for all Character Homes with photographs
- Relax building code
- More conditions to encourage retention
- Giving people choice with guidelines
- Do away with the Tree By-law or go back to allowing one a year to be cut on the condition that you keep the house.
- It is 25 to 30% more expensive to renovate, therefore certain requirements should be relaxed, can't expect it to be as energy efficient as if it were built new, for example.
- Approach retention as “heritage light” – keep some or much of it but not too rigorous, keep the spirit of the house.
- A focus on quality and integrity
- Don't “over-design-guideline” if it is a retention scheme.
- Meet ‘high’ character strategies
- Avoid strategies that promote fake heritage

Increase Floor Area for Character Home retention

- Extra FSR (bonus density) for retention only
- The incentives of more density are a disadvantage as additions are expensive
- Make all spaces within a roof legal, regardless of whether or not it was previously accessible.
- Zoning penalizes basements in Character Homes, should be “free” density for Character Homes.

- Lifting houses should be allowed to maintain character but allow for increased density.

Adjust the Floor Area and design guidelines for outright (new build) development to manage character

- Reduce the base FSR (e.g. as was done in RT-6 back in 1988).
- FSR should be relative to the site rather than applied to the house. For example, a smaller house on a bigger lot should apply this principle.
- Revise guidelines to be similar to Character Homes, i.e. limit ceiling heights, lower height, smaller homes, etc.
- Bring the eave line down so the design fits into the streetscape. Ensure that managing character is not mutually exclusive from supporting or prioritizing retention.

Allow larger laneway homes & accessory buildings if Character Home retained

- Allow laneway homes/larger laneway homes for retention only
- Stratify laneway homes, fee simple in-fill (no consensus)
- Should be allowed to have a larger garage if the house is kept (esp. in RS-3), whereas a tear-down gets a smaller garage.
- Allow three-car (larger) garage

Allow more secondary suites if Character Home retained

- Allow two secondary suites
- Suites, relaxations of building codes required

Create special incentive programs for Character Home retention

- Greater/special incentives needed for retention, i.e. lower construction costs, energy and seismic upgrade grants, tax breaks, etc.
- Reducing property taxes during renovations (commercial is precedent) - \$\$
- Tax breaks
- Increase incentives
- Dunbar Vision section 4.1
 - Incentives to renovate

Focus retention efforts in certain areas

- Strategic location
- Target specific areas and let go of others

Impact assessment of options needed as part of the Character Home Zoning Review

- Economic analysis of options, shouldn't be done in a vacuum – impact analysis to ensure it's fair and the owner doesn't lose a fortune.
- Need more detailed analysis of the criteria that has been set up – assess the impact of this on retention.

Other Comments

- City should have a character registry.
- Does character retention mean façade only or full retention?
- Retaining character houses (pre-1940's)

Question 2. What 'carrots' and/or 'sticks' do you support for the Focus Area?

SUMMARY:

Carrots

- Increase floor area for retention of Character Homes
- Allow more, larger dwelling units and/or accessory buildings for retention of Character Strata of infill or laneway units
- Faster permit processing for retention of Character Homes
- Financial incentives
- Design & building code incentives
- Provide incentives for both small and large renovation projects
- Deconstruction disincentives

Sticks

- Lower outright development potential (density, height)
- Increase fees for tree and landscape removal
- Longer processing times for new home permits replacing a Character Home
- Increase deconstruction requirements and fees
- Require public consultation and support for demolition permits
- Introduce a moratorium during the Character Home Zoning Review

Carrots:

Increase floor area for retention of Character Homes

- The spread (of density increase) has to be enough to make it worthwhile
- Carrot: Increase FSR below grade, fast track permits, relax by-law/code.
- RT-8 works there is incentive (0.75 FSR) to retain and stratify.
- Floor area
- Larger infills
- Laws not as lenient in RS-5
- Current disincentive = 0.7 FSR outright
- Increase floor area
- FSR increase in the house portion.
- Elasticity of square footage/zoning supporting context character

Allow more, larger dwelling units and/or accessory buildings for retention of Character Houses

- Higher unit count
- Density is a carrot but strata is the biggest incentive (and may be more important than density)
- Explore alternative building forms, for example: flex houses that allow additions post construction
- Relax zoning by-laws—e.g. allow a garden suite in existing homes. Can't currently do this because of above grade floor area restrictions (this is an issue with the building code)
- In RS-5 allow for flexibility for garages in laneway houses
 - Perhaps allow secondary suite + size increase due to retention – must reflect character of primary
 - Supported as retention mechanism (section 2 Dunbar Vision)

- For larger houses allow extra unit density (keep house)
- Allow multiple secondary suites.
- Rental units could be an incentive—additional revenue for owner

Strata of infill or laneway units

- Stratification, Infill, Multiple Conversion Dwellings
- Allow strata title for laneway homes— no consensus
 - Concern with loss of much needed rental stock, particularly affordable rental for vulnerable groups, i.e. students
 - Allowing strata-title of laneway homes only benefits home owners, detrimental to renters
 - Should only be allowed if additional density cannot be provided
- No strata in order to maintain affordable rental suites
- For other zones consider selling laneway homes
- Rental coach houses for those lots without lane access. Strata coach houses only with an HRA (too valuable).

Faster permit processing for retention of Character Homes

- It takes forever to get renovation permits
 - Incentive: Make the process faster for character retention
- Increase incentives to retain and make the City of Vancouver process easier
- Accelerate permits
- Fast-track retention applications to reduce costs as a major incentive
- Dedicated heritage/character development-build-inspection stream.
- Processing time (streamline – skip DE – go to DB with letters of support)
- DE > DB
- Streamline the permitting process for retention projects. Prioritize character houses above demolition projects.
- Shorten the time and application process for retention to help clients and the building industry save costs
- More certainty in the approval process with clear policies and updates to code that are readily accessible to the public
- Queue jumping in the permit process for those who retain or conserve Character Homes
- Improve the Home Renovation Centre at the City

Financial incentives

- Reduce cost of renovating permits for Character Homes.
- Reduce costs – increase demolition fees – taxes during renovations
- Victoria has a good example of retention policy (property tax deferral)
- Construction costs need to be lowered
- Property tax incentive
- Increase assessment value with improvements.
- Tax breaks or rebates for character and heritage properties from all levels of government to balance the cost
- Heritage and Character Home owners grants to help subsidise the cost of retention and renovation
- Lower Mill rates for Character Homes
- Permit fee reductions

Design & building code incentives

- Reduce architectural design requirements – relaxation of building code
 - This can make or break the business case for renovation vs demolition.
- Building by-law relaxation – replicate houses
- Reduce homeowner impediments to renovation – simplify, let homeowner have more control
- Design control maintained on renovations – keep the essence, original character, memory.
- Building by-law relaxation for Character Homes
 - Triggers
- Lessen requirements for secondary suites in Character Homes (Vancouver requirements go above the BC Building Code).

Provide incentives for both small and large renovation projects

- If this discussion focusses on whole house renovations and new buildings without streamlining the permit process for small renovations to character houses, existing home owners will continue to engage in “work without permit” renovations and the quality of the character stock will decline.

Deconstruction disincentives

- Incentive for companies to collect demolition (deconstruction industry)

General incentives

- Apply small easy to use tools
- Make retention appealing
- Increase incentives to a level that the market recognises the value of the character retention.
- Quality of renovation
- Reduce Tree By-law impact on renovations
- Incentivise retention: Character Homes need to be desirable to have
- For underutilised lots:
 - Consider character house rebuild
 - Take down / keep detailing
 - Match survey / guidelines
 - Expands > gets bigger
 - Higher energy efficiency
 - Would go through full DE process + reviews
- Use overarching policy directives to inform the public on how Character Homes may help with affordability and sustainability

Sticks:

Lower outright development potential (density, height)

- Reduce height and density to be similar to design of Character Homes
- Down zoning will affect value of homes
- Reduce outright FSR.
- Limit the size of a garage with a character demolition project (no three car garages)
- Lower the allowable building height for demolition of a character house (build new allowable height lower than the current 35')
- Size limits for new builds or size reduction as a downgrade in the zoning less than(outright)
- Limit FSR for new build to retain Character Home

- Stick: Reduce allowable FSR for re-build
- Require retention of a proportion of the house with character and amend zoning to add or change % of home.
- Design guidelines
- Reduce outright
 - Bonus is a condition of retention
 - Don't allow laneway houses for new buildings
 - Only allow additional suites in retention
 - Don't allow 3 car garages
 - Increase tree protection by-laws
 - There are loopholes that allow people the opportunity to remove trees

Increase fees for tree and landscape removal

- Higher fees for loss of trees and mature gardens, i.e. \$100,000
- Increase costs of new building, i.e. permits

Longer processing times for new home permits replacing a Character Home

- Delayed process for demolition permits.
- A robust design process that includes a due diligence process involving a detailed retention study

Increase deconstruction requirements and fees

- Greatly increase costs of deconstruction with flexibility with zoning requirements for Character Home retention
- 90% deconstruction for Character Homes
 - Increase demolition fees if character house and not replicated
 - Tiered fee system
 - Increase licensing levels (work with homeowner Protection Office)
 - Create licensing for quality control
 - DP Provincial – COV to recommend
- Disincentives for demolition (reduce the return on investment).

Require public consultation and support for demolition permits

- Require neighbourhood approval for all tear downs.

Introduce a moratorium during the Character Home Zoning Review

- MORATORIUM to prevent demo's from now until council decision
- Restrict tear downs, money incentives don't work.

Question 3. What regulatory approach do you most support for the Focus Area?

SUMMARY:

- Stop further demolitions while Character Home Review is underway
- Take a strategic review of current approach and fix problems
- Increase knowledge and understanding of issues
- Options and impacts need to be understood:
 - Economic
 - Neighbourhood character & parking
 - Rental housing stock
 - Understand better how RT zones are working
- Processing improvements are critical:
 - Processing and approval improvements
 - Involve the experts
 - Ensure the building code supports Character Home retention
- Understand the diversity of views:
 - Cultural values
 - Desirability of incentives
 - Create options and scales for level of retention
 - Consider supports for moving Character Homes to other sites

Stop further demolitions while Character Home Review is underway

- Need a moratorium on demolitions while this policy issue is explored
- Concern with post-1940 demolitions
- We must act quickly! The stock of 1940s (and earlier) houses are disappearing quickly. We need a moratorium!!! We need to make keeping a character/heritage house a HUGE incentive. We need to keep Vancouver's history alive.
- Don't put a quota on the amount of allowable demolitions/year.
- Maintenance agreements need to be put in place on Character Homes to avoid demolition through neglect.

Take a strategic review of current approach and fix problems

- The City of Vancouver should start with an internal review to fix dysfunction before exploring new policy—have at least a monthly meeting
 - After internal review, then explore other strategies
- Shortcoming of this approach is that this should be implemented on a city-wide basis. The City of Vancouver often does piecemeal planning and this is a flaw.
- Do something strategic—definition of character should include flexibility and the review should look at both the house and neighbourhood
- The current system is broken. Need for carrots and sticks. Less than half of homes are character and almost all purchased homes are demolished.
- Focus on creating a variety of options/choice
- Focus on retention of exterior and grounds (interior tends to be all replaced during renovation anyways)
 - Disagree: interior is important

- Review relevance of criteria for impact (the seven criteria)
- In RS-5 zones, the criteria for character must be relaxed so that neighbourhood character is retained

Increase knowledge and understanding of issues

- Broader public education needed
- Education

Options and impacts need to be understood:

- ***Economic***
 - Economic analysis done in collaboration with real estate industry needed on retention vs new building
 - We have to make the business case work in terms of valuation.
- ***Neighbourhood character & parking***
 - How does laneway housing affect the character of a neighbourhood?
 - Parking is also an issue
 - There's not always room for onsite parking with infill and impacting the feeling of the street
- ***Rental housing stock***
 - Don't allow strata Character Homes. This will cause us to lose rental stock.
- ***Understand better how RT zones are working***
 - It is important to understand the numbers behind the success of the retention zones.
 - How has the retention aspects of RT zones performed?

Processing improvements are critical:

- ***Processing and approval improvements***
 - Training/greater experience on Character Homes needed for inspections/building codes
 - Permit process takes too long. People don't want to wait.
 - Incentive/process
- ***Involve the experts***
 - There should be a committee of architects to advise owner on how to demolish and design and new home to replicate original
 - Have a technical focus group to review by-laws and code (involve practitioners)
- ***Ensure the building code supports Character Home retention***
 - VBBL equivalencies for heritage and character
 - Examples of issues:
 - R value of walls too large and changes wall size changes the design of the Character Home
 - Plumbing in exterior walls
 - Wood windows
 - Building code issues add to the frustration of retention
 - Building code requirements that don't align with retention policy is another example of the silos the City of Vancouver has
 - With a heritage home you get more relaxation with the building code and Character Homes should have the same provisions

Understand the diversity of views:

- ***Cultural values***
 - Historical context of latent racism/prejudice
 - Demolition is an emotional issue
 - Character Merit stems from established neighbourhood wanting to maintain a certain uniformity.
- ***Desirability of incentives***
 - Incentives to build infill may not work if property owners don't want infill.
 - Are the people buying these homes even interested in Strata?
- ***Create options and scales for level of retention***
 - We need to manage, support, and prioritize Character Homes but there needs to be options to rebuild that don't fit within full retention.
- ***Consider supports for moving Character Homes to other sites***
 - It's most important to keep houses in the neighbourhood, but this could be a secondary strategy
 - would rather see demolition than relocation
 - Context is as important as house, so not desirable to move homes
 - Cost of moving home could be a disincentive to replace a home
 - Requires buyer being aware of cost/restrictions prior to purchase
 - House relocation can also be a carrot when relocation onsite is allowed with densification (e.g. moving a house to a corner and allowing infill behind)
 - Scale of change is as important as character
 - E.g. if lift a house 1 storey can change the character (vs. a couple feet with landscape covering the change)

General comments...

- All levels of the continuum are about character management
- Why does there have to be trade-offs?
- FSD design guidelines is too detailed and long
- Bonus
- 'Neighbourhood character'
- Streetscape
- All new houses > new > quality, integrity, scale ? character
- Aware of implications
- Criteria – include more integrity
 - Concentration matters
 - More incentives to renovate
- Dunbar Vision Section 4.1 (74% of community in 1999 was in support)
- West side statistics seem like it's not attractive to build additional units
- > Retention character 'high character' > high character (process) time
- How is land value so much more than house value? This is driving real-estate
- Renovations require higher contingencies than rebuilds.

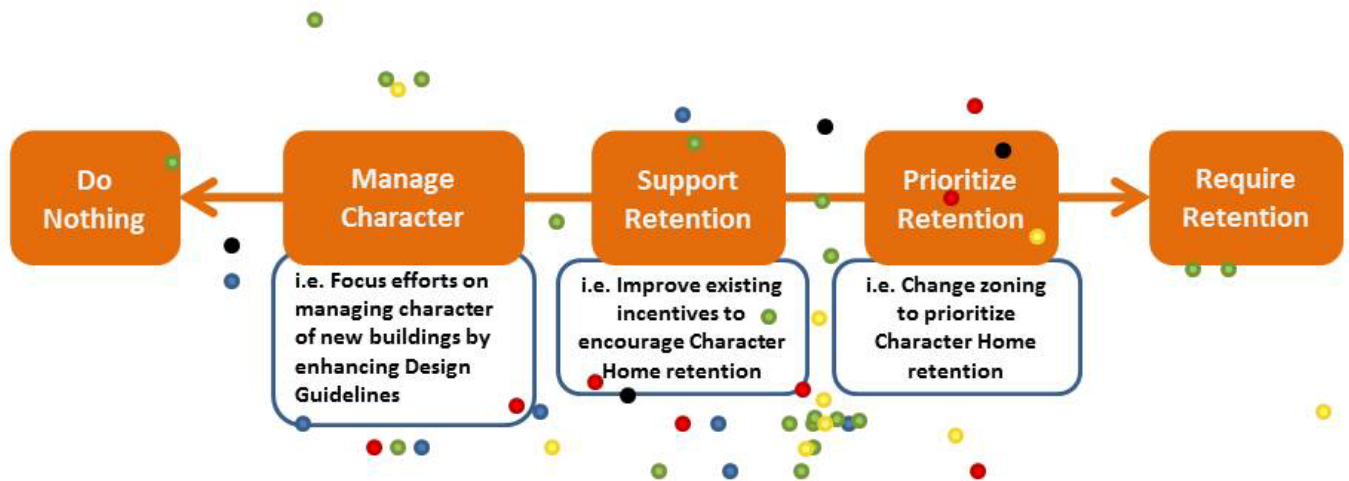
Summary of “Range of Options” Spectrum Sticky Dot Exercise

As part of the last activity of the workshop Round Tables discussed what regulatory approach they supported for the Focus Area (RS-3/3A, RS-5), and what they thought the City should do to encourage Character Home retention. Each participant was asked to place a sticky dot where they were on the ‘range of options’ spectrum that was provided at each table. Sticky dots were colour-coded by stakeholder group, to assist in differentiating where different stakeholder groups may have diverse perspectives.

The dots place on the spectrums at each table were transferred to one master spectrum provided below. Further comments on this topic that were made at the tables are provided in the previous section of this document (see Part 2 – Question 3).

Character Home Zoning Review – Range of Options Spectrum Summary – Dec 8/15 Workshop

- Resident Associations and Related Groups
- Architects/Design Professionals
- Real Estate Industry Professionals
- Home Building Industry Professionals
- Heritage Organizations and City of Vancouver Heritage and Planning Advisory Groups



WORKSHOP RESOURCES

A. Presentation Slides

City of Vancouver staff made two presentations at the beginning of each half of the workshop, in order to provide background and technical information to support the Round Table discussion activities. These slides presented are provided below in the section that follows.



Character Home Zoning Review: Single Family Zones

Stakeholder Workshop

December 8, 2015



Agenda

1. Welcome
2. Introduction
3. Part 1 – Overview of the Current Situation
 - Staff Presentation & Table Discussion #1

BREAK (10 minutes)

4. Part 2 – Exploring Options in the Focus Area (RS-5/3/3A)
 - Staff Presentation & Table Discussion #2
5. Next Steps



Important Reminders

Ground Rules for a Successful Workshop

- Success today means hearing from and learning from each other.
- This is a public discussion, not a debate. The purpose is not to win an argument, but maintain focus on the topic, hear many points of view and explore solutions.
- Listen to and respect other points of view. All of us bring information and ideas to contribute.
- Treat everyone here with the same respect and tone you would want for yourself.

Housekeeping

- Washrooms located just outside this room (short hallway)
- Staff and consultants are available to answer any questions that arise.



Introduction

Heritage Action Plan *(Adopted Dec 2013)*

Key Areas of Work:

- Heritage Conservation Program Review
- Heritage Register Upgrade
- Character Home Zoning Review
 - First Shaughnessy
 - **Single Family Zones** Workshop Focus
- Sustainability Initiatives
- Awareness & Advocacy Initiatives



Introduction

Character Home Zoning Review

PURPOSE

- To work collaboratively with the community to **identify ways to encourage retention of character homes** in single family residential neighbourhoods.



Introduction

Character Home Zoning Review

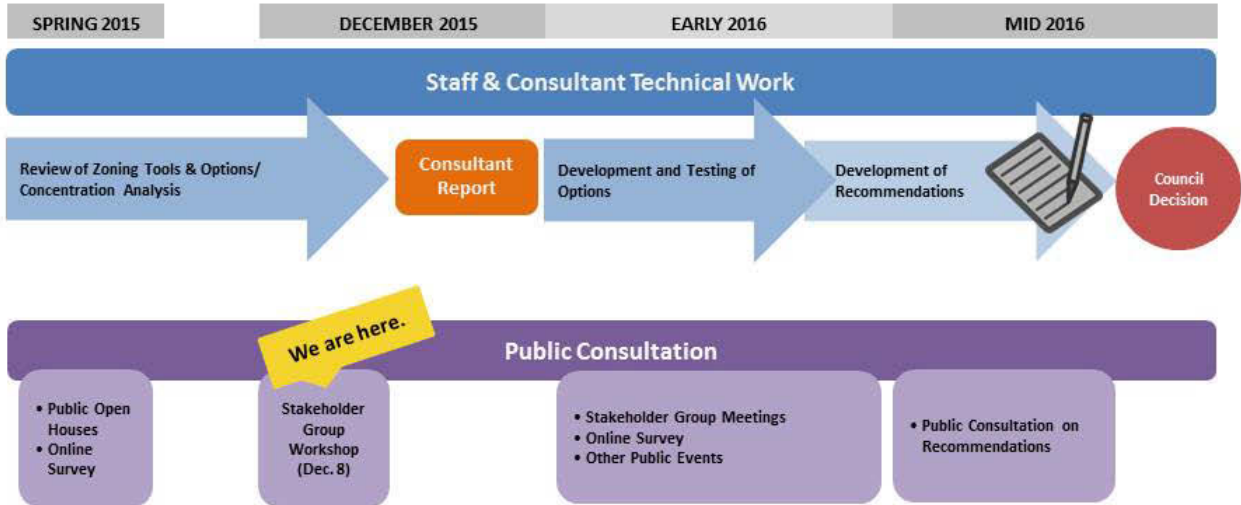
PRINCIPLES

1. Character Homes define our city's neighbourhoods.
2. Retaining Character Homes contributes to meeting Greenest City goals.
3. Zoning regulations must reflect long-term objectives for a neighbourhood.



Introduction

Work Program





Character Home Zoning Review: Part 1 - Current Situation



Part 1 - Current Situation

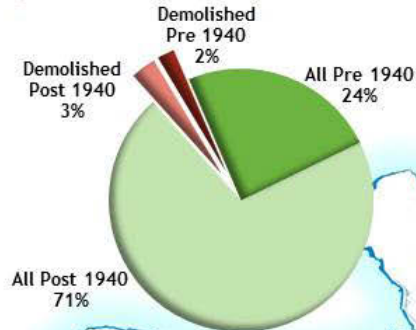


Let's talk
about this

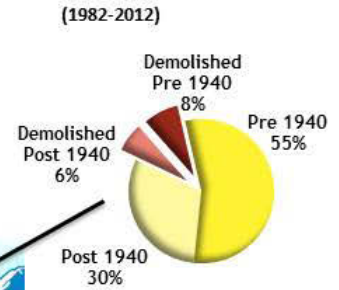
Table Discussion Questions

1. What are your comments on the approach to define Character Homes?
2. Should retention be focused on some or all Character Homes?
 - *Does concentration matter?*
 - *What about stand-alone character homes?*
3. In your view, what is the primary reason we are losing Character Homes?

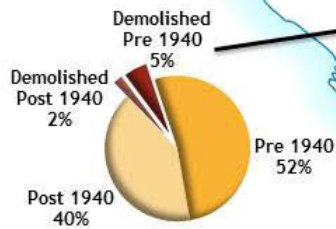
Single Family Zones – Citywide Total



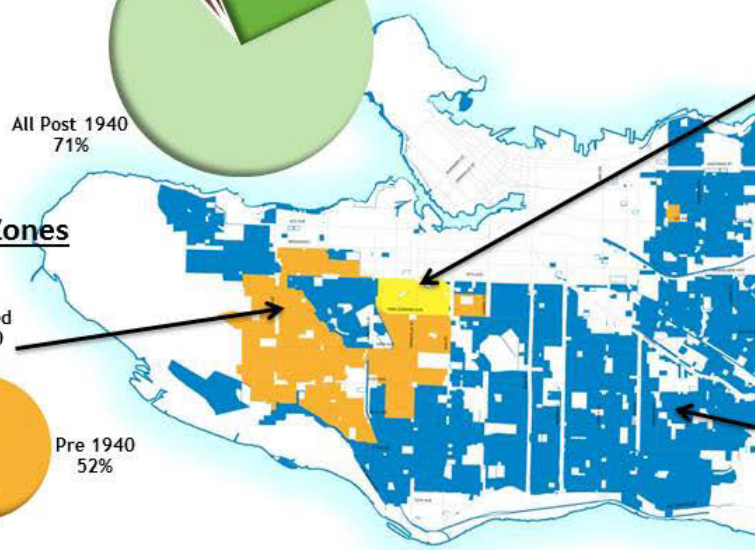
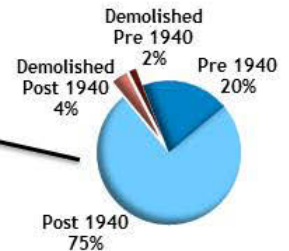
First Shaughnessy (1982-2012)



Discretionary Zones (RS-5, RS-3/3A)



Outright Zones (RS-1, RS-2, RS-4, RS-6, RS-7)



(Demolition Rates 2009-2013 unless otherwise noted)

About Character Homes

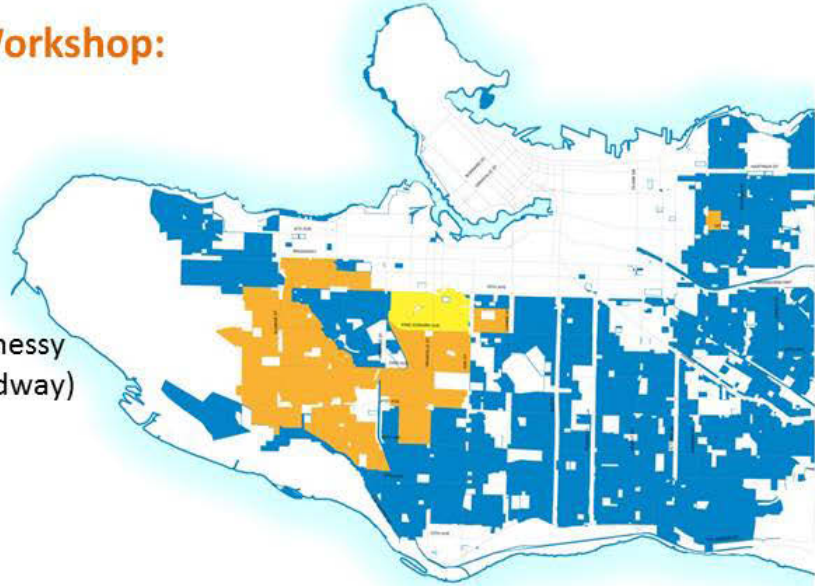
Focus Area for this Workshop:



Discretionary Zoning Areas

RS-5, RS-3/3A

- Dunbar
- Arbutus
- Kerrisdale
- Second & Third Shaughnessy
- Kitsilano (south of Broadway)
- Clinton Park



About Character Homes

Defining Character

- **“Character” differs from “Heritage”**
 - “Character” properties have features that give it a distinctive quality or appearance.
 - “Heritage” properties have historical, cultural, aesthetic, scientific, or educational value.
- **Character criteria have existed in several zoning districts since the 1980s**
 - Kitsilano (RT-7, RT-8), Mount Pleasant (RT-6) and Strathcona (RT-3) all have character criteria
- **“Character” criteria vary by neighbourhood based on:**
 - Development history of the area (i.e. pre-1932 is the date in Kitsilano)
 - Typical building styles
 - Important landscaping features
 - Streetscape context



About Character Homes

Defining Character

- **Character criteria inform how Zoning and/or Design Guidelines regulations are applied**
 - Example: Bonus floor area and/or infill buildings may be available in some areas if a Character Home is retained
- **Character Homes can still be renovated**
 - Example: Additions, interior remodeling, exterior updates, building system upgrades, can all be done while retaining key character features.



About Character Homes

Current Interim Procedure:

Character Checklist for pre-1940s Homes (used in RS-5, RS3/3A)

- Original massing and roof form
- Original front porch or veranda
- Cladding consistent with 1940 and earlier
- Period windows (50% or more)
- Original casings or trim (50% or more)
- Period details or decorative elements
- Other period features



A home that meets 4 or more of these criteria is considered a Character Home.

About Character Homes

Character Checklist Findings

(June 2014 – May 2015)

Total Reviews Conducted:	326	
• Identified as Character Homes	252	77%
Total that Became Development Permit Applications:	60	
• Demolish and Build New Home	56	93%
• Retain Character Home	4	7%
Demolition Waste Diversion Strategy		
• Met requirement	91%	
• Did not meet requirement	9%	



Thus foregoing bonus density available for Character Home retention.



About Character Homes

Public Perspectives

(TalkVancouver Survey of 1,125 people)

Attitudes towards Heritage

- **93%** personally value historic places and heritage buildings
(74% a lot/19% some)
- **90%** feel heritage buildings contribute to our sense of place
(69% a lot/21% somewhat)
- **97%** agree we need to preserve heritage buildings
(73% yes, whenever possible/24% yes, but only those considered important)

Attitudes towards Character

- **92%** personally value character buildings
(70% a lot/22% some)
- **90%** think the retention of character buildings should be encouraged



About Character Homes

Open Houses - Exercises on Character



Most common phrases given:

- Architectural excellence
- Street and neighbourhood identity
- Authenticity
- Interesting
- Modest
- Compatibility



NEIGHBOURHOOD CHARACTER MEANS ...

Homes that blend well together to achieve a visually appealing landscape.

When houses bring neighbours together not separated.

About Character Homes

Summary of Key Challenges

- **Zoning**
 - Outright Zones – no incentive to retain Character Homes
 - Conditional Zones – amount of bonus floor area over outright floor area is not an effective incentive
- **Land Values**
 - Very high land values (56% increase Citywide since 2007)
 - Market increasingly willing to demolish high “improvement value” homes in order to build a new home
- **Market Interest**
 - New Homes vs. Character Homes
(i.e. 11 foot ceilings, all bedrooms with an ensuite bathroom etc.)
- **Stakeholder Views**
 - Very diverse opinions on how the City should intervene on the issue
(do nothing vs. require retention)



Workshop Activity #1



Let's talk
about this

Table Discussion Questions

1. What are your comments on the approach to define Character Homes?
2. Should retention be focused on some or all Character Homes?
 - *Does concentration matter?*
 - *What about stand-alone character homes?*
3. In your view, what is the primary reason we are losing Character Homes?



**Character Home
Zoning Review:
Part 2 – Exploring
Options in the
Focus Area**



Part 2 - Exploring Options



*Let's talk
about this*

Table Discussion Questions

1. What should the City do to encourage retention?
2. What “carrots” and/or “sticks” do you support for the Focus Area?
3. What regulatory approach do you most support for the Focus Area?
 - Stay with the current zoning?
 - Consider creating a retention zone?
 - Other thoughts?

Exploring Options

Principle #3: Zoning regulations must reflect long-term objectives for a neighbourhood.









Zoning can be structured to create incentives and/or disincentives to protect what is important and achieve desired outcome.







Exploring Options

Carrots & Sticks 101

Zoning Tools	 Encourage Retention	 Discourage Demolition
Floor Area	<ul style="list-style-type: none"> Increase floor area available when a Character Home is retained  	<ul style="list-style-type: none"> Decrease floor area allowed in a new home if a Character Home is demolished 
Uses & Tenures	<ul style="list-style-type: none"> Allow additional dwelling unit types & tenures (i.e. MCD, strata infill buildings) when a Character Home is retained  	<ul style="list-style-type: none"> Limit uses and tenures if a Character Home is demolished 

Exploring Options

Carrots & Sticks 101

Zoning Tools	 Encourage Retention	 Discourage Demolition
Relaxations & Other Regulations	<ul style="list-style-type: none"> Support zoning relaxations for Character Home retention (i.e. setbacks, building depth, site coverage etc.) 	<ul style="list-style-type: none"> Require new homes to meet special performance requirements (i.e. design guidelines, mature landscaping and tree retention, other priority objectives etc.) 

Exploring Options

Carrots & Sticks 101

Programs

- Support Character Home retention through new partnerships and grant programs (i.e. energy upgrade grants, maintenance grants, etc.)

Other?



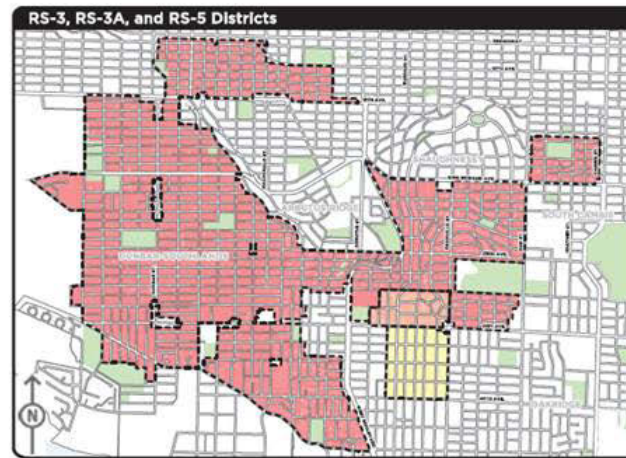
A collage of information about grant programs from the Vancouver Heritage Foundation. It includes a header "APPLY HERE" in the top right corner. The main text reads: "TRUE COLOURS GRANT True Colours Grants assist with repainting buildings. Receive up to \$10,000 to complete heritage restoration work. Grants to assist with improving energy efficiency." Below this is the "HERITAGE ENERGY RETROFIT GRANT (PILOT) PROGRAM" section, which states: "VHF is offering a pilot grant program to assist with energy retrofits for older Vancouver homes. Homes built before 1940 and those listed on the Vancouver Heritage Register are eligible to apply. In partnership with the City of Vancouver Sustainability Group, who will provide funding for the grants, and with assistance from..." There are two photographs: one showing the exterior of a historic house and another showing a person working on a window frame. At the bottom is the Vancouver Heritage Foundation logo, which consists of a stylized house icon with a red roof and a yellow chimney, next to the text "VANCOUVER HERITAGE FOUNDATION".



Character Home Focus Area (RS-5, 3/3A)

Background on Zoning for RS-5, RS-3/3A

- **Adopted in 1993**
- **Summary of Intent**
 - Maintain single family character by ensuring new development is compatible with existing development
 - Encourages retention and renovation of existing development
 - Emphasizes design compatibility with streetscape
 - Maintenance and addition of healthy trees and plants



- **Citywide Amendments to RS Zones (2009)**
 - Laneway Homes and Livable Basements amendments



Character Home Focus Area (RS-5, 3/3A)

Laneway Homes in RS Zones

Citywide Intent:

- Provide opportunity for rental units in detached and ground-oriented housing
- Preserve the existing streetscape and adds character, vibrancy, and security to the lane

Total LWH Citywide 1,927*

- Approx. 25% of sites include a LWH when building a new home

Laneway Homes in the Focus Area

Total LWH in RS-5 and RS-3 260* (13% of Citywide)

- Approx. 900 pre-40s homes have been demolished since 2008
 - Approx. 11% of sites pursued a LWH when rebuilding on the site

** Permits issued between 2009-present*



Character Home Focus Area (RS-5, 3/3A)

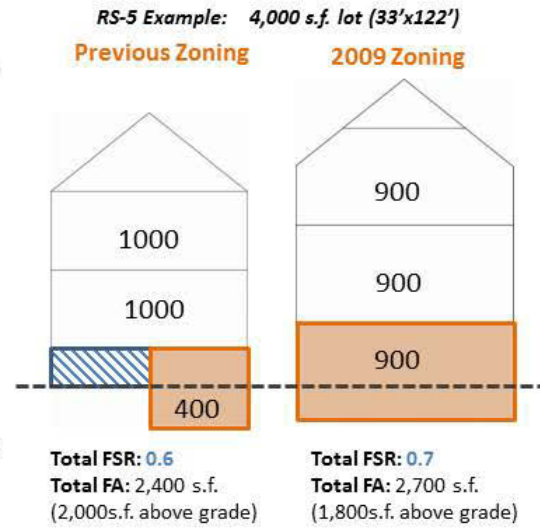
Livable Basements

Citywide Intent:

- More functional and livable basements
- Create opportunities for rental secondary suites
- For new homes and renovations to existing homes
- Processed as outright approvals

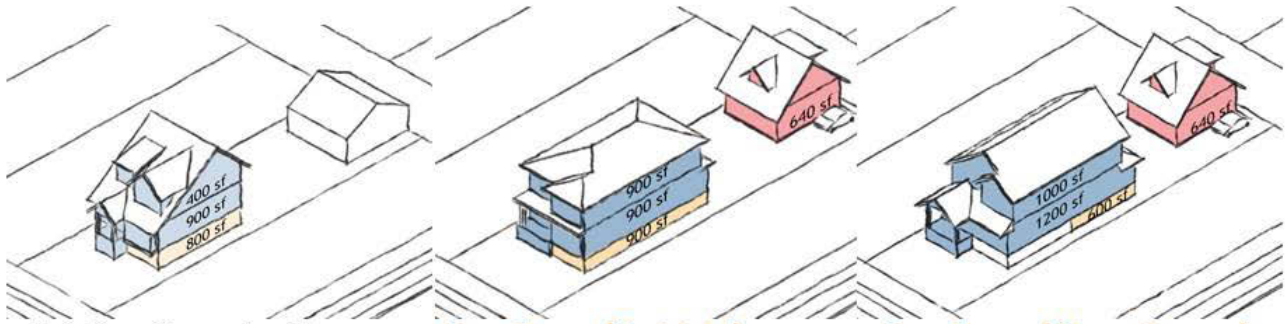
Summary of Changes:

- Increase to outright floor area (0.6 to 0.7 FSR)
- All additional floor area in the basement
- Less floor area above grade (0.45 FSR or less)
- Smaller house footprint (25% site coverage)
- Basement can be 6 feet above grade to increase light and livability (previously 4 feet)



Character Home Focus Area (RS-5, 3/3A)

Overview of Zoning - RS-5 (33' x 122' lot)



Existing Character Home

- Rental secondary suite & garage

Floor Area: 2,100 s.f.

New Home (Outright)

- Rental secondary suite & Laneway Home

Floor Area: 2,700 s.f.
Above-grade: 1,800 s.f. + LWH

New Home (Discretionary)

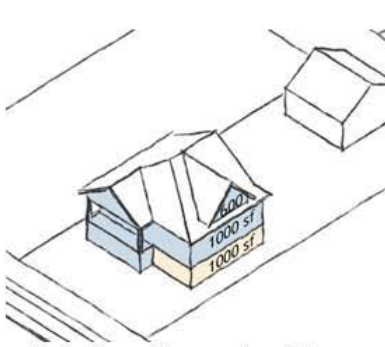
- Meets design guidelines
- Rental secondary suite & Laneway Home

Floor Area: 2,800 s.f.
Above-grade: 2,200 s.f. + LWH

- Total FA 100 s.f. more than Outright approval
- 400 s.f. more above grade

Character Home Focus Area (RS-5, 3/3A)

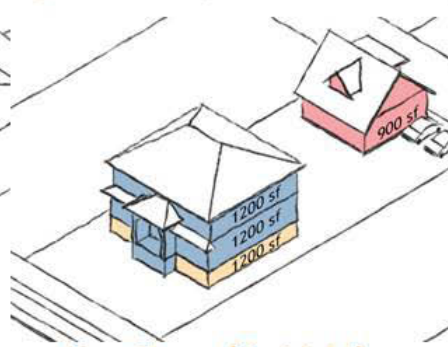
Overview of Zoning - RS-5 (50' x 122' lot)



Existing Character Home

- Rental secondary suite & garage

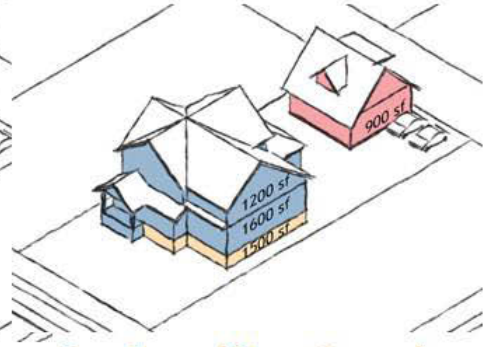
Floor Area: 2,600 s.f.



New Home (Outright)

- Rental secondary suite & Laneway Home

Floor Area: 3,600 s.f.
Above-grade: 2,400 s.f. + LWH



New Home (Discretionary)

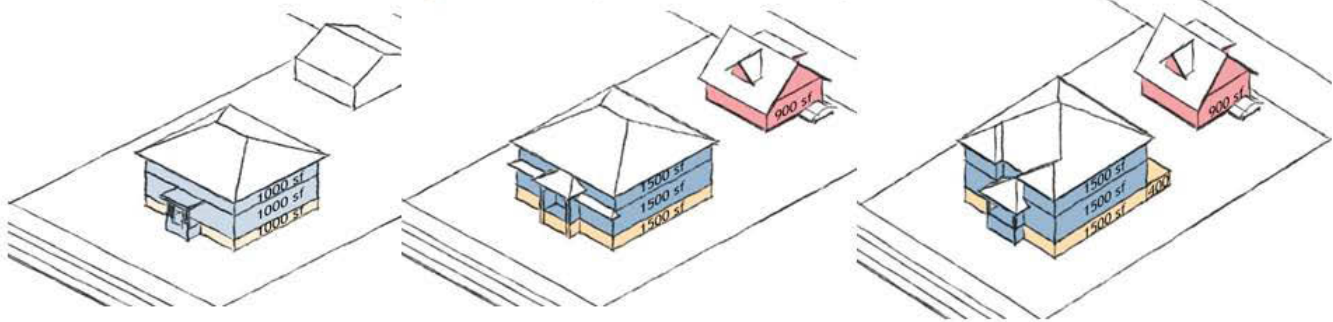
- Meets design guidelines
- Rental secondary suite & Laneway Home

Floor Area: 4,200 s.f.
Above-grade: 2,800 s.f. + LWH

- Total FA 600 s.f. more than Outright approval
- 400 s.f. more above grade

Character Home Focus Area (RS-5, 3/3A)

Overview of Zoning - RS-3 (80' x 125' lot)



Existing Character Home

- Rental secondary suite & garage

Floor Area: 3,000 s.f.

New Home (Outright)

- Rental secondary suite & Laneway Home

Floor Area: 4,500 s.f.

Above-grade: 3,000 s.f.

New Home (Discretionary)

- Meets design guidelines
- Rental secondary suite & Laneway Home

Floor Area: 4,900 s.f.

Above-grade: 3,400 s.f.



- Total FA 400 s.f. more than Outright approval
- 400 s.f. more above grade

Character Home Focus Area (RS-5, 3/3A)

What should the City do?

Range of Options



Workshop Activity #2



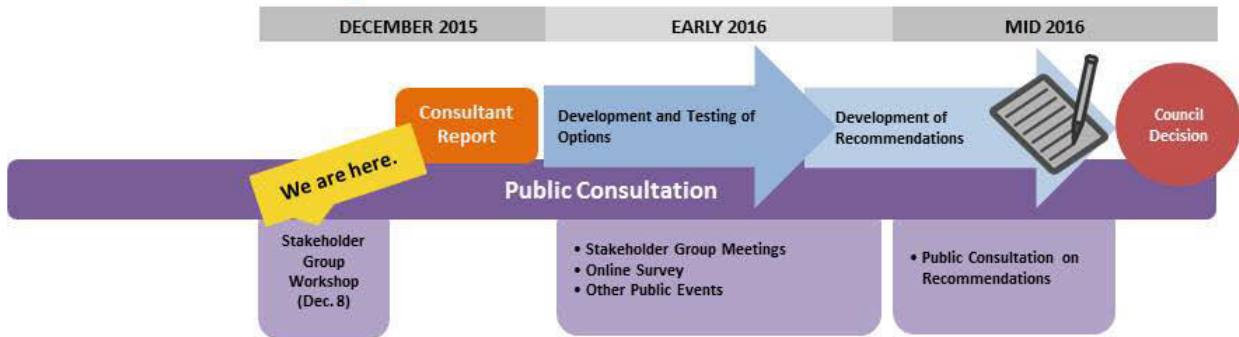
Let's talk
about this

Table Discussion Questions

1. **What should the City do to encourage retention?**
2. **What “carrots” and/or “sticks” do you support for the Focus Area?**
 - Floor Area
 - Unit Types and Tenures
 - Character Area Identification
 - Other Development Regulations and Requirements
 - Programs
 - Other ideas?
3. **What regulatory approach do you most support for the Focus Area?**
 - Stay with the current zoning?
 - Consider creating a retention zone in some or all of the area?
 - Other thoughts and ideas?

Next Steps

Character Home Zoning Review:

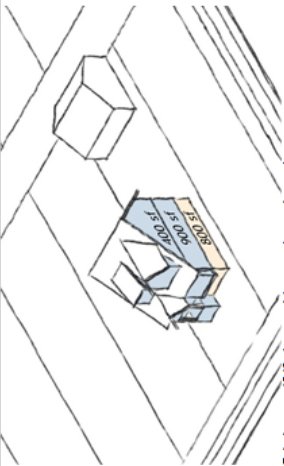
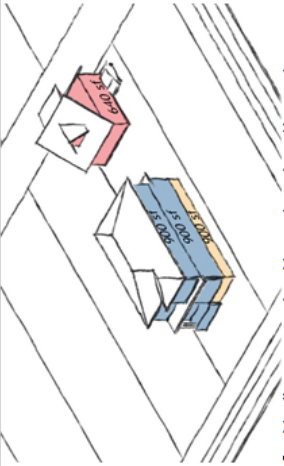
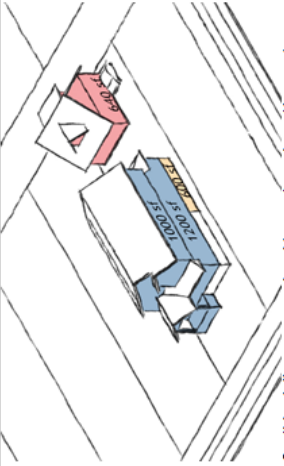
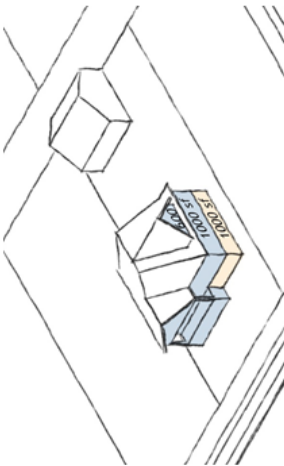
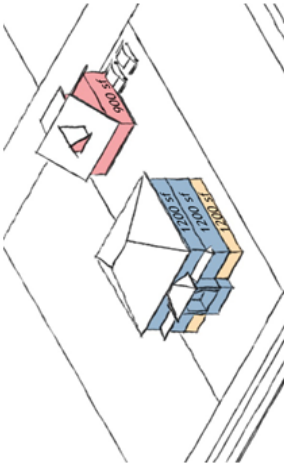
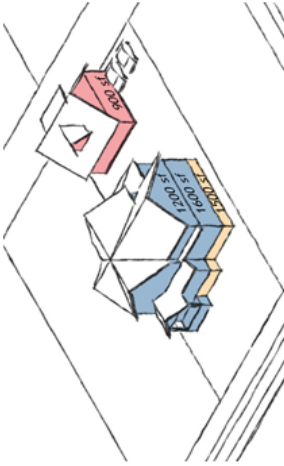
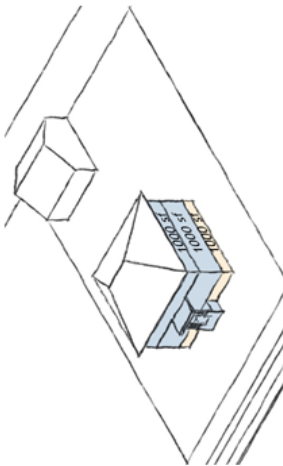
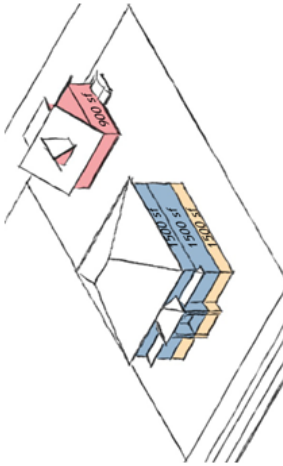
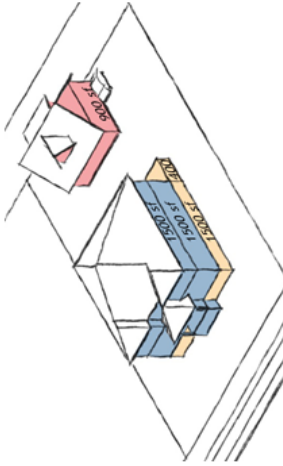


Thank you for your time and input. Please keep in touch!

- ✔ Visit our website & join our email list to receive updates: www.vancouver.ca/heritage-action-plan
- ✔ Please fill out a **Workshop Evaluation form** to help inform future consultation events.

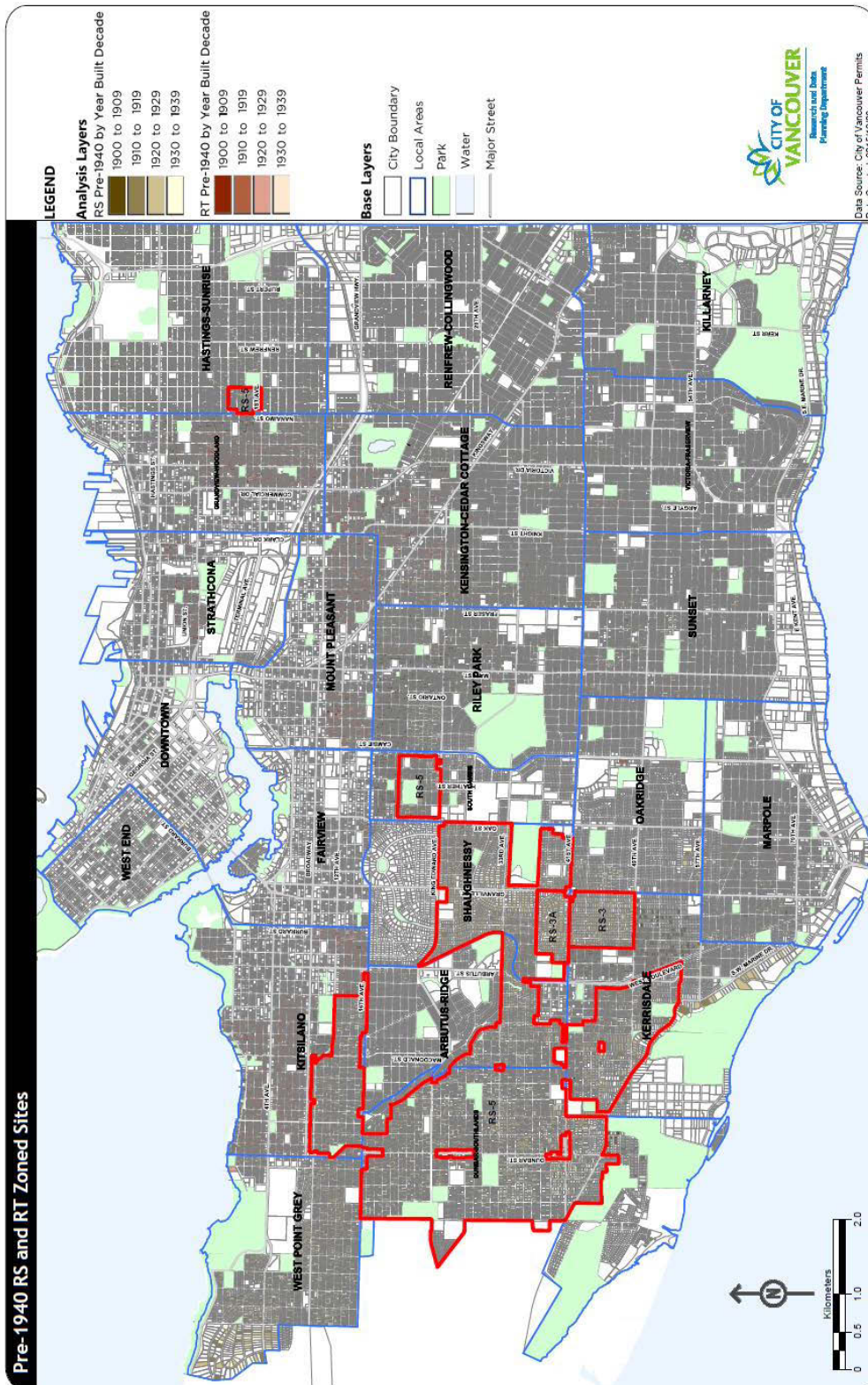


B. Handout of Graphic Illustrations for Focus Area (RS-5, RS-3, RS-3A)

	EXISTING	OUTRIGHT	CONDITIONAL
RS-5 (33'X122' LOT)	 <p>Existing pre 1940s house with secondary suite and garage FA: 2100 sf, FSR: 0.3</p>	 <p>Outright all new construction with secondary suite and laneway house FA: 2700 sf (AG: 1800 sf), FSR: 0.7 + laneway house</p>	 <p>Conditional all new construction with secondary suite and laneway house FA: 2800 sf (AG: 2200 sf) FSR: 0.7 + laneway house</p>
RS-5 (50'X122' LOT)	 <p>Existing pre 1940s house with secondary suite and garage FA: 2600 sf, FSR: 0.4</p>	 <p>Outright all new construction with secondary suite and laneway house FA: 3600 sf (AG: 2400 sf), FSR: 0.6 + laneway house</p>	 <p>Conditional all new construction with secondary suite and laneway house FA: 4000 sf (AG: 2800 sf), FSR: 0.7 + laneway house</p>
RS-3 (80'X125' LOT)	 <p>Existing pre 1940s house with secondary suite and garage FA: 3000 sf</p>	 <p>Outright all new construction with secondary suite and laneway house FA: 4500 sf (AG: 3000 sf) + laneway house</p>	 <p>Conditional all new construction with secondary suite and laneway house FA: 4900 sf (AG: 3400 sf) + laneway house</p>

C. Map of Pre-1940 Homes in RS and RT Zones

A map of all pre-1940 buildings in RS and RT zones in the City was available at the workshop for reference. It is provided below, however all information is visible at this reduced scale.



WORKSHOP EVALUATION

Participant Responses and Comments from Workshop Evaluation Forms

At the conclusion of the workshop, participants were invited to complete an evaluation form and provide their feedback and comments on the workshop itself. Feedback received on these forms is provided below.

Questions	<i>Responses on a scale of 1 to 10 (where 1 is "totally disagree" and 10 is "totally agree"):</i>																				Total Responses
	1	%	2	%	3	%	4	%	5	%	6	%	7	%	8	%	9	%	10	%	
1. Registration process was efficient and helpful.	2	4%	1	2%	1	2%		0%		0%	2	4%	4	8%	12	23%	9	17%	22	42%	53
2. Facilitator provided clear explanations, guidance and support throughout the event.	2	4%	1	2%		0%		0%		0%		0%	3	5%	17	30%	16	29%	17	30%	56
3. Presentations were clear and comprehensive.	1	2%		0%		0%		0%	4	7%	4	7%	10	18%	15	27%	14	25%	7	13%	55
4. Snacks and refreshments were satisfactory.	1	2%		0%		0%	1	2%	2	4%	2	4%	11	20%	20	36%	10	18%	9	16%	56
5. There was adequate opportunity for me to learn and to participate in group discussions.	1	2%		0%		0%	1	2%	4	7%	3	5%	4	7%	18	32%	10	18%	15	27%	56
6. Considering the participants who came to this event, a broad range of perspectives were represented.	1	2%	1	2%		0%	1	2%	2	4%	4	7%	4	7%	10	18%	17	30%	16	29%	56
7. I learnt something new or heard a new perspective that I was not aware of.		0%		0%	2	4%	4	7%	3	5%	4	7%	7	13%	16	29%	10	18%	10	18%	56
8. Overall, the dialogue was useful to me.	1	2%		0%		0%	1	2%		0%		0%	8	14%	10	18%	21	38%	15	27%	56

9. Were there any points that you didn't get to share?

Character

- There is a perception of retention of character houses that is not, I think, supported by the real-estate market and the public. I think the concept of character is subjective, and I think while the older homes offer themselves to style and character, their retention is NOT necessary to sustain a 'character style' for Vancouver.
- ARKS 74% support retaining Character Homes
- Community plans need to be followed regarding how to deal with Character Homes. ARKS Community Vision calls for definition of 'character' as well as community involvement in deciding new builds in areas without design control zoning > was this followed?
- Incentive need to retain Character Homes through education of the value of these homes and what they represent for the history and character of Vancouver
- What is coming down needs to be compared to what is going up - is what is going up really better than what is coming down?
- Demolition of character houses and outright applications should be required to follow context of neighbourhood
- Very important to consider character to include more than just pre-1940's. There are many examples of post-1940's character, architecturally excellent homes/buildings even in the RS-5, A, etc. zones 'focus areas'

Processing

- Speed up permitting time
- The current processes are causing loss of houses as renos are very difficult to obtain relaxations for, which used to be routine
- Resume Housing Renovation Centre approach
- Give more authority with timelines to planner. Simpler permit application for renovations/retention
- Architects should sign off on building as registered professional
- Home owners who do not need (much) added space but want to update (modernize) these homes are discouraged; Fearful of permit process (of City Hall); Assume that their home is a tear-down = self-fulfilling prophesy; Housing stock declines, gentrification, development adds value, etc.

Objectives and Timing of the Character Home Zoning Review

- More discussion on what it is we are trying to achieve would be necessary - I am not convinced we all want the same outcome
- All points that I wanted to make were made. However I did sense that the fast pace of demolition pushed the discussion towards retention and less towards the definition and implementation of character - something important for marginal sites
- We need to have a moratorium for a year to fully explore this topic! I expect the number of 1940's home demolitions to increase before the report comes out in 2016
- Also need penalty or disincentive - it is too easy for people to make money on speculative new houses > we need to make it not possible for them to develop in this way
- Speed is essential! Moratorium? Demolitions are not green. Could lose hundreds of houses. Reno process is too cumbersome

Value/Economics

- It is about value - people wanting to choose to retain character because it is a more attractive option in every way, including financially.
- A greater discussion of property rights and the impact of future policies on property value
- If there are changes, the City should do a review of the impact with the Real Estate Board of Greater Vancouver. I hope the impact on property values for Character Homes is not negative

Other Comments

- Onsite parking; Eco-homes (Bank of Vancouver); Addressing starter house and young families.
- Mayor, Council need to finally take a leadership role regarding neighbourhoods and think long term - act for the common good
- Review the bylaw, allow people to take down trees but make them replace with 2:1 or 3:1 ratio
- Review current building code for new and renovations. It's currently too difficult to understand
- Builders need to be rated or scaled and harder to be licensed

Workshop Feedback

- More time - to create and have design diagram examples
- Could have a bit more time
- We need more information from the City in order to make an informed decision. The research needs include: numbers of pre-1940 and pre-1950 houses in all neighbourhoods (sub-areas); numbers of pre-1940 and pre-1950 demolitions in all sub-areas; a revised criteria list for all sub-areas according to historic development; data showing how many houses would qualify for retention under current checklist and a relaxed checklist
- I think this procedure is underhanded. This is the same procedure that was used on First Shaughnessy. No one told us that an HRA and maintenance agreement was in the future. No one told this group what is happening
- Points expressed but not presented by presenter properly

10. Were there any gaps in the presentation? People or groups we should consider reaching out to?

Suggested groups to reach out to in future:

Homeowners and renters

- Individual home owners, landlords, developers, renters
- New owners were completely absent. Very poor ethnic representation. No renters
- They are hard to reach, but homeowners who are not part of Neighbourhood Associations

Diverse community representatives

- Good representation though there were not many young people - people who may be or feel disenfranchised in the Vancouver housing market
- Youth, potential home buyers - they should be there to weigh in on what the future should look like too
- Seniors, youth, different ethnic groups
- Limited ethnic representation
- There were no Indo-Canadian builders or home owners. There were no Asian builders or homeowners. There were no young people who may want to live in these areas/zones discussed
- Asians, Indo-Canadians, Asian-Canadians - the non-white professional classes. Younger people, non-homeowners. Non-English speakers

Design & building industry

- Builders and developers
- Greater participation by local architects could have better represented that profession
- Building department should be in subsequent sessions
- Board of Variance

Other comments

- We need on-going involvement, maybe with a smaller focus group
- A comment - the demolition of our Character Homes is also impacting housing affordability, rental stock, etc. This is key for all of us to understand. Demolition cannot be discussed in isolation. Many thanks
- Social and economic issues

Gaps in presentation:

- More time needed.
- Need microphones!
- Hard to hear, post in the way.
- Should have had a post-it note category – solutions
- City and City staff, please learn to be better listeners