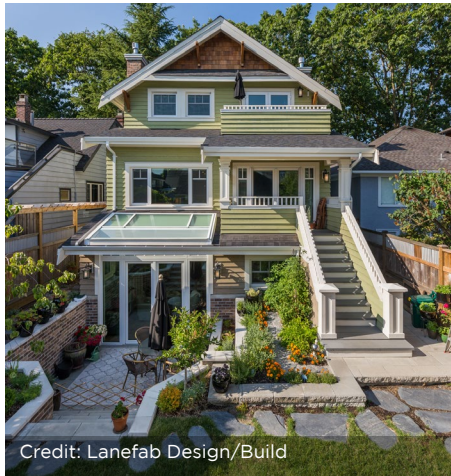


CONSIDERING YOUR OPTIONS IN LOW DENSITY AREAS? (R1-1 ZONE)



Did you know there have been a number of changes to the R1-1 district in recent years?

Homeowners have options for additional housing units in the R1-1 zone, including:

- Secondary Suites
- Laneway Houses (LWH)
- Character Infill
- Duplex
- Multiple Dwelling (Multiplex)

Useful Resources:

Development permit webpage:

vancouver.ca/home-property-development/development-permit.aspx

Combined permit webpage:

vancouver.ca/home-property-development/development-building-permit-combined-permit.aspx

R1-1 Housing Options How-to Guide:

bylaws.vancouver.ca/bulletin/bulletin-r1-1-how-to-guide.pdf

Character merit assessment webpage:

vancouver.ca/home-property-development/character-merit-assessment.aspx

Guidelines for additions, infill and multiple conversion dwelling in association with the retention of a character house in R1-1:

vancouver.ca/files/cov/G018.pdf

Submission Checklist:

vancouver.ca/home-property-development/application-forms-and-checklists.aspx

Demolition permit with recycling and deconstruction requirements:

vancouver.ca/home-property-development/demolition-permit-with-recycling-requirements.aspx

Before you get started with development...



Engaging a professional early on in your process is recommended. A service of an architect will be required for any building with an area equal or greater to 600 m², or a building that has 5 or more dwelling units. Refer to the Architects Regulation of BC.

Character merit assessment of the existing house is only required for Character House Retention projects. Character merit assessment is not required for new construction options (House, Duplex, LWH, Multiplex) to determine the permitted FSR or recycling rate.

For questions contact:



311

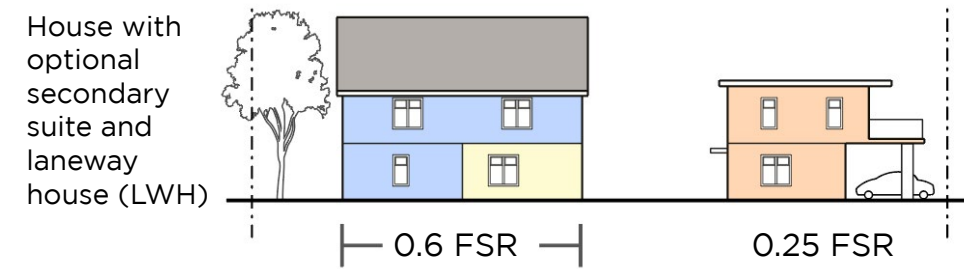
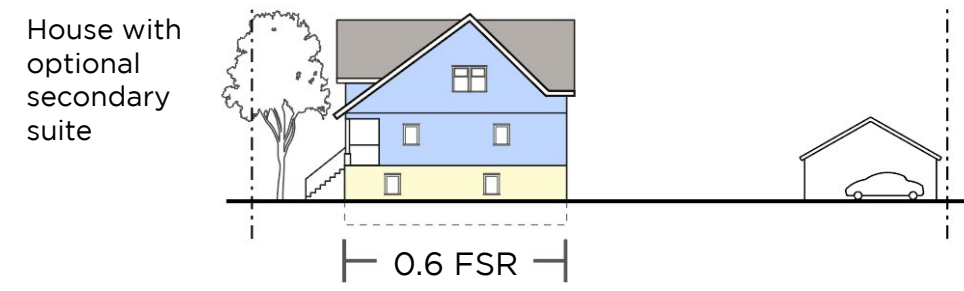


vancouver.ca/contactdbi

HOUSING OPTIONS IN LOW DENSITY AREAS (R1-1 ZONE)

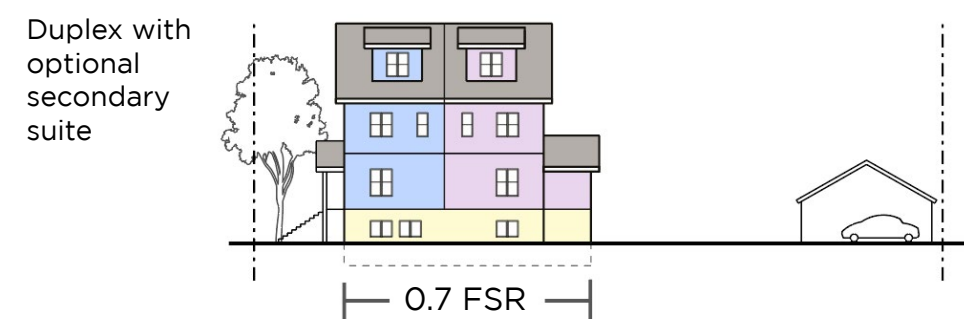
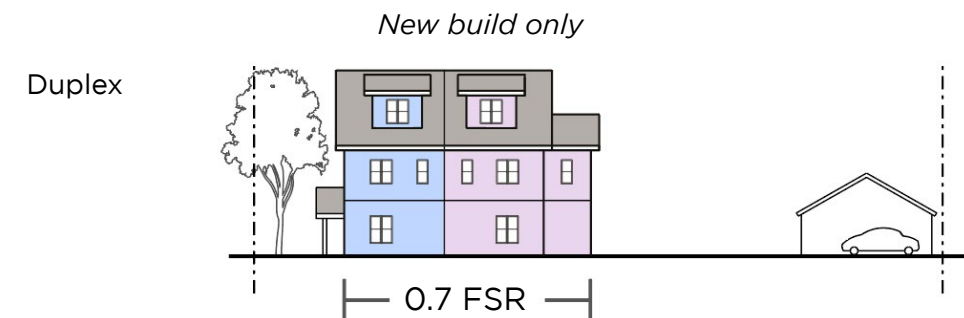
Single Detached House

Principal Unit Optional Secondary Suite Optional LWH



Duplex

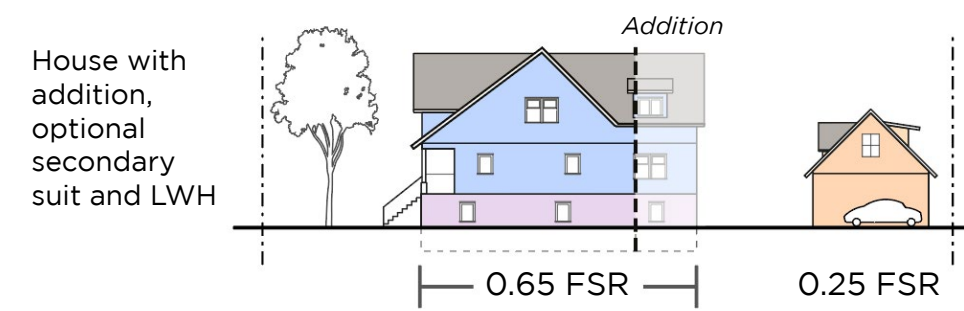
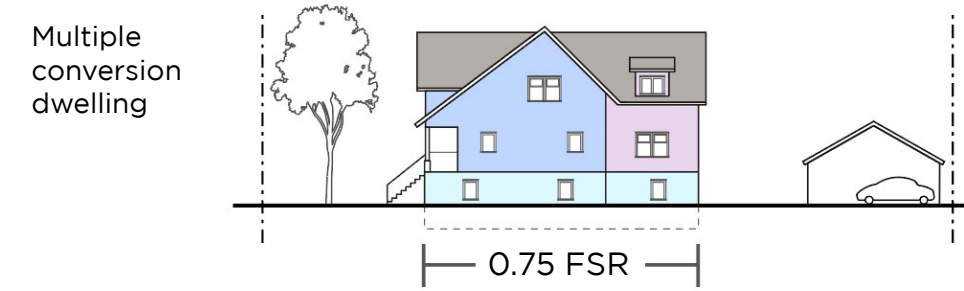
Unit 1 Unit 2 Optional Secondary Suite



Character House Retention

Unit 1 Unit 2 Unit 3 Optional LWH

Pre-1940 homes (character merit assessment required)

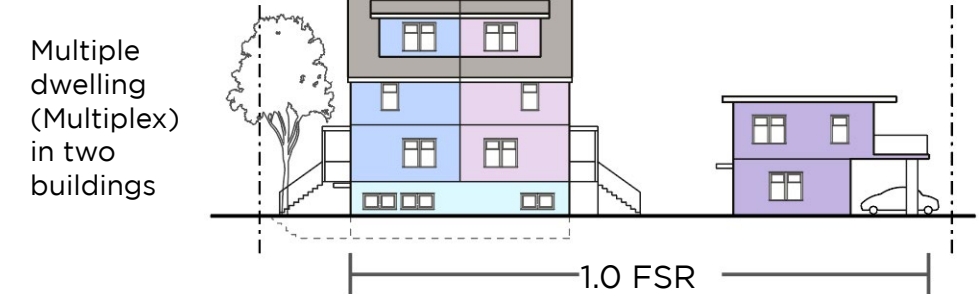
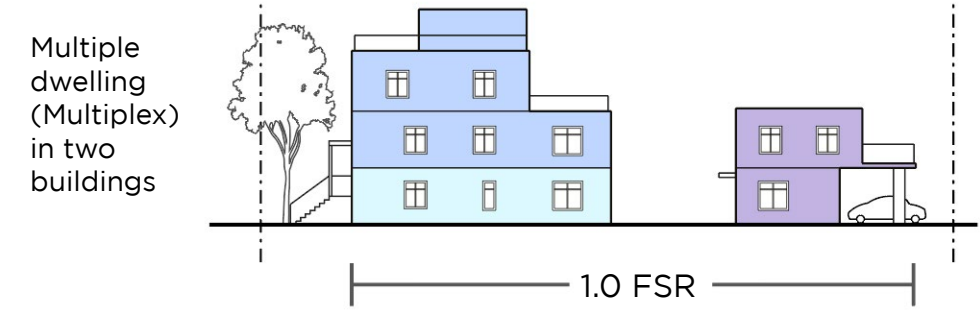
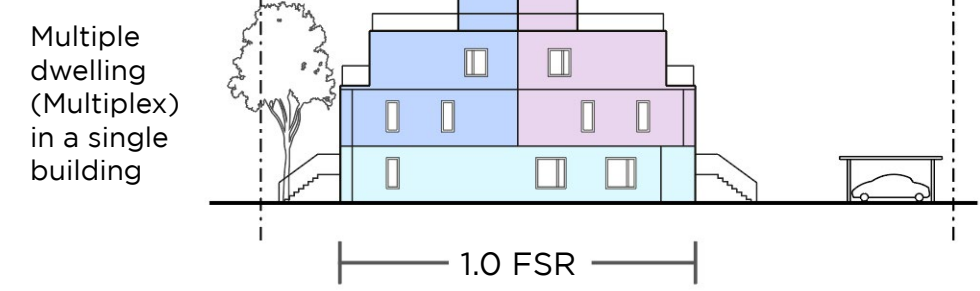


Maximum 6 units based on the site area and frontage

Multiple Dwelling (Multiplex)

Unit 1 Unit 2 Unit 3 Unit 4

New build only



3 to 6 units permitted in multiple dwelling (multiplex), or up to 8 units where all units are secured as purpose-built rental housing, based on the site area and frontage.

1.0 FSR eligible for multiple dwelling if:

- A bonus density charge above 0.70 FSR is collected, or
- 1 unit is secured as below-market homeownership, or
- All units are secured as purpose-built rental housing.