CITY OF VANCOUVER

Duplex Use in most RS Zones Proposed Zoning Amendments

Welcome to this Information Meeting

Why Are We Here?

The *Housing Vancouver Strategy* and Three-Year Action Plan identifies key objectives to address the housing crisis and the need to shift towards the "right supply" of housing that meets the needs of people that live and work in Vancouver.

The **Making Room Housing Program** was created to provide more housing choice within neighbourhoods for families, downsizing seniors and other households seeking housing that sits in the "missing middle" between single-family homes and higher density housing. Today's Information Meeting is an opportunity to:



The "Missing Middle"



The City has been successful in providing high density housing (towers) in the downtown and along arterials, and a substantial portion (57%) of the city remains zoned for one-family (RS). There is only a limited supply of missing middle housing.



Ask questions to staff about the proposal ahead of the public hearing on September 18.



An initial action of the Making Room Housing Program is to add duplex to RS neighbourhoods across the city.

Over the next 18 months, the Making Room Housing Program will take a city-wide approach to explore and enable greater housing choices from infill to townhouses and low-rise apartments in low-density neighbourhoods.

For more information or to join our mailing list:

makingroom@vancouver.ca



vancouver.ca/makingroom

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Background & Context

Duplex Use in most RS Zones Proposed Zoning Amendments



In 2017, the *Housing Vancouver Strategy (2018-2027)* and Three-Year Action Plan (2018-2020) were approved by Council.

The ideas, objectives, and actions in the *Housing Vancouver Strategy* and Action Plan are the product of over a year of intensive community and partner engagement and public consultation including a variety of public events, open houses and workshops, as well as online surveys that drew over 10,000 responses.

Vancouver's Housing Affordability Crisis

Housing costs in Vancouver have far outpaced local incomes, leaving middle and lower income households behind. Many households, including younger people and families are facing increasing pressure to find and maintain secure housing. Through Housing Vancouver conversations, we learned that:

- Affordability is a top value for residents and many households are making significant trade-offs in order to stay in the city.
- Housing that promotes greater equity between generations and across tenures, income brackets and backgrounds needs to be prioritized.
- Residents want to see more of the "right supply" of housing, and a greater diversity in the types of housing choices available to people who live and work in Vancouver.



Cumulative change in housing costs and income, 2006-2017*



Cumulative change in housing costs and income, 2006-2017*

Achieving the Right Supply

The Housing Vancouver Strategy identifies both the types of units and the household income targets which the City is striving to deliver over the next 10 years.

	Renters				Renters & Owners	Owners	Total	% of Total	
	<\$15k/yr.	<\$15-30k/yr.	\$30-50k/yr.	\$50-80k/yr.	\$80-150k/yr.	>\$150k/yr.	Iotat	76 Of TOLUL	
	5,200	1,600	2,000	3,000	200		12,000	17%	
			2,500	12,000	5,500		20,000	28%	
Apartment				6,500	16,500	7,000	30,000	42%	
				2,000	2,000		4,000	5%	1
Infill					300	700	1,000	1%	Focus of
Townhouse					1,700	3,300	5,000	7%	Making Room Housing Progran
Total	5,200	1,600	4,500	23,500	26,200	11,000	72,000	100%	
% of Total	7%	2%	6%	33%	37%	15%	100%		

Supportive and Social Housing	Purpose- Built Rental	Condos	Laneways (Rental)	Coach Houses (Strata)	Townhouses



Changes will:

- make it easier to build a laneway home
- improve livability
- help meet the target for new laneway homes



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Duplex Use in most RS Zones Proposed Zoning Amendments



Where are odr o o o **D**S O D

5 00 duplexes look Kez

Duplexes are now allowed in built in a range of styles with up/down unit configurations. now allowed in RT zones with front/ /back, across the city and are side-by-side, 20



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Duplex Use in most RS Zones Proposed Zoning Amendments

What is allowed today and what is proposed?

Current RS zoning allows:

Secondary Suites



What is proposed?

- On lots with a site area of 334 sq.m. to 511 sq.m.
 (3,595 sq.ft. to 5,500 sq.ft.), allow duplex with or without secondary suites or lock-off units.
- On lots with a site area greater than 511 sq.m.
 (5,500 sq.ft.), allow duplex <u>only</u> in conjunction with at least one secondary suite.
- The floor space ratio (FSR) for duplex is limited to 0.7 FSR.









 A duplex is not allowed in conjunction with a laneway house.

Proposed Regulations for Duplexes in RS zones

Density	FSR 0.7
Height	10.7 m (35') and 2.5 storeys
Site Coverage	45%
Building Depth	40% of depth of site
External	 Two main entrances visible
Design	from a street
Regulations	 Covered entry porch or
	verandah for each unit
	•Roof Design:
	Min 7:12 slope
	Dormer Width Limits
	 Minimum sizes for windows for
	secondary suites

Proposed changes would:





Parking

•Minimum 2 spaces for duplex

- Minimum 3 spaces for duplex with secondary suite(s)
- Lock-off units: no additional parking required

Why is duplex proposed?

Allowing duplexes in these areas would enable modest change in neighbourhoods as an interim measure while additional housing opportunities are explored over the coming year.

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Glossary of Planning Terms

Duplex Use in most RS Zones Proposed Zoning Amendments

Density

The amount of floor area (square metres or feet) of a site relative to the size of the site. It is often described as a ratio (see "Floor Space Ratio"). Density can be used as a rough measure of how large a building is.

Design Guidelines

Council-adopted advice that informs the design of development. They are meant to provide general guidance, as opposed to acting as legal requirements for development (see "Zoning").

Development Permit

A permit granted for a development proposal after it is reviewed by the City to ensure it meets the zoning regulations for the site. These regulations are contained in the district schedule (see "District Schedule") and address land use, density and height. After the Development Permit is granted, a Building Permit has to be issued before construction can start. The Building Permit review is primarily for construction and life safety requirements.

Laneway House

A detached, one-family residential unit in the back yard of a lot with an existing house. Laneway houses are available as rental units only and cannot be sold separately.

Public Hearing

A meeting of City Council where members of the public can express their opinion on an issue prior to Council making a decision. A Public Hearing is a legal requirement for rezoning applications and amendments to zoning by-laws. To speak to City Council at a Public Hearing, you can register by phone or email before 5pm the day of the Public Hearing or in person between 5:30 and 6pm. More information on public hearings is available at vancouver.ca/ publichearing. Written feedback can also be provided by post or at publichearing@vancouver.ca.

District Schedule

A section of the Zoning and Development By-law that summarizes the zoning for a particular area, including the height, density, and uses permitted.

Floor Space Ratio (FSR)

A measurement of a building's total floor area relative to the area of the site on which it is located. For example, on a 4,000 sq. ft. site with a maximum FSR of 0.7, the maximum home that would be allowed is 2,800 sq. ft. (4,000 sq. ft. x 0.7 FSR). Gross FSR refers to the floor area before exclusions, while net FSR refers to the floor area after exclusions are removed (see "Floor Area Exclusions").

Relaxation

Zoning by-laws allow for limited relaxations of certain regulations in specific circumstances. Relaxations are usually considered in the case of site-specific hardships, such as irregularly shaped lots or steeply sloping sites, where it may be difficult to comply with the regulations. In some areas of the city, relaxations may be allowed if certain guidelines or public benefits are acheived such as retention of character houses.

Rezoning

A rezoning is a legal change to the Zoning and Development By-law to permit an alternate type of land use and/or building type. Rezoning is either initiated by the City following a change in policy for an area, or through a rezoning application submitted by a land owner. City Council votes on whether to approve a rezoning following a public hearing.

When the City rezones an area to enable new types of residential development, the need for a site-specific rezoning process is removed, and a land owner or developer may then submit a development application to construct a building in accordance with the new by-laws. This process helps simplify the development process, reduce costs and creates immediate opportunities for new housing to be delivered.

Floor Area Exclusions

Many district schedules allow for the exclusion of specific building features from floor area calculations. Spaces such as porches are typically not counted in a building's net floor area (see "Floor Space Ratio").

Height

There are different technical methods for measuring the height of a building. Speak to a planner for more detail about how height is measured for a particular project.

Infill

A residential building added to a lot that already contains an existing building. Unlike a laneway house, infill units may be stratified and sold separately.

Zoning

The legal tool used to regulate how land can be developed. Each part of the city has a zoning schedule that sets out rules for development. Zoning regulates the use of a site (retail, residential, office) and the characteristics of buildings on a site (height, density, and other physical aspects of the development).



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What happens next?

Duplex Use in most RS Zones Proposed Zoning Amendments

Timeline

Housing Strategy Reset Fall 2016 - Winter 2017

 Stakeholder consultation and public engagement to identify housing priorities and needs.

Housing Vancouver Strategy & Action Plan November 2017

• Council adopted the *Housing Vancouver Strategy* and Three-Year Action Plan.

Making Room Program Endorsed June 19, 2018

• Council approved the housing program and Initial Actions.

Proposed Changes Introduced July 24, 2018

Changes to RS zoning to allow duplex were referred to a public hearing.

Information Meeting September 2018

WE ARE HERE

Opportunity for residents to learn more about the proposed changes.

Public Hearing September 18, 2018

A public hearing will be held on September 18, 2018

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

•Online by 2:00pm on the day of meeting

Provide your jour 10 (1990)
 In-person from 2:30pm to 3:00pm on the day of the meeting

• Opportunity to speak to City Council on the proposed changes to the Zoning and Development Bylaw. If approved, applications for duplex can be submitted following enactment of the Bylaw changes.

Making Room Program Work Advances Fall 2018 - Spring 2019

• Visit our website at vancouver.ca/makingroom to join our mailing list and receive updates as the program progresses.

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



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What's coming up?

Duplex Use in most RS Zones Proposed Zoning Amendments

Over the next 18 months, staff will be taking a city-wide approach with the Making Room program, focusing on low density neighbourhoods. Work will include:

- Mapping and researching the current conditions in low-density neighbourhoods.
- Analyzing new housing options and types for consideration.
- Exploring ways to improve affordability.
- Engaging with residents on what they want to make room for in their neighbourhoods.
- Developing principles and selection criteria to identify suitable locations for new housing options in neighbourhoods across the city, considering factors such as proximity to transit, shopping, schools, parks and amenities.
- Evaluating where the greatest opportunities exist with the least impacts for increasing housing diversity, including triplexes, 4-plexes, townhouses and apartments.
- Developing recommendations on changes beyond duplex and reporting back to Council in spring 2019.

Examples of new housing options to be explored:

Infill



Apartments













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Frequently Asked Questions

Duplex Use in most RS Zones Proposed Zoning Amendments

How will this impact land values?

As proposed, the new duplex option would not allow an increase in floor area over what is currently allowed in these areas (0.7 FSR). Duplexes would not be permitted in conjunction with a laneway house. This approach is expected to limit any potential land value escalation.

What will happen to neighbourhood character?

Allowing duplexes will enable modest densification that is reflective of the scale of other housing types currently permitted in these neighbourhoods.

What is the difference between a lock-off unit and a secondary suite?

Lock-off units are small, self-contained units within a larger principal dwelling unit. They have an external door and a shared internal door which can be locked, enabling them to be independent units, or unlocked so they can be used as part of the principal dwelling. This allows households to expand or contract their space needs over time. Lock-off units may be rented, but cannot be strata-titled or sold separately, and do not

Would the construction of a laneway house preclude building a duplex in the future?

As proposed, a laneway house is not allowed to be retained if the home is replaced with a duplex. Combining a duplex and a laneway house would financially outcompete the character incentive program and reduce its effectiveness.

Can all infill units be strata titled?

In order for infill units built under the character incentives program to be strata titled, the character house on the lot must be upgraded to meet a minimum level of building code compliance. Information about the types of upgrades which may be required is provided in a document called "Development Options: General Building Code Upgrades and Site Servicing Requirements". have their own address.

Secondary suites are self-contained units within a larger one- or two-family dwelling. They have an external door and their own address, and may have shared internal access to the principal unit. Secondary suites are intended to provide long-term secondary rental housing options, and cannot be strata-titled or sold separately.

In order to better differentiate between lock-off units and secondary suites, changes are proposed to limit the size of lock-off units to 320 sq.ft.

What is the difference between infill and a laneway home?

An infill house is a smaller house built in the rear yard of a property with an existing character (pre-1940) house. Infill is typically strata titled. A laneway house is smaller than infill and also built in the rear yard. Laneway housing cannot be strata titled and may be rented.

How much parking is required for a duplex?

A minimum of 2 spaces are required for a duplex and a minimum of 3 spaces are required for a duplex with secondary suite(s). Parking for lock-off units (less than 320 sq.ft.) is not required.

If I build a duplex can each duplex have a suite or lock-off unit?

Duplexes on lots 334 sq.m. or greater, but less than 511 sq.m. can have a suite or lockoff unit.

Duplexes on lots with a site area of 511 sq.m. or greater must include at least one secondary suite.

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Frequently Asked Questions

Duplex Use in most RS Zones Proposed Zoning Amendments

Does an "outright" process for duplexes mean that there is no design review?

Under the proposed regulations, an outright approval for new duplex is proposed along with External Design Regulations. Staff in the Development Branch would review each application for compliance with the External Design Regulations which are "built into" the zoning, not a separate document like guidelines.

Will this new housing be affordable?

The Making Room Housing Program was designed to address housing affordability and meet specific supply targets. The proposal for duplexes will allow for an increase in supply of housing in lowdensity areas, and a new duplex unit is typically more affordable than a new single-family house. Duplexes can include lock-off units and secondary suites, which provide more affordable rental housing options in these neighbourhoods as well as a "mortgage helper".

Can I convert my existing one-family dwelling to a two-family dwelling (duplex)?

As proposed, duplexes are an option for new construction only.

Converting existing houses to two separate units to be strata titled (sold) would require substantial alterations to the existing house layout to provide 2 separate units, as well as to meet required building code upgrades which can be very costly. There is an option for a second (rental) unit within a one-family house through the secondary suite program, which has less onerous requirements in terms of code upgrades.

Further work will look at additional choices such as triplexes, four-plexes, townhouses and apartments to produce housing with improved affordability.

What is affordable housing?

Affordability is a measure of a household's ability to pay for housing – it relates the cost of housing to household income. Housing is considered to be affordable when housing costs are 30% or less of a household's total income before taxes.

Households paying over 30% of their total income on housing costs are considered to be 'housing cost burdened.' This is particularly relevant for low- and moderate income households whose household expenses take a higher overall share of their monthly budgets.

In addition, there is a new option in all RS zones which allows pre-1940s character houses to be converted to contain 2 or more strata units. This is intended as an incentive to retention of these homes to preserve neighbourhood character. Additional incentives (density) assist in offsetting the cost of the conversion and building upgrades.

To better understand housing cost burdens on Vancouver's households, Housing Vancouver looked at the population broken down by income bands (see Board #2). The Housing Vancouver targets were set in relation to these income bands to deliver new housing options that are affordable to the diversity of household incomes in the city.

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