



# Heritage Action Plan Character Home Zoning Review



By-law Amendments for Character Home  
Retention & New Housing Choices  
September 19, 2017

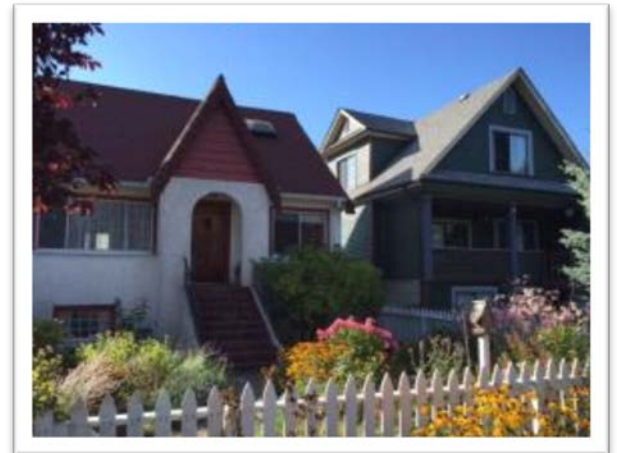


CITY OF  
VANCOUVER

Planning,  
Urban Design &  
Sustainability

# Presentation Outline

1. Background and context
2. Proposed zoning amendments & design guidelines
3. Public consultation
4. Next steps
5. Response to Council questions



- Key component of **Heritage Action Plan**
- Encourage character homes retention in single-family neighbourhoods (RS zones) while meeting other City goals.
- Initiated in response to community concerns:
  - Increased demolitions of character houses
  - Rising property values
  - Compatibility and fit of new homes in older neighbourhoods

## Character Home Review Timeline:

We are  
here



**Dec 2013**

Council requests  
Character  
Home  
Review

**Jun 2014**

Character  
merit  
interim  
procedures  
adopted

**Feb/Mar  
2015**

Public  
consultation

**Dec 2015**

Stakeholder  
workshop

**Nov 2016 -  
Jan 2017**

Public  
consultation

**May 2017**

- Update to  
Council
- Public  
consultation

**Jul 2017**

Report to  
Council

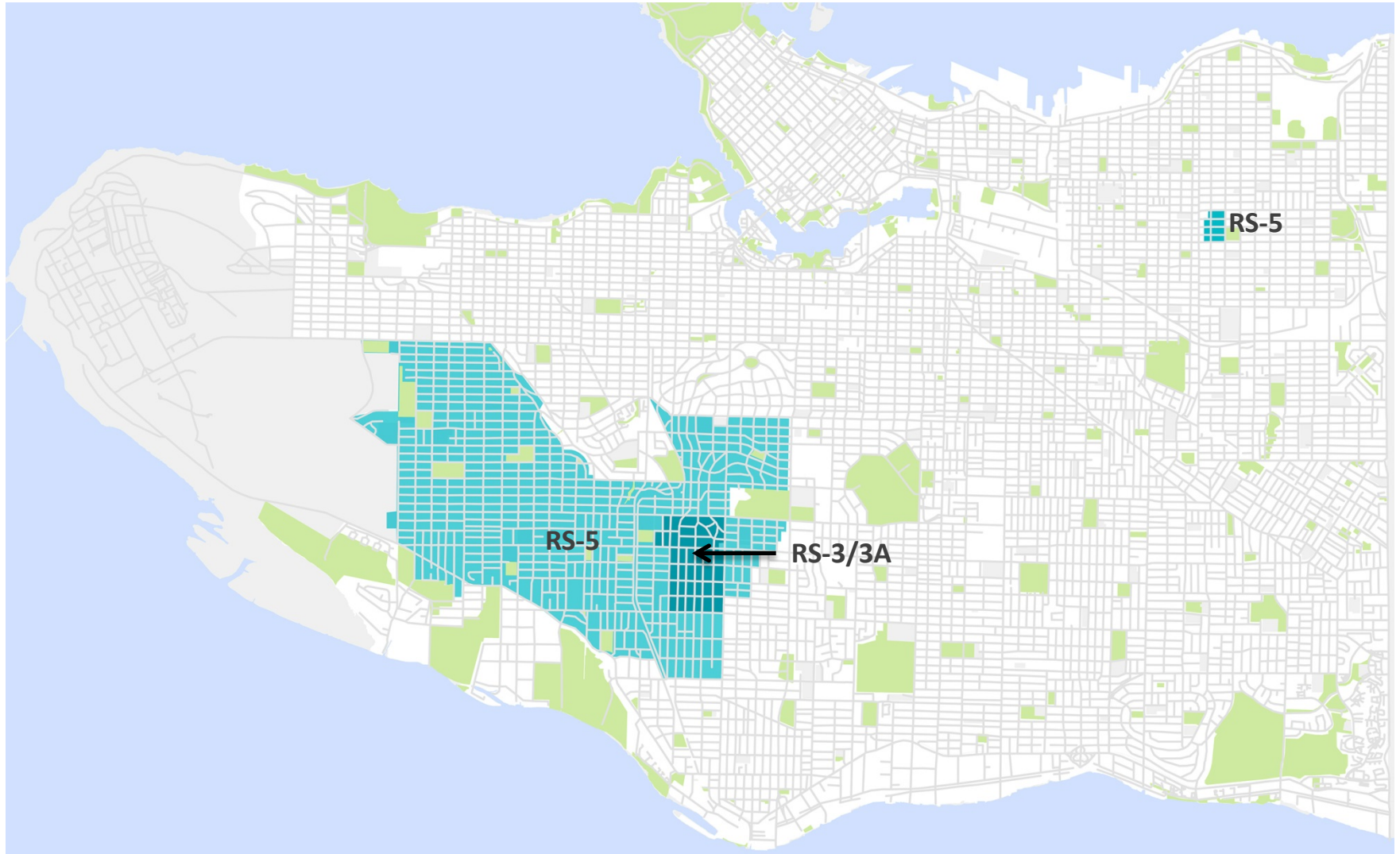
**Sep 2017**

Public  
hearing



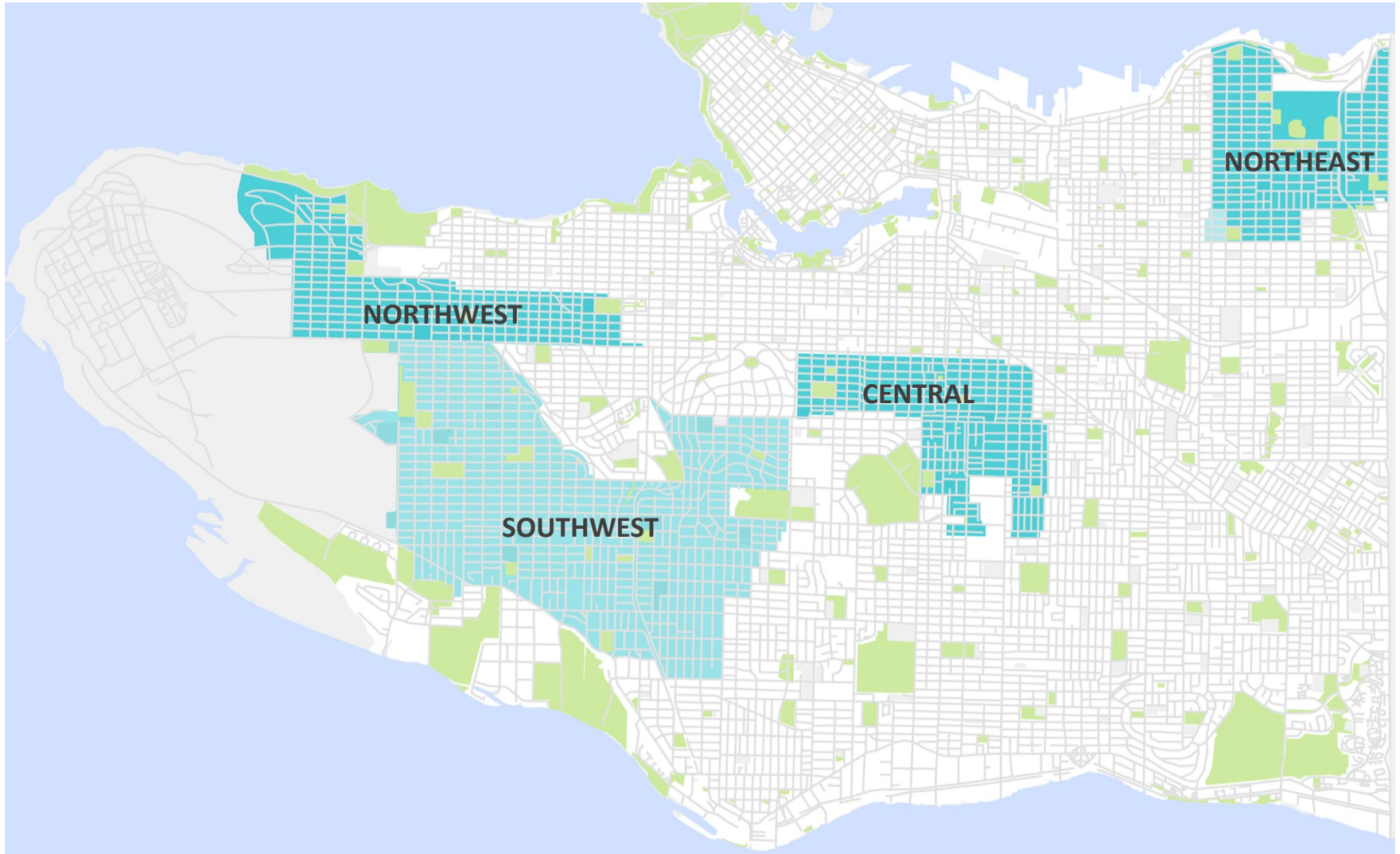
# Proposed Zoning Amendments

## Initial focus areas (RS-3, RS-3A, RS-5)



# Proposed Zoning Amendments

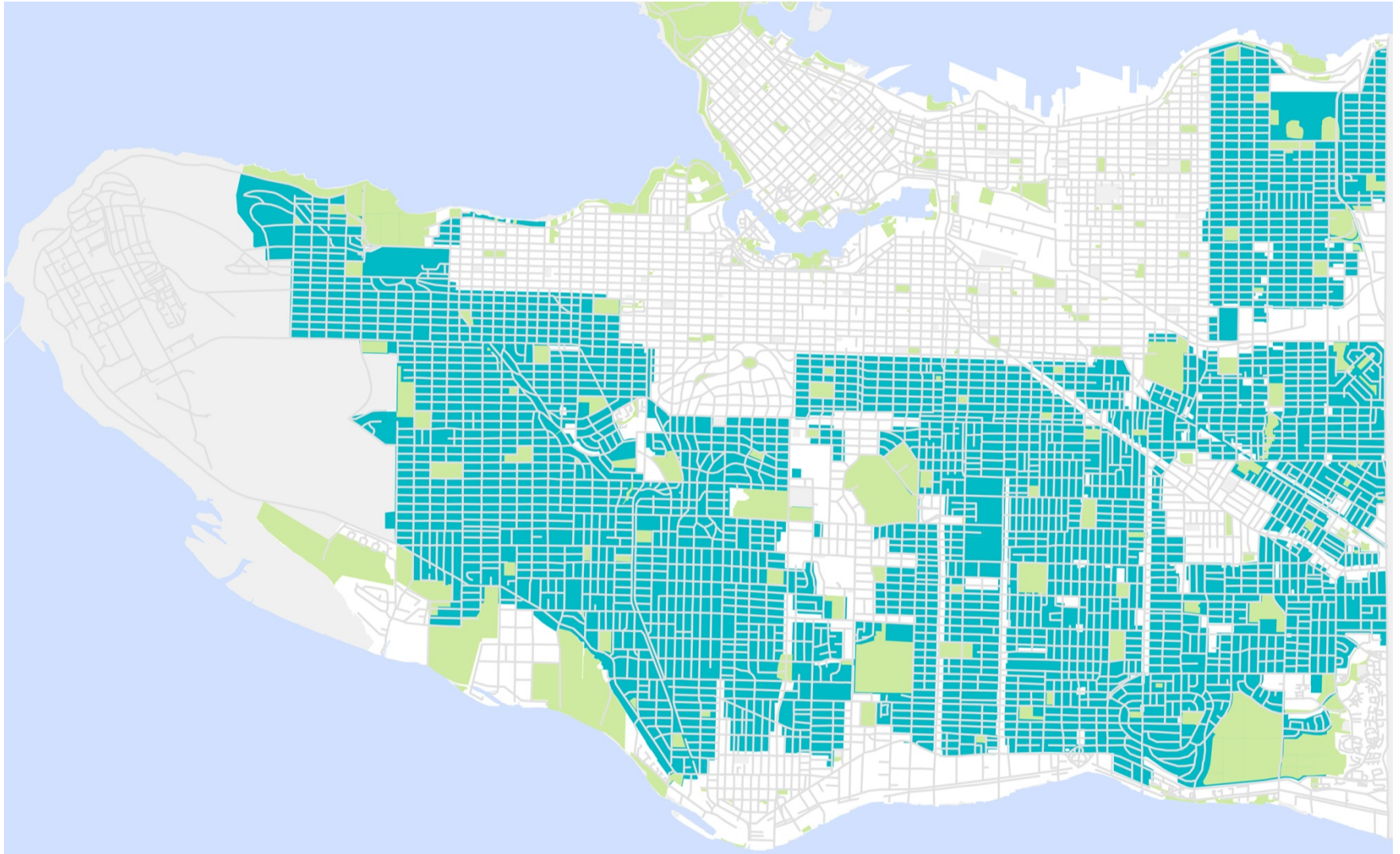
## Four study areas





# Proposed Zoning Amendments

## City-wide (RS zones)



# Proposed Zoning Amendments

## No change for new construction

**CURRENT  
ZONING**

0.70 FSR  
+0.16 LWH



Single-family house  
with secondary suite,  
and laneway house

## Optional Character Retention Incentives

**INCREASED  
FLOOR AREA**

0.75 FSR  
+0.16 LWH



Single-family  
house with  
addition,  
secondary  
suite, and  
laneway house

**INFILL\***

TOTAL  
0.85 FSR



Single-family  
house with  
secondary  
suite and Infill

**MULTIPLE  
CONVERSION  
DWELLING\***

0.75 FSR



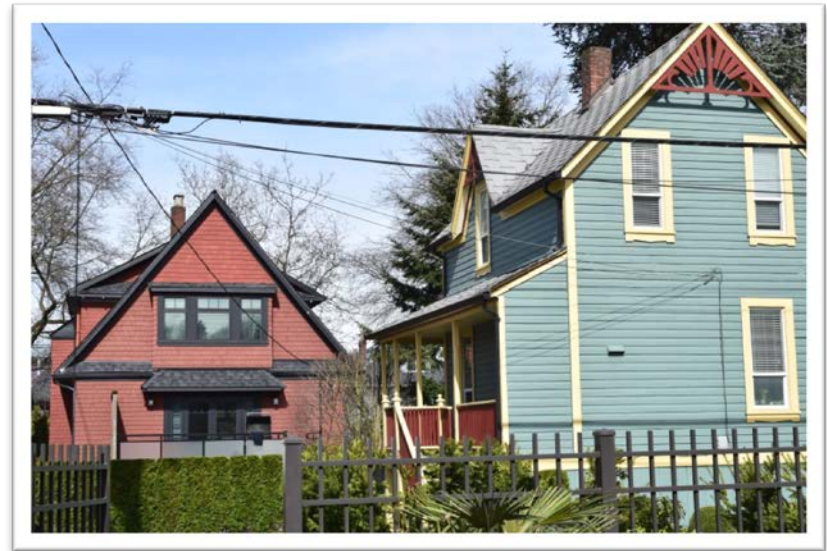
Three unit  
Multiple  
Conversion  
Dwelling with  
garage



Three unit  
Multiple  
Conversion  
Dwelling with  
Infill

\* Multiple Conversion Dwelling and Infill can be strata-titled or rental

- Character house criteria (updated May 2017)
- Guidance on built-form to ensure additions and infill are:
  - respectful of existing character house
  - compatible with surrounding neighbourhood

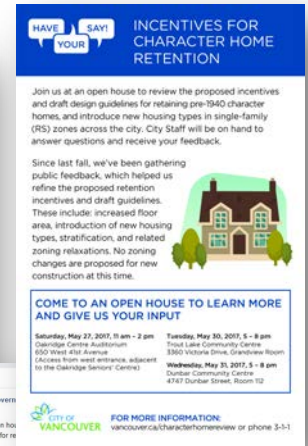




# Public Consultation (May/June 2017)

## Notification

- Four newspaper advertisements
- Emails to Heritage Action Plan list-serv - over 1000 recipients
- Posters in community centres and libraries
- Social media campaign
  - 2 facebook posts, 10 tweets



## Events

- Three open houses (May – June 2017)
  - over 300 participants
- Practitioner workshop (June 22, 2017)



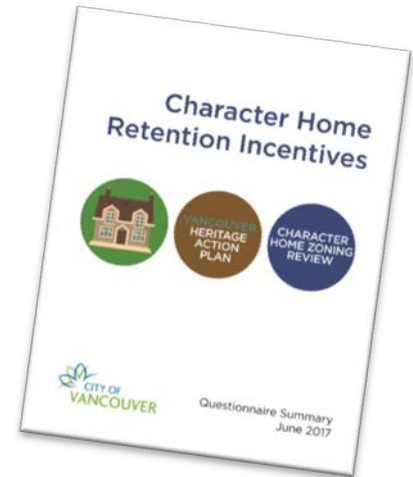
## Overview

- 220 completed questionnaires

## Strong support overall



Incentives approach for character house retention



### Incentives to retain character homes

**83%** - Increase floor area

**78%** - Multiple conversion dwellings

**75%** - Infill

### Strata-titling of new housing types:

**70%** - Multiple conversion dwellings

**73%** - Infill

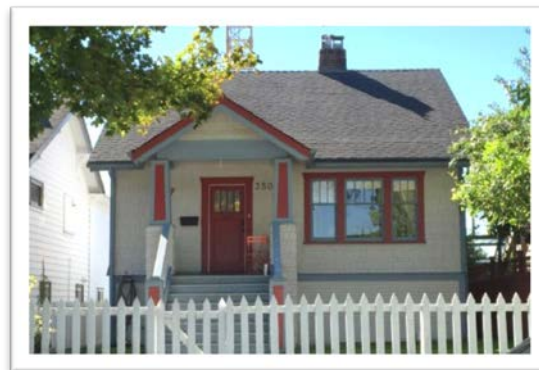
**68%** - **Draft design guidelines**

## One year report back

- Monitoring character home retention incentives and new housing choices
- Monitoring Interim Procedure in discretionary zones (RS-3, RS-3A, and RS-5) - Approved 2014
  - Identifies character homes through Character Merit Assessment
  - Same total floor area in outright and conditional, but more above-grade in the conditional option
  - Limit sites to outright floor area when a character home is demolished

### Did you know?

- 15,000 pre-1940 homes in RS zones citywide
- 1/3 of pre-1940 homes are in discretionary zones





A photograph of a blue house with a red chimney and a large tree, with a blue overlay containing the text "Questions from Council". The house is a single-story bungalow with a dark grey shingled roof and a prominent red brick chimney on the left side. The front facade is painted a light blue, with white trim around the windows and a small gabled porch over the entrance. A set of concrete steps with black metal railings leads up to the front door, which is a bright red. The house is surrounded by lush greenery, including a large tree on the right, various shrubs, and a well-maintained lawn. A sidewalk leads from the street to the front steps. The scene is captured in bright daylight, with shadows from the trees and roof cast onto the lawn and the blue overlay. The text "Questions from Council" is written in a white, serif font, centered within the blue rectangular area that covers the upper half of the image.

# Questions from Council

# Alignment of Planning Programs







Thank you