



Heritage Action Plan Character Home Zoning Review



**Public Consultation Update
Presentation to City Council**
March 7, 2017



Planning,
Urban Design &
Sustainability

A photograph of a row of colorful houses, including a grey one on the left and a green one in the center, with a blue semi-transparent overlay across the middle. The houses have white trim and are set against a clear blue sky with some trees in the background.

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

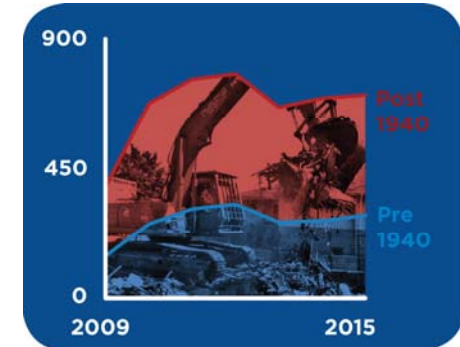
Council directs staff to amend RS zones using RT model to encourage greater character/heritage home retention



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



Purpose

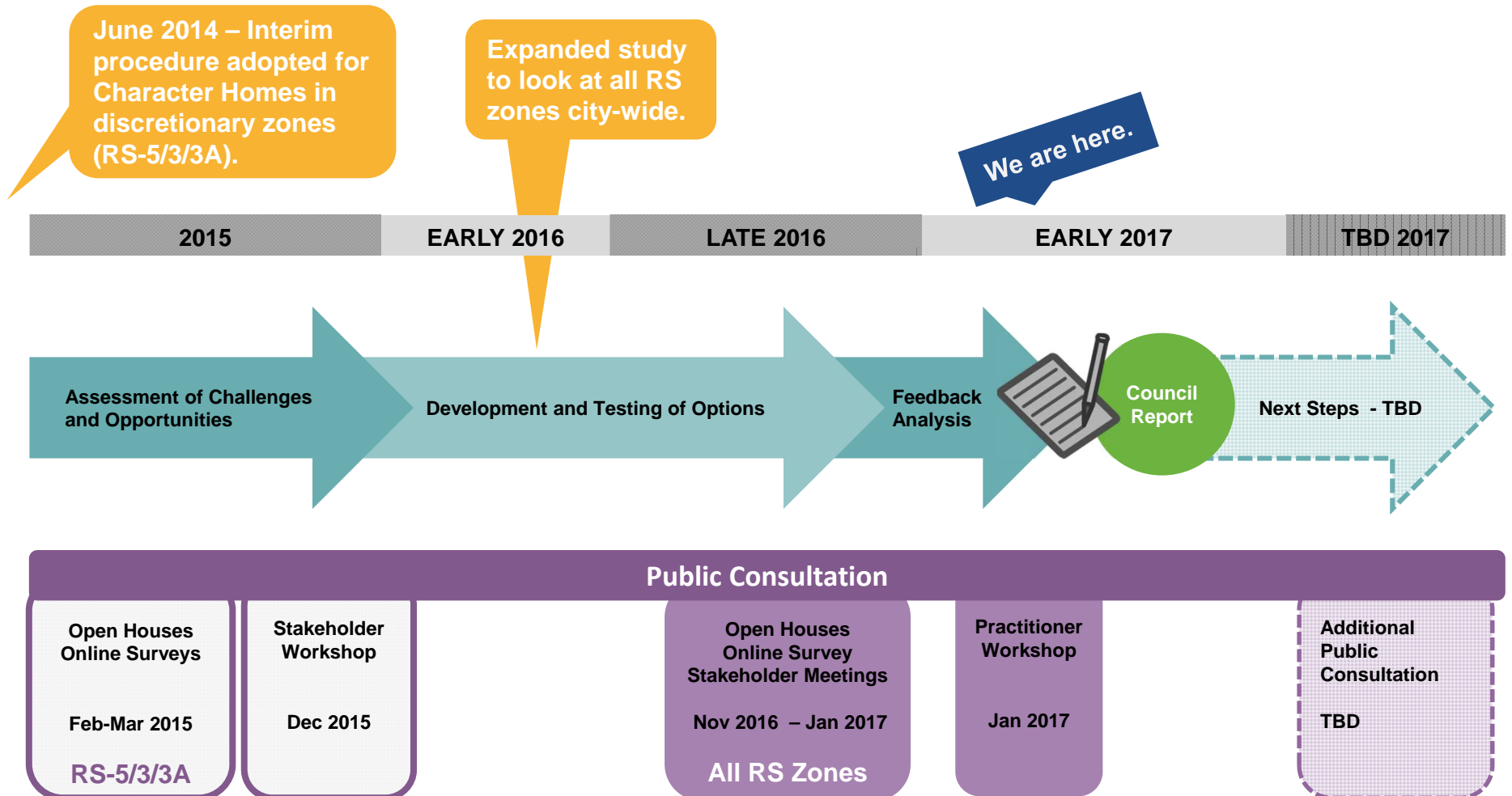
To work with the community to *identify ways to encourage retention of character homes* in single family residential neighbourhoods (RS Zones) while also meeting other City goals.

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





Options and Ideas Explored

- 1. Character Home Definition**
- 2. Study Areas**
- 3. Zoning Options**
- 4. Regulatory Approach**
- 5. Other Considerations**

The study presented options and ideas for public review and feedback on these topics.

vancouver.ca/characterhomereview

Options and Ideas Explored

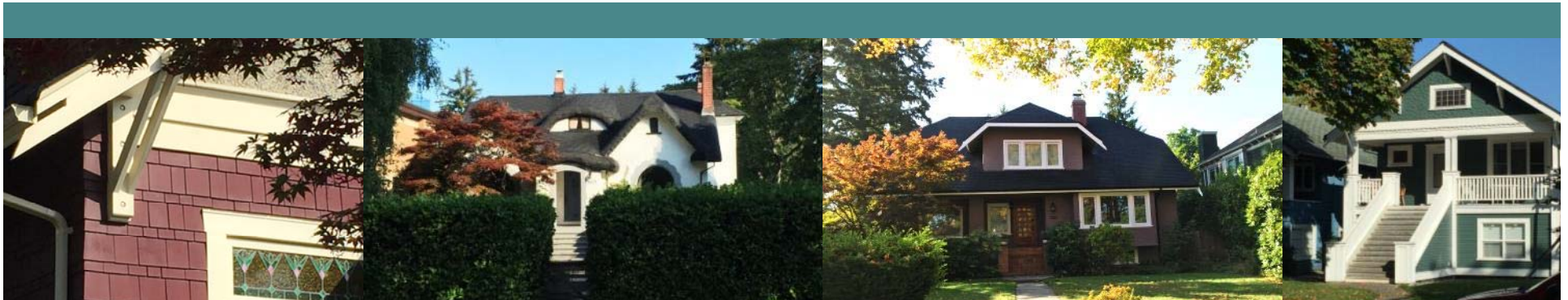
Character Home Definition:

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

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

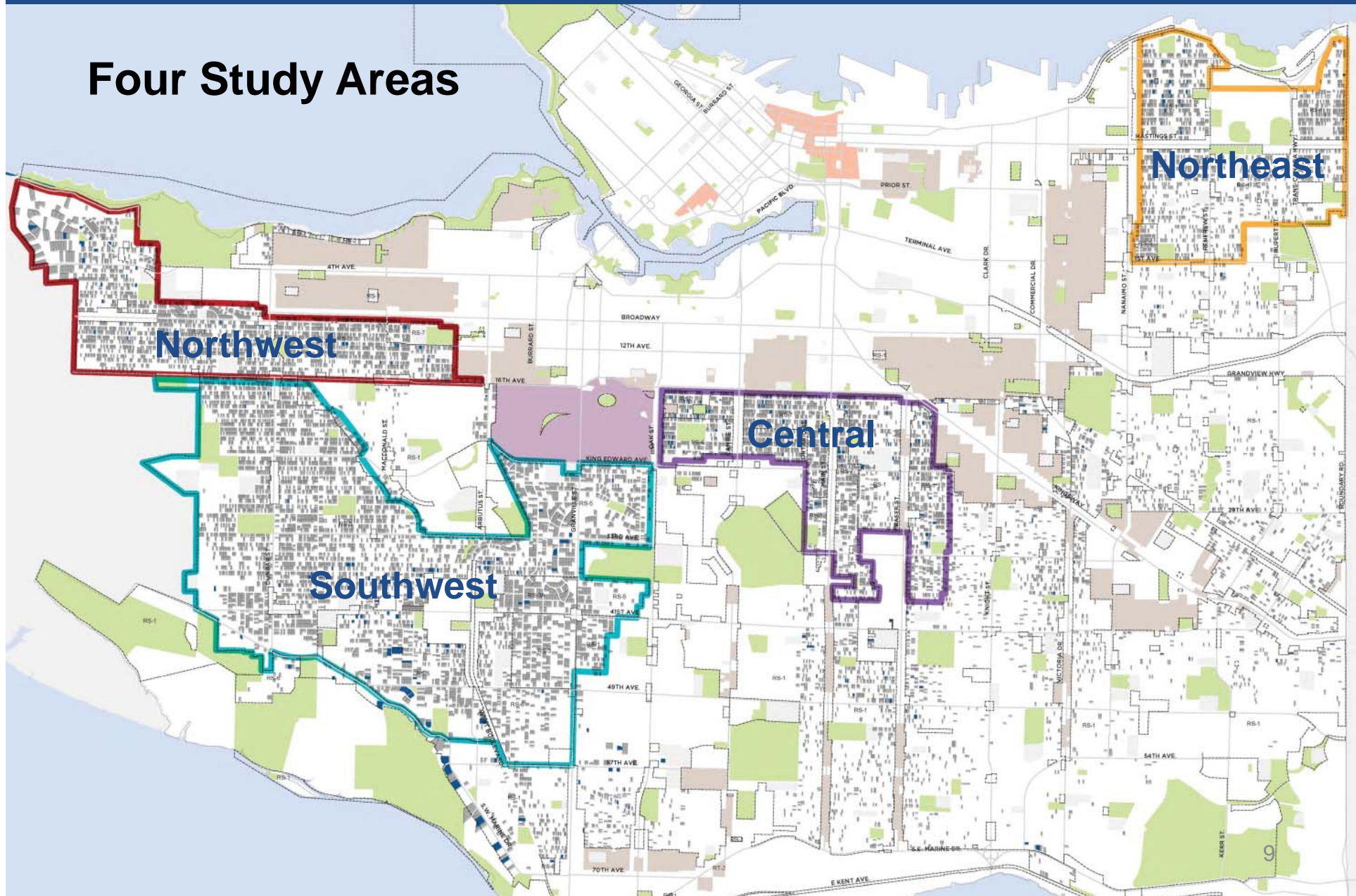
Character Merit Checklist

- ☒ 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)



Options and Ideas Explored

Four Study Areas



Zoning Options

	Floor Area	Building and Site Design	Dwelling Unit Type and Tenure	Economic Testing
Character Home Retention	<i>Improve opportunities to increase floor area for retention</i>	<i>Increase flexibility in zoning to support Character Homes retention</i>	<i>Provide new dwelling unit opportunities for Character Home retention projects</i>	<i>Incentives alone not enough to result in retention if new homes can build to current floor area allowances</i>
New Home Construction	<i>Decrease floor area to better manage scale and neighbourhood fit</i>	<i>Simplify zoning regulations for new homes</i>	<i>Maintain the number and type of dwelling units in current zoning</i>	<i>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</i>

Options and Ideas Explored

Regulatory Approach

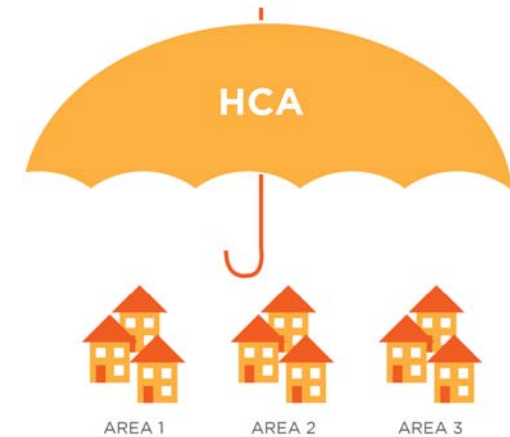
- Zoning approach (RT zones)
- Heritage Conservation Area (HCA)

Replacement Home Requirements

- Higher standard of energy efficiency
- Mature landscaping and tree retention
- Site character retention

Grants

- Energy retrofit grants
- Maintenance grants
- Processing support



The background of the slide is a photograph of a row of houses. The houses have various siding colors, including grey, green, and white. A large, dark green tree is on the right side. A blue semi-transparent overlay covers the middle portion of the image, containing the title and a list of topics.

Public Consultation Summary

1. Public Consultation Events

2. Survey Highlights

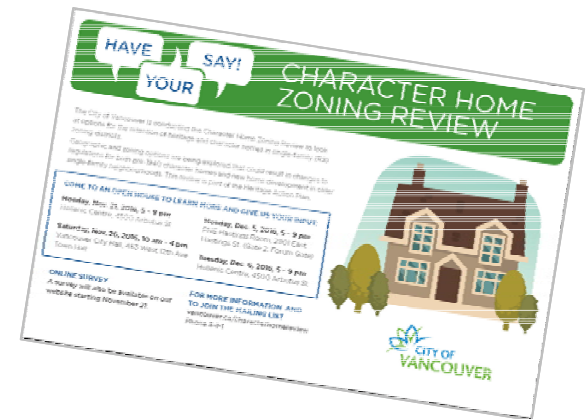
3. Practitioner Workshop

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

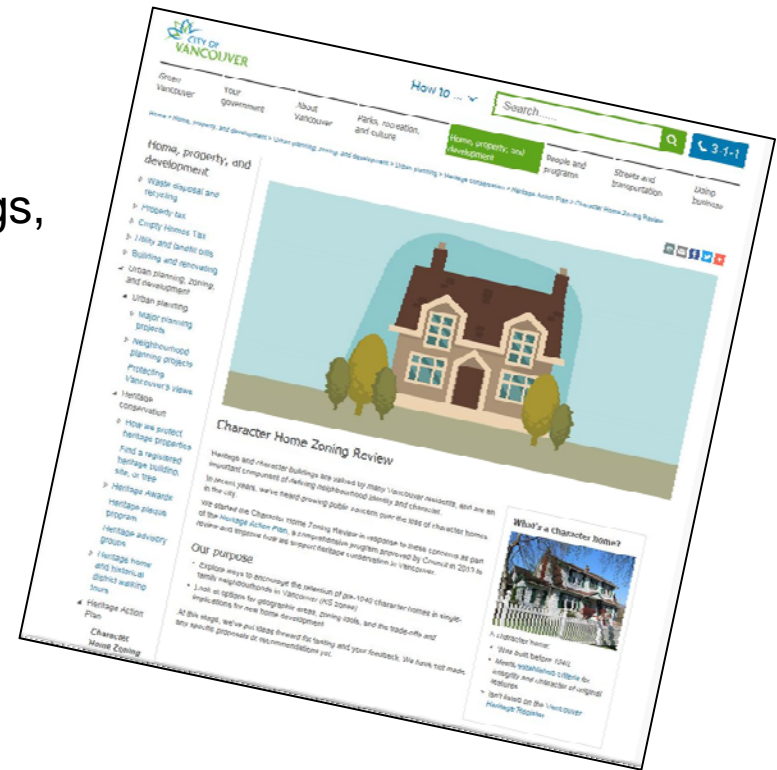
- Four Open Houses (Nov. - Dec. 2016)
 - *Approximately 1,000 participants*
- Practitioner workshop (Jan 31, 2017)
- Events also held in 2015 (focus on RS-5/3/3A areas)



Summary of Feedback

Outreach and Inputs

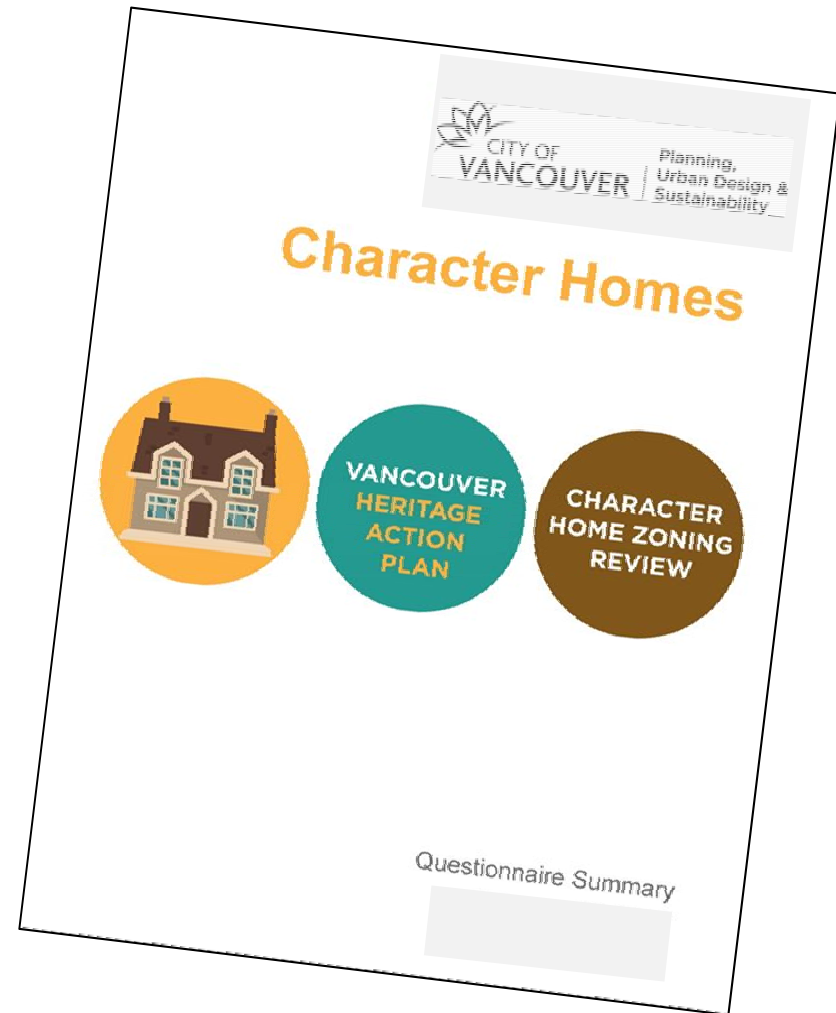
- Online and hard-copy survey
- Hundreds of conversations (events, meetings, telephone calls)
- Hundreds of written submissions
- Over 8,000 webpage views
- Significant media coverage
- Large social media reach



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

	All
Affordability of housing choices	1 (80%)
Property value increases	2 (74%)
Compatibility and fit of new homes in older areas	3 (73%)
Demolitions of pre-1940 character homes	3 (73%)

Top Concerns - Single Family Zones

	All	Study Area Home-owners
Affordability of housing choices	1 (80%)	1 (73%)
Property value increases	2 (74%)	3 (64%)
Compatibility and fit of new homes in older areas	3 (73%)	1 (73%)
Demolitions of pre-1940 character homes	3 (73%)	2 (68%)

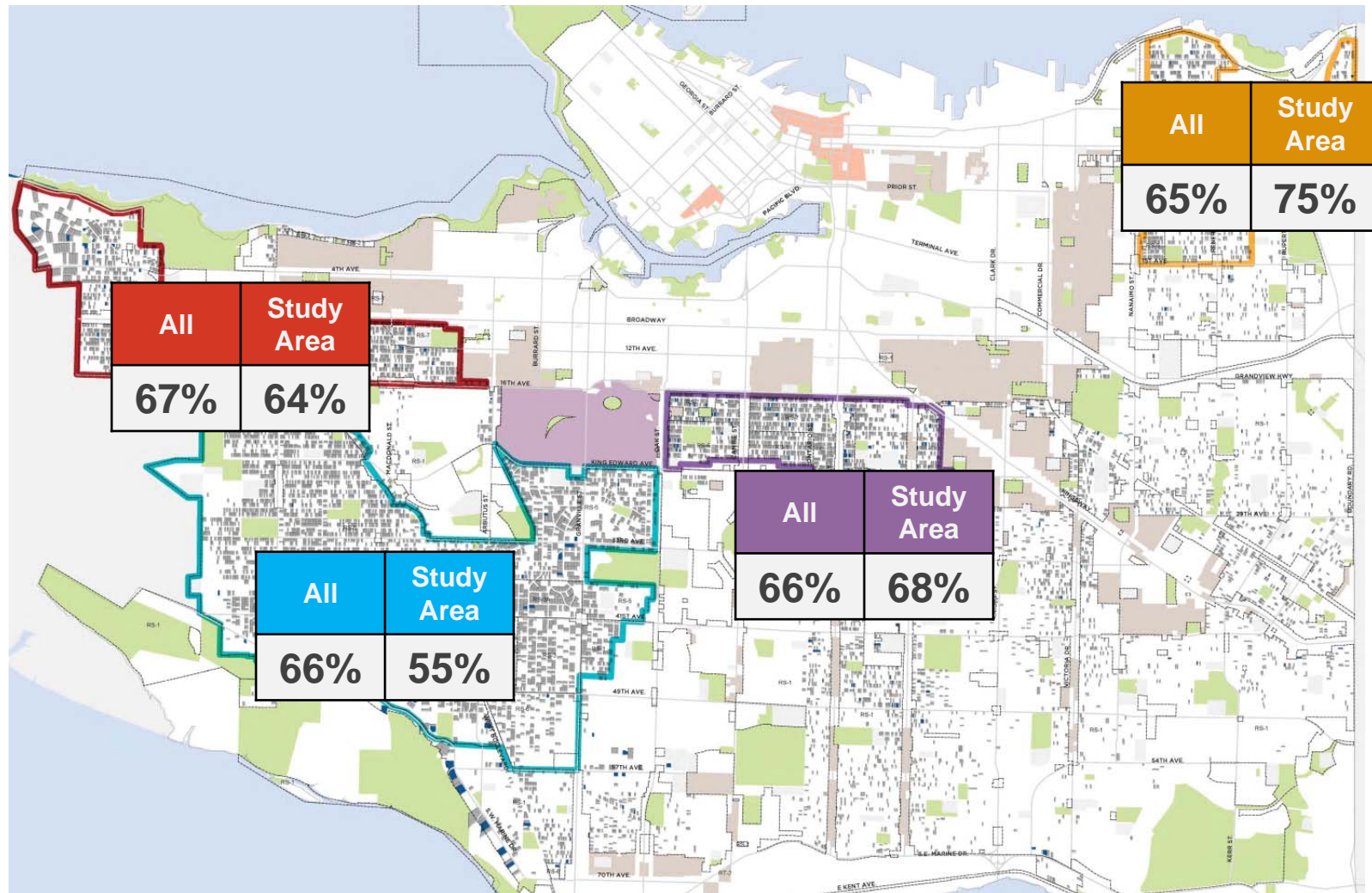
Top Concerns - Single Family Zones

	All	Study Area Home-owners	Renters
Affordability of housing choices	1 (80%)	1 (73%)	1 (92%)
Property value increases	2 (74%)	3 (64%)	2 (87%)
Compatibility and fit of new homes in older areas	3 (73%)	1 (73%)	
Demolitions of pre-1940 character homes	3 (73%)	2 (68%)	
Limited availability of housing choices			3 (85%)

Overall Attitude towards Character Home Retention

	All	Study Area
Agree with City taking action to encourage the retention of Character Homes	68%	64%

Exploring Retention in the Study Areas



Questions with >60% Support

Character Home Definition	All	Study Areas
Agree criteria and method to evaluate character merit seem appropriate	61%	56%

Zoning Options for Retention	All	Study Areas
Increasing flexibility in zoning to support Character Home retention	75%	72%
Provide new dwelling unit opportunities for Character Home retention projects	73%	70%
Improving opportunities to increase floor area for Character Home retention	67%	65%

Questions with >60% Support

Specific Zoning Ideas for Retention	All	Study Areas
Use design guidelines to clarify requirements and support renovations	76%	70%
Include broad zoning relaxations to support retention	71%	68%
Allow multiple secondary suites	70%	65%
Allow Multiple Conversion Dwelling (MCD)	63%	56%
Allow stratification of MCD and Infill	62%	56%
Allow Infill Units	61%	56%

Questions with >60% Support

Other ideas for Character Home retention	All	Study Areas
Energy retrofit grants	77%	75%
Maintenance grants	66%	64%
Processing support	65%	64%

Other ideas for replacement homes	All	Study Areas
Higher energy efficiency	77%	71%
Site character retention (i.e. setbacks and building footprint)	76%	68%
Mature landscape retention	66%	72%

Summary of Feedback

Practitioner Workshop (Jan. 31, 2017)

50 architects, designers, and home builders

1. Character Merit Criteria and Process

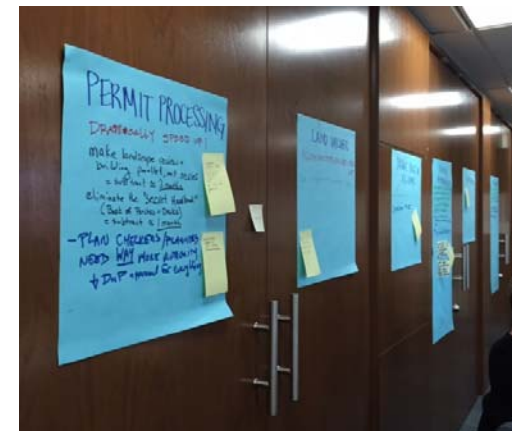
- Improve clarity and consistency

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

A photograph of a row of houses, including a prominent green one with white trim and a grey one with white trim. A blue semi-transparent overlay with a grid pattern is positioned across the middle of the image, containing the text "Emerging Directions" in white. The background shows a clear blue sky, green trees, and a sidewalk leading into the distance.

Emerging Directions

Alignment with Other City Initiatives

Greenest City Action Plan

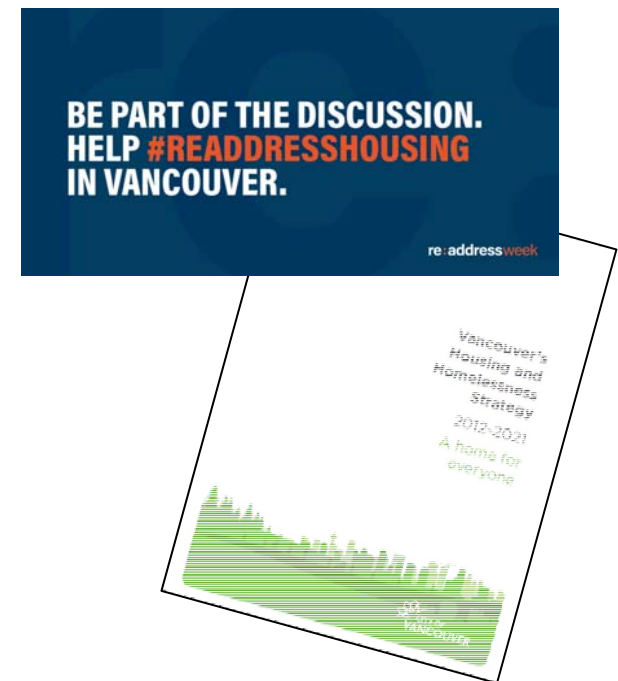
- Education (thermal imaging pilot), retrofit grants

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



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)

**Anticipated
timing for full
report back to
Council is
mid-April 2017.**

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

A photograph of a row of houses, including a prominent green one with white trim and a grey one with white trim. A blue semi-transparent overlay with a grid pattern covers the middle of the image. The text "Questions and Discussion" is written in white on this overlay.

Questions and Discussion