



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: July 13, 2017
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 12090
VanRIMS No.: 08-2000-20
Meeting Date: July 25, 2017

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law

RECOMMENDATION

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law in order to:
- (i) Amend the RT-5, RT-5A, RT-5N and RT-5AN Districts Schedule generally as set out in Appendix A;
 - (ii) Rezone those areas shown outlined in bold on Schedule A of Appendix A from RT-4, RT-4N, RT-5A, RT-5AN, RS-1, RS-4 and RS-7, all to RT-5 and RT-5N; and
 - (iii) Amend the RT-6 District Schedule generally as set out in Appendix A;

in order to increase opportunities for housing choice and provide additional incentives for the retention of character houses;

FURTHER THAT the application be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws for consideration at the Public Hearing.

- B. THAT, if the application to amend the Zoning and Development By-law as described in Recommendation A is referred to Public Hearing, then an application to amend the applicable Sign By-law to establish regulations for the amended RT-5, RT-5N and RT-6 districts, generally as set out in Appendix B, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws for consideration at the Public Hearing.

- C. THAT, subject to the enactment of the amending by-laws described in Recommendation A, the Director of Legal Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Parking By-law, generally in accordance with Appendix B.
- D. THAT, subject to the enactment of the amending by-laws described in Recommendation A, the Director of Legal Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Subdivision By-law, generally in accordance with Appendix B.
- E. THAT, subject to the enactment of the amending by-laws described in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward, at the time of enactment of such amending by-laws, amended RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines generally in accordance with Appendix C, for Council adoption.
- F. THAT, subject to the enactment of the amending by-laws described in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Strata Title Policies for RS, RT and RM Zones, generally in accordance with Appendix D, for Council adoption.
- G. THAT Recommendations A through F be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

In recent years, Council has adopted the *Mount Pleasant Community Plan* (2010) and the *Grandview-Woodland Community Plan* (2016), both of which established policies to increase housing opportunities and provide more incentives for character house retention in areas designated for duplex (two-family) housing.

As per community plan directions and housing needs identified in the recent *Housing Vancouver Emerging Directions*, this report proposes amendments to the RT-5, RT-5A, RT-5N and RT-5AN, and RT-6 districts schedules to provide new housing opportunities through the introduction of laneway houses and a new detached option to standard duplex, and to provide more incentives for character house retention by increasing floor area and removing barriers for infill development on standard lots. It also proposes the rezoning of areas within Grandview-Woodland, Mount Pleasant and adjacent neighbourhoods to a single consolidated zone, namely RT-5(5N) which, together with updated design guidelines, are intended to simplify and consolidate land use regulations.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Housing Vancouver Emerging Directions (2017)
- Mount Pleasant Community Plan (2010)
- Grandview-Woodland Community Plan (2016)
- Heritage Action Plan (2013)
- Heritage or Character Buildings Review - Interim Procedure (2014, amended 2017)
- RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN & RT-6 Guidelines (1984, last amended 2017)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Planning, Urban Design and Sustainability recommends approval of the foregoing. On March 28, 2017 Council received the report *Vancouver Housing and Homelessness Strategy Reset - Housing Vancouver Emerging Directions* that included immediate actions to address the escalating housing affordability crisis. To help maintain Vancouver's social diversity and economic competitiveness, the report recommended current planning and policy work reconsider the extension and evolution of planning tools to further address housing affordability and diversity. The zoning amendments outlined in this report are part of a comprehensive approach to complete the communities of Grandview-Woodland and Mount Pleasant by delivering new housing options for families, younger renters and seniors, encouraging infill projects on individual lots, while supporting character retention. The success of the proposed changes in these two neighbourhoods can inform future opportunities to create the right housing supply to meet the needs of Vancouverites across the city.

REPORT

Background/Context

Mount Pleasant Community Plan Policy Implementation

The *Mount Pleasant Community Plan* provides direction for future growth and change in a vibrant, inner-city community. The plan identifies a number of new opportunities for housing and includes the following specific reference to laneway and infill housing (p.15):

'Encourage housing on lanes in Mount Pleasant - both infill and "Laneway Housing" - to increase the number of units, to increase laneway animation, to provide mortgage helpers, and to improve housing affordability (with a smaller dwelling unit); fix the existing infill housing policy to enable infill housing to be built on most lots (e.g. 33 foot lots).'

City-wide zoning changes were made in 2009 to extend the opportunity for laneway houses to all RS (single-family) zones. The decision on whether to extend laneway housing to RT (two-family) zones was to be made on a neighbourhood by neighbourhood basis as an outcome of a community planning process. To date, laneway houses have only been included in the RT-11 and RT-11N zones in the Norquay Village neighbourhood.

The RT-5 and RT-6 zones currently allow additions for multiple conversion dwellings (the conversion of character houses to suites through upgrades and strata titling) and infill units to encourage the retention of houses with "character" merit. Design guidelines for the RT-4, RT-4A, RT-4, RT-4N, RT-5, RT-5A, RT-5N, RT-5AN and RT-6 zones that were originally approved in 1984, require a high degree of contextual sensitivity which severely limits infill development. On April 11, 2017 Council approved an amendment to the design guidelines (RTS 12007) to reduce the large side yard requirement. That was an initial first step to enable infill housing opportunities on standard lots in Mount Pleasant and the present report is an important and more comprehensive package of changes needed to enable greater housing choice.

Grandview-Woodland Community Plan Policy Implementation

The *Grandview-Woodland Community Plan* identifies a number of new housing opportunities and a range of housing types and tenures throughout the community. In the lower-scaled traditional residential neighbourhoods, particularly the Grandview sub-area, the plan sets guidance for retaining pre-1940s character buildings while providing new ownership and secondary rental opportunities. Policies in the plan support "gentle" forms of densification like infill, additional duplex opportunities, as well as multiple conversion dwellings (MCD).

As part of the implementation of the *Grandview-Woodland Community Plan*, a planning program was initiated in fall 2016 to create new RT (two-family) zones in the Grandview-sub-area and to rezone areas from RS (single-family) to RT (two-family). The recommendations in this report implement those policies.

Character Homes Zoning Review: Amendments to RS Zones to Introduce Optional Incentives

The Character Home Zoning Review explored amendments to RS (single-family) district schedules, following the RT (two-family) district schedules as a model to encourage heritage retention. The purpose of the review was to work with the community to identify ways to

encourage the retention of character houses in single-family neighbourhoods, while also meeting other city goals. As an outcome of that review, in a separate report (RTS 12108) staff are recommending changes to the RS zones to add optional incentives to encourage the retention of character houses similar to the updated incentives outlined in this report.

Housing Vancouver Emerging Directions

Earlier this year, the *Housing Vancouver Emerging Directions* report (RTS 11850) identified a number of ways that the City is looking to link new housing supply to local residents' incomes, family size, tenure and location. The RT zone changes in both Grandview-Woodland and Mount Pleasant were identified in the report as important initiatives to introduce new forms of housing, appropriate to people's needs, in these communities.

Strategic Analysis

The Grandview-Woodland and Mount Pleasant communities are two historic, inner-city neighbourhoods where the City has been reviewing zoning with an aim to increase housing opportunities and choice, while providing more incentives to retain character houses. Since the RT zone review in both communities had similar contexts and objectives, the two work programs have been combined to produce a common proposal for changes. The proposed changes to the RT-5(5N) and RT-6 district schedules combined with areas that are proposed to be rezoned to RT-5(5N) will affect about 4,800 parcels in Grandview-Woodland, Mount Pleasant and parts of Kensington-Cedar Cottage and Fairview (see Figure 1). About 2,400 parcels have pre-1940s houses and approximately 1,150 of these are on standard lots (33 ft. wide or less).

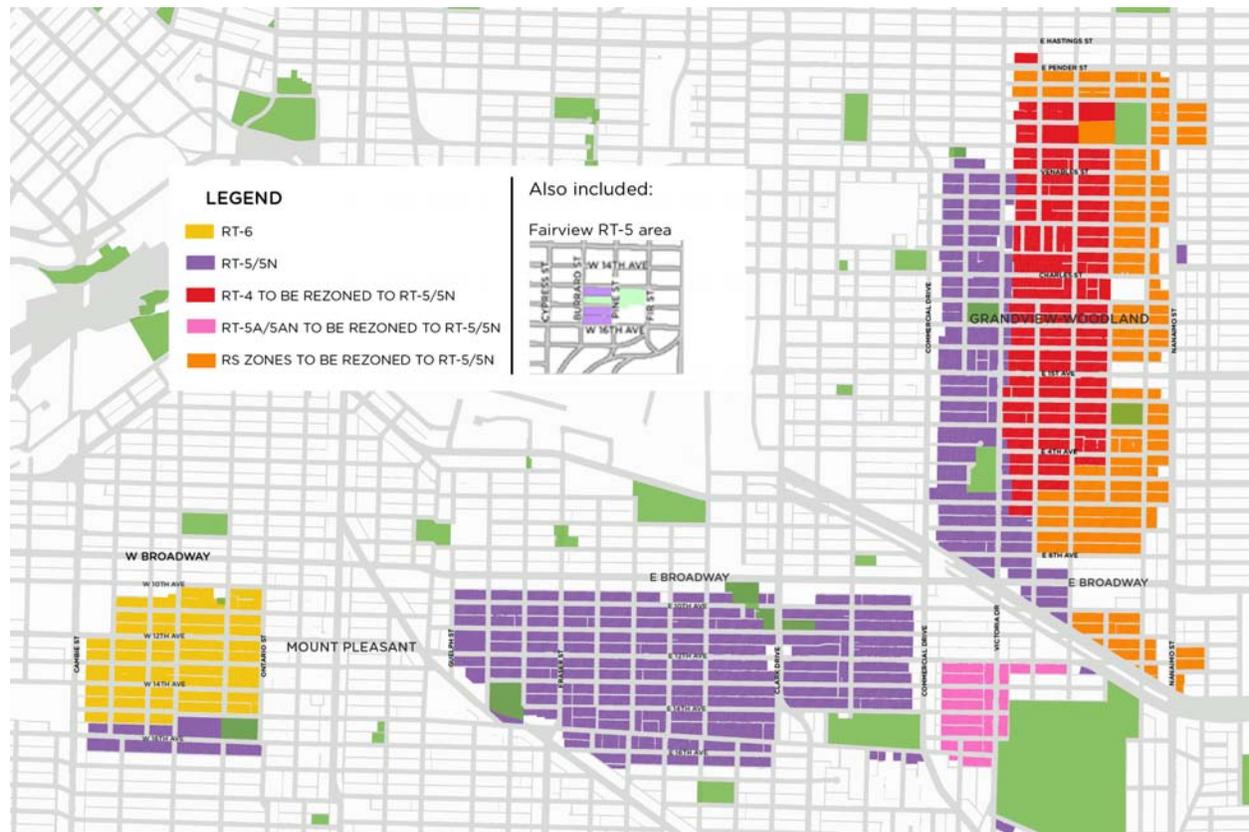
This work is also aligned with the ongoing program to incentivize character retention in the city's single-family zoned neighbourhoods. The RS (single-family) zone incentives for character house retention are discussed in a separate Council report (RTS 12108) and include infill and multiple conversion dwelling use, additional floor area and enhanced relaxation provisions. The character house incentives for the RS zones are generally aligned with additional incentives discussed in this report. New design guidelines for RS character incentives strive to ensure successful implementation of common incentive opportunities and are generally consistent with the revised guidelines proposed for RT-4, RT-5 and RT-6.

The changes proposed will provide more housing opportunities and choice in these inner-city neighbourhoods, particularly for families and those seeking ground-oriented housing forms. The changes strive to balance character retention with the delivery of new housing opportunities that can be implemented on individual lots. The success of these changes will be monitored and may be used as a model to guide future changes to provide more housing choice in other areas of the city.

It is expected that a regulatory review with the goal of simplifying regulations and improving the development process will be launched soon. With those goals in mind, the approach taken with these amendments has been to reduce complexity and layers of regulation. If approved, the changes would update the RT-5(5N) zones and consolidate four (4) similarly zoned areas into the updated RT-5(5N) zone. The RT-6 zone (west Mount Pleasant) will remain separate as it is an area that contains many larger heritage houses that pre-date World War I. The additional incentives and opportunities proposed in the updated RT-5 zone, such as lane way houses and increased FSR for infill, are included in amendments to the RT-6 zone. In addition to district schedules, the RT-5 and RT-6 zones are currently regulated through an extensive

design guidelines document. The proposed amendments move all significant land use and density regulations from the guidelines into the district schedules. This approach follows best practice and provides greater clarity, certainty and consistency for applicants and staff and is expected to simplify the development approvals process.

Figure 1: Areas affected by RT-5/5N and RT-6 zoning amendments and areas to be rezoned to RT-5/5N



Trends and Analysis

Major cities around the world are looking for ways to provide more housing and make better use of inner-city land. Portland, Oregon initiated the Residential Infill Project¹ to address a number of overlapping concerns including increased housing costs, the loss of affordability and the lack of housing choices, especially in high-opportunity neighborhoods. The Residential Infill Project recommends allowances for “middle” housing types that can be achieved at a scale and within a form that is compatible with the character of many of that city’s single-family residential neighborhoods. Portland’s work in this regard has objectives and challenges common to this RT zone review.

Further afield, cities like Melbourne, Australia have been allowing two dwellings on sites in either attached or detached forms (called dual occupancy) as a way of making better use of valuable urban land that is close the city centre. The success of these initiatives elsewhere,

¹ <https://www.portlandoregon.gov/bps/article/623488>

combined with the success of limited local infill projects, have informed the development of the proposed additional incentives and new housing options.

Proposed Zoning Amendments

Guideline restrictions and project feasibility have meant that only a few standard lots have utilized the character incentives provided in the current RT-5 District Schedule. Some RT-5 zone infill developments on standard lots have been enabled, through Heritage Revitalization Agreements (HRA), relaxations to zoning regulations including a bonus of up to 10% additional density, were granted. The vast majority of houses in Mount Pleasant and Grandview-Woodland are modest character houses, and are not candidates for the Heritage Conservation Program. Changes to the RT-5(5N) District Schedule and the RT-6 District Schedule (Appendix A) combined with updated and simplified design guidelines are needed to provide a more comprehensive and streamlined approach to expand housing choice and incentivize character retention throughout these neighbourhoods. The development options that would result from the proposed changes are illustrated in Appendix E. The key changes to the RT-5 and RT-6 district schedules are described below:

Sites with a character house

- Increase the number of dwelling units allowed on a standard 33 ft. lot from 2 units to 3 units (strata or ownership);
- Increase FSR for infill from 0.75 to 0.85;
- Introduce reduced parking for character infill developments on small lots;
- Introduce a new regulation such that if a character house is demolished it can only be replaced with a new single-family house at 0.5 FSR². The updates will maintain 0.6 as the outright FSR for single-family use on sites without a character house; and
- Increase the benchmark for “under-utilized” lots in RT-5 from 0.3 FSR to 0.45 FSR to reflect the current benchmark in RT-6.³ Staff estimate that approximately 14% of the pre-1940s houses in Grandview-Woodland and Mount Pleasant are less than 0.45 FSR and these smaller houses would now be eligible for redevelopment without penalty.

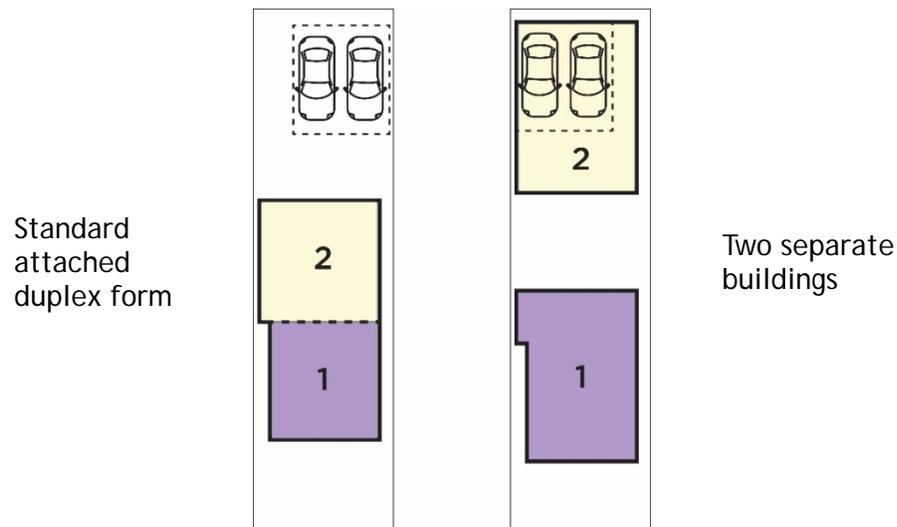
Sites without a character house (new construction)

- Allow suites/lock-off suites in duplex units (permitted within the 0.75 FSR);
- Allow separate principal buildings (big house/ little house) as an alternative to a standard duplex at 0.75 FSR to provide a building typology that better relates to the character house and infill building pattern. This option would allow for a modest-sized house (about 2,000 sq.ft.) at the front of the lot and smaller house (about 1,000 sq.ft.) at the lane instead of two attached 1,500 sq.ft. duplex units (shown in Figure 2); and

² Though downzoning was not supported as an option identified in the Character Homes Zoning Review (RS), this approach was specifically identified in the *Grandview-Woodland Community Plan* (p. 108).

³ An example of a house with 0.45 FSR would be a 900 sq.ft. main floor plus basement level on a 33 ft. lot.

Figure 2: Standard duplex form versus two separate principal buildings on one lot



- Increase opportunities for small scale, multi-family developments at 0.75 FSR on larger lots (50 ft. wide). Currently the RT-5 regulations permit multi-family (typically a four-plex) on large sites that are considered to be “underdeveloped” (now set in guidelines at below 0.3 FSR). There are many examples of this building type on West 16th Avenue south of Mount Pleasant Park. The proposed changes would allow multi-family on any large site that does not have a character house.

General changes

- Introduce laneway house as a permitted use with all single-family dwellings (pre and post 1940s houses).
- Introduce a new building depth regulation in order to reduce the scale of new buildings and improve neighbourliness. This regulation is anticipated to encourage some basement level living space and/or the inclusion of a smaller third floor in duplex buildings.

Ideas explored but not proposed

- The two-family zone review in Grandview-Woodland initially explored creating two RT zones, one to replace the existing RT zones (RT-4 and RT-5) and a second new RT zone for single-family (RS) areas that are being rezoned to RT, in order to preserve existing single-family rights. This approach caused unnecessary complexity and would have perpetuated single-family use in an area intended for more intensive housing forms. It was abandoned in favour of a clear and consistent single zone approach.
- Multiple Suites in a House - The question of whether the zoning should allow for multiple suites in a house has been raised by community members and Council. Staff have investigated this question as part of the RT Zone work and as part of the RS character incentives. A building with three or more units is considered a multi-family building under the Vancouver Building By-law (VBBL). There is a major challenge in regularizing an existing house that has three units or more where work was completed without permits. To be regularized by the City, the building needs to meet

significantly higher building code requirements. It is anticipated that character houses could meet the higher code obligations as part of a MCD proposal that would involve a significant building re-build, but it would not be practical or feasible otherwise. Relaxing the VBBL requirements for a multiple-family building would conflict with both national and provincial building codes and pose significant risk and life safety issues. Given these challenges, staff are not proposing zoning measures that would enable the legalization of multiple suites in a house beyond the MCD option (strata) which would need to fully meet code requirements.

- Larger Laneway House - At the June open house in Mount Pleasant the idea of a larger laneway house on lots with a character house was posed as an option to avoid the VBBL upgrades to the character house that would be triggered by strata titling the property. Instead of introducing new larger laneway house provisions into the RT zoning, it is simpler to allow for a larger rental "infill" house in the rear yard. As is required with laneway houses, this option will require that a non-strata covenant be registered against the title. The total floor space for the house and the infill unit (strata or non-strata) is limited to 0.85 FSR.

Technical and Financial Analysis

As part of the consideration of the proposed zoning changes, staff completed research and analysis to assess urban design performance, feasibility and suitability of building types and units. The analysis and findings are summarized below:

- Infill Feasibility and Scale - Staff researched the size of a typical two-storey house in both Grandview-Woodland and Mount Pleasant and found that many houses are about 0.6 FSR (2400 sq.ft.). If FSR for infill was maintained at the current limit of 0.75 it would mean that most lots could only build a 600 sq.ft. infill house (0.15 FSR). To enable a 1000 sq.ft. infill house on a site with a typical character house, an FSR of 0.85 is required (0.6 for the main house + 0.25 for the infill house = 0.85 FSR). Staff are confident that 0.85 FSR can be accommodated on standard lots, since that is in line with the FSR of the average infill development completed through an HRA process.
- Building Typology and Livability - The RT-6 zoned area east of City Hall has significant infill and new development today because the current zoning enables development on the 50 ft. lots predominant in that area. The zoning there has worked as intended to retain the character of the area and provide a variety of housing choices such as duplex, infill and new small scale, multi-family dwellings. The city surveyed residents of the area to better understand what works and doesn't work and found a high level of satisfaction among residents. The most positive aspects identified included: walkable neighbourhood close to transit, schools and shopping, good sense of community and neighbourhood character. Concerns identified by included: traffic short-cutting, limited street parking, lack of parking enforcement and school capacity.
- Financial Feasibility - The city retained an independent economic consultant to assess the viability of the options explored through this review. The assessment indicated that the introduction of laneway houses and the big house/little house alternative to standard duplex would put some modest upward pressure on land values (up to 5%) The big house/little house option would also result in one higher priced and one lower priced unit compared with a standard duplex where both units are the same size and price. The analysis also indicated that increasing FSR for character infill developments from 0.75 to 0.85 FSR would not materially increase property value, due to the requirement to upgrade the character house to strata title the property. However, the

infill option may be attractive to home-owners for personal reasons, such as accommodating family members or helping to finance a major renovation.

- To simplify the development process, where possible, the proposed changes replace reliance on design guidelines with external design regulations, an approach used successfully in other district schedules. Projects involving character incentives will still be subject to design guidelines and a conditional approval process.
- Trade-offs: The new housing options and character incentives are anticipated to have the following impacts:
 - Street Parking - While these areas are highly walkable and transit accessible, people will still own vehicles. Character infill developments on small lots will be enabled through a reduced parking requirement and this will place more pressure on street parking.
 - Trees, Open Space and Sunlight - While an effort will be made to retain trees where feasible, there will be tree loss to allow for infill and larger new buildings. New landscaping will be provided but there will be less green space due to increased site coverage.
 - Privacy - Since limited infill has occurred in most areas other than in West Mount Pleasant (RT-6), residents enjoy a high degree of privacy. Adding infill and laneway houses will mean that there will be more people living in the rear yards of properties which can be expected to raise issues of overlook and privacy.
 - Loss of Some Character Buildings - Staff anticipate that the new incentives will mean that character buildings will be retained and renewed. Not all pre-1940s houses have character merit. It is estimated that 80% of pre-1940s houses will be considered to have character merit and about 14% of those are too small to be feasibly retained or be added to (under-utilized) without compromising the original character of the building.

These considerations will be balanced to achieve the best outcomes, but some objectives conflict and trade-offs are required to accommodate more housing.

Potential Outcomes and Implementation

It is difficult to assess what the take-up will be of the new incentives and options included in the proposed zoning amendments. There are some character house owners that were intending to apply and have been on pause while these changes were developed. There are about 130 applications in stream in the areas affected by the proposed zoning amendments. Once Council approves the amendments, permits must comply with the new zoning.

Successful implementation of incentives for both the RT zones and the new RS character incentives will require a coordinated and supportive approach by staff across all involved City departments. An interdepartmental staff working group has been established to build staff awareness, roll-out a staff training program to ensure smooth application processing, and examine and find solutions to processing and technical challenges that may arise over the coming year. Staff will also be looking at how to effectively improve processes through the Housing Renovation Centre model. A report back to Council on these needs will be made based on early monitoring and evaluation of any processing challenges, and will include additional dwelling unit yield and the take-up of improved incentives.

Public Consultation Summary

The changes to the proposed RT zones will implement policies developed as part of large scale community planning programs in Grandview-Woodland and Mount Pleasant. Over the past year, the emerging proposals have been shared at key engagement events in both communities. The outcomes of those consultations are detailed in Appendices F and G and are summarized below.

November 2016

- Open Houses in Grandview-Woodland - This event shared ideas and information about creating new RT zones to incentivize character retention and increase housing choice.

May 2017

- Open House in Mount Pleasant - This event introduced the review and shared ideas.
- Open Houses in Grandview-Woodland - This event provided more detail on the proposed RT zoning and included revised development options.
- RT-6 - Resident Satisfaction Survey - assessed what is working and identified issues.

June 2017

- Letter to Fairview and others in GW to inform all RT-5 property owners about changes.
- Open House in Mount Pleasant - This event explained how the RT zone programs in Grandview-Woodland and Mount Pleasant have been combined to produce a common proposal for change and shared details.

Key Comments from Public Engagement received to date

- Support in both Grandview-Woodland and Mount Pleasant for allowing more infill.
- Support for increasing FSR for character retention from 0.75 FSR to 0.85 or more.
- Strong support for two separate houses as a new option to attached duplex.
- Concern that 0.5 FSR for the demolition of character house is too punitive especially in cases where demolition is warranted by extreme state of disrepair.
- Concern about street parking pressures and parking enforcement.
- Concern that FSR for single-family use in RS zones (0.86) exceeds FSR for infill in RT
- Concern that the City needs to provide more parks and amenities to meet needs of more people to support growth in these neighbourhoods.
- Concern that the changes proposed do not take full advantage of locations well served by transit and that more significant change is needed to address housing challenges.
- Concern about the complex process and time to secure permits.
- A mix of opinion on whether new development should be built to reflect the style of old buildings or whether a mix of mix of building styles is desirable, with slightly more support for a mix of building styles.

Staff response

- The introduction of a new penalty to reduce outright density for a single-family dwelling from 0.6 to 0.5 FSR in the event of character house is demolished is a specific policy action identified in the Grandview-Woodland Plan. Staff believe that incentives are sufficient to encourage retention that few will seek to demolish. Small under-utilized houses (less than 0.45 FSR) and houses with documented major structural issues can be demolished without penalty.
- The added population that will result from the proposed zoning amendments was anticipated as part of the overall growth projections included in the Mount Pleasant and Grandview-Woodland Community Plans. Both plans have public benefits strategies that will deliver needed amenities to support population growth over time.
- The Mount Pleasant and Grandview-Woodland Community Plans are comprehensive plans for change that identify a number of policy measures to add housing. The zoning amendments identified in this report are only part of the long term growth strategies which include opportunities for more intensive housing forms in both communities. In the future some portions of these RT zoned areas may be considered for rezoning as part of the Housing Vancouver strategy or other related planning programs.
- The Engineering Department is undertaking spot parking occupancy surveys in both Grandview Woodland and Mount Pleasant to assess the ability to handle increased demand for more on-street parking and determine what tools are needed to manage demand including introducing more resident permit parking programs.
- The new incentives for RT-5 and RT-6 will allow a large character house at 0.75 plus a laneway house for a combined FSR of 0.91. The FSR proposed for MCD is 0.75 and 0.85 for infill, both lower than the FSR that will be allowed for a large character house with a laneway. However, the MCD and Infill options are typically strata projects which require larger and more carefully designed private outdoor spaces for each unit compared to what a basement suite with a laneway house would provide and strata owners typically also want on-site parking. In both MCD and infill projects, parking structures are exempt from the FSR but add to the total floor area (and built volume) of the site. For an infill development the FSR is limited to 0.85, but parking structures are exempt from FSR. So with a double car garage/carport, the total floor area is 0.95, which exceeds the total floor area of the single-family character house with a laneway house.
- New regulations and guidelines will allow new buildings to be modern in expression, except in the RT-6 special character merit area where new buildings must be designed to follow the general features of the character and heritages houses in the area.

Next Steps and Timelines

July 2017

Should Council decide to refer the proposed amendments to the Zoning and Development By-law to public hearing, staff will notify those with current applications in the affected areas so that they are aware that possible amendments that could affect their applications.

September 2017

As there has been some variation in the materials and ideas shared a part of the evolution of a combined proposal for Grandview-Woodlands and Mount Pleasant, staff are planning to hold an information session in early September. This will provide an opportunity to share what we have heard and considered as part of this work program and clarify the proposal that is being recommended for consideration at public hearing.

IMPLICATIONS

Financial

Staff anticipate that the changes will result in more permit applications and the addition of new housing units. Two-family (RT) permits involve staff from Planning, Urban Design and Sustainability and from Development Services. Higher work volumes to process additional permits could result in the need for additional staff to provide timely service to customers. Any requests for additional staffing and operating funding would be brought forward for consideration through future operating budget processes.

The Mount Pleasant and Grandview-Woodland Community Plans public benefits strategies each identify the public amenities and infrastructure required to address current needs and those associated with projected growth. The changes contemplated in this report could result in low level growth over large parts of the two communities. Depending on take up of the new housing opportunities provided, it could impact the timing and priority of upgrades to amenities and infrastructure in these areas.

Development Cost Levies (DCL's) are collected from development to help pay for public amenities and infrastructure made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and engineering infrastructure.

Legal

Applicants who are in process will need to comply with by-law changes if enacted or permits cannot be issued. Staff are working to quantify the volume of in-stream applications and will provide notification to applicants who may be affected by changes pending by-law referral.

CONCLUSION

This report recommends changes to the Zoning and Development By-law to expand opportunities for housing choice and increase character retention incentives in the RT-5 and RT-6 zones in the historical inner-city neighbourhoods of Mount Pleasant and Grandview-Woodland. These changes act on a number of Council priorities and directives aimed at expanding housing opportunities, retaining character and simplifying regulations.

* * * * *

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

**A By-Law to amend
Zoning and Development By-law No. 3575
to create amended district schedules in
Grandview-Woodland and Mount Pleasant and adjacent areas**

1. This by-law amends the indicated provisions of the Zoning and Development By-law.
2. This by-law amends the Zoning District plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notation, and references shown on the plans marginally numbered Z-() and Z-(), attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D to By-law No. 3575.
3. In section 2, Council adds, in alphabetical order: "Under-utilized lots means a lot or lots in RT-5, RT-5N and RT-6 zones under developed to less than 0.45 FSR."
4. In section 3.2.6, Council deletes "RT-5A" and "RT-5AN".
5. In section 5.14, in the paragraph in Column B which is opposite paragraph 2, Council deletes "RT-5A" and "RT-5AN".
6. In section 9.1, under the heading Two Family Dwelling, Council deletes "RT-5A" and "RT-5AN".
7. Council amends the RT-5, RT-5A, RT-5N and RT-5AN Districts Schedule to remove districts RT-5A and RT-5AN as attached to this by-law as Schedule B.
8. Council amends the RT-6 District Schedule as attached to this by-law as Schedule C.



The properties outlined in black () are rezoned:
 From **RS-1** to **RT-5**

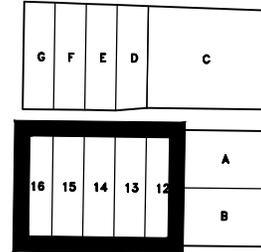
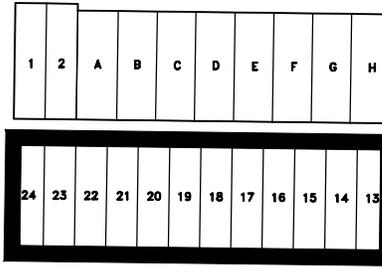
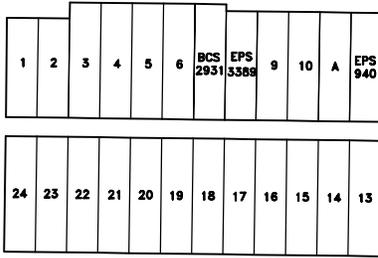
RZ - Grandview-Woodland - RT-5

map: 1 of 5

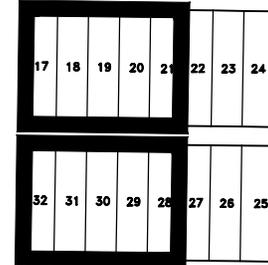
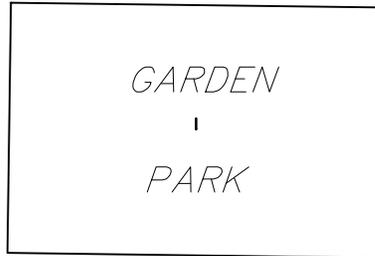
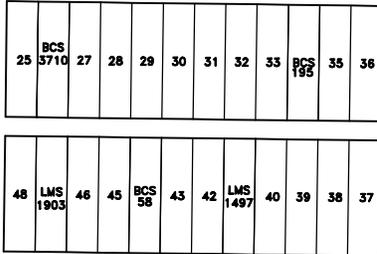
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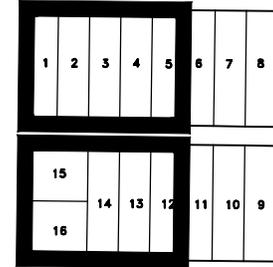
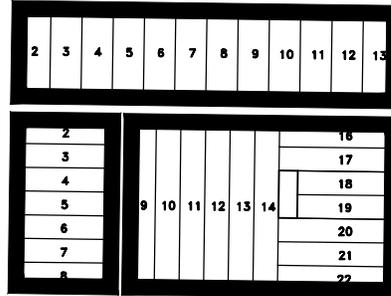
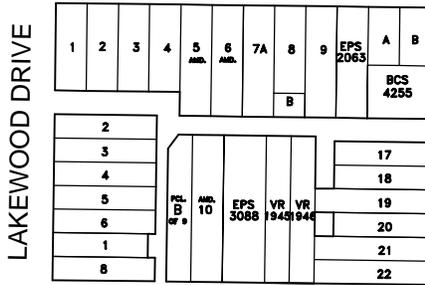
E 1ST AV



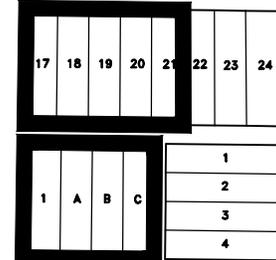
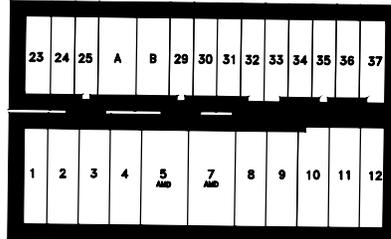
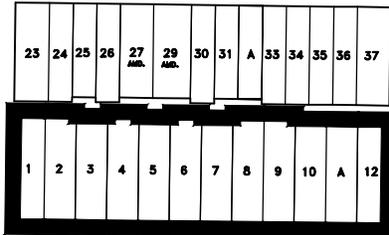
E 2ND AV



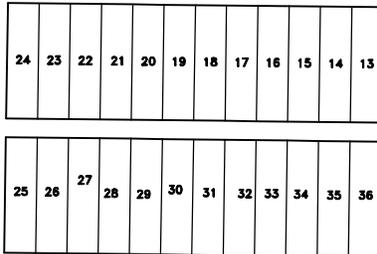
E 3RD AV



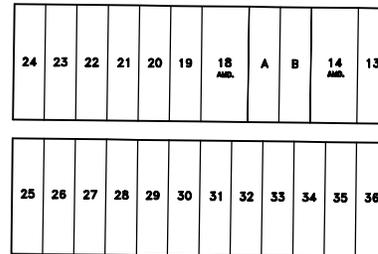
E 4TH AV



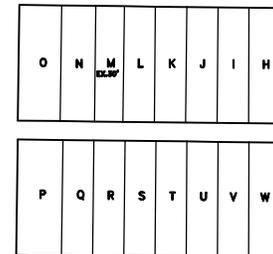
E 5TH AV



TEMPLETON DRIVE



GARDEN DRIVE



E 6TH AV

The properties outlined in black () are rezoned:
From **RS-1** to **RT-5**

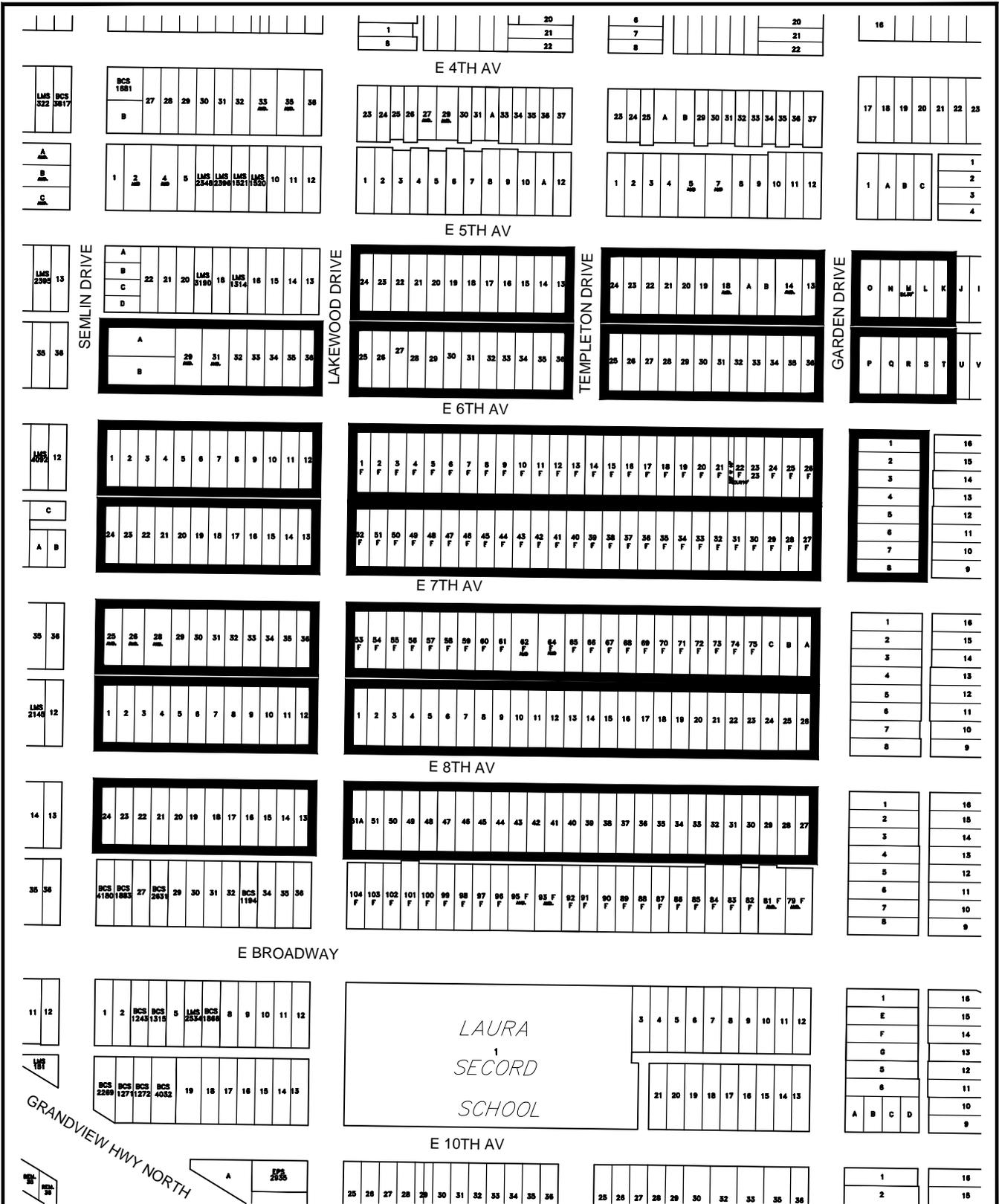
RZ - Grandview-Woodland - RT-5

map: 2 of 5

scale: NTS



Schedule A



The properties outlined in black (**█**) are rezoned:
 From **RS-1** to **RT-5**

RZ - Grandview-Woodland - RT-5

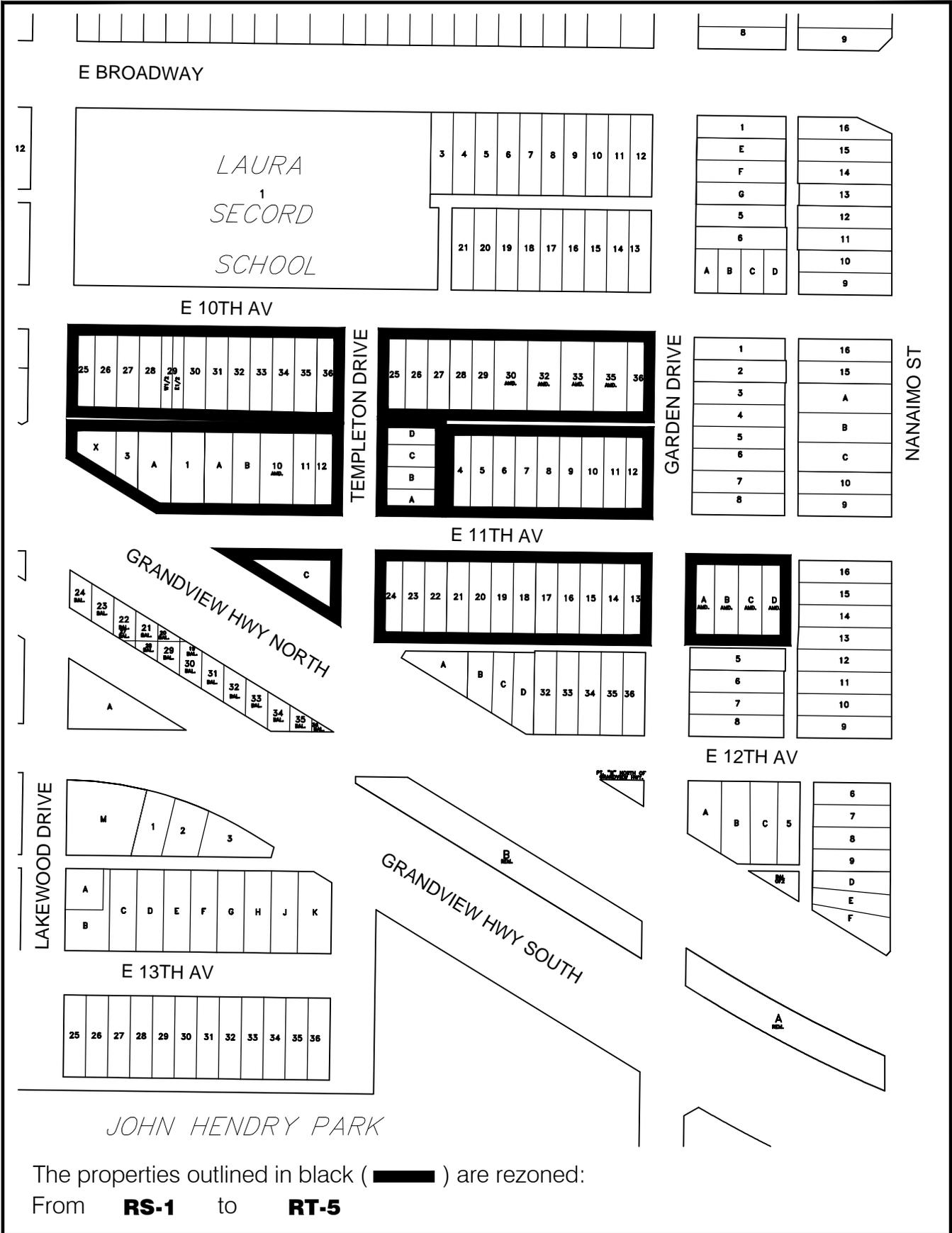
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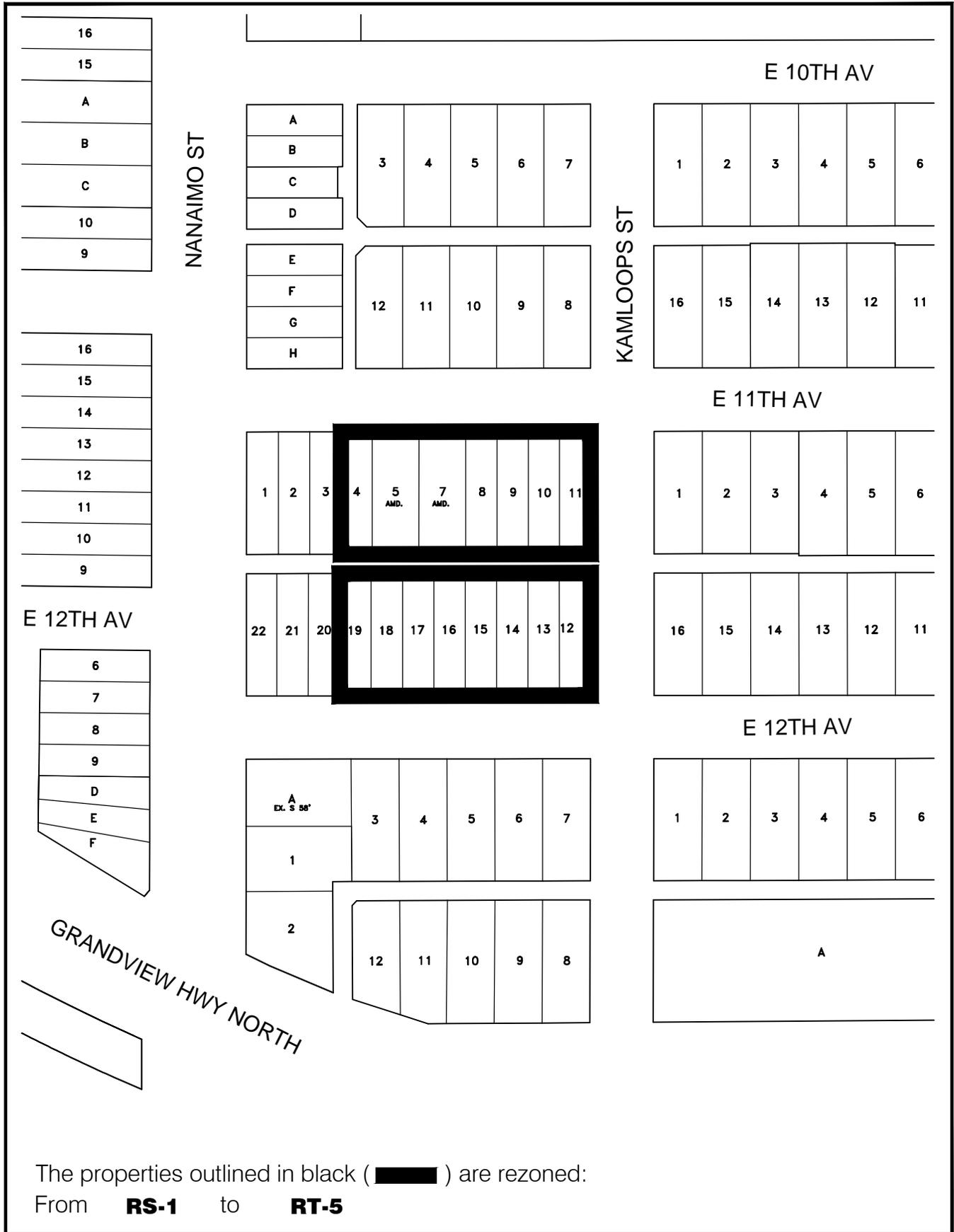


City of Vancouver

date: 2017-07-04



The properties outlined in black (**█**) are rezoned:
 From **RS-1** to **RT-5**



The properties outlined in black () are rezoned:
 From **RS-1** to **RT-5**

RZ - Grandview-Woodland - RT-5

map: 5 of 5

scale: NTS





The properties outlined in black () are rezoned:
 From **RS-1** to **RT-5N**

Schedule A



The properties outlined in black (**█**) are rezoned:
 From **RS-1** to **RT-5N**

RZ - Grandview-Woodland - RT-5N

map: 2 of 3
 scale: NTS





The properties outlined in black () are rezoned:
 From **RS-1** to **RT-5N**

RZ - Grandview-Woodland - RT-5N

map: 3 of 3

scale: NTS





The properties outlined in black () are rezoned:
 From **RS-4** to **RT-5**

RZ - Grandview-Woodland - RT-5

map: 1 of 2

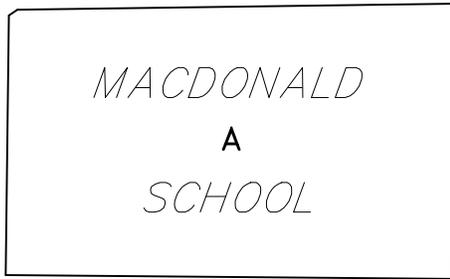
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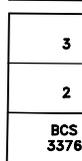
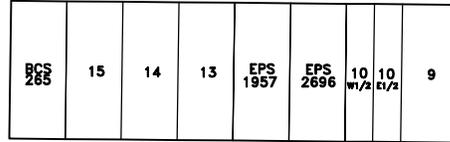
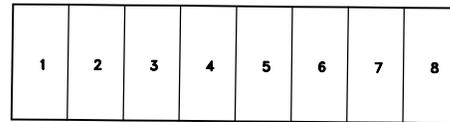
E HASTINGS ST



VICTORIA DRIVE

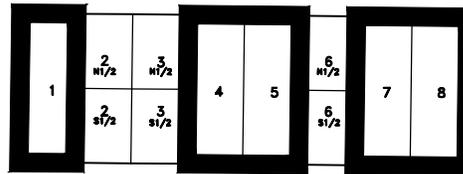
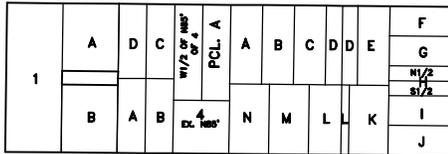
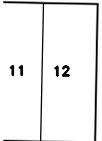


SEMLIN DRIVE

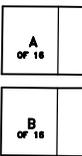
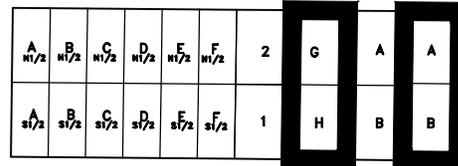
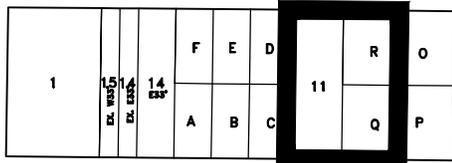
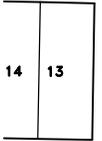


LAKewood DRIVE

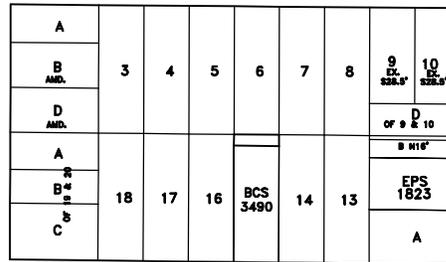
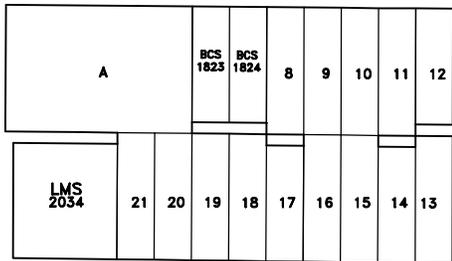
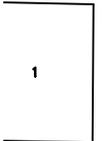
E PENDER ST



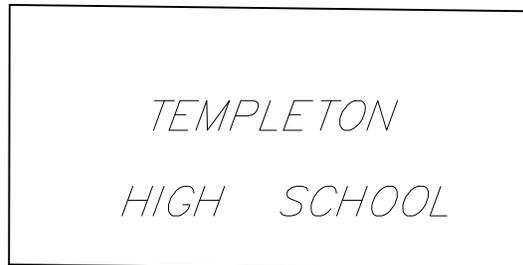
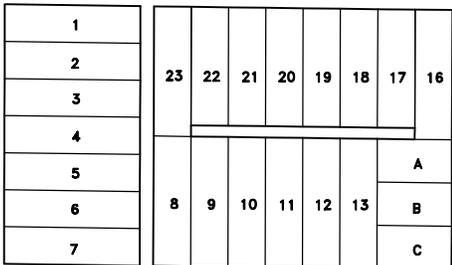
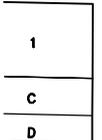
FERNDale ST



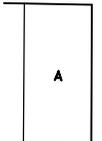
TURNER ST



E GEORGIA ST



ADANAC ST



The properties outlined in black () are rezoned:
From **RS-4** to **RT-5**

RZ - Grandview-Woodland - RT-5

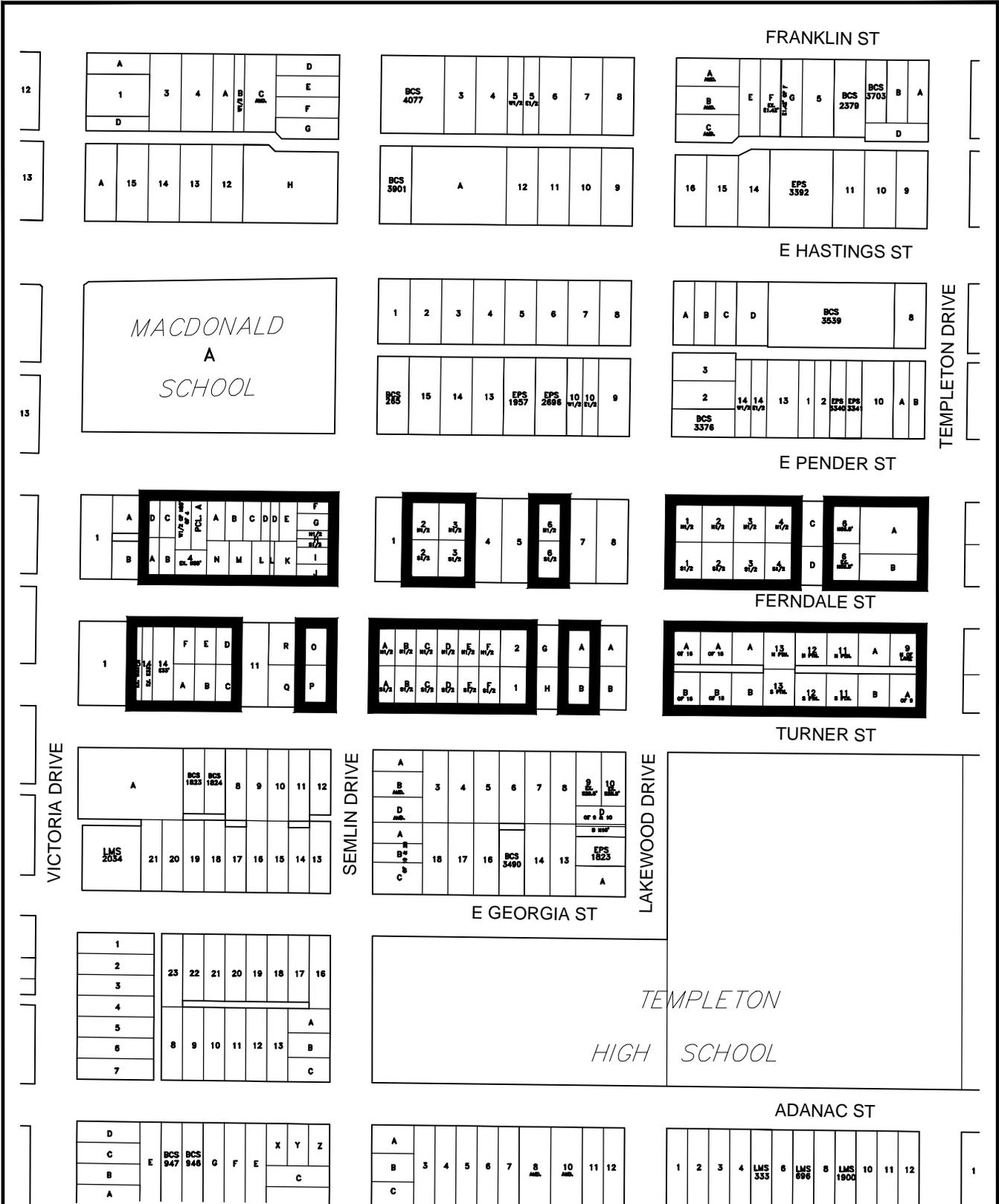
map: 2 of 2

scale: NTS



City of Vancouver

date: 2017-07-04



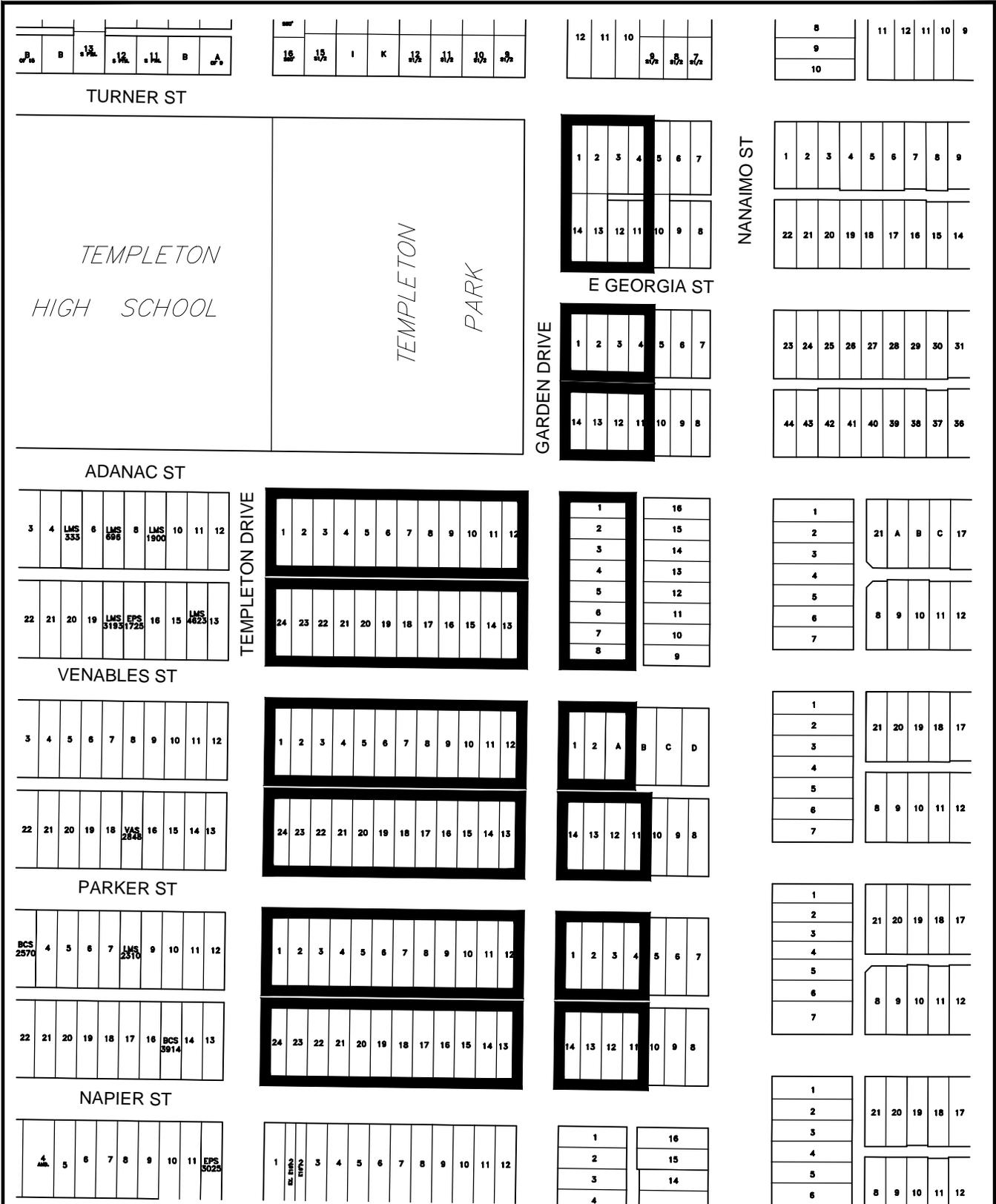
The properties outlined in black () are rezoned:
From **RS-7** to **RT-5**

RZ - Grandview-Woodland - RT-5

map: 1 of 3

scale: NTS





The properties outlined in black (**█**) are rezoned:
 From **RS-7** to **RT-5**

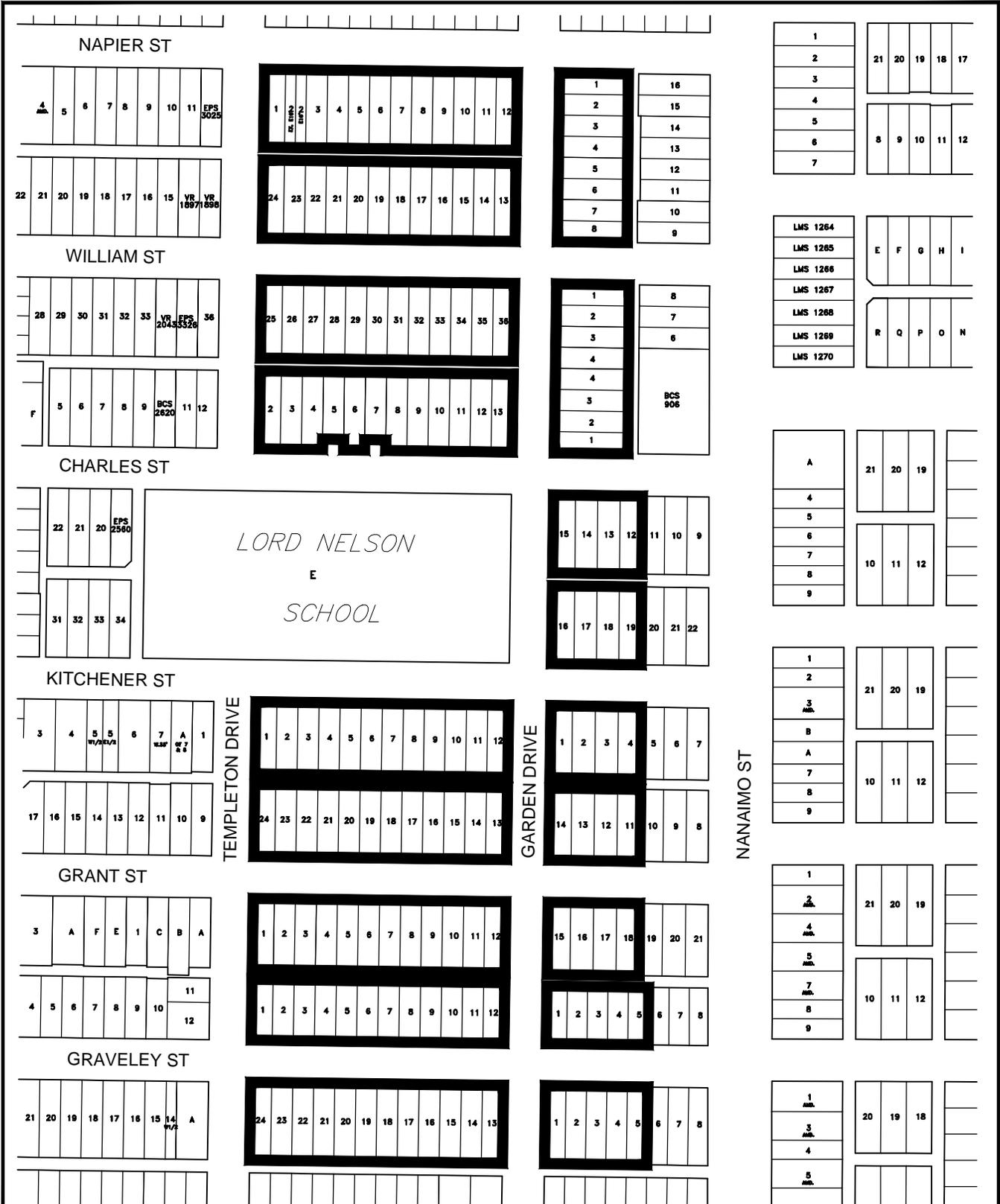
RZ - Grandview-Woodland - RT-5

map: 2 of 3

scale: NTS



Schedule A



The properties outlined in black () are rezoned:
From **RS-7** to **RT-5**

RZ - Grandview-Woodland - RT-5

map: 3 of 3

scale: NTS



FERNDALE ST

J	12 N1/2	11 N1/2	10 N1/2	9 N1/2
K	12 S1/2	11 S1/2	10 S1/2	9 S1/2

12	11	10	9 N1/2	8 N1/2	7 N1/2
			9 S1/2	8 S1/2	7 S1/2

W1 ⁵ / ₆ / ₂
7
8
9
10

				E1 ¹ / ₂
11	12	11	10	9

TURNER ST



GARDEN DRIVE

1	2	3	4	5	6	7
14	13	12	11	10	9	8

NANAIMO ST

1	2	3	4	5	6	7	8	9
22	21	20	19	18	17	16	15	14

E GEORGIA ST

1	2	3	4	5	6	7
14	13	12	11	10	9	8

23	24	25	26	27	28	29	30	31
44	43	42	41	40	39	38	37	36

ADANAC ST

6	7	8	9	10	11	12
19	18	17	16	15	14	13

1	16
2	15
3	14
4	13
5	12
6	11
7	10
8	9

1	21	A	B	C	17
2					
3					
4					
5					
6	8	9	10	11	12
7					

VENABLES ST

The properties outlined in black () are rezoned:
From **RS-7** to **RT-5N**

RZ - Grandview-Woodland - RT-5

map: 1 of 3

scale: NTS



19	18	17	16	15	14	13
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5
6
7
8
12
11
10
9

5
6
7

8	9	10	11	12
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VENABLES ST

6	7	8	9	10	11	12
---	---	---	---	----	----	----

1	2	A	B	C	D
---	---	---	---	---	---

1
2
3
4
5
6
7

21	20	19	18	17
----	----	----	----	----

19	18	17	16	15	14	13
----	----	----	----	----	----	----

14	13	12	11	10	9	8
----	----	----	----	----	---	---

8	9	10	11	12
---	---	----	----	----

PARKER ST

6	7	8	9	10	11	12
---	---	---	---	----	----	----

1	2	3	4	5	6	7
---	---	---	---	---	---	---

1
2
3
4
5
6
7

21	20	19	18	17
----	----	----	----	----

19	18	17	16	15	14	13
----	----	----	----	----	----	----

14	13	12	11	10	9	8
----	----	----	----	----	---	---

8	9	10	11	12
---	---	----	----	----

NAPIER ST

6	7	8	9	10	11	12
---	---	---	---	----	----	----

1
2
3
4
5
6
7
8
16
15
14
13
12
11
10
9

1
2
3
4
5
6
7

21	20	19	18	17
----	----	----	----	----

19	18	17	16	15	14	13
----	----	----	----	----	----	----

GARDEN DRIVE

NANAIMO ST

8	9	10	11	12
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LMS 1264
LMS 1265
LMS 1266

E	F	G	H	I
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The properties outlined in black () are rezoned:
From **RS-7** to **RT-5N**

RZ - Grandview-Woodland - RT-5

map: 2 of 3

scale: NTS





The properties outlined in black () are rezoned:
 From **RS-7** to **RT-5N**

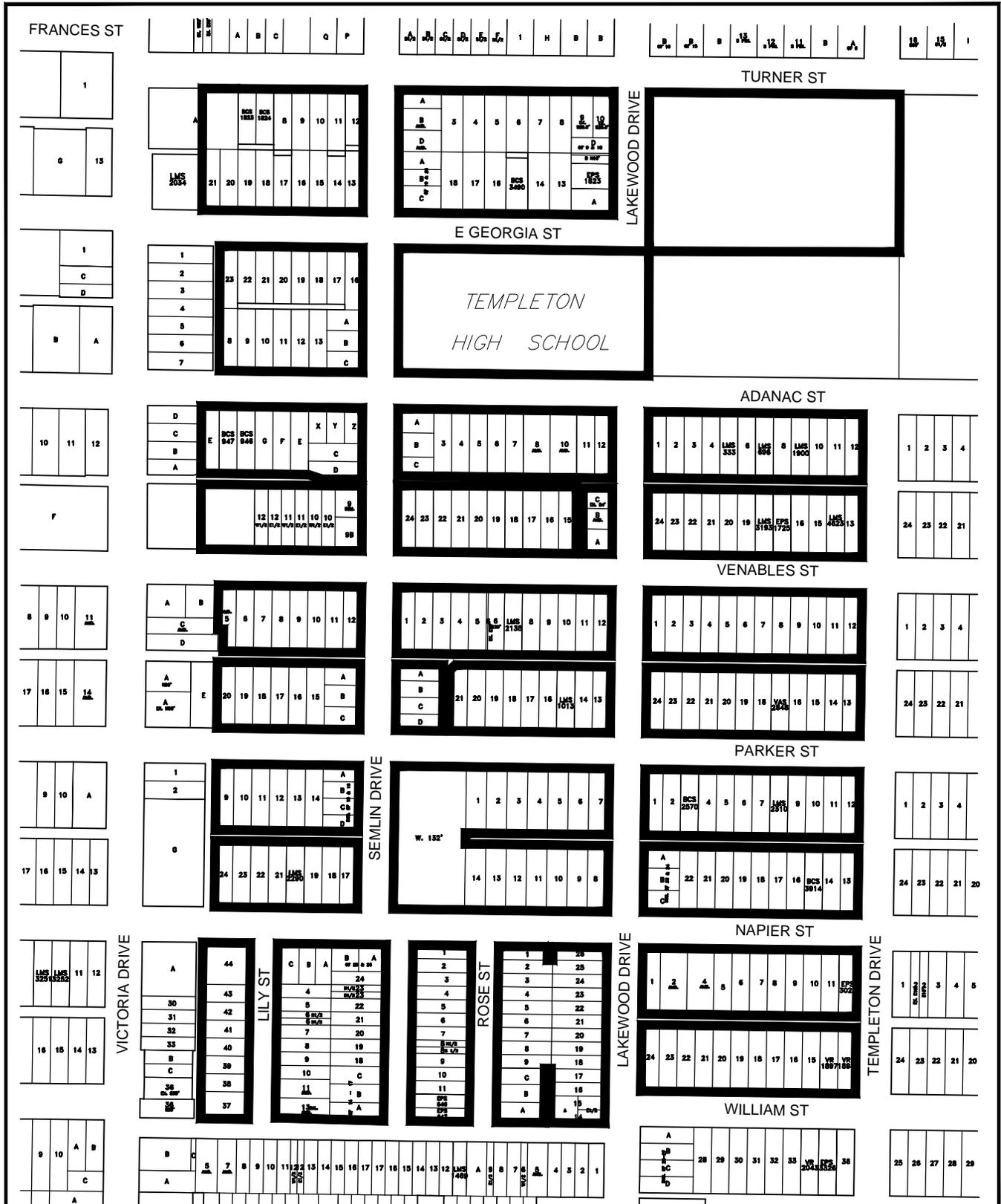


The property outlined in black () is rezoned:
 From **RT-4** to **RT-5**

RZ - Grandview-Woodland - RT-5

map: 1 of 4
 scale: NTS





The properties outlined in black (**█**) are rezoned:
 From **RT-4** to **RT-5**

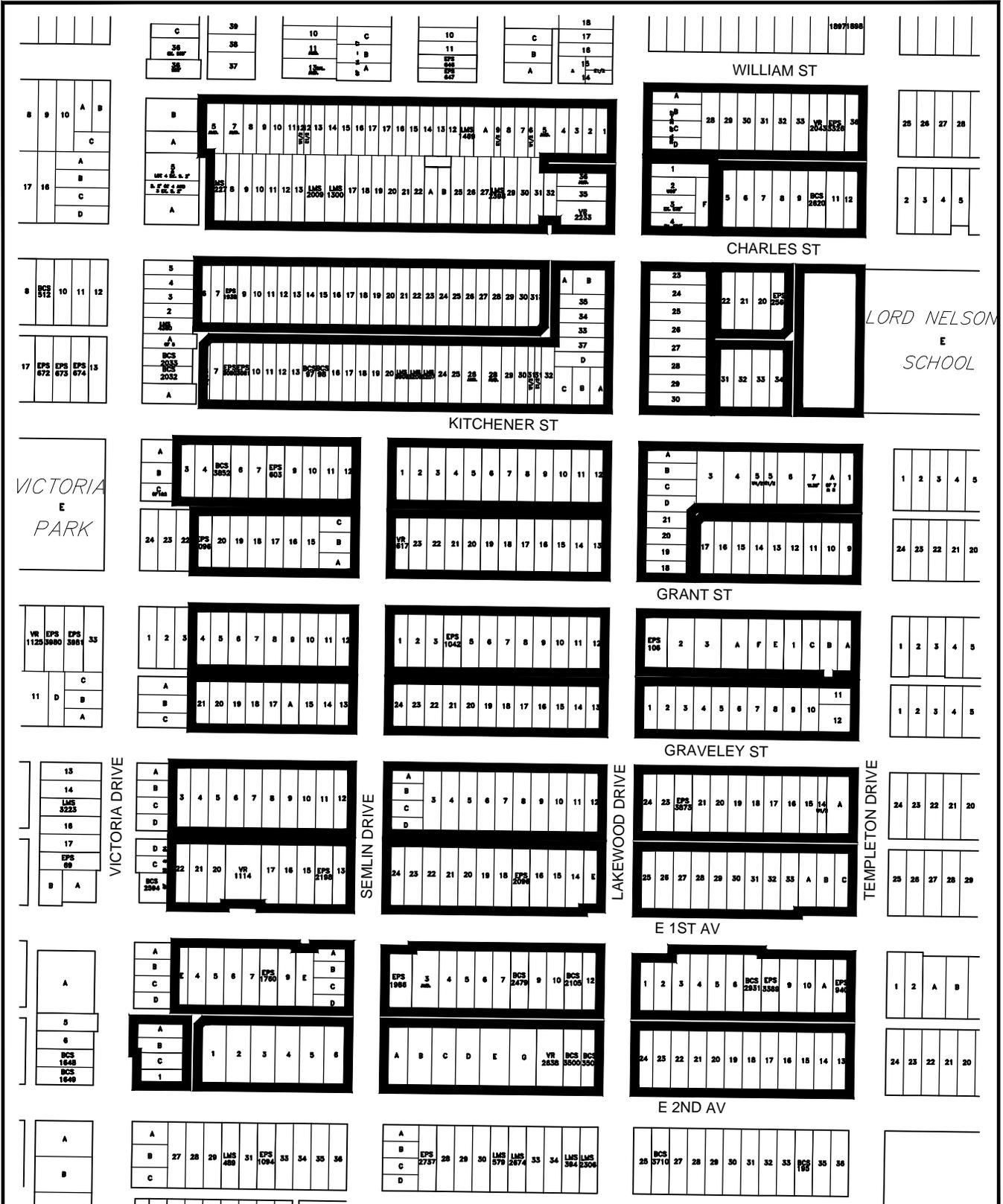
RZ - Grandview-Woodland - RT-5

map: 2 of 4

scale: NTS



Schedule A



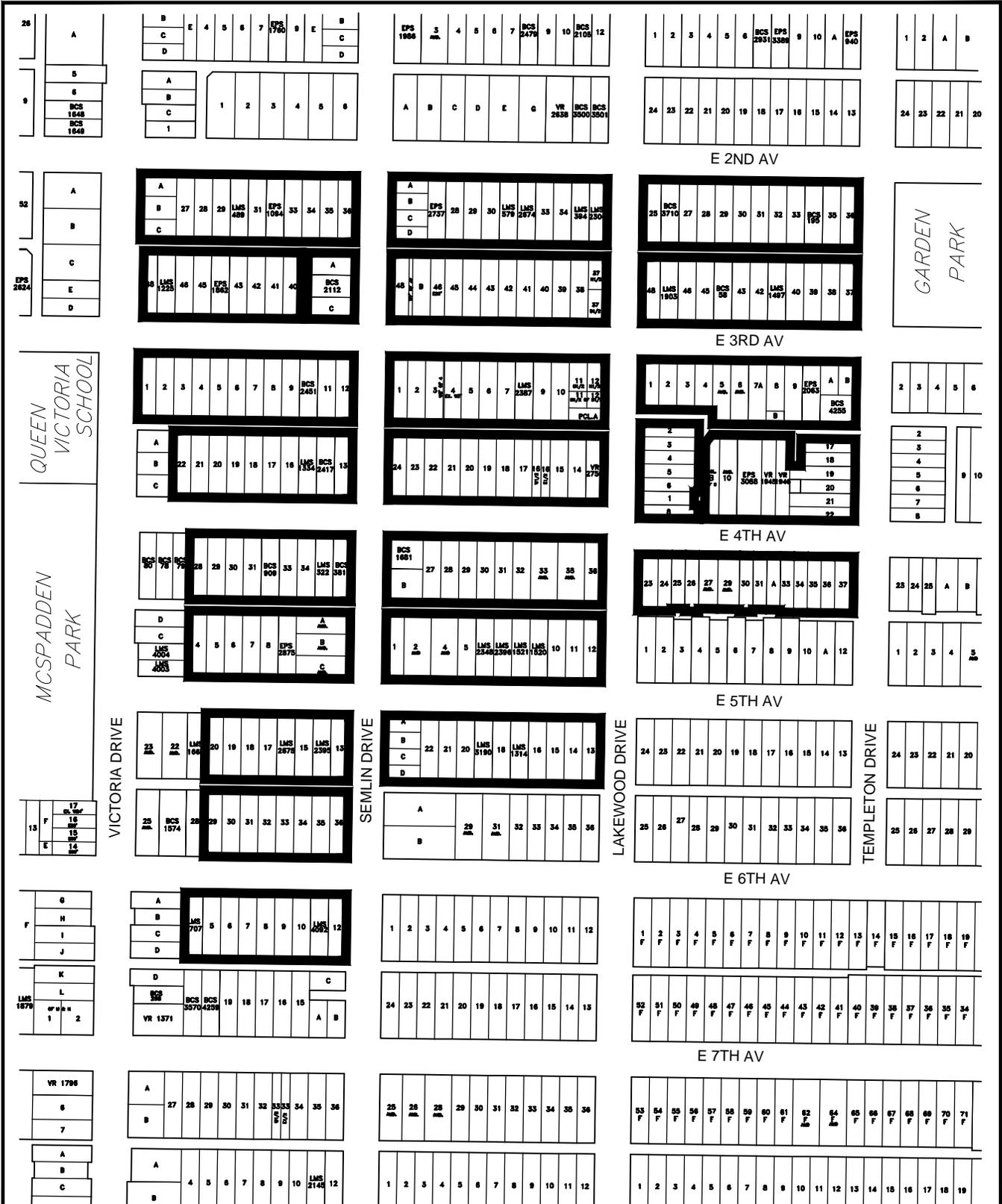
The properties outlined in black (**█**) are rezoned:
 From **RT-4** to **RT-5**

RZ - Grandview-Woodland - RT-5

map: 3 of 4
 scale: NTS



Schedule A



The properties outlined in black (**█**) are rezoned:
 From **RT-4** to **RT-5**

RZ - Grandview-Woodland - RT-5

map: 4 of 4

scale: NTS



City of Vancouver

date: 2017-07-04



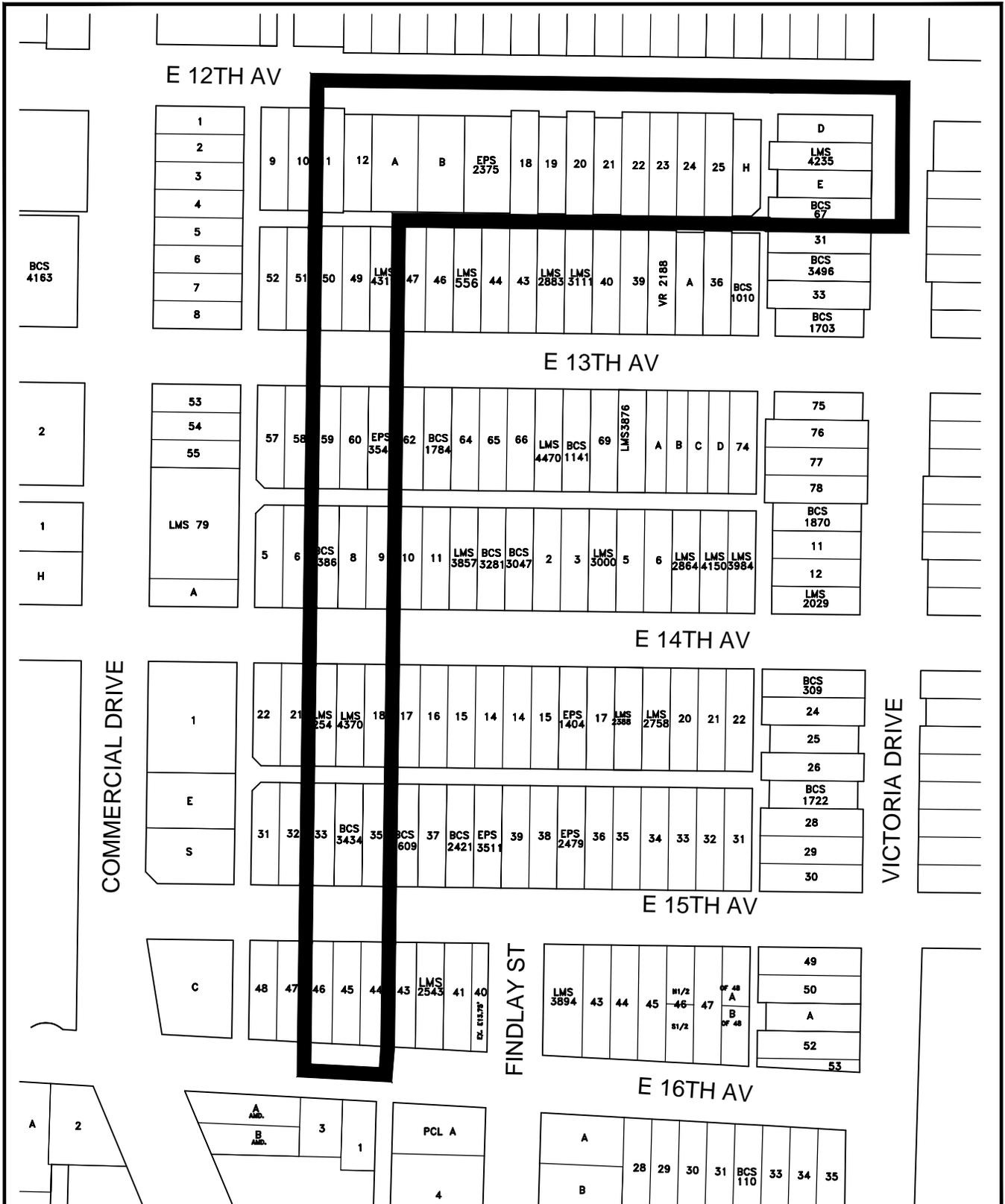
The properties outlined in black (**█**) are rezoned:
 From **RT-5A** to **RT-5**

RZ - RT-5

map: 1 of 1

scale: NTS





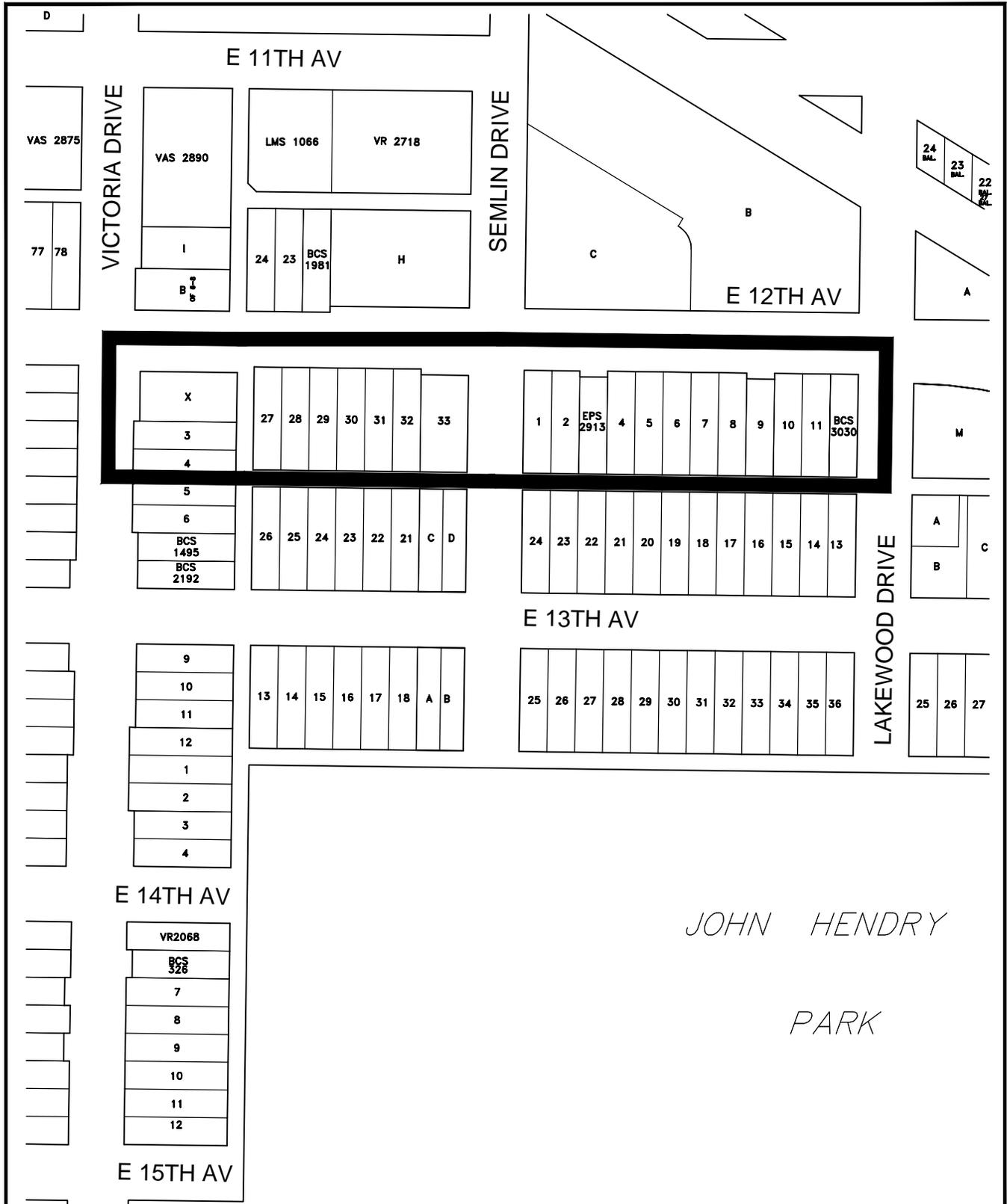
The properties outlined in black (**█**) are rezoned:
 From **RT-5AN** to **RT-5N**

RZ - RT-5N

map: 1 of 2

scale: NTS





The properties outlined in black () are rezoned:
 From **RT-5AN** to **RT-5N**

RZ - Grandview-Woodland - RT-5N

map: 2 of 2

scale: NTS



Schedule B

NOTE: **STRIKEOUTS** INDICATE DELETIONS
UNDERLINES INDICATE ADDITIONS

RT-5, ~~RT-5A, RT-5N~~ and RT-5AN Districts Schedule (DRAFT)

1 Intent

~~The intent of this Schedule is to encourage the retention of existing residential structures. In the RT-5 and RT-5N Districts emphasis is placed on the external design of all new buildings and additions being compatible with the historical character of the area, and on being neighbourly in scale and placement. In the RT-5A and RT-5AN Districts this emphasis applies only to certain uses or to development seeking density relaxations. The RT-5N and RT-5AN Districts differ from the RT-5 and RT-5A Districts, respectively, in that they require evidence of noise mitigation for residential development.~~

The intent of this Schedule is to encourage retention of existing character and heritage houses, and new development compatible in form, building scale and placement with existing historic buildings, and reflecting the existing lot patterns. On sites where an existing character or heritage house is retained, multiple conversion dwellings and infill development are encouraged. Otherwise, new two-family dwellings, two new one-family dwellings or multiple dwellings on larger sites are permitted. Laneway houses, secondary suites, and lock-off units are permitted, within limits, to provide additional flexible housing choices. The RT-5N District differs from the RT-5 District because it requires evidence of noise mitigation for residential development.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted and shall be issued a permit in these Districts.

2.2 Uses

2.2.1 The uses listed in section 2.2.1 shall be permitted in the RT-5, ~~RT-5A, RT-5N~~, and RT-5AN Districts.

2.2.1.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;

- (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings; and
- (e) roof decks and sun decks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.1.DW [Dwelling]

- One-Family Dwelling.
- Two-Family Dwelling.
- Multiple Conversion Dwelling, provided that:
 - (a) no additions shall be permitted;
 - (b) no housekeeping or sleeping units shall be created;
 - (c) the number of dwelling units is limited to two; and
 - (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.1.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

~~2.2.2 — The uses listed in section 2.2.2 shall be permitted in the RT-5A and RT-5AN Districts.~~

~~2.2.2.DW [Dwelling]~~

- ~~• One-Family Dwelling.~~
- ~~• Two-Family Dwelling.~~

3 Conditional Approval Uses

3.1 ~~Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:~~

~~Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2 including such conditions as it may decide provided that it first considers:~~

- (a) the intent of this Schedule and all applications applicable Council policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

3.2.1 The uses listed in section 3.2.1 may be permitted in the RT-5, ~~RT-5A, RT-5N,~~ and RT-5AN Districts.

- 3.2.1.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.1.A of this Schedule.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.1.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.1.C [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.1.D • Deposition or extraction of material so as to alter the configuration of the land.

3.2.1.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill in conjunction with retention of a character house existing on the site as of [date of enactment].
- ~~• Laneway House, subject to section 11.24 of this By-law.~~
- Multiple Conversion Dwelling (other than as provided for in section 2.2.1.DW of this Schedule), in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units, resulting from the conversion of a building existing as of December 6, 1977, provided that:
 - ~~(a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;~~
 - ~~(b) building additions shall be in keeping with the character of the building; and~~
 - ~~(c) no housekeeping or sleeping units shall be created.~~
- Multiple Dwelling, ~~subject to the following:~~
 - ~~(a) except in the case of buildings designed specifically for senior citizens' housing or similar use, a minimum of 50 percent of the dwelling units within any building shall contain two or more bedrooms.~~
- ~~• One-Family Dwelling on sites with more than one principal building, in accordance with section 4.1.2 of this schedule.~~
- ~~• One-Family Dwelling with Secondary Suite.~~
 - ~~• One-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with section 4.1.2 of this Schedule, provided that there is no more than one Secondary Suite on the site.~~
- ~~• Lock-off Unit in conjunction with a One-Family Dwelling or Two-Family Dwelling, provided that there is no more than one Lock-off Unit for each dwelling unit.~~
- ~~• Two-Family Dwelling with Secondary Suite provided that there is no more than one Secondary Suite for each dwelling unit.~~
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.1.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.

- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.1.O [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.1.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.

3.2.1.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

3.2.1.U [Utility and Communication]

- Public Utility.

~~3.2.2 — The uses listed in section 3.2.2 may be permitted in the RT-5 and RT-5N Districts.~~

~~3.2.2.DW [Dwelling]~~

- ~~• One Family Dwelling.~~
- ~~• Two Family Dwelling.~~

4 Regulations

~~All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations, except section 4.15 which shall apply only in the RT-5N and RT-5AN Districts.~~

~~All approved uses are subject to the following regulations, except for Laneway House, which is only permitted in combination with a One-Family Dwelling and One-Family Dwelling with Secondary Suite, and is subject to section 11.24 of this By-law; and section 4.15 of this Schedule which shall apply only in the RT-5N District.~~

4.1 Site Area

4.1.1 The minimum site area for a one-family dwelling, a one-family dwelling with secondary suite, or a two-family dwelling shall be 306 m².

~~4.1.2 Notwithstanding section 10.1 of this By-law, the Director of Planning may permit more than one principal building on a site with a minimum area of 334 m² provided the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.~~

4.2 Frontage

~~4.2.1 The minimum frontage for a site for a multiple dwelling shall be 15.2 m.~~

4.2.2 The maximum frontage for a site for a multiple dwelling shall be 32.0 m, provided that the components of such frontage shall be no more than two adjoining lots which were on record in the Land Title Office for Vancouver prior to December 6, 1977.

~~4.2.3 The maximum frontage for a site for infill in conjunction with the retention of a character house shall be 15.2 m, provided that the components of such frontage shall be no more than two adjoining lots which were on record in the Land Title Office for Vancouver prior to [enactment date].~~

~~4.2.4 For all other uses, the maximum frontage shall be the existing frontage of a single lot which was on record in the Land Title Office for Vancouver prior to [date of enactment].~~

4.3 Height

~~4.3.1 A building shall not exceed 10.7 m in height in the front 60% of the site depth, and 7.7 m in the rear 40% of the site depth, except that the Director of Planning may vary the maximum height provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.~~

~~4.3.2 A building shall not have more than 2½ storeys, except that the Director of Planning may permit a building to 3 storeys provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.~~

~~4.3.1 A building shall not exceed 10.7 m in height and shall not have more than 2½ storeys.~~

4.4 Front Yard

~~4.4.1 The required front yard shall be a minimum depth of 7.3 m or 20% of the lot depth, whichever is the lesser. A front yard with a minimum depth of 7.3 m shall be provided.~~

4.4.2 In the case of a site having an average depth of less than 36.5 m, the required front yard may be reduced in accordance with section 11.2 of this By-law.

~~4.4.3 Covered porches complying with the conditions of section 4.7.6(f) shall be permitted to project a maximum of 1.6 m into the required front yard.~~

~~4.4.34~~ The Director of Planning or the Development Permit Board, as the case may be, may relax the minimum depth of the required front yard provided that consideration is first given to the first ~~considers~~ the depths of the adjacent front yards and all applicable policies and guidelines adopted by Council.

4.5 Side Yards

4.5.1 A side yard with a minimum width of 10 percent of the width of the site shall be provided on each side of the building, except that it need not be more than 1.5 m in width.

4.5.2 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 11.1 of this By-law.

4.6 Rear Yard

- 4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided.
- 4.6.2 In the case of a site having an average depth of less than 36.5 m, the depth of the required rear yard may be decreased in accordance with section 11.2 of this By-law.
- 4.6.3 Where the rear of a site abuts a lane, the depth of the required rear yard may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

4.7 Floor Space Ratio

4.7.1 Floor space ratio must not exceed:

- (a) 0.60 for one-family dwelling and one-family dwelling with secondary suite;
- (b) 0.75 for two-family dwelling and two-family dwelling with secondary suite or lock-off unit; or
- (c) 0.60 for all other uses.

4.7.2 Notwithstanding section 4.7.1, where a character house is demolished in order to allow for new development, the floor space ratio shall not exceed 0.50 and the use is limited to a one-family dwelling or a one-family dwelling with secondary suite.

4.7.3 Notwithstanding section 4.7.2, where a character house is demolished in order to allow for new development on an under-utilized lot, the floor space ratio shall not exceed the provisions in section 4.7.1.

4.7.4 Notwithstanding sections 4.7.1 through 4.7.3, and provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may permit an increase to the maximum floor space ratio, as follows:

- (a) 0.75 to facilitate an addition to a character house;
- (b) 0.85 for infill in conjunction with retention of a character house;
- (c) 0.75 for one-family dwelling or one-family dwelling with secondary suite on a site with more than one principal building; or
- (d) 0.75 for multiple dwelling.

~~4.7.1 The floor space ratio shall not exceed 0.60, except for multiple conversion dwellings, multiple dwellings or seniors supportive or assisted housing, or sites with infill in which cases the floor space ratio shall not exceed 0.75.~~

4.7.25 The following shall be included in the computation of floor space ratio:

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted ~~above the basement~~ times 0.01.

4.7.36 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
- (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- ~~(d) amenity areas in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, including day care facilities, recreation facilities and meeting rooms, to a maximum total area of 10 percent of the total permitted floor area;~~
- (ed) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- ~~(fe)~~ floors located at or below finished grade with a ceiling height of less than 1.2 m;
- ~~(gf)~~ covered verandahs or porches, provided that:
 - (i) the portion facing the street or rear property line shall be open or protected by guard rails, the height of which shall not exceed the minimum specified in the Building By-law; and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3(a), does not exceed 13 percent of the permitted floor space; and
- ~~(hg)~~ above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

- 4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.
- 4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.
- 4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.9 to 4.14 (Reserved)

4.15 Acoustics

- 4.15.1 A development permit application for dwelling uses in the RT-5N ~~and RT-5AN~~ Districts shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the

noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

4.16 Building Depth

4.16.1 For sites where there is one principal building, one principal building with an infill, or one principal building with a second principal building located at the rear of the site, the maximum distance between the required minimum front yard and the rear of the principal building closest to the front of the site is 45% of the site depth, measured prior to any required lane dedication.

4.16.2 The Director of Planning may increase the maximum building depth, provided that consideration is first given to the intent of this Schedule and all applicable Council policies and guidelines.

4.17 External Design

4.17.1 Section 4.17 of this Schedule applies to a two-family dwelling or a two-family dwelling with secondary suite or lock-off unit.

4.17.2 For the purpose of this section 4.17, a main entrance means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

4.17.3 There must be two main entrances, one to each principal dwelling unit.

4.17.4 There must be a covered verandah or porch at each main entrance, with a minimum width and depth of 1.6 m.

4.17.5 Roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must be hip, gable or a combination of both forms, and must have a minimum slope of 7:12;
- (b) dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12; and
- (c) the maximum total width of dormer roofs provided on a half storey above the second storey must comply with the following table:

<u>Dormer Orientation</u>	<u>Maximum Total Dormer Width</u>
<u>Rear yard, street or flanking lane</u>	<u>50% of width of elevation of storey below</u>
<u>Interior side yard</u>	<u>25% of width of elevation of storey below</u>

4.17.6 Exterior windows in a secondary suite or lock-off unit must have:

- (a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
- (b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

4.18 Dwelling Unit Density

4.18.1 The total number of dwelling units shall not exceed 74 units per hectare, except where the calculation of dwelling units per hectare results in a fractional number, in which case, the nearest whole number shall be taken and one-half shall be rounded up to the next nearest whole number.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to August 10, 1976, or if the lot is consistent in width and area with parcels in the established blockface and development would be consistent with established lawful development in the blockface:

- (a) ~~(a)~~ — one-family dwelling;
- (b) ~~(b)~~ — one-family dwelling with secondary suite;
- (c) one-family dwelling with laneway house;
- (d) one-family dwelling with secondary suite and laneway house;
- (e) ~~(e)~~ — two-family dwelling-;
- (f) two-family dwelling with secondary suite or lock-off unit;
- (g) infill in conjunction with the retention of a character house; and
- (h) multiple conversion dwelling in conjunction with the retention of a character house.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where he is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned he also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.

5.3 The Development Permit Board or the Director of Planning, as the case may be, may relax the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of multiple dwellings or seniors supportive or assisted housing, provided that:

- (a) ~~he first~~ consideration is first given to all applicable policies and guidelines adopted by Council;
- (b) no fewer than 50 percent of the dwelling units within any building contain two or more bedrooms except in the case of a building designed solely for senior citizen housing or other similar use.

5.4 The Development Permit Board or the Director of Planning, as the case may be, may relax the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of infill, provided that ~~he first~~ consideration is first given to all applicable policies and guidelines adopted by Council.

5.5 The Director of Planning may relax any of the external design regulations under section 4.17 if consideration is first given to:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
and
- (b) the submission of any advisory group, property owner or tenant.

5.6 The Director of Planning may relax the provisions of this Schedule regarding required yards, maximum site coverage, building depth and external design when a character house is retained,

if consideration is first given to the intent of this Schedule and all applicable Council policies and guidelines.

- ~~5.5~~ The Director of Planning may relax the floor space provisions of section 4.7.1 of this Schedule in the case of one family dwellings, one family dwellings with secondary suites, and two family dwellings where he is satisfied that their design reflects the character of the streetscape and is compatible with the design and siting of buildings on adjoining sites, provided that:
- ~~(a) he first considers all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner or tenant; and~~
 - ~~(b) the floor space ratio does not exceed 0.75.~~

Schedule C

NOTE: **STRIKEOUTS** INDICATE DELETIONS
UNDERLINES INDICATE ADDITIONS

RT-6 District Schedule (DRAFT)

1 Intent

The intent of this Schedule is to encourage the retention, renovation and restoration of existing residential buildings which maintain an architectural style and building form consistent with the area. Redevelopment will be encouraged on sites with smaller buildings or buildings of architectural style and form which are inconsistent with the area. Emphasis is placed on requiring the external design of buildings and additions to buildings to follow the proportions, rhythm and details of architectural features of the area.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings shall be located in the rear yard and in no case less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
- (d) not more than 80 percent of the width of the rear yard of any lot shall be occupied by accessory buildings; and
- (e) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
 - (a) no additions shall be permitted;
 - (b) no housekeeping or sleeping units shall be created; and
 - (c) the number of dwelling units is limited to two.

3 Conditional Approval Uses

~~3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it first considers:~~
Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable Council policies and guidelines ~~adopted by Council~~; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

- 3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store which was existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
 - Infill in conjunction with retention of a character house existing on the site as of [date of enactment].
 - Laneway House, subject to section 11.24 of this By-law.
 - Multiple Conversion Dwelling,¹ in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.
- ~~provided that:~~
- ~~(a) additions shall be in keeping with the character of the building; and~~
 - ~~(b) no housekeeping or sleeping units shall be created.~~
 - Multiple Dwelling.
 - One-Family Dwelling.
 - One Family Dwelling with Secondary Suite.
 - One-Family Dwelling on sites with more than one principal building, in accordance with section 4.19 of this Schedule.
 - One-Family Dwelling with Secondary Suite.
 - One-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with section 4.19 of this Schedule, provided that there is no more than one Secondary Suite on the site.
 - Lock-off Unit in conjunction with a One-Family Dwelling or Two-Family Dwelling, provided that there is no more than one Lock-off Unit for each dwelling unit.
 - Two-Family Dwelling.

¹ [other than as provided for in Section 2.2.DW of this Schedule]

- Two-Family Dwelling with Secondary Suite provided that there is no more than one Secondary Suite for each dwelling unit.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.O [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

3.2.U [Utility and Communication]

- Public Utility.

4 Regulations

All approved uses are subject to the following regulations, except for Laneway House, which is only permitted in combination with a One-Family Dwelling and One-Family Dwelling with Secondary Suite. ~~All uses approved under sections 2 and 3 of this District Schedule~~ Schedule shall be subject to the following regulations, and except that section 4.17 shall apply only to uses approved under section 3.

4.1 Site Area

4.1.1 The minimum site area for a one-family dwelling, a one-family dwelling with secondary suite, or a two-family dwelling shall be 306 m².

4.2 Frontage

4.2.1 The minimum frontage for a site for a multiple dwelling shall be 15.2 m.

4.2.1~~2~~ The maximum frontage for a site for a multiple dwelling shall be 32.0 m, provided that such frontage shall not consist of more than two adjoining lots which were on record in the Land Title Office for Vancouver prior to December 6, 1977.

~~4.2.3 The maximum frontage for a site for infill in conjunction with the retention of a character house shall be 15.2 m, provided that the components of such frontage shall be no more than two adjoining lots which were on record in the Land Title Office for Vancouver prior to [enactment date].~~

~~4.2.4 For all other uses, the maximum frontage shall be the existing frontage of a single lot which was on record in the Land Title Office for Vancouver prior to [enactment date].~~

4.3 Height

~~4.3.1 A building shall not exceed 10.7 m in height in the front 60% of the site depth, and 7.7 m in the rear 40% of the site depth, except that the Director of Planning may vary the maximum height provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.~~

~~4.3.2 A building shall not have more than 2½ storeys, except that the Director of Planning may permit a building to 3 storeys provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.~~

~~4.3.1 A building shall not exceed 10.7 m in height and shall not have more than 2½ storeys, except that where the height of the adjacent building on each side of the site exceeds the height prescribed herein, the maximum height shall be the average between the two.~~

4.4 Front Yard

~~4.4.1 The required front yard shall be a minimum depth of 7.3 m or 20% of the lot depth, whichever is the lesser.~~

~~4.4.2 In the case of a site having an average depth of less than 36.5 m, the required front yard may be reduced in accordance with section 11.2 of this By-law.~~
~~4.4.3 Covered porches complying with the conditions of section 4.7.6(b) shall be permitted to project a maximum of 1.6 m into the required front yard.~~

~~4.4.4 The Director of Planning or the Development Permit Board, as the case may be, may relax the minimum depth of the required front yard provided consideration is first given to the depths of the adjacent front yards and all applicable policies and guidelines adopted by Council.~~

~~4.4.1 A front yard with a minimum depth of 20 percent of the depth of the site shall be provided, except that:~~

~~(a) on a site where the average front yard depth of the two adjacent sites on each side of the site either exceeds or is less than the 20 percent depth by at least 1.5 m, the minimum depth of the front yard to be provided shall be that average, subject to the following:~~

~~(i) where an adjacent site is vacant, it shall be deemed to have a front yard depth of 20 percent of the depth of the site;~~

~~(ii) if one or more of the adjacent sites front on a street other than that of the development site, then such adjacent sites shall not be used in computing the average; and~~

~~(iii) where the site is adjacent to a flanking street or lane, the average depth shall be computed using the remainder of the adjacent sites.~~

4.5 Side Yards

~~4.5.1 A side yard with a minimum width of 10 percent of the width of the site shall be provided on each side of the building, except that a side yard need not exceed 1.5 m in width.~~

4.5.2 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 11.1 of this By-law.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided.

4.6.2 In the case of a site having an average depth of less than 36.5 m, the depth of the required rear yard may be decreased in accordance with section 11.2 of this By-law.

4.6.3 Where the rear of a site abuts a lane, the depth of the required rear yard may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

4.7 Floor Space Ratio

4.7.1 Floor space ratio must not exceed:

- (a) 0.60 for one-family dwelling and one-family dwelling with secondary suite;
- (b) 0.75 for two-family dwelling and two-family dwelling with secondary suite or lock-off unit; or
- (c) 0.60 for all other uses.

4.7.2 Notwithstanding section 4.7.1, where a character house is demolished in order to allow for new development, the floor space ratio shall not exceed 0.50 and the use is limited to a one-family dwelling or a one-family dwelling with secondary suite.

4.7.3 Notwithstanding section 4.7.2, where a character house is demolished in order to allow for new development on an under-utilized lot, the floor space ratio shall not exceed the provisions in section 4.7.1.

4.7.4 Notwithstanding sections 4.7.1 through 4.7.3, and provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may permit an increase to the maximum floor space ratio, as follows:

- (a) 0.75 to facilitate an addition to a character house;
- (b) 0.85 for infill in conjunction with retention of a character house;
- (c) 0.75 for one-family dwelling or one-family dwelling with secondary suite on a site with more than one principal building; or
- (d) 0.75 for multiple dwelling.

4.7.1 The floor space ratio shall not exceed 0.60. The Director of Planning may permit an increase in this maximum floor space ratio for multiple conversion dwellings, multiple dwellings or seniors supportive or assisted housing, infill or one and two family dwellings to 0.75, provided that he first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the height, bulk, location and overall design of the building or buildings and their effect on the site, surrounding buildings, streets and existing views;
- (c) the amount of open space and the effects of overall design on the general amenity of the area; and
- (d) the preservation of the architectural character and general amenity desired for the area.

4.7.25 The following shall be included in the computation of floor space ratio:

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
- (b) stairways, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.36 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
- (b) covered verandahs, porches or inset balconies, provided that the side facing a street or the rear property line is open and that the height of the guard rails do not exceed the minimum specified in the Vancouver Building By-law;
- (c) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
- (d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- ~~(e) amenity areas in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, including day care facilities, recreation facilities and meeting rooms, to a maximum total area of 10 percent of the total permitted floor area;~~
- ~~(f)~~ (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- ~~(g)~~ (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- ~~(h)~~ (g) fire escapes which are designed to meet City requirements for secondary egress; and
- ~~(i)~~ (h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.

4.8.3 The maximum site coverage for any portion of the site used for parking shall be 30 percent.

4.9 to (Reserved)

4.165

4.16 Building Depth

4.16.1 For sites where there is one principal building, one principal building with an infill, or one principal building with a second principal building located at the rear of the site, the maximum distance between the required minimum front yard and the rear of the principal building closest to the front of the site is 45% of the site depth, measured prior to any required lane dedication.

4.16.2 The Director of Planning may increase the maximum building depth, provided that consideration is first given to the intent of this Schedule and all applicable Council policies and guidelines.

4.17 External Design [These regulations apply only to conditional approval uses]

4.17.1 For the purpose of sections 4.17.2 and 4.17.3 the principal facade means the building face that is situated closest to the front property line.

4.17.2 The principal facade shall have:

- (a) a maximum height computed on a ratio of 1.3 to 1 with the width of the principal facade;
- (b) a maximum width of 9.2 m;
- (c) a principal access by means of a straight staircase at right angle to the street, leading to a first-storey porch or open-sided verandah; and
- (d) a single principal entrance with single or double doors.

4.17.3 Except for the principal facade, all facades facing the front property line shall be set back at least 3.0 m from the front yard.

4.17.4 All building facades shall be characterized by the following:

- (a) the style and form of architecture and exterior finishes to be consistent with those residential buildings in this District listed in the Vancouver Heritage Register; and
- (b) the floor of the first storey to be a minimum of .9 m and a maximum of 2.0 m above grade.

4.17.5 Windows shall be characterized by the following:

- (a) for renovations or additions to existing buildings and for new construction, windows shall approximately replicate windows on the residential buildings in this District listed in the Vancouver Heritage Register.

4.17.6 Roofs shall be characterized by the following:

- (a) gable or hip-on-gable style; and
- (b) shingle finish.

4.17.7 The Director of Planning may permit a development which varies from any of the regulations of sections 4.17.1 to 4.17.6 inclusive, provided that:

- (a) it is consistent with residential buildings in this District listed in the Vancouver Heritage Register;
- (b) a consistent architectural style and form is achieved for every building on the site; and
- (c) it reflects the character of the streetscape and is compatible with the design of buildings on adjoining sites.

4.17.8 The Director of Planning may require the retention of any one or more of the following architectural or ornamental features:

- (a) window, door and roof decoration;
- (b) bay windows;
- (c) tower or turret features;

- (d) hand rails, balusters;
- (e) wood tracery or bargeboard.

4.18 Dwelling Unit Density

~~4.18.1 The total number of dwelling units shall not exceed 74 units per hectare, except where the calculation of dwelling units per hectare results in a fractional number, in which case, the nearest whole number shall be taken and one-half shall be rounded up to the next nearest whole number.~~

~~4.18.1 The maximum dwelling unit density shall be:~~

- ~~(a) for multiple conversion dwellings and infill: 74 units per hectare, and~~
- ~~(b) for multiple dwellings and development involving more than one principal building: 62 units per hectare,~~

~~except where the calculation of dwelling units per hectare results in a fractional number, the nearest whole number shall be taken, and one-half shall be rounded up to the next whole number.~~

4.19 Number of Buildings On Site

4.19.1 The Director of Planning may permit more than one principal building on a site, provided that consideration is first given to he first considers:

- (a) all applicable policies and guidelines adopted by Council;
- (b) the height, bulk, location and overall design of the buildings and their effect on the site, surrounding buildings, streets and existing views;
- (c) the amount of open space and the effects of overall design on the general amenity of the area; and
- (d) the preservation of the architectural character and general amenity desired for the area.

4.19.2 Where more than one principal building is permitted on a site any of those buildings or any portion thereof which will be situated closer to the rear property line than the distance of the rear yard required by subsection 4.6 of this Schedule shall have a height not exceeding 7.7 m or 1½ storeys, whichever is the lesser.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to August 10, 1976:

- (a) one-family dwelling;
- (b) one-family dwelling with secondary suite;
- (c) one-family dwelling with laneway house;
- (d) one-family dwelling with secondary suite and laneway house;
- (e) two-family dwelling;
- (f) two-family dwelling with secondary suite or lock-off unit;
- (g) infill in conjunction with the retention of a character house; and
- (h) multiple conversion dwelling in conjunction with the retention of a character house.
- ~~(a) one family dwelling;~~
- ~~(b) one family dwelling with secondary suite;~~
- ~~(c) two family dwelling.~~

5.2 The Director of Planning may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where he is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated,

provided that in developments where a carport or garage is planned he also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.

- 5.3** The Director of Planning may relax the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of multiple dwellings or seniors supportive or assisted housing, provided that consideration is first given to ~~he first considers~~ all applicable policies and guidelines adopted by Council.
- 5.4** The Director of Planning may relax the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of infill and the placement of more than one principal building on a site, provided that consideration is first given to ~~he first considers~~:
- (a) all applicable policies and guidelines adopted by Council;
 - (b) the height, bulk, location and overall design of the building or buildings and their effect on the site, surrounding buildings, streets and existing views;
 - (c) the amount of open space and the effect of overall design on the general amenity of the area; and
 - (d) the preservation of the character and general amenity desired for the area.
- 5.5** The Director of Planning may relax any of the external design regulations under section 4.17 if consideration is first given to:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
and
 - (b) the submission of any advisory group, property owner or tenant.
- 5.6** The Director of Planning may relax the provisions of this Schedule regarding required yards, maximum site coverage, building depth and external design when a character house is retained, if consideration is first given to the intent of this Schedule and all applicable Council policies and guidelines.

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to final preparation for approval.

A By-law to amend Sign By-law No. 6510

1. This by-law amends the indicated provisions of the Sign By-law.
2. In Section 9.2, under the heading "Residential Areas - SCHEDULE A", Council deletes the words "RT-5A" and "RT-5AN".

A By-law to amend new Sign By-law

1. This by-law amends the indicated provisions of the new Sign By-law.
2. Under the "Residential Sign District" row of Column 2, in Table 1 of Part 7, Council deletes the words "RT-5A" and "RT-5AN".

**A By-law to amend the Parking By-law No. 6059
with regard to parking for the amended RT-5 and RT-5N Districts Schedule
and the amended RT-6 District Schedule**

1. This By-law amends the indicated provisions of the Parking By-law.
2. In Section 4 - Table of Number of Required and Permitted Accessory Parking Spaces, Council:
 - (a) amends section 4.2.1.1:
 - (i) under COLUMN 1 - BUILDING CLASSIFICATION:
 - i. by striking out the words "R, C, DEOD" and substituting with "C, DEOD and R, except Infill in conjunction with the retention of a Character House in RT-5, RT-5N and RT-6"; and
 - ii. inserting new classification "Infill in conjunction with the retention of a Character House in RT-5, RT-5N and RT-6" immediately below; and
 - (ii) under COLUMN 2 - REQUIRED AND PERMITTED PARKING SPACES by inserting adjacent to the new "Infill in conjunction with the retention of a Character House in RT-5, RT-5N and RT-6" in COLUMN 1, "A minimum of one space for every dwelling unit except that the maximum number of spaces for a site with a width at rear property line of 10.05 m or less shall be no more than 2 spaces."
 - (b) amends section 4.2.1.2:

- (i) under COLUMN 1 - BUILDING CLASSIFICATION by inserting, below "One-Family Dwelling with Secondary Suite and Laneway House", the words "In RT-5, RT-5N and RT-6: One-Family Dwelling or One-Family Dwelling with Secondary Suite on a site with more than one principal building"; and
 - (ii) under COLUMN 2 - REQUIRED AND PERMITTED PARKING SPACES by inserting adjacent to the new "In RT-5, RT-5N and RT-6: One-Family Dwelling or One-Family Dwelling with Secondary Suite on a site with more than one principal building in COLUMN 1, "A minimum of two spaces."
- (c) amends section 4.2.1.3:
- (i) under COLUMN 1 - BUILDING CLASSIFICATION:
 - i. by striking out "RT-5, RT-5N, RT-5A, RT-5AN" where it appears; and
 - ii. inserting, between "RT-4AN," and "RT-6", the words "RT-5, RT-5N".
- (d) amends section 4.2.1.4 under COLUMN 1 - BUILDING CLASSIFICATION by striking out "RT-5A, RT-5AN" where it appears; and
- (e) amends section 4.2.1.14 under COLUMN 1 - BUILDING CLASSIFICATION;
- (i) by inserting the heading "Lock-off Units"; and
 - (ii) inserting, between "Principal Dwelling Unit with Lock-off Unit in" and "RT-11 and RT-11N", the words "RT-5 and RT-5N, RT-6 and".

**A By-law to amend Subdivision By-law No. 5208
regarding the RT-5 and RT-5N Districts Schedule**

1. This By-law amends the indicated provisions of Subdivision By-law No. 5208.
2. Council amends the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law to delete the RS-1 areas being rezoned to RT-5 and RT-5N by deleting the properties shown in black outline on Schedule A to this By-law, in accordance with the explanatory legends, notations, and references incorporated therein; and
3. Council amends Table 1 of Schedule A of the Subdivision By-law by striking out all rows pertaining to "RT-5A" and RT-5AN" wherever they appear.

RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N & RT-6 GUIDELINES

Adopted by City Council on April 10, 1984

Amended June 21 and November 27, 1984, October 20 and December 15, 1987, April 12 and October 25, 1988, July 25, 1989, July 24, 1990, February 4, 1992, May 17, 1994, May 6, 1997, January 20, 1998, April 11, 2017, and _____, 2017)

DRAFT

(Images and diagrams to be inserted)

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1 Application and Intent

These guidelines are to be used in conjunction with the RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N, or RT-6 District Schedules of the **Zoning and Development By-law** and pertain to the approval of conditional floor area for additions to a character house, the approval of the conditional uses of Infill and Multiple Conversion Dwelling, and the approval of certain development relaxations, when associated with the retention of a qualifying character house. These guidelines also pertain to the approval of the conditional uses of Multiple Dwelling and One-Family Dwelling or One-Family Dwelling with Secondary Suite on a site with more than one principal building in RT-5, RT-5N and RT-6.

The intent of the guidelines is to ensure that:

- (a) renovations, alterations and additions to existing character houses maintain a form and character sensitive to the design of the original house;
- (b) infill and conversion developments are respectful of the design of adjacent properties and provide a good fit with the overall neighbourhood; and
- (c) Site design considers and respects existing amenities, including trees and mature landscape.

The guidelines will be used to:

- (a) assist owners and applicants in designing developments; and
- (b) provide a basis on which City staff evaluate projects for approval of conditional floor area, conditional uses, and discretionary variations in regulations. They may also be helpful in designing developments involving outright approval.

Application of these guidelines in RT-4 and RT-4N districts in the Vanness Avenue and Boundary road area will be applied with respect to additions to multiple conversion dwellings and infill. The RT-6 zoning encourages the retention of larger character buildings and the redevelopment of other sites which contain non-character buildings. Consequently, more emphasis is placed on architectural design through regulations contained in the zoning district schedule.

Although the general policy direction in these areas is to emphasize retention by providing incentives for developments which keep existing buildings, the RT-5, RT-5N, and RT-6 Schedules permit multiple dwellings subject to certain conditions.

2 General

2.1 Character House Criteria

A Character House is a building, typically a one- or two-family dwelling constructed prior to January 1, 1940, that meets the following character merit criteria as established by the Director of Planning. An assessment is required to determine if a house is considered to have character merit and a candidate for discretionary incentives in zoning, including Infill or Multiple Conversion Dwelling, and development relaxations.

The following are the minimum requirements for character merit of pre-1940 houses:

A. Must have:

- (i) *Original massing and primary roof form* - Alterations/additions that are subsidiary to the original massing and primary roof form, such as dormers, are not considered to have altered the character of the house.

B. Plus any four of the following:

- (i) *Entry* - Original open front porch or veranda, or only partially filled in, or other original entry feature.
- (ii) *Cladding* - Original cladding or replacement cladding consistent with pre-1940.
- (iii) *Window Openings* - Original location, size and shape (50% or more). The windows themselves may not be original.
- (iv) *Period Details* - Two or more period details such as fascia, window casing or trim, eave brackets, soffits, exposed beam or joist ends, half-timbering, decorative shingling, porch columns, original wood doors, entry transom/sidelights, decorative

or feature windows (special shapes, bay windows, crafted/leaded glass), brick or stone chimneys, piers or foundations, secondary porch, turrets, etc.

- (v) *Streetscape Context* - The house is part of a context of 2 or more character houses (including the subject house). In assessing the streetscape, at least 2 houses on either side of the subject house should be included.

Pre-1940s buildings which have been too altered to qualify as character houses may be considered for infill and/or conversion if character elements are restored as part of a development proposal.

In special cases, a house built in or after 1940 that has particular architectural merit and retains original and distinctive character features may be considered a character house. In these cases, retention incentives in zoning, including infill and/or conversion, may be supported on a case by case basis at the discretion of the Director of Planning.

2.2 Level of Character House Retention Required

To be considered for incentives, including conditional floor area, infill or conversion, the existing character house must be retained and restored in-keeping with its original character as viewed from the street. At the pre-application stage, an assessment of the existing condition of the house will be undertaken by Planning staff to inform the amount of restoration required. This may include restoration of character elements such as traditional window styles or opening up of entry porches that have been enclosed. Minimum expectations regarding the level of structural retention required in a character house undergoing major renovations and seeking conditional benefits in zoning are outlined in the Zoning By-Law Administrative Bulletin: *Retention and Renovation of Character Merit Buildings – Scope and Documentation* (<http://bylaws.vancouver.ca/bulletin/R021.pdf>).

2.3 Additions

Additions should appear secondary in visual prominence to the retained character house, as seen from the street. In general, additions should be located at the rear. Additions may occur at the side, noting that side additions should be set back from the line of the front façade in order to create a clear distinction between old and new. Additions to the existing front facade are not desirable.

Additions are not required to replicate the period or style of the original building. However, a high degree of design sensitivity should be brought to additions seeking an architectural expression distinct from the original building.

Additions should be subordinate to the original house form and massing. Very large additions may be seen to ‘overwhelm’ the original house and compromise its character value. Therefore, the maximum floor space ratio may not be fully achievable through addition when the existing character house is quite small. In those cases, infill may be a more suitable approach.

Flexibility is provided with regards to the building depth for additions (Section 6.5) noting that additions should be responsive to the configuration of neighbouring buildings and open space. The best massing solution may vary, depending on the particulars of the existing character house and adjacent buildings.

3 Site Design and Tree Retention

Existing trees and mature landscape are an important aspect of many character house sites, contributing to the character and amenity of the site and neighbourhood. Tree retention strategies should be explored at an early stage in the site design. Character house projects and associated infill, laneway houses or garages should be located and designed to preserve existing trees, where possible. Existing landscape features (such as stone walls) should also be retained, where possible. To retain significant trees, the Director of Planning may relax the regulations regarding the siting of buildings, and the required number of parking stalls. Alternately, some sites may not be considered suitable for infill if significant tree removal is required. Utility connections and new landscape work such as driveways, walkways, patios, privacy fences and

intensive plantings should be located to avoid disturbance of tree protection zones. Generally, site grading should respect the existing topography and provide compatibility with adjacent sites.

4 Uses

(**Note:** The additional guidelines in Section 4 apply only to infill, multiple conversion dwellings, multiple dwellings, and more than one principal building in RT 5, RT-5N and RT-6).

4.1 Multiple Conversion Dwelling

Multiple Conversion Dwelling is the conversion of an existing character house to contain more than one dwelling unit.

In considering development permit applications for multiple conversion dwellings, the following factors will be taken into account:

- (a) quality and livability of the resulting units;
- (b) suitability of the building for conversion in terms of age and size;
- (c) effect of the conversion on adjacent properties; and
- (d) effect of the conversion on the form and character of the existing house.

Additions may be permitted in accordance with these guidelines.

4.2 Infill

Infill may be permitted as an incentive to retain existing character houses by allowing the construction of a second residential building, typically in the rear yard on sites with a developed lane.

In certain cases, on large sites where there is no lane access, rear yard infill may be considered, provided there is a consistent pattern on the block of vehicular access from the street and new driveways may be located to avoid existing trees. (**Note:** The Director of Planning may also consider front or side yard infill buildings on large sites on a case by case basis, where doing so would not unduly detract from the prevailing streetscape character and pattern of development of the surrounding neighbourhood.)

To facilitate the provision of infill, relocation of the existing house may be considered with due regard to the zoning regulations for yards, and provided significant features such as stone foundations and pillars will not be jeopardized.

In general, infill buildings should be subordinate to the existing character house, and respectful of adjacent properties. The following guidelines are intended to ensure a modest, neighbourly scale for infill buildings. Numerical values are not intended to be prescriptive, but to provide appropriate benchmarks to assist with the evaluation of proposed designs.

4.2.1 Floor Space Ratio (FSR)

The infill should not exceed 0.25 FSR.

4.2.2 Yards, Separation and Building Width

The minimum side yard should be 1.0 m (3.3 feet).

The minimum rear yard setback should be 0.9 m (3 feet).

There should be a minimum separation of 4.9 m (16 feet) between the existing building and the infill building to provide sufficient open space on site and in relation to neighbouring sites.

The maximum width of rear yard infill and accessory buildings should not exceed 80 percent of site width.

4.2.3 Height

Infill height is limited to one and a partial upper storey. Designs that approach the appearance or impact of a full two-storey expression should be avoided.

The permitted height will be related to the proposed roof form as follows:

(a) **Pitched roofs**

The partial upper storey should be contained within a simple, steeply pitched primary roof form of a minimum pitch of 7:12, although secondary roof forms may be provided as outlined below (Dormers).

The height is limited to 7.7 m (25 feet) to the ridge of a roof with a minimum pitch of 7:12.

The spring height for the primary roof should be no more than 1.2 m (4 feet) above the 2nd floor level.

(b) **Dormers**

Dormer roof slopes should generally not be less than 3:12.

Dormer walls should be set in a minimum of two feet from the wall below and from adjacent walls (end gables) where possible.

The eave height of dormer roofs should be as low as practical to reduce the perceived scale of the partial upper storey.

On a roof where the ridge runs across the property:

- a. The largest dormer(s) should face the lane, and should not exceed 60% of the width of the partial upper storey.
- b. Dormers facing the character house should not exceed 35% of the width of the partial upper storey.

On a roof with gable ends facing the lane:

- c. Dormers facing a required side-yard should not exceed 50% of the building length.

(c) **Flat roofs, shed roofs and roof pitches less than 7:12**

For flat, shed, or shallow pitched roofs, more design care is necessary to minimize the appearance of a two-storey building. The maximum overall height should not exceed 5.8 m (19 feet). The floor area of the 2nd storey should be approximately 60% of the floor area of the 1st storey, with setbacks to reduce its prominence.

Increases in height may be considered due to topography, or to assist in the provision of required assemblies for a green roof. Increases in height may also be considered to accommodate discrete clerestory elements above the primary roof line, noting such elements improve livability, daylighting and ventilation, and add architectural interest through variation in the roof profile.

Butterfly roofs are strongly discouraged.

(d) **Solar Panels**

Solar Panels are excluded from height in accordance with the Planning Administration Bulletin: Solar Hot Water and Photovoltaic Panels – Installation Guidelines for Residential Zones.

(e) **Green Roofs**

Green roofs on infill buildings are encouraged to improve environmental performance and to provide an amenable outlook from upper levels of neighbouring houses.

(f) Balconies and Decks

Balconies may be located at the second storey of the infill facing the lane and/or a flanking street. Upper most roof decks, or decks facing the interior of the site, are not permitted for infill buildings.

4.3 Multiple Dwellings

- 4.3.1 Multiple dwelling proposals which comply with the RT-5, RT-5N and RT-6 District Schedules may be considered.

The design of multiple dwellings must respect the streetscape, height of adjoining buildings and the rhythm of buildings along the street.

In RT-6, this will mean that a multiple dwelling proposal on a larger site must appear as a number of individual buildings, rather than one single development. In keeping with the external design regulations in RT-6 with respect to principal facade, a maximum width of 9.2 m is established and the remaining portions of the building must be set back a minimum of 3.0 m.

4.4 More than One New Principal Building in RT-5, RT-5N and RT-6

The RT-5, RT-5N and RT-6 District Schedules permit more than one principal building on a site. This provision has been introduced to allow applicants to propose development involving two new buildings: a one-family dwelling or one-family dwelling with secondary suite at the front of the site, and a one-family dwelling at the rear of the site. The new houses are intended to be compatible in building scale and placement with existing historic buildings and infill patterns of development, particularly where a single new principal building would overwhelm an existing streetscape.

In designing projects involving total redevelopment of a site and proposing more than one principal building on a site, applicants should consult sections of these guidelines relating to infill. The same criteria with respect to sites where more than one new building may be created will apply. The infill guidelines provide direction with respect to the relationship which must be established between principal buildings, dependent on their location on the site.

- 5 RT-6 (West Mount Pleasant)

5.1 Neighbourhood Character

One area has particular character merit in that its original development is of especially high quality with minimal intrusion by unsympathetic new development. Some development in this area, notably renovations and restorations, has been outstanding in quality. This area is referred to as West Mount Pleasant.

The most important principle in this area is to have development blend in with (but not necessarily mimic) the existing context. The designer should work with what is, in the majority of cases, a fairly disciplined street rhythm using primarily traditional architectural forms. The use of these traditional forms does not preclude innovation and original design solutions. A more subtle approach to individual expression is called for in order to minimize the introduction of conflicting elements into the neighbourhood.

This area contains a majority of fine old homes many predating World War I. These structures are located on large well-maintained lots framed by mature street trees. Infill is the preferred development option.

The RT-6 zoning was introduced to reinforce the building pattern of West Mount Pleasant, which has retained much of the integrity and consistency of the character of the city's first suburb. The area includes a number of clusters and consistent streetscapes containing fine Queen Anne homes of the 1890s as well as Edwardian Builder, Craftsman and Colonial Revival houses from the development boom of 1910-1913 (see Appendix A for a description of architectural styles existing in the area). In addition are a number of large and elaborate houses built on corner lots which are reminders of the area's earlier prestige as a residential locality. The heritage character

is enhanced by streets lined with mature trees. Among many renovations and conversions are a number of outstanding restorations.

Within the general area of West Mount Pleasant, 12th Avenue provides a dividing line between the area to the north where considerable renovation and rehabilitation has been undertaken and the area to the south where more new development has taken place. The integrity of architecture and streetscapes has been weakened over several decades. These guidelines place emphasis, for the West Mount Pleasant RT-6 area, on both existing buildings and new development, with a clear intent to allow redevelopment of sites with existing buildings which do not have character merit.

Several architectural styles exist in the RT-6 West Mount Pleasant area. The descriptions, contained in Appendix A, are intended to provide applicants with a general idea of the principal elements which make up each style - basic building form, roof design, entrance-way emphasis, windows and materials and details. Applicants are advised to examine buildings in the area. It is not the intent to require new construction to copy these styles exactly, but more to follow the general components.

5.2 Street Character

The basic premise of this component of physical character is that an individual building is seen first as part of a streetscape. Certain patterns comprising the streetscape generally exist which should be respected by new development.

Massing as it relates to the streetscape of the areas in question is primarily a function of building proportions and spacing between buildings. A variety of building proportions exist in these areas.

On most individual blocks where the subdivision pattern is uniform, a consistent building massing can be found, interrupted usually where post World War II development has taken place. The most dominant element from the streetscape point of view, no matter what the massing, is the expression of the single house on its own separate lot.

Where a pattern of massing and spacing has been established on a block or in the sequence of buildings on either side of the subject site, the proportions and spacing of development should maintain that pattern. Development should reinforce the rhythm created by the individual house standing on its own lot.

5.3 Architectural Components

(Note: The additional guidelines in Section 5.3 apply only to multiple conversion dwellings in RT-6).

The incorporation of projections and recesses (in the form of bays, dormers, turrets, room projections, porches, entry porticos and recessed balconies) to the basic geometric envelope of buildings creates visual interest and a strong play of light and shadow on their facades. This variety of projections and recesses, solid and void is what gives these facades their three-dimensionality and their depth, and it is this element which, to a great extent, makes the subject areas architecturally distinctive. The apparent complexity of these character houses is a result of the ordered and logical placement of these elements. The positions and alignments of these projections and recesses have an inescapable balance to them, if not always a symmetry.

In the conversion of a character house, it is important to maintain the same balance of solid to void as on the existing facade. For example, “flattening” the facade by filling in porches and recessed balconies should be avoided. Similarly, pulling forward a set back portion of a facade to align it with a projecting portion is also inappropriate. Adding a volume which is not compatible with the facade or an exterior staircase to the second floor on the street facade is also to be avoided.

If the existing building has questionable character merit or if it has been insensitively modified so that its character has been compromised, an attempt should be made to improve the character aspects of the building by incorporating the elements described above or restoring the elements that have been compromised through previous alterations.

The opportunity should be taken on corner sites to introduce projections and recesses on both street facades. Turrets, wrap-around verandahs or other architectural features that “turn the corner” add visual interest to these prominent sites.

5.3.1 Roofs

The steeply sloped roof is used exclusively on character buildings in the subject areas. The most common roof style is the gable, typically incorporating dormers. Hipped roofs are the next most common roof shape. Frequently a hipped dormer will spring from the ridge of such a roof. Typically, the roof “cap” of the building is the most dominant single architectural component apparent from the street.

Secondary roof elements over porches and verandahs, projecting rooms and wings, bay windows, entries, etc. are a characteristic phenomenon and contribute to the general complexity which is added on to initially simple straightforward volumes that constitute the typical house found in these areas.

Development should incorporate characteristic roof forms. All roofs should be sloped with a minimum pitch of 9 on 12. Large unbroken sloped roof areas should not face the street. A gable roof theme with gable facing the street has been noted to be the most successful solution in new construction. A specific and characteristic roof style should be chosen to cover the main body of the building and this roof should be a dominant or principal component as seen from the street. On corner sites, roofs should be designed to acknowledge both streets. Secondary roof elements are encouraged and should be compatible with the principal roof. Additions and renovations to character buildings should retain the shape of the principal roof. Added volumes (such as dormers) should be compatible in shape with main roof.

5.3.2 Windows

Characteristic houses have a solid, substantial appearance partly as a result of the limited amount of window area. Even in wrap-around bay windows, the heavy window frame and casing details give the impression of solidness. Window arrangement in original development is quite straight-forward with a simple rectangular opening usually centred on the wall area in which it is situated. The geometric pattern achieves a balance if not a symmetry.

Multiple Conversion Dwellings should respect existing solid wall-to-window area ratios and orderly window geometry. It is important to maintain the feeling of solidness that exists in characteristic houses. Views should be maximized through strategic window placement rather than wholesale use of glass. Careful window detailing and arrangement can increase the feeling of facade solidness. This issue is less critical for facades that do not face the street.

5.3.3 Entrances, Stairs, and Porches

(a) Entrances

No more than two entry doors should be placed side-by-side to avoid a barracks-like appearance. When more than two suite entries are located in close proximity, it may be preferable to have a single highly-articulated principal entry into a common lobby.

(b) Porches

Entry porches and verandahs are characteristic of houses in the subject areas. Physically, they form a void or negative space at the lower portion of the building which gives a comfortable balance to the individual facade as well as a distinctive repetitive form to the street.

The filling in of porches is strongly discouraged. Porches are encouraged in new construction.

5.3.4 Exterior Walls and Finishing

(a) Detailing

Original development is characterized by robust detailing and ornamentation. This includes large roof overhangs accentuated by wide barge boards often supported on heavy wood brackets, wide wood window frames and casings, oversize square or round columns supporting porch or portico

roofs, expressed main beams (supporting projections or porch roofs, or over recessed balconies), and decorative balustrades.

In modifying character buildings, no loss of detailing should occur. This particularly applies in a Special Character Merit Area.

(b) Materials

The predominant exterior material in these areas is horizontal wood siding in 70 or 100 mm (3 or 4 inch) width in shiplap or clapboard. Wood shingle siding is also typical. Trowelled stucco with a uniform texture is a more recent material and in character buildings has been employed as a background field for the robust detailing described in Section 5.3.1. Roofs are wood shingles or shakes or asphalt shingles. The horizontal layering of houses into basement, main body or “piano nobile” and attic is sometimes emphasized by the juxtaposition of materials. Typically a heavily rusticated granite stone base supports a clapboard main body topped by a decorative shingled or Tudor half-timbered attic. Stone also appears at entry stairs and in retaining walls.

A fundamental aspect of the quality, detailing and arrangement of characteristic materials is that they have an intrinsic structural property and do not look “pasted on”. The materials have a thickness and authenticity to them and are never imitations or substitutes.

Multiple Conversion Dwellings should generally employ traditional materials. The use of the authentic materials listed above is encouraged.

6 Guidelines Pertaining to Relaxations of Regulations of the Zoning and Development By-law

The Director of Planning may relax the regulations of the Zoning and Development By-Law when a character house is retained as per Section 5 of the applicable RT District Schedule. In cases where relaxation of a regulation is proposed to facilitate retention of a character house, the Director of Planning will also consider impact on adjacent properties. Further direction is given below.

6.1 Site Area

Some RS zones limit infill development to large lots and/or in association with a caretaker unit. Those limitations are not applicable to infill in conjunction with retention of a character house.

6.2 Height

Additions may be permitted to match the existing height of a character house in order to better relate to the existing massing and roof form.

6.3 Yards

Additions may be permitted to match the existing yard setbacks of a character house in order to better relate to the existing massing, or floor plans, with due regard to the requirements of the Vancouver Building By law.

6.4 Site Coverage

Site coverage should be responsive to the nearby building massing and open space.

The site coverage should not exceed 45% of the site area.

The area of impermeable materials, including building coverage, should not exceed 70% of the total site area.

In certain cases, impermeable coverage may be increased a modest amount due to site constraints and provided rainwater management best practices are demonstrated. Refer to the *City of Vancouver Integrated Rainwater Management Plan, Best Management Practice Toolkit, Volume 2*.

6.5 Building Depth

Increases in the maximum building depth may be considered with percentage limits relative to the lot depth recommended, as follows:

- (a) For the cellar or basement, and first storey, a maximum building depth of 45% may be allowed;
- (b) For the second floor and above, a maximum building depth of 40% may be allowed;
- (c) In general, the building depth should not exceed 50 percent.
- (d) Greater percentage building depth than described in (a) to (c) above may be considered in cases of: retention of existing trees or mature landscape, buildings on sites with depth less than 30.5 m, or to allow additions to better relate to the existing house massing, or that of neighbouring houses.

Additions that project into rear yards beyond neighbouring houses should be designed to minimize massing and overlook impacts on adjacent properties. New windows and balconies or decks should be carefully positioned to ensure privacy, and portions of the addition that project beyond the permitted building depth may step down in height.

6.6 External Design

Renovation, addition and conversion of existing character houses are exempt from the external design regulations, noting such regulations may not be applicable to the variety of original character house designs.

7 Basements

It is encouraged to utilize existing basement space in order to manage above grade building massing and maintain an appropriate visual scale for additions. The conversion of existing basement floor space to crawl space or parking is strongly discouraged.

Some existing houses have basements with low headroom. To improve headroom, the existing basement slab may be lowered, or the house may be raised a modest amount, or a combination of both. Raising the house should not be considered where it will compromise existing character features, such as stone or brick foundations or pillars.

When raising the house, the main floor should not be located disproportionately high above grade, the original entry porch or entry feature should be kept at the main level and the lowest level should continue to read as a 'base'. To that end, the main floor should not be raised more than 0.45 m (18 inches), and should not be located more than 2 m (6.56 feet) above grade so that the basement will continue to conform to the requirements of the basement definition in the Zoning and Development By-law. When the renovation project includes a new basement and foundations, digging deeper to obtain the needed headroom is preferred.

8 Quality, Durability and Expression

Additions, conversion and infill projects should be designed to be lasting, quality additions to neighbourhoods. Material selection and detailing should ensure performance over time.

Infill should be designed to enhance the lane. In effect, the lane becomes the public space or 'street' on which infill, and laneway houses, may be located. The lane frontage should provide a residential character with a pleasant outlook for nearby residents and a visually interesting experience for passersby. Dwelling units should have an outlook to the lane on the lower level, where possible, and primary windows and decks facing the lane on upper levels.

A variety of architectural styles may be considered for infill development, so that neighbourhoods may continue to evolve in a way that respects the character of existing streetscapes.

9 Entrances and Access to Dwelling Units

9.1 Multiple Conversion Dwelling

The original front entrance to a character house should be maintained. Entries will be provided for each additional dwelling unit, and should be clearly identifiable and expressed as such, while maintaining the visual prominence of the original entry.

9.2 Infill

Pedestrian access to the infill building will be from the street and along a path at the side of the existing character house. The path may also provide access to dwelling units located within the existing house. The width of the path is related to the number of units served by the path and must meet Vancouver Building By-law fire fighter access requirements, with current requirements noted as follows:

Access to one dwelling unit:	0.90 m (3 feet)
Access to two dwelling units:	1.2 m (4 feet)
Access to more than two dwelling units:	2 m (6.56 feet)

For the infill building, consideration should be given to locating an entry facing the lane to enhance the residential character of the lane and create a pedestrian-friendly environment, where feasible. Where an entry door is proposed on the lane, an inset entry porch area that provides a safe and welcoming place for people to stand should be provided.

For both conversion and infill, where entries to units are not clearly visible from a street (e.g. units at the rear of the site), their presence and location may be announced through architectural and landscape features.

10 Dwelling Unit Density in RT-4, RT-4A, RT-4N and RT-4AN

The dwelling unit density in RT-4, RT-4A, RT-4N and RT-4AN should not exceed 62 units per hectare.

11 Parking

For multiple conversion dwelling, no more than two parking spaces shall be enclosed. The number of garage doors directly facing the lane should be minimized.

For infill, the following is applicable:

On 33 foot wide lots, a maximum of two spaces may be provided: one internal and one external space, to facilitate infill designs with living space at the ground floor oriented to the lane.

On wider lots, a maximum of two parking spaces may be contained within an infill building and excluded from floor area.

Surface parking should have permeable paving. Surface parking should be screened where possible, and buffered by a landscape planting bed where adjacent to a property line. Parking space materials should be gravel, permeable pavers or wheel strips. Standard unit pavers are not considered as permeable.

12 Landscape

The landscape design should enhance presentation to the street and the experience of the lane, improve the environmental performance of the property, provide sufficient outdoor amenity space for dwelling units on the site, and assist with the creation of privacy for the dwelling units on site and for neighbours.

12.1 Street Frontage

Front yards should create friendly and visually open semi-public spaces.

12.2 Tree Protection, Retention and Replacement

The Protection of Trees By-law applies to all trees on private property, and includes requirements for the retention and replacement of trees on the development site, protection of trees nearby on neighbouring sites and on City property. In accordance with the provisions of this by-law, applicants will be required to submit an arborist's report.

For sites which could accommodate additional trees, the Director of Planning may require trees to be planted on the development site in coordination with a Landscape Plan/Tree Plan.

12.3 Useable Open Space and Circulation

Private, semi-private or shared outdoor areas should be provided at grade, adjacent to and convenient for each dwelling unit. Walkways should be sensitive to overlook onto private patios. Planting beds should screen common walkways using planting, rather than fencing, where possible. The amount of open space provided should be functional and should relate to the size of the dwelling unit. Where the rear yard is limited in size, a usable upper level deck with a minimum clear depth of 1.5 m (5.0 ft.) may meet the intent of the guidelines for private outdoor space.

12.4 Lane Frontage

The 0.9 m (3.0 ft.) minimum setback between an infill building and the lane should be permeable and landscaped where not required for vehicle or pedestrian access. Planted areas that face the lane are intended to expand the public realm and should not be blocked from view by private fencing. Fencing, where desired, should be set back from the property line to enhance the prominence of the planting. Where possible, plants should be located at grade in contiguous soil, i.e. avoiding planter boxes. Planting should consist of woody, evergreen and hardy plant material for year-round presence and structure. Hose bibs should be located near lane edge planting. A 6" curb should be provided to protect planting beds at lane edge. Vehicular gates, including sliding types, are discouraged.

12.5 Garbage and Recycling

Garbage and recycling should be provided onsite in a designated storage area that is accessible to all units on the lot and screened from outdoor amenity space and the lane frontage.

Appendix A

Architectural Styles: West Mount Pleasant

The following architectural styles are prevalent in the West Mount Pleasant area.

Pioneer

These are unassuming houses usually 1½ (but sometimes 2 or 2½) storeys high with a front gabled roof facing the street and containing the entrance door and perhaps a simple porch or verandah. A bay window may be situated beside the door or on the second floor, but the windows are usually plain. Proportions are tall and narrow. The houses are faced with shiplap or narrow clapboard siding, the latter becoming prevalent around 1900. Corner boards and window trim are usually plain 25 mm x 150 mm (1 x 6 inch) boards, and windows are double-hung with two or four panes in each sash. A shed-roofed kitchen is common at the rear. Basements are rare.

Decorated Pioneer

Houses of this kind are very similar to Pioneer houses, but are more ostentatious because of the addition of wood ornamentation at the gable ends, on porches, and for door and window detail. The fretwork - often called “gingerbread” — was created with the fret saw or the jig saw (also called a scroll saw). It was the development of carpentry and sawing techniques during the later years of the nineteenth century that made wooden decoration popular and affordable. Porch posts were turned with the lathe and chamfered Decorated Pioneer buildings often use contrasting patterns of wood siding and shingles, and scalloped and lozenge-shaped shingles appear frequently.

Pioneer Cottage

The Pioneer Cottage is a small dwelling, usually one storey high on a raised roof, and sometimes having a dormer window illuminating a bedroom in the attic space. The cottages provided inexpensive, standardized housing for people of the working class. They were frequently built in groups, and intact clusters have a row of them closely sited along the street. More elaborate versions may have a porch with classical columns and eaves brackets, but simpler ones have little ornament. Some were marketed as prefabricated “ready-made” dwellings.

Classic Box

The Classic Box is a foursquare 2 or 2½ storey house covered by a hipped roof, often one of low pitch. The second storey is a full floor high, and if there is an attic floor, the roof is pierced by a dormer. Earlier versions are undecorated, like the Pioneer house. Later examples (after 1900) may have the ornamentation associated with the Decorated Pioneer, including bay windows and decorative window openings. Classical detail may also be found. Porches are common, and the bay windows may interrupt the simple lines of the hipped roof. The front door is usually located on one side of the facade.

Classic Frame

This is the most common Vancouver dwelling house for the middle class in the early years of the present century. It is a timber-frame building between 1½ and 2½ storeys high, with the gable end of the roof presented to the street. Facade features usually include a porch and one or more bay windows. The door is located to one side. Ornamental variety in the wood and shingle siding is common. The house is similar to the Pioneer and Decorated Pioneer, but it has broader proportions and more interior space. A number of Classic Frames often appear side by side along the street, usually with minor variants in window shape, porches and decorative detailing.

Queen Anne

Queen Anne buildings (most of them houses) are varied and decorative, with asymmetrical compositions, steeply pitched roofs, a dominant front-facing gable (often with central hipped roof), and numerous projecting features such as bay windows, turrets and verandahs. Textures and colours often run rampant: shingles, siding, fretwork, gingerbread, stained glass and other features, to produce a lively design.

Eastern Shingle

The predominance of wood shingles as an exterior cladding characterizes this style — shingles always appear on the second storey, and often on the ground floor as well. The composition is likely more horizontal than vertical, with some restraint shown in decorative effects. In its eastern American prototypes, the style usually had complex massing, cross-gables or other complex roof forms, small windows often grouped in pairs, continuous shingles without corner boards, and broad verandahs. Vancouver versions may deviate less from the Classic Box or the Classic Frame, and some have a relatively simple front-facing gabled roof, but they nevertheless retain their distinctiveness because of their shingle finish.

Stick

The stick style is a variant of previously described house forms - the simpler ones such as the Classic Frame and Classic Box and also the more complex Queen Anne - and is characterized by decorative “stick work” of 25 mm x 50 mm (1 x 2 inch) boards which are applied over the wood siding and shingles. Diagonal or curved eaves brackets and braces may also be present. Stick Style houses are vertical in their proportions, usually with a front-facing gable which may contain fretwork or decorative trusses, and which may project from a hipped or complex roof.

Bungalow or Craftsman

The Bungalow and its variants dominated Vancouver domestic building in the years after 1910, supplanting the Classic Frame as the most popular house type. The features common to the many variants of Bungalows are low-pitched gabled roofs with broad overhangs, and the profuse use of wood detail: exposed rafters and beams, eaves brackets and braces, and textured wood clapboard or shingles. The most prevalent Bungalow type in Vancouver is an expansive house 1 or 1½ storeys high, with the gable facing the street and often having a smaller, secondary gable over the projecting entrance porch. The porch supports are usually short with sloping sides and their bases may be made of rough “clinker” bricks. The principal window beneath the main gable is often composed of three sashes.

Bungaloid

The term Bungaloid describes buildings in which features characteristic of Bungalows are seen in houses too large or different in form from that style. The most common Bungaloid type in Vancouver is a 2½ storey house with a front-facing gable, too tall to be a Bungalow but sharing its profuse use of brackets, beam ends, stubby porch supports and other decorative wood features. Another version has side-facing gables, with dormers or other vertical features piercing the eaves.

Colonial Revival Style

The Colonial Revival style housing involves the consistent use of decorative elements of classical origin. The typical example has a bell-cast or low-pitched hipped roof over 2 storeys on a symmetrical plan, with a full-width front porch. A central attic dormer and bay windows are further embellishments. Typical cladding is of a narrow, bevelled siding similar to American Colonial clapboard. Wood shingles are also common and are usually present on only one floor or in the gable end. The use of decorative shingles in fishscale, staggered or diagonal pattern is a holdover from the Queen Anne style. Decorative elements include eaves brackets, classical inspired mouldings and porch columns, multi-paned windows, and a round window or Palladian window.

NOTE: ~~STRIKE OUTS~~ INDICATE DELETIONS

ITALICS INDICATE ADDITIONS

STRATA TITLE POLICIES FOR RS, RT AND RM ZONES

Adopted by City Council on July 28, 2009

*Amended May 15, 2013, July 9, 2013, June 24, 2014, February 2, 2016, ~~and~~ October 4, 2016
and Sept , 2017.*

1 Application and Intent

These guidelines apply to the strata titling of previously occupied buildings or new construction in the RS, RT and RM zones.

Under Section 242 (1) of the **Strata Property Act** of British Columbia, City Council is the approving authority for conversion of previously occupied buildings into strata lots. Pursuant to Section 242 (10) of the **Strata Property Act**, Council has delegated its approval authority to the Approving Officer for previously occupied buildings containing less than six dwelling units.

Newly constructed buildings, which are not occupied prior to registration of a strata plan at the Land Title Office, do not require the approval of City Council or the Approving Officer.

2 Secondary Suite

In the RS, RT and RM zones, one secondary suite is conditionally permitted in a one-family dwelling. The suite can either be built at the same time a new one-family dwelling (i.e. house) is being constructed, or a suite can be incorporated into an existing one-family dwelling. The construction and safety requirements of the Vancouver Building By-law (VBBL) for a secondary suite within an existing one-family dwelling (which may not be strata titled) are less demanding than for new construction.

In the RT-11 and RT-11N, and RM-7, RM-7N, RM-8 and RM-8N zones, one secondary suite is conditionally permitted in each principal dwelling unit of a two-family dwelling. The suites can either be built at the same time a new two-family dwelling is being constructed or incorporated into an existing two-family dwelling. In the latter case, construction and safety requirements of the VBBL need to be confirmed.

Terms regarding suites are not the same in the Vancouver Building By-law and the Zoning and Development By-law (Z&D). The VBBL terms include Secondary Suite and Group “C” Residential Occupancy Classification. The Z&D terms include One-Family Dwelling with Secondary Suite and Two-Family Dwelling with Secondary Suite. Contact Development Services staff (VBBL) or Planning staff (Z&D) for how these two by-laws apply in your specific situation.

Developments with secondary suites may be strata titled in some instances, however a secondary suite cannot be defined as a separate strata lot under any circumstances.

3 Laneway House

In the RS zones and [RT-5 and RT-5N](#), [RT-6](#), RT-11 and RT-11N, and RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN zones, a laneway house is conditionally permitted. A new laneway house can be built on a site which accommodates an existing one-family dwelling, or a new laneway house can be built in conjunction with a new one-family dwelling. In both cases, the one-family dwelling can also include a secondary suite.

4 Principal Dwelling Unit with Lock-off Unit

In the [RT-5 and RT-5N](#), [RT-6 and](#) RT-11 and RT-11N zones, a principal dwelling unit with lock-off unit is conditionally permitted in an infill one-family dwelling, infill two-family dwelling, one-family dwelling and two-family dwelling provided it is on a site with more than two principal buildings and the site area is 511 m² (5,500 sq. ft.) or greater in size.

In the RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN zones, a principal dwelling unit with lock-off unit is conditionally permitted in a multiple dwelling.

For new construction, as a condition of development permit approval, the registered owner shall execute a covenant which must be registered against the title of the property prior to issuance of the Development Permit. The covenant is to ensure that the number of strata lots created upon registration of a strata plan is consistent with the number of approved principal dwelling units (i.e. the lock-off unit cannot be defined as a separate strata lot).

5 Policies

The following outlines the policies for the conversion of previously occupied buildings or new construction to strata title ownership in applicable zoning districts.

5.1 In the RS-1, RS-1A, RS-2, RS-3, RS-3A, RS-4, RS-5 and RS-6 Zones

Conversions

Council, or the Approving Officer, will not entertain any applications to convert a previously occupied building to strata title ownership where:

- (a) a suite is approved as a One-Family Dwelling with Secondary Suite as defined in the Zoning and Development By-law;
- (b) a suite is approved as a Secondary Suite as defined in the Vancouver Building By-law;
- (c) a unit is approved as a Laneway House as defined in the Zoning and Development By-law; or
- (d) a unit is approved as a Laneway House as defined in the Vancouver Building By-law.

New Construction

As a condition of development permit approval for:

- (a) a new One-Family Dwelling with a Secondary Suite;
- (b) a new One-Family Dwelling with a new Laneway House; or
- (c) a new One-Family Dwelling with a Secondary Suite and a new Laneway House

the registered owner shall execute a covenant which must be registered against the title of the property that prohibits registration of a strata plan. The city will release the covenant, on the owner's request, not less than 12 months after issuance of the occupancy permit.

5.2 In the RS-7 Zone

Conversions

Council, or the Approving Officer, will not entertain any application to convert a previously occupied building to strata title ownership where:

- (a) the site is less than 668 m²;
- (b) a suite is approved as a One-Family Dwelling with Secondary Suite as defined in the Zoning and Development By-law;
- (c) a suite is approved as a Secondary Suite as defined in the Vancouver Building By-law;
- (d) a unit is approved as a Laneway House as defined in the Zoning and Development By-law; or
- (e) a unit is approved as a Laneway House as defined in the Vancouver Building By-law.

New Construction

As a condition of development permit approval for:

- (a) a new Two-Family Dwelling on a site less than 668 m²;
- (b) a new One-Family Dwelling with a Secondary Suite;

- (c) a new One-Family Dwelling with a new Laneway House; or
- (d) a new One-Family Dwelling with a Secondary Suite and a new Laneway House.

the registered owner shall execute a covenant which must be registered against the title of the property that prohibits registration of a strata plan. The city will release the covenant, on the owner's request, not less than 12 months after issuance of the occupancy permit.

5.3 In the RS-1B, RT and RM Zones

Conversions

Council, or the Approving Officer, will not entertain any applications to convert a previously occupied building to strata title ownership where:

- (a) a suite is approved as a One-Family Dwelling with Secondary Suite as defined in the Zoning and Development By-law;
- (b) a suite is approved as a Secondary Suite as defined in the Vancouver Building By-law; or
- (c) a unit is approved as a Laneway House as defined in the Zoning and Development By-law or the Vancouver Building By-law.

An exception may be made for existing developments containing two or more principal dwelling units (One-Family Dwelling with Infill Dwelling, Two-Family Dwelling or Multiple Conversion Dwelling), in combination with Secondary Suites or Lock-off Units. In these cases, Council or the Approving Officer may consider an application to convert the previously occupied building to strata title ownership, subject to the number of strata lots being consistent with the approved number of principal dwelling units (i.e. a Secondary Suite or a Lock-off Unit cannot be defined as a separate strata lot).

All other applications to convert previously occupied buildings to strata title ownership, including a One-Family Dwelling with a new Infill Dwelling, Two-Family Dwelling or Multiple Conversion Dwelling will be subject to approval by City Council or the Approving Officer and the process outlined in the City's Strata Title and Cooperative Conversion Guidelines.

New Construction

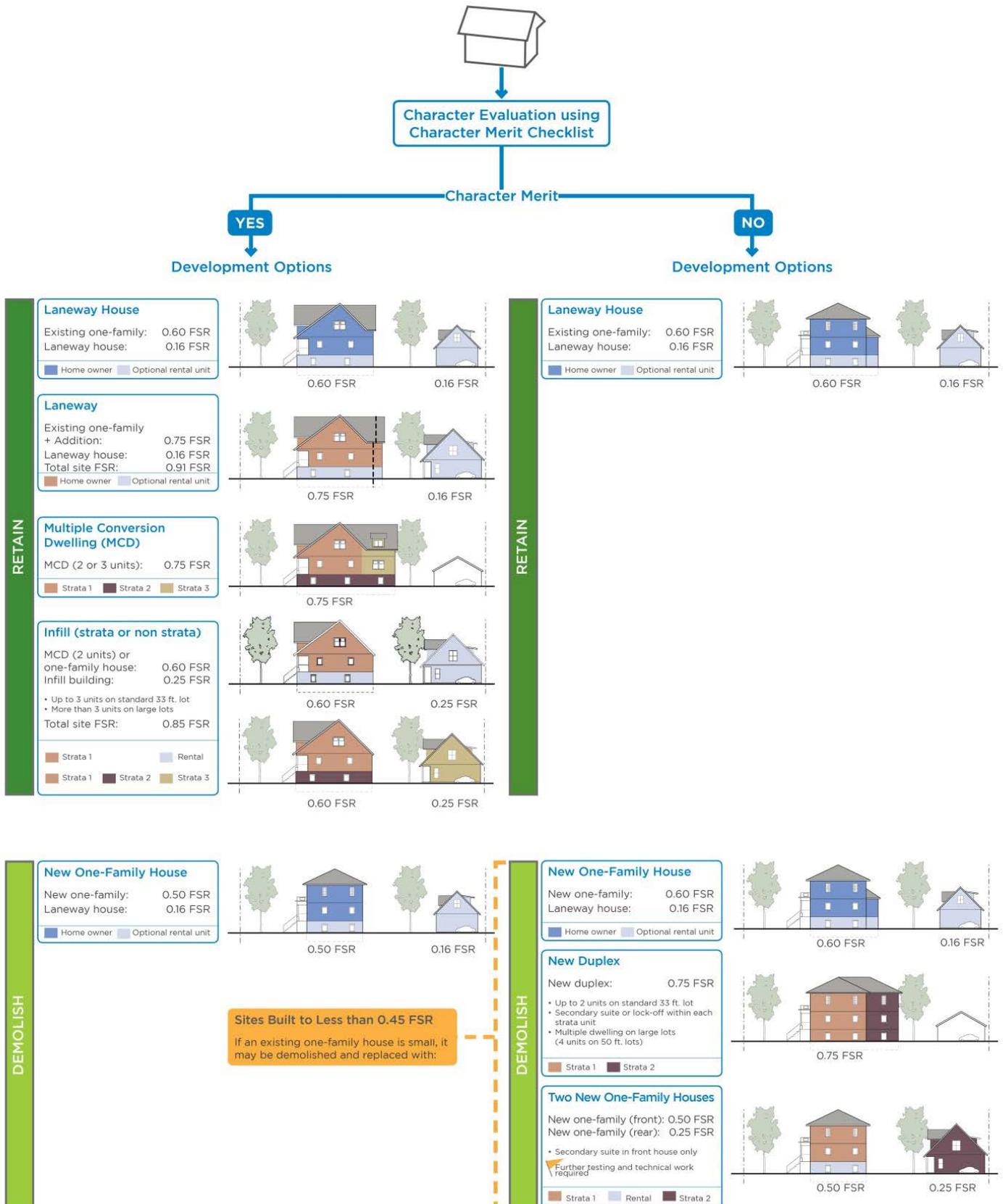
- (a) One-Family Dwelling with Secondary Suite, One-Family Dwelling with Laneway House, One-Family Dwelling with Secondary Suite and Laneway House

As a condition of development permit approval, the registered owner shall execute a covenant which must be registered against the title of the property that prohibits registration of a strata plan. The city will release the covenant, on the owner's request, not less than 12 months after issuance of the occupancy permit.

- (b) New Developments containing two or more principal dwelling units, in combination with Secondary Suite(s) or Lock-off Units

As a condition of development permit approval for a new development containing two or more principal dwelling units (One-Family Dwelling with an Infill Dwelling, [Two One-Family Dwellings](#), Two-Family Dwelling or Multiple Dwelling), in combination with Secondary Suites or Lock-off Units, the registered owner shall execute a covenant to be registered against the title of the property. The covenant is to ensure that the number of strata lots created upon registration of a strata plan is consistent with the approved number of principal dwelling units (i.e. a Secondary Suite or a Lock-off Unit cannot be defined as a separate strata lot).

Illustration of Proposed Development Options in the Amended RT-5 and RT-6 Zones
(Updated from options presented at June 2017 Open House)



Mount Pleasant RT Zone Review

Public Engagement Summary

The public engagement for the RT Zone review consisted of two open houses and three surveys. In total, there were 300 responses to the first survey (Talk Vancouver), 53 responses to the second survey, and 25 responses to the third survey. Two of the surveys were open to everyone while one was a neighbourhood satisfaction survey which was limited to the RT-6 area of Mount Pleasant, where infill and multiple conversion dwellings, and new development is already integrated into the neighbourhood.

Community open houses were held on May 10, 2017 from 5:00 PM to 8:00 PM and June 21, 2017 from 5:00 PM to 8:00 PM. A total of 2,200 notification letters was distributed within the RT zone review area two weeks prior to each open house. Additionally, this information was made available on the City's website and through an email distribution list to those previously subscribed to receive updates on the Mount Pleasant Community Plan. Approximately 225 people in total attended the two open house events.

The remainder of this Appendix briefly summarizes responses to each of the questions asked on the multiple-choice section of the comment forms followed by a summary of general comments.

Unless otherwise specified, response categories for all of the questions in the multiple-choice section ranged from "strongly agree" to "strongly disagree" with an option of "not sure" for those who were undecided.



First Open House and Survey (May 10, 2017)

Housing Opportunities and Character Retention:

Overall, respondents indicated strong support for the ideas presented on housing opportunities and character retention, with 72% of respondents agreeing with the ideas presented.

The majority of respondents (76%) agreed with an increase in floor space ratio (FSR) above 0.75 to incentivize retention and increase opportunities for infill.

81% of respondents agreed with allowing two separate small houses as an alternative design to the standard front-back duplex.

83% agreed with allowing duplex units to include lock-off suites to provide more rental housing.

Parking

69% of respondents agreed with relaxing on-site parking requirements to address the design challenges of infill development on a 33 ft. lot. 16% disagreed and the remaining responses were neutral or unsure.

General

Other comments were generally supportive of the proposed zoning changes. The opinions reflected the need for increased rental and housing options and affordable housing choices. People also supported the notion of character retention and expressed a fondness for the character of their neighbourhoods.

A large number of comments strongly encouraged more density and height in this area, with some concerns that the proposed changes were too modest to be able to address the current housing crisis. The majority of respondents were seeking more FSR and many wanted to convert their garages to living spaces. Opinions on heights and densities generally supported a considerable increase in both, with many people specifying that they wanted more than three suites per lot and more than 1.0 FSR.

A minority of respondents believed that the proposed changes would exacerbate traffic congestion and parking challenges. A large number of respondents expressed concerns that further development in the area would put more strain on schools which are already at capacity, and that other amenities (i.e. parks and pools) need to be considered in conjunction with increased density.

The majority of respondents were between the age ranges of 30-39 and 40-49 years (28% in each category).

Neighbourhood Satisfaction Survey (June 2017)

The majority of respondents to the neighbourhood satisfaction survey have lived in the Mount Pleasant Park Neighbourhood for more than 5 years, with another 26% who have lived in the area for between one and five years. Only 6% of participants have lived in the area for less than one year. All survey participants own their home.

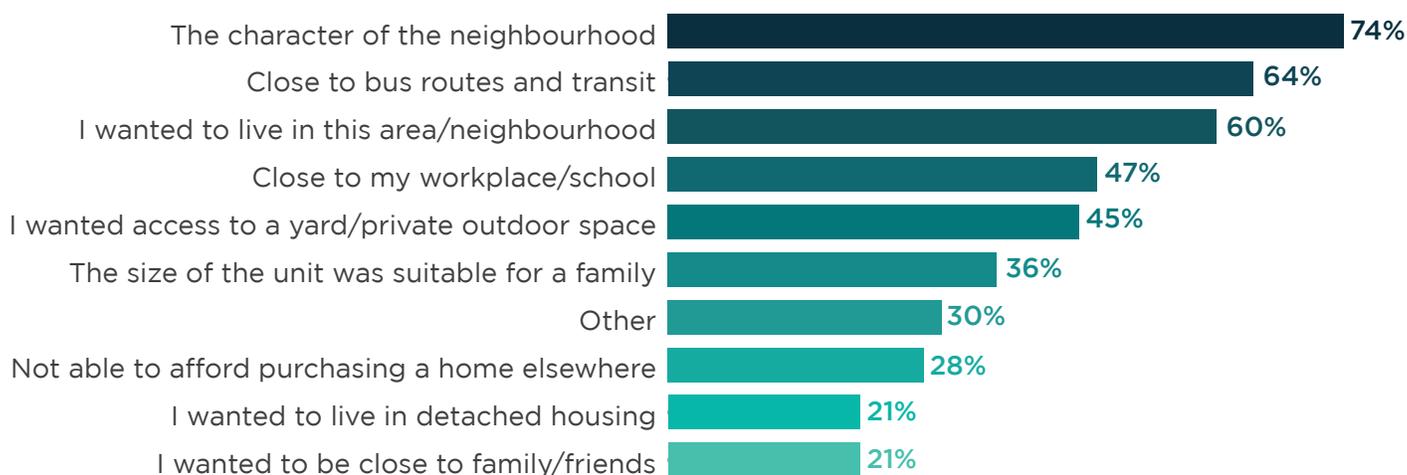
The majority of respondents live in dwellings that are an average size of 1,300 sq. ft., and have 2 bedrooms (26%) or more.



**Mount Pleasant Park
Neighbourhood map**

62% of respondents said their home does not include an enclosed garage. Of the 38% of respondents that said their home does include an enclosed garage, 66% use the space for parking. 35% of respondents use the garage for storage, and 12% use it for living space. Those who chose other (23%) use the carport in their complex for parking.

Respondents identified neighbourhood character as the most popular reason for choosing to move into the neighbourhood (74%). The pie chart below indicates the other reasons why respondents chose to live in the Mount Pleasant Park Neighbourhood.



Note: Those who specified "other" cited the central location and walkability as the main reasons they enjoy living in Mount Pleasant Park.

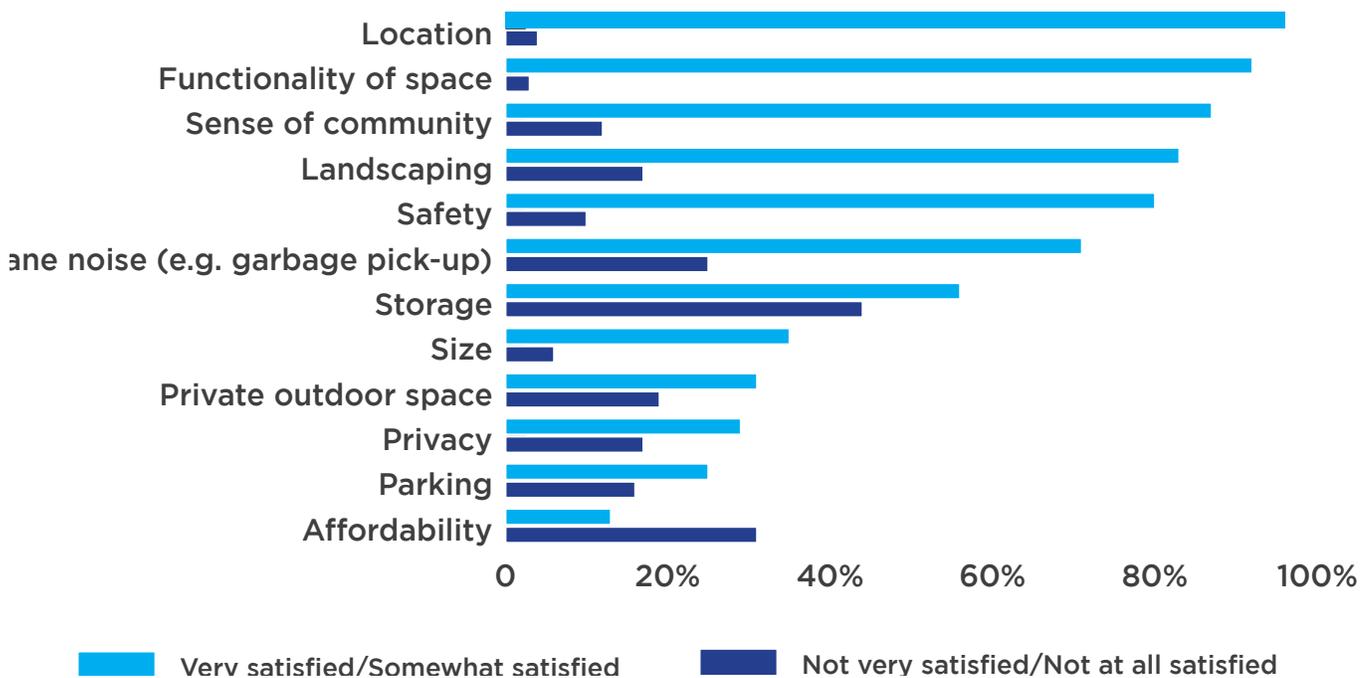
Neighbourhood Satisfaction Survey Continued

When asked about the most positive things about the neighbourhood, survey respondents listed the location, walkability, proximity to the Canada Line, sense of community and character of the neighbourhood to be the most positive factors.

The least positive aspects of the community were cost of housing, crime, and lack of parking enforcement/availability for guest parking. People noted that even though there is a block-watch and a neighbourhood-feel, crime is growing in this area, which is leading to the dissatisfaction with safety in the neighbourhood. Respondents also want more housing options to accommodate the expansion of their families - i.e. children growing up, older parents moving back in.

When asked about their recommendations for change, the main recommendations were to increase units per lot and to allow townhouse options.

The chart below summarizes the neighbourhood satisfaction/dissatisfaction on specific topics.



Second Open House and Survey (June 21, 2017)

In the second open house and survey, more specific questions regarding floor space ratio (FSR) and character retention incentives were asked.

65% of respondents generally agreed with the overall proposals to incentivize character retention and create new housing opportunities.

81% of respondents agreed with an increase in FSR from 0.75 to 0.83 for infill (now being proposed at 0.85 FSR) and also with an increase in the number of units from 2 to 3 as part of a multiple conversion dwelling or infill development on a 33 ft. lot.

65% of respondents agreed with the idea of a larger laneway house to incentivize character home retention, with 19% opposed and the rest neutral.

73% of respondents agreed with allowing laneway houses for all single-family dwellings (including non-character), with 15% opposed.

A significant number of respondents indicated that they strongly disagree with reducing FSR for the demolition of a character house. However, 31% agreed with the proposal, and 19% were neutral or did not provide a response.

33% of respondents were between the age group of 50-59 years, with a large number of respondents in the 30-39 and 40-49 age groups (29% each).

42% of respondents learned about the open house through direct mail and 24% learned about the open house through email. The remaining respondents learned about the open house either from word of mouth, vancouver.ca or another website.

TWO-FAMILY ZONE

Grandview-Woodland Community Plan Public Engagement Summary

July 2016

Grandview-Woodland Community Plan adopted by Council.

Fall 2016 - Winter 2017

As part of the Plan's implementation, zoning changes to allow for new houses choices in Grandview-Woodland were proposed. In November 2016, staff held two open house events to share information about the proposed City-initiated zoning changes in Grandview-Woodland. These included two-family dwellings (duplexes), townhouses, and 4-storey apartments in specified locations.

Spring 2017

As the RT zone review in both Grandview-Woodland and Mount Pleasant had similar contexts and objectives, the two work programs were combined in Spring 2017 to produce a common proposal for changes. Details on the townhouse and 4-storey zones in Grandview-Woodland would be shared with the community at a later date.

In May 2017, staff held two open house events to share further detail on the refined proposed zoning changes and guidelines.

A final combined open house was held in Mount Pleasant in June 2017, with approximately 300 invitations sent out to homes specifically within the RT-5 zone in Grandview-Woodland outlining how they might be affected by the zoning changes-. Additionally, this information was made available on the City's website and through an email distribution list to those who subscribed to receive updates on the Grandview-Woodland Community Plan (see *Appendix F* for a consultation summary from the June 2017 open house event).



WHAT WE HEARD

Grandview-Woodland Community Plan Implementation



Fall 2016 - Winter 2017



200+
people attended

400+
forms submitted

In November 2016, staff held two open house events to share information about proposed City-initiated zoning changes to allow new housing choices in parts of Grandview-Woodland. During the consultation period, 442 feedback forms were received, including those completed at the open house events, as well as online through the City's website.



DUPLEX ZONE

Grandview-Woodland Community Plan

Respondents largely felt that new development in this zone should reflect a mix of historic and modern character, and that “modern” interpretations of historic design features should be permitted. However, responses were also mixed about the value of character home preservation and what constitutes “character”. There was a desire for the Character Merit Checklist to be used in a meaningful way.

Some respondents were concerned about the proposed density in this zone, specifically:

- The proposed reduction in allowable floor space ratio (FSR) to 0.75 FSR in the existing single-family zone, including concerns about not being able to construct infill or a laneway house within this figure.
- The incentive for retaining character houses (i.e. up to 0.75 FSR with infill or addition) is not sufficient due to substantial costs associated with character restoration.

Some also expressed concerns about the loss of single-family homes as an affordable rental option for families, and had general concerns about single-family homeowners being pushed out.



ROWHOUSE/TOWNHOUSE ZONE

Grandview-Woodland Community Plan

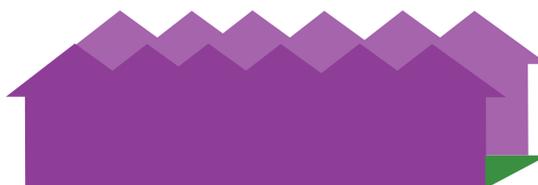
Comments regarding this zone were evenly split on support and concerns, particularly regarding scale (height and density), neighbourhood fit, and proposed locations.

Support

- This is an appropriate form and amount of density, would provide more housing options, and would fit within the neighbourhood character.
- Proposed locations are reasonable; this form should be allowed in more/other locations.
- Improve the public realm/streetscape with redevelopment.

Concerns

- Redevelopment may displace current renters/residents and would not improve housing affordability.
- Increased traffic and parking issues.
- Proposed height is too high (3 storeys preferred) or too low (greater height and density suggested).



4-STOREY APARTMENT ZONE

Grandview-Woodland Community Plan

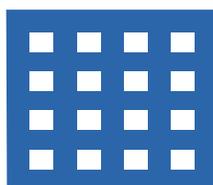
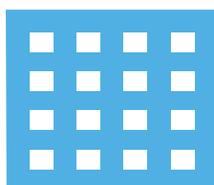
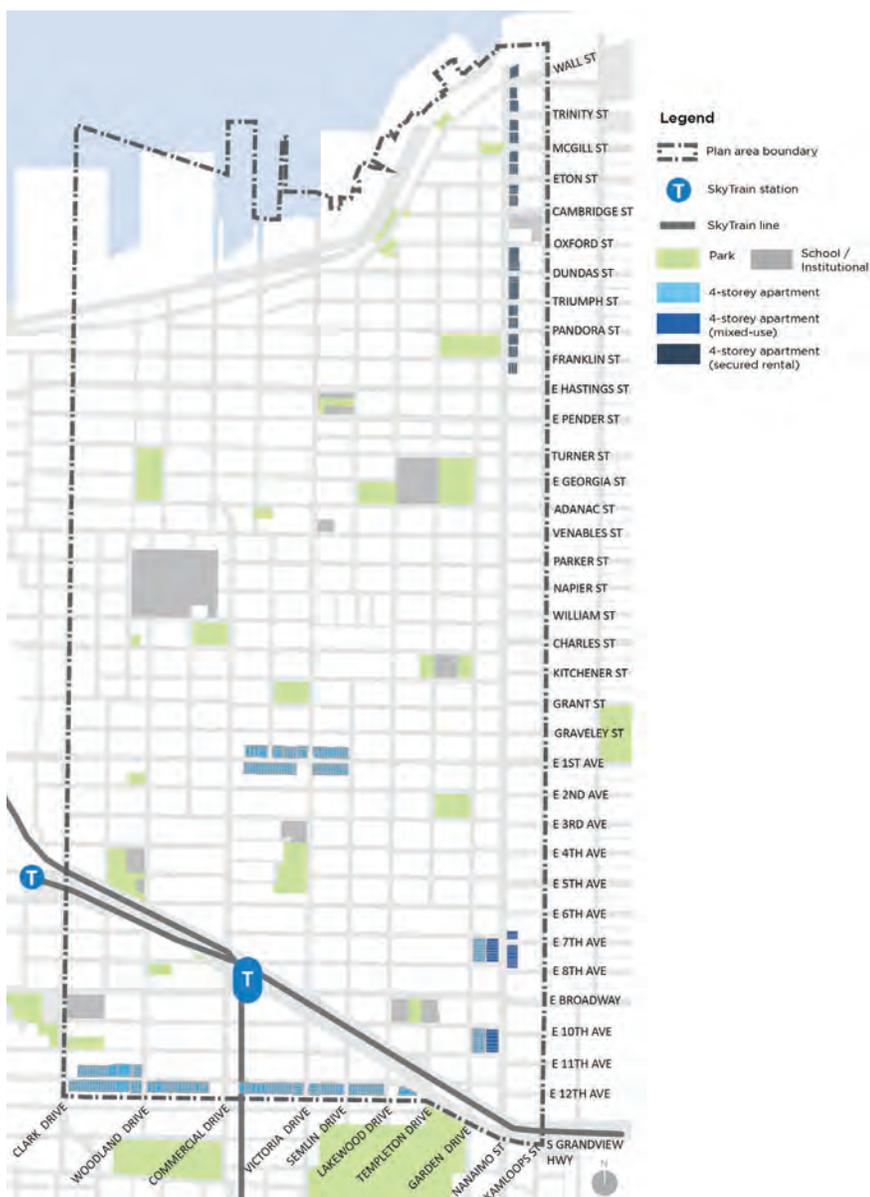
Comments regarding this zone were evenly split on support and concerns. In addition to the comments below, responses were generally mixed regarding scale (height and density), the inclusion of commercial uses at grade, and typology (e.g. preference for townhouses vs. apartments).

Support

- This is an appropriate form and amount of density, would provide more housing options, and would fit within the neighbourhood character.
- Proposed locations are reasonable; this form should be allowed in more/ other locations, and at greater scales (6 to 10 storeys).
- This would help revitalize the neighbourhood.
- Ensure quality design and construction.
- Improve the public realm/streetscape with redevelopment.

Concerns

- Proposed height is too high; concerned about transition to lower-density areas.
- Increased traffic, parking, and safety issues.
- Redevelopment may displace current renters/residents, and would not improve housing affordability. Speculation and land assemblies may contribute to greater unaffordability.
- Proposed locations are not appropriate, particularly along Garden Drive.



LOCAL-SERVING RETAIL ZONE

Grandview-Woodland Community Plan

There was general **support** for this zone, citing importance of retail uses toward neighbourhood livability and vibrancy, and appropriate fit within the neighbourhood character.

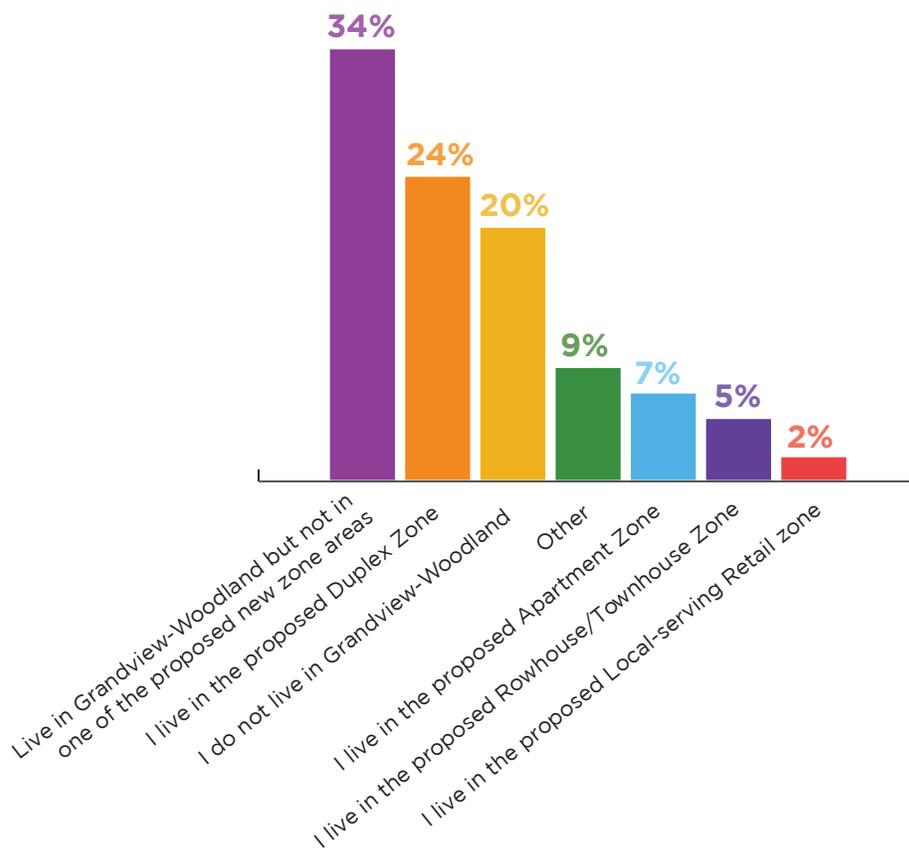
Concerns focused on the nature of future retail in this zone (e.g. no big box, retail chains or dispensaries), displacement of existing residents and businesses, and the need to create a new zone for such a limited area.



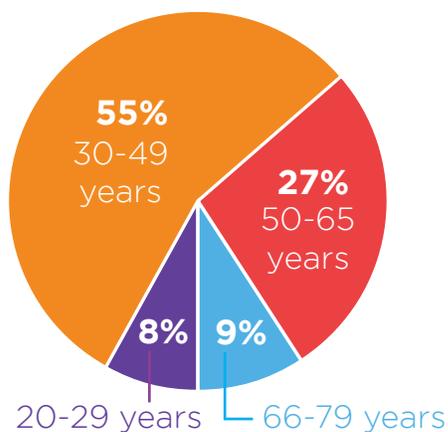
RESPONDENT PROFILE

Fall 2016 - Winter 2017

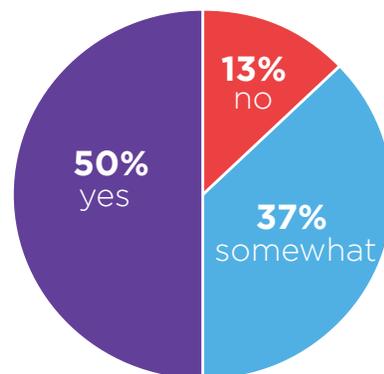
Where do you live?



Which age group do you belong to?



Are you familiar with the Grandview-Woodland Community Plan?



WHAT WE HEARD

TWO-FAMILY (DUPLEX) ZONE

Grandview-Woodland Community Plan



Spring 2017



200+
people attended

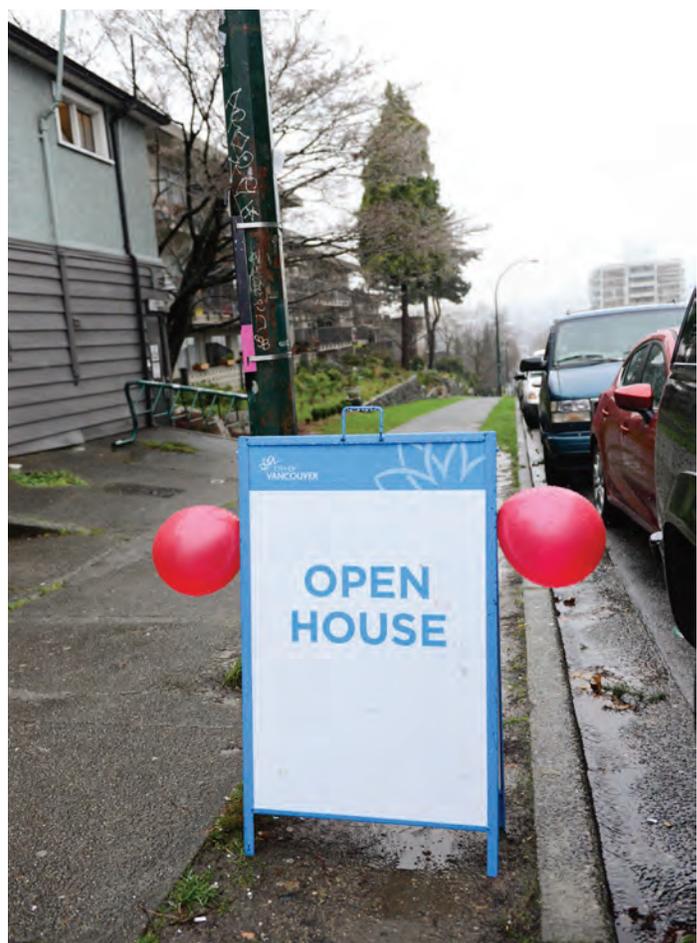
400+
forms submitted

The public engagement portion of the RT Zone review consisted of 2 open houses and a survey. During the consultation period, 223 people attended the open house events, and 429 feedback forms were received, including those completed at the open house events, as well as online through Talk Vancouver.

Community open houses were held on May 13, 2017 from 12 PM to 3 PM and May 17, 2017 from 5 PM to 8 PM. A total of 4,534 postcard notifications was distributed in the Grandview-Woodland proposed new two-family zone, two weeks prior to the May 13th open house. Additionally, this information was made available on the City's website and through an email distribution list to those previously subscribed to receive updates on the Grandview-Woodland Community Plan.

The remainder of this Appendix briefly summarizes responses to each of the questions asked on the multiple-choice section of the survey followed by a summary of general comments.

Unless otherwise specified, response categories for all of the questions in the multiple-choice section ranged from "strongly agree" to "strongly disagree" with an option of "not sure" for those who were undecided.



TWO-FAMILY (DUPLEX) ZONE

Grandview-Woodland Community Plan

Housing Opportunities and Character Retention

Overall, the community showed strong support for the ideas presented on housing opportunities and character retention.

Respondents largely agreed (76%) that an increase in FSR up to 0.83 to incentivize retention and increase opportunities for infill and/or multiple conversion dwellings.

A large majority (84%) of respondents agreed with allowing two separate small houses as an alternative design to a standard front/back attached duplex in order to improve livability and provide more options.

Parking

There was general (64%) support for relaxing on-site parking requirements to address the design challenges of infill development on a 33 ft. lot. 16% disagreed and the remaining responses were neutral or unsure.

General

In general, respondents agreed that the regulations in the proposed Two-family (Duplex) Zone reflect what is important to the community in terms of:

- Neighbourhood character – agree merged (70%); disagree merged (15%); not sure/no answer (14%)
- New housing options – agree merged (81%); disagree merged (10%); not sure/no answer (9%)
- Housing affordability – agree merged (61%); disagree merged (20%); not sure/no answer (19%)
- Parking and circulation – agree merged (52%); disagree merged (20%); not sure/no answer (28%)

Other comments were generally supportive of the proposed zoning. General themes that arose in order of frequency were:

- Housing affordability
- Increased densification
- Further diversifying housing options
- Increasing allowable FSR
- Need for bolder/more creative planning
- Parking

Concerns related to the current housing crisis were reflected in many of the comments. Respondents are seeking more rental and housing options, and affordable housing choices. Concern about the two-family zone's ability to address housing affordability was identified.

A large number of comments strongly supported densification and encouraged increased heights and densities in this area, with concerns that the proposed changes aren't aggressive enough to address the current housing crisis. A large number of respondents wanted increases in allowable FSR, both outright and conditional (e.g. for those who follow heritage design guidelines, or rental or multiple family living).

Respondents also commented on their preference for a greater variety in housing options (e.g. more density in the form of 4-storey buildings/townhouses/rowhouses in RT and RS; allow more laneway homes/stratified laneway home options; multi-family for character homes).

A number of respondents challenged the City to undertake bolder/more creative planning, particularly in the wake of the current housing crisis.

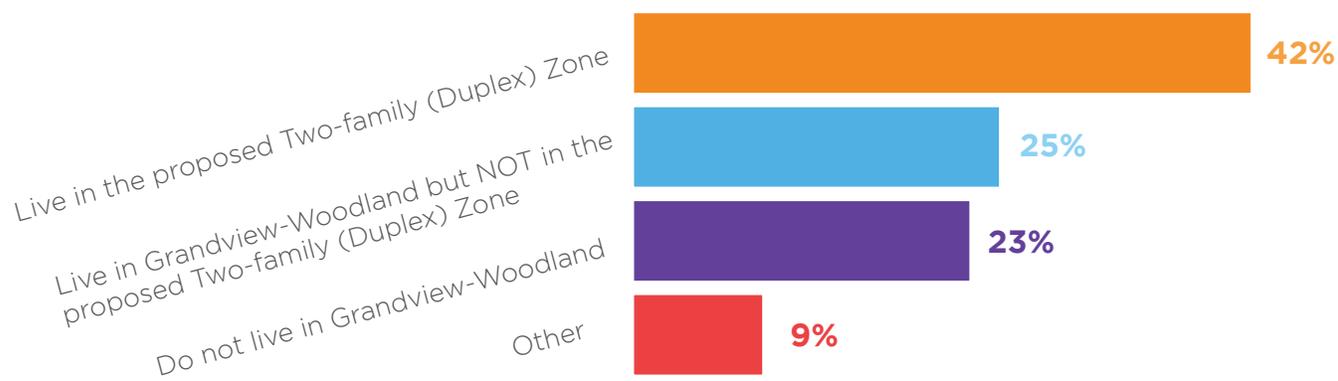
Concerns surrounding parking were split with an equal amount of respondents requesting that parking requirements be further relaxed or eliminated altogether, while the other camp expressed concerns related to parking availability and increased congestion and circulation in the area.



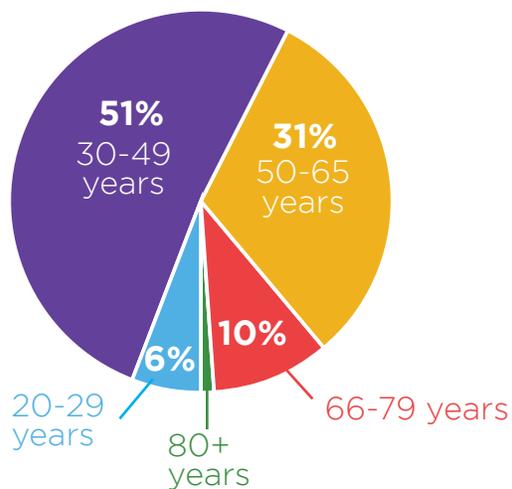
RESPONDENT PROFILE

Spring 2017

Where do you live?



Which age group do you belong to?



Are you familiar with the Grandview-Woodland Community Plan?

