

NEW RENTAL ZONES: BUILDING TYPES

July
2020

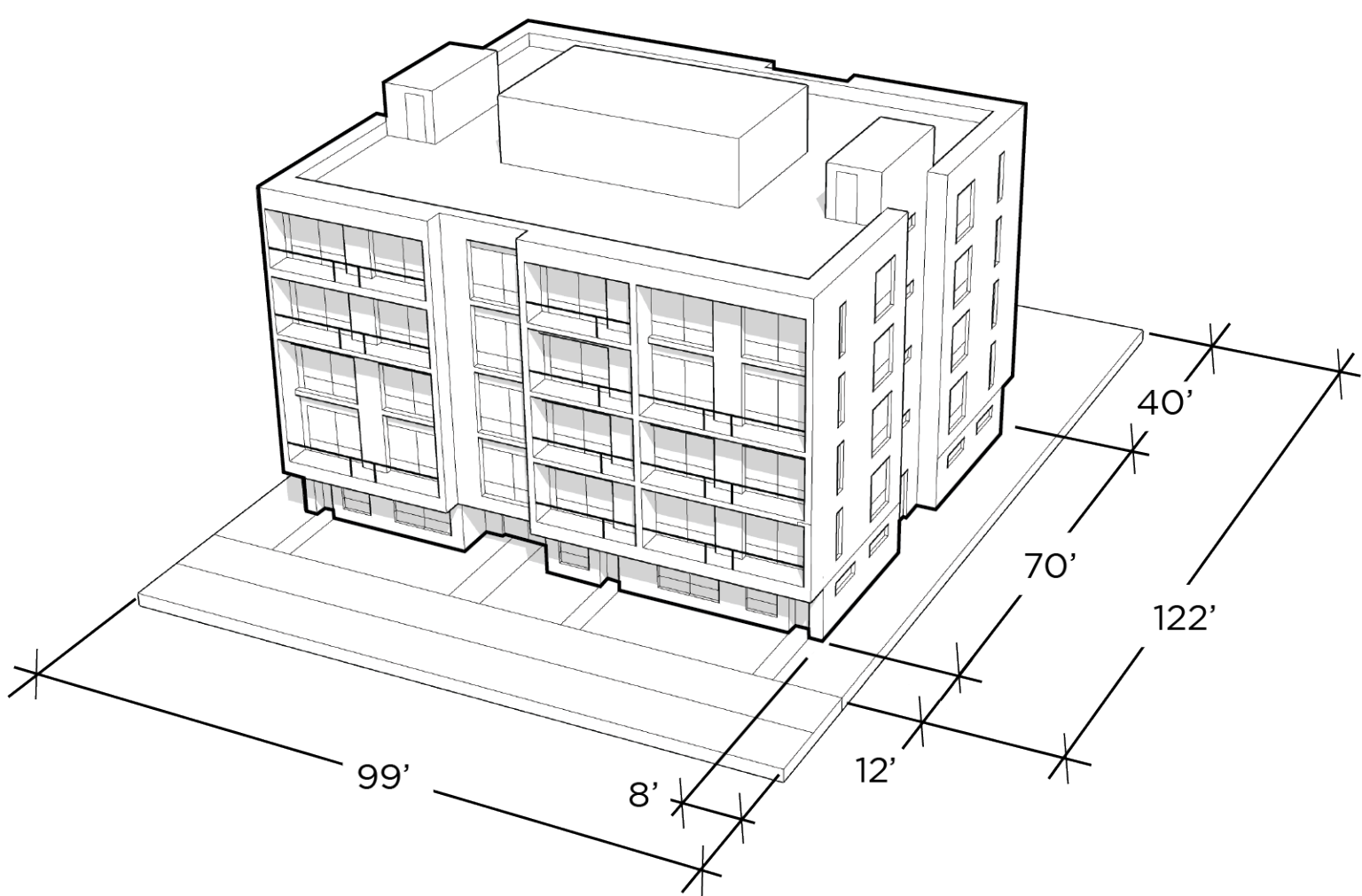
As part of implementing the Secured Rental Policy, the City is developing new rental zones. These new rental zones provide standard requirements for the type, size and shape of buildings. This will help to simplify and shorten the rezoning process, and provide more certainty about what could be built.

The new rental zones would only be used when an owner initiates a rezoning application, and each rezoning requires a Public Hearing and approval from Council to proceed.

ON Arterial Roads: Residential Buildings

- Market rental apartment buildings of 5 storeys may be considered on blocks that are currently zoned for residential use (RS/RT).
- Rental buildings up to 6 storeys may be considered where a minimum 20% of the residential area is secured at below-market rents, affordable to households with incomes of \$80,000 and under.
- A minimum frontage of 99 ft. of RS/RT zoned lots must remain to avoid leaving “orphaned” properties with limited development potential.

5-Storey Residential Apartment



PROPOSED REGULATIONS:

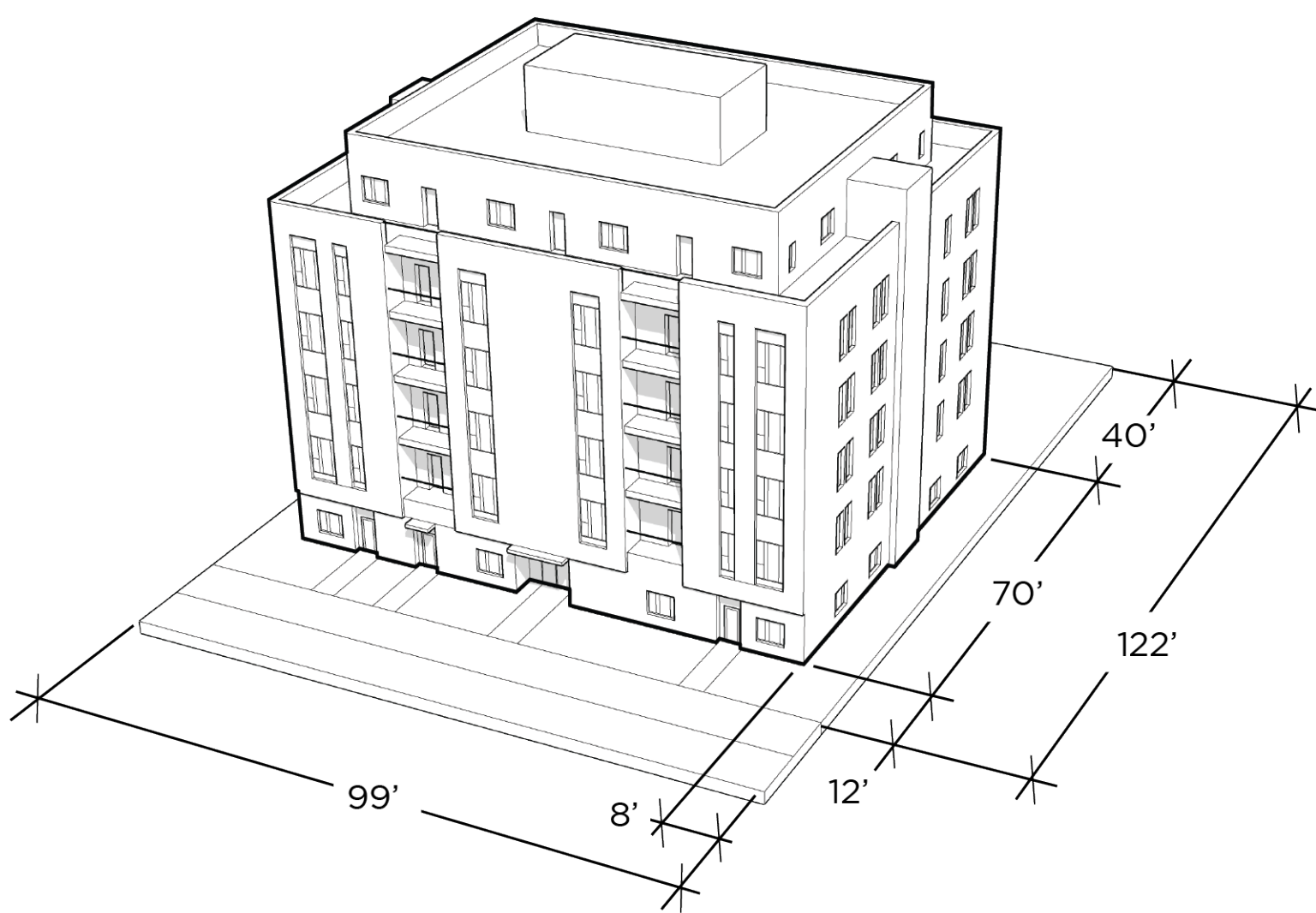
FSR: 2.2
Lot Assembly: 3 min. (99 ft.)

Front Yard Setback: 12 ft. min.
Building Depth: up to 75 ft. max.
Rear Yard Setback: 25 ft. min.
Side Yard Setback: 8 ft. min.



6-Storey Residential Apartment

Must have minimum 20% of the floor area as units secured at below market rents.



PROPOSED REGULATIONS:

FSR: 2.4
Lot Assembly: 3 min. (99 ft.)

Front Yard Setback: 12 ft. min.
Building Depth: up to 75 ft. max.
Rear Yard Setback: 25 ft. min.
Side Yard Setback: 8 ft. min.



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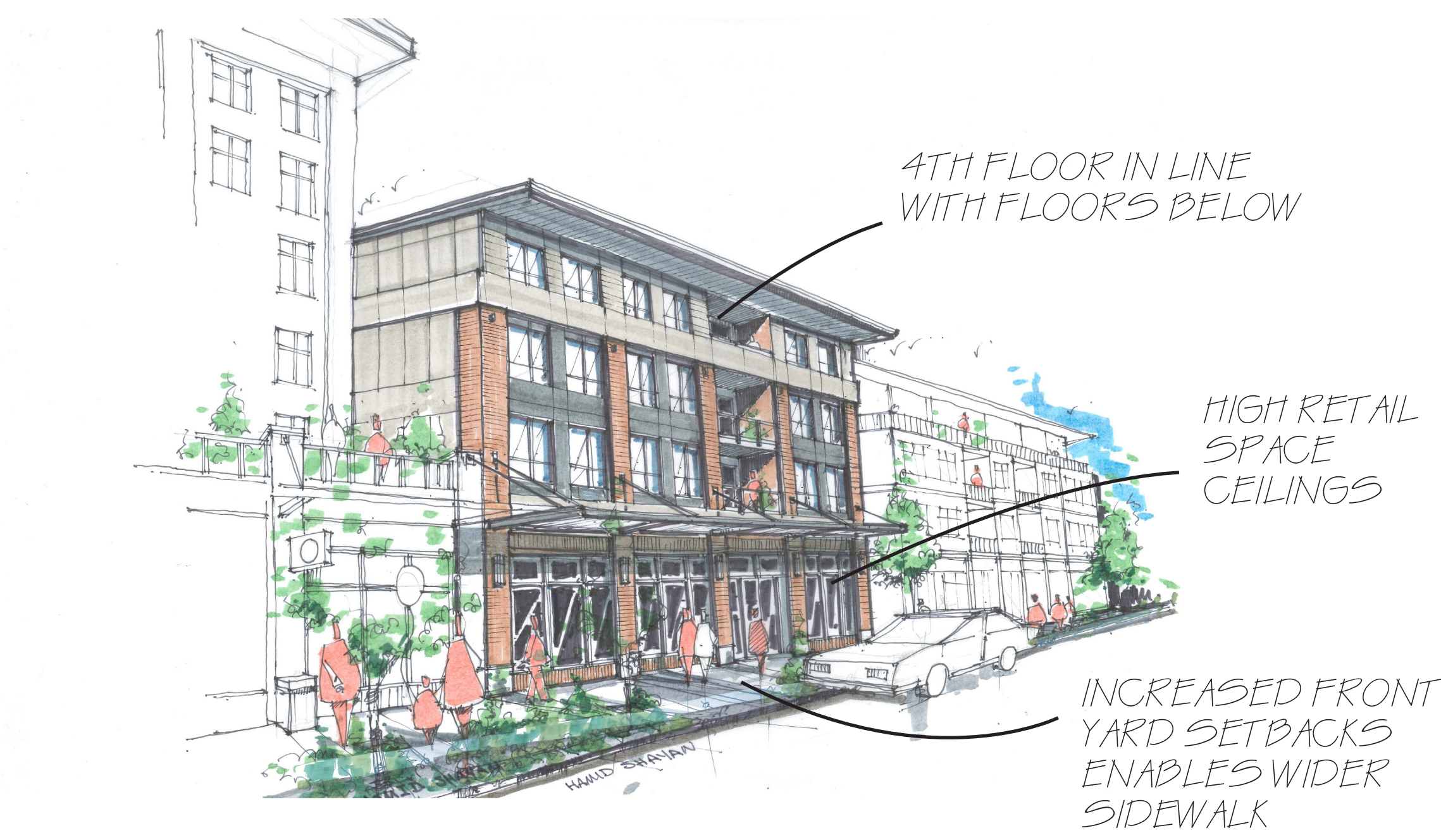
ON Arterial Roads: Mixed-Use Buildings

- Where a block is zoned for both residential (RS or RT) and commercial use, mixed-use buildings could be allowed. The intent would be to “complete” streets with similar building types and allow more options for shops and services.
- The specific requirements would be based on what is allowed under Commercial (C2) zoning, which is in the process of being updated in Spring/Summer 2020. Examples of 4 and 6-storey buildings are included below for reference.

What is a Mixed-Use Building?

A mixed-use building has commercial uses (such as a grocery store) on the ground floor with housing located above

4 storey Mixed-Use Building



6-Storey Mixed-use Apartment

Must have minimum 20% of the floor area as units secured at below market rents.



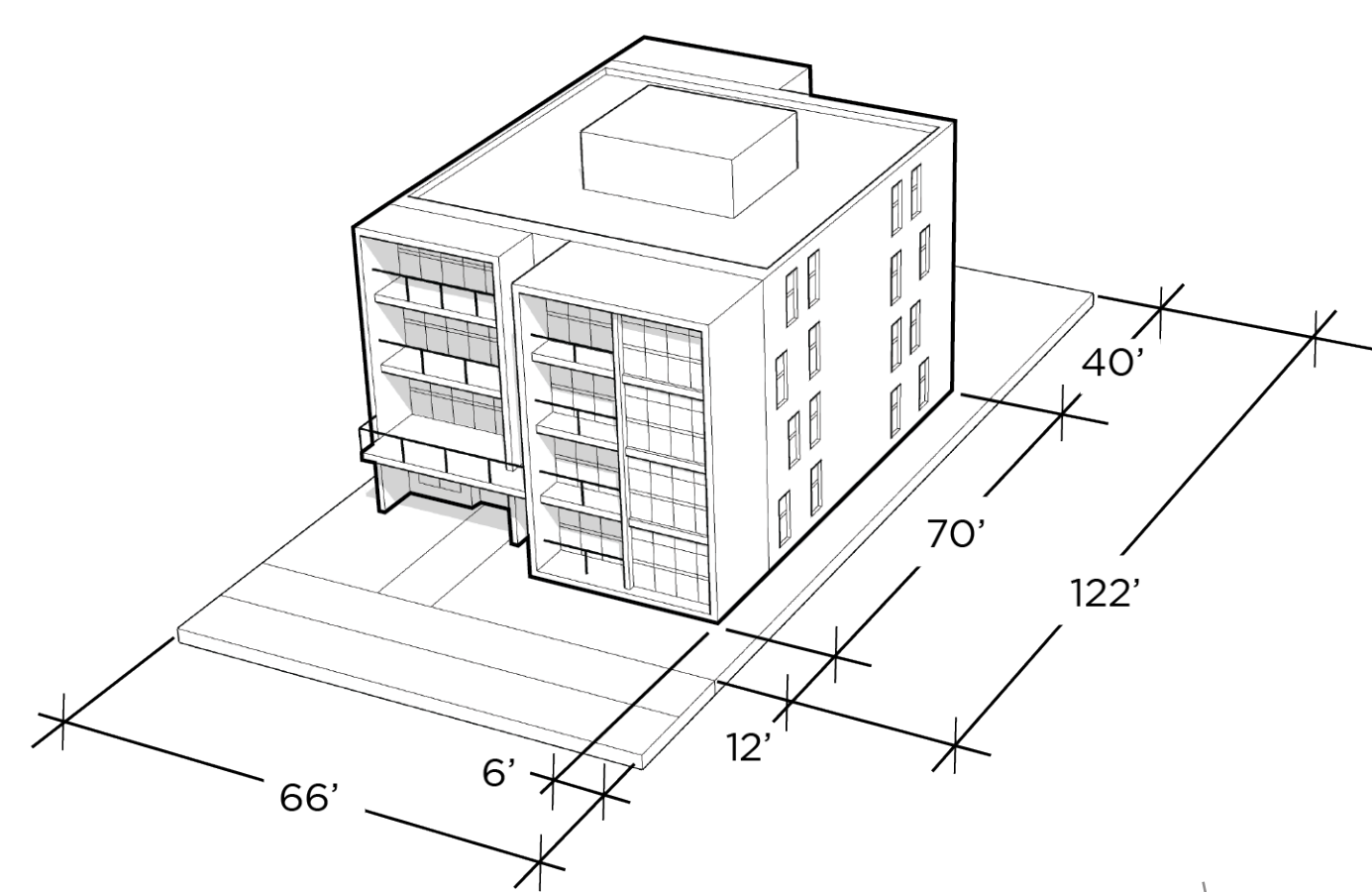
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OFF Arterial Roads: Residential Buildings

- Rezoning to rental apartments or townhouses up to 4 storeys or 3 storey multiplexes may be considered on blocks that are currently zoned for residential use (RS/RT).

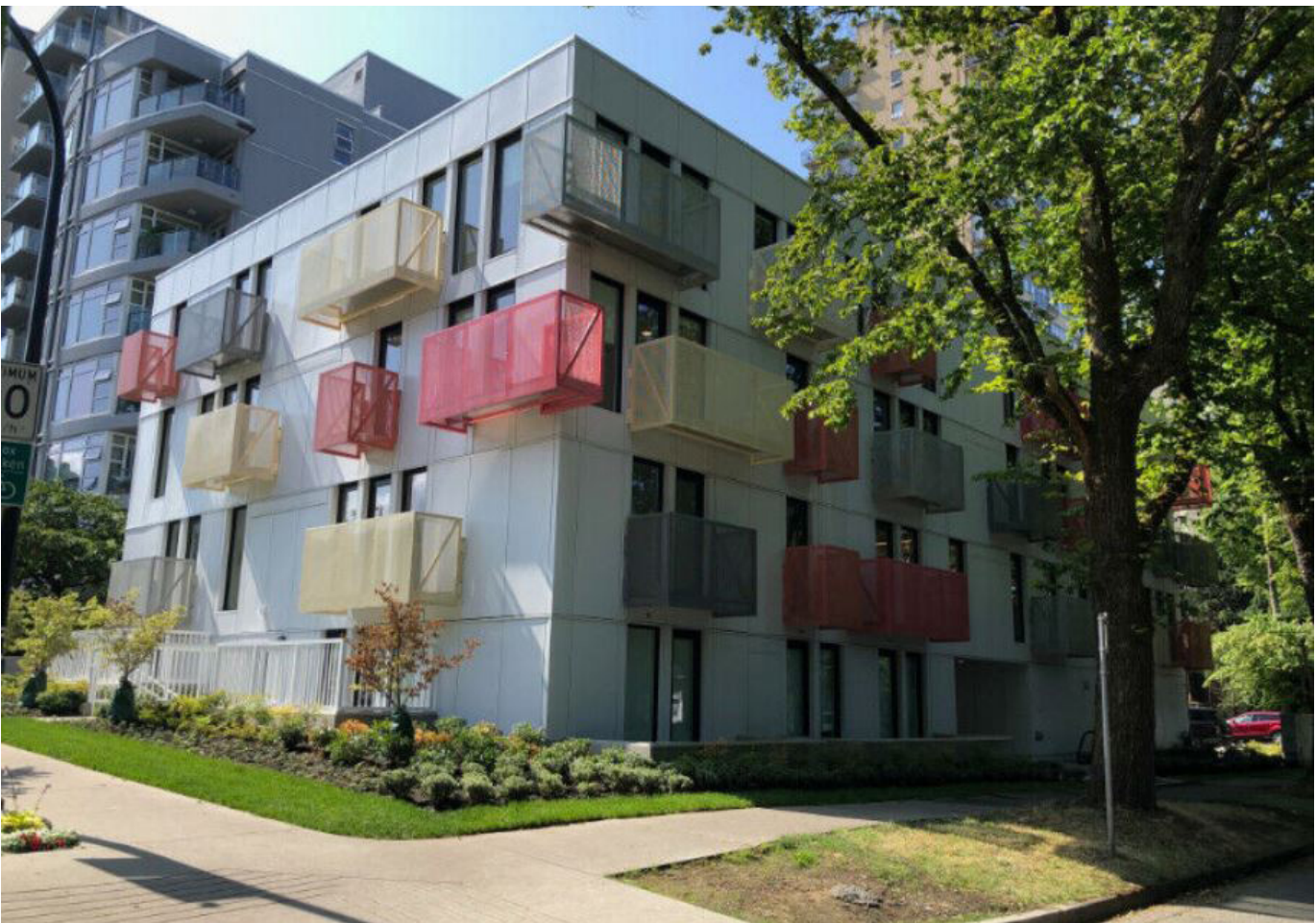
4-storey Residential Apartment



PROPOSED REGULATIONS:

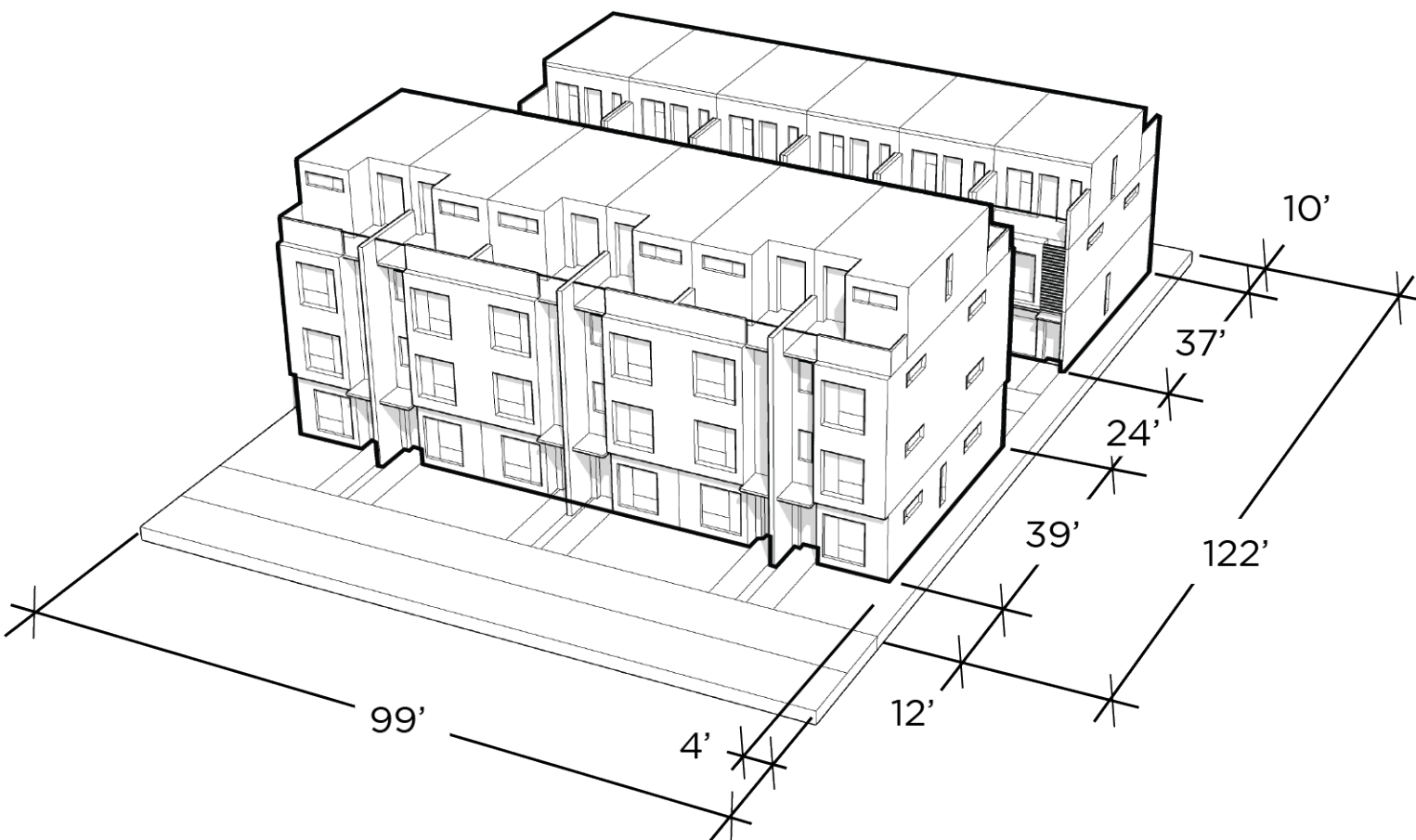
FSR: 1.75
Lot Assembly: 2 min. (66 ft.)
3 max. (99 ft.)

Front Yard Setback: 12 ft. min.
Building Depth: up to 75 ft. max.
Rear Yard Setback: 25 ft. min.
Side Yard Setback: 6 ft. min.



Townhouses

4-storey Townhouse (Similar to RM-12N)



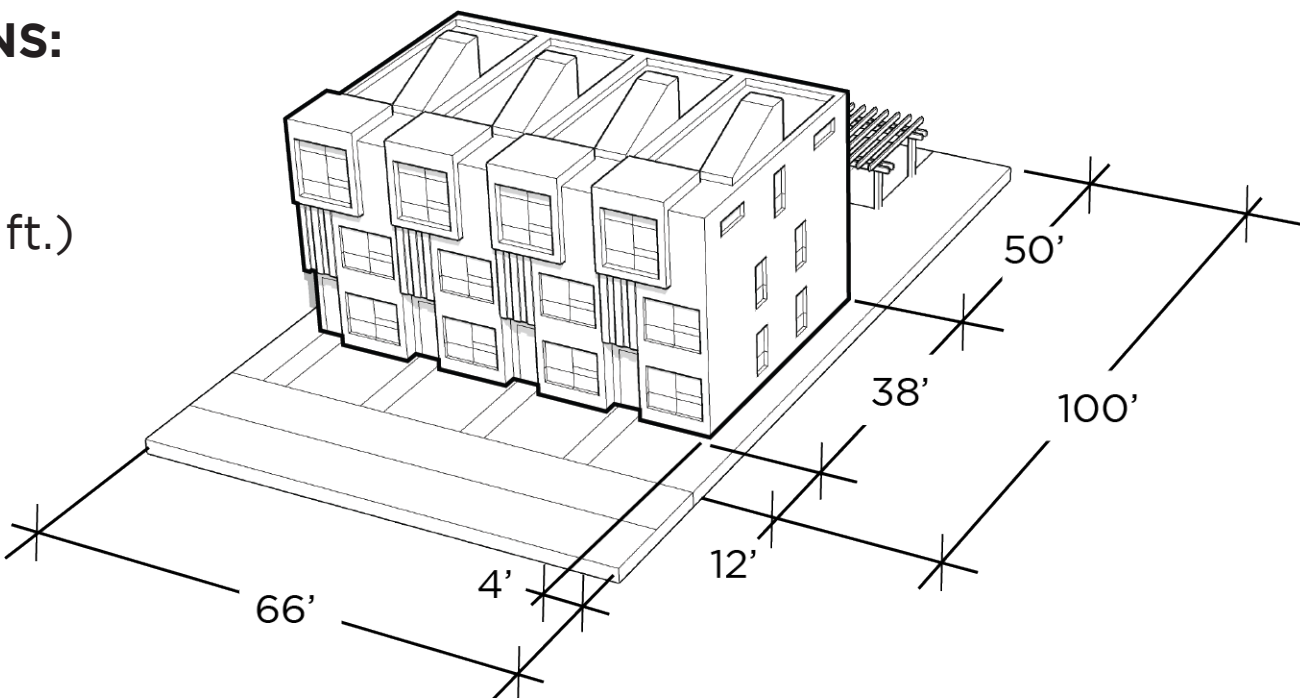
PROPOSED REGULATIONS:

FSR: 1.45
Lot Assembly: 3 min. (99 ft.)

Front Yard: 12 ft. min.
Courtyard: 24 ft. min.
Rear Yard: 10 ft. min.
Side Yard: 4 ft. min.



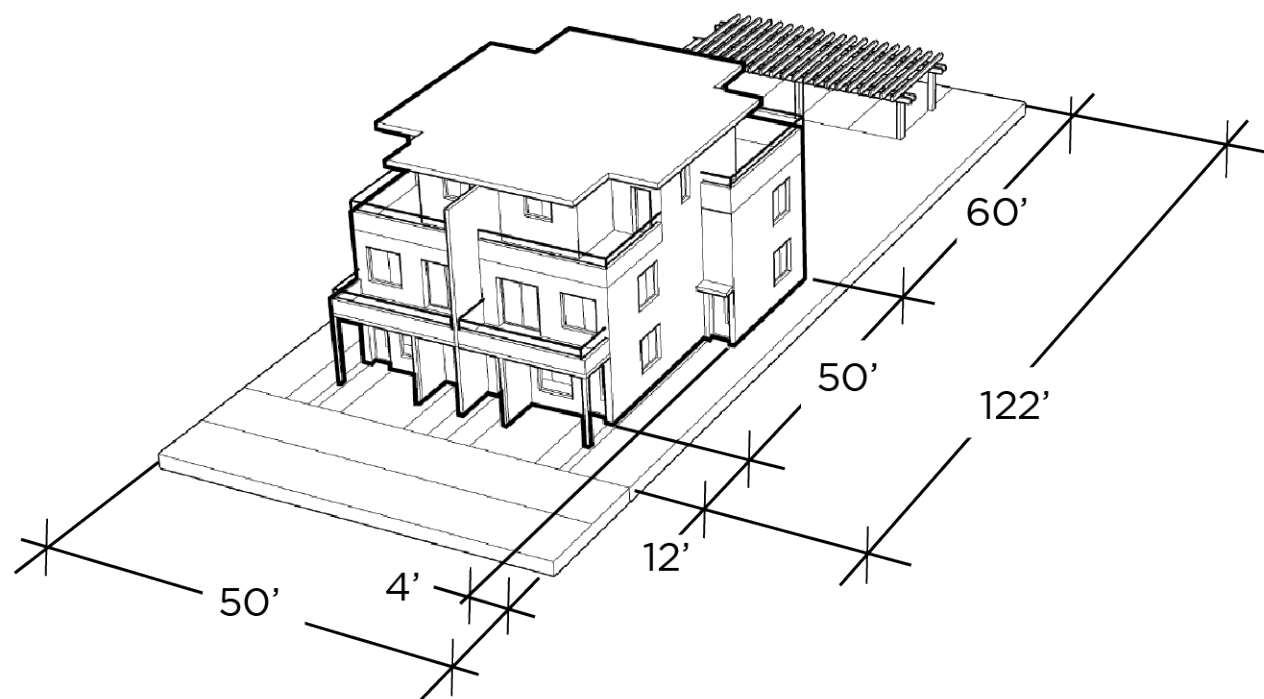
3-storey Townhouse (Similar to RM-8A)



PROPOSED REGULATIONS:

FSR: 1.20
Lot Assembly: 2 min. (66 ft.)

Front Yard: 12 ft. min.
Courtyard: 24 ft. min.
Rear Yard: 10 ft. min.
Side Yard: 4 ft. min.

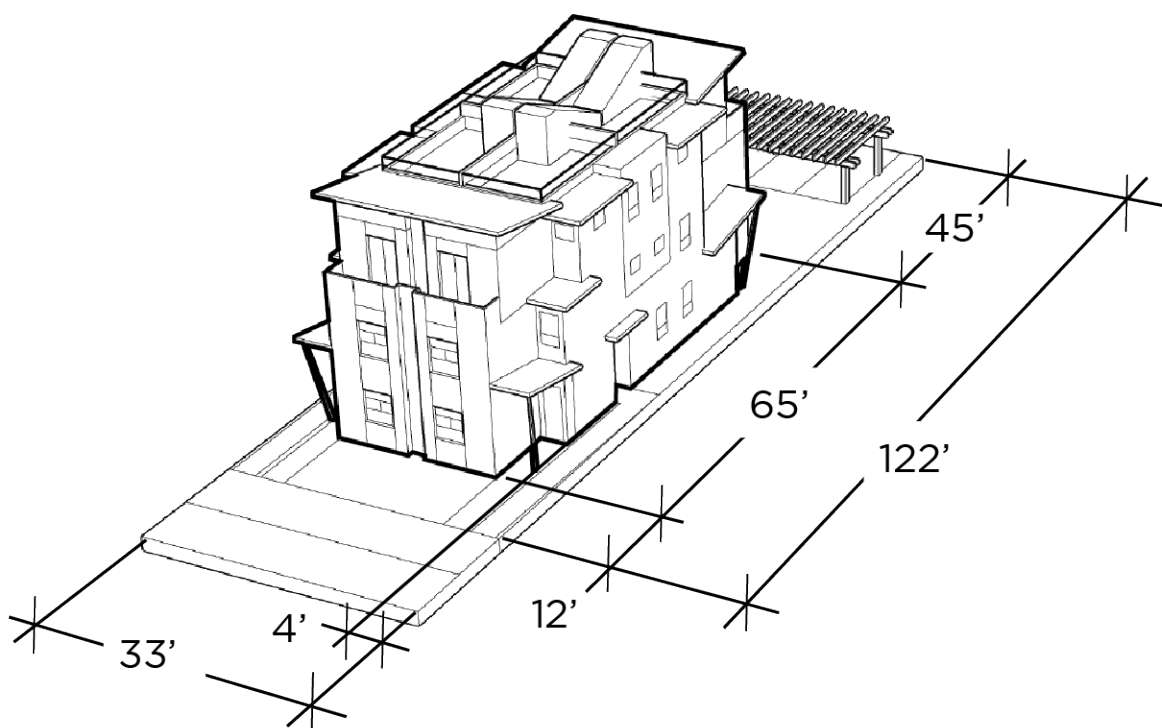


6-plex

PROPOSED REGULATIONS:

FSR: 1.00
Lot Size: (50 ft.)
No Assembly Required

Front Yard: 12 ft. min.
Rear Yard: 10 ft. min.
Side Yard: 4 ft. min.
Building Depth: up to 65 ft. max.



4-plex

PROPOSED REGULATIONS:

FSR: 1.00
Lot Assembly: (33 ft.)
No assembly Required

Front Yard: 12 ft. min.
Rear Yard: 10 ft. min.
Side Yard: 4 ft. min.
Building Depth: up to 65 ft. max.

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Illustration of 5 Storey Apartment Building ON Arterial Road



Illustration of 4 Storey Apartment Building OFF Arterials Road



DESIGN GUIDELINES: SUPPORTING SUSTAINABILITY & LIVABILITY

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The new rental zones will be complemented by design guidelines that further encourage sustainability and livability.

Parking

The rental zones will encourage parking to be provided at the surface level instead of underground. This will enable improved sustainability outcomes by providing better opportunities for rainwater management, supporting new tree planting, and reducing the use of concrete. Specifically, the guidelines:

- Provide direction on Traffic Demand Management (TDM) measures, such as additional bike parking and improved facilities, that may be utilized to reduce the amount of vehicle parking provided on site.
- Support creative bike parking options (such as bike sheds at the laneway and common bike storage rooms in the buildings).
- Limit the extent of underground parkades to the building footprint so they do not encroach into the yards.

Simplified Building Design

The rental zones enable simple building designs and do not generally require ‘stepping back’ of upper storeys. This can enable more energy efficient buildings, reduce construction costs and make units more livable.

To achieve a good fit with the surrounding neighbourhood, the guidelines focus on quality of materials and design details such as balconies.

Outdoor Amenity Space and Storage

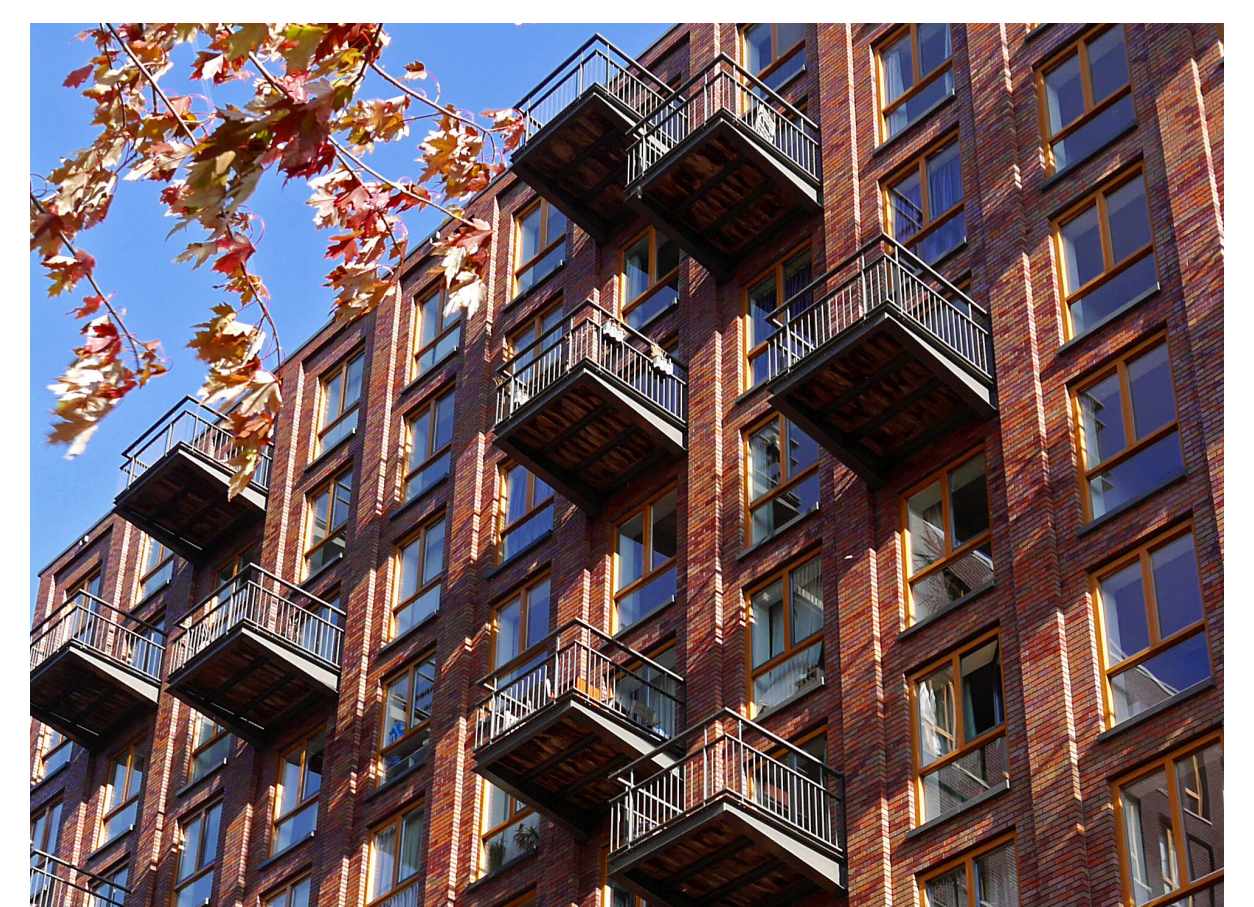
The guidelines encourage the use of rooftops for common outdoor amenity space for residents.

Options are provided for bulk storage other than in suite storage rooms, which can compromise unit layouts and livability.



Did you know?

Reducing the need for underground parking significantly lowers carbon pollution (greenhouse gas emissions) because less concrete is needed.



DESIGN GUIDELINES: SUPPORTING SUSTAINABILITY & LIVABILITY

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Tree Retention

Tree retention and new tree planting is encouraged and focused along the site perimeter.

Heritage and Character Houses

Demolition of a designated heritage building or building listed on the Vancouver Heritage Register would not be permitted as part of a proposal under the policy.

Retention of pre-1940s character houses that may be eligible for incentives under the Character Home Retention Incentives Program is not required.

Development Options for Special Sites

Alternate building configurations are available to enable options on special sites in some circumstances (such as larger assemblies, corners, deep lots, and double fronting lots).

