



CITY OF VANCOUVER
COMMUNITY SERVICES
Planning Department
City Plans

September 4, 2002

Mr. Don Vito
Amacon Group
#300 - 911 Homer Street
Vancouver, BC V6B 2W6

Dear Mr. Vito:

RE: Exploration of New Housing Types: Draft Information Sheets

As promised, here is the information package regarding new housing types for your review. The accompanying booklet gives a bit of background to the work, a summary of "generators" of the new types, and information sheets with illustrations and data about each type.

It would be greatly appreciated if you could review the material before the session so that we can ensure that most of the session is devoted to your input. While reviewing the material, there are some key questions that we'd like you to think about:

- Would you develop any of these types?
- Is there a market for them?
- Would banks finance them?
- Are they feasible at the project scale, FSR, unit sizes shown?
- What do you think about the land assemblies required?
- Do the economics work for these types on the east side of the city?
- Can they compete with the economics of the single family market on the east side of the city?
- Can sufficient money to be allocated to design and building costs to ensure the quality and character neighborhoods would expect from new housing types?
- Any comments/concerns about the "generators" of the types?
- Is one parking space per unit marketable?

Once again, the session is:

Tuesday September 10th, 3:00 to 5:00, 4th Floor East Wing (come to 4th floor reception area).

I would like to take this opportunity to thank you for participating in this session, and look forward to the valuable input and insights you will be able to bring to this important work.

Yours truly,


Patricia St. Michel
Planner

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Phone: 604.873-7713

PSM/jo'k

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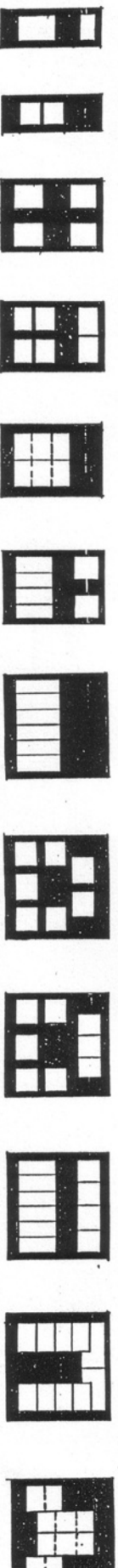
Table of Contents

Introduction

Generators of Draft New Housing Types

Information Sheets

	FSR	Min # Lots	Units
• Infill - Small Lot	0.75	1	2
• Duplex	0.75	1	2
• Small Houses on Shared Lots	0.8	2	4
• Cottages 1	0.75	3	7
• Cottages 2	0.85	3	8
• Sixplex	0.9	2	6
• Villa	0.9	2	6
• Traditional Rowhouses	0.9 to 1.0	3 to 4	6 to 8
• Carriage Court Rowhouses	1.0	2	6
• Courtyard Rowhouses	1.0	3	10
• Courtyard Housing	1.0	3	10
• Small Apartment	1.1	3	10



Introduction

The following work is part of the implementation of CityPlan and Community Visions. It responds to directions regarding Neighbourhood Housing Variety that recognize the importance of increasing housing choice to meet the growing and changing needs of Vancouver residents - in particular - ground oriented housing with many of the desirable features of single family homes.

These information sheets have been prepared to explore and illustrate how new housing types that provide these choices might fit on standard lots in Vancouver's neighbourhoods. In keeping with CityPlan and Community Visions, the draft types are based on small scale assemblies - single lots, and 2 or 3 lot consolidations - so that new development will be a part of the existing streetscape, rather than significantly altering the look and feel of the neighbourhood.

The standard lot is 33' frontage x 120' depth, with rear lane access. Mid-block lots were chosen as they are most numerous, and most challenging in terms of neighbourliness, adjacencies, access, and frontage. Later work will look at corner lot options, and other lot types which would present more and varied opportunities.

While the broader CityPlan directions on housing variety apply to the city as a whole, most of the communities to date which have created a Community Vision are on the east side of the city. The Community Visions give direction to how the broader CityPlan Vision should be played out within the community. Therefore, most of the communities that are ready to proceed with implementation of new housing types are on the east side of the city. As such, it is important to consider how feasible and marketable these types are in this market. The following table summarizes recent RS zoned sale data in the Kensington Cedar Cottage area, which will be the first area to proceed with further planning and consultation regarding new housing types.

Kensington Cedar Cottage (KCC) Sale Price/SCFT		BCAA Sales Prices for RS Zones	
		1999-2001 (inclusive)	
Purchased for Redevelopment		\$132,500 - \$270,000	\$42 - \$56
		Average = \$204,000	Average = \$50
Purchased to Keep As Is		\$137,700 - \$422,000	\$41 - \$195
		Average = \$256,500	Average = \$70

* Note the above information is based on a limited sample size

Infill - Small Lot



Development Description

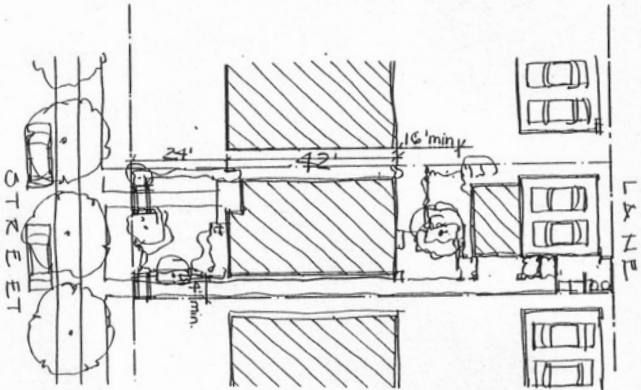
- 2 units: a single family house, with a small infill unit in the rear of the lot
- siting comparison to typical single family: same front yard, same rear yard (except with infill building in it), 4' clear width side yard minimum for access to rear infill unit
- single family house - 2.5 storey form within allowable depth of adjacent single family houses; infill - lower height 1.5 to 2 storey form
- 1 parking space for each unit in enclosed garage

Density

- 0.75 FSR (gross)
- 22 units per acre (net)

Unit Description

- 2400 sq. ft. single family house (same as allowed under RS-1, 0.6 fsr)
- 600 sq. ft. infill or 'granny flat' (additional 0.15 fsr)
- private garden areas in rear yard for both house and infill
- parking off lane



Variations

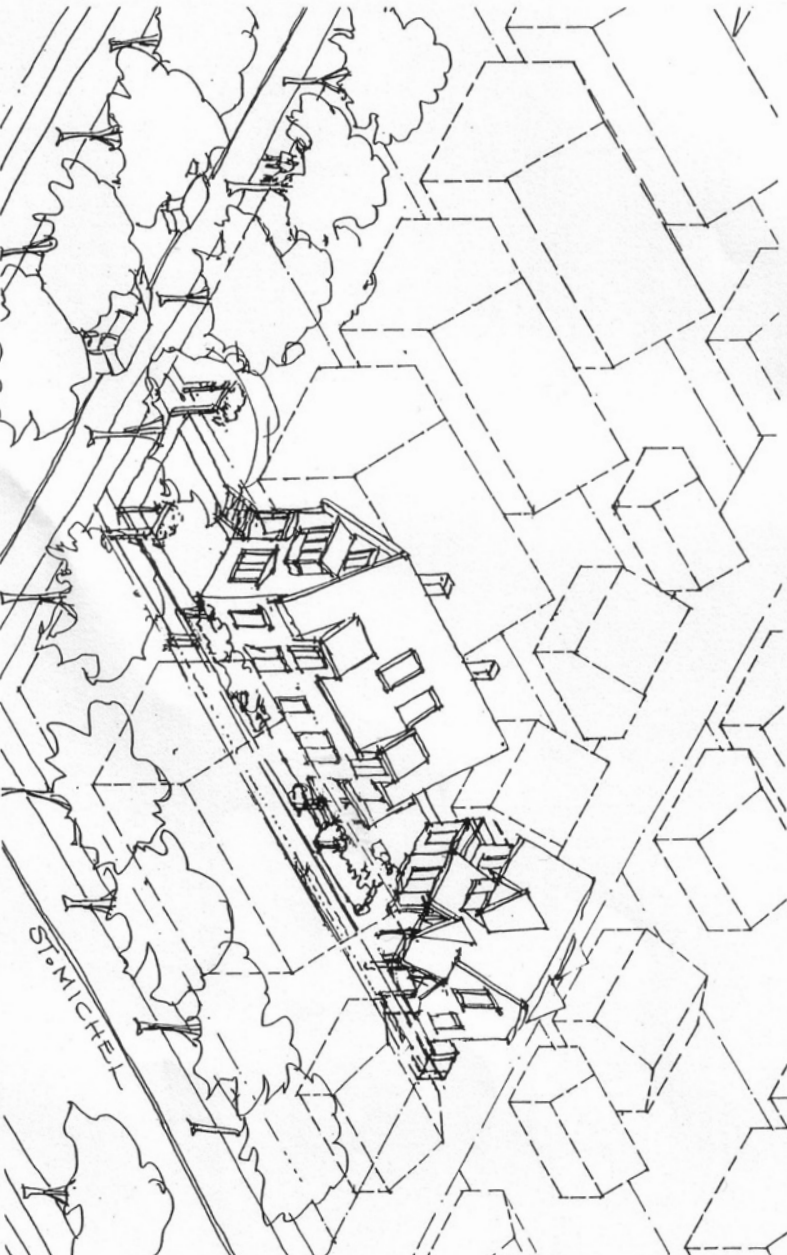
- could allow more floor space in rear infill unit and reduce size of single family house

Precedents

- RT zones in Vancouver

Current Zoning

- RT zones in Vancouver, except that most allow infill only on larger sites and/or only with retention of an existing older character home



Duplex

Development Description

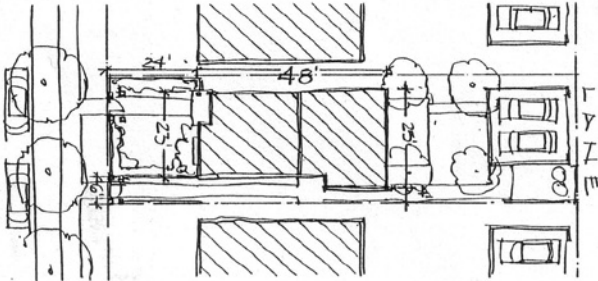
- freestanding building with 2 units sharing a wall
- siting comparison to typical single family: same front yard, building depth increased from 35% to 40% of lot depth (42' to 48'); slightly larger sideyard on one side for access to rear unit;
- basement (optional) + 2 full storeys + partial 3rd storey
- 1 parking space for each unit in enclosed garage at lane

Density

- 0.75 FSR (gross)
- 22 units per acre (net)

Unit Description

- 1500 sq. ft. each unit
- main 575 sq. ft.; 2nd 575 sq. ft.; 3rd 350 sq. ft.
- private front entries at or near grade
- direct access to grade level, private open space at front or back



Variations

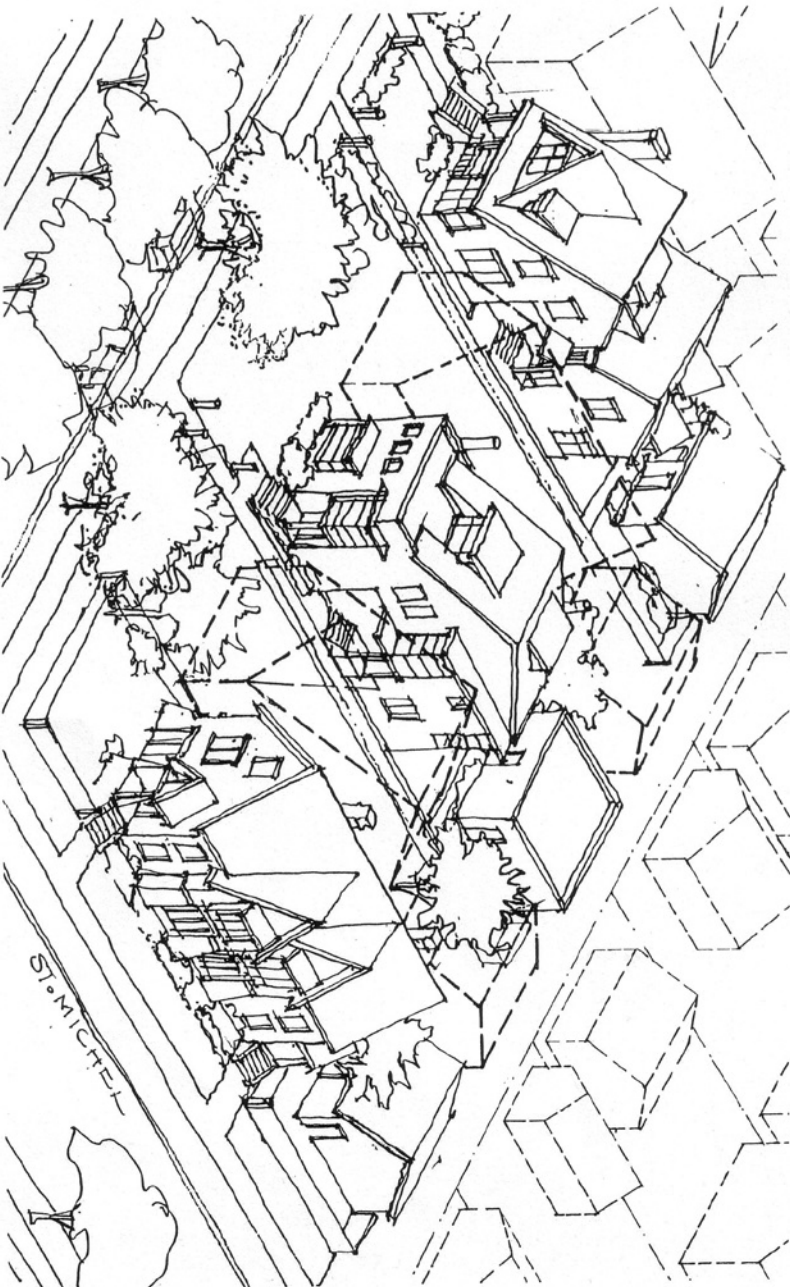
- could provide one smaller single level unit on main level or basement, with 2 or 3 level unit above
- possibility for fee simple parhandle subdivision?

Precedents

- RT Zones in Vancouver

Current Vancouver Zoning

- RT Zones in Vancouver



Small Houses on Shared Lots

Development Description

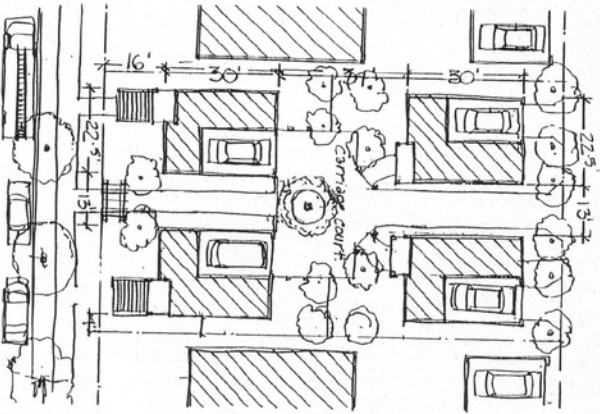
- four equally sized freestanding houses on two 33' lots; or two freestanding houses on one lot if corner lot
- siting comparison to typical single family; smaller front yard; private open space for both front and back houses in middle of lot; rear house sits in rear yard and garage area
- 1 parking space for each house - individual attached garages accessed from the lane, or from a shared central drive and carriage court
- ground level may be at grade or slightly below grade
- potential for fee simple pan handle lot subdivision

Density

- 0.8 FSR
- 22 units per acre (net)

Unit Description

- 1,600 sq. ft. total, 2 - 3+ bedrooms and family room /den/ home office
- 2 full storeys + partial 3rd storey
- ground 425sq. ft.; main 675 sq. ft.; upper 500
- single attached garage for each unit
- private front entries; rear buildings have front entries down a path from the street
- direct access to grade level and private outdoor space
- independent house form



Variations

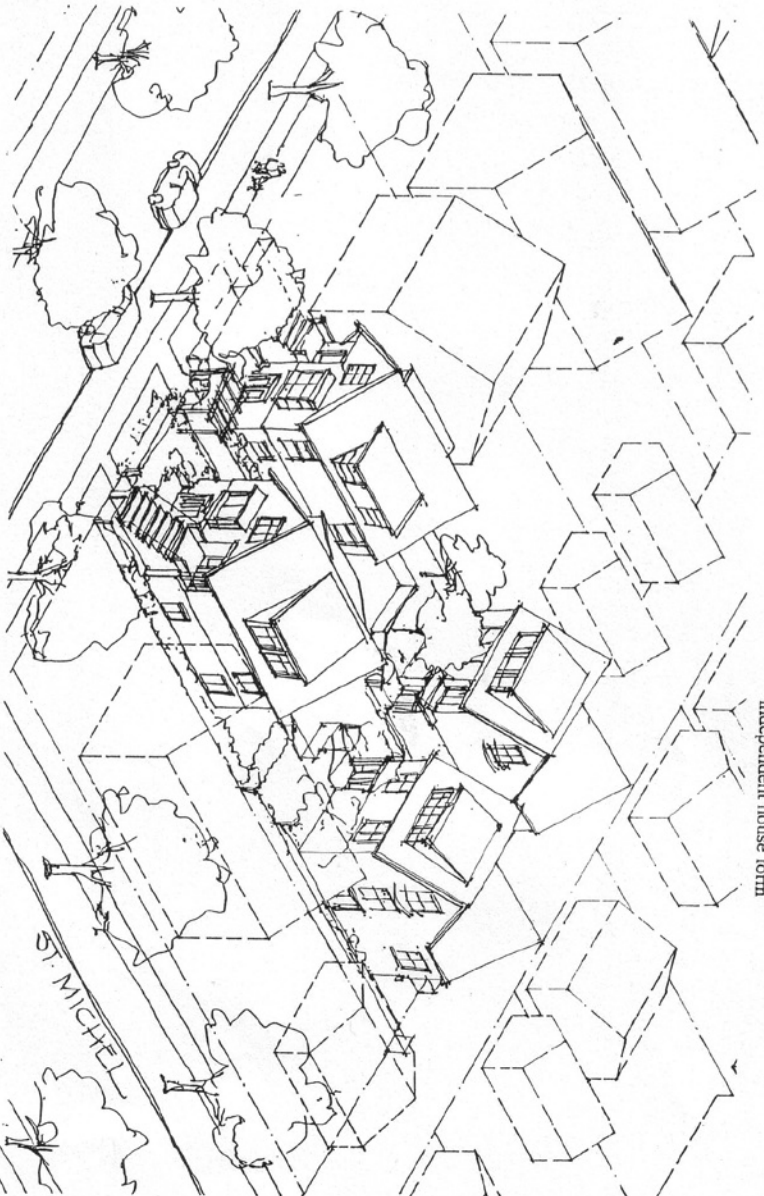
- could provide second 'tandem' parking space
- lowest level could be 1-2 feet below grade with main entry and porch at mid level; or lowest level could be at grade

Precedents

- housing form and siting similar to some divided corner lots in Kensington-Cedar Cottage, and Kistilano,
- carriage court similar to some laneless RT developments
- recent development in Richmond at Number 3 Road, proposal in New Westminster for Cluster Housing

Current Zoning in Vancouver

- none, although deep lots in RS-1B have a similar provision



Sixplex

Development Description

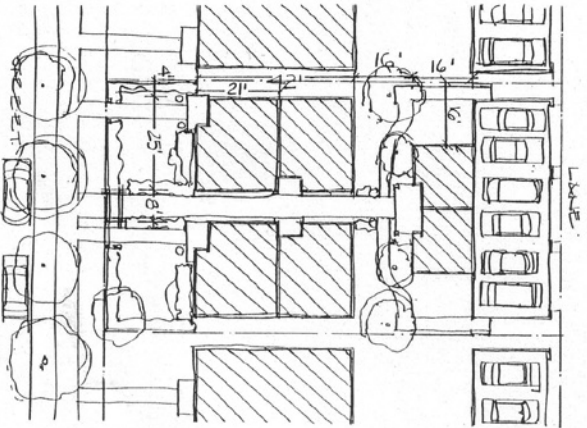
- three duplexes on 2 x 33' lots (66' frontage)
- front/back duplexes along street front, side by side
- duplexes at rear of site;
- siting comparison to typical single family: same front yard (20% of lot depth - 24'); street front buildings same building depth as single family (35% of lot depth - 42'); side by side duplex building in rear yard; increased side yard setback adjacent to back gardens of neighbouring houses
- 1 parking space for each unit in enclosed garage accessed from lane - rear duplex built above garage

Density

- 0.9 FSR
- 33 units per acre (net)

Unit Description

- 1,200 sq.ft. total, 2 - 3 bedrooms or family room / den / home office
- front/back duplexes: ground 500sq.ft., 2nd 500, 3rd 200
- side by side duplexes: ground 250sq.ft., 2nd 650, 3rd 300
- rear units have entries down a shared path from the street
- each unit has private outdoor space / small garden + roof deck



Variations

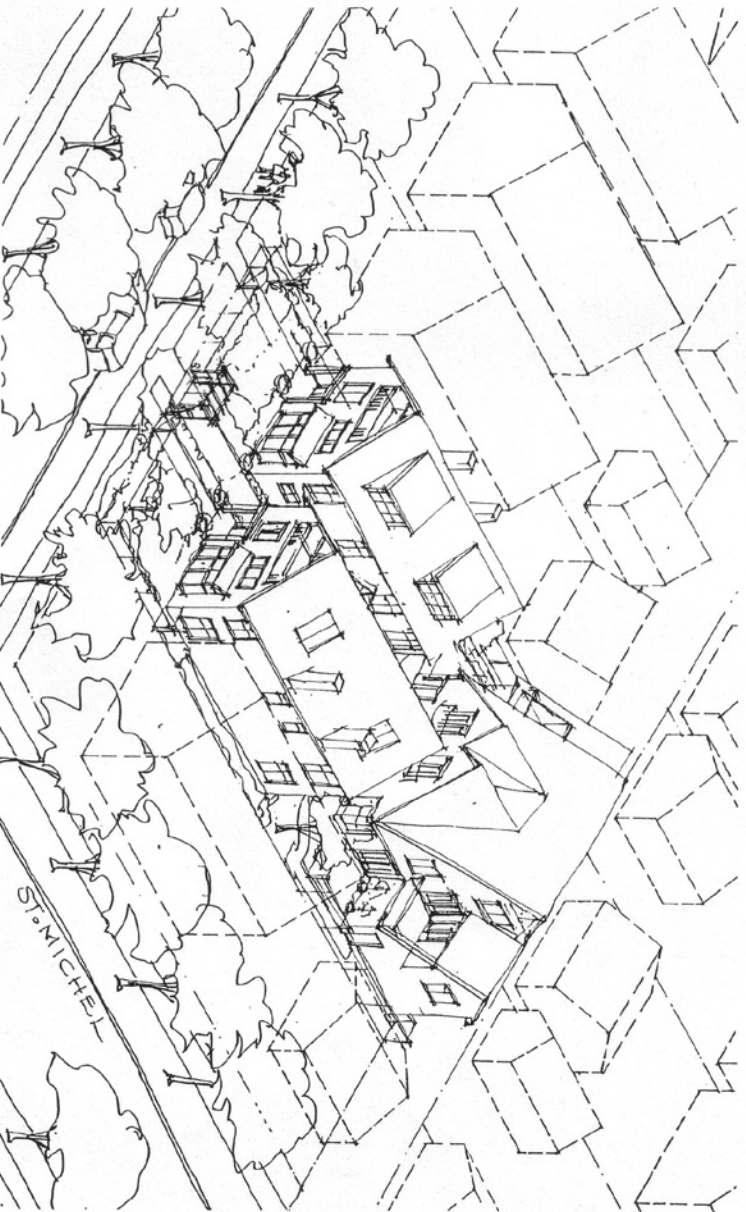
- Front units may be developed as four street fronting rowhouses, or side x side duplexes

Precedents

- similar to RM-4 development on Grant Street, but lower density

Current Zoning in Vancouver

none



Villa

Development Description

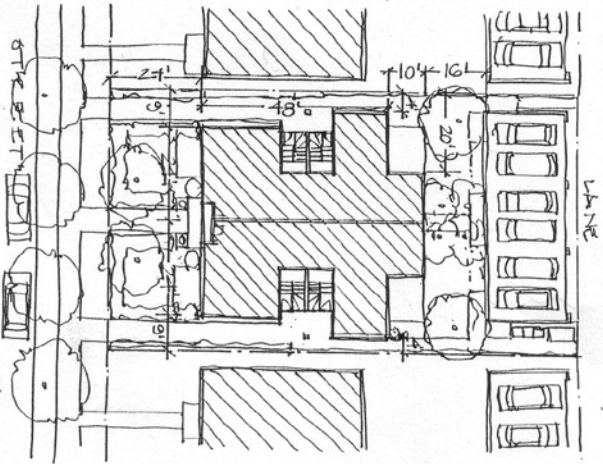
- six attached and stacked units in one building on 2 consolidated 33' lots (66' frontage)
- three storey building (partial 3rd storey contained within roof form, slab on grade)
- 35' height
- siting comparison to typical single family: same front yard; rear yard open space adjacent to neighbouring rear garden; greater building depth in centre of lot (58'); building depth near side lot lines 48' (6' deeper than single family)
- 1 parking space per unit in garage accessed from lane

Density

- 0.9 FSR
- 33 units per acre (net)

Unit Description

- two single level units on ground floor, each 1200 sq. ft.
- four two level units on 2nd and 3rd floor with individual entries at grade, each 1200 sq. ft., (1st 75 sq. ft., 2nd 625 sq. ft., 3rd 500 sq. ft.)
- 2 - 3 bedrooms or family room /den/ home office
- direct access to garden court or private outdoor space in front yards
- ground level units have private outdoor space/garden
- upper level units have roof decks/balconies



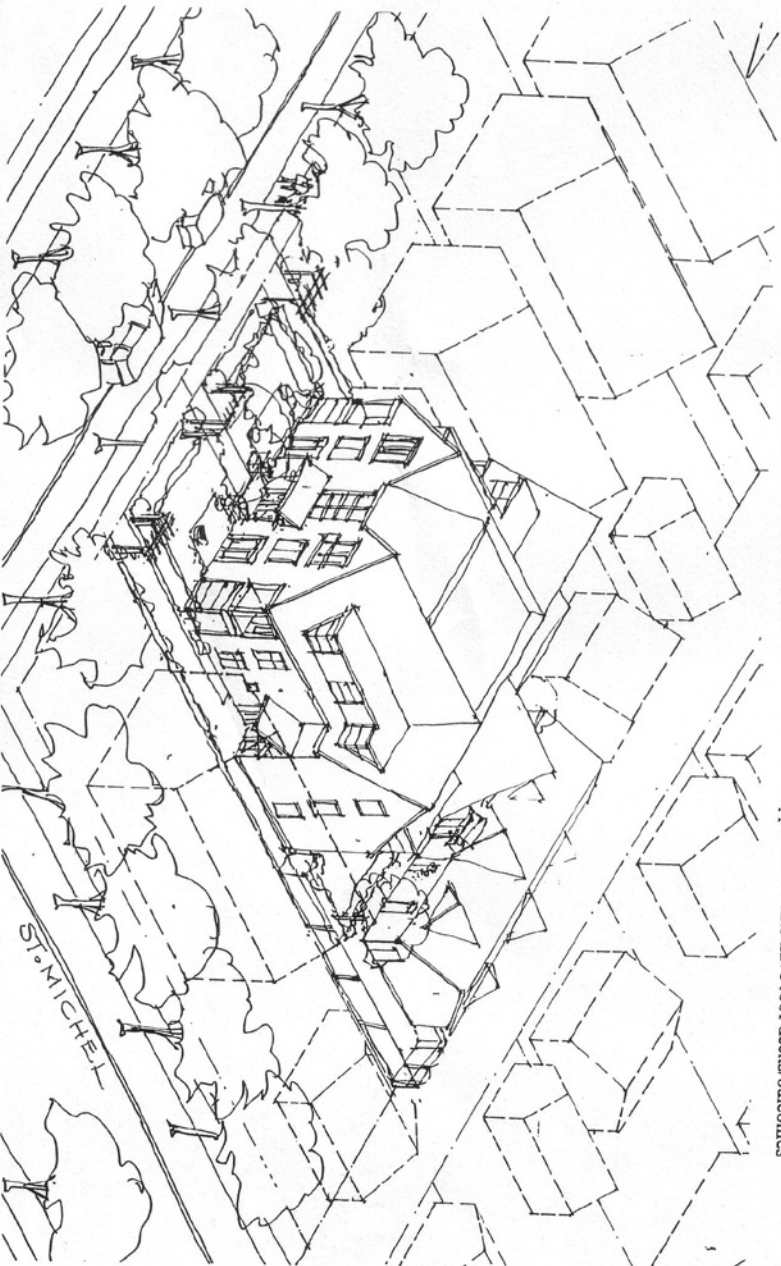
Variations

Precedents

- building form, stacked unit configuration, similar to CD-1 development at 10th and Vine

Current Zoning in Vancouver

none



Carriage Court Rowhouses

Development Description

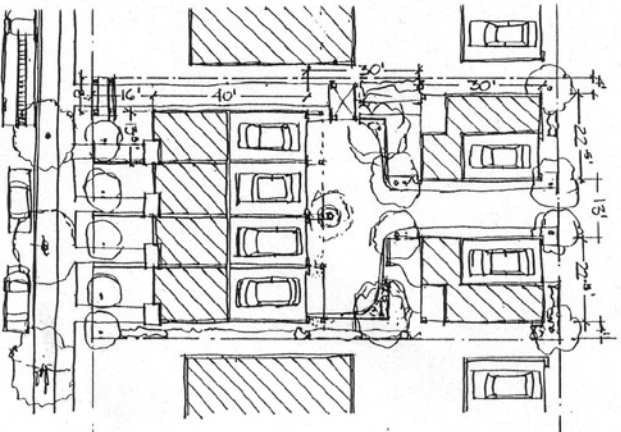
- four rowhouses fronting on street and two units in rear on two 33' lots (66' frontage)
- siting comparison to typical single family: smaller front yard (16'); carriage court in mid-section of lot; rear small houses, or rowhouses, sit in rear yard and garage area
- 1 parking space for each unit - individual attached garages accessed from the lane, or from a shared central drive and carriage court
- private front entries; rear units have front entries down a path from the street

Density

- 1.0 FSR
- 33 units per acre (net)

Unit Description

- 1,350 sq.ft. total, 2 - 3 bedrooms and/or family room /den/home office
- front rowhouse units: 13.5' width, 1350 sq.ft. ground floor 270 sq.ft., 2nd 540sq.ft.; 3rd 540sq.ft.
- rear units: 22.5' wide, 1350 sq.ft.
- ground floor 360; 2nd 660sq.ft.; 3rd 330 sq.ft.



Variations

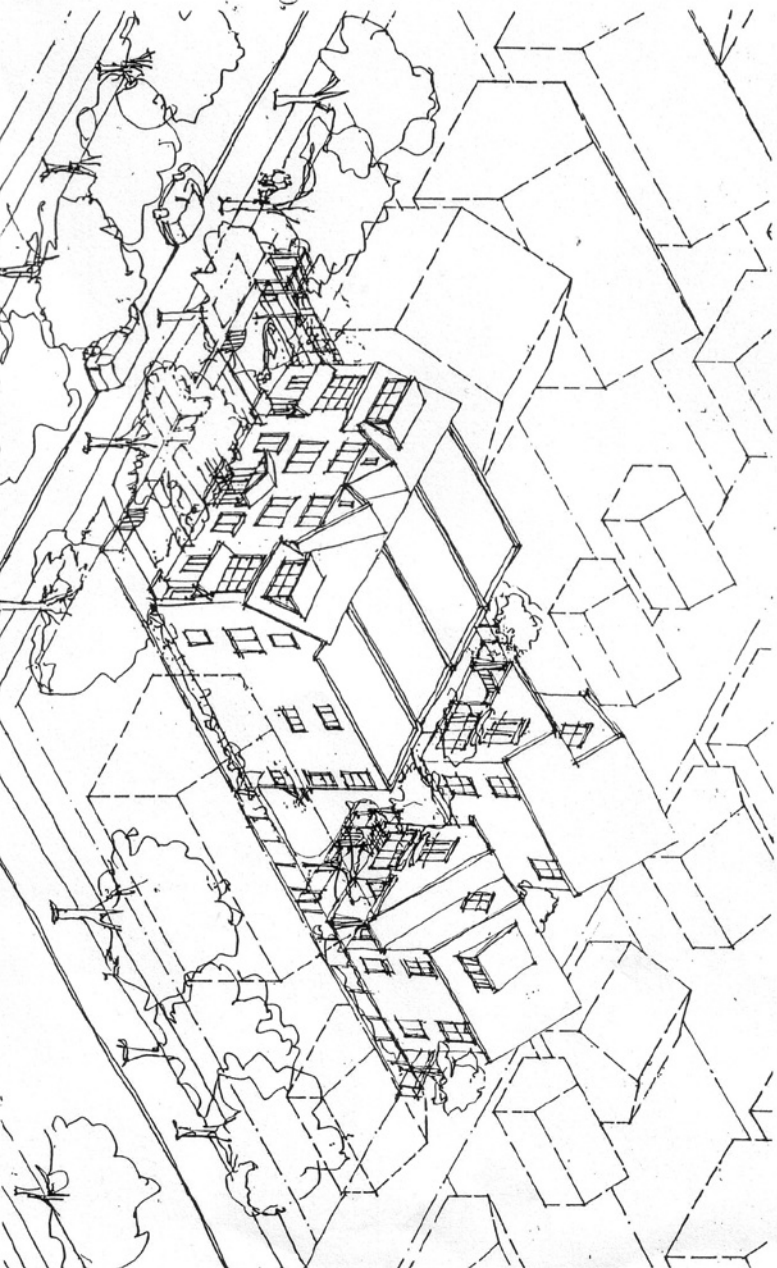
- rear units could be attached, with drive at side
- bottom level of front units could be lowered a few feet, allowing front steps accessing main level of unit from the street
- two parking spaces per unit (tandem in front, double garage in rear), with FSR reduction to about 0.8 for

Precedents

- 'Redricks' (front rowhouses) at 13th and Laurel in Vancouver,
- 'Duchess Street' Rowhousing in Vancouver - Duchess Street off Kingsway (carriage court garage access), Richmond mews form townhousing

Current Zoning

note



Traditional Rowhouses

- Density**
- 0.90 to 1.0 FSR (gross)
 - 16.5 to 25 units per acre (net) (22 units per acre illustrated)

Development Description

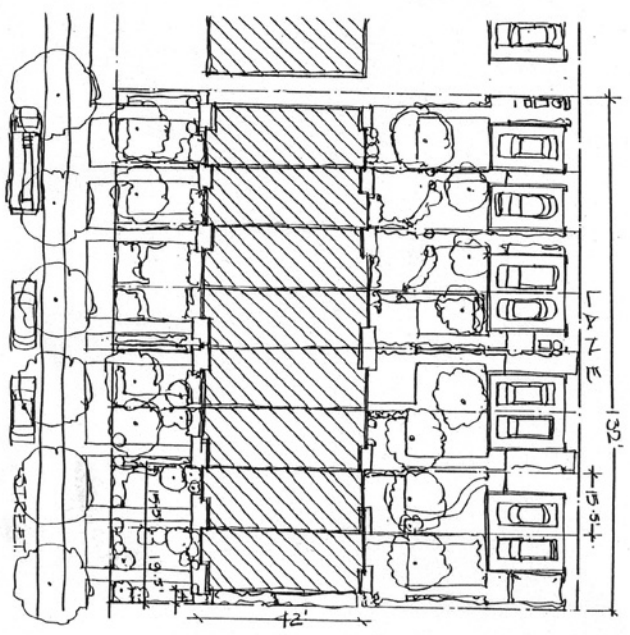
- units sharing side walls, occupied by 1 household
- 13' to 17' wide lots created by consolidating and resubdividing single family lots - end lots 4' wider
- siting comparison to single family: same front yard, same building depth (42' to 48'); rear yard 48' - 54', side yard 4'

Lots #	Unit #	Unit Width	Unit Depth	Main Floor Area	Stores	Unit Area	FSR	UPA
3	7	13'	42'	560	2.75	1550	0.9	25
4	9	13.8'	42'	625	2.75	1700	1.0	25
4	9	13.8'	42'	580	2.75	1600	0.9	25
4	8	15.5'	42'	660	2.75	1800	1.0	25
4	8	15.5'	42'	650	2.75	1800	0.9	22

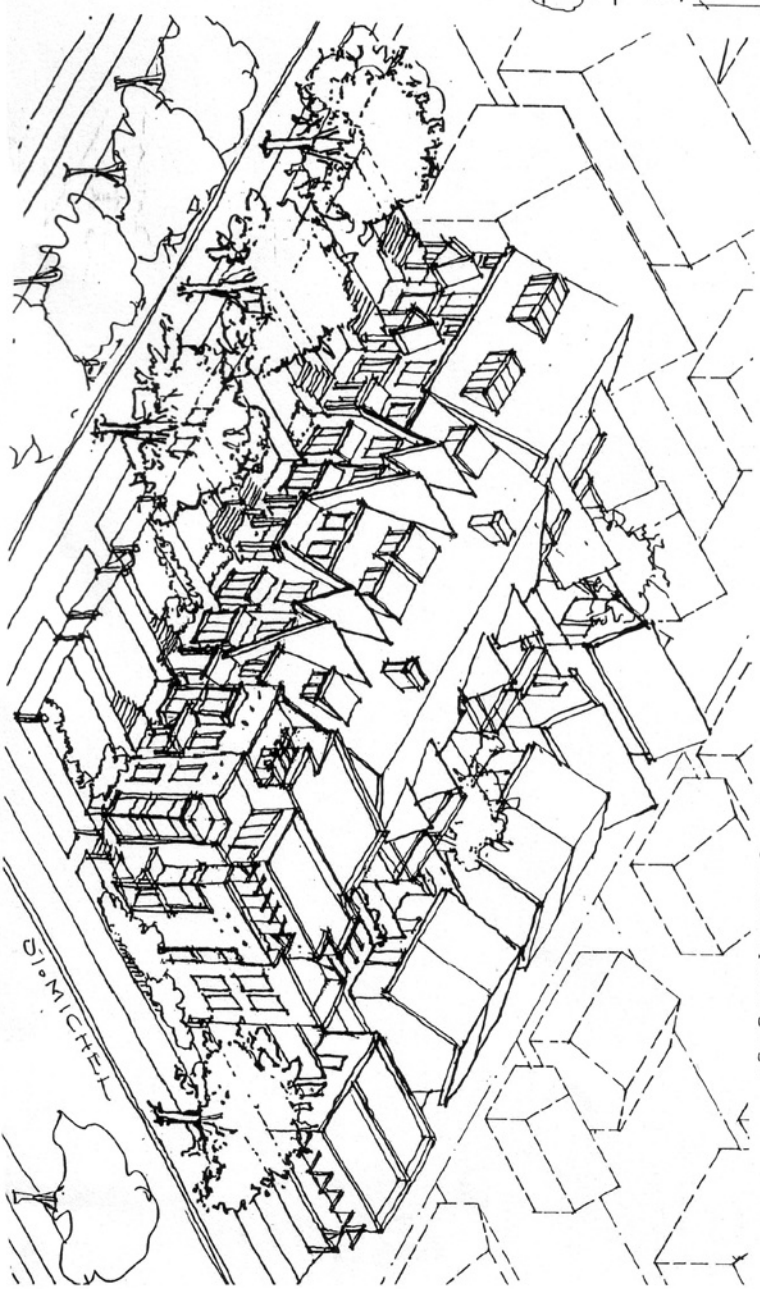
(illustrated)

Unit Description

- 1550 to 2000 sq. ft. (see table)
- private front and back entries at or near grade
- multi-level unit
- basement (optional) + 2 full storeys + partial 3rd storey (optional)
- direct access to grade level, private open space at front and back
- parking off lane in private garage



- Variations**
- could provide tandem parking spaces (2 per unit) if front yard reduced to 16'
 - could be fee simple
- Precedents**
- Redbricks, at 15th and Laurel in Vancouver; New Westminster rowhouses
- Current Vancouver Zoning**
- none



Cottages 1



Development Description

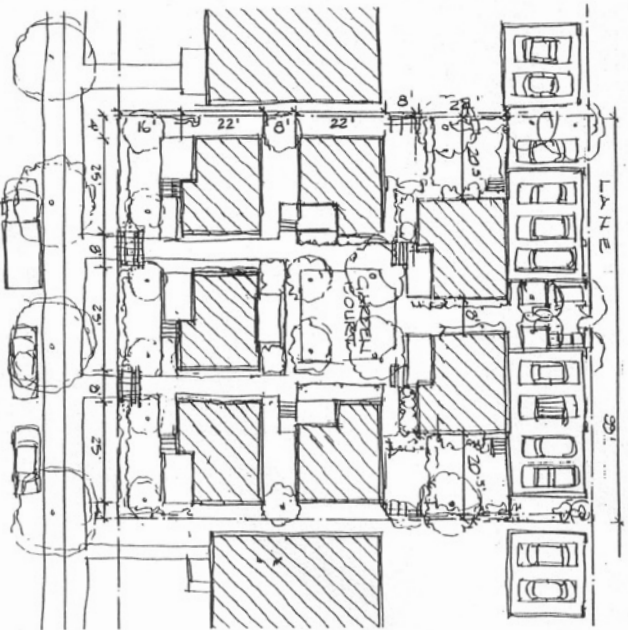
- seven cottages on three 33' lots (99' frontage)
- independent house forms
- total built area 9000 sq.ft.
- 1 1/2 storey plus basements (illustrated), or 2 1/2 storey slab on grade (illustrated in Cottages 2)
- height: 25 to 30 feet
- siting comparison to typical single family: smaller front yard (16'); middle cottages located within allowable building depth of single family; garden court in centre of cottages; rear cottages sit in rear yard and garage area
- rear yard open space adjacent to neighbouring rear yard
- 1 parking space for each cottage, accessed from lane

Density

- 0.75 FSR
- 25 units per acre (net)

Unit Description

- 1,300 sq.ft. total, 2 - 3 bedrooms and/or family room home office
- 1 1/2 storey: basement 500sq.ft.; main 500sq.ft.; 2nd 300
- 2 1/2 storey: ground 500sq.ft.; main 500sq.ft.; 3rd 300sq
- front porches on street or on central garden court; mic and rear cottages have front entries down a path from street
- access to shared garden court and small private outdoor gardens
- strata title; possible independent maintenance of build envelope



Variations

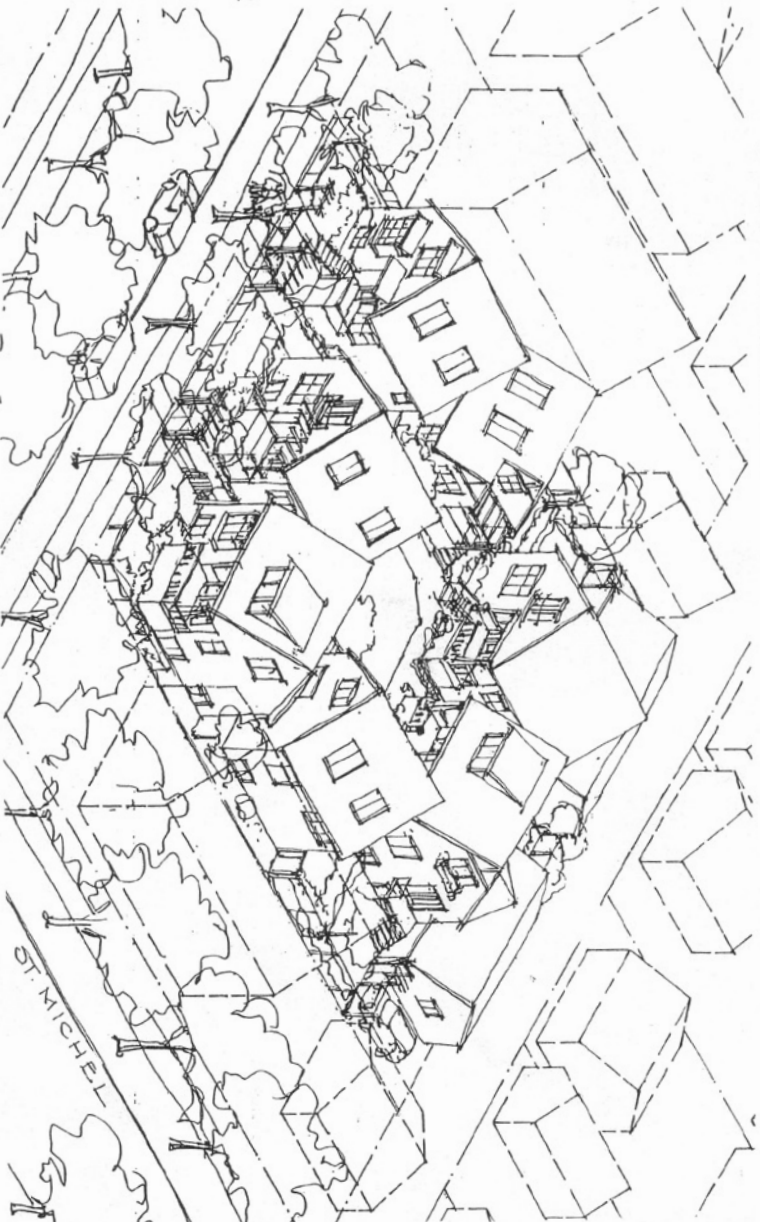
- see Cottages 2
- site plan may facilitate retention and inclusion of some of the smaller existing houses in the area

Precedents

- none in Vancouver, although infill houses and small lot houses would be similar in scale
- Seattle Ravenna Cottages and Pine Street Cottages, Shoreline Wa.
- Third Street Cottages

Current Zoning

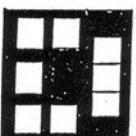
- none



Cottages 2

Density

- 0.85 FSR
- 29 units per acre (net)

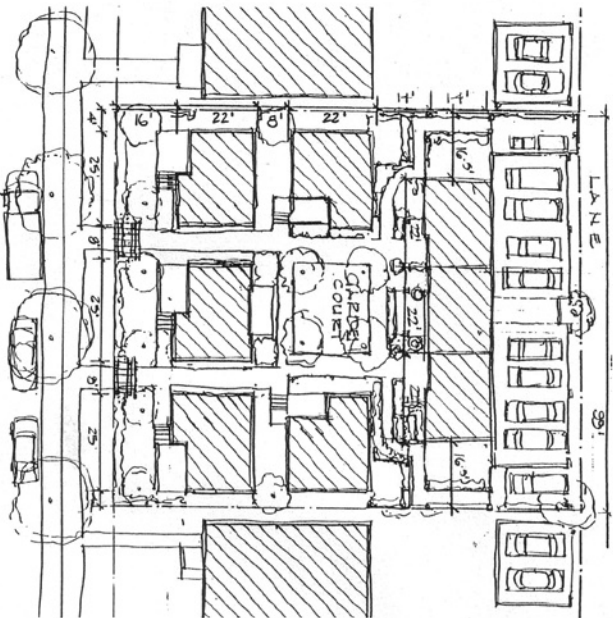


Development Description

- eight units on three 33' lots (99' frontage)
- five independent house form cottages, three attached units at rear of site
- total built area 10,200sq.ft.
- cottages: 2 1/2 storey slab on grade (illustrated), or 1 1/2 storey plus basements (illustrated in Cottages 1)
- attached units: 2 1/2 storey slab on grade
- height: 25 to 30 feet
- siting comparison to typical single family: smaller front yard (16'); garden court in centre of cottages; middle cottages located within allowable building depth of single family; rear attached units sit in rear yard and garage area
- rear yard open space adjacent to neighbouring rear yard
- 1 parking space for each unit, accessed from lane

Unit Description

- cottages: 1,300 sq.ft. total, 2 - 3 bedrooms and/or family room /den/ home office
- 1 1/2 storey: basement 500sq.ft.; main 500sq.ft.; 2nd 300sq.ft.
- 2 1/2 storey: ground 500sq.ft.; main 500sq.ft.; 3rd 300sq.ft.
- rear attached units: 1,200 sq.ft. total
- ground 300sq.ft.; 2nd 600sq.ft.; 3rd 300sq.ft.
- front porches on street or on central garden court; middle and rear cottages have front entries down a path from the street
- access to shared garden court and small private outdoor gardens



Variations

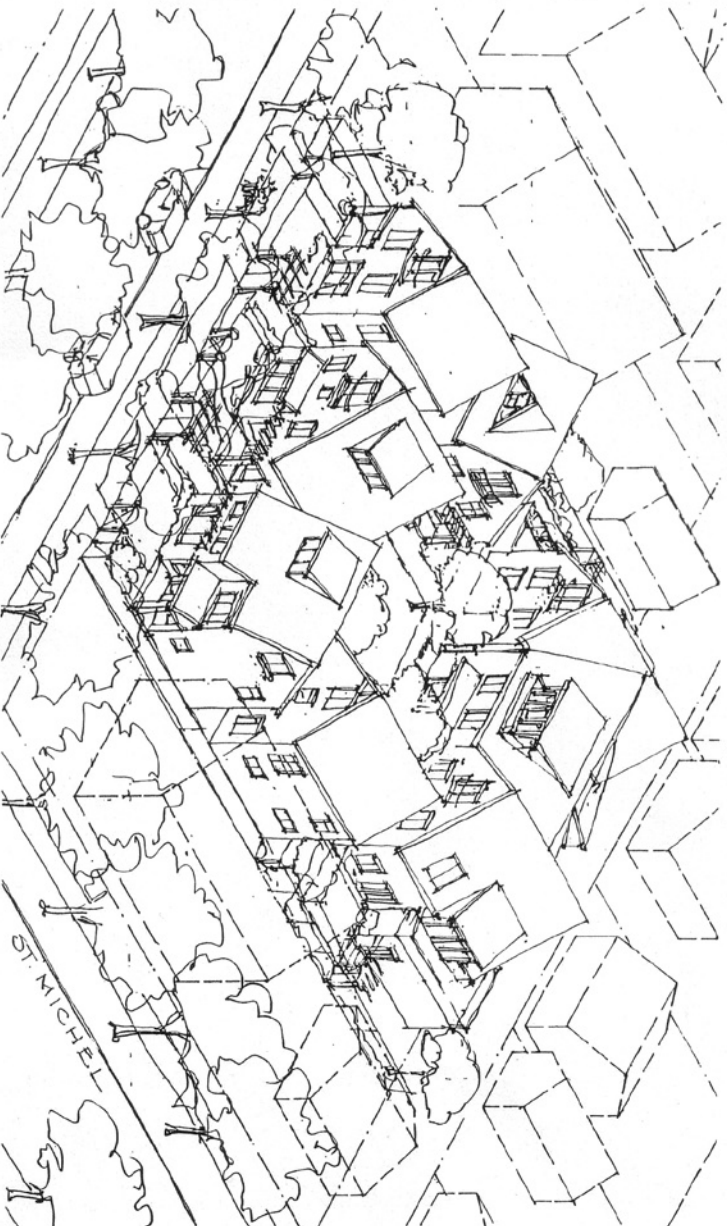
- see Cottages 1
- site plan may facilitate retention and inclusion of some of the smaller existing houses in the area

Precedents

- none in Vancouver, although infill houses and small lot houses would be similar in scale
- Seattle Ravenna Cottages and Pine Street Cottages, Shoreline Wa.
- Third Street Cottages

Current Zoning

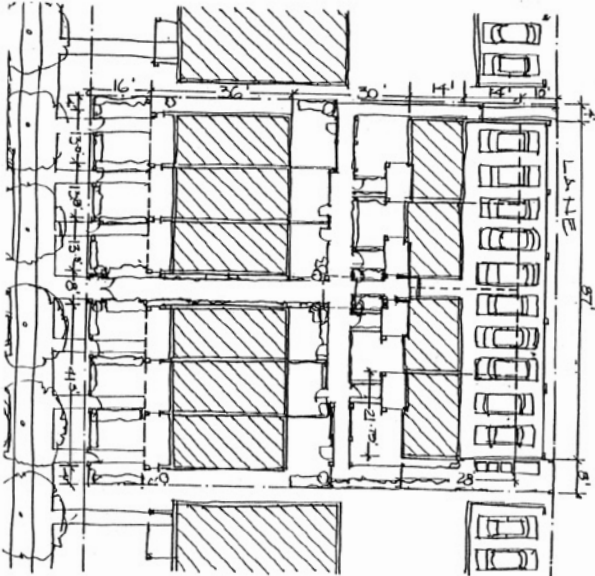
- none



Density

- 1.0 FSR
- 36 units per acre (gross)

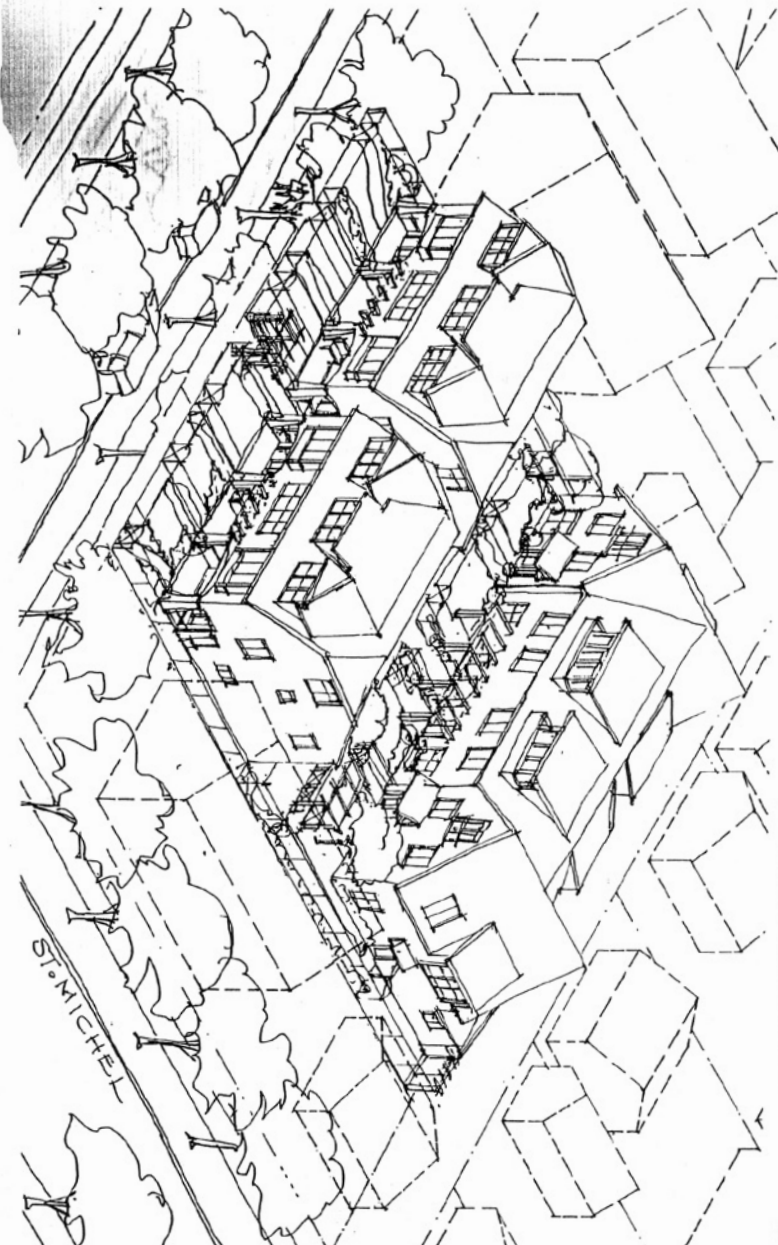
- ## Unit Description
- 1,200 sq.ft. total, 2 - bedrooms and/or family room /den/home office
 - street fronting rowhouses: ground 400sq.ft. 2nd 500 sq.ft., 3rd 300sq.ft.
 - courtyard fronting rowhouses: ground 300sq.ft., second 600sq.ft., 3rd 300sq.ft.
 - front porches on street or on central garden court
 - small private outdoor gardens and roof decks for each unit



- unit size could be increased to an average of 1320 sq. ft. yielding an FSR of 1.1

courtyard organization similar to Larch Street development in Kerrisdale, and townhouses in Oakridge at Cambie and 45th

- none



Courtyard Housing

Development Description

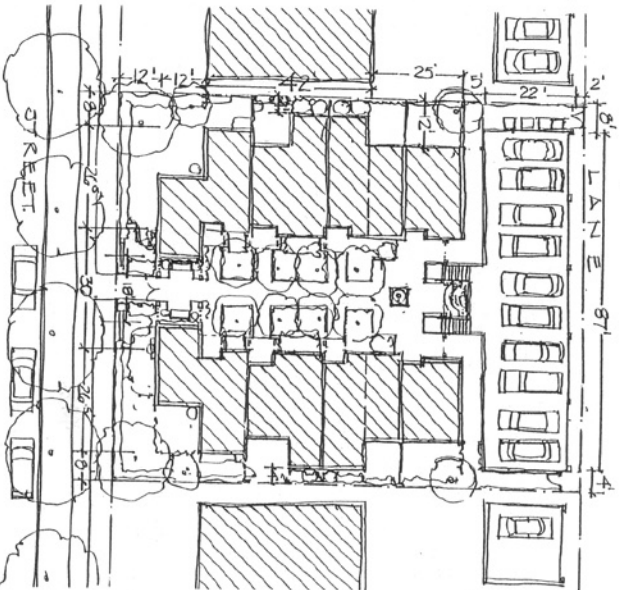
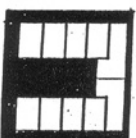
- 10 two or three level townhouses on 3 x 33' lots; arranged around and accessed from a courtyard
- siting comparison to typical single family; same front yard at sides of lot, reduced to 12' in central section of lot; building extends through the depth of the site; units developed over garage at rear of courtyard;
- 2 1/2 storey form within allowable depth of adjacent single family houses; lower 1 1/2 storey forms and small garden areas adjacent to neighbouring rear yard
- 1 parking space for each unit in enclosed garage accessed from lane

Density

- 1.0 FSR (gross)
- 36 units per acre (net)

Unit Description

- two or three level townhouse units accessed from central courtyard
- average unit size 1200 sq. ft.
- shared central garden space in courtyardspace in rear yard
- private garden areas in side and front yards for most units, balconies and roof decks for units over garage



Variations

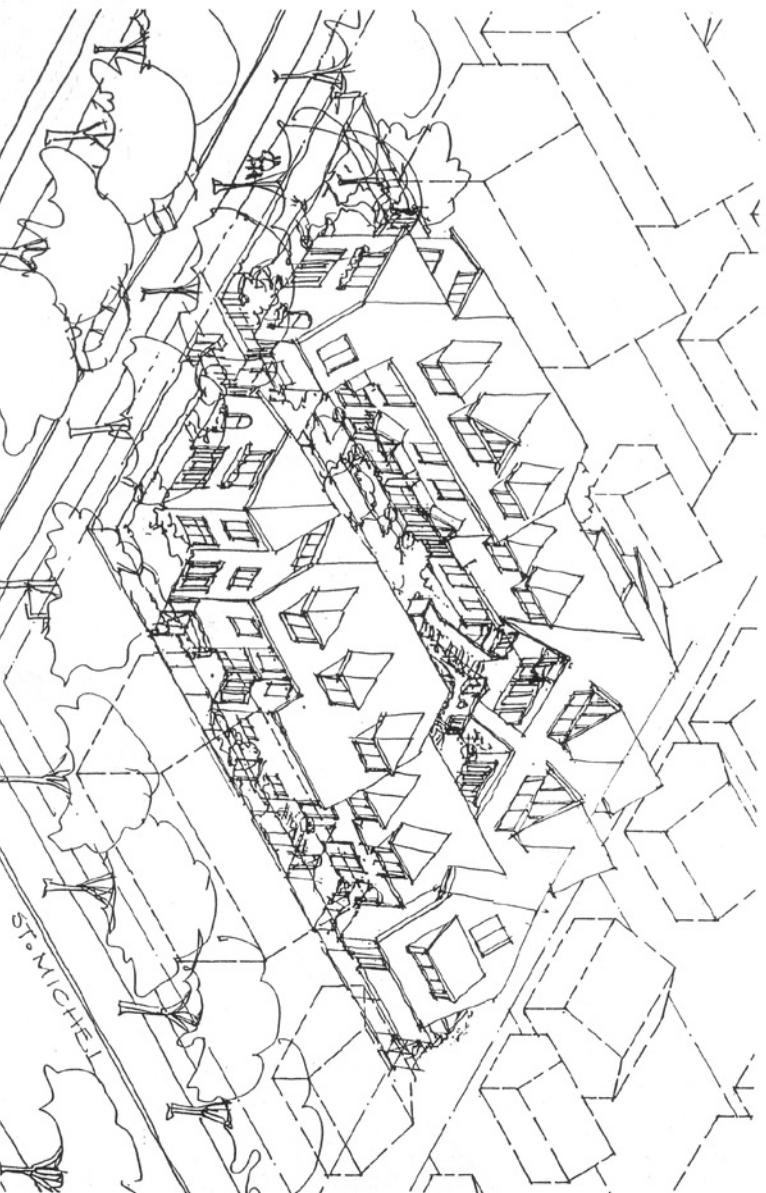
- could be developed with some single level units on ground floor

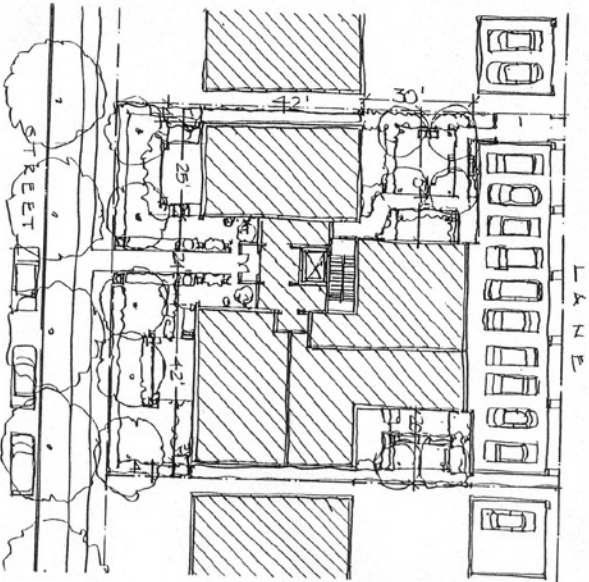
Precedents

- Tatlow Court on 1800 block Bayswater in Vancouver, several examples in Fairview Slopes

Current Zoning

- none





Small Apartment

Development Description

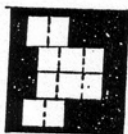
- 10 single level apartments on 3 x 33' lots
- siting comparison to typical single family: same front yard (20% of lot depth - 247); main body of building same depth as single family; central section of building extends into rear yard, but leaves open garden areas adjacent to neighbouring back yards
- 1 parking space per unit in enclosed garage accessed from lane

Density

- 1.1 FSR
- 36 units per acre (gross)

Unit Description

- single level units in an elevated building
- 4 x 1000 to 1100 sq. ft. units on each of first and second floors; 2 x 1500 to 1600 sq. ft. units on 3rd floor
- 1st, 2nd, and partial 3rd storey (4800, 4800, + 3600 sq. ft. gross)
- small common garden in rear yard
- private garden areas for main floor, balconies and roof decks on upper levels



Variations

- full 3rd floor would increase density to 1.2

Precedents

- similar to RM zones in Vancouver, but with reduced height and density

Current Zoning

- none

