

Housing Vancouver: Making Room: Increasing Housing Choice in Neighbourhoods Across Vancouver

Council Presentation
June 19, 2018

Making Room: Increasing Housing Choice in Neighbourhoods Across Vancouver

Overview

- Scope and Building Types
- Methodology

Quick Start Actions

- Recommendations for changes to RT and RS zoning
- Laneway House Program Changes and Related Work



Making Room: Background & Context

10,000 + participants in Housing Vancouver engagement

Both renters and owners in Vancouver are looking for “missing middle” forms of housing (e.g. townhouse, rowhouse, duplex) in their next move



Making Room: Background & Context

Program Goals

Evolve low-density areas to provide increased housing choice through creative ground-oriented options, such as low-rise apartments, townhouses and infill.




- Shift toward “right supply” of housing
- Address options for affordability (e.g. secured & secondary rental, affordable homeownership)
- Address livability/equity of housing (tenure, size, above ground, off arterials)
- Housing choice for downsizing seniors, families, young couples

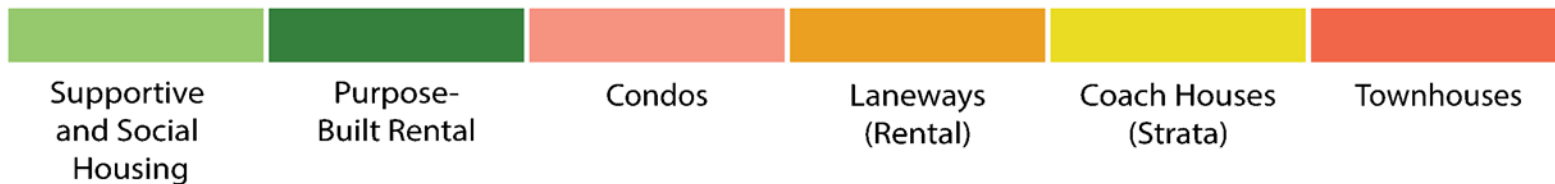


Housing Vancouver Targets are Matched to Local Incomes

Housing Supply 10-Year Total Targets

- Focus on the right supply of housing
- Linking new supply to local incomes, family size, tenure and location

Building Type	Renters				Renters & Owners	Owners	Total	% of Total
	<\$15k/yr.	<\$15-30k/yr.	\$30-50k/yr.	\$50-80k/yr.	\$80-150k/yr.	>\$150k/yr.		
 Apartment	5,200	1,600	2,000	3,000	200		12,000	17%
			2,500	12,000	5,500		20,000	28%
				6,500	16,500	7,000	30,000	42%
				2,000	2,000		4,000	5%
 Infill					300	700	1,000	1%
 Townhouse					1,700	3,300	5,000	7%
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%	



Making Room: Background & Context

Single-family areas have changed dramatically over the past 100 years...



Pre-war Inner City
(1910s)



Post-war Bungalow
(1930s)



Vancouver
Special
(1960s/70s)



“Monster” House
(mid 1980s)



Laneway Housing
(2009 – present)

- Today homeownership is out of reach for most
- Secondary rentals are main housing options in low-density neighbourhoods
- Homes in RS zones are built with 3 units (house with suite and laneway)

Making Room: Background & Context

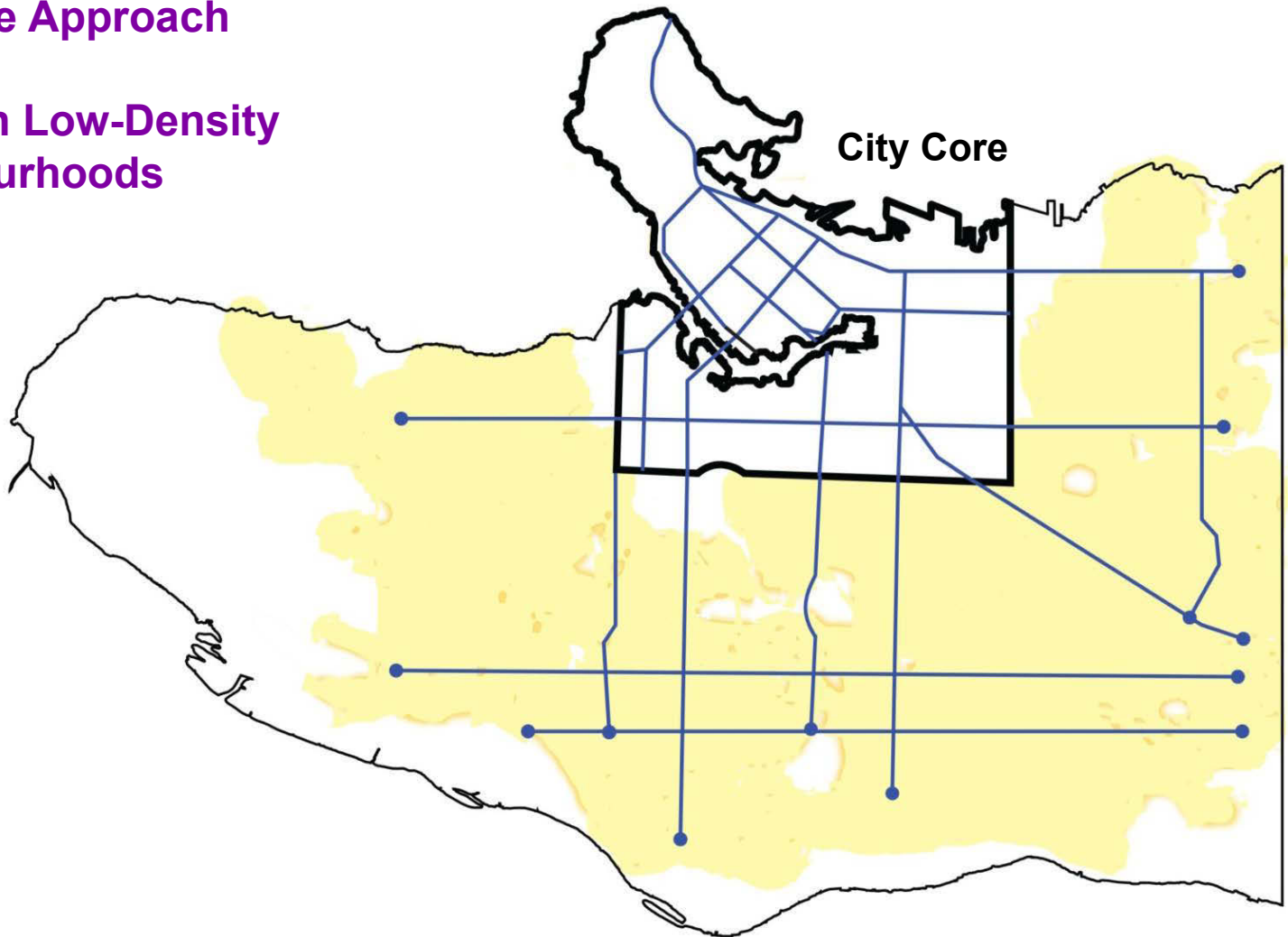
New homes in RS zones are built with 3 units:

- Main dwelling
- Secondary suite
- Laneway house



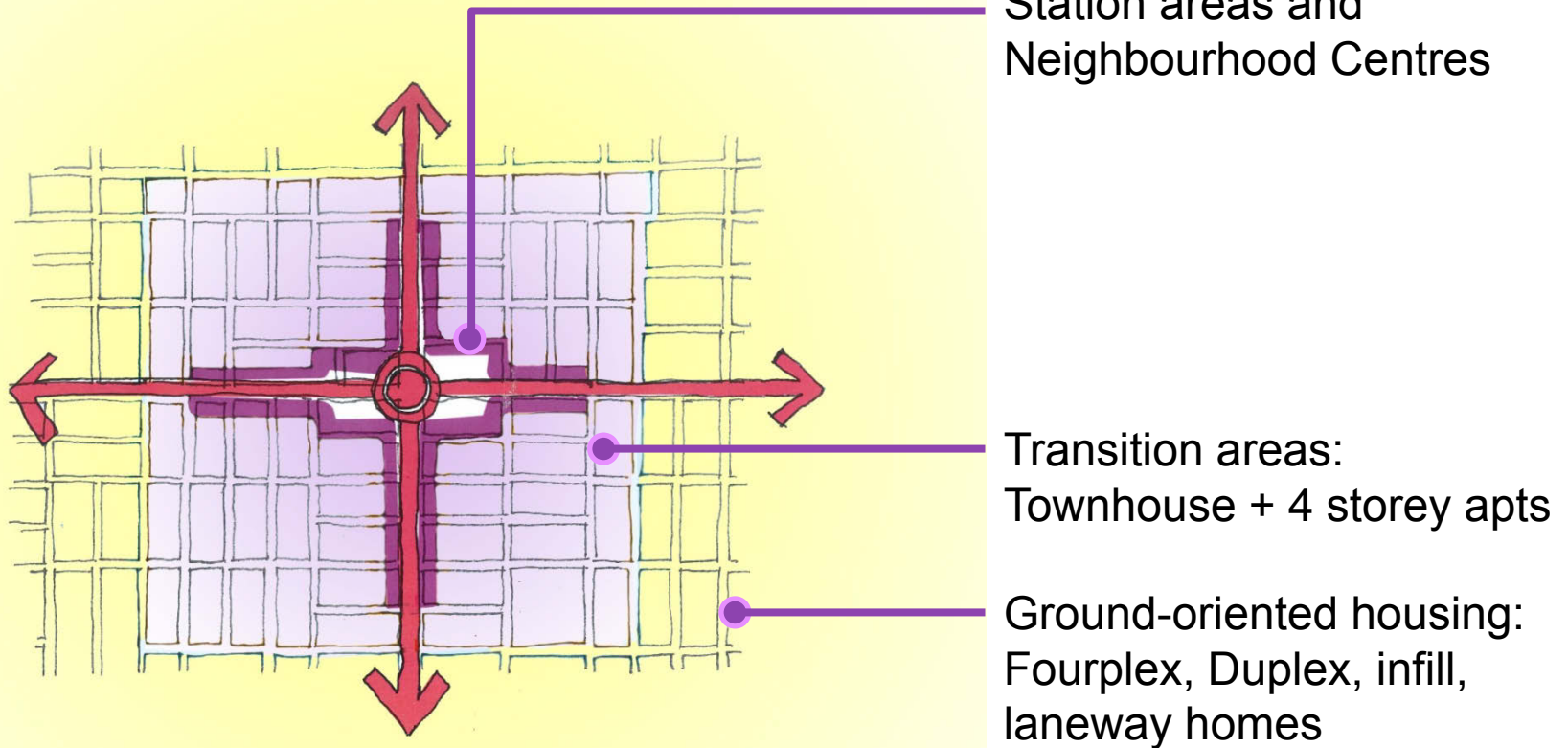
Making Room: Scope

- City-Wide Approach
- Focus on Low-Density Neighbourhoods



Making Room: Scope

Planning for areas of significant future change such as station area planning and neighbourhood centres will continue to be needed and integrated



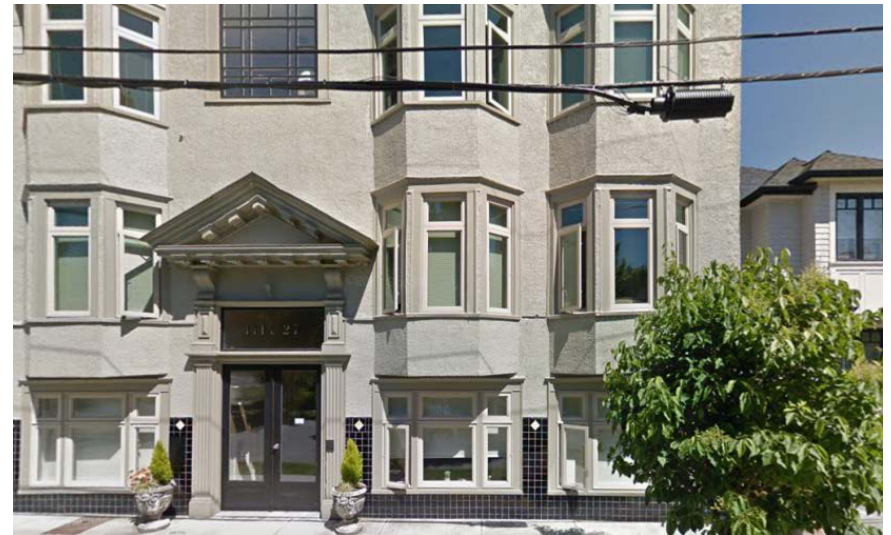
Making Room: Scope

Transition Area: Townhouses



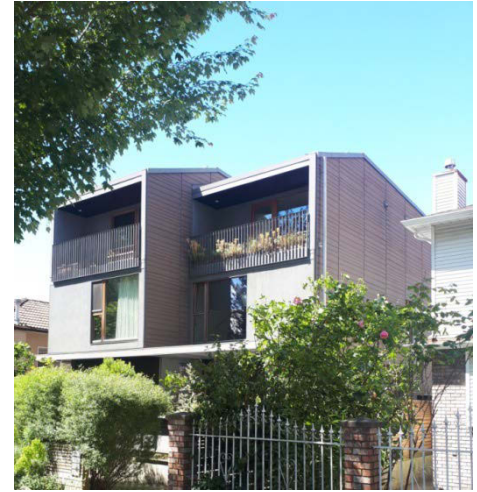
Making Room: Scope

Transition Area: Apartments



Making Room: Scope

RS/RT: Ground-Oriented Infill, Duplex, Triplex, 4-plex

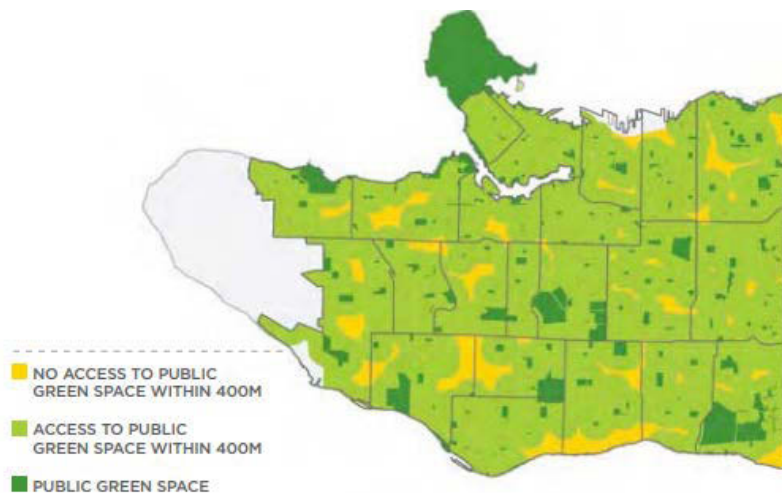


Making Room: Mapping & Analysis

Identifying the Best Opportunities for Change

- Transit
- Schools
- Shopping Areas
- Parks
- Services & Amenities

Access to Green Space



Transit Network

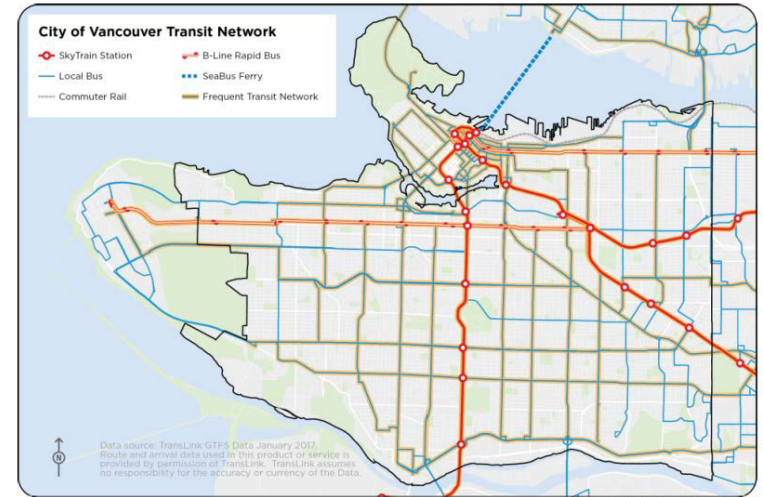


Figure 10 Transit Network, October 2016

Community Centres

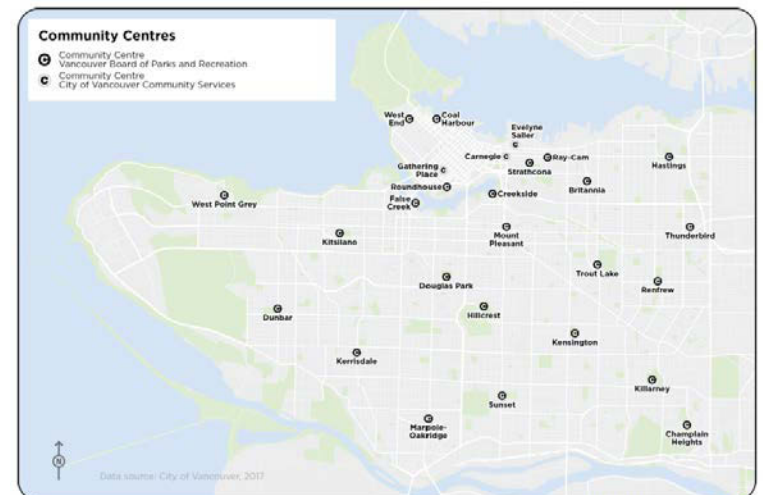


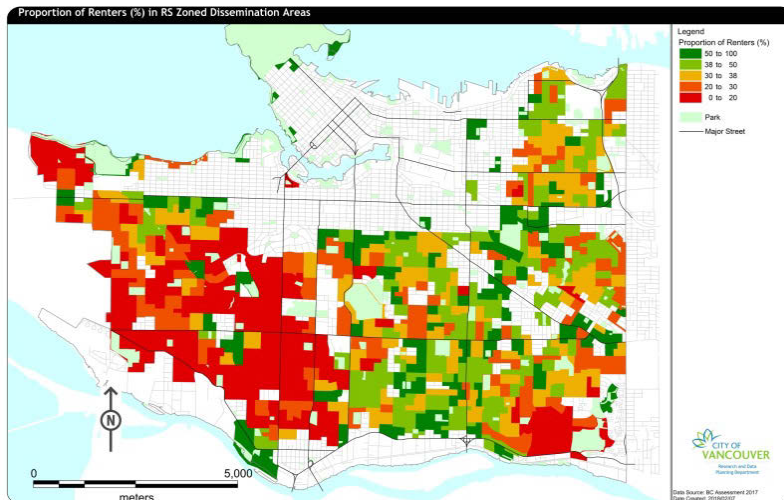
Figure 16 Community Centres, 2017

Making Room: Mapping & Analysis

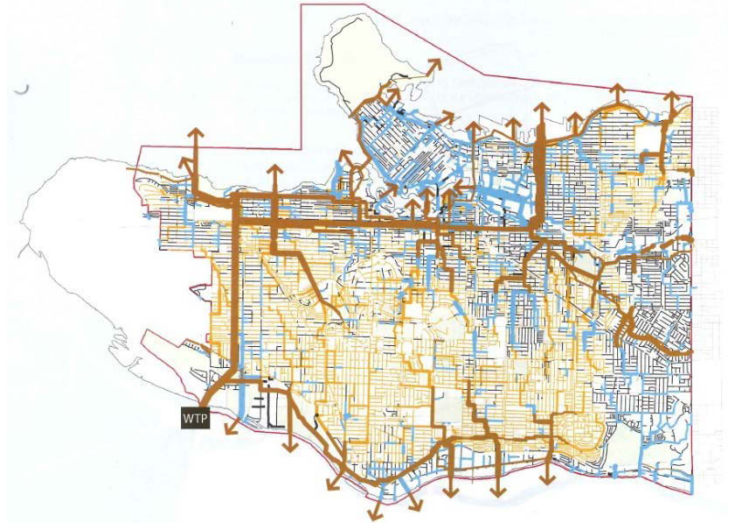
Consider Displacement & Other Risks

- Existing Rental Housing
- Household Incomes
- High Character Value
- Age of Houses
- Tree Canopy
- Utilities

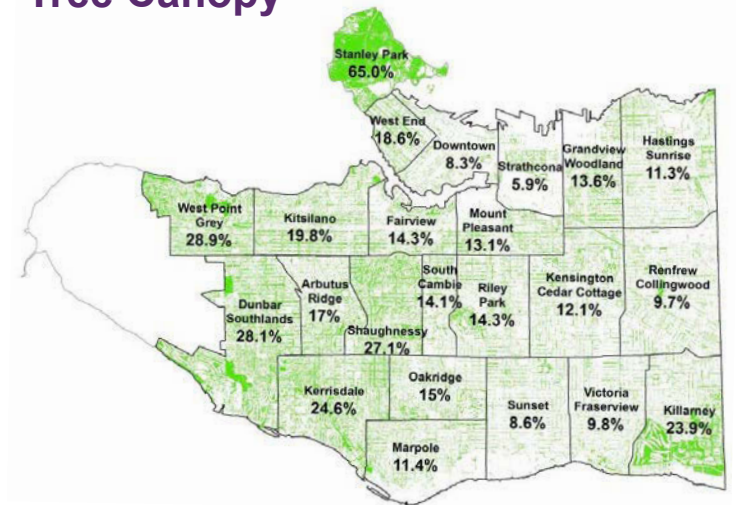
Proportion of Renters



Sewer Infrastructure



Tree Canopy



Making Room: Typologies Analysis

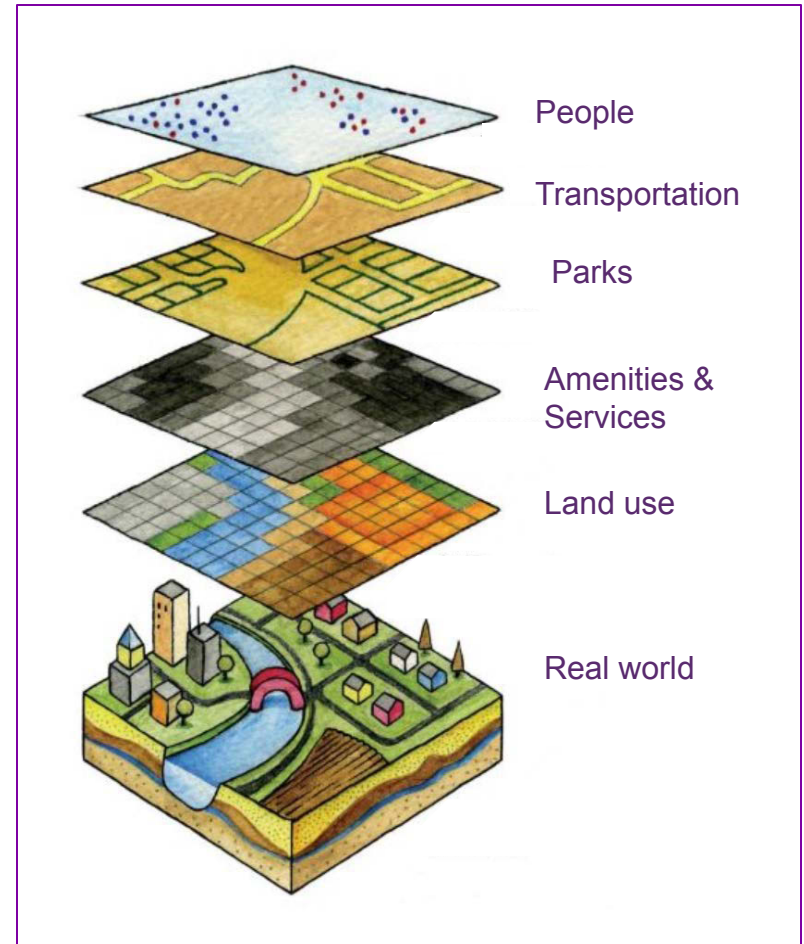
- **Urbanarium Competition & Debate**
- **Internal Workshops**
- **Partnership with Small Housing BC**
- **Practitioner Advice – Interviews, Tours**



Making Room: Methodology

“Multiple Accounts Evaluation”

- Identify most highly suitable areas in all neighbourhoods
- Evaluate for risk mitigation and opportunity
- Advance analysis on building types and tenure options that meet right supply targets
- Develop principles/selection criteria
- Apply similar approach to all neighbourhoods



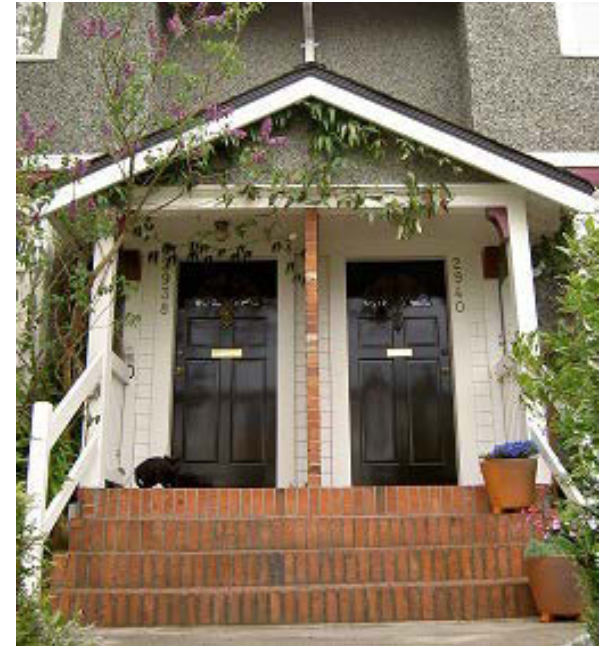
Making Room

Early Actions

- RS Zones City-Wide
- Kitsilano RT-7 & RT-8
- Kensington-Cedar Cottage RT-10

Related Work

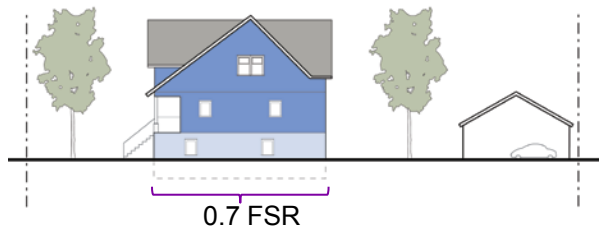
- Laneway Program Changes
- Parking By-law Review



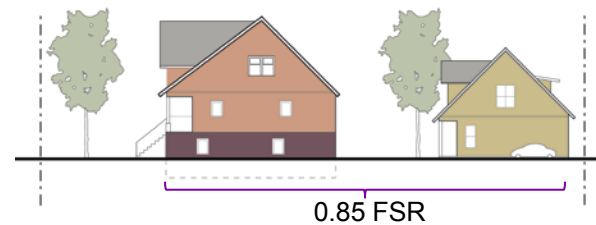
Making Room: Early Actions

RS Zones City-Wide: Add Duplex Option to Existing “Menu”

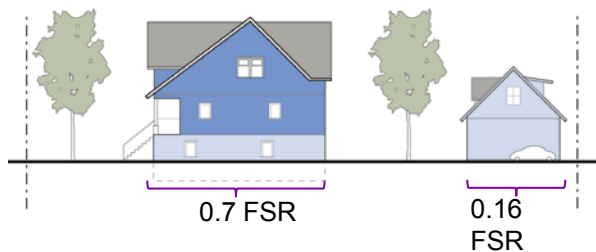
✓ Secondary Suites



✓ Character Infill



✓ Laneway Homes



+ Adding Duplex



Supporting Moves

- Clarify lock-off units as distinct from secondary suites
- Explore opportunities for affordable home ownership

Making Room: Early Actions

Kitsilano RT-7 & RT-8

- Amend design guidelines to enable infill on lots with character houses
- Updates to align with RT-5 (Mount Pleasant & Grandview-Woodland)



Kensington Cedar RT-10

- Updates to align with RT-11 (enhanced character retention incentives and enable LWHs)



Making Room: Early Actions

Laneway House Program Changes – Bylaw for Referral

- Make 1.5-storey LWHs outright
- Remove guidelines – streamline zoning regulations
- Increase heights & relax restrictions on 2-storey expression
- Introduce minimum room sizes to enhance livability
- Allow more flexibility for siting 1-storey LWHs

Parking By-Law

- Update to align with efforts to improve affordability



Making Room: Work Program

Program will explore and create more opportunities for greater housing choices in existing low-density neighbourhoods

- City-wide approach
- Consider all RS zoned areas (~65,000 lots)
- Advance changes to low-density areas to add housing choice
- Simplify and consolidate regulations and processes where possible

PHASE 1 : Mar 2018 – Jun 2018

- Team formation & work program
- Early research & mapping analysis
- Identify quick starts

PHASE 2: Jul 2018 – Dec 2019

- Public engagement: What do you want to make room for in your neighbourhoods?
- Analyze new housing typologies
- Explore improved affordability
- Principles & criteria for new housing choices
- Develop policy recommendations
- Report back to Council June 2019

Thank-you.