Presentation Outline

1. Study Overview
2. Options and Ideas Explored
3. Public Consultation Summary
4. Emerging Directions
Heritage Action Plan – Key Areas of Work

• Heritage Conservation Program Review

• Heritage Register Upgrade

• Character Home Zoning Review
  - First Shaughnessy
  - Single Family Zones

• Sustainability Initiatives

• Awareness and Advocacy Initiatives

Council directs staff to amend RS zones using RT model to encourage greater character/heritage home retention
Why this review?

_ Initiated in response to community concerns about changes in single-family areas._

- Increasing demolitions
- Rising property values
- Compatibility of new homes in older neighbourhoods
- Managing neighbourhood character
Study Overview

Purpose
To work with the community to *identify ways to encourage retention of character homes* in single family residential neighbourhoods (RS Zones) while also meeting other City goals.

Study Principles

- Character Homes add definition and vibrancy to our neighbourhoods
- Retention tools improve housing choices
- Character Homes help meet Greenest City goals
- We can retain Character Homes and accommodate future growth
Study Overview

Expanded study to look at all RS zones city-wide.


We are here.

2015
EARLY 2016
LATE 2016
EARLY 2017
TBD 2017

Assessment of Challenges and Opportunities
Development and Testing of Options
Feedback Analysis
Council Report
Next Steps - TBD

Public Consultation

Open Houses
Online Surveys
Feb-Mar 2015
RS-5/3/3A

Stakeholder Workshop
Dec 2015

Open Houses
Online Survey
Stakeholder Meetings
Nov 2016 – Jan 2017
All RS Zones

Practitioner Workshop
Jan 2017

Additional Public Consultation
TBD
The study presented options and ideas for public review and feedback on these topics.

vancouver.ca/characterhomereview
Options and Ideas Explored

Character Home Definition:

• Pre-1940 Date
• Criteria (interim procedure checklist)
• Assessment Process

Note: Character homes are not listed on the Vancouver Heritage Register.

Character Merit Checklist

- Original roof form
- Original open front porch or veranda
- Original siding
- Period windows (50% or more), original location, size and shape
- Original casings or trim (50% or more)
- Period details or decorative elements (e.g. two or more brackets, beams, joist ends)
- Other period features (e.g. porch, roof, foundation)
Four Study Areas

Northwest

Southwest

Central

Northeast
### Options and Ideas Explored

#### Zoning Options

<table>
<thead>
<tr>
<th>Character Home Retention</th>
<th>New Home Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Floor Area</strong></td>
<td></td>
</tr>
<tr>
<td>Improve opportunities to increase floor area for retention</td>
<td>Decrease floor area to better manage scale and neighbourhood fit</td>
</tr>
<tr>
<td><strong>Building and Site Design</strong></td>
<td></td>
</tr>
<tr>
<td>Increase flexibility in zoning to support Character Homes retention</td>
<td>Simplify zoning regulations for new homes</td>
</tr>
<tr>
<td><strong>Dwelling Unit Type and Tenure</strong></td>
<td></td>
</tr>
<tr>
<td>Provide new dwelling unit opportunities for Character Home retention projects</td>
<td>Maintain the number and type of dwelling units in current zoning</td>
</tr>
<tr>
<td><strong>Economic Testing</strong></td>
<td></td>
</tr>
<tr>
<td>Incentives alone not enough to result in retention if new homes can build to current floor area allowances</td>
<td>Reduction of floor area may impact size and number of secondary suites; may reduce land values by 5-10% but not likely below 2015 values</td>
</tr>
</tbody>
</table>
Options and Ideas Explored

Regulatory Approach
• Zoning approach (RT zones)
• Heritage Conservation Area (HCA)

Replacement Home Requirements
• Higher standard of energy efficiency
• Mature landscaping and tree retention
• Site character retention

Grants
• Energy retrofit grants
• Maintenance grants
• Processing support
Public Consultation Summary

1. Public Consultation Events
2. Survey Highlights
3. Practitioner Workshop
4. Other Submissions
Public Consultation Events

Notification

- 31,060 direct mail post-cards
- Four newspaper ads
- Posters in community centres and libraries
- Social media campaign (1 Facebook ad, 7 Facebook posts, 19 Tweets)

Events

- Four Open Houses (Nov. - Dec. 2016)
  - **Approximately 1,000 participants**
- Practitioner workshop (Jan 31, 2017)
- Events also held in 2015 (focus on RS-5/3/3A areas)
Summary of Feedback

Outreach and Inputs

- Online and hard-copy survey
- Hundreds of conversations (events, meetings, telephone calls)
- Hundreds of written submissions
- Over 8,000 webpage views
- Significant media coverage
- Large social media reach

vancouver.ca/characterhomereview
Survey Highlights

- online for 7 weeks
- 3,322 completed surveys
- over 11,000 open-ended responses
- Heard from a large number of people from across the city and in the Study Areas
## Top Concerns - Single Family Zones

<table>
<thead>
<tr>
<th>Concern</th>
<th>Rank</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordability of housing choices</td>
<td>1</td>
<td>80%</td>
</tr>
<tr>
<td>Property value increases</td>
<td>2</td>
<td>74%</td>
</tr>
<tr>
<td>Compatibility and fit of new homes in older areas</td>
<td>3</td>
<td>73%</td>
</tr>
<tr>
<td>Demolitions of pre-1940 character homes</td>
<td>3</td>
<td>73%</td>
</tr>
</tbody>
</table>
### Survey Highlights

#### Top Concerns - Single Family Zones

<table>
<thead>
<tr>
<th>Concern</th>
<th>All</th>
<th>Study Area Homeowners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordability of housing choices</td>
<td>1 (80%)</td>
<td>1 (73%)</td>
</tr>
<tr>
<td>Property value increases</td>
<td>2 (74%)</td>
<td>3 (64%)</td>
</tr>
<tr>
<td>Compatibility and fit of new homes in older areas</td>
<td>3 (73%)</td>
<td>1 (73%)</td>
</tr>
<tr>
<td>Demolitions of pre-1940 character homes</td>
<td>3 (73%)</td>
<td>2 (68%)</td>
</tr>
</tbody>
</table>
## Top Concerns - Single Family Zones

<table>
<thead>
<tr>
<th>Concern</th>
<th>All (%)</th>
<th>Study Area Home-owners (%)</th>
<th>Renters (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordability of housing choices</td>
<td>1 (80%)</td>
<td>1 (73%)</td>
<td>1 (92%)</td>
</tr>
<tr>
<td>Property value increases</td>
<td>2 (74%)</td>
<td>3 (64%)</td>
<td>2 (87%)</td>
</tr>
<tr>
<td>Compatibility and fit of new homes in older areas</td>
<td>3 (73%)</td>
<td>1 (73%)</td>
<td></td>
</tr>
<tr>
<td>Demolitions of pre-1940 character homes</td>
<td>3 (73%)</td>
<td>2 (68%)</td>
<td></td>
</tr>
<tr>
<td>Limited availability of housing choices</td>
<td></td>
<td></td>
<td>3 (85%)</td>
</tr>
</tbody>
</table>
## Overall Attitude towards Character Home Retention

<table>
<thead>
<tr>
<th>Agree with City taking action to encourage the retention of Character Homes</th>
<th>All</th>
<th>Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>68%</td>
<td>64%</td>
</tr>
</tbody>
</table>
Survey Highlights

Exploring Retention in the Study Areas

<table>
<thead>
<tr>
<th>All</th>
<th>Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>67%</td>
<td>64%</td>
</tr>
<tr>
<td>66%</td>
<td>55%</td>
</tr>
<tr>
<td>66%</td>
<td>68%</td>
</tr>
</tbody>
</table>

All  | Study Area
---|------------|
65% | 75%
## Survey Highlights

### Questions with >60% Support

<table>
<thead>
<tr>
<th>Character Home Definition</th>
<th>All</th>
<th>Study Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agree criteria and method to evaluate character merit seem appropriate</td>
<td>61%</td>
<td>56%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning Options for Retention</th>
<th>All</th>
<th>Study Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increasing flexibility in zoning to support Character Home retention</td>
<td>75%</td>
<td>72%</td>
</tr>
<tr>
<td>Provide new dwelling unit opportunities for Character Home retention projects</td>
<td>73%</td>
<td>70%</td>
</tr>
<tr>
<td>Improving opportunities to increase floor area for Character Home retention</td>
<td>67%</td>
<td>65%</td>
</tr>
</tbody>
</table>
### Survey Highlights

#### Questions with >60% Support

<table>
<thead>
<tr>
<th>Specific Zoning Ideas for Retention</th>
<th>All</th>
<th>Study Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use design guidelines to clarify requirements and support renovations</td>
<td>76%</td>
<td>70%</td>
</tr>
<tr>
<td>Include broad zoning relaxations to support retention</td>
<td>71%</td>
<td>68%</td>
</tr>
<tr>
<td>Allow multiple secondary suites</td>
<td>70%</td>
<td>65%</td>
</tr>
<tr>
<td>Allow Multiple Conversion Dwelling (MCD)</td>
<td>63%</td>
<td>56%</td>
</tr>
<tr>
<td>Allow stratification of MCD and Infill</td>
<td>62%</td>
<td>56%</td>
</tr>
<tr>
<td>Allow Infill Units</td>
<td>61%</td>
<td>56%</td>
</tr>
</tbody>
</table>
# Survey Highlights

## Questions with >60% Support

<table>
<thead>
<tr>
<th>Other ideas for Character Home retention</th>
<th>All</th>
<th>Study Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy retrofit grants</td>
<td>77%</td>
<td>75%</td>
</tr>
<tr>
<td>Maintenance grants</td>
<td>66%</td>
<td>64%</td>
</tr>
<tr>
<td>Processing support</td>
<td>65%</td>
<td>64%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other ideas for replacement homes</th>
<th>All</th>
<th>Study Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Higher energy efficiency</td>
<td>77%</td>
<td>71%</td>
</tr>
<tr>
<td>Site character retention (i.e. setbacks and building footprint)</td>
<td>76%</td>
<td>68%</td>
</tr>
<tr>
<td>Mature landscape retention</td>
<td>66%</td>
<td>72%</td>
</tr>
</tbody>
</table>
Practitioner Workshop  (Jan. 31, 2017)

50 architects, designers, and home builders

1. Character Merit Criteria and Process
   • Improve clarity and consistency

2. Character Retention Projects
   • Challenge of meeting multiple objectives

3. New Home Construction
   • Non-support for reduction of floor area
Summary of Other Submissions

*Hundreds of email, letters, phone calls, social media posts*

- Significant support for incentives for those who want to retain a Character Home
- Significant non-support for reduction of floor area for new home construction
- Concern that study does not include higher-density housing forms for new home construction (i.e. duplex, triplex)
- Calls to simplify regulations and streamline processing for renovation projects
- Many other ideas and suggestions
Emerging Directions
Emerging Directions

Alignment with Other City Initiatives

**Greenest City Action Plan**
- Education (thermal imaging pilot), retrofit grants

**Planning and Development Review**
- Ongoing work to improve the permit and development process

**Housing Reset**
- Reset of the Housing and Homeless Strategy priorities for the next five to 10-years
- Council update later in March
Key Messages

• No down-zoning for new homes
• Pursue character retention incentives city-wide
• Integrate exploration of expanded housing possibilities across the city with the Housing Reset and future planning initiatives
Emerging Directions

For Report Back

Character Homes:
• Look at zoning incentives city-wide in RS zones to encourage retention and create new housing units
• Update character merit criteria
• Improve development review process
• Continue other supports (i.e. grants, education)

New Home Construction:
• No reduction of floor area for new homes
• Coordinate future study of RS zones with Housing Reset work program
• Retain current interim procedure for RS-5/3/3A until report back on zoning incentives for character retention

Anticipated timing for full report back to Council is mid-April 2017.
Questions and Discussion