

Considering Your Options In LOW DENSITY AREAS? (R1-1 Zone)



Did you know there have been a number of changes to low density areas in recent years?

Homeowners have options for additional housing units in the R1-1 zone, including:

- Secondary Suites
- Laneway Houses
- Character Infill
- Duplex
- Multiple Dwelling (Multiplex)

Useful Resources:

Development permit webpage:
vancouver.ca/home-property-development/development-permit.aspx

Combined permit webpage:
vancouver.ca/home-property-development/development-building-permit-combined-permit.aspx

R1-1 How-to-Guide:
vancouver.ca/home-property-development/development-building-permit-combined-permit

Character merit assessment webpage:
vancouver.ca/home-property-development/character-merit-assessment.aspx

Guidelines for additions, infill and multiple conversion dwelling in association with the retention of a character house in R1-1:
vancouver.ca/files/cov/G018.pdf

Submission Checklist:
vancouver.ca/home-property-development/application-forms-and-checklists.aspx

Before you get started with development...



Consult with BC Hydro to understand the requirement for electrical services such as a pad-mounted transformer (PMT) on the site, particularly for sites with more than 3 units. An area must be designated within the rear yard to accommodate such equipment.



Are you aware of the Protection of Trees By-law? This By-law defines when trees can be removed, when they must be replaced, and more. You need a permit to remove a tree or hedge on private property if you meet certain criteria. For development sites, we issue the tree removal permit with the associated building permit.



A storm water tank will be required for all multiplexes. It should generally be located underground in the front yard.

Engaging a professional early on in your process is recommended. A service of an architect will be required for any building with an area equal or greater to 600 m², or a building that has 5 or more dwelling units. Refer to Architects Regulations.

Refer to the R1-1 How-to-Guide for more information.

QUESTIONS?



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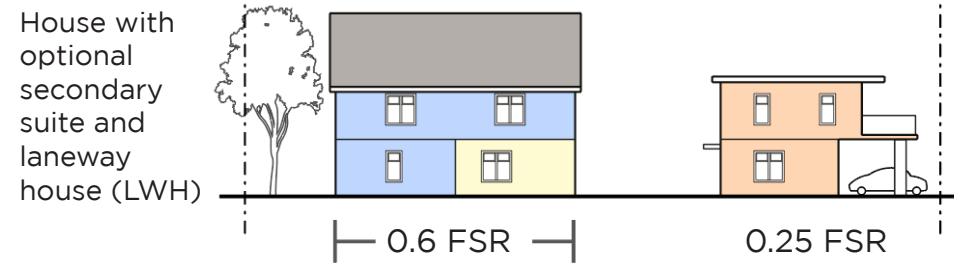
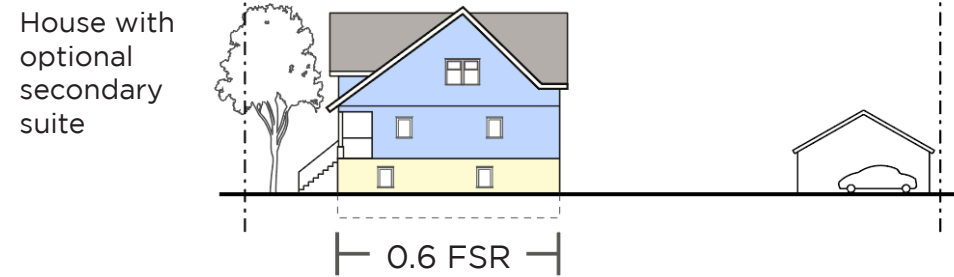


vancouver.ca/contactdbi

HOUSING OPTIONS IN LOW DENSITY AREAS (R1-1 ZONE)

Single Detached House

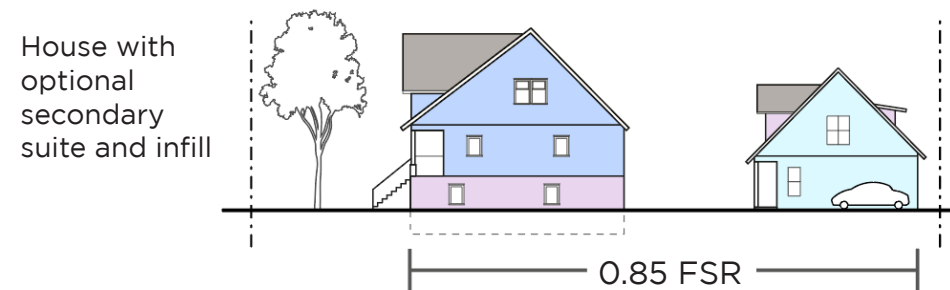
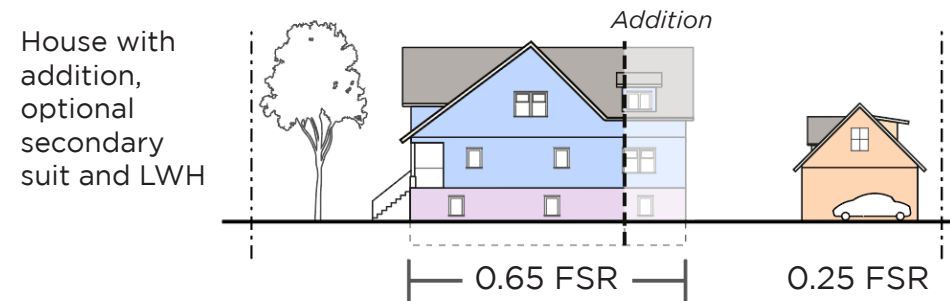
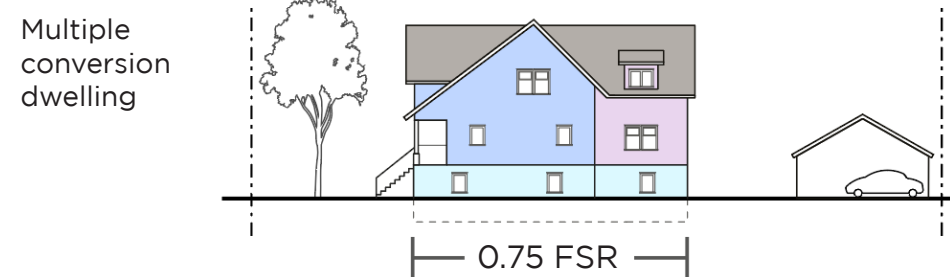
Principal Unit Optional Secondary Suite Optional LWH



Character House Retention

Unit 1 Unit 2 Unit 3 Optional LWH

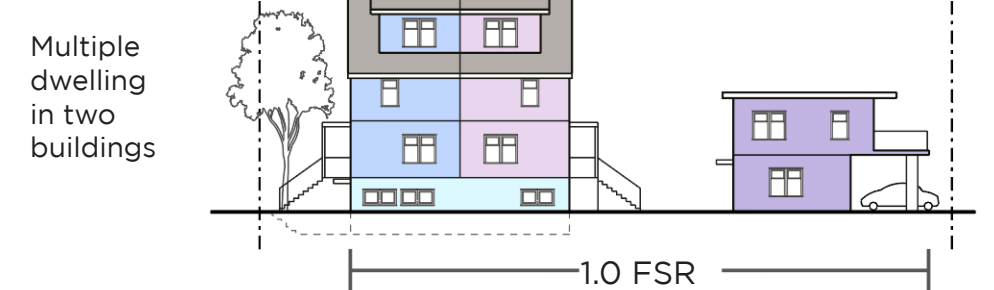
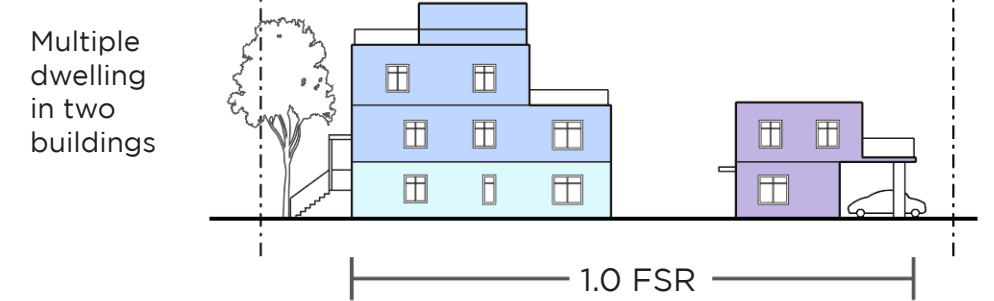
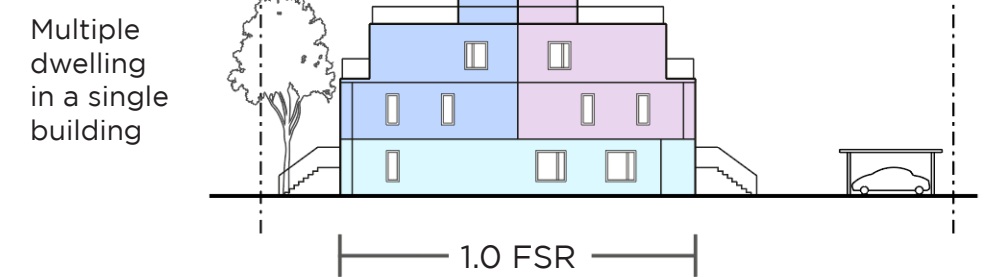
Pre-1940 homes (character merit assessment required)



Multiple Dwelling (Multiplex)

Unit 1 Unit 2 Unit 3 Unit 4

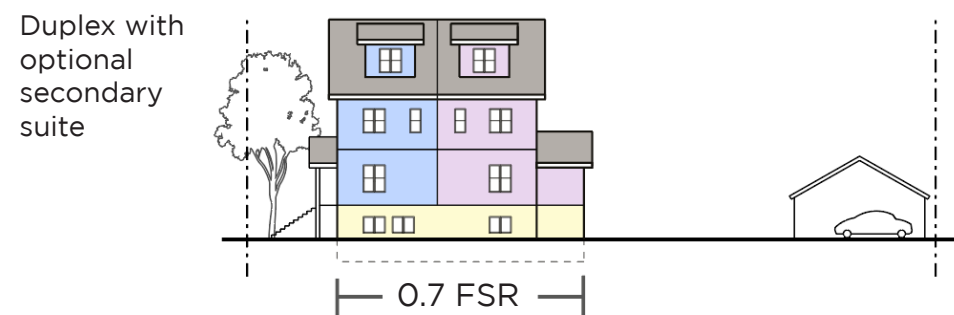
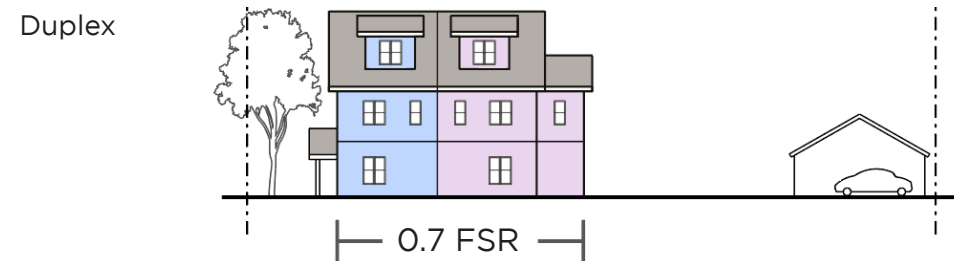
New build only



Duplex

Unit 1 Unit 2 Optional Secondary Suite

New build only



3 to 6 units permitted in multiple dwelling based on the site area and frontage. Up to 8 units permitted where all units are secured as purpose-built rental housing.

1.0 FSR eligible for multiple dwelling if:

- a bonus density charge above 0.70 FSR is collected, or
- 1 unit is secured as below-market homeownership, or
- all units are secured as purpose-built rental housing.