



Amendments to the Zoning By-law to Revise Design Regulations for 'Outright' Duplexes

Public Hearing
April 2, 2019

Background & Context

Public Hearing today: Amendments to duplex regulations

Other work underway includes:

- Monitoring of duplexes in RS zones
 - Monthly updates on duplex take-up
 - Field testing, monitoring and engagement – report back in December 2019
- Character Home Incentive Program update (Spring)
- Actions with Sustainability to advance low carbon housing in response to the climate change (Spring)

'Outright' duplexes

- Go through time and resource-efficient approval process
- Consistent with most low-density housing options (1FD, laneway house)
- DBL staff review
- Main design elements regulated in the District Schedule
- Allowed today in many neighbourhoods (Norquay, Marpole, Cambie Corridor, Grandview-Woodland, Joyce-Collingwood and RS areas)

Engagement & Technical Review

What have we heard about 'outright' duplexes?

Residents

- Followed up with residents who had concerns with some design outcomes, such as roof form

Builders and design practitioners

- Prescriptive design regulations prevent innovative designs, such as near-zero emissions buildings
- February workshop
- Met with in-stream applicants

Staff review

- Concerns with design outcomes, other regulations (e.g. garage size) and lack of discretion to achieve other objectives (e.g. Passive House)



Proposed Regulation Changes

- **No changes to use, height or density**
- **Align regulations for duplexes across zones**
 - Roof form
 - Entrance Design and Location
 - Garage Size
 - Above-ground floor space
 - Discretionary relaxations



Proposed Regulation Changes

Roof form:

Current Regulations

- Accommodate floor space in basement or upper half storey
- Roof disconnected, “chopped” appearance



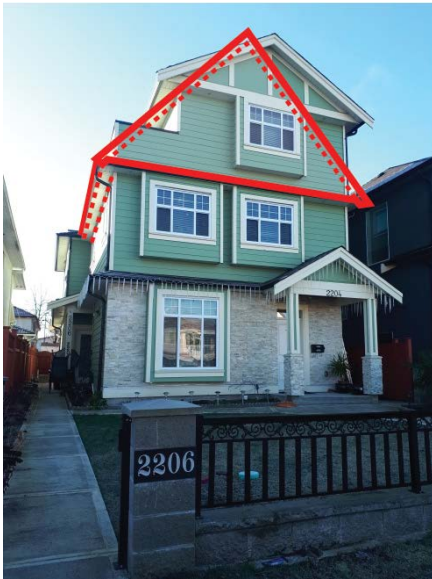
Proposed Regulation Changes

Roof form:

Coherent upper storey, livable space under roof

Proposed change:

- Extend roof down to the storey below



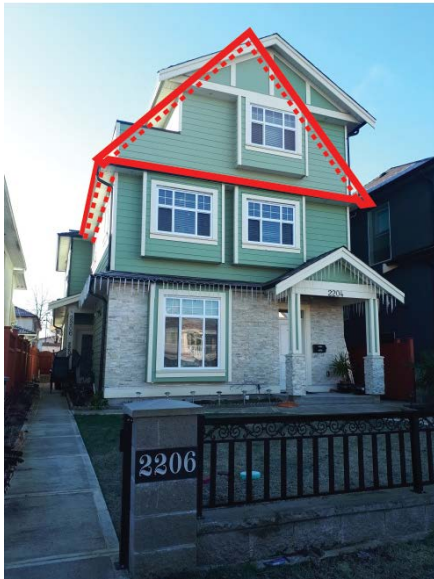
Proposed Regulation Changes

Roof form:

Coherent upper storey, livable space under roof

Proposed change:

- Extend roof down to the storey below
- Dormers and porch space under roof



Proposed Regulation Changes

Entrances:

More usable space and street animation, more design flexibility

Proposed Changes:

- Covered entry – traditional or contemporary
- One entry on each street frontage on corner lots



Proposed Regulation Changes

Garage size:

More room for trees and rainwater management

Proposed Changes:

- Limit to two-car garage and open parking with permeable surface

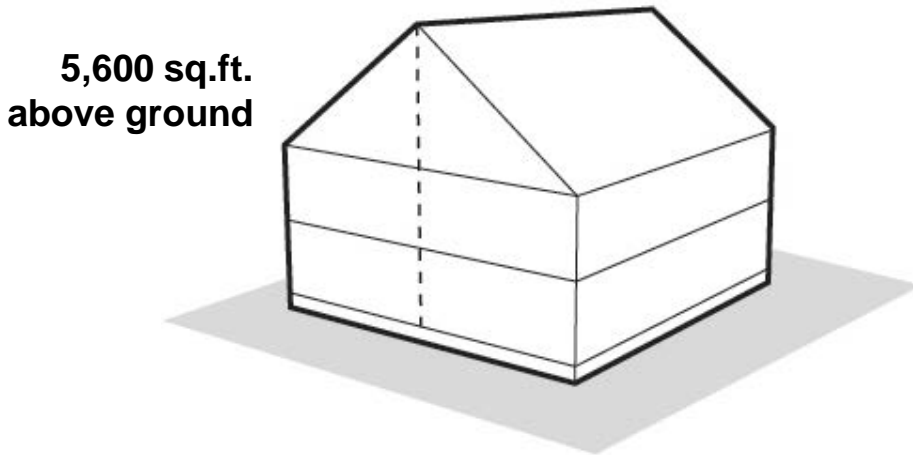


Proposed Regulation Changes

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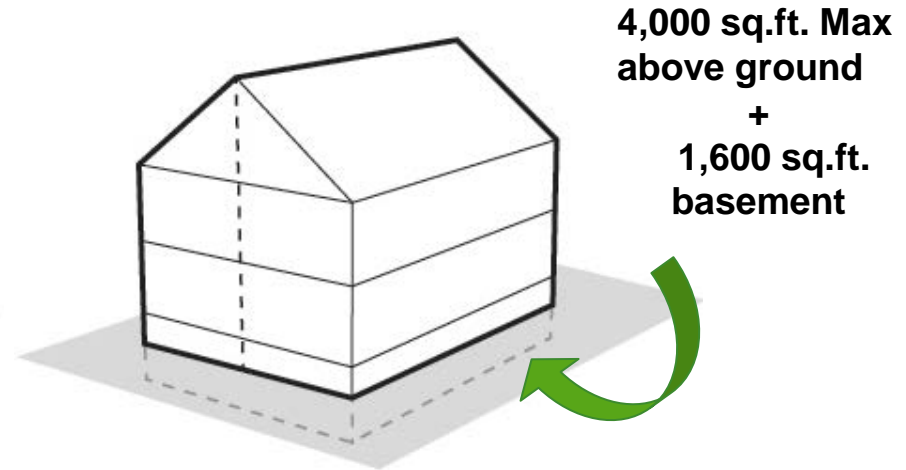
- Limit above-ground floor space to 4,000 sq. ft. on large lots
- No change to overall 0.7 FSR

EXISTING



0.7 FSR all above grade

PROPOSED



0.7 FSR requires basement

Proposed Regulation Changes

Discretionary changes:

Enable innovative designs to advance priorities like near-zero emissions buildings

Proposed Changes:

- Director of Planning can vary external design regulations and building depth



Cascadia Architecture



Workshop with builders and design practitioners

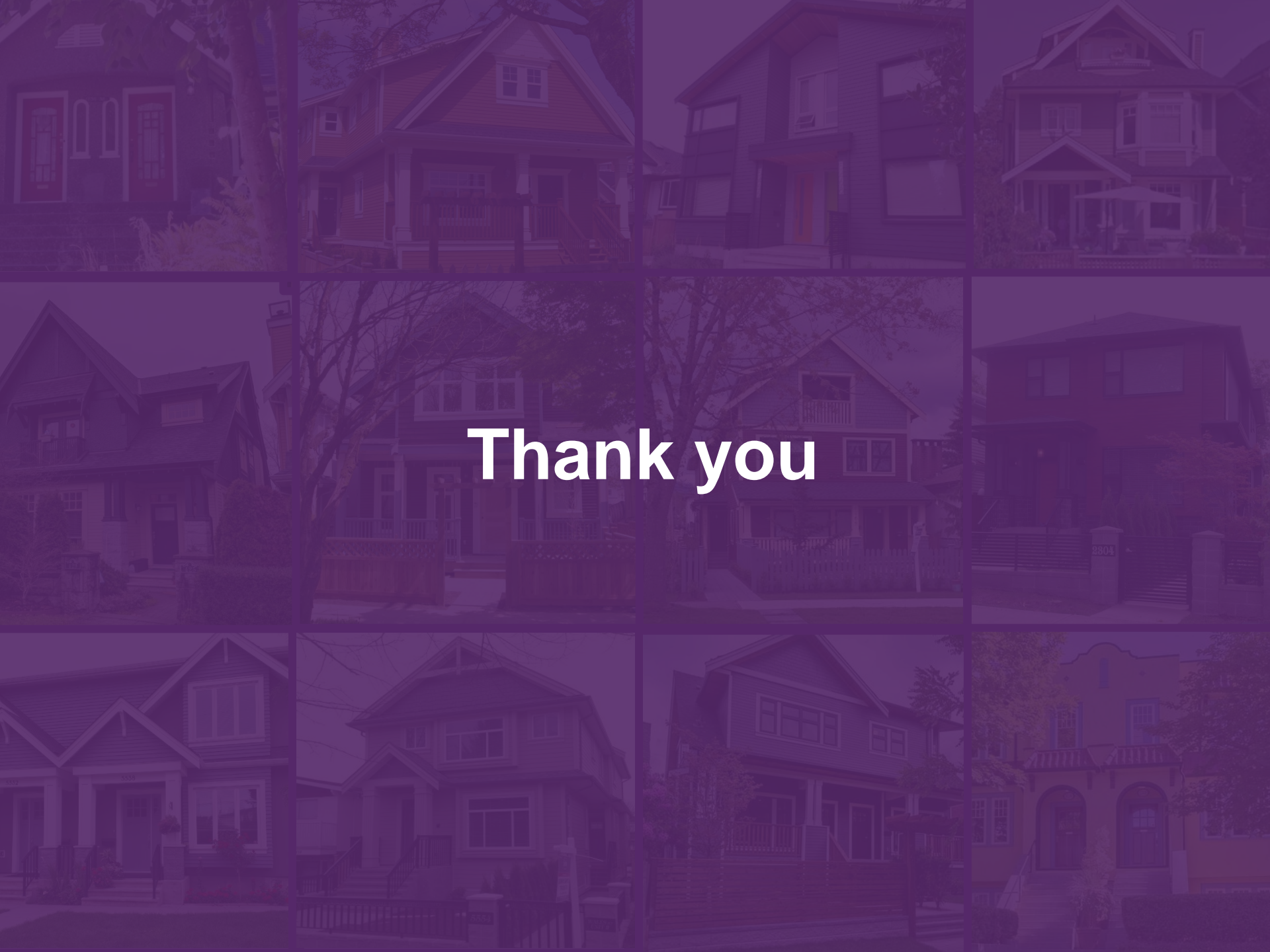
- Attended by 34 small-scale builders and designers
- Support for roof form and associated floor space exclusion
- Support for changes to entrance design, discretionary clause and garage size limit
- More divergent opinions on limiting above-grade floor space on large lots



Conclusion

- Align and simplify external design regulations across zones
- Directly address public and industry comments, support from industry
- Achieve better design outcomes
- Provide opportunity to achieve other City objectives, such as Passive House





Thank you