



Heritage Action Plan Character Home Zoning Review



**Report Back and Directions
Presentation to City Council**

May 3, 2017



Planning,
Urban Design &
Sustainability

A photograph of a row of colorful houses with a blue overlay. The houses are in various colors including grey, green, and blue. The scene is set on a sunny day with a clear blue sky and green trees. A sidewalk runs along the front of the houses.

Presentation Outline

- 1. Recap of March 7 Presentation**
- 2. Public Consultation Summary**
- 3. Proposed Directions**
- 4. Next Steps**

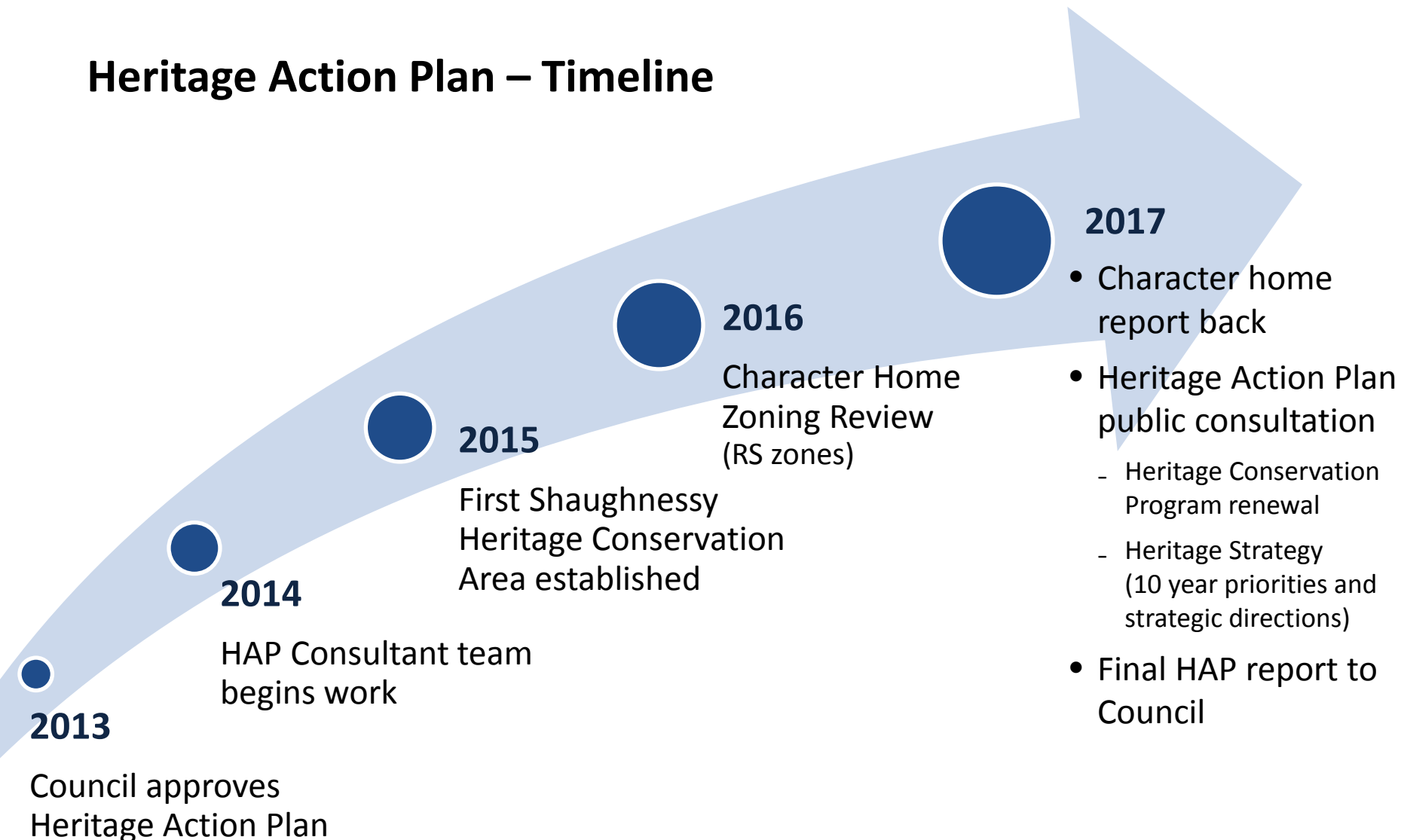
Heritage Action Plan – Key Areas of Work

- 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



Heritage Action Plan – Timeline



Options & Ideas Explored

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

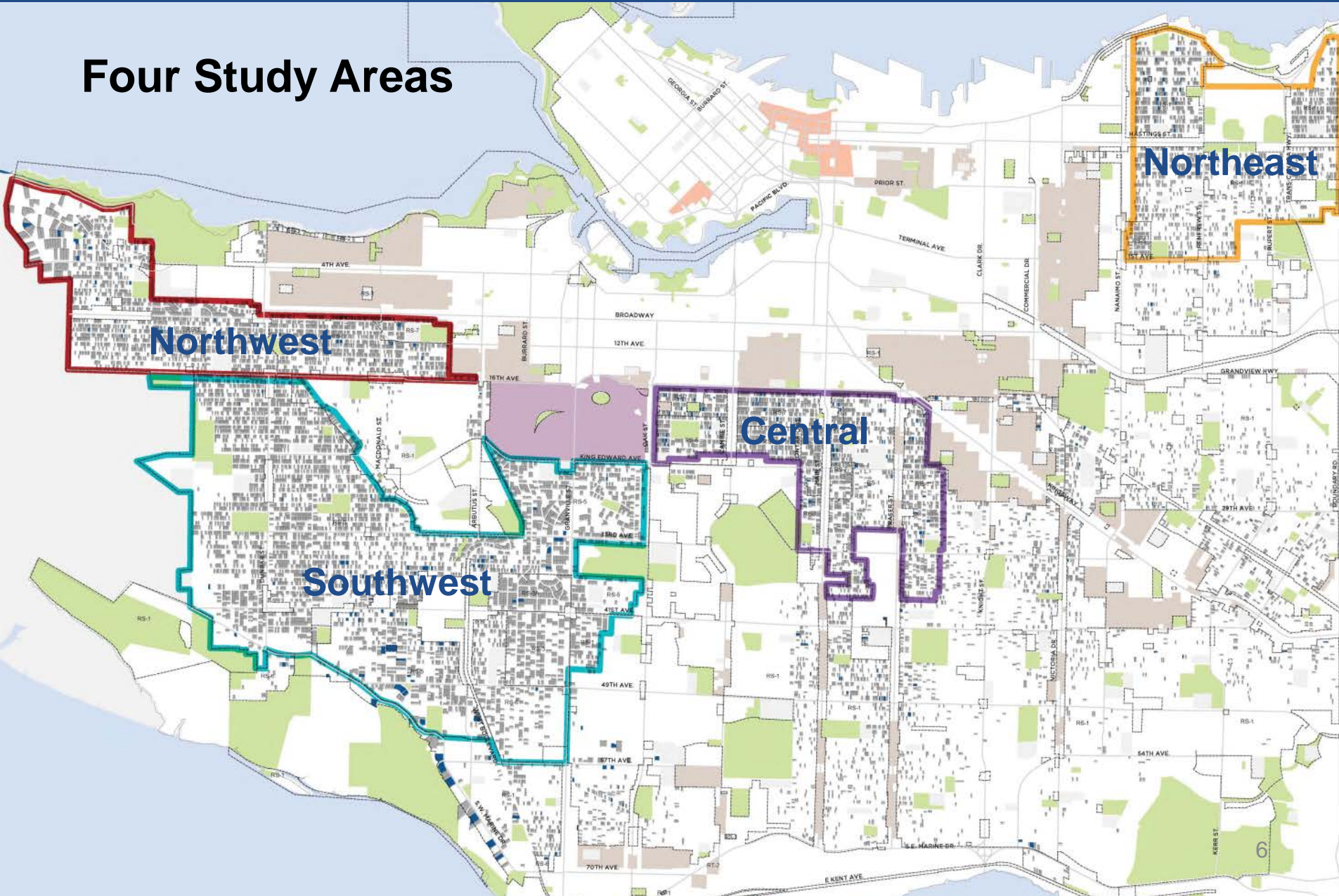


The review presented options and ideas for character home retention for public consultation and feedback.

vancouver.ca/characterhomereview

Recap of March 7 Presentation

Four Study Areas

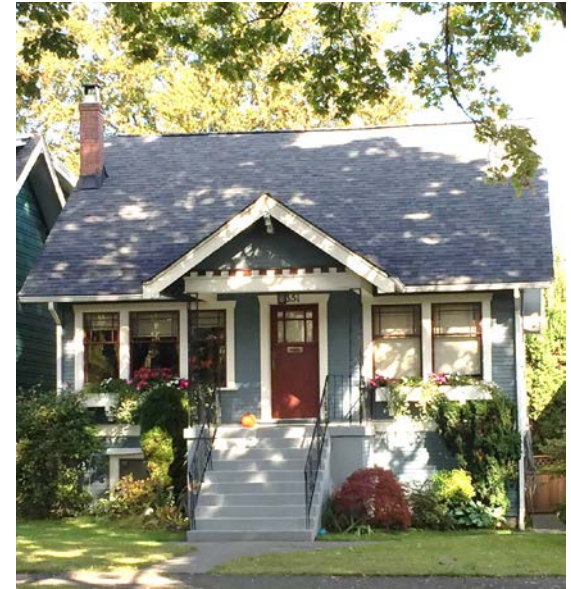


Zoning Options

	Floor Area	Building and Site Design	Dwelling Unit Type and Tenure	Economic Testing
Character Home Retention	<i>Increase floor area for retention</i>	<i>Increase flexibility in zoning to support retention</i>	<i>Add new dwelling unit opportunities for retention projects</i>	<i>Incentives alone may not be enough to result in retention if new homes can build to current floor area allowances</i>
New Home Construction	<i>Decrease floor area to incentivize retention, 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 suites; may reduce land values by 5-10% but not likely below 2015 values</i>

Emerging Directions

- **Character Home Retention**
 - Zoning incentives city-wide in RS zones
 - Explore greater incentives for character retention, i.e. additional density, infill etc.
 - Update character merit criteria
 - Improve development review process
 - Continue other supports (grants, education)
- **New Home Construction**
 - No reduction of floor area for new homes
 - Coordinate future study of RS zones with Housing Vancouver Strategy
 - Retain current interim procedure for RS-5/RS-3/RS-3A



A photograph of a row of colorful houses with a blue overlay. The houses are in various colors including grey, green, and blue. The blue overlay is a semi-transparent rectangle that covers the middle of the image. The houses have white trim and porches. The sky is clear and blue. There are trees and a sidewalk in the foreground.

2. Public Consultation Summary

(Nov 2016 - Jan 2017)

- 1. Public Consultation Events**
- 2. Questionnaire Summary**
- 3. Practitioner Workshop**
- 4. Other Submissions**

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)

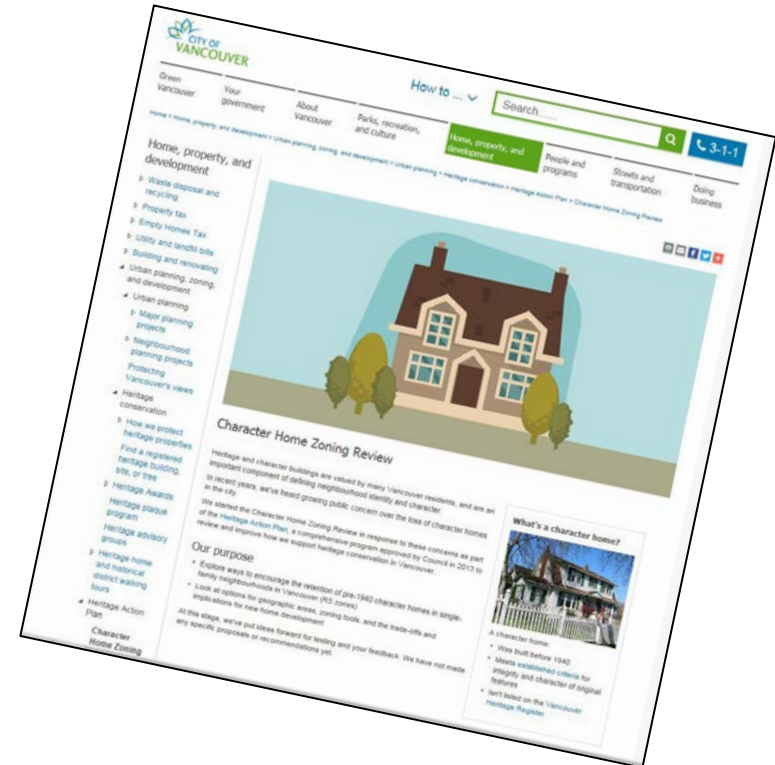
Events

- 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)



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

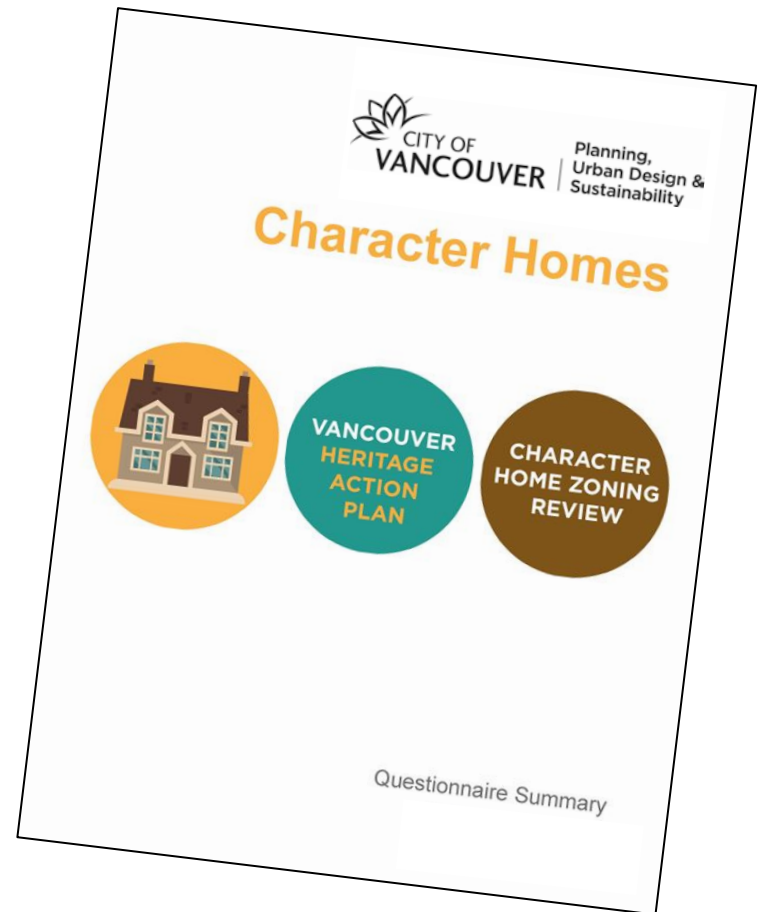


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Questionnaire Summary

Quick Stats

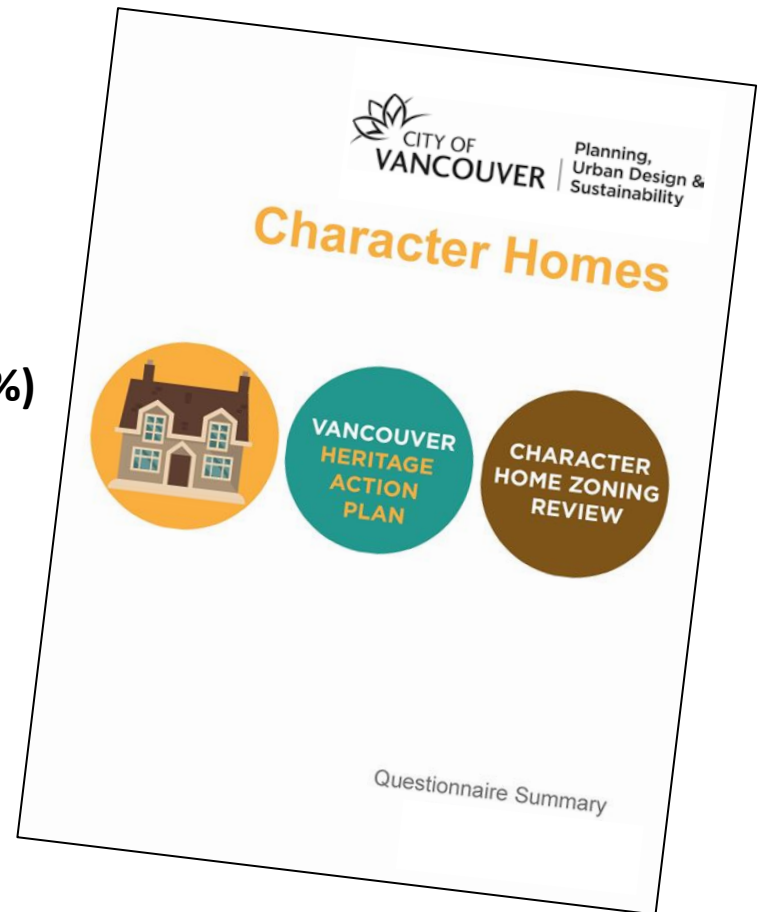
- 3,322 completed questionnaires
- 11,000 open ended responses
- 72% home owners/25% renters (3% no response)
- 56% lived in a study area
- 64% lived in study area for over 10 years
- 62% lived in pre-1940 home in a study area
- 57% 50 years of age and older



Questionnaire Summary

Top 5 Issues of Concern

- Housing affordability (**80%**)
- Property value increases (**74%**)
- Demolition of pre-1940 character homes (**73%**)
- Compatibility and fit of new houses built in older areas (**73%**)
- Limited availability of housing choices (**72%**)



Questionnaire Summary

Areas of Significant Support - Highlights

Ideas to Encourage Character Home Retention

- Grants for energy retrofits for character homes **(77%)**
- Increase flexibility in zoning to retain character homes **(75%)**
- Use design guidelines to support renovations for character homes **(75%)**
- Include broad zoning relaxations to retain character homes **(71%)**
- The City should encourage the retention of character homes **(68%)**
- Explore the retention of character homes in the identified study areas **(67%)**
- Increase floor area to retain character homes **(67%)**

Ideas for New Home Construction

- New homes should meet higher standards for energy efficiency **(77%)**
- Require site character retention when character homes demolished **(76%)**

Questionnaire Summary

Areas of Less Support or Uncertainty - Highlights

- The pre-1940 date to determine character homes
 - **50%** yes - **17%** not sure - **33%** no
- Decreasing floor area to better manage scale and fit of new homes
 - **59%** agree - **16%** neutral/not sure - **24%** disagree

However there was increased uncertainty regarding the specific ideas to implement reduced floor area:

- **Reduce to 0.5 FSR on typical sites for new house construction (similar responses for 0.4 FSR on large sites)**
 - **43%** agree
 - **32%** neutral/not sure
 - **25%** disagree
- **Limiting new house construction to a maximum of 10,000 sq.ft.**
 - **39%** agree
 - **31%** neutral/not sure
 - **30%** disagree

Practitioner Workshop (Jan. 31, 2017)

50 architects, designers, and home builders

1. Character Merit Criteria and Process

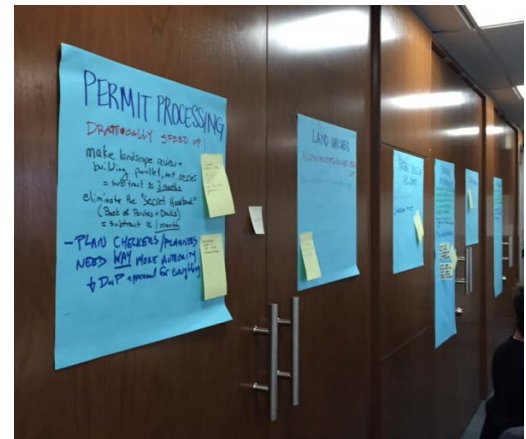
- Improve clarity and consistency

2. Character Retention Projects

- Challenge of meeting multiple objectives

3. New Home Construction

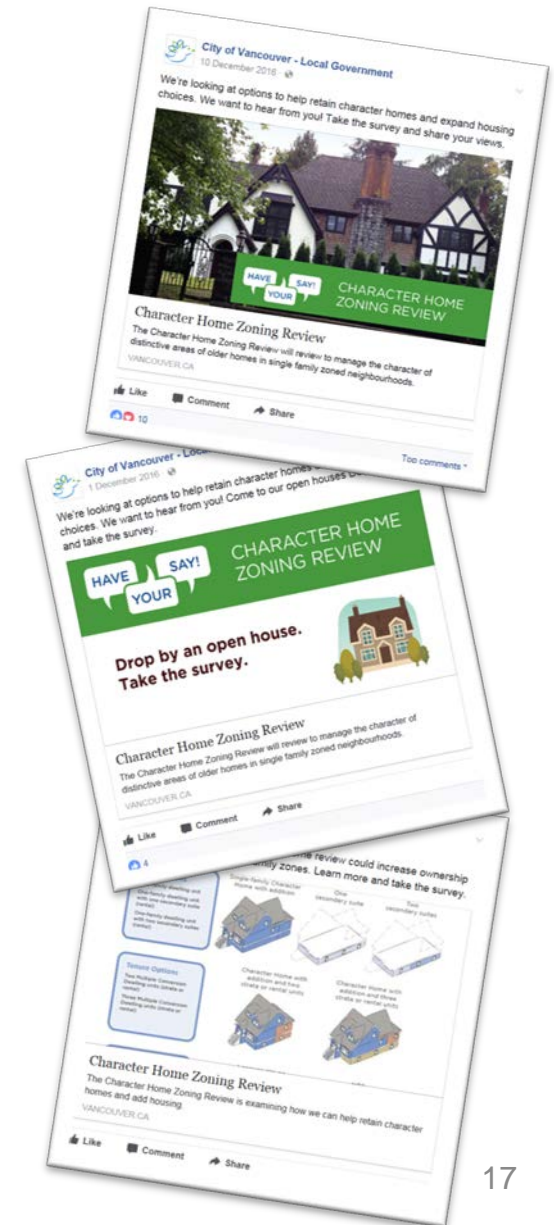
- Non-support for reduction of outright floor area



Summary of other Submissions

Hundreds of emails, letters, phone calls, social media posts

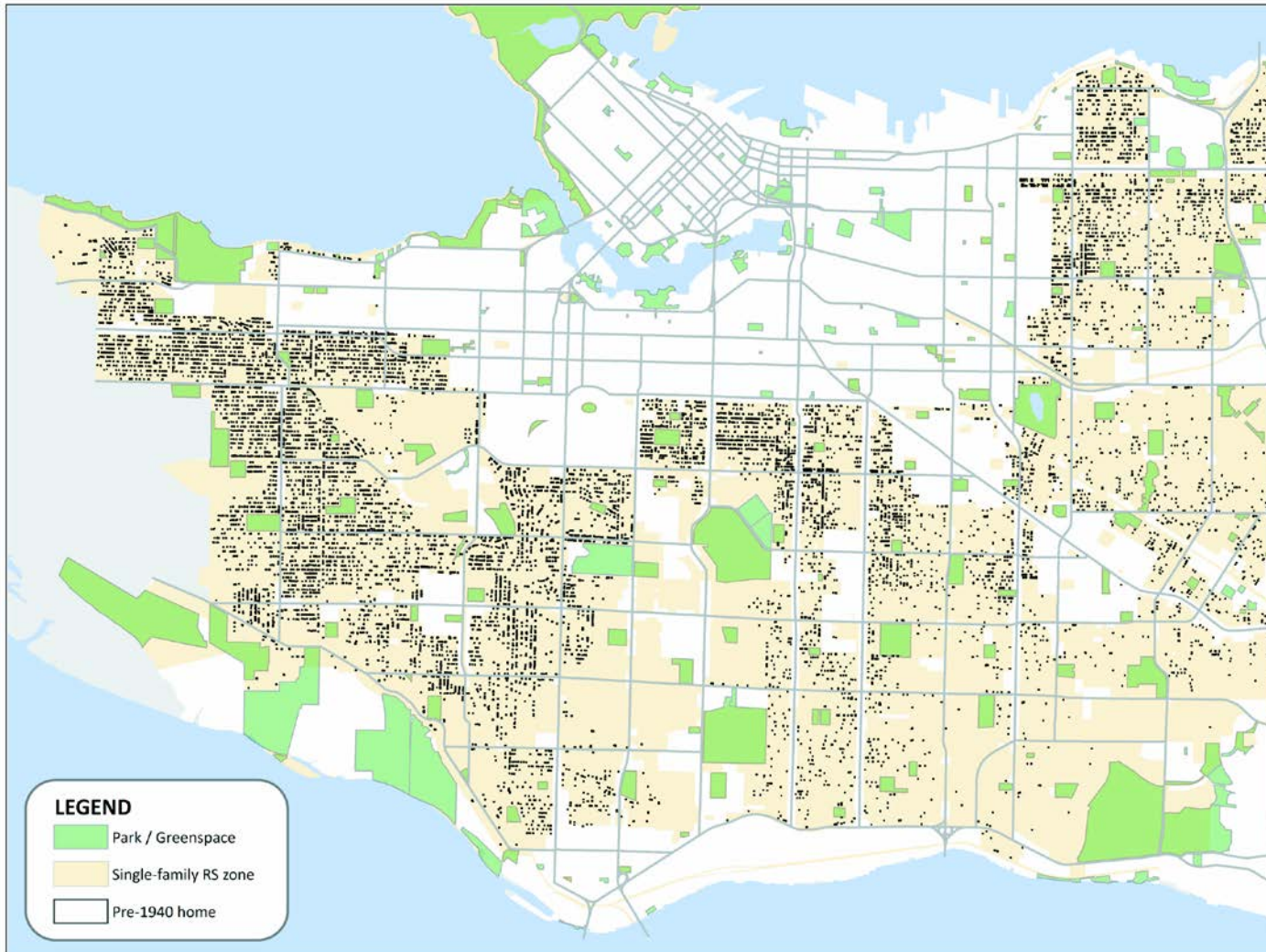
- Support for incentives for those who want to retain a Character Home and requests for RT-type zoning (and associated reduction in floor area for new houses replacing character homes)
- Non-support for reduction of floor area for new house construction
- Concerns that study does not include higher-density housing forms for new home construction (duplex, triplex)
- Calls to simplify regulations and streamline processing for renovation project



A photograph of a row of colorful houses, likely in a historic neighborhood. The houses are painted in various shades of green, blue, and grey. A prominent house in the foreground has a white staircase leading to its porch. The houses are set back from a sidewalk by a green lawn. A large tree is visible on the right side of the image. A semi-transparent blue horizontal band is overlaid across the middle of the image, containing the text "3. Proposed Directions" in white.

3. Proposed Directions

Pursue Incentives City-wide (RS zones)

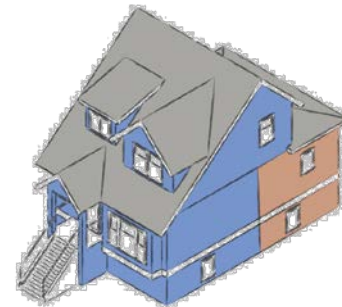


Pursue Incentives City-wide

Appendix A – Potential Zoning Amendments

- **Would be optional in zoning ('opt-in')**
- **Draft provisions for addition to the RS district schedules to allow additional units/suites:**
 - **Conditional Approval Uses**
 - Infill (with ability to strata-title)
 - Multiple Conversion Dwelling (with ability to strata-title)
 - **Regulations**
 - Increased floor area
 - **Relaxations**
 - Broad relaxations for character retention (above grade floor area, site coverage, yards, building depth, etc.)

Character Home with addition and two MCD

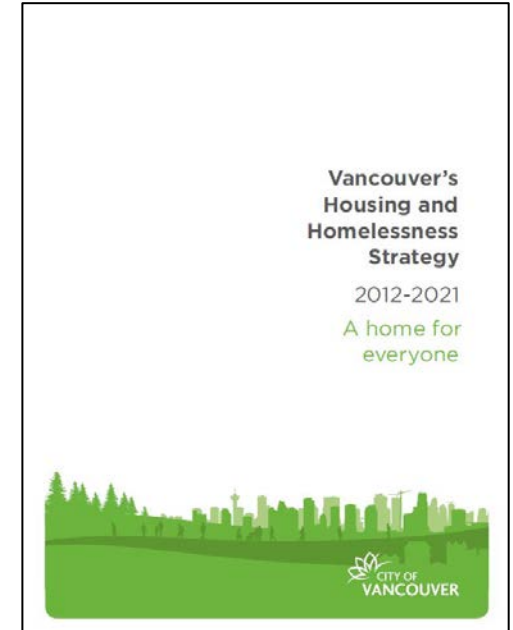


Infill



No Changes to New House Construction

- No consensus, and highly contentious
- Concern of market impacts during time of uncertainty
- Significant added administration and processing required to implement new zoning and design guidelines for retention and new construction in RS zones
- Future of RS areas will be examined through Housing Vancouver Strategy and other planning initiatives
- In the interim, this may not provide a sufficient disincentive to prevent character home demolitions



Pursue Incentives City-wide

Appendix B - Draft Design Guidelines

- **Draft provisions to inform development:**
 - Character House Criteria (updated)
 - Multiple Conversion Dwelling and Infill uses
 - Floor Space Ratio, site coverage, height and roofs
 - Architectural styles, green roofs, decks, etc.
 - Dwelling unit density of 74 units per hectare
 - Parking, garbage and recycling
 - Landscape and tree protection



Character Home retention on a 6,100 sf site

Revised Character Merit Criteria

- **Built pre-1940**
- Must have **original massing and roof form**
- Must also **meet four of the following:**
 - Entry
 - Cladding
 - Window openings
 - Period details
 - Streetscape context

Special Provisions:

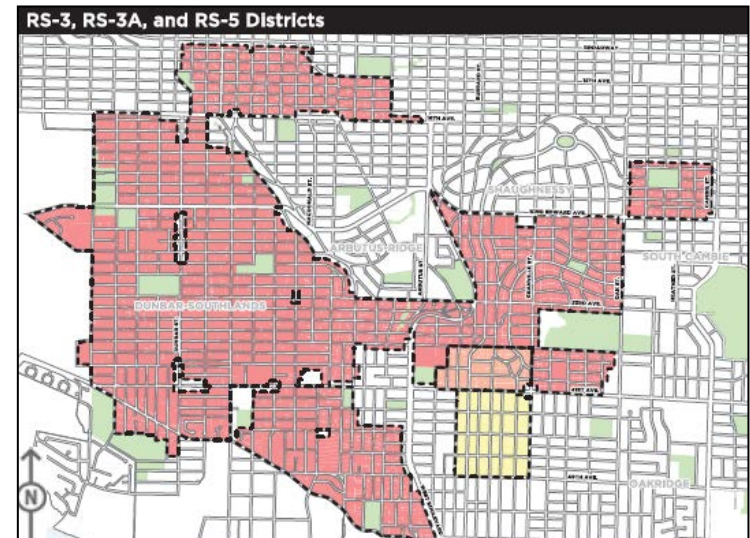
- Altered pre-1940 houses that no longer qualify may be considered for incentives if character elements restored
- In special cases, houses built **during or after 1940** could qualify for incentives if they have architectural merit and retain original and distinctive character features



Update to Interim Procedure

Appendix C - Administrative Bulletin “Heritage or Character Buildings Review – Interim Procedure”

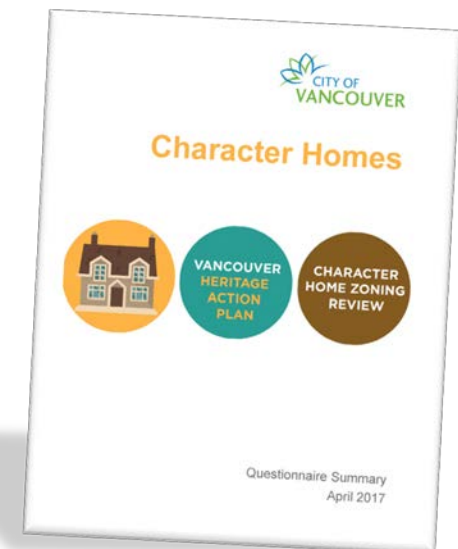
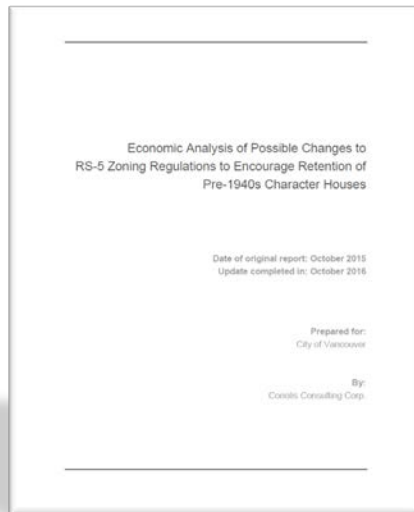
- Update to include revised character merit criteria. Balance of interim procedure remain:
 - In RS zones, applies only to RS-3, RS-3A, RS-5
 - Outright density unchanged
 - Conditional density available if:
 - Character merit home retained. If demolished, get same outright density as all other RS zones in city
 - If no character home on site, can get conditional increase if design guidelines met
 - Same total overall floor area in both outright and conditional paths, but more can be above-grade in conditional option.



Discretionary Zones: RS-3, RS-3A, RS-5

Other Report Appendices

- **Appendix D** – Economic Study Executive Summary (Coriolis Consulting)
- **Appendix E** – Consultation Summary Report (CitySpaces Consulting)
- **Appendix F** – Questionnaire Summary Report



A photograph of a row of colorful houses, likely in a historic neighborhood. The houses are painted in various shades of green, blue, and grey. A prominent house in the foreground has a grey exterior and a white porch with a set of stairs. The houses are set back from a sidewalk by a green lawn. A large, leafy tree is visible on the right side of the image. A blue semi-transparent overlay covers the middle portion of the image, with the text "4. Next Steps" written in white.

4. Next Steps

We are here.



A photograph of a row of colorful houses, including a prominent green one with white trim and a grey one with white trim. A blue semi-transparent overlay covers the middle of the image, containing the text "Questions and Discussion" in white. The scene includes a sidewalk, a lawn, and trees under a clear blue sky.

Questions and Discussion