RT-11 Small House / Duplex Zone

In this zone, multiple small houses and/or duplexes can be developed on larger lots and assembled sites, while a duplex or single-family home can be built on smaller sites. This zone allows flexibility for new housing types, while retaining the single-family character of the neighbourhood.

What can be built in the Small House/Duplex Zone?

On two or three standard lots or large single lots:
(total site area over 5,820 sq ft and min. 60 ft frontage);
• Combinations of small houses and/or duplexes

On a single lot:
Less than 5,500 sq ft in size:
• Duplex (with or without secondary suites)
• Single-family house with or without secondary suite and/or laneway house (only per RS-1 regulations)

Over 5,500 sq ft in size:
• 2 principal buildings (houses) i.e. a duplex (with or without secondary suites) at street, infill at lane

Special sites that abut a park or school, are corner sites or are double-fronting sites:
• 2 principal buildings (houses) i.e. duplex at street, infill at lane

Pre-1940s character building:
• character buildings must be retained for small house/duplex development on sites larger than 5,500 sq ft
• a modest FSR increase (to 0.9) and the opportunity for 1 or 2 family infill is offered to encourage retention of character housing on smaller sites

Illustrative Examples of Small House/Duplex Development on 2 or 3 lots
[Sites over 5,820 sq ft and min. 60 ft. frontage]

Illustrative Examples of Character Building with Infill
[Pre-1940s character building]

Illustrative Examples of Duplex Development on a Single Lot or Smaller Sites
[Sites less than 5,500 sq ft]
RT-11 Small House / Duplex Zone

This board illustrates the main zoning regulations and design guidelines for this zone. Please note that some regulations and guidelines may vary depending on the housing type that is being developed on a lot.

**Zoning Regulations (for single family, RS-1 zoning regulations apply)**

**HEIGHT**
- Height at the front of the site: 35 ft (10.7 m) max.
- Height at the back of the site: for infill units at rear of site; 25 ft (7.7 m) max.

**DENSITY (FSR - floor space ratio)**
- Development with pre-1940s character house retention: 0.9 FSR
- Duplex (with or without secondary suites): 0.75 FSR
- All other development: 0.85 FSR
- Up to 0.2 FSR can be allocated to infill or 2nd principal building
- Dwelling Unit Density for Small House/Duplex development: 74 units/ha

**Single-family house (with or without secondary suite and/or laneway house): per RS-1 zoning 0.7 to 0.825 FSR**

**PARKING REQUIREMENTS**
1 per principal dwelling unit, 0.5 for secondary suites in duplexes, none for secondary dwelling unit (lock-off suite)
* For single family RS-1 zoning regulations apply

**SETBACK**
- Front yard:
  - Sites over 60 ft (18.3 m) wide with more than 1 principal building: 16 ft (4.9 m) min.
  - On all other sites: average of 2 adjacent sites
- Side yard:
  - 4 ft (1.2 m) along entire side
  - Enhanced side yard of 16 ft (4.9 m) approximately in the mid-section of the site adjacent to neighbouring yards

**Design Guidelines - Highlights**

- Both traditional and contemporary architecture permitted.
- Main floor should be raised above grade.
- Buildings closer to the street than neighbouring buildings should have a building height of maximum 30’ (9.1 m).
- Private outdoor space should be provided next to and with access from each unit (small units may have access to common open space).
- Buildings at the back of the site should be designed to reduce apparent massing adjacent to the lane.
- The appearance at the lane should be visually interesting for passersby and residents.
- Roofs should be a simple pitched form.
RM-7 Rowhouse/Stacked Townhouse Zone

This zone permits rowhouses and stacked townhouses on larger sites, while allowing triplexes, duplexes and infill on smaller sites. Rowhouses are side-by-side units that share a wall and have their own front and backyards. Stacked townhouses are stacked on top of each other, each with its own front door and private outdoor space.

What can be built in the Rowhouse/Stacked Townhouse Zone?

On one typical (33 x 100-120 ft) lot:
- Triplex (with option for 1 lock-off unit)
- Duplex (with or without secondary suites)
- Multiple Conversion Dwelling (conversion of an existing single family dwelling to 2 or 3 dwelling units)
- Pre-1940s Character House conversion to 2 or 3 dwelling units and/or addition of an infill at the back of the lot
- Infill (with existing house) or 2 new principal buildings (houses) on lots that
  - back onto a school or park
  - are more than 170 ft deep
  - are on corner sites
- Single Family dwelling with or without secondary suite/laneway house (only per RS-1 regulations)

On two or more lots:
- Stacked townhouses, approximately 9 units on 2 lots, depending on lot size (with option for lock-off units)
- Rowhouses, approximately 4 units on 2 lots (with option for lock-off units)
RM-7 Rowhouse/Stacked Townhouse Zone

This board illustrates the main zoning regulations for this zone. Please note that some regulations and guidelines may vary depending on the housing type that is being developed on a lot.

**Zoning Regulations (for single family, RS-1 zoning regulations apply)**

**DENSITY (FSR - floor space ratio)**
- Stacked townhouse: 1.2 FSR for sites over 4,800 sq ft and 42 ft wide
- 0.9 FSR for sites less than 4,800 sq ft or 42 ft wide
- Rowhouse: 1.2 FSR for sites over 4,800 sq ft and 62 ft wide
- 0.9 FSR for sites less than 4,800 sq ft or 62 ft wide
- Duplex with or without secondary suites: 0.75 FSR
- Retention and conversion of a pre-1940s character house (with or without infill): 0.9 FSR
- Dwelling Unit Density: Stacked townhouse 132 units/ha (53 units/acre); rowhouse approx. 65 units/hectare (26 units/acre)

**HEIGHT**
- Duplexes/triplex/rowhouses: max 35 ft (10.7 m)
- Stacked townhouse with 4 or more dwelling units: max 37.5 ft (11.5 m)
- Maximum height is 2 storeys with a partial third storey (basements only permitted if livable)

**SETBACKS**
- Front yard setback:
  - on regular sites: +/- 18 ft (5.5 m), depending on housing type
  - on shallow sites less than 90 ft (27.4 m) deep: a minimum of 16 ft (4.6 m), which can be relaxed for rowhouses
- Side yard setback: minimum 4 ft (1.2 m)

**CAR PARKING REQUIREMENTS**
- Stacked townhouses: 0.65 car parking spaces per unit
- Rowhouses: 1 car parking space per unit
- Duplex with secondary suites: 3 car parking spaces

**BICYCLE PARKING REQUIREMENTS**
- Stacked townhouses: 2.25 bike spaces per unit
- Rowhouses: 1.25 bike parking spaces per unit

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JANUARY 2013
RM-7 Rowhouse/Stacked Townhouse Zone

All applications for rowhouses and stacked townhouses will be subject to a design review. This is to ensure that the new housing types provide a good fit with the existing neighbourhood.

While the guidelines do not prescribe a certain architectural style, they emphasize how new developments can be neighbourly and livable. They guide the development in form and massing. Rather than prescribing a list of acceptable materials, they focus on durability and sustainability.

**Guidelines - Highlights (for rowhouses and stacked townhouses)**

- **Orientation**: All units should be oriented towards the street through individual front entrances, porches, balconies and patios.
- **Building massing**: Should be reduced by stepping back the top storey or enclosing it under a pitched roof.
- **Rowhouse developments**: Should use visual means to separate units in order to avoid monotony and avoid the impression of one continuous building front.
- **All dwelling units**: Should have private outdoor space.
- **All dwelling units**: Should have access to natural light and ventilation (through two major exposures, i.e. windows or doors).
- **Parking**: For stacked townhouses should be provided in open carports or below ground (above-ground garages are discouraged). Rowhouses can have individual garages or open parking spaces at the lane.

Examples of reduced massing of end units and upper floor

Enrichment of street life through orientation towards the street

Well-defined entry

Two exposures maximize natural light and ventilation

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JANUARY 2013
Apartment Transition Zone: Rezoning Policy

The Apartment Transition Zone runs north and south of Kingsway along the entire length of the Norquay Village Neighbourhood Centre. It serves as a physical transition between higher densities and mid-rise buildings on Kingsway and the adjacent ground-oriented lower density residential zones. Individuals will need to apply for new zoning to permit development.

Key development parameters

- The housing form envisioned for this area is the 3-4 storey low-rise apartment building.
- Proposed developments will need to be compatible with the adjacent low-density residential neighbourhood.
- To provide more housing options, new developments should include a range of unit sizes, including three-bedroom units.
- Sustainable building practices must be demonstrated, including natural cooling and ventilation and ample access to natural light.
- Applicants will be required to make a rezoning application with the City, and Community Amenity Contributions (CAC) will apply. Please refer to the public benefits boards for more detail.

What can be built in the Apartment Transition Zone?

On two lots:
- Minimum street frontage: 50 ft (15.2 m)
- Maximum FSR (floor space ratio): 1.5 (1.75 for corner sites)
- Max. Dwelling Unit Density: 180 per hectare
- Building height: 45 ft (13.7 m) max. - 4 storeys
- Underground parking

On three or more contiguous lots:
- Minimum street frontage: 90 ft (27.4 m)
- Maximum FSR (floor space ratio): 2.0
- Maximum Dwelling Unit Density: 240 per hectare
- Building height: 45 ft (13.7 m) max. - 4 storeys
- Underground parking

Single parcels less than 50 ft (15.2 m) in width will typically not be considered for rezoning unless the site is “orphaned”.

What is a Rezoning Policy?

A rezoning policy guides staff and applicants in determining the future use, form and density on a site. In this case, the rezoning policy contains information on permitted densities, maximum building height, minimum frontage, etc. The rezoning policy for the Apartment Transition zone will be in place until a new zone is drafted and adopted by Council.

Examples of a traditional u-shaped apartment building with ample natural light and ventilation
Public Benefits Strategy

The new residential zones will add housing variety and new residents. The Public Benefits Strategy will help address the facilities and services needs of these new residents to create a highly livable and complete Neighbourhood Centre.

The following directions are summarized from the Norquay Plan....

- Provide a gathering space and a community service focus at the 2400 Motel site
- Ensure services are provided for seniors, children, immigrants and other vulnerable populations
- Add more childcare spaces
- Make Kingsway a community focus and a more attractive and pedestrian friendly area
- Connect Norquay with Slocan Park and Renfrew Ravine Park along a future “Ravine Way” Linear Park
- Improve and add to neighbourhood green spaces
- Seek opportunities for additional affordable and non-market housing
- Provide cyclist and pedestrian improvements to better connect important places

These directions were balanced against local and city-wide service levels, projected population increases and future service needs.

How Are Public Amenities Delivered?

Community Partnerships - (eg. community gardens, neighbourhood greenways)
City - (eg. parks, community centres, libraries, street improvements)
Regional - (eg. schools, transit)

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JANUARY 2013
Current Facilities Serving Norquay
Recent Improvements to Area Facilities

Renfrew Community Centre: upgraded in 2005
Norquay Park: renewed in 2011
Killarney Community Centre: rebuilt and expanded in 1999-2000
Trout Lake Ice Rink and Community Centre: rebuilt in 2009 - 2012
Killarney Pool: new in 2006

Renfrew Pool: rebuilt and expanded in 2005
Kensington Library Branch: new expanded library in 2009
Kensington Community Centre: expanded in 2001

Killarney Pool: new in 2006
Terry Tayler Early Learning and Care Centre: new in 2012
Killarney Ice Rink: rebuilt in 2009
Facilities and Services Assessment

The City provides a wide range of core services across communities. The City aims to provide a consistent level of service and adjusts it based on local needs and conditions.

The Norquay Plan directions for public benefits were assessed based on current service levels and future anticipated growth.

The following boards summarize this work and the draft Public Benefits Strategy.

1) RECREATIONAL, SOCIAL & CULTURAL FACILITIES/SERVICES

Assessment:

• Norquay is served by:
  - Four community centres (Renfrew, Killarney, Kensington and Trout Lake), all renovated, expanded or rebuilt in 2000.
  - Three indoor pools and two ice rinks.
  - Three neighbourhood houses - Collingwood, Cedar Cottage and South Vancouver.
  - Three libraries - Collingwood, Renfrew and Kensington.
• None of the community facilities are located within Norquay Plan boundaries.
• Two area facilities - the Collingwood Library and the Cedar Cottage Neighbourhood House are in need of renewal in the next 5-15 years.

Draft Directions:

- Explore the options (uses, size etc.) for locating a multi-use facility on the 2400 Motel site.
- Prioritize the renewal of existing facilities - the Collingwood Library and the Cedar Cottage Neighbourhood House.
Facilities and Services Assessment

2) CHILDCARE

Assessment:
- Norquay has 120 (0-5 year) spaces and 150 after-school care spaces (within 1500 m of centre).
- A new 37 childcare centre (Terry Tayler Learning & Care Centre at 2300 Kingsway) opened recently.
- Additional childcare is needed across the City. The unmet demand in Norquay is approximately 70 spaces for 0-5 years (day-care) and 150 for 5-12 years (after school care).
- Projected new population demand is between 60 and 80 additional childcare spaces and 70–90 after school care spaces by 2041.

Draft Directions:
- Explore opportunities to increase childcare in Norquay, including as part of the redevelopment of large sites and in partnership with the Vancouver School Board.

3) HOUSING

Assessment:
- Housing needs in Norquay and Renfrew-Collingwood are similar to the City as a whole (eg. for non-market rental, secondary suites etc.)
- There is slightly greater need for affordable family units compared to the city-wide average.
- New zoning will add more affordable ownership options and up to 1,000 rental units in secondary suites and small lock-off suites.

Draft Directions:
- Target the 2400 Motel site for a non-market housing component.
- Reserve some of these non-market units for families.
Facilities and Services Assessment

4) PARKS AND PUBLIC OPEN SPACE
Assessment:
- Several areas do not meet the City target of having all residents within 400 m of greenspace.
- General Brock and Slocan Parks are large and well located but not very functional.

Draft Directions:
- Pursue creation of Ravine Way Linear Park including several pocket parks along its length.
- Renew/improve General Brock and Slocan Parks (eg. similar to Norquay Park improvements).
- Add outdoor space on 2400 Motel site; require smaller plazas on other major Kingsway sites.

Walking, Cycling and Road Improvements

5 PUBLIC REALM AND TRANSPORTATION
Assessment:
- Routes connecting key public places require improvement to facilitate walking and cycling.
- Ravine Way Linear Park (#1 on map) would create an important neighbourhood link and greenspace and assist in connecting city-wide and regional greenways (eg. Still Creek).
- Constructing the Clarendon connector would improve transit, pedestrian routes and reduce short-cutting by vehicles.
- Special public places are lacking; public art could assist in creating a unique community character.

Draft Directions:
- Continue to Improve Kingsway with safer crossings and other pedestrian conveniences. (This work began in 2012).
- Pursue pedestrian/cycling improvements along identified key routes.
- Construct the Clarendon Connector.
- Create a public realm plan focusing on place-making to help make Norquay a unique place in Vancouver.
Developing a Public Benefits Strategy

<table>
<thead>
<tr>
<th>Category</th>
<th>Amenity/Benefit</th>
<th>Approx. Cost</th>
<th>Primary funding source(s)</th>
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<td>Community Facilities</td>
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<td>CACs</td>
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<td>CACs</td>
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<td>Public Safety*</td>
<td>Replace fire hall</td>
<td>$10-12M</td>
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<td>Transportation</td>
<td>Walking/cycling improvements</td>
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<td>Clarendon Connector</td>
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<td>Total</td>
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<td>$42-$51M</td>
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* The fire hall located at Victoria and 38th and serving Norquay is in need of renewal

PRIMARY FUNDING SERVICES

1) Community Amenity Contributions (CACs) – Major developments on Kingsway and in the Apartment Transitional Area will be required to pay CACs to help fund new amenities in Norquay.

2) City-wide Development Cost Levies (DCLs) – are charged to all new development city-wide. DCLs are pooled across the city and allocated to major transportation, park, childcare and housing projects based on city-wide priorities. (Development in Norquay is projected to generate about $35 million in city-wide DCL revenues over 30 years).

3) Capital Plan - Funding from development is augmented by the City through its annual tax-supported Capital Budget. (Kingsway streetscape improvements recently completed were funded from the 2012 City Capital Budget).
Developing a Public Benefits Strategy

What is your priority today?

Recognizing that population growth and funding will occur over 30 years, the Strategy must be flexible to take advantage of new opportunities and respond to changing conditions. Trade-offs may be required in the future to adjust to new community needs and available funding.

CAC funding from new development is anticipated in the next year or two. What do you think is the priority area for funding?

Please place a dot beside your top priority.

<table>
<thead>
<tr>
<th>PUBLIC BENEFITS</th>
<th>YOUR PRIORITY</th>
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<td>Multi-Use Community Space</td>
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<td>Ravine Way Linear Park</td>
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<td>Brock Park Renewal</td>
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<td>Non-Market Housing</td>
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<td>Pedestrian/Cyclist Improvements</td>
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Next Steps

Upcoming Events

- Public Benefits Strategy at Council March/ April 2013
- New Zones Council Public Hearing April 2013
- Public Realm Plan Development Spring 2013

Public Realm Plan

Creating a highly livable and complete community requires an engaged community working together with the City and other supporting agencies to help build community places such as community gardens, greenways and enhanced green streets.

A Public Realm Plan will be developed beginning this spring to identify special places and knit together the directions from the Plan and Public Benefit Strategy in a more comprehensive way. We need you to get involved... Please stay tuned.

Please take the time to fill out a comment sheet or place your comments on a sticky note on the open house panels. Your comments will help guide the completion of the Public Benefits Strategy and will also be summarized for Council in their review of the two new zones and guidelines. Look for updates on our website: www.vancouver.ca/norquayvillage. Join our email list!

Thanks for attending!