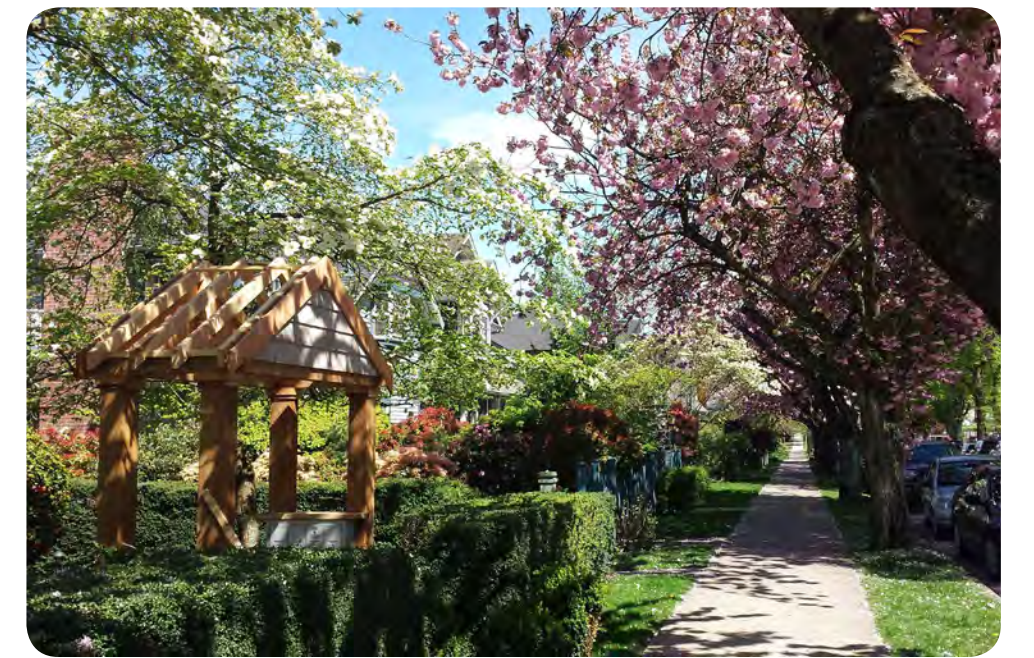


# Welcome to this Open House

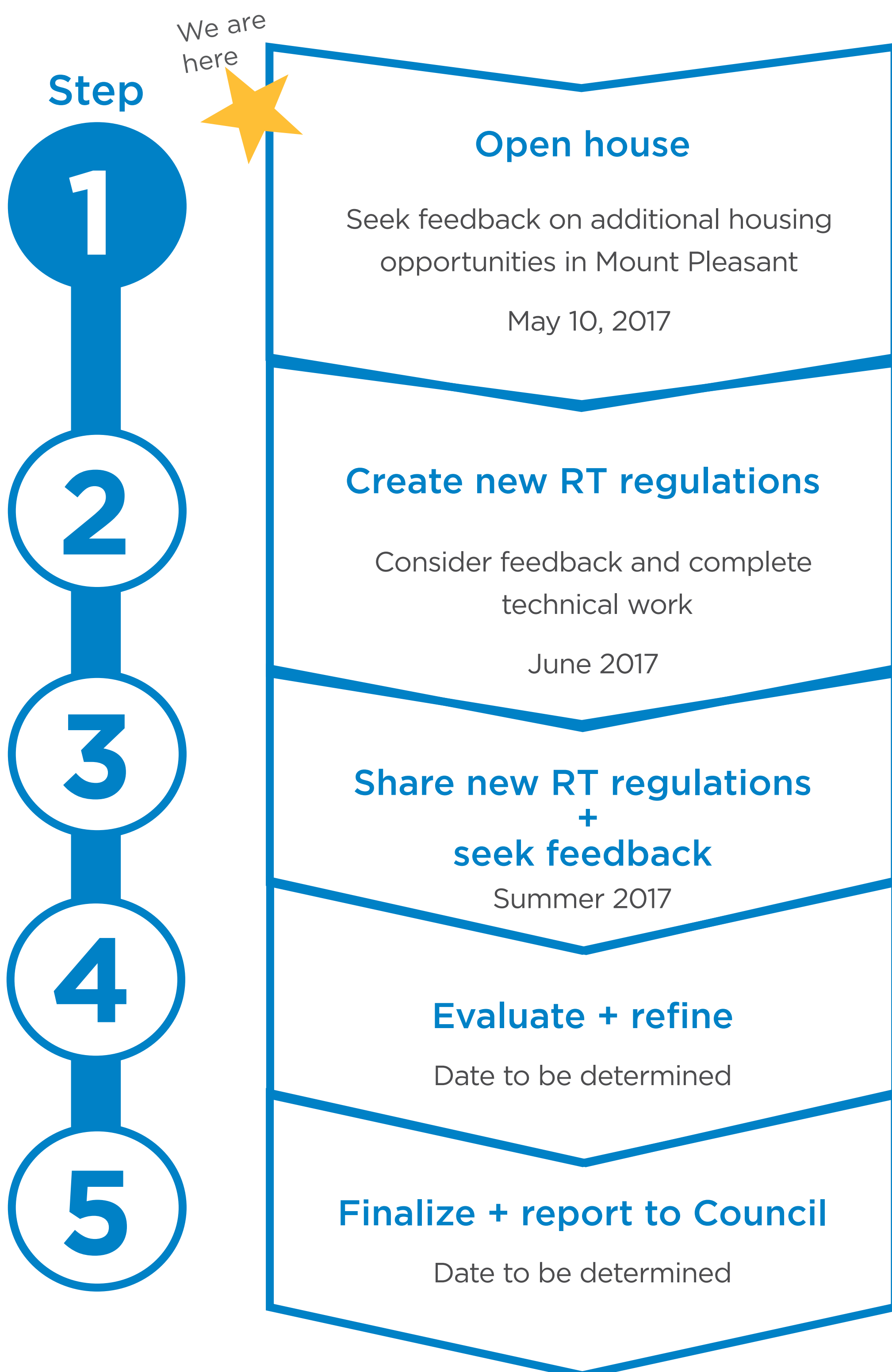
## Why Are We Here?

RT (two-family) zoning regulations and design guidelines are being reviewed to increase housing opportunities in Mount Pleasant and adjacent neighbourhoods.

This open house lets area residents learn about the current RT zone regulations and explore ideas for change.



## Planning Process



### Provide your input!

- Talk to City staff
- Fill out a comment sheet today and drop it off at the sign-in table or mail it back to us (address on the form)
- Share your thoughts later by completing an online comment form available at noon on Thursday, May 11 at [vancouver.ca/mt-pleasant-rt-zone-review](http://vancouver.ca/mt-pleasant-rt-zone-review)
- Email us at: [mountpleasant@vancouver.ca](mailto:mountpleasant@vancouver.ca)
- Join our email list by signing in at the front table to be notified of the next public event

Your comments will be used to develop the zoning changes that will be considered by City Council.

### More information

- [vancouver.ca/mt-pleasant-rt-zone-review](http://vancouver.ca/mt-pleasant-rt-zone-review)
- [mountpleasant@vancouver.ca](mailto:mountpleasant@vancouver.ca)
- 3-1-1



## Policies

### Mount Pleasant Community Plan (2010)

The Mount Pleasant Community Plan provides direction for change and growth in Mount Pleasant. [The plan encourages more housing on lanes.](#)

*“Encourage housing on lanes in Mount Pleasant – both infill and laneway housing – to increase the number of units, to increase laneway animation, to provide mortgage helpers, and to improve housing affordability (with a smaller dwelling unit); fix the existing infill housing policy to enable infill housing to be built on most lots (e.g. 33 foot lots).”*



### 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 Mount Pleasant RT zoning review aligns with the Housing Vancouver emerging directions by exploring more opportunities for rental housing and family-oriented housing in neighbourhoods.

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](http://vancouver.ca/housing).





# Background and Context

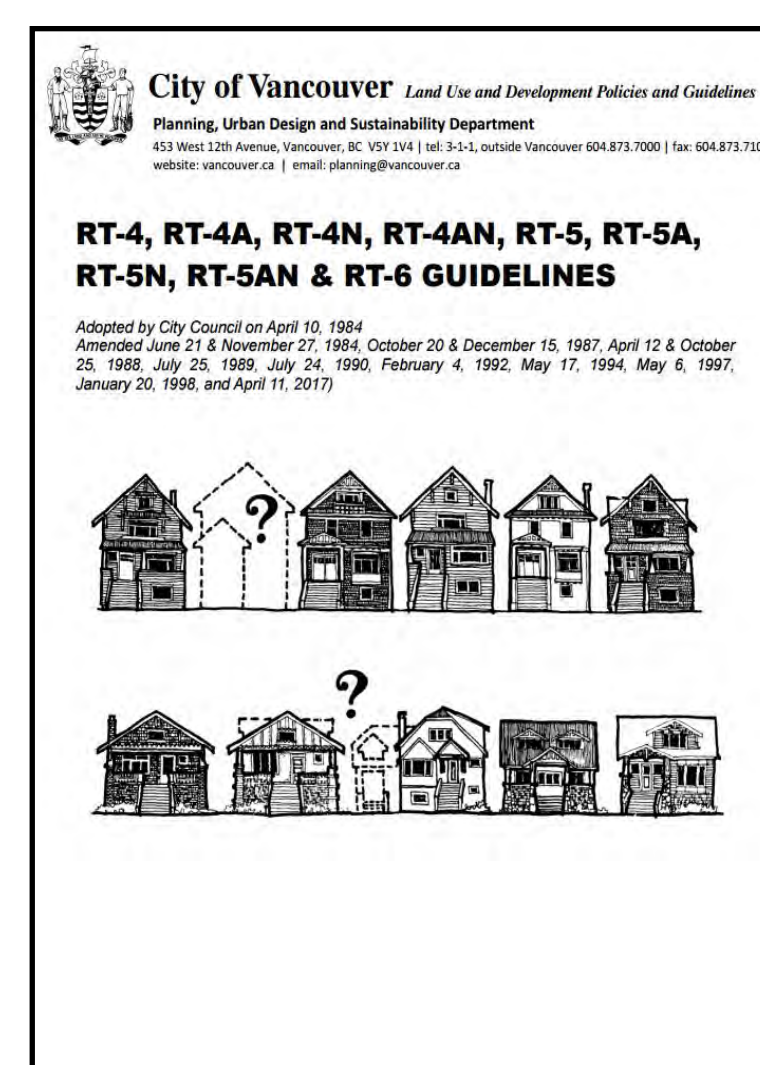
## History of RT (Two-Family Dwelling) Zone

Many of the original RT zoned areas were in inner city neighbourhoods and contained a significant number of houses from the turn of the century. In the late 1970s and early 1980s the City became concerned with the loss of older homes and revised the RT zoning in certain areas, to encourage the retention of character houses and to permit multiple conversion dwellings (MCD) and infill units as alternatives to demolition. Detailed design guidelines were developed to ensure that new developments fit in well with these character areas. The guidelines placed many constraints on infill development and most lots did not qualify.



## Why Are We Reviewing the RT Zone?

The current RT zone regulations are focused primarily on retaining houses and neighbourhood character and less on delivering housing. Changes are needed to increase housing opportunities on standard lots.

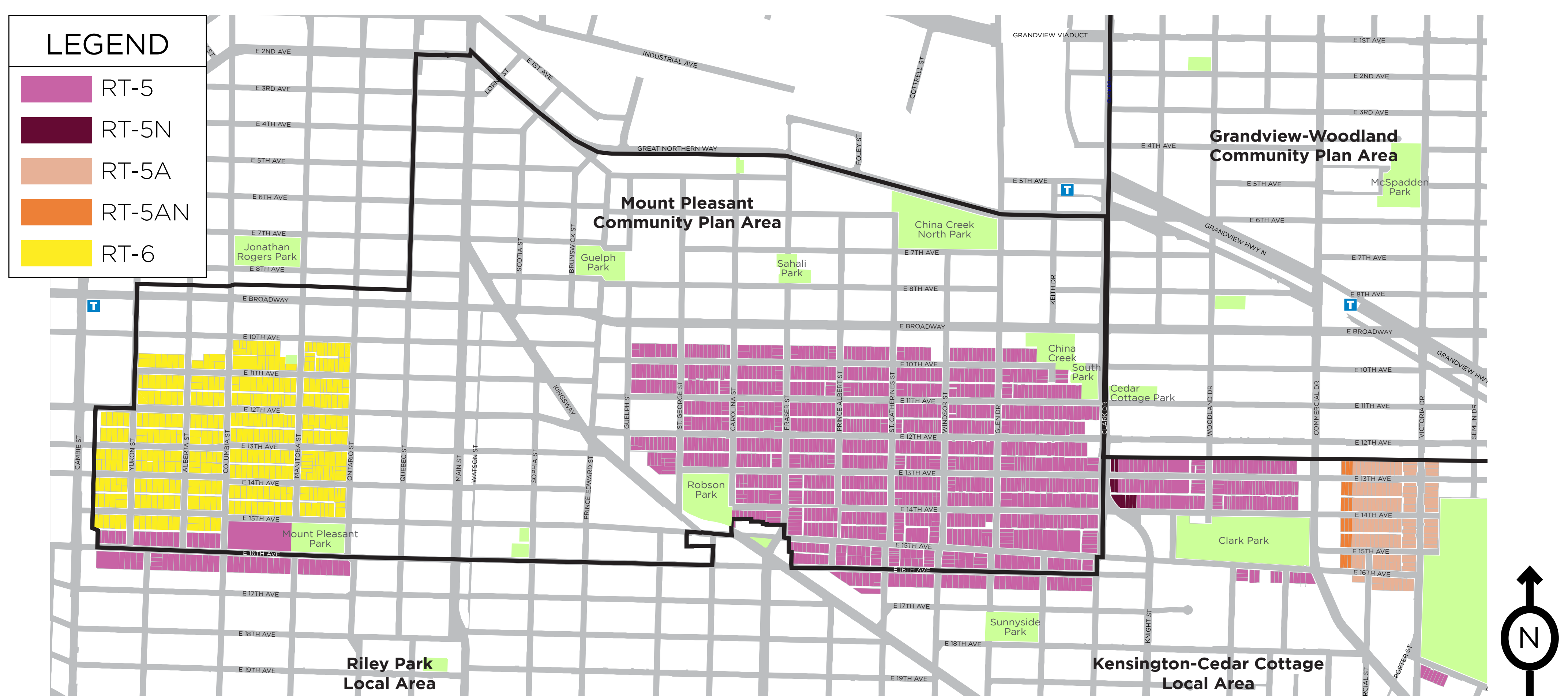


### 3 FACTS

- The review area includes 1893 lots
- A standard small lot is 33 ft. wide and 122 ft. deep
- 2/3rds of the lots in the RT zone study area are 33 ft. wide or less

## Scope of RT Zone Review:

The RT-5, RT-5N, RT-5A, RT-5AN and RT-6 zoned areas shown in colour below are included in this review.





# Current RT Zone Regulations

## What is a Character Home?

A home is deemed a “Character Home” if it was built before January 1, 1940 and retains original features that give the property a distinctive quality or appearance.

If you have a house built before 1940, it needs to be assessed for character merit before any new development is approved. The assessment is based on the Character Merit Checklist and on photos of existing houses taken by City staff as of Fall 2016.



### Character Merit Checklist



One of these	<input type="checkbox"/> Street Character
	<input type="checkbox"/> Front Yard
Two of these	<input type="checkbox"/> Roofs
	<input type="checkbox"/> Windows
	<input type="checkbox"/> Entrances
	<input type="checkbox"/> Porches
One of these	<input type="checkbox"/> Detailing
	<input type="checkbox"/> Materials

- 1,118 of the 1,893 lots in the RT zone review area have pre-1940s houses.
- It is estimated that 80% of pre-1940 homes could be considered to have character merit.

If a house has character merit the site may qualify for:

Retain	<p><b>Multiple Conversion Dwelling - (MCD)</b> at 0.75 FSR.</p>  <p><b>Infill</b> at 0.75 FSR. Until April 2017 small lots were not eligible for infill. (See board #5).</p>  <p>Infill and MCD are limited to 2 units on a 4000 sq. ft. lot.</p>
Replace	<p><b>Single Family House - 0.6 FSR.</b></p> 

If a house does not have character merit it can be replaced with a new:

Replace	<p><b>Multi-Family Dwelling</b> on large lots <u>only</u> at 0.75 FSR.</p>  <p><b>Duplex</b> at 0.75 FSR.</p>  <p><b>Single Family House</b> at 0.6 FSR.</p> 
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# New Ideas For Housing

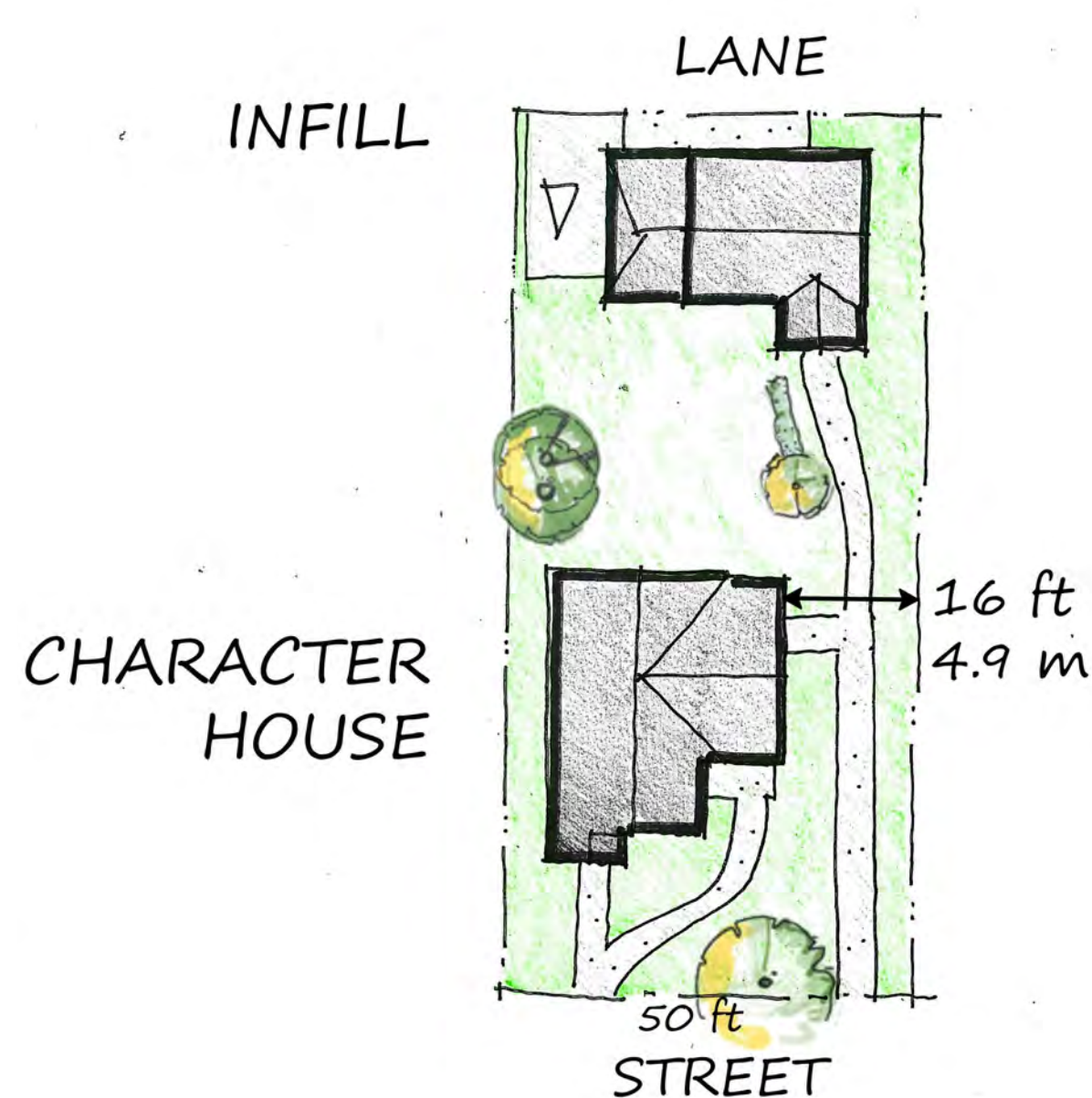
## What's Been Done So Far?

### Infill: Side Yard Reduced

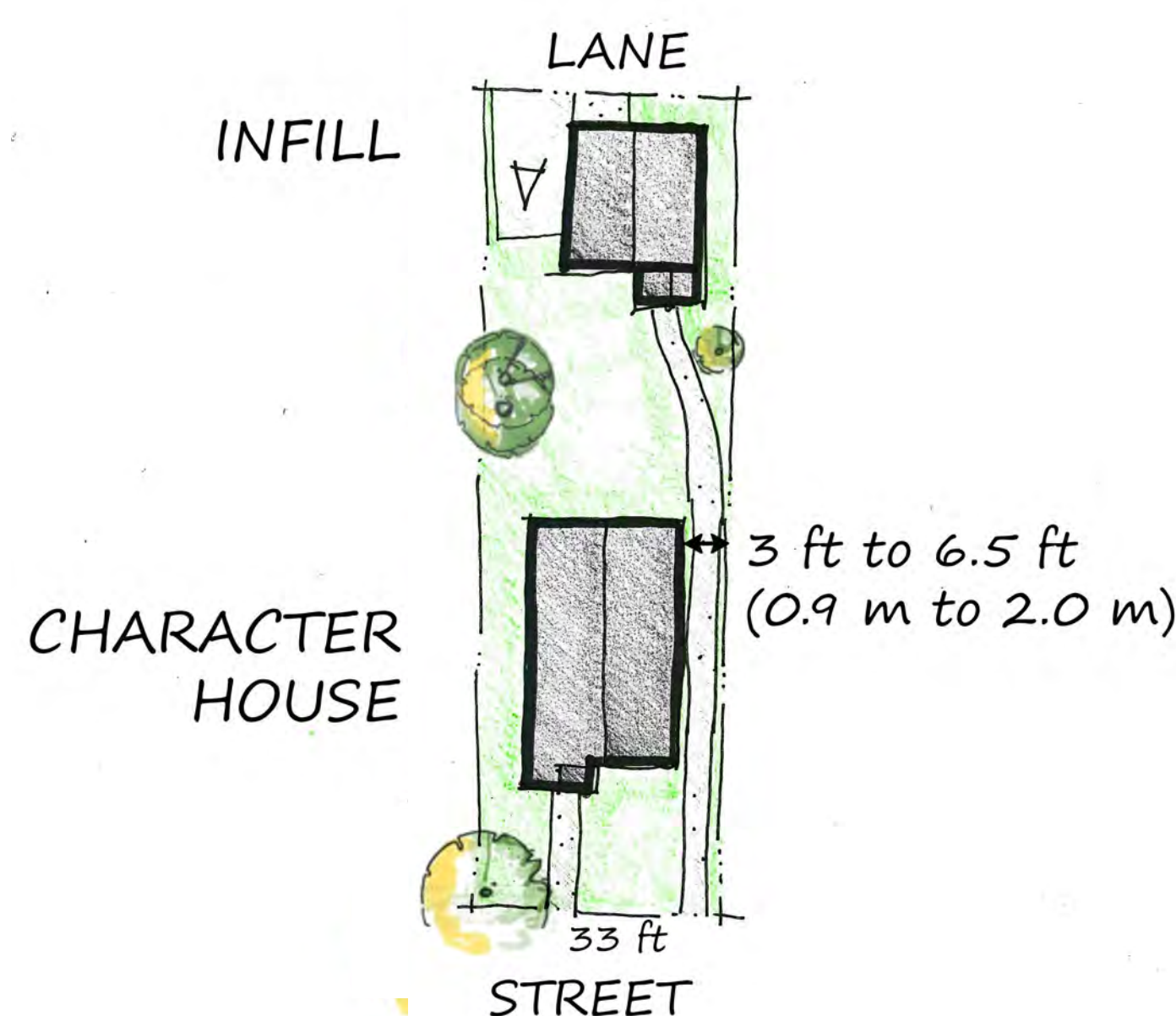
To be eligible for infill housing, properties were previously required to have a 4.9 m side yard. This requirement was a major barrier to infill development. To launch this RT zone review, on April 11, 2017, Council approved a change to the design guidelines to reduce the side yard requirement for infill from 4.9 m to the minimum required by the Vancouver Building Bylaw (0.9 m to 2.0 m/3 ft. to 6.5 ft.). This change means that more than 600 additional properties with pre-1940s houses are now eligible for consideration of infill development (subject to FSR limits and other regulations).



Infill conforming to 16 ft. side yard requirement



Old 4.9 m side yard requirement



New 0.9 m-2.0 m side yard requirement

## Planning Terms: What Do They Mean?

**Duplex:** A duplex is a building with separate entrances for two homes. The units can be front and back, on two storeys or side by side on a single lot.

**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, a building with a 2.0 FSR has a built area equal to twice that of the land on which it is located (e.g. if the maximum FSR is set at 0.7, then a 2,800 sq.ft. home is the maximum that would be allowed on a 4,000 sq.ft. lot (4,000 x 0.7 FSR).

**Infill Housing:** 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.](#)

**Laneway Housing:** A laneway house is typically smaller than infill and also built in the rear yard. [Laneway housing must be rental.](#)

**Lock-off Suites:** Lock-off suites let an owner separate a bedroom, bathroom and kitchen within a home to rent as a separate unit.

**Multiple Conversion Dwelling (MCD):** A house that has been converted to contain 2 or more dwelling units.



# New Ideas For Housing

## What Ideas Are We Considering?

From conversations with area residents and applicants and from similar explorations underway in other parts of the city, staff have identified a number of ideas to explore in order to create more housing opportunities.

### General Regulations

- Simplify and consolidate zoning regulations and guidelines.
- Adopt a standard checklist to assess character merit for RT and RS zones.
- Reduce parking for infill housing to address design challenges of small lots.
- Encourage open parking spaces to reduce the scale of buildings along the lane.



Open parking

### For a House With Character Merit:

New

**Infill** - enable more family-sized infill units by increasing FSR above 0.75. Infill size depends on existing home.



New

**Multiple Conversion Dwelling** - enable more units by increasing FSR above 0.75 and increasing the number of units from 2 to 3.



New

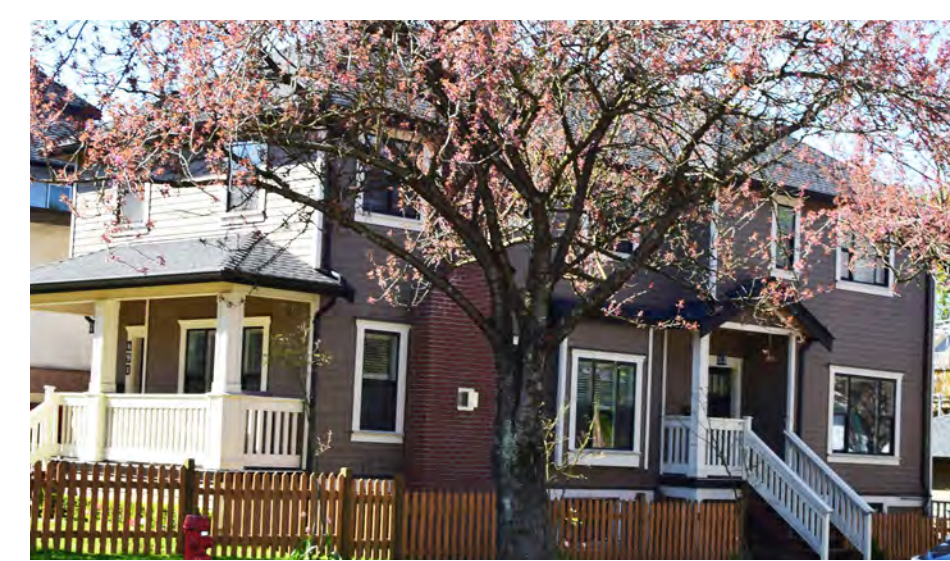
**Laneway** - provide more rental by introducing laneway houses (limited to 640 sq. ft. on a standard lot).



### For a House Without Character Merit:

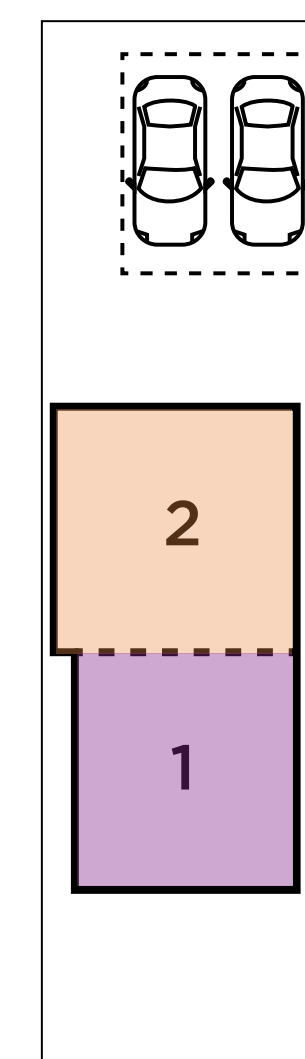
New

**Duplex** - improve livability by allowing separate small houses as an alternative to standard duplex format (front/back).

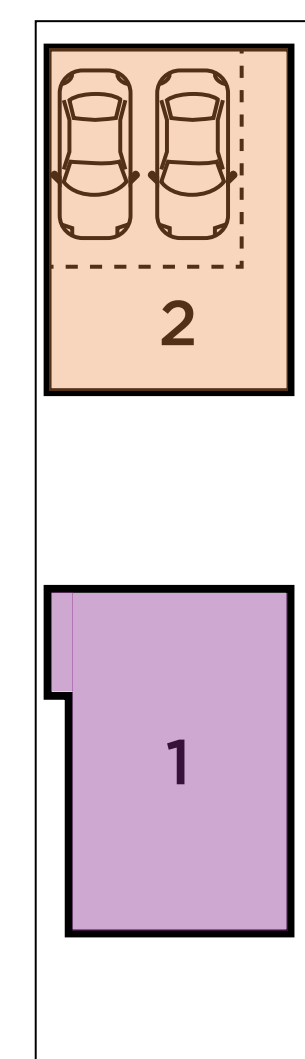


Front/back duplex

Plan view of  
front/back  
duplex



Option 1



Option 2

Plan view of  
separate small  
house format

New

**Lock-off Suites in Duplexes** - provide more rental housing by allowing lock-off suites.



# Ideas for Changes

Please use the space below to note your ideas or post a sketch of what you would like to explore as part of this RT Zone Review.



# Ideas for Changes

Please use the space below to note any comments or concerns you may have.



# New Ideas For Housing

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Open parking

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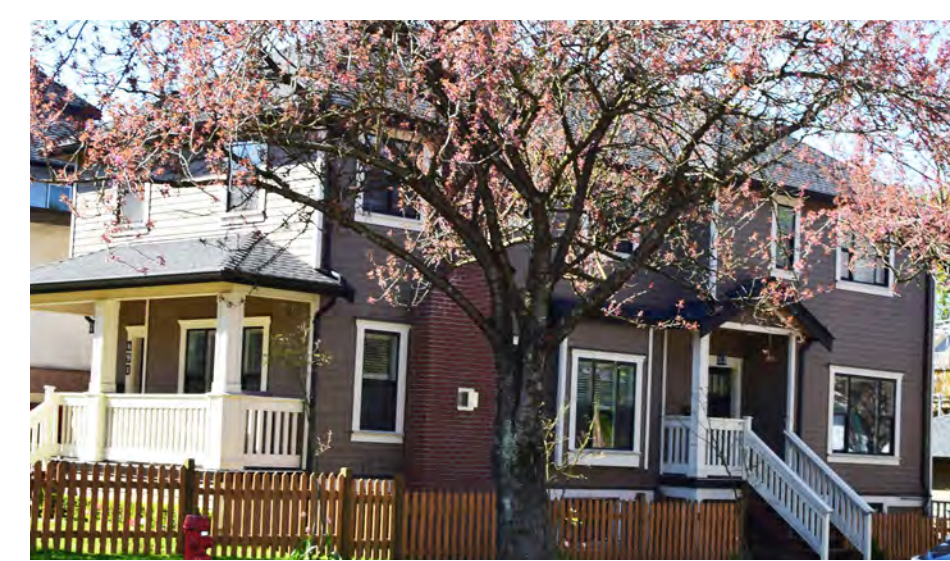
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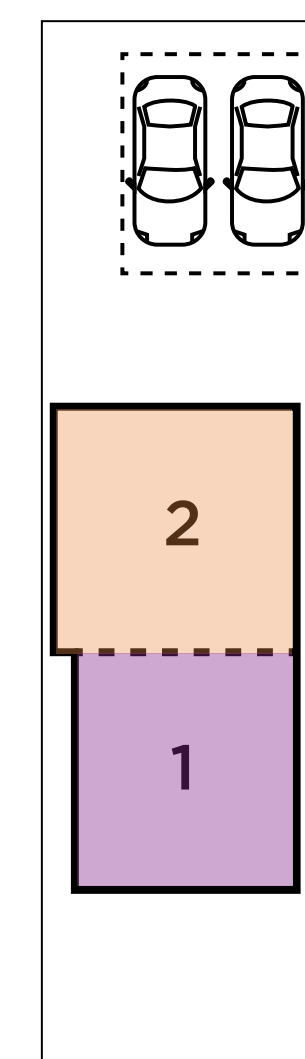


**Duplex** - improve livability by allowing separate small houses as an alternative to standard duplex format (front/back).

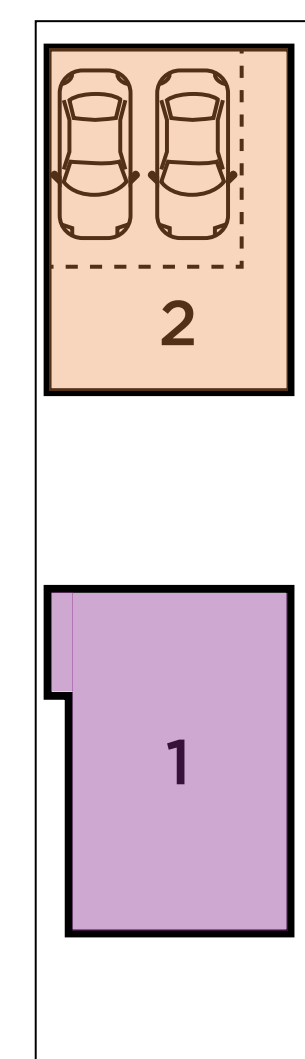


Front/back duplex

Plan view of  
front/back  
duplex



Option 1



Option 2

Plan view of  
separate small  
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**Lock-off Suites in Duplexes** - provide more rental housing by allowing lock-off suites.