

Proposed New Zones and Design Guidelines in Grandview-Woodland

The Grandview-Woodland Community Plan was approved by City Council on July 28, 2016. As part of the implementation of this plan, zoning changes will occur to allow new housing choices in parts of the community. Proposed new zones were shared with the community at Open Houses in November 2016, and a survey was available for public input up until January 2017. The new zones will allow duplexes, townhouses, and some 4-storey apartments in specified locations.

Today's open house focuses on the duplex zone. The display materials present what we heard through the previous consultation, outline where changes have been made, and show options for redevelopment under the new zoning.

The townhouse and 4-storey zones will be refined and details will be shared with the community at a later date.



Today's Open House is an opportunity to:

- ✓ Learn about the proposed new Two-Family Zone including some new ideas
- ✓ Get a better understanding of what sites will be affected and how
- ✓ Ask questions and provide feedback

The zoning schedules and guidelines will be presented to Council for approval. You are welcome to write or speak to Council at the selected date.

Addressing Vancouver's Housing Crisis

As housing in Vancouver is increasingly unaffordable for our residents, the City is taking bold strides forward with new initiatives to serve the needs of our residents – now and into the future. *Housing Vancouver* will be the City's new 10-year strategy to improve housing affordability for every resident by creating the right types of homes to meet the needs and incomes of the people who live and work in Vancouver.

The proposed new **Two-Family Zone** in Grandview-Woodland aligns with the Housing Vancouver emerging directions by exploring more opportunities for rental housing and family-oriented housing in the neighbourhood.

To learn how the City is addressing housing affordability, please see the Housing Vancouver boards. Join the conversation and help shape the future of Housing Vancouver by visiting vancouver.ca/housing.







**HOUSING
VANCOUVER**

We want your feedback!

Please fill out a comment sheet once you've had a chance to review the boards.

Thank you!

More information

-  vancouver.ca/gw
-  grandviewplan@vancouver.ca
-  3-1-1
-  @GWPlan



The Grandview-Woodland Community Plan was a result of the City of Vancouver’s review of existing planning policies in Grandview-Woodland. Over a four-year period, staff, in consultation with the community, explored:

- Land use, density and building forms;
- Transportation - improved safety and connections for people walking, cycling, driving and taking transit; and
- Amenities needed to support additional population.

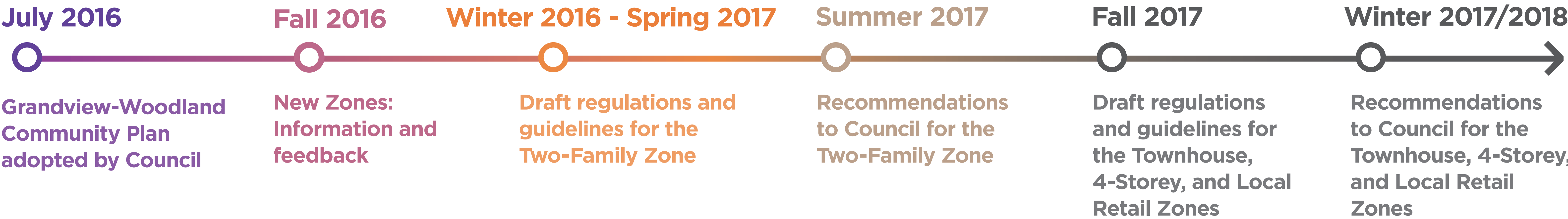
Today’s event focuses on the areas where new regulations will be put in place to allow for more housing types. Other areas in Grandview-Woodland have policies that enable the consideration of rezoning applications if established criteria are met (e.g. site location, site size, building type, height).

Top 5 Things to Know About the Plan

- 1 Protects and provides a diversity of housing opportunities
- 2 Renews social infrastructure such as Britannia Community Centre
- 3 Enriches community public spaces and public life
- 4 Affirms neighbourhood heritage and character
- 5 Keeps “the vibe of The Drive” and invigorates the local economy

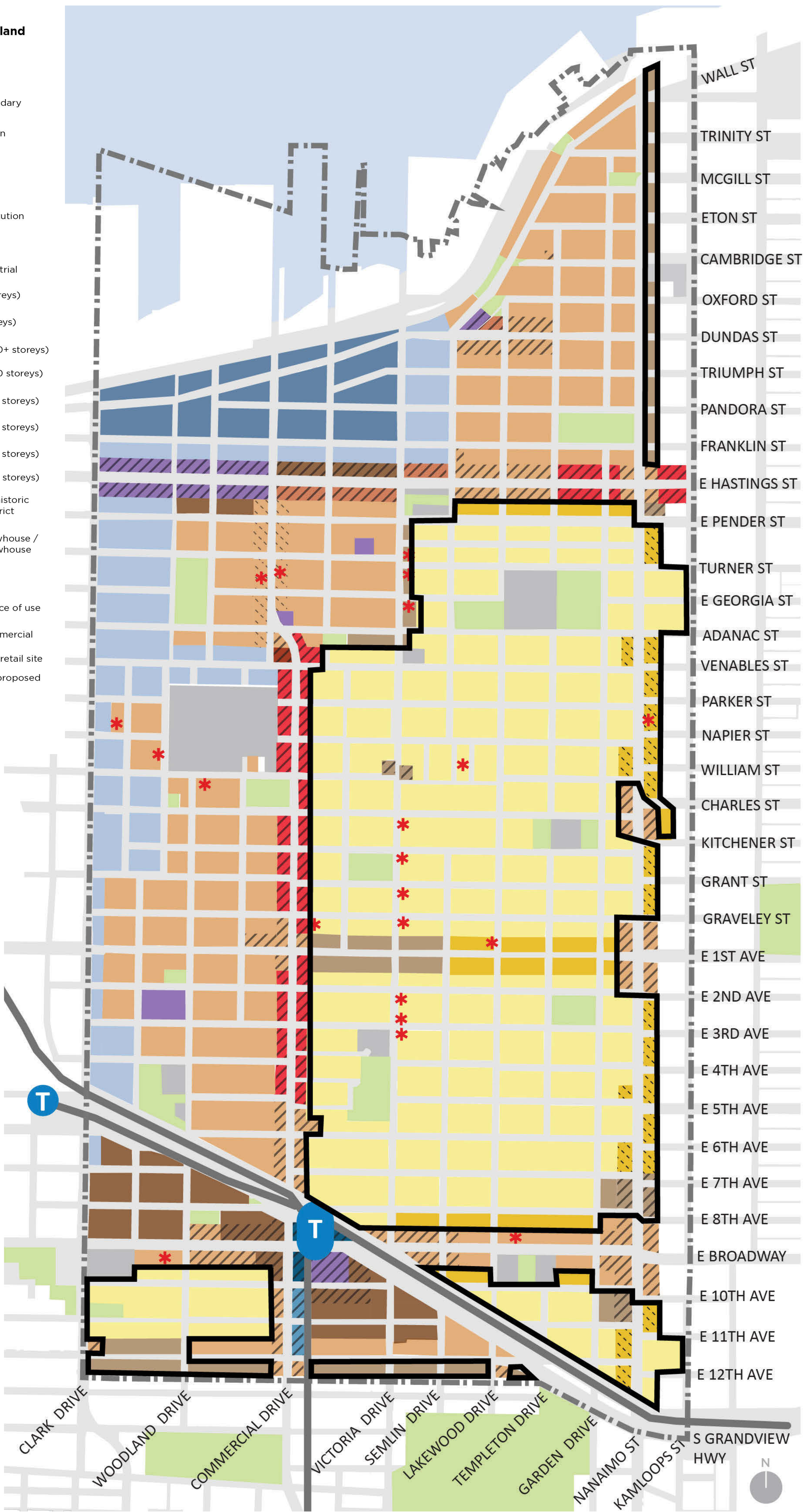
Proposed New Zones Process Timeline

WE ARE HERE



Grandview-Woodland Land Use Map

- Legend**
- Plan area boundary
 - SkyTrain station
 - SkyTrain line
 - Park
 - School / institution
 - M - Industrial
 - I - Light Industrial
 - Office (10 storeys)
 - Office (6 storeys)
 - Apartment (10+ storeys)
 - Apartment (10 storeys)
 - Apartment (9 storeys)
 - Apartment (8 storeys)
 - Apartment (6 storeys)
 - Apartment (4 storeys)
 - Traditional / historic shopping district (4 storeys)
 - Courtyard rowhouse / traditional rowhouse (3.5 storeys)
 - Duplex
 - At grade choice of use
 - At grade commercial
 - Local serving retail site
 - Boundary of proposed new zones



What is a 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.

Based on the land use policies identified in the Grandview-Woodland Community Plan, two types of rezonings are expected to take place:

1 Privately-initiated rezonings

2 City-initiated rezonings

This Open House is focused on **City-initiated rezonings**

Zoning in Vancouver

Vancouver regulates the use and development of property in the city through zoning.

The city is divided up into many zoning districts. Each district has its own set of regulations and guidelines that specify:

- The City’s objectives
- Development potential (land use, heights, setbacks, floor areas, etc.)

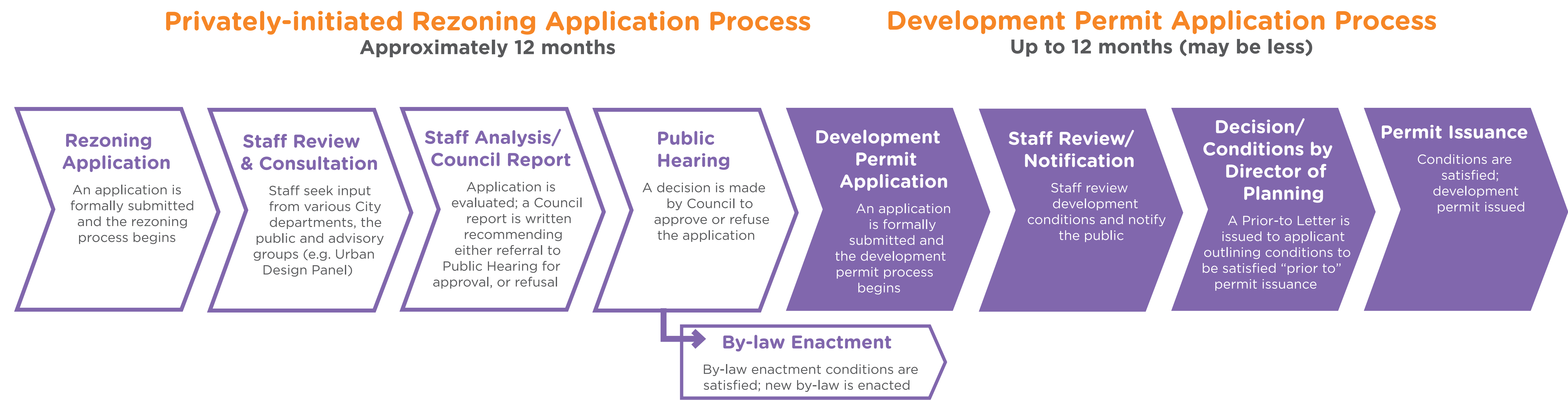


What is a Development Permit?

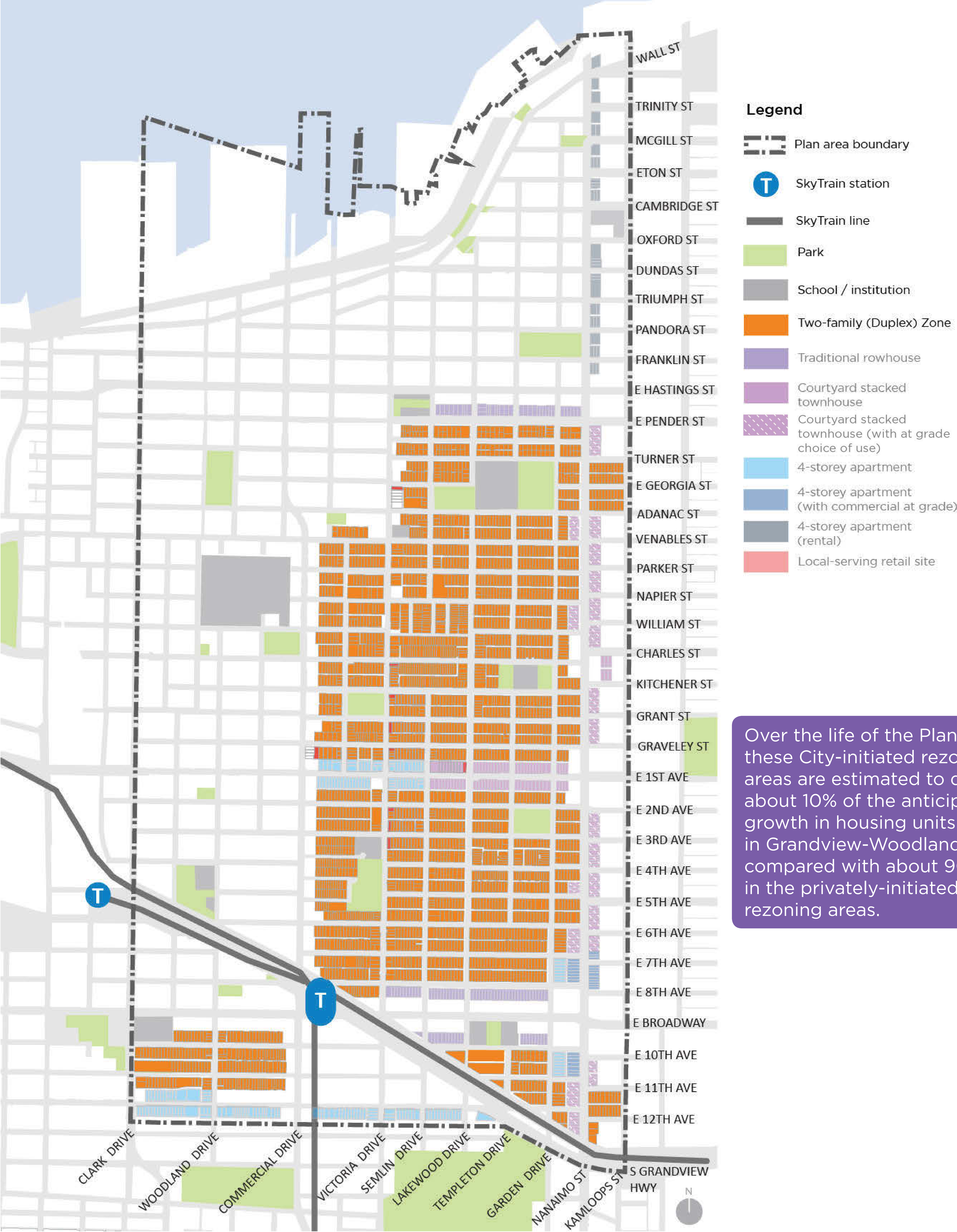
The development permit process is the approval process through which an applicant can obtain a permit for developing a site under current zoning.

- Outright approval** - Land use and density permitted under the current zoning, provided that all the regulations and provisions of the Zoning and Development Bylaw and the Parking Bylaw are met.
- Conditional approval** - Land use and density may be permitted by the Director of Planning, typically with conditions, after considering the intent of the zoning and applicable policies and guidelines approved by Council.

Rezoning and Development Permit Process



Proposed New Zones



Over the life of the Plan, these City-initiated rezoning areas are estimated to deliver about 10% of the anticipated growth in housing units in Grandview-Woodland, compared with about 90% in the privately-initiated rezoning areas.

Planning Terms

Dwelling Uses - Includes the following uses:

Infill – A type of development permitted on the site of an existing heritage or character building to encourage its retention. Infill development may be strata-titled in some zones.

Laneway House – A small, detached home built on a single-family lot at the lane. Laneway Houses are for rental or family occupancy and cannot be strata-titled.

Multiple Conversion Dwelling - A house converted to contain two or more dwelling units. Can be strata-titled.

One-Family Dwelling - A building containing one dwelling unit.

Two-Family Dwelling - A building containing two dwelling units.

Multiple Dwelling - A building containing three or more dwelling units, but does not include a multiple conversion dwelling or a community care facility and group residence.

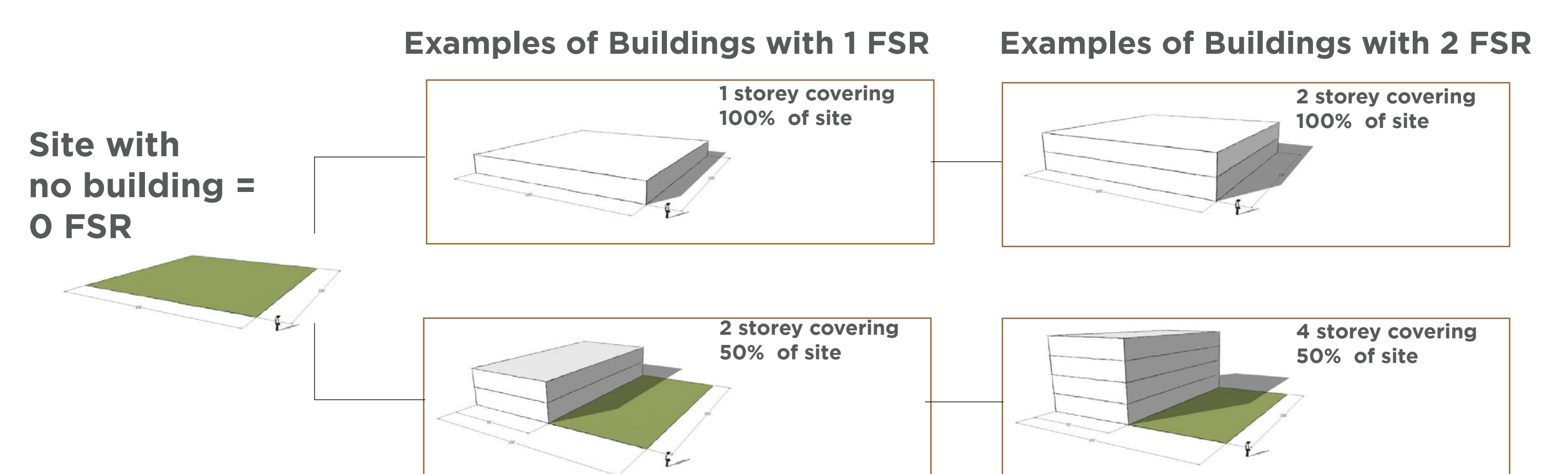
Secondary Suite - A smaller dwelling unit within a larger one-family dwelling, or two-family which must have a separate external access and may have shared internal access (rental, non-strata).

Lock-off Unit - A smaller dwelling unit within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a secondary suite.

Floor Area - Floor area is the total size or area of a building on all floors.

Floor Area Exclusions - Many district schedules allow exclusions from floor area calculations. Typically, exclusions are available for porches, sun decks and for thermal or building envelope performance. These spaces are not counted in the overall floor area of a building.

Floor Space Ratio (FSR) - The figure obtained when the area of the floors of the buildings on a site is divided by the area of the site.



Principal Building - The building containing the primary land use on a site, as distinct from an infill or Laneway House, which can only be provided in conjunction with a principal building.

Relaxation - The City's Zoning and Development By-Law and Parking By-Law allow for limited relaxations of certain regulations. Usually relaxations would be 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. Relaxations may also be considered for additions or alterations to existing buildings to facilitate retention.

Strata-titled - A form of ownership where multiple units on a site may be sold separately under the provisions of the provincial Strata Property Act.

Two-Family Zone Overview

What We Heard

- New development should reflect a mix of historic and modern character
- Some concern about the proposed densities
 - 0.5 FSR for new one-family dwellings is too low
 - 0.75 FSR is not enough to accommodate an infill house or a laneway house
- Incentives for retaining character houses are insufficient due to the high costs associated with character restoration

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Analysis shows that, of the existing pre-1940s homes in this zone, 73% are already built out to over 0.5 FSR, leaving only 400-600 s.f. for new development up to 0.75 FSR.

What Was Proposed in Nov 2016

TWO NEW ZONING AREAS (DUPLEX A & DUPLEX B)

Character Homes

- If demolished, maximum of 0.5 FSR for one-family dwelling with secondary suite
- If retained, infill/addition opportunities and conversion to strata-titled up to 0.75 FSR

Non-Character Homes

- If demolished, maximum of 0.75 FSR for two-family dwelling with secondary suites
- If retained, opportunity for additions up to 0.6 FSR
- Laneway house opportunity only for previously RS (one-family) zoned areas

Changes Now Proposed

ONE NEW CONSOLIDATED ZONE

Character Homes

- If demolished, maximum of 0.5 FSR for one-family dwelling or **0.6 FSR for one-family dwelling with secondary suite**
- If retained, infill/addition opportunities and conversion to strata-titled up to **0.83 FSR, or laneway house opportunity up to 0.16 FSR in addition to FSR of existing house**

Non-Character Homes

- If demolished, maximum of 0.75 FSR for two-family dwelling with **2 lock-off units**
- If retained, opportunity for additions up to 0.6 FSR
- **No laneway house opportunity**
- **On larger lots, multiple dwelling (triplex) up to 0.75 FSR**

New Idea for Sites Without Character homes

- Two separate small houses up to 0.75 FSR



The Grandview-Woodland Community Plan

sets guidance for retaining character-rich pre-1940s buildings, while providing new ownership and secondary rental opportunities.

The intent of the new Two-Family Zone is to:

- encourage retention of existing character and heritage buildings; and
- allow new development compatible in form, building scale and placement with existing historic buildings, and reflecting the existing lot patterns.

In the new Two-Family Zone, there are 2,691 residential parcels

- 1,663 (62%) are pre-1940s homes
- 1,028 (38%) are post-1940s homes



Revised Character Merit Criteria

Outside of Grandview-Woodland, the City of Vancouver is conducting the **Character Home Zoning Review** to look at options for the retention of heritage and character homes in single-family (RS) zoning districts. Through this Review, the following revised character merit criteria have been established. Revisions reflect an emphasis on original massing and roof form, a new streetscape criterion, and streamlined criteria

Character Merit Checklist

- ☒ Built pre-1940
- ☒ Must have original massing and roof form
- ☒ Must also meet four of the following:
 - ☐ Entry: Original open front porch or veranda, or only partially filled in
 - ☐ Cladding: Original cladding or replacement cladding consistent with pre-1940
 - ☐ Window openings: Original location, size and shape (50% or more)
 - ☐ Period details: Two or more period details e.g. fascia, window casing or trim, soffits, decorative shingling
 - ☐ Streetscape context: The house is part of a context of 2 or more character houses

Special Provisions

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



Not all pre-1940s homes have Character Merit

It is estimated that 80% of pre-1940 homes retain sufficient features to be considered as having Character Merit.



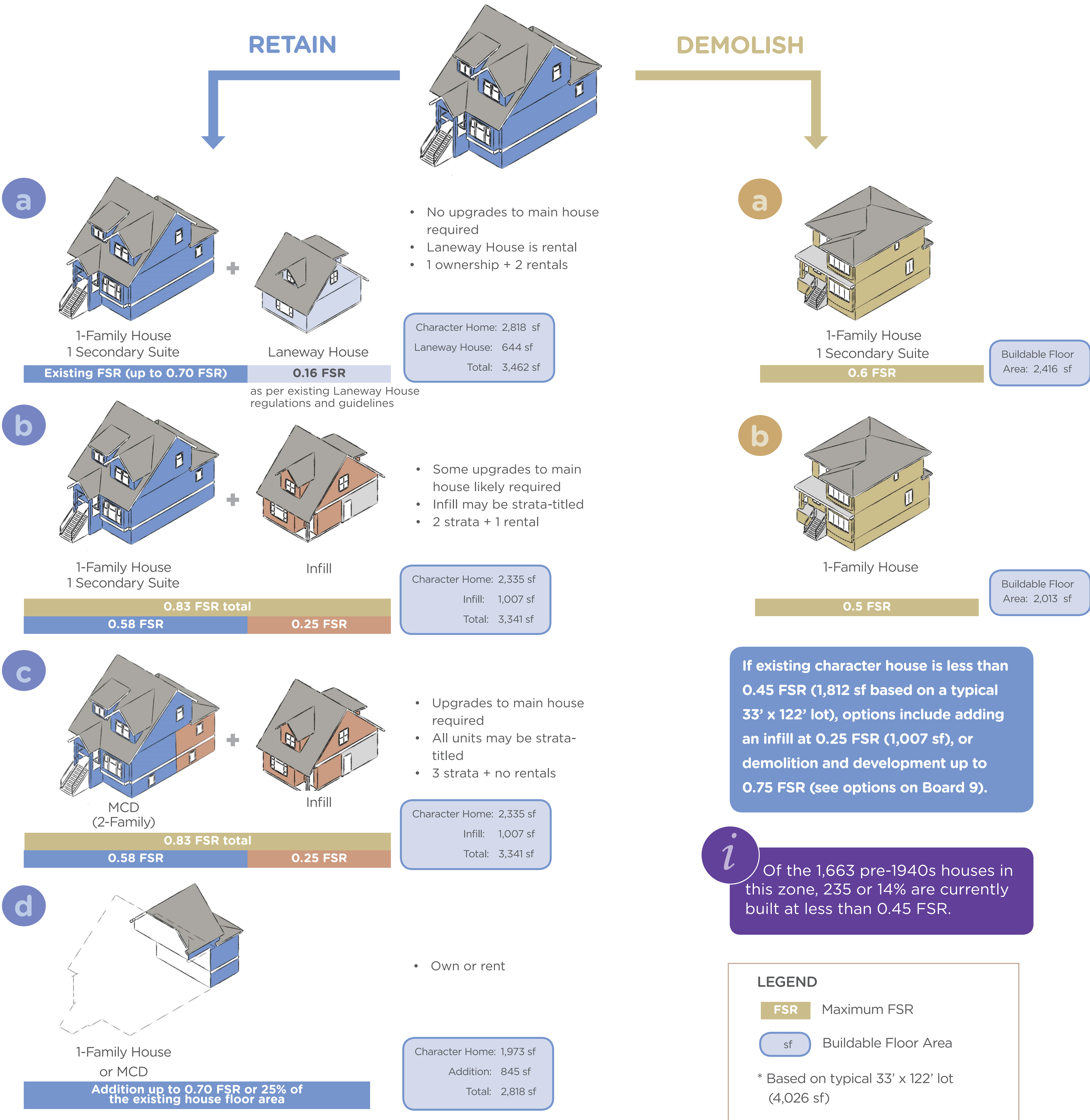
More information

- vancouver.ca/heritage-action-plan
- heritageactionplan@vancouver.ca
- 3-1-1
- #HeritageActionPlan

This board focuses on development options that encourage retention of existing character buildings.

Due to the nature of lot variation and specific development schemes, not all housing types will fit on a given lot, and maximum density may not be achieved.

House Assessed to have Character *

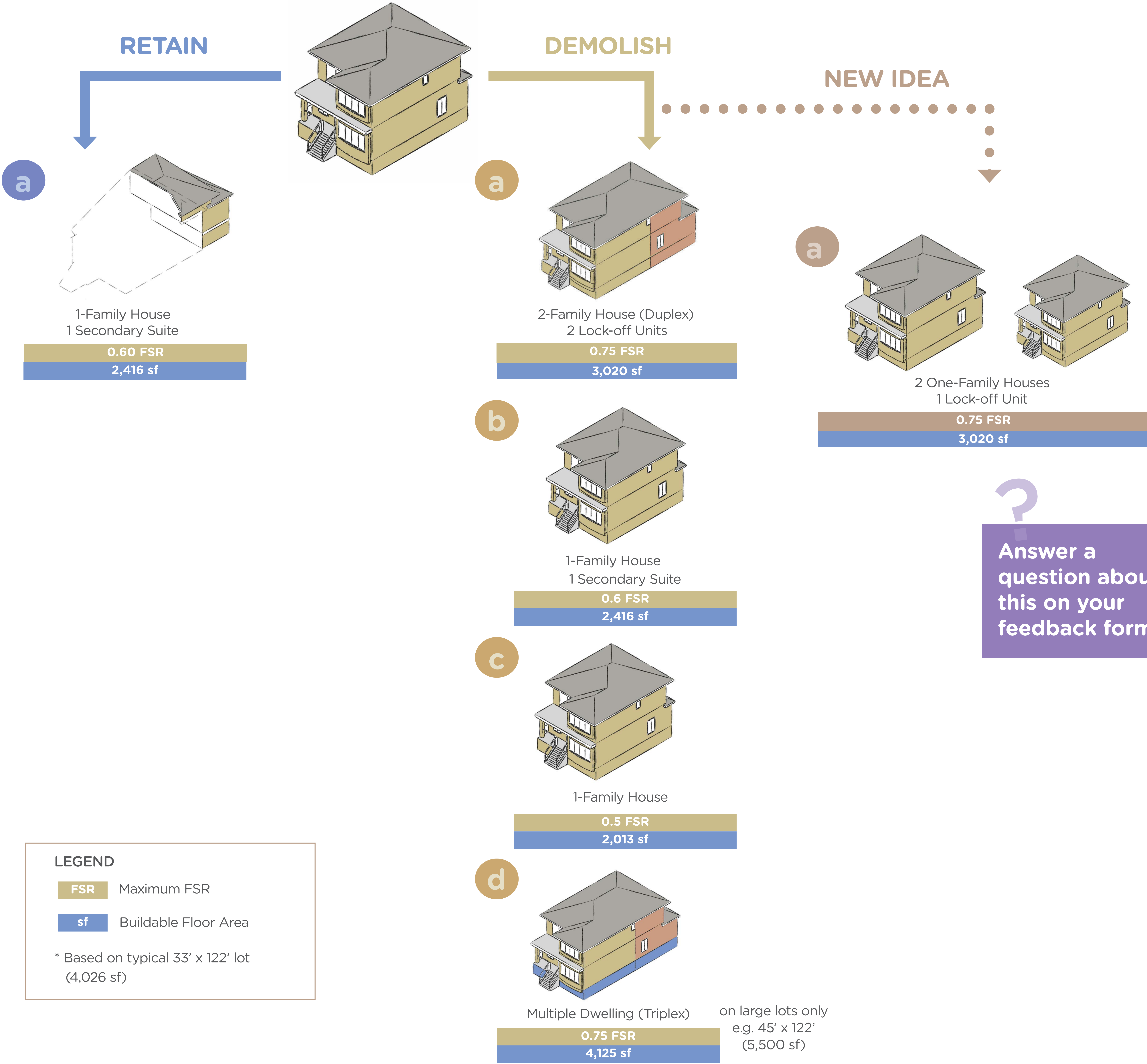


Two-Family Zone Sites with No Character Home

This board focuses on options for new development that is compatible in form, building scale and placement with existing character buildings, and that reflect existing lot patterns.

Due to the nature of lot variation and specific development schemes, not all housing types will fit on a given lot, and maximum density may not be achieved.

House Assessed to have No Character *



This board outlines the key draft zoning regulations for the proposed Two-Family Zone. Please note that, due to the nature of lot variation and specific development schemes, not all housing types will fit on a given lot, and maximum density may not be achieved



Front/back Duplexes with covered parking on Grant Street

Height

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

Setbacks for Principal Dwelling

| | | |
|------------|-----------------|-----------------------------|
| Front yard | 7.3 m (24 ft.) | or 20% of lot depth minimum |
| Side yard | 1.2 m (4 ft.) | or 10% of lot width minimum |
| Rear yard | 10.7 m (35 ft.) | |

Car Parking

- Generally a minimum of one space for every residential unit.
- Encourage open parking spaces to reduce the scale of buildings along the lane.
- On a 33’ x 122’ lot, consider reductions to address design challenges:
 - Relaxations for Multiple Conversion Dwelling
 - Secondary Suite/Lock-off Unit – none required
 - Laneway House – none required

Answer a question about this on your feedback form.

Dwelling Unit Density

On a standard 33’ x 122’ lot

- Outright: 2 units
- Conditional: 3 units



This board highlights draft design provisions that will apply to new development in the proposed Two-Family Zone. They are based on the draft guidelines being developed as part of the Character Home Zoning Review in RS (single-family) zones.

Sites with Character Homes

To be considered for infill or conversion, the existing character house must be retained and restored in-keeping with its original character. An assessment of the existing condition of the building will be conducted at the time of development enquiry to inform the level of restoration required. There is also an administrative bulletin that determines the scope of retention typically required.

Intent

- Ensure that renovations and additions to existing character houses maintain a form and character consistent with the original house
- Ensure that infill and conversion developments are compatible with adjacent properties and provide a good fit with the overall neighbourhood

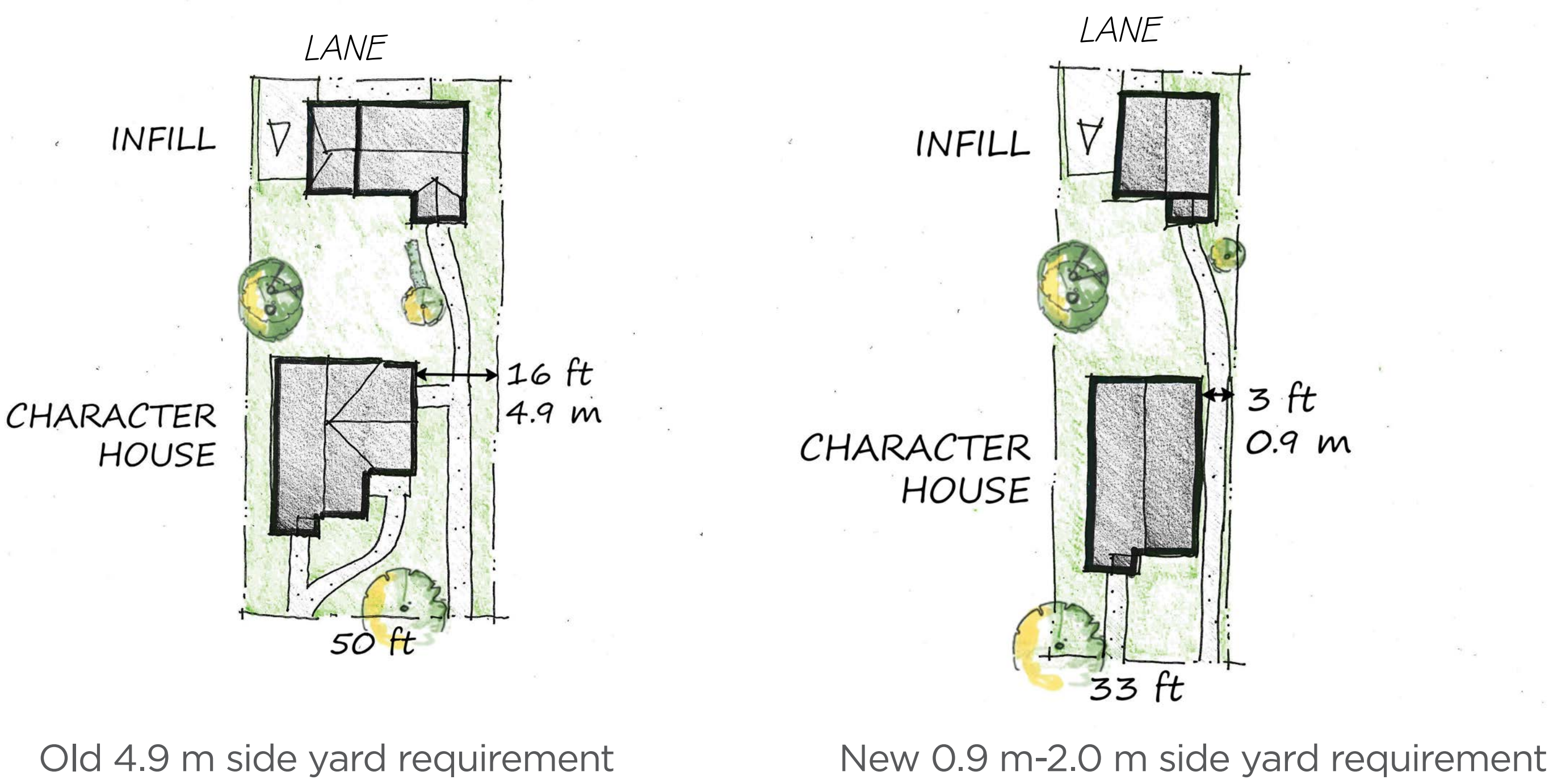
Infill

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

- Floor Space Ratio (FSR): up to 0.25 FSR
- Minimum side yard: 1.2 m (4 feet)
- Minimum rear yard setback: 0.9 m (3 feet)
- Minimum separation between the existing building and the infill building: 4.9 m (16 feet)
- Site coverage: 45% of the site area maximum
- Height: Limited to one and a partial upper storey. Permitted height will be related to features in proposed roof form e.g. roof pitch, dormers.

Side Yard

The Two-Family Zone will have a reduced side yard requirement for infill from 4.9 m to the minimum required by the Vancouver Building Bylaw (0.9-2.0 m or 3-6.5 ft.). Council approved a similar change for other RT zones in April 2017, enabling more properties with pre-1940s houses to be eligible for consideration of infill development (subject to FSR limits and other regulations).



Multiple Conversion Dwelling

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

- Consider suitability of the building for conversion (re: age and size) and quality and livability of the resulting units
- Consider effect of the conversion on adjacent properties and on the form and character of the existing house
- Additions may be permitted up to 0.70 FSR or 25% of the existing FSR and should be in-keeping with the form and character of the existing house
- Minimize impact where additions project into rear yards beyond neighbouring buildings



This board highlights draft design provisions that will apply to new development in the proposed Two-Family Zone. They are based on external design regulations that exist in other RT (two-family) zones.

Sites without Character Homes

These provisions are proposed for a two-family dwelling or a two-family dwelling with lock-off units on a site with one principal building.

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

| Dormer Orientation | Maximum Total Dormer Width |
|-------------------------|---|
| Rear yard | 40% of width of elevation of storey below |
| Interior side yard | 25% of width of elevation of storey below |
| Street or flanking lane | 30% of width of elevation of storey below |

- Exterior windows in a lock-off-unit:
 - a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
 - a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.



Photo credit: EyeonNorquay via <https://eyeonnorquay.wordpress.com/2017/03/13/virtual-tour-spring-2017/#secAitem2>

Process Timeline and Opportunities for Input



Thank you for coming and sharing your feedback with us!

Please fill out a comment sheet and sign up to stay informed about next steps.