

From: [Cari Hornbein](#)
To: [Housing Option Code Amendments](#)
Subject: FW: Housing Options plan
Date: Tuesday, July 21, 2020 8:12:04 AM

From: totonicar <tonicar@comcast.net>
Sent: Tuesday, July 21, 2020 6:19 AM
To: Cari Hornbein <chornbei@ci.olympia.wa.us>
Subject: Housing Options plan

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

To The Committee

We are firmly against multi family housing infiltrating our neighborhood communities. Your committee needs to listen to your constituents and stop pursuing your own agenda.

Sincerely,

Keith and Tara Mock

Sent from my Verizon, Samsung Galaxy smartphone

=

Comments on *Housing Options* to the Planning Commission July 20, 2020

I was pleased that the Growth Management Hearing Board (GMHB) returned a fair decision when the Missing Middle, now called Housing Options, was appealed.

I am sad that the City Council was so willing to push through this set of code changes despite the issues that GMHB objected to, which are issues that were clearly communicated by citizen activists before the ordinance was passed.

The City's housing plans, now called Housing Options, have split the community of activists that are often in solidarity around critical issues that the City's plan impacts such as; truly affordable housing, (not market rate for an increasingly privileged market,) the health and welfare of our citizens, the importance of the influence of local residents vs outside (especially outside development) interests, and the responsibility of the Council to represent the values of Olympia citizens fairly.

The now-called Housing Options plan does not appropriately address Olympia's housing needs. The model it is based on has been shown to increase rents, increase degradation of urban natural environments, and destabilize communities. Currently there are other communities nationally who are fighting the negative trend of this housing development model, including Denver and Minneapolis. These people *also* resent the tearing down of smaller and more affordable homes, to be replaced by high square footage buildings which increase neighborhood rents. These people *also* see the Cities' housing plans as a mechanism which is designed to make money for some people at the expense of affordable neighbourhoods for everyone.

It appears to me that there are forces in our community who would like to remake Olympia in the image of big tech cities. To the folks from Seattle, housing in Olympia seems like a great deal. But the effect of "market rate" housing means that Olympia neighbourhoods are becoming unaffordable to the people who live here, and that's *without* the increased gentrifying force of the City's plan. We also have, as does every urban environment in the world, a giant crisis of gentrification, and now *pandemic*, refugees living under our bridges, in downtown doorways, along our streets, and in the woods. It is clear that we have a crisis of epic proportions to deal with that involves housing. The real need in Olympia, despite the City's plan, is housing for the homeless, and affordable housing for the majority of low-income Olympia residents. The City's plan is not addressing that problem.

The Olympia City Council, and the Planning Department, was provided with (as individuals and as a whole body) a great deal of carefully researched and fact-checked information to refute the claims of the developer/OPOP-instigated proposal put forth by the City's Planning Department. The city council has also heard from a large number of residents living in all of the areas aimed for this rezone. There was a *resounding* objection to the plan, despite the fact that there were also residents who were misled by the view that the City's plan would provide badly needed affordable housing, be environmentally responsible, and lead to a more livable Olympia. In addition, during a Land Use session last summer, which included local experts on affordable housing, the City Council and members of the Planning Department heard echoed many of the issues that those of us who oppose the City's code changes brought up with Council members long before the plans were turned into an ordinance. I hope the City will heed the message related to the power and influence the City *could* bring to bear to address our

housing ***needs*** first, and to prioritize the well-being of our current citizens, both housed and unhoused, over the City's current priority, which appears to be attracting those who can afford so-called market rate housing into our community.

I do not claim to fully understand the alliances that led to this political situation. I do know that the City Council, and the Planning Department are supposed to be servants of the City as a whole. They are not supposed to represent special or elite interests. As was recently revealed in an article by Dan Leahy the City has granted millions of dollars of property tax exemptions for luxury downtown developments. These are tax exemptions which average citizens will wind up having to absorb. “Market Rate” housing availability, and tax exemptions for tenants of that housing, in no way alleviates the desperate need for affordable housing. Trickle down housing is as provably ineffective as trickle down economics in general.

We have educated and informed neighborhood groups and citizens who have been attempting to work with city planners and city council members to solve the problems of density and true affordability with an environmentally sound plan that respects neighbourhoods *and* Olympia’s Comprehensive Plan. The City has spent thousands of dollars fighting its own citizens rather than listening to them. Let us agree to work together to make our city better for all residents.

From: [Joyce Phillips](#)
To: [Housing Option Code Amendments](#)
Subject: FW: Survey on parts of Housing Options plan
Date: Thursday, July 23, 2020 5:10:27 PM
Attachments: [SurveyMonkey_287768101.pdf](#)
[Survey Results 71820.pdf](#)

From: Cari Hornbein <chornbei@ci.olympia.wa.us>
Sent: Thursday, July 23, 2020 4:50 PM
To: Aaron Sauerhoff <asauerho@ci.olympia.wa.us>; Candi Millar <cmillar@ci.olympia.wa.us>; Carole Richmond <crichmon@ci.olympia.wa.us>; Kento Azegami <kazegami@ci.olympia.wa.us>; Paula Ehlers <pehlers@ci.olympia.wa.us>; Rad Cunningham <rcunning@ci.olympia.wa.us>; Tammy Adams <tadams@ci.olympia.wa.us>; Travis Burns <tburns@ci.olympia.wa.us>; Yen Huynh <yhuynh@ci.olympia.wa.us>
Cc: Joyce Phillips <jphillip@ci.olympia.wa.us>
Subject: FW: Survey on parts of Housing Options plan

Greeting, Commissioners –

Note: Please do not ‘reply all’ to this e-mail.

Jay Elder asked me to forward the results of a survey their group did on the Housing Options Code Amendments; see attached.

Thank you,

Cari Hornbein

Cari Hornbein, AICP, Senior Planner

City of Olympia

Community Planning and Development Department

360-753-8048 | chornbei@ci.olympia.wa.us

From: Jay Elder <jayelder@comcast.net>
Sent: Tuesday, July 21, 2020 2:48 PM
To: Cari Hornbein <chornbei@ci.olympia.wa.us>
Subject: Survey on parts of Housing Options plan



External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Cari

I'd would want the OPC to see the results of a survey OSD&LN took last week.

We sent a SurveyMonkey link by EMail to gauge members' feelings about each part of the Housing Options plan. We have about 450 OSD&LN members. We got 148 responses. This would be about a 33% response rate.

Here is the survey:

The results are on this pdf:

Jay

Copy of OSD&LN Consensus

OSD&LN Housing Options Consensus

You may already know that the City of Olympia is proposing a set of zoning changes to Olympia's single-family neighborhoods. This proposal is called the "[Housing Options Plan](#)".

The purpose of the plan is to increase housing density and the variety of housing types in our neighborhoods. You might also know that manufactured homes, townhouses, ADUs, cottages and tiny houses are already allowed in our neighborhoods. The new housing types proposed in Housing Options are larger multi-family buildings.

It's possible that the Council will make a decision on this plan by the end of the summer. In the meantime, the Planning Commission is reviewing it, and it will soon give recommendations to the Council for each part of the plan.

So that OSD&LN can be sure that we are accurately representing the consensus of our membership (around 1800 people), we want to know your opinion on each piece of the plan. We can then let the Council know our positions. To see the City's official Housing Options changes, go [here](#), or to the link below and select "Presentation 2"

<http://olympiawa.gov/city-government/codes-plans-and-standards/housing-code-amendments.aspx>

Background: Olympia's single-family neighborhoods are zoned R-4-8 and R-6-12. An R-4-8 neighborhood allows a minimum of 4 and a maximum of 8 units per acre. An R-6-12 neighborhood allows a minimum of 6 and a maximum of 12 units per acre. In Olympia, the acres of land for density calculations include private property, streets, sidewalks, alleys and other rights of way.

To see where R-4-8 and R-6-12 zones are in Olympia, look at the Olympia Zoning map by going [here](#). You can download it as a pdf. The map can zoom to fine detail if you want. Alternatively, you can copy and paste the link below into your browser

<http://olympiawa.gov/~media/Files/CPD/Maps%20Official%20Updates%202016/2016ZoningSigned.pdf?la=en>

The rating system in the questions below is found in a drop-down menu, ranging from Strongly Disapprove to Strongly Approve

How it Is: ADUs are already allowed in all residential neighborhoods, but they are limited to 16 feet in height, can be no larger than 2/3rds the square footage of the house, to a maximum of 800 square feet. Off-street parking is required and the owner must live on-site.

1. Maximum ADU square footage (currently 800 sf) will increase to 1000 sf

2. Maximum ADU height (currently 16 feet) will increase to 24 feet

3. ADUs will no longer require off-street parking (currently required)

4. The owner no longer has to live on-site (currently must live on-site)

5. If an ADU is attached to a garage or shop building: it can be up to 1000 sf, and the garage can also be up to 800 sf [1800 total sf] (currently the garage width facing the street is limited to half of the house width)

How it is: Duplexes are already allowed in R-6-12 neighborhoods, but not R-4-8 neighborhoods (see zoning map). The minimum lot size right now for a duplex is 7200 sf (1/6th acre). The minimum lot width is 80 feet.

Most existing single-family lots are about one eighth of an acre (5450 sf), with a width of 50 to 60 feet. However, the minimum single-family lot size is 4000 sf (1/11th acre) in R-4-8, and 3500 sf (1/12th acre) in R-6-12.

Changes: Duplexes would now be allowed on any single-family corner lot

These questions are about allowing duplexes on corner lots.

6. Duplexes will be allowed on ALL lots on street corners in residential neighborhoods

7. A duplex lot size can now be as little as 4000 sf in R-4-8, and 3500 sf in R-6-12 (about half what they are now).

8. Duplex lot widths could be as small as 45 feet in R-4-8 and 40 feet in R-6-12 (about half what they are now).

These questions are about allowing duplexes, triplexes and courtyard apartments on all lots in single-family neighborhoods

How it is: . Duplexes are already allowed in R-6-12 neighborhoods with a minimum lot size of 7200 sf and a minimum lot width of 80 ft. Triplexes are only allowed on arterials in R-6-12 zones, with a minimum lot size of 7200 sf and a minimum lot width of 80 ft. The triplex building must be at least 10' from the side-yard property lines. Courtyard Apartments are not allowed in single-family neighborhoods

Changes: Triplexes would now be allowed on any single family lot in R-6-12 neighborhoods (as little as 3500 sf and a 40' width). The 10' side-yard setback now becomes 5'. Maximum height is 35'. It's possible that green-space and other requirements would disqualify some lots for triplex development, or else drive the buildings to be taller..

Courtyard apartments haven't been defined in the Housing Options plan. However, they are commonly described as 4-12 living units surrounding a central common space. Not yet decided are the minimum lot sizes, open space, parking requirements, etc.

9. Duplexes will now be allowed on any single-family lot in single-family neighborhoods

10. Triplexes will now be allowed in R-6-12 neighborhoods, on single-family lots, with 5 off-street parking spaces required.

11. Courtyard Apartments will now be allowed in R-6-12 neighborhoods

These final questions are about housing density.

How it Is: Density refers to how many housing units are allowed on an acre. Most near-downtown Olympia neighborhoods already have between 5 and 9 units per acre, while some outer neighborhoods were built with bigger lots, and so have lower densities.

Changes: In the recently-passed State law 2343, a goal of 6 units per acre (City average) was given. The new Housing Options development could cause local densities to go much higher than 8 and 12 units per acre.

In the Housing Options plan, the City would monitor density increases in each zone once a year, to see if it has exceeded 12 units per acre. Olympia has about 7 square miles of R-4-8 zoning and about 2 square miles of R-6-12 zoning in its neighborhoods.

The Housing Options proposal doesn't say what the City would do if average density did reach 12 units per acre, just that it would "make revisions" as necessary. This could mean limiting further development, or rezoning the area to allow a higher density, or other approaches.

12. Do you think the City's proposal to monitor density by zone will be effective in keeping densities from going above 12 units per acre in all neighborhoods?

13. A single neighborhood could reach a very-high density, while the overall average density for the zone wouldn't change much. What should be the maximum size of the unit of land used to calculate density each year, to prevent this situation?

Really, THE LAST QUESTION. Since the Housing Options plan will encourage larger, higher-profit, multifamily housing in residential neighborhoods, it's possible that older, cheaper housing might be torn down and replaced.

14. How likely does it seem to you that neighborhoods with more-affordable, older housing will be targeted by new investors, more often than newer, more-expensive neighborhoods?

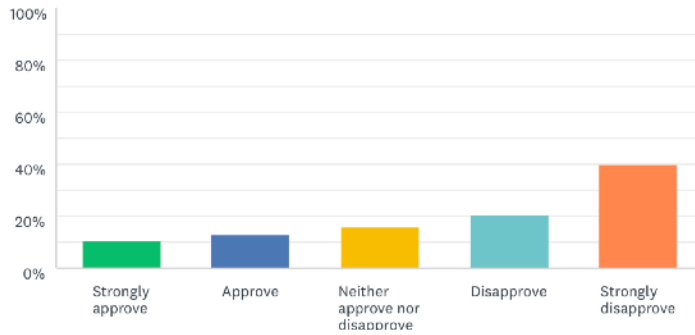
15. Are there any other comments you want to make on the Housing Options plan?

Thanks for spending the time on this survey. You will be sent the results later.

7/18/20 OSD&LN Survey Results

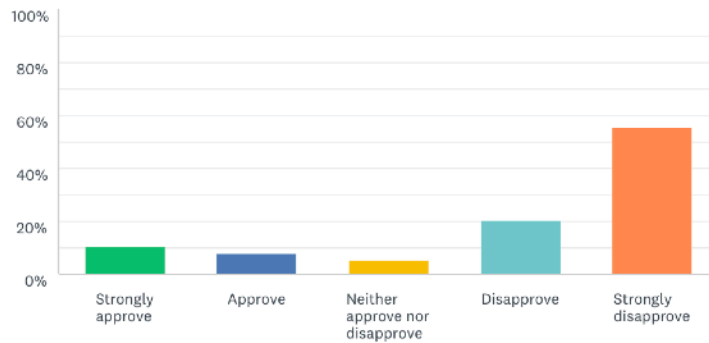
1. Maximum ADU square footage (currently 800 sf) will increase to 1000 sf

Answered: 145 Skipped: 2



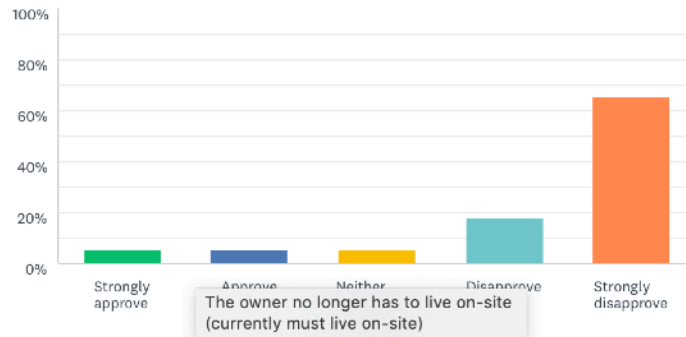
Maximum ADU height (currently 16 feet) will increase to 24 feet

2. Answered: 146 Skipped: 1



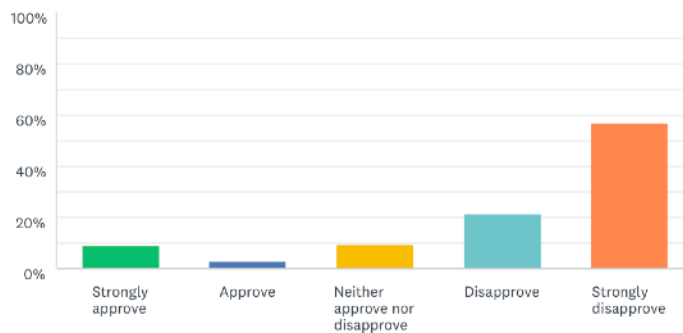
ADUs will no longer require off-street parking (currently required)

3. Answered: 145 Skipped: 2



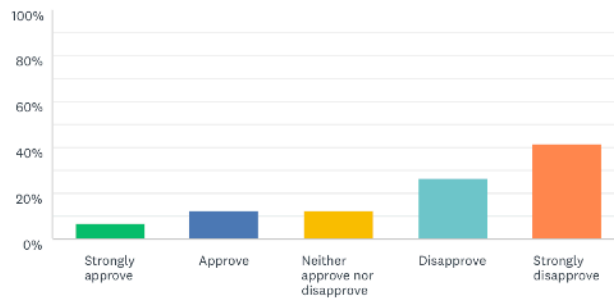
The owner no longer has to live on-site (currently must live on-site)

4. Answered: 144 Skipped: 3



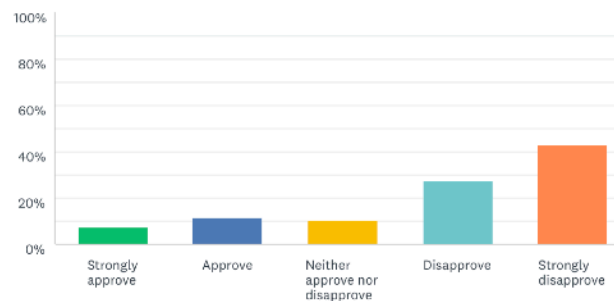
5. If an ADU is attached to a garage or shop building: it can be up to 1000 sf, and the garage can also be up to 800 sf [1800 total sf] (currently the garage width facing the street is limited to half of the house width)

Answered: 143 Skipped: 4



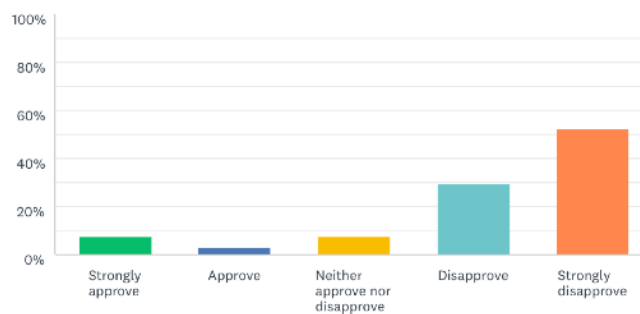
6. Duplexes will be allowed on ALL lots on street corners in residential neighborhoods

Answered: 145 Skipped: 2



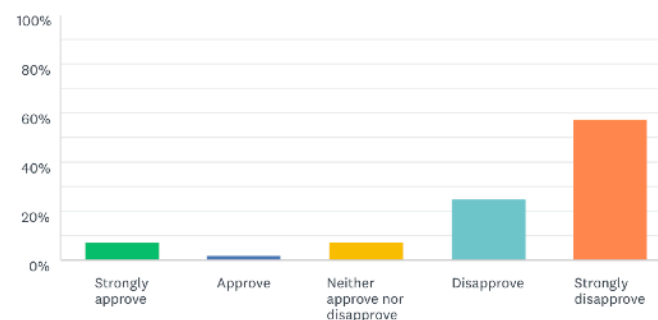
7. A duplex lot size can now be as little as 4000 sf in R-4-8, and 3500 sf in R-6-12 (about half what they are now).

Answered: 143 Skipped: 4



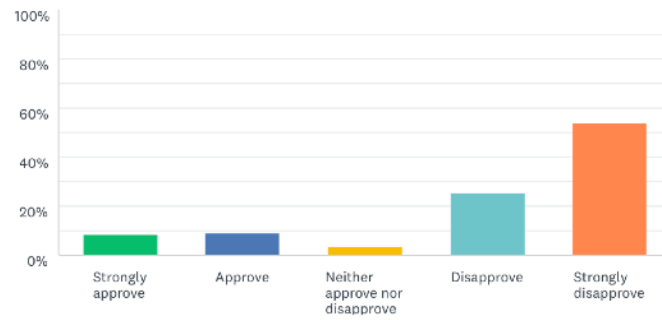
8. Duplex lot widths could be as small as 45 feet in R-4-8 and 40 feet in R-6-12 (about half what they are now).

Answered: 144 Skipped: 3



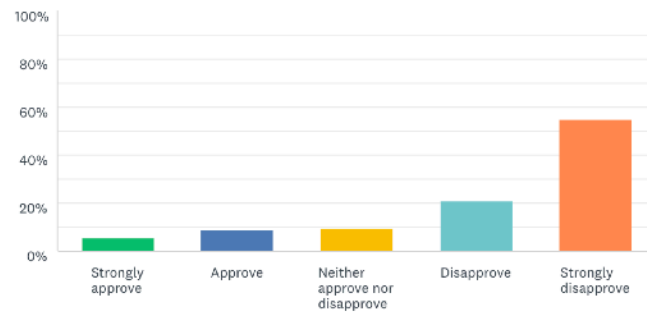
9. Duplexes will now be allowed on any single-family lot in single-family neighborhoods

Answered: 145 Skipped: 2



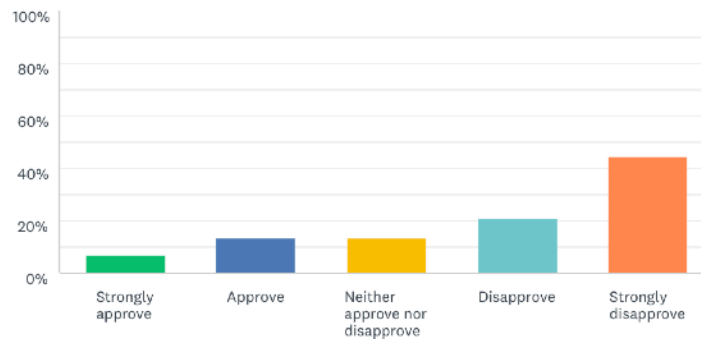
10. Triplexes will now be allowed in R-6-12 neighborhoods, on single-family lots, with 5 off-street parking spaces required.

Answered: 146 Skipped: 1



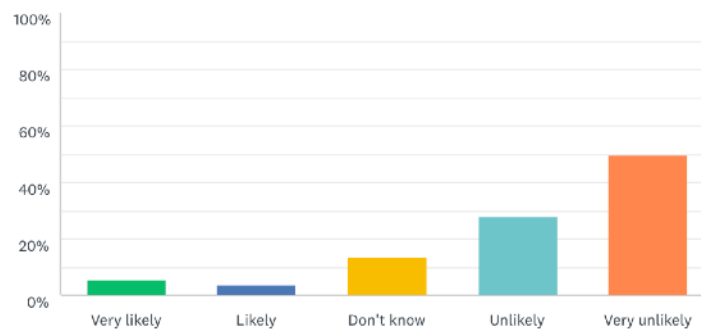
11. Courtyard Apartments will now be allowed in R-6-12 neighborhoods

Answered: 146 Skipped: 1



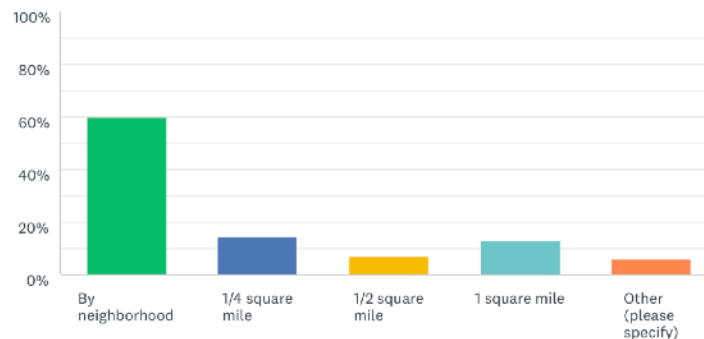
12. Do you think the City's proposal to monitor density by zone will be effective in keeping densities from going above 12 units per acre in all neighborhoods?

Answered: 143 Skipped: 4



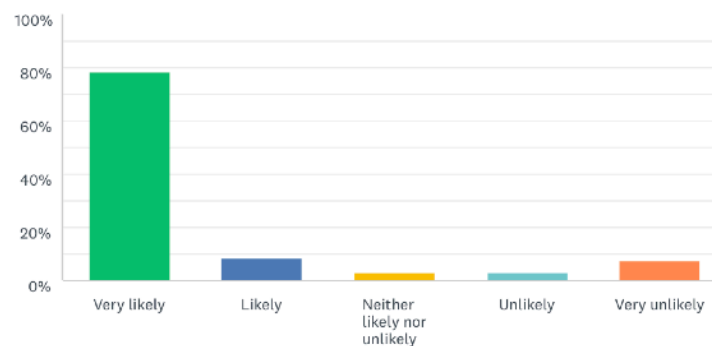
13. A single neighborhood could reach a very-high density, while the overall average density for the zone wouldn't change much. What should be the maximum size of the unit of land used to calculate density each year, to prevent this situation?

Answered: 133 Skipped: 14



14. How likely does it seem to you that neighborhoods with more-affordable, older housing will be targeted by new investors, more often than newer, more-expensive neighborhoods?

Answered: 143 Skipped: 4



15. Are there any other comments you want to make on the Housing Options plan?

There were 68 comments, which is about 12 pages of text. I'll paraphrase the ideas expressed below:

- **Real estate investors will outbid locals for properties, and be less responsive to renters in those properties. New proposals do nothing for affordability and current residents; they mainly benefit builders and investors**
- **Recent development has required no housing affordable to low-income residents. Existing single-family residents are not being given an adequate voice and will suffer, yet our housing problems will increase.**
- **Housing Options zoning changes were crafted with maximum profit for builders and investors in mind. Olympia neighborhoods' charm will erode.**

- These plans are bound to create infrastructure inadequacy and reduced livability
- This plan, especially by halving duplex lots, reduces the possibility of trees, which absorb water, cool and clean the air. How is this in keeping with the tree ordinance?
- Home-owners and local landlords have invested money into their houses to improve the quality of life they offer. Their efforts are being sabotaged by the possibility of tear-downs and triplexes going in next-door.
- Reduced lot sizes and 35' heights within 5' of the property line are a big concern
- Duplexes in all neighborhoods could be acceptable on 7200 sf lots
- Why not do a beta test and try the Housing Options code changes in selected neighborhoods first?
- * Increasing density isn't a problem if livability issues are adequately addressed, like green space, heights, setbacks, parking, owners of site, compatibility, etc are part of the plan.
- * ADU owners on-site would discourage distant investors and unmanaged Air BnBs
- Housing density should first be developed on empty or under-utilized lots on major streets first. Why are the neighborhoods being burdened with large multifamily buildings instead?
- Lower income families will not benefit from these housing options. If housing for these people were part of the plan, much of my resistance would disappear.
- * Some options, like ADUs or appropriate duplexes could work in an historic neighborhood. A one-size-fits-all approach will cause problems
- How can we decide on triplexes and courtyard apartments when definitions and lot sizes are unfinished?
- Where is the evidence that these changes will solve any of our housing problems? The City has ignored, or not done its homework, on any of the impacts of their plan on schools, sewers, supporting infrastructure, neighborhood livability.
- Our neighborhoods' sense of community, quality of life, local control, aesthetics, and non-profit nature will all be damaged by this plan.
- I've seen this scenario play out in LA and Seattle. Cheaper older homes DO get torn down, parking becomes impossible, poorer people get displaced and rents increase. I came to Olympia to get away from this.

From: [Janae Huber](#)
To: [Housing Option Code Amendments](#)
Cc: [CityCouncil](#)
Subject: How housing intersects with race and the environment
Date: Friday, July 24, 2020 10:36:09 PM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear members of the Planning Commission -

I had the chance to listen to/watch your July 20th meeting. There were a couple of aspects of your conversation that I really appreciated and some related articles I'd like to share.

Here is some recent analysis on the [segregating impacts of zoning in our own community](#). Unfortunately, this isn't a theoretical problem that occurs in other communities. It is a problem in Olympia. Similarly, one of your members mentioned some work that *The Olympian* had done to illuminate housing discrimination in the region. In case you haven't had a chance to read that editorial, [here's a link](#).

Additionally, on the topic of equity, I want to say how much I appreciate your online meetings. I am the working parent of a young child. I am deeply dedicated to achieving more diverse housing in this community and in my own neighborhood. Attending your meetings in person (over multiple years at this point) to track this issue is very difficult. Attending online meetings, while also spending time with my family, is much appreciated. I sincerely hope that the City is able to continue this form of participation, making public meetings more accessible to more members of our community.

And finally, I wanted to share a couple of articles about new research that connects equity, housing, and the environment. [The New York Times covered the issue](#) earlier this week, highlighting University of Michigan research that shows the ways our wealth and proportional housing size increase greenhouse gas emissions: "The numbers don't lie. They show that (with) people who are wealthier generally, there's a tendency for their houses to be bigger and their greenhouse gas emissions tend to be higher," said study lead author Benjamin Goldstein, an environmental scientist at the University of Michigan. "There seems to be a small group of people that are inflicting most of the damage to be honest."

The [Christian Science Monitor also covered this same research](#), including this quote, "We need to have denser and smaller homes," said Mr. Goldstein, who said home sizes in the U.S. and Canada are abnormally large compared with other rich nations. In addition to providing a variety of housing sizes and therefore costs, the housing options you are considering will give more people more choices about the footprint they'd like to leave.

Thank you for the work you are doing and for continuing to keep equity at the fore when you are thinking about issues of land use.

All the best,
Janae

JANAE HUBER

janae.huber@gmail.com

Olympia Time

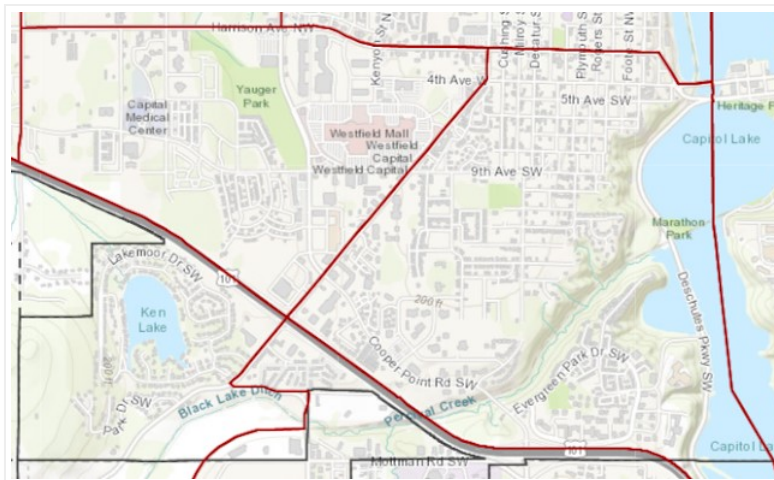
[Home](#) [About](#) [Book and zines](#) [Support me!](#)

Saturday, June 13, 2020

Tract 105 in Olympia. Or a story of how the nodes argument of density is racist

Last week I wrote about how on the macro-level, [Olympia's neighborhoods are racially segregated along density lines](#). **The more single-family homes in a neighborhood, the higher percentage of white people that live there.** And now I've found an example of how adding high-density housing in one neighborhood, and preserving single-family housing in the neighborhood next door, has a predictable impact on racial make-up.

Up until the 2010 Census, Tract 105 on Olympia's westside was one tract. But, since then it has been split into two tracts, 105.10 on the west and 105.20 on the east.



The two new tracts are split by Black Lake Boulevard. They range from the older residential neighborhood on a bluff over Capitol Lake to newer neighborhoods around Capital Medical Center and Yauger Park.

And, their journeys since their 2010 schism show how our current housing policy, especially the "nodes" approach, results in more white, single-family neighborhoods. While our intention hasn't been to create zoning that segregates on racial lines, that is what we've done.

The nodes approach to growth and density argues that we should build extremely high density near Capital Mall, the far Eastside and downtown. Then we won't have

Support my work! Create a monthly donation

[Donate](#)

About Me

[Emmett](#)

emmettoconnell (at) gmail .dot. com

[View my complete profile](#)

- [Facebook](#)
- [Twitter](#)
- [Comment feed](#)

Follow Olympia Time by email

[Submit](#)

Listen to the Olympia Standard!



to allow for more reasonable increased density in exclusive single-family neighborhoods.

105.20 has been fairly static for the last 10 years in terms of available housing. It includes many older, largely single-family blocks. Before the 1980s, these blocks would have slowly densified as older single-family houses were replaced by duplexes, quadplexes, and small apartment buildings. This was the trend that was stopped forty years ago [when we downzoned](#) many near-downtown residential neighborhoods.

105.10 started the decade as a mostly commercial tract with a mobile home park and a few apartment buildings. Also, several undeveloped green zones. Since then, it has added a couple of new apartment complexes along either side of Capital Mall Boulevard where trees once stood.

A major portion of 105.1 in 2010:



2018:



Both tracts also began the decade in significantly different spots, racially speaking. 105.20 was comprised of just a hair less than 80 percent white people, a lower percentage than a city on the whole. 105.1 started as an extremely white neighborhood, clocking in at almost 94 percent.

	105.1 total	105.1 % white	105.1 white	105.1 nonwhite	105.2 total	105.2 % white	105.2 white	105.2 nonwhite
2010	1447	93.99%	1360	87	5853	79.57%	4657	1196
2017	1887	81.40%	1536	351	6547	85.75%	5614	933
Change	440	-12.59%	176	264	694	6.18%	957	-263

Since then, they've gone in completely different directions. 105.1 became strikingly more diverse in seven years, with its white population dropping to 81 percent. 105.2 went in the opposite direction, with its white population growing to almost 86 percent.

It looks even worse for 105.2 when you look at the raw numbers. The total number of non-white people living in 105.2 dropped by over 200 people between 2010 and 2017. At the same time, 150.1 went up by almost the same amount.

1. BEST LOW INCOME HOUSING PROJECTS	>
2. EUROPE TRAVEL TOURS	>
3. LAST MINUTE HOTEL DEALS	>
4. ROAD TRIP ROUTE	>
5. CHEAP ALL INCLUSIVE VACATIONS	>
6. BEST TRAVEL INSURANCE COMPANIES	>
7. VACATION PACKAGE DEALS	>
8. LOWEST ROUND TRIP AIRFARE	>
9. ALL-INCLUSIVE TRAVEL PACKAGES	>
10. BUY TRAVEL INSURANCE	>
11. TRAVEL DEALS FOR SENIORS	>
12. OLYMPIA EMPLOYMENT	>

Recent comments

- [Oh, this is GOLD, Emmett! Now can you do Road 65?!...](#)
- [This is my first time i visit here and I found so ...](#)
- [It's not my very first time to visit this blog...](#)
- [Superb way of explaining, and great blog to get wo...](#)
- [I went over this website and I conceive you've...](#)

Blog Archive

- ▼ 2020 (4)
 - ▼ June (2)
 - Tract 105 in Olympia. Or a story of how the nodes ...
 - [Zoning and race in Olympia, WA](#)
- April (1)
- March (1)
- 2019 (9)
- 2018 (20)
- 2017 (22)
- 2016 (29)
- 2015 (60)
- 2014 (104)
- 2013 (81)
- 2012 (65)
- 2011 (53)
- 2010 (22)
- 2009 (181)
- 2008 (264)
- 2007 (270)
- 2006 (274)
- 2005 (150)
- 2004 (40)
- 2003 (1)
- 2001 (1)

This has all happened as Olympia as a whole has slowly become more diverse, going from 85 percent white in 2000 to 83.6 percent white in 2010 to 82.5 percent white in 2017.

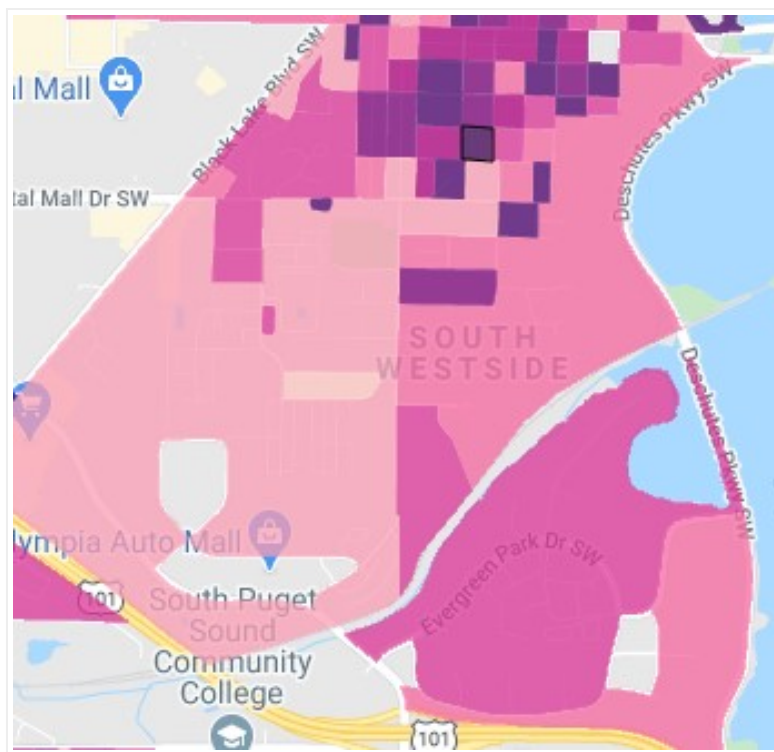
► 1990 (3)

One neighborhood built high-density housing (in a node) and became less white. The other followed the node approach by protect existing single-family homes and became more white.

It is also worth noting, that while 105.2 got whiter in the last decade, it also includes a significantly sized apartment complexes. These are mostly concentrated along Black Lake Boulevard and Evergreen Park Drive. But, if you look back at the block-by-block data available from the 2010 Census, you see a stark racial breakdown even within 105.2.

The blocks zoned single-family are much more likely to be whiter.

From [JusticeMap](#), darker blocks are more white:



From Thurston Geodata, the red are single-family homes:



The further you get in the single-family home portions of 105.2, but especially north of 9th Avenue, the more likely blocks are going to be white.

There is no law in Olympia that some neighborhoods are reserved for white people. But, by focussing building higher density housing outside of these exclusive single-family zones, this is what we're doing. This is the current "nodes" strategy, or has some have called it "density done right."

I think it's helpful to quote Rachel Cargle here in her frame on racism:

<http://www.olympiatime.com/2020/06/tract-105-in-olympia-or-story-of-how.html>

disenfranchise black and brown people, whether you intended to do it or not.

We don't build neighborhoods with racially exclusive covenants ([but we did once](#)). There is nothing in our Comprehensive Plan that says it's our intention to build super white neighborhoods. But by not allowing even modest high-density housing throughout our city, we are doing a lot of damage.

Building more affordable housing types (literally anything other than single-family homes) would allow a more diverse population to grow. And, in conclusion, I'm just going to leave this here: [being able to live in a walkable, liveable \(non-node\) neighborhood is good for everyone](#).

Posted by [Emmett](#) at 6/13/2020 01:50:00 PM



Labels: [Olympia](#)

1 comment:

Adam Fletcher said...

Emmett, thanks for this analysis.

Correct me if I'm wrong, but from your article I infer that current arguments against housing density in traditionally single-family neighborhoods are in turn racist. This makes me wonder whether there has been any substantive data collection regarding racial perception connected to addresses in Olympia, e.g. can the case be made that some neighborhoods are more explicitly racist than others? Another interesting data comparison could show the relationships between rental, leasing and home sales availability in these neighborhoods compared to the race of applicants, e.g. could it be shown that there are people of color trying to move in but being prevented on the apparent basis of qualifications, when its actually racism?

Anyhow, thanks again for this analysis--its urgent and necessary.

[June 15, 2020 at 2:56 PM](#)

[Post a Comment](#)

[Home](#)

[Older Post](#)

Subscribe to: [Post Comments \(Atom\)](#)

Best Low Income Housing Projects



Last Minute Hotel Deals



Europe Travel Tours



Road Trip Route



Simple theme. Powered by [Blogger](#).

Not so long ago you could refuse to sell a house to a black family in this county

BY THE OLYMPIAN EDITORIAL BOARD
MARCH 03, 2019 03:00 AM



Longtime Lacey City Councilman Virgil Clarkson experienced housing discrimination firsthand when he first moved to the county more than 50 years ago. STEVE BLOOM *STAFF PHOTOGRAPHER*

If February had 31 days, it would still be Black History Month. And anyway, we ought to study this essential part of our shared American history throughout the year. So here's a local contribution from our not-so-distant past:

Virgil Clarkson, a retired African American Lacey city council member and three-term Mayor, has long been known as a local leader — in fact, the Lacey Senior Center bears his name. But what most people may not know is how his civic leadership in this community began. Following several years of military service, Clarkson came to Olympia in 1965 to work for the state Department of Natural Resources. At the time, he says there were only 15 black people in all of Thurston County. Clarkson recalls one family in Rochester, another off Marvin Road, and a handful of retired military people in Lacey. There were a few other black state employees — including the curator at the state museum — but they commuted from Tacoma or Seattle.

When he first arrived, Clarkson's boss helped him find a room to rent near the Capitol. But when Virgil's wife joined him here, and they went looking for a house, they were turned away time after time, and told obvious lies. Only after great difficulty were they able to buy a house on Boulevard Road.

Soon after the Clarksons' arrival, a young African American pregnant widow of a soldier killed in Vietnam came here to be with her sister, who worked as a housekeeper at the old St. Pete's hospital on the west side of Olympia. The widow had a sizable military death benefit for her husband, but when she sought to buy a house, the first real estate agent she went to refused to serve her, and assumed that she was on welfare.

Clearly, housing discrimination was rampant — and legal. In spite of longstanding civil rights campaigns for what was then called “open housing,” there was a wall of white resistance. In 1964, open housing ballot measures in both Seattle and Tacoma were defeated by large margins — in fact, the Tacoma measure went down three to one.

By 1968, Clarkson and his wife had become active members of the Methodist church and several service clubs. Clarkson's boss at the Department of Natural Resources had introduced him to local leaders, taken him to social events, and even to the Olympia Opera Society.

Clarkson became the person state officials went to for help recruiting people of color to state employment. And when new black families came to Thurston County, the Clarkson home was where they went for advice about how to find housing and which local businesses would or would not welcome them.

At church, the Clarksons became friends with Jim Dolliver, an aide to Governor Dan Evans. Dolliver shared Clarkson's concern about open housing, and set up a lunch at The Spar with Clarkston and Mike Layton, a reporter for the Olympian. (Layton later became a beloved columnist for the Seattle Post Intelligencer; Dolliver became a state Supreme Court Chief Justice. Both Dolliver and Layton have since passed away.)

At that lunch, Layton asked Clarkston to arrange an evening meeting at his home where Layton could hear stories from others in the local black community — which in 1968 was still small enough to fit in the Clarkson living room.

Clearly, Layton got an earful. The meeting went on for several hours; Layton stayed until 3 a.m. The next evening, April 4, Martin Luther King Jr. was assassinated in Memphis. That devastating news shared space in the Olympian with a series of articles on local housing discrimination by Mike Layton. Together, they were a call to action.

Clarkson took time off from work to make copies of a petition for local open housing ordinances. Within two days, over over two thousand people signed them.

The following week, Clarkson and his allies spoke and presented copies of the petitions at the Lacey City Council. The Council passed an open housing ordinance that very night. They took the same petition to the county and the cities of Tumwater and Olympia. All three referred the issue to committees, but passed ordinances within a few weeks.

A week later, President Lyndon Johnson signed the federal civil rights act, which included a provision forbidding housing discrimination. Seattle also finally passed a local open housing

ordinance — but because they still couldn't be sure of majority public support, they included an emergency clause that foreclosed a possible referendum.

The local ordinances didn't have strong enforcement mechanisms. And even the federal law couldn't change racist practices and attitudes overnight. But it was an important turning point for our community, and for our nation. It helped set us on course towards full equality and inclusion. That destination is still in the distance half a century later. But remembering how far we've come — and those who helped get us this far — inspire us to keep moving forward.

<https://www.theolympian.com/opinion/editorials/article227001334.html>

Rich Americans Spew More Carbon Pollution at Home Than Poor

By The Associated Press

July 20, 2020

Rich Americans produce nearly 25% more heat-trapping gases than poorer people at home, according to a comprehensive study of U.S. residential carbon footprints.

Scientists studied 93 million housing units in the nation to analyze how much greenhouse gases are being spewed in different locations and by income, according to a study published Monday in the Proceedings of the National Academy of Sciences. Residential carbon emissions comprise close to one-fifth of global warming gases emitted by the burning of coal, oil and natural gas.

Using federal definitions of income level, the study found that energy use by the average higher income person's home puts out 6,482 pounds of greenhouse gases a year. For a person in the lower income level, the amount is 5,225 pounds, the study calculated.

"The numbers don't lie. They show that (with) people who are wealthier generally, there's a tendency for their houses to be bigger and their greenhouse gas emissions tend to be higher," said study lead author Benjamin Goldstein, an environmental scientist at the University of Michigan. "There seems to be a small group of people that are inflicting most of the damage to be honest."

In Beverly Hills, the average person puts four times as much heat-trapping gases into the air as someone living in South Central Los Angeles, where incomes are only a small fraction as much. Similarly, in Massachusetts, the average person in wealthy Sudbury spews 9,700 pounds of greenhouse gases into the air each year, while the average person in the much poorer Dorchester neighborhood in Boston puts out 2,227 pounds a year.

“That is the key message about emissions patterns,” said University of California San Diego climate policy professor David Victor, who wasn’t part of the study. “I think it raises fundamental justice questions in a society that has huge income inequality.”

Even though richer Americans produce more heat-trapping gases, “the poor are more exposed to the dangers of the climate crisis, like heat waves, more likely to have chronic medical problems that make them more at risk to be hospitalized or die once exposed to heat, and often lack the resources to protect themselves or access health care,” said Dr. Renee Salas, a Boston emergency room physician and Harvard climate health researcher who wasn’t part of the study.

Salas and Sacoby Wilson, a professor of environmental health and epidemiology at the University of Maryland, who also wasn’t part of the study, pointed to studies in Baltimore and other cities showing that because of fewer trees, more asphalt and other issues, temperatures can be more than 10 degrees hotter in poorer neighborhoods.

“Heat waves are hell for the poor,” Wilson said.

Goldstein calculated the emission figures by crunching data on 78% of the housing units in America as of 2015, factoring the home’s age, size, heating supply, weather, electricity source and more. He then compared income levels.

Nine of the 10 states that produce the most heat-trapping gas per person rely heavily on coal or have cold weather. West Virginia by far leads the nation with 10,046 pounds of greenhouse gas per person per year, followed by Oklahoma, Wyoming, North Dakota, Kentucky, Missouri, Iowa, Alabama, South Dakota and Colorado.

California by far is the greenest state with 2,715 pounds of greenhouse gas per person. Oregon, New York, Utah, Washington, Rhode Island, Massachusetts, Idaho, Connecticut and New Mexico round out the 10 cleanest states.

The study’s 25 cleanest zip codes for residential greenhouse gas emissions are all in California and New York. The cleanest was Mission Bay in San Francisco, a white collar area with relatively new housing stock, where the average person produces only 1,320 pounds a year.

The zip codes that produced the most gas are scattered across Colorado, North Carolina, Pennsylvania, Alabama, Louisiana, Wyoming, Maryland, West Virginia, Minnesota, Missouri, Georgia, Arkansas, Indiana and Utah.

The zip code that produced the most greenhouse gas per person was in the mountains of western Boulder County, Colorado, where the 23,811 pounds per person is 18 times higher than in the San Francisco zip code.

Because some zip codes didn't have adequate data, Goldstein said there may be additional zip codes at the extremes of the emissions spectrum. Also, he said some zip codes with smaller, expensive, energy-efficient apartments buck the national trend of greater emissions in wealthy areas.

Wesleyan University climate economist Gary Yohe, who wasn't part of the study, said Goldstein's analysis helps the search for solutions to global warming by offering "two new targets for policy action or behavioral modification beyond the usual list: floor space and density."

But residential carbon emissions are harder to change than those from transportation, where you can trade a gas-guzzler for a cleaner electric vehicle, Goldstein said.

Noting that many residents are stuck with the fossil fuel-based energy delivered by their local utility, he said, "I don't think we can solve this based on personal choices. We need large scale structural transitions of our energy infrastructure."

Follow AP's climate coverage at <https://www.apnews.com/Climate>

Follow Seth Borenstein on Twitter at [@borenbears](https://twitter.com/borenbears) .

The Associated Press Health and Science Department receives support from the Howard Hughes Medical Institute's Department of Science Education. The AP is solely responsible for all content.



This website uses cookies to improve functionality and performance. By continuing to browse the site you are agreeing to our [use of cookies](#). [Close](#)



Get news
that
**uplifts and
empowers**

See our other [FREE newsletters](#).

Submit

By signing up, you agree to our [Privacy Policy](#).

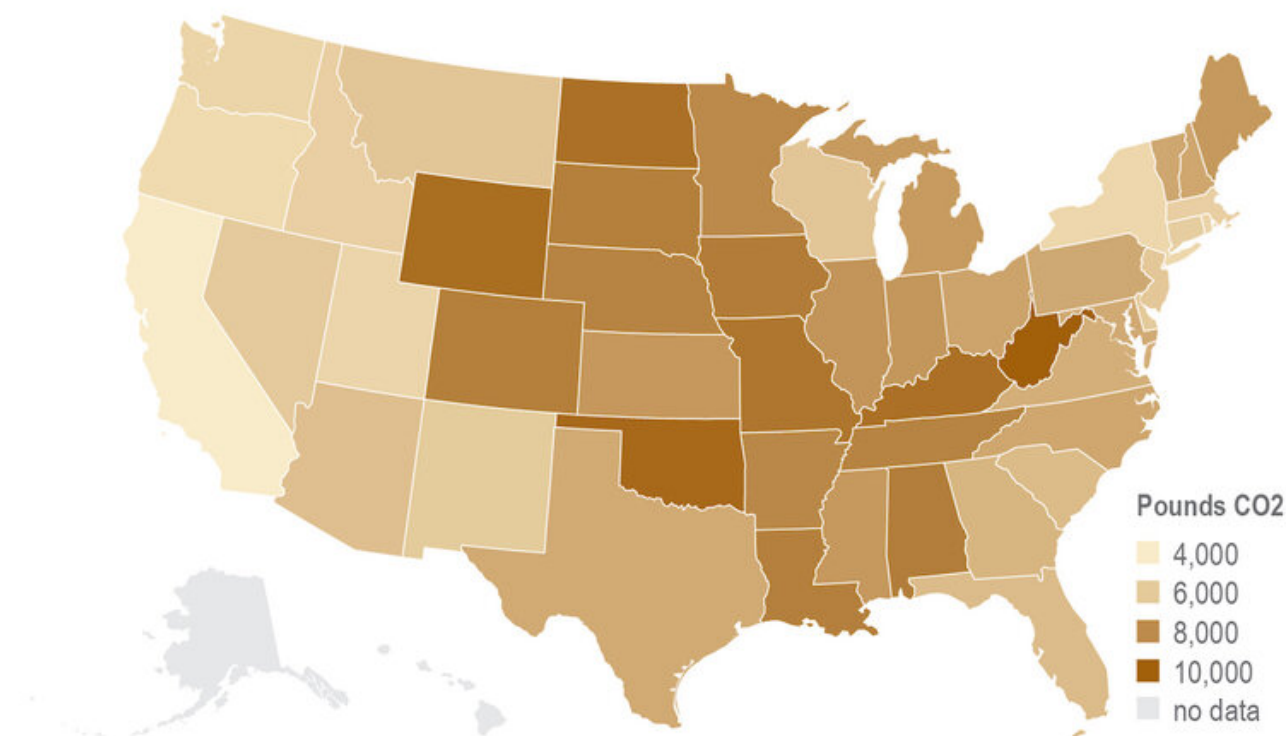
— FIRST LOOK —

To cut emissions, could you give up living in a large house?

A new study reports that U.S. homeowners' emissions vary between states, income brackets, and house sizes. For a greener future, buyers should get more compact houses in denser neighborhoods, researchers say.

Residential carbon pollution for each state

The states that produce the most heat-trapping gas per person rely heavily on coal or have cold weather. Map shows average pounds of carbon dioxide equivalent per person for each state.



Source: University of Michigan; Proceedings of the National Academy of Sciences

AP

University of Michigan/National Academy of Sciences/AP

The average pounds of carbon dioxide equivalent per person for each state. Household emissions on both the East and West coasts are far lower than in states in the middle of the country.

July 21, 2020

By Valerie Volcovici, Reuters

WASHINGTON

A house with a white picket fence in the verdant suburbs has long been an American dream. It could also be a major hurdle for the United States' chances of cutting climate-warming emissions, researchers at the University of Michigan said in a study on Monday.

U.S. households account for one-fifth of the country's total greenhouse gas emissions, thanks partly to Americans' general preference for bigger houses and spacious suburbs. Those preferences also translated into an emissions divide between the rich and the poor, with wealthier households in recent years emitting around 25% more than their lower-income counterparts in smaller homes, the researchers said.

To bring down the country's future emissions, Americans may need to rethink how they live, said Benjamin Goldstein, a co-author on the study published in the journal *Proceedings of the National Academy of Sciences*.

"Structural change is going to be important and necessary," said Mr. Goldstein, a professor at the University of Michigan. Developers might need to look for more options in already dense settlements. Builders can consider reducing floor spaces. And residential buildings might reconsider using natural gas, a fossil fuel, for heating and cooking, he said.

Such measures may be especially important, given that more than 100 million new homes are expected to be built in the next 30 years, while the country's 328 million population is projected to grow by more than a third in that time.

Because the average lifespan of an American house is around 40 years, the U.S. risks a "carbon lock-in" unless it commits to more energy-efficient homes and neighborhoods, the researchers said.

"We need to have denser and smaller homes," said Mr. Goldstein, who said home sizes in the U.S. and Canada are abnormally large compared with other rich nations.

Policies should also tackle emissions from existing buildings, with measures like tax incentives to spur retrofits, he said.

The study estimated energy use by 93 million U.S. homes, based on details from tax assessor records for 2015 including a house's size, age, location, and construction date.

Through analyzing ZIP codes, the study revealed a correlation between higher wealth and higher-per-capita energy use and emissions.

And poorer neighborhoods are more at risk to climate change, according to AP:

Even though richer Americans produce more heat-trapping gases, “the poor are more exposed to the dangers of the climate crisis, like heat waves, more likely to have chronic medical problems that make them more at risk to be hospitalized or die once exposed to heat, and often lack the resources to protect themselves or access health care,” said Dr. Renee Salas, a Boston emergency room physician and Harvard climate health researcher who wasn’t part of the study.

However, there were also big differences depending on the U.S. state: Household emissions on both the East and West coasts were far lower than in states in the middle of the country, with North Dakota, Oklahoma, and Missouri having among the highest average household emissions.

There is a growing movement by U.S. municipalities to tackle emissions from residential and commercial buildings, starting with banning the use of natural gas in new construction. San Francisco is the latest city to propose such a measure.

At the federal level, congressional Democrats unveiled a climate policy blueprint earlier this month that calls for an update of building codes to eliminate greenhouse gas emissions.

Builders say, however, that home sizes have been trending downward since 2015, the year of focus in the study.

"Our surveys consistently show that consumers want homes that are more energy efficient," said Liz Thompson, spokeswoman for the National Association of Home Builders, the lobby group for the home construction industry.

The group said, however, that the four-year trend toward smaller houses may end this year, as people have spent more time at home during the COVID-19 pandemic and may again seek bigger spaces.

At the international level, Swedish teen activist Greta Thunberg said on Monday she would donate \$1.14 million from a new prize she has won to groups tackling climate change and defending nature.

She said in a video posted on Instagram that the award was "more money than I can even begin to imagine" and she hoped it would help her "do more good in the world."

This story was reported by Reuters. Reuters writer Thin Lei Win in Rome contributed to this report.

Editor's note: As a public service, the Monitor has removed the paywall for all our coronavirus coverage. It's free.

Related stories

- ['California Dreamin': Just how tough is it to buy a home here, anyway?](#)
- **FIRST LOOK** [Seattle proposes taller, denser apartments in affordable housing plan](#)
- **COVER STORY** [Rent or own? The new sharing economy values access over ownership](#)

ISSN 2573-3850 (online)

© The Christian Science Monitor. All Rights Reserved. Terms. Privacy Policy.

From: [CityCouncil](#)
To: [Crater](#)
Cc: [Debbie Sullivan](#); [Cheryl Selby](#); [Dani Madrone](#); [Jay Burney](#); [Jessica Bateman](#); [Jim Cooper](#); [Joyce Phillips](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#); [Lisa Parshley](#); [Renata Rollins](#)
Subject: RE: City-Proposed Code Changes
Date: Thursday, July 30, 2020 1:53:44 PM

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant & Legislative Liaison
City of Olympia | P.O. Box 1967 | Olympia WA 98507
360-753-8244 sgrisham@ci.olympia.wa.us

Sign up for a City of Olympia Newsletter

Please note all correspondence is subject to public disclosure.

-----Original Message-----

From: Crater <crater@spiretech.com>
Sent: Thursday, July 30, 2020 1:52 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: City-Proposed Code Changes

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear Olympia City Council,

Regarding proposed housing code changes:

As a life long member of this community who specifically moved back from Seattle where I attended college, I am deeply disappointed to find out that our voices have been minimized regarding input into how development occurs. I bought my house in the NE Olympia neighborhood in 2004. Not only does the type of density development that has occurred in Seattle over the last 15 years promote displacement and increased rents, it also increases homelessness, crime and limits the field of economic diversity in a community. Who benefits from this type of development- developers, who are typically one or two companies (as is the case with current downtown development) and obviously it supports the tax base. Please act responsibly. My vote will depend on it!

Megan Morrissey

From: [Whitney Bowerman](#)
To: [Housing Option Code Amendments](#); [CityCouncil](#)
Subject: YES! To Housing Options in Olympia!
Date: Tuesday, August 04, 2020 10:21:30 AM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Hello, Friends!

I've been thinking about you, and your work on housing in Olympia.

Every morning I get an update from Zillow in my email inbox - "10 Homes We Think You'll Love." It's an easy way for me to keep my finger on the pulse of the housing market in Olympia. Week to week the prices for houses listed climb.

I have tenants in one of my studio rentals, a sweet 26 year old couple, who want to buy their first home. After speaking with a loan officer they determined they were looking in the \$250k range (16 years ago we bought our first house for \$100k - wow!). I think of them every morning when I read that update from Zillow - rarely is there a home under \$300k, even outside of Olympia proper. Where is this sweet, hardworking, born-and-raised-in-Olympia couple going to live? The options for them seem slim.

I talk to my various tenants regularly about housing prices, and I work hard to keep our rentals affordable. Currently that means only raising rents by what is necessary to cover increasing property taxes, insurance, and maintenance, rather than pushing the market, which seems to have gone completely insane. For the past couple of years my available rentals have not even hit the open market - there are so many desperate tenants out there looking for housing that I have been able to quickly rent my open units to friends and friends of friends. I have had people offer to pay more than the listed rent. Most prospective tenants now "pitch" themselves, telling me why they are the best tenant for me to choose. The housing market in Olympia is very unhealthy and imbalanced. This becomes even worse when one examines our housing market through a racial equity lense, where Olympia's pervasive single family zoning has resulted in notable racial segregation.

We need more housing, and we need more housing options. We needed them yesterday. I know this, you know this.

I know things are hard right now. Local governments have A LOT on their plates. A crazy amount. I honestly can't even imagine.

AND, I still hope that you all will keep plugging away on these housing issues.

Thanks for your time and your hard work. I appreciate you!

Whitney Bowerman
Olympia, WA

From: [CityCouncil](#)
To: [Tessa Smith](#)
Cc: [Debbie Sullivan](#); [Cheryl Selby](#); [Dani Madrone](#); [Jay Burney](#); [Jessica Bateman](#); [Jim Cooper](#); [Joyce Phillips](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#); [Lisa Parshley](#); [Renata Rollins](#)
Subject: RE: Support housing inclusiveness!
Date: Monday, August 10, 2020 3:19:23 PM

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant & Legislative Liaison
City of Olympia | P.O. Box 1967 | Olympia WA 98507
360-753-8244 sgrisham@ci.olympia.wa.us

[Sign up for a City of Olympia Newsletter](#)

Please note all correspondence is subject to public disclosure.

From: Tessa Smith <tessa@artisansgroup.com>
Sent: Monday, August 10, 2020 2:29 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Support housing inclusiveness!

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

I support all of the more inclusive housing options being made easier to develop in our communities, its about time!

Cheers,
Tess

 Tessa Smith | Principal AIA CPHC LEED AP

cel: [\(360\) 870-6280](tel:(360)870-6280)

tessa@artisansgroup.com

ArtisansGroup.com

The Artisans Group, Inc.

1508 4th Ave E Olympia WA 98506

From: ComcastIMAP
To: Leonard Bauer; Joyce Phillips
Subject: How Portland Dethroned the Single-Family Home - Bloomberg
Date: Friday, August 14, 2020 10:47:56 PM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Leonard and Joyce,

Here is another article about what Portland has just adopted. I sent a related article earlier to the Council and to both of you. I neglected to include the Planning Commission. Please provide this email to the commission.

<https://www.bloomberg.com/news/articles/2020-08-13/how-portland-dethroned-the-single-family-home>

Thank you, Mike

Mike McCormick
360.754.2916

How Portland's Landmark Zoning Reform Could Work

The Residential Infill Project aims to boost “missing middle” housing — an expected boon for affordability in a city where the single-family home reigns.

By [Laura Bliss](#)

August 13, 2020 11:19 AM



Single-family homes dominate the housing stock in Portland, Oregon, but new zoning changes could bring more multi-family residences. *Photographer: Nicolle Gonzalez/Moment Mobile ED*



Laura Bliss is a writer and editor for CityLab in San Francisco, focused on transportation and technology. She also writes MapLab, a biweekly newsletter about maps.

[@mslaurabliss](#)

[LISTEN TO ARTICLE](#)

▶ 6:49

In 2014, a group of architects, home builders, and neighborhood activists in Portland, Oregon, wrote a [letter](#) asking the city to rewrite local housing rules. At that point, a population boom in renters was creating an affordability crisis, with new multi-family housing coming online for twice the city's average price per square foot. With more than [70% of the Rose City's residential land](#) then reserved for single-family homes, the signatories urged officials to review the laws that governed the shapes and sizes of residences allowed, and proposed several reforms that would legalize more units per lot within the city's urban growth boundary.

By doing so, they wrote, the city could push down costs and bring more people into Portland's famously walkable, bikeable neighborhoods: "It's time to address the mismatch between the types of homes encouraged by our codes and the needs of real people and households who live in Portland."

That letter helped start a movement, and on Wednesday that movement achieved one major goal. With a 3-1 vote, the Portland city council approved the "Residential Infill Project" (RIP), a package of amendments to the city's zoning code that legalizes up to four homes on nearly any residential lot and sharply limits building sizes. The changes pave the way for duplexes, triplexes, cottage clusters, backyard accessory dwelling units, basement apartments, and other types of affordable "missing middle" housing that have been banned in Portland since the adoption of the city's first zoning code in 1924.

Developers will also now have the option to build as many as six homes on any lot if at least half of the resulting sixplex is available to low-income households at regulated, below-market prices – a so-called "deeper affordability option" that advocates estimate is the equivalent of a free subsidy of \$100,000 or more per unit to nonprofit developers. Parking mandates that required builders to provide space for cars along with people are also now a thing of the past on most of the city's residentially zoned land.

Cities are changing fast.

Keep up with the **CityLab Daily newsletter**

The best way to follow issues you care about

By submitting my information, I agree to the [Privacy Policy](#) and [Terms of Service](#) and to receive offers and promotions from Bloomberg.

Enter your email

[Sign Up](#)

The changes put Portland
at the vanguard of U.S.
communities trying to
turn their surfeit of
single-family homes into
multi-unit residences.

More from

Mayor Ted Wheeler, who voted
in support of the plan at

To Get People to Wear Masks, Try Comparing Them to Seatbelts and Helmets

Minneapolis's Plan to Disband the Police Falters in First Test

Chicago's 1855 'Beer Riot' Is a Bridge to the Unrest of 2020

When Street Design Leaves Some People Behind

Wednesday's council meeting, said that the city's existing zoning regulations failed to serve all Portlanders equally. "I don't pretend that these changes rectify all past harms," he said, "but I fully believe that allowing for a greater mix of incomes is a crucial step in the right direction."

With a projected 123,000 new households arriving in Portland by 2035, city analyses estimate that RIP could generate 4,000 to

24,000 new units to accommodate them and that it will reduce displacement for vulnerable renters by 28%. The changes also put Portland at the vanguard of U.S. communities trying to turn their surfeit of single-family homes into multi-unit residences. Since 2018, Minneapolis, Seattle and Austin – along with Vancouver, British Columbia – have all passed various code reforms in order to increase housing stocks and lower costs to developers and residents.

But Portland's project is unique and potentially more effective, experts say. RIP increases the allowable floor-to-area ratio (FAR) for multi-unit buildings, while reducing FAR for new single-family homes – a devilish detail that may be key for accelerating production, according to Michael Andersen, a senior researcher at the Sightline Institute, a research center focused on sustainability and urban policy. This sliding size cap will allow multi-unit buildings to take up more of their lots than single-unit buildings. The changes are also by-right, which means developers will be able to utilize them without neighborhood design reviews and appeals processes that can stymie new plans, as vividly seen in drawn-out local zoning battles in neighboring California. On Tuesday, Andersen wrote that Portland's changes are "the most pro-housing reform to low-density zones in U.S. history."

Portland's new zoning changes also complement rather than clash with statewide housing laws. Unlike most states, Oregon requires and oversees urban growth boundaries, which encourages a certain level of density in populous areas like Portland. Those laws got a boost in August 2019 when state legislators passed an upzoning bill allowing duplexes or triplexes on most lots zoned for single-family homes throughout the state. That helped shift the politics in support of sweeping zoning reform more locally, according to Joe Cortright, the Portland-based economist and director of the City Observatory website. "When all the jurisdictions

are subject to the same requirements as you are, it lessens the political penalty for moving ahead,” he said.

After years of debate and analysis, RIP’s passage comes as Portland, famously among the whitest big cities in America, is gripped by ongoing protests over racism and police violence that have drawn national attention. While the city has grown more diverse in recent years, its urban center has become whiter. Thousands of African-American residents have moved to peripheral neighborhoods, some with poorer access to jobs and transit, while spikes in homelessness prompted a housing state of emergency in 2015 that continues to this day. A 2019 report by the city’s Bureau of Planning and Sustainability traced how the city’s 1924 zoning regulations – as in thousands of others in communities across the U.S. – “created and reinforced racial segregation and inequities” that manifest today in “accelerating gentrification and displacement of people of color by concentrating growth and density in vulnerable areas.”

On Wednesday, Wheeler praised RIP as a response to the city’s disparities, past and present, if not necessarily a complete one. City analyses have found that a few of Portland’s low-income neighborhoods could face slightly greater housing pressure under the new plan. That was one reason that outgoing commissioner Amanda Fritz said that she opposed it at Wednesday’s hearing, calling hers “the saddest vote I have ever cast on this council.” She also worried that increasing densities citywide could overpopulate neighborhoods with poor transit service, adding cars to the road. Portland, the first city in the U.S. to adopt a climate action plan in 1993, aims to reduce 80% of local carbon emissions by 2050.

But many environmental groups, including the local chapter of the Sunrise Movement, support the changes, as do anti-displacement activists who helped shape the sixplex amendment, which was added in 2019. Along with detailed changes to FAR that incentivize more low-income housing, the reforms are expected to “change the economics of displacement,” said David Sweet, a co-founder of Portland For Everyone, a coalition of housing nonprofits, residents and businesses that advocated for the infill change.

Sweet, a former civil servant in the city’s building permits department, was one of the names on the 2014 letter. He credits the work of younger Portlanders – many of them activists tied to local YIMBY groups – at a hearing in early 2020 with helping to cement the votes required to adopt the new changes, on top of years of civic engagement by housing providers, advocates, urbanists, and neighborhood activists.

Before it's here, it's on
the Bloomberg
Terminal.

[LEARN MORE](#)

“This is a tribute to what a hard-working community
organizer can do,” he said.

[Terms of Service](#) [Do Not Sell My Info \(California\)](#) [Trademarks](#) [Privacy Policy](#)
©2020 Bloomberg L.P. All Rights Reserved
[Careers](#) [Made in NYC](#) [Advertise](#) [Ad Choices](#) [Contact Us](#) [Help](#)

From: [Leonard Bauer](#)
To: [Joyce Phillips](#)
Subject: FW: Consider Zoning Reform for Olympia
Date: Wednesday, August 19, 2020 8:42:49 AM

Leonard Bauer, FAICP

Community Planning & Development Director
City of Olympia
PO Box 1967
Olympia, WA 98501
(360) 753-8206
www.olympiawa.gov

Remember: City e-mails are public records.

From: CityCouncil <citycouncil@ci.olympia.wa.us>
Sent: Wednesday, August 19, 2020 8:12 AM
To: Aaron Dumas <aaron.ml.dumas@hotmail.com>
Cc: Councilmembers <Councilmembers@ci.olympia.wa.us>; Jay Burney <jburney@ci.olympia.wa.us>; Keith Stahley <kstahley@ci.olympia.wa.us>; Debbie Sullivan <dsulliva@ci.olympia.wa.us>; Kellie Braseth <kbraseth@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: RE: Consider Zoning Reform for Olympia

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant & Legislative Liaison
City of Olympia | P.O. Box 1967 | Olympia WA 98507
360-753-8244 sgrisham@ci.olympia.wa.us

[Sign up for a City of Olympia Newsletter](#)

Please note all correspondence is subject to public disclosure.

From: Aaron Dumas <aaron.ml.dumas@hotmail.com>
Sent: Tuesday, August 18, 2020 3:10 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Consider Zoning Reform for Olympia

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening

attachments.

Dear Councilmembers,

The [City of Portland recently adopted a sweeping zoning reform](#) program that will increase the affordability, availability, and diversity of housing within the city. I recommend that the council to explore and implement similar zoning reforms for the City of Olympia.

Cities across Washington, especially in the Puget Sound region, are struggling with housing shortages and skyrocketing housing costs, which are adversely impacting many households already struggling with from the economic hardships of the COVID-19 pandemic. The Council needs to take action *now*. The City of Portland reforms do not create restrictions or new regulations, but instead expand the opportunity to build denser housing. The reforms include allowing up to six (6) units on a lot and removing parking requirements, which will significantly increase the number of homes that can be built while saving home builders money in construction costs. Examples that the City Council can draw from include [Vancouver, British Columbia](#), which has ordinances that allows duplexes and ADU, and [Minneapolis, MN](#), which proposes to eliminate single-family zoning.

These policies are not restrictive - quite the opposite - as they allow for more diverse housing options that benefit households of all income levels. Please consider zoning reform in the City of Olympia. In the long-run a reform of Olympia's zoning policies will create a more resilient, sustainable, and economically strong community.

Thank you.

Aaron Dumas, LEED Green Associate

Cell: (253) 229-5221

Email: aaron.ml.dumas@hotmail.com

[Home](#) / [Planning and Sustainability](#) / [Residential Infill Project](#) / [News](#)

Portland City Council adopts the Residential Infill Project

News article

Landmark zoning reforms will open Portland's residential neighborhoods to more – and less expensive – housing types for Portlanders today and those to come.

Published: August 12, 2020 1:32 pm

This morning, the Portland City Council voted 3-1 to adopt the [Residential Infill Project](#), a landmark piece of land use legislation that will increase housing opportunities for Portlanders across the city over the next several decades.

Watch the voting and speeches:



What will RIP do?

The Residential Infill Project reopens Portland's residential neighborhoods to more housing types (triplexes, fourplexes, sixplexes and cottage clusters), thus ensuring our city can meet the future housing needs of all our residents. Because of RIP, over the next 20 years up to 24,000 more households will be able to live in one of Portland's "complete" walkable neighborhoods, close to transit, parks, shops and other amenities.

"The Residential Infill Project and deeper affordability bonus will open up the market to start providing homes that have not existed for a while in Portland," said Steve Messinetti, CEO, Habitat for Humanity Portland Metro East. The new American dream is a stable home that you can afford. This will help make that dream possible for more people in our community."

Brian Hoop, Housing Oregon's executive director, concurred: "Passage of the Residential Infill Project – and the deeper affordability amendments – is a key long-term strategy to resolving Portland's housing crisis. RIP will ensure an expanded range of housing options throughout Portland neighborhoods, making them

accessible across the income continuum and creating a pathway to homeownership that would otherwise be unattainable for many Black, Indigenous, People of Color communities.”

Going big

This is the biggest rewrite of Portland’s zoning code since 1991. The City opened up residential neighborhoods to accessory dwelling units (ADU) in 1981, and in 1991 allowed duplexes on corners. The first-of-its-kind policy in the U.S. (going even further than Minneapolis), RIP inspired state-initiated HB2001 and goes further than that groundbreaking legislation. The project also allows development on most historically narrow lots, bringing Portland into conformance with SB534.

Explained Sightline Institute’s Senior Researcher Michael Andersen, “This is the most progressive reform to low-density urban zoning in American history. Portland is going above and beyond Oregon’s mandate for re-legalizing middle housing. Nonprofits will now be able to add below-market housing to any neighborhood. Middle-income Portlanders will be able to afford newly built, energy-efficient homes in walkable areas essentially by teaming up with each other to split the land costs.”

Getting smaller

The Residential Infill Project “right sizes” Portland’s single-family homes by resetting the maximum square footage from 6,500 to 2,500 sq. ft. And because it reduces the allowed size and scale of new units, more housing will be available to Portlanders at a lower – and relatively more modest – price.

Furthermore, these new units will be more energy efficient (with lower energy bills) and would allow more people to live in town, cutting freeway traffic from the suburbs and shrinking our carbon footprint.

Stated the Oregon Environmental Council, “RIP will shape residential redevelopment over time to be more supportive of transit, biking and walking, thus reducing greenhouse gas emissions and air pollution.”

Historical significance

By returning single-dwelling zones to more middle housing types, the Residential Infill Project starts to undo the exclusionary zoning practices of the past, which encouraged segregation and denied people of color access to complete neighborhoods.

1000 Friends of Oregon said that, “The passage of the Residential Infill Project sets the tone for cities all over America to acknowledge long-codified racist zoning practices, end exclusive single-dwelling zoning and provide the missing middle housing so many need, especially preventing and mitigating displacement.”

The zoning update also promotes housing preservation by discouraging demolitions and encouraging ADUs and cottages on flag lots, as well as providing flexibility and bonuses to preserve more older housing (ala the Albina Community Plan).

“Housing options should be as diverse as the people in our community,” said Catholic Charities of Oregon about the reforms. “With adoption of RIP, even more opportunities will exist for nonprofits and other socially minded developers to provide affordable homes – for rent and homeownership, for families and individuals, across Portland’s diverse neighborhoods.”

Planning for the ages

The Residential Infill Project also includes important changes to accommodate people of all ages and abilities in new residential development by requiring at least one of the homes in a triplex to be ADA-compliant.

“We’re excited that the final RIP policy package addresses these AARP priorities and applaud the city for listening deeply,” said AARP Oregon. “The Residential Infill Project will help make Portland a more age-friendly place where people of all ages, abilities, races, family size, and incomes can thrive.”

Power of partnership

The Residential Infill Project evolved over five years. It began as a response to the rise of demolitions of single-family homes and evolved into a comprehensive approach to eliminating exclusionary zoning practices. During the process, a coalition formed between housing advocates, homebuilders, climate activists, environmentalists and others to increase middle housing throughout the city. Together we worked to ensure building fourplexes and sixplexes would pencil out for affordable housing developers, thus creating more possibilities for affordable housing stock in residential neighborhoods.

“We are thrilled at the passage of the Residential Infill Project,” said Business for a Better Portland. “The policy change will allow more people to access jobs and opportunity in the city and, over time, help add housing options in neighborhoods across the city. We thank the many advocates and city leaders who worked for years to end an exclusionary zoning policy that was designed with the intent and outcome to discriminate against non-white Portlanders.”

What’s next?

The adoption of the Residential Infill Project must now be acknowledged by the State and implementation is expected in 2021.

The Residential Infill Project is the third and final leg of the Bureau of Planning and Sustainability’s housing “stool,” which started with the update of Portland’s mixed use zones followed by the city’s multi-family zones (Better Housing by Design). For RIP, the bureau conducted a displacement analysis, which was the first of its kind in the nation. It showed that, while displacement would still occur with RIP, the impact on vulnerable populations would be far less than doing nothing. It also allows us to target neighborhoods that are particularly vulnerable and develop interventions.

So, BPS is now positioned to build on this great work with the [Anti-displacement Action Plan](#), the [Shelter to Housing Continuum Project](#) and others to come.

The City of Portland ensures meaningful access to City programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact [503-823-4000](tel:503-823-4000) or TTY [503-823-6868](tel:503-823-6868).

[Explore all services](#) →

City of Portland, Oregon

General information

✉ cityinfo@portlandoregon.gov

Terms,

Portland.gov



© Copyright 2018-2020

 [503-823-4000](tel:503-823-4000)

 [503-823-6868](tel:503-823-6868) TTY

 [711](https://www.oregonrelayservice.com/) Oregon Relay Service

policies

[ADA Accommodation](#)

[Captioning, transcription](#)

[Privacy policy](#)

[About this Website](#)

[Employee Portal](#)

[Editor log in](#)



POLICY REPORT

Report Date: June 27, 2018
Contact: Dan Garrison
Contact No.: 604.673.8435
RTS No.: 12677
VanRIMS No.: 08-2000-20
Meeting Date: July 24, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice

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, generally as set out in Appendix A, to amend:
- (i) the RS-1, RS-1A, RS-1B, RS-5 and RS-6 District Schedules to provide more housing choice by introducing Two-Family Dwelling, Two-Family Dwelling with Secondary Suite, and Principal Dwelling Unit with Lock-off Unit in a Two-Family Dwelling as permitted dwelling uses;
 - (ii) the RS-2 and RS-7 District Schedules to provide more flexibility in the regulations for Two-Family Dwelling use and to introduce Two-Family Dwelling with Secondary Suite, and Principal Dwelling Unit with Lock-off Unit in a Two-Family Dwelling as permitted dwelling uses;
 - (iii) Section 10.21 to introduce a maximum dwelling unit size for lock-off units to more clearly differentiate these small units from secondary suites; and

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, generally in accordance with Appendix A, for consideration at the public hearing.

- B. THAT, subject to 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 Principal Dwelling Unit Combined with a Lock-off Unit Guidelines, generally in accordance with Appendix B, for Council adoption.

- C. THAT, subject to enactment of the amending by-laws described in Recommendation A, the Strata Title Policies for RS, RT and RM Zones be repealed and replaced with the policies generally in accordance with Appendix C;

FURTHER THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the amendment at the time of enactment of the amending by-laws for Council adoption.

- D. THAT, subject to enactment of the amending bylaws 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 RS-7 Guidelines, generally in accordance with Appendix D, for Council adoption.
- E. THAT if the application to amend the Zoning and Development By-law as described in Recommendation A is referred to Public Hearing, then Recommendations B through D also be referred to the same Public Hearing.
- F. THAT Recommendations A through E 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

This report recommends amendments to most RS District Schedules to increase housing choice in those areas by introducing Two-Family Dwelling (duplex) with a secondary suite or lock-off unit as permitted dwelling uses. These are initial actions to allow a greater diversity of housing options in low-density neighbourhoods. The Making Room Housing Program, endorsed by Council on June 20, 2018, will identify further opportunities to provide more housing choice within these neighbourhoods.

This report also recommends introducing a maximum unit size for lock-off units. Lock-off units are small, self-contained units that enable households to expand or contract their space needs over time. The maximum unit size will help to distinguish lock-off units from secondary suites, which are intended to be larger and provide longer term rental housing.

As part of the Making Room Housing Program to enhance housing choices in low-density areas, this report is a companion to the policy report titled “Amendments to the Zoning and Development By-law for RT-7 and RT-8 Zones (Kitsilano) and RT-10 and RT-10N Zones (Kensington–Cedar Cottage) to Increase Housing Choice”.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Secondary suites as a permitted use in all RS zones (approved 2004)
- FSR and basement height increased in most RS zones to facilitate functional livable basements (2009)
- Laneway house as a permitted use in the RS-1 and RS-5 zones (approved 2009) and later in all RS zones (approved 2013)
- Principal Dwelling Unit Combined with a Lock-off Unit Guidelines (adopted 2009, amended 2013)
- *Housing Vancouver Strategy* (2018-2027) and Three-Year Action Plan (2018-2020) (approved 2017)
- Making Room Housing Program (program launch endorsed June 2018)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing. These amendments represent an initial step to create new housing opportunities in low-density neighbourhoods across the city and will work toward achieving the targets of the *Housing Vancouver Strategy*.

REPORT

Background/Context

The Making Room Housing Program was endorsed by Council in June 2018 (RTS 12644) to expand housing choice in neighbourhoods across Vancouver. The goal of the program is to deliver on the housing priorities identified in the *Housing Vancouver Strategy* and *Three-Year Action Plan* with a focus on providing more housing choice within neighbourhoods for families, downsizing seniors, and other households seeking housing options that are described as the “missing middle”—housing forms that fall between single-family homes and higher-density homes.

As an early action of the Making Room Housing Program, Council directed staff to advance work on amendments to the Zoning and Development By-law to add two-family dwelling (duplex) use to the menu of housing choices in some or all RS zones. Council also directed staff to report back on amendments to the lock-off unit regulations to regulate the maximum size of the units, in order to more clearly differentiate them from secondary suites.

Strategic Analysis

1. Change in RS Neighbourhoods and Regulatory Context Over Time

Over the past 100 years, Vancouver’s single-family (RS zoned) areas have seen significant change influenced both by local economic and societal trends and by larger global influences

such as two world wars, global economic events (i.e. the 2008 global financial crisis) and most recently the impact of global capital on the housing market.

Housing style, size and construction costs have changed considerably from a time when an average worker could afford to own a house in Vancouver. Today homeownership is out of reach for many Vancouverites as median household income over the past decade has increased at an average rate of 3.3%¹ while the benchmark² price for a detached home in Vancouver's east side has increased at an average rate of 10.5%³. The opportunity to live within such a neighbourhood is generally now limited to those who can afford \$2 million or more to purchase a house or those who are willing to rent (typically a basement suite or laneway home).

Secondary suites have a long history in Vancouver as a way of providing affordable housing for renters, while facilitating home ownership by providing additional revenue to help pay for mortgages. Suites also increase density in neighbourhoods without major changes to the built form or character of neighbourhoods. Although encouraged during World War II to ease housing shortages, for the next 30 years, secondary suites were seen by many single-family owners as a nuisance that should be removed from their neighbourhoods. Despite City actions to close suites in the early 1980s, the number of unauthorized secondary suites continued to increase. In the following years, opinion shifted in favour of suites.⁴ In 2004, zoning in all the single-family areas was changed to allow secondary suites. In the following years, policy focused on encouraging the creation and legalization of more suites, through changes in codes, relaxations and a simplified approval process. Then in 2009, the outright density in RS zones citywide was increased from 0.60 to 0.70 FSR to incentivize the development of basements and enable more basement suites.

Also in 2009, Council approved laneway housing in the RS-1 and RS-5 single-family zones to provide a detached rental housing option to encourage “gentle” density in RS neighbourhoods. In 2013, the Laneway House Program was expanded to include all RS zones citywide with a density incentive of 0.16 FSR. With the increase in house size to encourage secondary suites combined with the incentive for laneway homes the development potential on a standard lot in an RS zone⁵ at 0.86 FSR came to exceed that of most RT zones (0.75 FSR and two dwelling units/duplex) which were the areas identified originally in the 1956 Zoning and Development By-law to provide more density and housing choice.

Most recently, in 2018, Council approved amendments to incorporate optional incentives for the retention of character homes in all RS zones, using the RT zones from neighbourhoods with a high concentration of character homes (pre-1950s) as a model. The character home incentives encourage retention in RS zones citywide and provide additional housing choice with density incentives (up to 0.85 FSR) and the introduction of multiple conversion dwelling and infill development (both strata) previously unavailable in most RS neighbourhoods.⁶

¹ Statistics Canada – Canadian Taxfilers data for the City of Vancouver and University Endowment Lands combined, 2006-2015.

² Benchmark price is a composite value that represents a “benchmark home,” which is a home with typical attributes and characteristics of the area it resides within. Benchmark prices are different from average or median prices.

³ Real Estate Board of Greater Vancouver – MLS® Home Price Index, Vancouver East benchmark detached prices for the month of October, 2006-2017.

⁴ The Role of Secondary Suites – Rental Housing Strategy, Study 4, City of Vancouver, 2009

⁵ (0.70 + 0.16 FSR = 0.86 FSR) 3 dwelling units: a house with secondary suite and laneway house

⁶ MCD and infill dwellings can be strata titled subject to building code upgrades.

2. Allowing Duplexes in Most RS Zones

As described above, the RS zones currently allow three units on a single lot (a house with a secondary suite and a laneway). Strata titling is generally not allowed, except under the character incentives program which allows infill and multiple conversion dwellings in conjunction with the retention of a character house. Two RS zones (RS-2 and RS-7) allow duplexes but only allow strata-titling of larger lots.

Recent updates to the intent statements of the RS zones removed reference to the “single family character” of the neighbourhoods to better reflect the range of housing types that now exist and are permitted in those areas. This report recommends further amendments to RS zoning, as described in Appendix A, to:

- add duplex as a permitted dwelling use to the RS-1, RS-1A, RS-1B, RS-5 and RS-6 zones;
- provide more flexible regulations for duplexes in the RS-2 and RS-7 zones (e.g. by removing the minimum site area requirements to strata title); and
- allow a secondary suite or lock-off unit in a duplex.

Lots in these seven RS zones account for 99% of the 68,000 RS zoned lots across the city. Allowing duplexes in these areas at 0.7 FSR (equal to density for a single-family house) is an interim measure that would add a new item to the “menu” of choices now allowed in RS zoning. Adding duplexes will enable modest change in neighbourhoods across the city while additional housing opportunities are pursued over the coming year through the Making Room Housing Program. The proposed duplex option would allow those who are already considering demolishing and replacing their existing house with a new large house to consider duplex as an alternative that would provide two ownership opportunities and secondary suites or lock-off units. This option may also appeal to those downsizing who wish to stay in their own neighbourhoods or those looking for inter-generational housing options.

Adding duplex to the RS-3 and RS-3A zones (generally located between West 37th and West 49th Avenues, between Granville and Cypress Streets) is not proposed at this time. These zones are generally comprised of large, irregular lots with a significant stock of character homes and floor area is regulated through an ‘above grade’ allowance which is inconsistent with the typical floor area measurement in RS zones and in duplex zones citywide, where basements are included in floor area.

These excluded areas represent under 1% of the RS zoned lots in the city and the complexity and extent of by-law changes required to implement duplex in these areas would delay the implementation of changes to allow duplex in the rest of the city. Further, staff anticipate that the Making Room Housing Program will identify new housing opportunities beyond duplex for large lots in these area and generally across the city.

A map identifying the RS zones where duplex is proposed and the location of each RS zone are included in Appendix E.

Proposed Duplex Regulations

The proposed zoning by-law amendments are an interim measure to allow duplexes at 0.7 FSR (equal to FSR in most RS zones), and each duplex unit may include a secondary suite or lock-off unit. The floor area on a standard 10 m (33 ft.) lot is not sufficient to include secondary

suites in a duplex development, so allowing smaller lock-off units provides an alternative secondary rental opportunity. Duplexes on lots greater than 511 sq. m. (5,500 sq. ft.) in area would be required to include a secondary suite for each unit as sufficient floor area (approximately 3,850 sq. ft.) is permitted on these sites to accommodate two duplex units of a reasonable size for a family and a secondary suite within each duplex. Staff are recommending this approach for larger lots as a performance measure to ensure larger lots provide four dwellings units⁷ if new duplex is built under these interim provisions.

The new regulations would continue to allow for the construction of a one-family dwelling, one-family dwelling with a secondary suite (both of which are allowed to have a laneway house) or a duplex. As in other zones where the options of duplex use and one-family dwelling with a laneway house are permitted, (e.g. the recently updated RT-5 zone), a laneway house would not be permitted in conjunction with a duplex. Combining a duplex with laneway would provide a similar opportunity to the character incentives program, without the public interest benefit or the cost premium associated with character home retention.

The proposed regulations for new duplexes, which include external design regulations using similar language included in the updated RT-5 zone,⁸ are generally as noted in the table below:

Table 1. Proposed Regulations for Duplexes in RS Zones

Density	FSR 0.7
Height	10.7 m
Site Coverage	45%
Building Depth	45% of depth of site
External Design Regulations	<ul style="list-style-type: none"> • Main entrances • Covered porches or verandahs • Roof pitch • Dormer roof pitch and width • Exterior windows
Parking	<ul style="list-style-type: none"> • Duplex –one space per dwelling unit • Duplex with secondary suite – minimum 3 spaces • No parking required for lock-off units

An example of the proposed changes to the RS-1 District Schedule, shown in italics and strike-out, is attached as Appendix F.

In the future as work progresses on Making Room, we anticipate that the RS regulations, including the duplex provisions, could change to be more intentional about the types of housing that staff want to see built in neighbourhoods across Vancouver. Following the approach used in RT-5 (duplex), floor area allowances combined with parking relaxations could be increased to incentivize duplex/triplex/fourplex development while floor area reduced to discourage new single-family homes (especially houses built without secondary suites).

⁷ 4 dwelling units: 2 duplexes each with a secondary suite

⁸ RT-5 updates enacted in January 2018 included new external design regulations for duplex to replace the earlier design guidelines and conditional approval process

3. Lock-off Units – Maximum Unit Size

Lock-off units are small, self-contained units with an external door and a shared internal door which can be locked, enabling both the principal dwelling unit and suite to be independent (e.g. used periodically for long-term rental), or unlocked and used as part of the principal dwelling. This allows households to expand or contract their space needs over time. Lock-off units are permitted in a range of principal dwelling types, including townhouses and apartments.

Section 10.21.2 of the Zoning and Development By-law restricts the minimum size of a lock-off unit to 26 sq. m (280 sq. ft.), which can be relaxed to 19 sq. m (205 sq. ft.). The small size enables a unit to be located in apartments or smaller townhouses which cannot accommodate a larger secondary suite [minimum size 29.7 sq. m (320 sq. ft.)]. Unlike secondary suites, lock-off units do not trigger parking space requirements and are not separately addressed. Work is also underway to ensure that lock-off units and secondary suites are treated equitably in terms of utility charges (garbage, water, sewer fees).

The maximum size of a lock-off suite is not currently regulated. However, some units are being built larger than was intended and are similar in size to secondary suites. To ensure these units are serving as flexible additions to a larger principal dwelling and are distinct from secondary suites, which are intended for long-term occupancy, staff propose that a maximum unit size of 29.7 sq. m (320 sq. ft.) be added to Section 10.21 (see Appendix A) and the Lock-off Unit Guidelines (see Appendix B). This would clarify that a unit less than or equal to 29.7 sq. m (320 sq. ft.) in size is a lock-off unit and a unit greater than 29.7 sq. m (320 sq. ft.) is a secondary suite.

The proposed change to regulate the size of lock-off units will mean that lock-off units larger than 29.7 sq. m (320 sq. ft.) built prior to the enactment of the amendment will become non-conforming with respect to size. This is a common outcome of changes to zoning regulations and can be managed.

Public Engagement

The Making Room Housing Program was created to address several key objectives set out in the *Housing Vancouver Strategy* and *Three-Year Action Plan*, including driving a shift towards the “right supply” of housing that meets the needs of people who live and work in Vancouver. The ideas, objectives, and actions in the *Housing Vancouver Strategy* and Action Plan are the product of over a year of intensive community and partner engagement and public consultation. This process involved a wide variety of public events, open houses and workshops, as well as online surveys that drew over 10,000 responses. The engagements ranged from small scale, embedded conversations as part of concurrent planning programs to the Re:Address Conference Week that drew local citizens, experts and housing leaders from around the world.

Through the Housing Vancouver conversations, we learned about the housing challenges facing Vancouver residents and about their priorities and vision for the future of housing in the city. We know that affordability is a top value for residents when it comes to housing, and many households are making significant trade-offs in order to stay in the city. Residents also identified equity as an important guiding value and the need to prioritize housing that promotes greater equity between generations and across tenures, income brackets and backgrounds. We also learned that residents want to see more of the “right supply” of housing, and a greater diversity in the types of housing choices available to them. Residents indicated they are open to

considering a diverse range of options for their next home, including more ground oriented forms such as townhouses, low- and mid-rise apartments and laneway homes.

On June 20, 2018, Council endorsed the launch of a new Making Room Housing Program to respond to the Housing Vancouver findings and strategy and focus on opportunities to add a greater diversity of more affordable housing options in our low-density neighbourhoods. Also on June 20, 2018 Council directed staff to advance work on zoning amendments to enable duplex use in some or all RS areas of the city as an interim measure as a way to reset the baseline in RS to allow two principal ownership units on most RS zoned lots. Additional housing opportunities including triplex, four-plex, townhouses and apartments will also be explored and advanced over the coming year. Given the extensive engagement opportunities provided during 2017 on the Vancouver Housing Strategy, and the modest change proposed to enable duplex in RS zones, staff are recommending referral of this option to public hearing.

Staff intend to hold information sessions in September in advance of a future public hearing (locations and dates to be determined). The Making Room Program web page (vancouver.ca/makingroom) also provides information about these initial actions.

Implications/Related Issues/Risk

1. Processing

The new regulations allow duplex as an outright use with external design regulations. The introduction of duplex as a new building type in most RS zones will mean that more duplex permits will be processed by the Housing Review Branch, which generally reviews less complex forms of development (e.g. single family houses and laneway houses). Successful implementation of the changes will require a coordinated and supportive approach.

Staff anticipate that only modest take-up of the duplex option in RS zones is likely to happen over the coming year and these new duplex permits would replace permits for new one-family dwellings (and laneway homes). Planning staff will work with staff in the Housing Review Branch to prepare for a modest increase in duplex applications in RS zones across the city. Staff have already committed to report back on early monitoring and evaluation of permit processing in the updated RT-5 and RT-6 zones as a result of recent changes and new opportunities in those zones. Higher work volumes of more complex permits could result in the need for additional staff or more staff with specific technical expertise to provide timely service to customers. Staff will monitor the volume of applications closely. Any additional staffing requirements will be considered as part of annual resource and fee reviews .

2. Utilities

Sewers

Engineering Services staff have reviewed the proposed Zoning and Development By-law amendments and the expected sewer load contributions from the changes in the applicable RS zoned areas of the city. It is not expected that a change of the RS zones that currently allow three units on a single lot (a house with a secondary suite and a laneway house) to duplex zoning, with each duplex unit possibly including a secondary suite or lock-off unit, will have a material change on the existing allowable load to the sewer system under current zoning.

Stormwater

All redevelopment in the areas proposed for change will require onsite stormwater management that at the minimum meets the requirements of the City's Integrated Rainwater Management Plan. The extent of the requirements to manage stormwater will depend on available system capacity in the area to handle the proposed development's stormwater load. If the receiving pipe network in the area is unable to accommodate the stormwater loading, then development may be prohibited unless stormwater management issues are adequately addressed onsite. Staff is in the process of developing additional information and education materials to support the implementation of adequate stormwater management. Work is also underway to develop a process for reviewing stormwater management plans and to ensure adequate resourcing.

3. Trade-offs

The addition of duplex as a choice in RS areas and broader changes to come as a result of the Making Room Housing Program will place more pressure on street parking. If larger new buildings are approved as part of future work, there will be tree loss and reduced green space. There may be concerns regarding loss of privacy and overlook and we can anticipate the loss of some character homes as change to neighbourhoods occurs. These considerations and objectives will be balanced with broader community objectives to achieve the best outcomes. It is noted that some objectives may conflict and various trade-offs are required to accommodate more housing choice in neighbourhoods across Vancouver.

4. Impact on Future Housing Options and Land Values

As noted in the section above, staff are recommending the introduction of duplex in a way that is designed to limit land value escalation. No extra floor area is proposed for duplex at this time; only the ability to have two principal dwelling units that can be strata titled. Based on earlier financial testing done in RS zones as part of recent community plan work, staff anticipate that land value escalation will be modest in some areas of the city, and in other areas, single-family (with secondary suites and laneway homes) will continue to be the most financially attractive option (highest and best use). In Grandview-Woodland, about 950 lots were rezoned in January 2018, from RS-1 and RS-7 to RT-5 (duplex) and only four new duplex applications have been submitted in that area.

Staff are recommending introducing duplex with an FSR equal to that allowed for a house so that it does not financially out-compete other incentive programs, (e.g. the recently approved character incentives program) and is unlikely to preclude opportunities for more substantial housing options resulting from the Making Room program. The duplex option may be attractive to downsizing homeowners that want to stay in their immediate neighbourhood and to homeowners seeking inter-generational housing options. On average 800 houses are demolished and replaced with a new house or a house with a secondary suite annually. If patterns continue and half of the homeowners who are planning to replace a house in the coming year chose to rebuild using the new duplex option, we could see about 400 duplexes built over the course of a year.

Financial

New development brings new residents into an area, increasing demand on city infrastructure and amenities. City-wide Development Cost Levis (DCLs) collected from development help pay

for public amenities and infrastructure required to support growth, including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure.

The City has recently developed a substantial City-wide Utilities DCL program to begin to address the tremendous growth pressures on the utility infrastructure in the city. The utilities DCL program identifies specific neighbourhood-serving water, sewer and drainage/green infrastructure projects to support growth associated with approved policy plans. The program will be updated annually to reflect development patterns and integrate new land use plans, as and when they are approved by Council. For utility upgrades not included in the program, upgrades will continue to be achieved through development/rezoning conditions on a site-by-site basis. Further, there may also be other supportive engineering infrastructure, such as transportation improvements, that would be secured through development/rezoning conditions. All DCLs are subject to in-stream rate protection and annual adjustments.

The DCL waiver will continue to be offered on for-profit affordable rental housing units that meet the requirements of the DCL By-law and will be reviewed over the next year.

The City's Financing Growth policies are based upon the principle that development contributions should not deter growth or harm housing affordability. Independent review of the market impacts of development contributions found the primary impact of these in Vancouver is to put downward pressure on the value of land for redevelopment⁹. Affordability should not be negatively affected as long as rates are set so they do not impede the steady supply of development sites.

Staff will monitor the volume of applications closely. Any additional staffing requirements will be considered as part of annual resource and fee reviews.

CONCLUSION

As part of the implementation of the *Housing Vancouver Strategy* and the new Making Room Housing Program, the proposed changes to most RS zones to allow duplex will provide an additional housing option in low-density areas across Vancouver. This interim measure will allow for modest change in neighbourhoods while additional housing opportunities are explored and advanced over the coming year. The recommended changes to lock-off units will better differentiate these smaller flexible units from secondary suites intended for longer term rental housing.

* * * * *

⁹ CAC Policy and Housing Affordability: Review for the City of Vancouver, Coriolis Consulting, 2014

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

BY-LAW NO. _____

**A By-law to amend the Zoning and Development By-law No. 3575
Regarding the Addition of Two-Family Dwellings to RS Zones**

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.

2. In section 10.21, Council:

(a) adds a new section 10.21.3 as follows:

“10.21.3 The maximum floor area of a lock-off unit is 29.7 m².”; and

(b) renumbers the remaining sections of 10.21 accordingly.

3. Council strikes out section 1 of the RS-1 District Schedule and substitutes:

“1 Intent

The intent of this Schedule is generally to maintain the residential character of the RS-1 District in the form of one-family dwellings, secondary suites, laneway houses, two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, and infill and multiple conversion dwellings in conjunction with retention of character houses. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape.”.

4. Council strikes out section 1 of the RS-1A District Schedule and substitutes:

“1 Intent

The intent of this Schedule is to maintain the residential character of the District in the form of one-family dwellings, secondary suites, laneway houses, two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, multiple conversion dwellings, and infill and multiple conversion dwellings in conjunction with retention of character houses.”.

5. Council strikes out section 1 of the RS-1B District Schedule and substitutes:

“1 Intent

The intent of the Schedule is to maintain the residential character of the District in the form of one-family dwellings, secondary suites, laneway houses, two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, infill or two principal dwelling units on some sites, and infill and multiple conversion dwellings in conjunction with retention of character houses.”.

6. Council strikes out section 1 of the RS-2 District Schedule and substitutes:

“1 Intent

The intent of this Schedule is primarily to maintain the residential character of the District in the form of one-family dwellings, secondary suites, laneway houses, infill, multiple

conversion dwellings, two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, multiple dwellings on large lots, and infill and multiple conversion dwellings in conjunction with retention of character houses.”.

7. Council strikes out section 1 of the RS-5 District Schedule and substitutes:

“1 Intent

The intent of this Schedule is generally to maintain the existing residential character of the RS-5 District in the form of one-family dwellings, secondary suites, and laneway houses, by encouraging new development that is compatible with the form and design of existing development, and by encouraging the retention and renovation of existing development. Two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, and infill and multiple conversion dwellings in conjunction with retention of character houses may also be permitted. Emphasis is placed on design compatibility with the established streetscape. Neighbourhood amenity is intended to be enhanced through the maintenance and addition of healthy trees and plants.”.

8. Council strikes out section 1 of the RS-6 District Schedule and substitutes:

“1 Intent

The intent of this Schedule is to maintain the residential character of the District in the form of one-family dwellings, secondary suites, laneway houses and two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, and to encourage a high standard of building design, materials, and landscape development while allowing design diversity in new development. Infill and multiple conversion dwellings in conjunction with retention of character houses may also be permitted. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established landscape.”.

9. Council strikes out section 1 of the RS-7 District Schedule and substitutes:

“1 Intent

The intent of this Schedule is to maintain the residential character of the RS-7 District in the form of one-family dwellings, secondary suites, laneway houses, infill, two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, multiple conversion dwellings, and infill and multiple conversion dwellings in conjunction with retention of character houses. On larger lots, multiple dwellings may also be permitted. Neighbourhood amenity is enhanced through external design regulations.”.

10. In section 2.2.DW [Dwelling] of the RS-1, RS-1A, RS-1B, RS-2, RS-5, RS-6, and RS-7 District Schedules, Council adds the following after the bullet for One-Family Dwelling:

“

- Two-Family Dwelling, on lots less than 511 m² in area.”.

11. In section 3.2.1.DW [Dwelling] of the RS-1 and RS-5 District Schedules, Council adds the following after the bullet for Multiple Conversion Dwelling:

“

- Principal Dwelling Unit with a Lock-off Unit in Two-Family Dwelling.
- Two-Family Dwelling with Secondary Suite, provided that there is no more than one secondary suite for each dwelling unit.”.

12. In section 3.2.DW [Dwelling] of the RS-1A, RS-1B and RS-6 District Schedules, Council adds the following after the bullet for Multiple Conversion Dwelling:

“

- Principal Dwelling Unit with a Lock-off Unit in Two-Family Dwelling.
- Two-Family Dwelling with Secondary Suite, provided that there is no more than one secondary suite for each dwelling unit.”.

13. In section 3.2.DW [Dwelling] of the RS-2 District Schedule, Council strikes out:

“

- Two-Family Dwelling.”

and substitutes:

“

- Principal Dwelling Unit with a Lock-off Unit in Two-Family Dwelling.
- Two-Family Dwelling with Secondary Suite, provided that there is no more than one secondary suite for each dwelling unit.”.

14. In section 3.2.1.DW [Dwelling] of the RS-7 District Schedule, Council strikes out:

“

- Two-Family Dwelling, provided that access is provided from one dwelling unit to the other dwelling unit within the building except that this clause does not apply to:
 - (i) a building existing prior to January 9, 2001; or
 - (ii) a building on a site 668 m² or larger in area.”

and substitutes:

“

- Principal Dwelling Unit with a Lock-off Unit in Two-Family Dwelling.
- Two-Family Dwelling with Secondary Suite, provided that there is no more than one secondary suite for each dwelling unit.”.

15. Council strikes out section 4.1.1 of the RS-1 and RS-5 District Schedules and substitutes:

“4.1.1 The minimum site area for a one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite, is 334 m², and the minimum site width for a one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite, is 7.3 m.”.

16. In section 4.1.1 of the RS-1A District Schedule, Council strikes out the words “or one-family dwelling with secondary suite” and substitutes “, one-family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite”.

17. In section 4.1.1 of the RS-1B District Schedule, Council adds the words “two-family dwelling, two-family dwelling with secondary suite,” after “one-family dwelling with secondary suite,”.

18. Council strikes out section 4.1.1 of the RS-2 District Schedule and substitutes:

“4.1.1 The minimum site area shall be:

(a) 334 m² for a one-family dwelling, one family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite; and

(b) 929 m² for a multiple dwelling or infill.”

19. Council strikes out section 4.1.1 of the RS-6 District Schedule and substitutes:
“4.1.1 The minimum site area for a one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, two-family dwelling with secondary suite, or multiple conversion dwelling, is 334 m², and the minimum site width for a one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite, is 7.3 m.”.

20. In section 4.1.1 of the RS-7 District Schedule, Council strikes out the words “or two-family dwelling” and substitutes “two-family dwelling, or two-family dwelling with secondary suite”.

21. In section 4.1 of the RS-1A, RS-1B, RS-2 and RS-7 District Schedules, Council adds a new section 4.1.3 as follows:

“4.1.3 The maximum site area for a two-family dwelling is 511 m².”.

22. In section 4.1 of the RS-1, RS-5, and RS-6 District Schedules, Council adds a new section 4.1.4 as follows:

“4.1.4 The maximum site area for a two-family dwelling is 511 m².”.

23. Council strikes out section 4.3.1 of the RS-1 District Schedule, and substitutes the following:

“4.3.1 Height shall not exceed:

(a) for all uses other than two-family dwelling or two-family dwelling with secondary suite, 9.5 m in height and 2½ storeys, nor exceed the maximum dimensions created by the combination of:

(i) a primary envelope located in compliance with the side yard regulation and formed by planes vertically extended 4.9 m in height and then extending inward and upward at an angle of 30 degrees from the horizontal to the point where the planes intersect; and

(ii) a secondary envelope located between the required side yards and equal to 60 percent of the site width (except as provided for by section 4.3.2) and formed by planes vertically extended 7.6 m in height and then extending inward and upward at an angle of 45 degrees from the horizontal to the point where the planes intersect.

(b) for two-family dwelling or two-family dwelling with secondary suite, 10.7 m and 2 ½ storeys.”.

24. In section 4.3.1 of the RS-1B District Schedule, Council adds the words “, two-family dwelling, or two-family dwelling with secondary suite” after the words “a principal one-family dwelling”.

25. In section 4.3 of the RS-5 District Schedule, Council:

(a) strikes out section 4.3.1 and substitutes the following:

“4.3.1 Height shall not exceed:

(a) for all uses other than two-family dwelling or two-family dwelling with secondary suite, 9.2 m in height and 2½ storeys,

(b) for two-family dwelling or two-family dwelling with secondary suite, 10.7 m and 2 ½ storeys.”; and

(b) in section 4.3.2, strikes out the words “The height of the building” and substitutes “For all uses other than two-family dwelling or two-family dwelling with secondary suite, the height of the building”.

26. In section 4.3.1 of the RS-1B District Schedule, Council adds the words “, two-family dwelling, or two-family dwelling with secondary suite” after the words “a principal one-family dwelling”.

27. In section 4.5.1 of the RS-7 District Schedule, Council strikes out the words “For a single-family house, multiple conversion dwelling,” and substitutes “For a one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, two-family dwelling with secondary suite, multiple conversion dwelling,”.

28. In section 4.6 of the RS-1 District Schedule, Council:

(a) in section 4.6.1, adds the words “for all uses except for two-family dwelling or two-family dwelling with secondary suite” after “A rear yard with a minimum depth of 45 percent of the site shall be provided”; and

(b) adds a new section 4.6.1A as follows:

“4.6.1AA rear yard with a minimum depth of 35 percent of the depth of the site shall be provided for two-family dwellings or two-family dwellings with secondary suite.”.

29. In section 4.6 of the RS-6 District Schedule, Council:

(a) in section 4.6.1, adds the words “for all uses except for two-family dwelling or two-family dwelling with secondary suite” after “A rear yard with a minimum depth of 40 percent of the depth of the site shall be provided”; and

(b) adds a new section 4.6.1A as follows:

“4.6.1A A rear yard with a minimum depth of 35 percent of the depth of the site shall be provided for two-family dwellings or two-family dwellings with secondary suite.”.

30. In section 4.7 of the RS-1, RS-1A, RS-2, RS-5, RS-6, and RS-7 District Schedules, Council:

(a) in section 4.7.1, adds the words “for all uses except for two-family dwelling or two-family dwelling with secondary suite” after “The floor space ratio”; and

(b) adds a new section 4.7.1A as follows:

“4.7.1A The floor space ratio for two-family dwellings or two-family dwellings with secondary suite must not exceed 0.70.”.

31. In section 4.7 of the RS-1B District Schedule, Council:

(a) in section 4.7.1, adds the words “for all uses except for two-family dwelling or two-family dwelling with secondary suite,” after “The floor space ratio shall not exceed 0.60”; and

(b) adds a new section 4.7.1A as follows:

“4.7.1A The floor space ratio for two-family dwellings or two-family dwellings with secondary suite must not exceed 0.70.”.

32. Council strikes out section 4.8.1 in the RS-1, RS-5, RS-6, and RS-7 District Schedules and substitutes the following:

“4.8.1 The maximum site coverage for buildings shall be:

- (a) 40 percent of the site area for all uses except for two-family dwellings and two-family dwellings with secondary suite; and
- (b) 45 percent of the site area for two-family dwellings and two-family dwellings with secondary suite.”.

33. Council strikes out section 4.16.1 of the RS-1 District Schedule and substitutes the following:

“4.16.1 The distance between the front yard and the rear yard of a site shall not exceed:

- (a) 35 percent of the depth of the site for all uses except for two-family dwelling or two-family dwelling with secondary suite, unless otherwise determined pursuant to the provisions of section 4.6.1; and
- (b) 45 percent of the depth of the site for two-family dwelling or two-family dwelling with secondary suite.”.

34. Council adds a new section 4.16 to the RS-1A, RS-1B and RS-2 District Schedules as follows:

“4.16 Building Depth

4.16.1 For two-family dwelling or two-family dwelling with secondary suite, the distance between the front yard and the rear yard of a site shall not exceed 45 percent of the depth of the site.”.

35. Council strikes out section 4.16.2 of the RS-5 and RS-7 District Schedules and substitutes the following:

“4.16.2 The maximum building depth shall not exceed:

- (a) 40 percent of the depth of the site for all uses except for two-family dwelling or two-family dwelling with secondary suite; and
- (b) 45 percent of the depth of the site for two-family dwelling or two-family dwelling with secondary suite.”.

36. In the RS-6 District Schedule, Council:

(a) strikes out section 4.16.1 and substitutes the following:

“4.16.1 The maximum permitted building depth for all uses other than two-family dwelling or two-family dwelling with secondary suite shall not exceed the percentages indicated in the following table:

Portion of building width and location	Maximum building depth as percent of site depth
Centre 60% of the maximum allowable building	40 percent

width	
20% of maximum allowable building width as measured from both side yard setback lines	35 percent

”; and

(b) adds a new section 4.16.1A as follows:

“4.16.1A The maximum permitted building depth for two-family dwelling or two-family dwelling with secondary suite shall not exceed 45 percent of the depth of the site depth.”.

37. In section 4.17 of the RS-1 and RS-5 District Schedules, Council adds new sections 4.17.6 through 4.17.9 as follows:

“4.17.6 In two-family dwellings and two-family dwellings with secondary suite, there must be two main entrances, one to each principal dwelling unit.

4.17.7 In two-family dwellings and two-family dwellings with secondary suite, there must be a covered verandah or porch at each main entrance, with a minimum width or depth of 1.6 m.

4.17.8 In two-family dwellings and two-family dwellings with secondary suite, 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:

Dormer Orientation	Maximum Total Dormer Width
Rear yard	40% of width of elevation of storey below
Interior side yard	25% of width of elevation of storey below
Street or flanking lane	30% of width of elevation of storey below

4.17.9 Exterior windows in a secondary suite 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.”.

38. In the RS-1A, RS-1B and RS-2 District Schedules, Council adds a new section 4.17 as follows:

“4.17 External Design

4.17.1 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.

4.17.2 In two-family dwellings and two-family dwellings with secondary suite, there must be two main entrances, one to each principal dwelling unit.

4.17.3 In two-family dwellings and two-family dwellings with secondary suite, there must be a covered verandah or porch at each main entrance, with a minimum width or depth of 1.6 m.

4.17.4 In two-family dwellings and two-family dwellings with secondary suite, 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:

Dormer Orientation	Maximum Total Dormer Width
Rear yard	40% of width of elevation of storey below
Interior side yard	25% of width of elevation of storey below
Street or flanking lane	30% of width of elevation of storey below

4.17.5 Exterior windows in a secondary suite 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.”.

39. In section 4.17 of the RS-6 and RS-7 District Schedules, Council adds new sections 4.17.39 through 4.17.41 as follows:

“4.17.39 In two-family dwellings and two-family dwellings with secondary suite, there must be two main entrances, one to each principal dwelling unit.

4.17.40 In two-family dwellings and two-family dwellings with secondary suite, there must be a covered verandah or porch at each main entrance, with a minimum width or depth of 1.6 m.

4.17.41 Exterior windows in a secondary suite 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.”.

40. In section 5.1 of the RS-1, RS-1A, RS-2 and RS-5 District Schedules, Council:

(a) strikes out the word “and” after “laneway house;” in subsection (d);

(b) adds two new subsections as subsections (e) and (f) as follows:

“(e) two-family dwelling;

(f) two-family dwelling with secondary suite; and”;

(c) renumbers the existing subsection (e) as subsection (g).

41. In section 5.1 of the RS-7 District Schedule, Council:

- (a) adds a new subsection (f) as follows:
“(f) two-family dwelling with secondary suite;” and
- (b) rennumbers the existing subsections (f) and (g) as subsections (g) and (h) respectively.

DRAFT AMENDMENTS TO THE PRINCIPAL DWELLING UNIT COMBINED WITH A LOCK-OFF GUIDELINES

Note: Amendments to Council-adopted guidelines will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. Italics and strikeout denote changes to the guidelines.

2 General Design Considerations

An application for the conditional use of a **Principal Dwelling Unit combined with a Lock-off Unit** will require approval by the Development Permit Board or the Director of Planning. In the consideration to allow this use, livability will be a primary goal. These guidelines delineate a set of principles for livability which include light and ventilation, privacy, sound insulation, security and outdoor space.

The minimum unit size for the lock-off unit is 26 m² which may be further reduced to 19 m². Since livability is directly related to the size of a dwelling unit, units that are smaller than 26 m² should compensate for the reduced size and attain the same standard of livability through increased enhancements of the other livability features listed below.

The maximum unit size for a lock-off unit is 29.7 m². Units greater in size are considered secondary suites and must comply with the regulations for secondary suites.

STRATA TITLE POLICIES FOR RS, RT AND RM ZONES

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 R zones, where 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 R zones where 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 R zones where 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 certain R zones, a principal dwelling unit with lock-off unit may be conditionally permitted.

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 Character Houses in RS and RT Zones

In certain R zones, Multiple Conversion Dwelling and Infill are conditionally permitted in conjunction with retention of a character house.

In these cases, Council or the Approving Officer may consider an application to convert a 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).

6 Policies

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

6.1 Conversions

Council, or the Approving Officer, will not entertain any applications to convert a previously occupied building to strata title ownership for One-Family Dwelling with Secondary Suite, One-Family Dwelling with Laneway House, or One-Family Dwelling with Secondary Suite and Laneway House as defined in the Zoning and Development By-law.

An exception may be made for existing developments containing two or more principal dwelling units (One-Family Dwelling with Infill Dwelling, Two One-family dwellings, 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. 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

6.2 New Construction

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

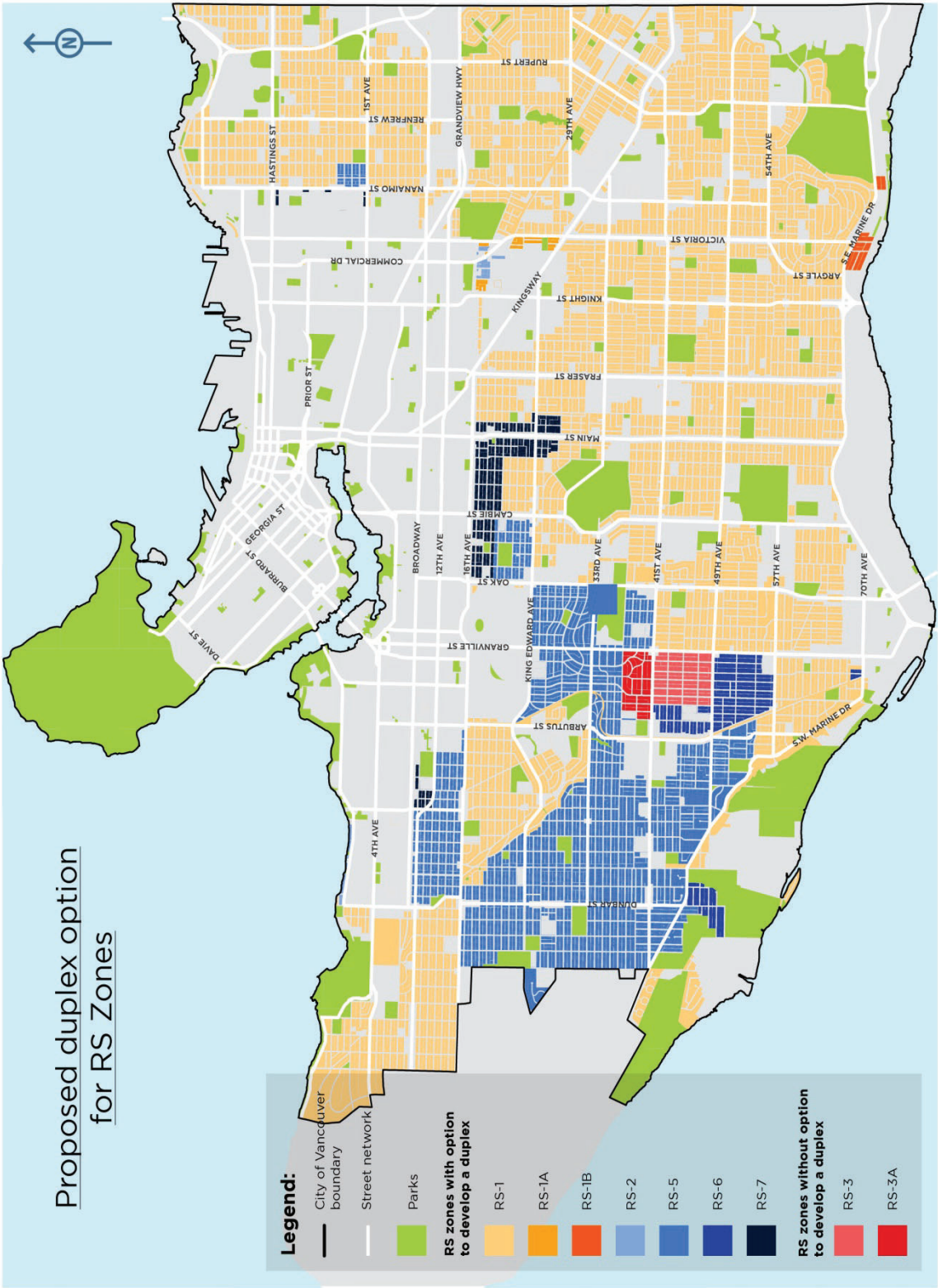
DRAFT AMENDMENTS TO THE RS-7 GUIDELINES

Note: Amendments to Council-adopted guidelines will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. Italics and strikeout denote changes to the guidelines.

3.2 Single-Family and Two-Family Dwellings

For single-Family and Two-Family Dwellings:

- (a) the District Schedule Sections 4.17 External Design Regulations apply;
- (b) the District Schedule offers a floor area increase where an applicant complies with the RS-7 Guidelines Section 8 Landscaping requirements; *and*
- (c) compliance with other sections of the Guidelines is not mandatory but applicants may wish to consult the Guidelines for general design interest. *and*
- ~~(d) Dwelling Units may not be strata-titled on sites less than 668 m² in area.~~



EXAMPLE OF PROPOSED CHANGES TO RS-1 DISTRICT SCHEDULE

Note: Amendments will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. Bold italics and strikeout denote changes to the district schedule.

RS-1 District Schedule

1 Intent

The intent of this Schedule is generally to maintain the residential character of the RS-1 District in the form of one-family dwellings with or without a secondary suite and with or without a laneway house, *two-family dwellings with or without secondary suites and lock-off units*, and infill and multiple conversion dwellings in conjunction with retention of character houses. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape.

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 the RS-1 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 are:
 - (i) located within 7.9 m of the ultimate rear property line or located within the permitted building depth as regulated by section 4.16.1 of this Schedule; and
 - (ii) 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 30% of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater, except that:
 - (i) floor area previously excluded from existing development pursuant to section 4.7.3(c), and
 - (ii) the floor area of a laneway house, shall be deducted from the total allowable accessory building floor area;
 - (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings;
 - (e) roof gardens and sun decks are not located on an accessory building located beyond the permitted building depth as regulated by section 4.16.1 of this Schedule.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces shall comply with the provisions of section 2.2.A(b) of this Schedule.

2.2.DW [Dwelling]

- One-Family Dwelling.
- *Two-Family Dwelling, on lots less than 511 m² in area.*

2.2.I [Institutional]

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

- (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.

3.2 Uses

3.2.1 The uses listed in section 3.2.1 may be permitted in the RS-1 District.

1. 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.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]

- Community Centre or Neighbourhood House.
- Golf Course or Driving Range.
- Library in conjunction with a Community Centre.
- Marina.
- Park or Playground.
- Stadium or Arena.
- Zoo or Botanical Garden.

2. 3.2.1.D
 - Deposition or extraction of material so as to alter the configuration of the land.

• 3.2.1.DW [Dwelling]

- Dwelling Unit 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 January 16, 2018

- Infill One-Family Dwelling, provided that:
 - (a) it shall be for a caretaker;
 - (b) it shall be subject to the provisions of section 2.2.A regulating Accessory Buildings except that:
 - (i) clause (a) thereof shall not apply to any portion not located within 7.9 m of the ultimate rear property line;
 - (ii) clause (c) thereof shall not apply; and
 - (iii) clause (b) of section 11.1 of this By-law shall not apply; and
 - (c) its floor area shall not exceed 75 m² and shall be also counted in the accessory building area.
- One-Family Dwelling with Secondary Suite.
- Laneway House, subject to the provisions of section 11.24 of this By-law.
- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.
- *Principal Dwelling Unit with a Lock-off Unit in a Two-Family Dwelling.*
- *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.P [Parking]
 - Parking Area ancillary to a principal use on an adjacent site.
- 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.
- Short Term Rental Accommodation, subject to the provisions of section 11.32 of this By-law.
- 3.2.1.U [Utility and Communication]
 - Public Utility.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations:

4.1 Site Area

4.1.1 The minimum site area for a one-family dwelling , one-family dwelling with secondary suite, *two-family dwelling, and two-family dwelling with secondary suite*, is 334 m², and the minimum site width for a one-family dwelling or one-family dwelling with secondary suite is 7.3 m.

4.1.2 Where the site is less than 9.8 m in width or less than 334 m² in area, the design of any new dwelling shall first require the approval of the Director of Planning.

4.1.3 The minimum site area for a dwelling unit for a caretaker shall be 3 000 m².

4.1.4 The maximum site area for a two-family dwelling is 511 m².

4.2 Frontage -- Not Applicable

4.3 Height

4.3.1 Height shall not exceed:

- (a) For all uses other than two-family dwelling or two-family dwelling with secondary suite, 9.5 m in height and 2½ storeys, nor exceed the maximum dimensions created by the combination of:
 - (i) a primary envelope located in compliance with the side yard regulation and formed by planes vertically extended 4.9 m in height and then extending inward and upward at an angle of 30 degrees from the horizontal to the point where the planes intersect; and*
 - ((ii) a secondary envelope located between the required side yards and equal to 60 percent of the site width (except as provided for by section 4.3.2) and formed by planes vertically extended 7.6 m in height and then extending inward and upward at an angle of 45 degrees from the horizontal to the point where the planes intersect.**
- (b) For two-family dwelling or two-family dwelling with secondary suite, 10.7 m and 2 ½ storeys, except that the Director of Planning may permit a building up to 3 storeys provided that consideration is first given to all applicable policies and guidelines adopted by Council.*

- 4.3.2 The secondary envelope need not be less than 9.8 m in width except as limited by the required side yard.
- 4.3.3 Height shall be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, he may instead require that height be measured from base surface.
- 4.3.4 Notwithstanding the height limitation in section 4.3.1, the Director of Planning may permit a building to exceed a height of 9.5 m but not to exceed a height of 10.7 m provided that he considers:
- (a) the impact of the increased height on views from surrounding development;
 - (b) the extent to which the increased height improves the roof lines of the building; and
 - (c) the effect of the increased height on adjacent properties and the character of the area.
- 4.3.5 Where the Director of Planning is prepared to approve an increase in floor space ratio pursuant to section 4.7.1(c), he may permit a building to exceed any of the maximum dimensions of section 4.3.1 provided that in no case shall the height be increased to more than 10.7 m.
- 4.3.6 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement to accommodate building features designed to reduce energy consumption in a Passive House, if the Director of Planning first considers:
- (a) the intent of the relevant schedule;
 - (b) all applicable Council policies and guidelines;
 - (c) the relationship of the development to nearby residential development;
 - (d) the submission of any advisory group, property owner or tenant; and
 - (e) the relaxation does not exceed .5 m,

except that this relaxation shall not apply to laneway houses.

4.4 Front Yard

- 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 is more than the 20 percent depth by at least 1.5 m or is less than the 20 percent depth, 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 or the adjacent sites are separated by a street or lane, then such adjacent sites shall not be used in computing the average;
 - (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;

- (b) the Director of Planning may vary the front yard requirement on a double fronting site or a site where a building line has been established pursuant to section 14.1 of this By-law;
- (c) if the provisions of section 4.4.1(a) and section 4.6.1 of this Schedule result in a distance between the front yard and the rear yard which is less than 35 percent of the depth of the site, and provided that the principal building is sited so that it abuts the required rear yard, the depth of the required front yard can be reduced so that the distance between the front yard and the rear yard is equal to 35 percent of the depth of the site; and
- (d) Covered porches complying with the conditions of section 4.7.3(g) shall be permitted to project into the required front yard a maximum of 1.8 m provided that such a projection is limited to 30 percent of the width of the building.

4.4.2 Where the Director of Planning is prepared to approve an increase in floor space ratio pursuant to section 4.7.1(c), he may permit a building having a lesser front yard than required in section 4.4.1.

4.5 Side Yard

4.5.1 A side yard shall be provided on each side of the building with a minimum width of not less than the site width multiplied by the percent of site width given by the following formula, except that this percent shall never be less than 10 percent and need never be more than 20 percent:

$$\% \text{ of site width} = \frac{\text{site width in metres}}{1.219} - 5$$

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.

4.5.3 Where the Director of Planning is prepared to approve an increase in floor space ratio pursuant to section 4.7.1(c), he may permit a building having a lesser side yard than required in section 4.5.1.

4.6 Rear Yard

4.6.1.1 A rear yard with a minimum depth of 45 percent of the depth of the site shall be provided *for all uses other than two-family dwelling or two-family dwelling with secondary suite*, except that the rear yard to be provided can be reduced to a depth of not less than the greater of the depths of the rear yards of the sites on either side, subject to the following:

- (a) where an abutting site is vacant, it shall be deemed to have a rear yard depth of 45 percent of its site depth;
- (b) where an adjacent site abuts the site by way of its rear property line or is separated by a street or lane, it shall not be used in computing the reduction in the depth of the rear yard to be provided;
- (c) where the site has an exterior side yard, the rear yard to be provided can be reduced to that of the abutting site; and
- (d) any portion of the principal building to be located within that part of the rear yard decreased as provided for in this section 4.6.1 must comply with the provisions of section 2.2.A(a) of this Schedule.

4.6.1.2 *A rear yard with a minimum depth of 35 percent of the depth of the site shall be provided for two-family dwelling or two-family dwelling with secondary suite.*

4.6.2 For the purposes of calculating the rear yard to be provided, where the rear property line does not abut a lane or abuts a lane that is only partially dedicated, the rear yard to be provided shall be calculated and measured from the ultimate rear property line.

4.6.3 Where a building line has been established pursuant to the provisions of section 14.2, such building line shall be deemed to be the southerly boundary of any required rear yard on lands described in “Plan A” of Part III of Schedule E to this By-law, notwithstanding any dimension contained herein.

4.6.4 For buildings existing prior to April 12, 1988 the depth of the required rear yard can be reduced by up to 3.1 m, provided that the resulting depth of the principal building does not exceed 35 percent of the depth of the site. The floor of a roof garden or sundeck located within that part of the rear yard decreased as provided for in this section shall not be any higher than the floor of the first storey of the principal building.

4.6.5 Where the Director of Planning is prepared to approve an increase in floor space ratio pursuant to section 4.7.1(c), he may permit a building having a lesser rear yard than required in section 4.6.1.

4.6.6 Notwithstanding section 4.6.1 of this schedule, the Director of Planning may decrease the rear yard requirement to accommodate building features designed to reduce energy consumption in a Certified Passive House to a minimum of 40 percent of the depth of the site, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.7 Floor Space Ratio

4.7.1.1 The floor space *ratio for all uses other than two-family dwelling or two-family dwelling with secondary suite on a site with one principal building* shall not exceed 0.60, subject to the following:

- (a) for buildings existing prior to April 12, 1988 the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey which has a floor surface located 2.0 m or more above finished grade, all of which floors are located within the building depth as defined by section 4.16.1 of this Schedule shall not exceed a floor space ratio of 0.20 plus 130 m²;
- (b) in all other cases, the area of all floors at or above finished grade and of the floors of any storey, basement, or cellar located below a storey which has a floor surface located 1.8 m or more above finished grade, all of which floors are located within the building depth as defined by section 4.16.1 of this Schedule, shall not exceed a floor space ratio of 0.20 plus 130 m²;
- (c) notwithstanding clauses (a) and (b), where a site is 18.2 m or more in width and 500 m² or more in area the Director of Planning may permit an increase in the area of all floors as described in clause (a) or (b) as the case may be, to a floor space ratio not exceeding 0.3 plus 93 m² provided that:
 - (i) he considers the effect of the increase in floor area on adjacent properties and the character of the area, and
 - (ii) he first approves a plan showing existing and proposed trees and landscape;

- (d) if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.45, and the floor space ratio determined under subsection (a), (b), or (c) of section 4.7.1,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including covered porches,an increase in the floor space ratio to 0.70 is permissible;
- (e) for buildings existing prior to July 7, 2009, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of all floors at, above or below finished grade, after the addition of a basement or cellar, does not exceed a floor space ratio of 0.75,
 - (iii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iv) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including covered porches, a basement or cellar is permissible;
- (f) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (g) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines

4.7.1.2 *The floor space ratio for two-family dwelling or two-family dwelling with secondary suite on a site with one principal building must not exceed 0.70.*

4.7.2 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;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
 - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
 - (ii) the area excluded does not exceed one percent of the permitted floor area; and
- (d) 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.

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

- (a) open residential balconies or sun decks, 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 that 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 not exceeding 7.3 m in length so used which:
 - (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
 - (ii) where a site has no developed secondary access, are located in a principal building, or in an accessory building located within the building depth regulated by the provisions of section 4.16, up to a maximum of 42 m².
- (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (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.
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) covered porches, provided that:
 - (i) they face a street or a rear property line and are located at the basement or first storey;
 - (ii) that 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;
 - (iii) the total area being excluded does not exceed 5 percent of the permitted floor area; and
 - (iv) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor;
- (h) the floor area of a laneway house; and
- (i) above grade floor area:
 - (i) built as open to below,
 - (ii) to which subsection 4.7.2(c) does not apply,
 - (iii) 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, and
 - (iv) 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:

- (a) 40 percent of the site area *for all uses other than two-family dwelling or two-family on a site with one principal building; and,*
- (b) *45 per cent of the site area for two-family dwelling or two-family dwelling with secondary suite on a site with one principal building.*

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 sun decks.

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.

- 4.8.4 Where the Director of Planning is prepared to approve an increase in floor space ratio pursuant to section 4.7.1(c), he may permit a greater site coverage than specified in section 4.8.1.
- 4.8.5 The area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:
- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space times 3.1 m; and
 - (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.
- 4.8.6 For the purposes of section 4.8.5, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings, including carports, covered porches and entries; asphalt; concrete; brick; stone; and wood.
- 4.8.7 Notwithstanding section 4.8.6, gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below, are excluded from the area of impermeable materials.
- 4.9 [Deleted -- see Parking By-law.]**
- 4.10 to 4.15 (Reserved.)**
- 4.16 Building Depth**
- 4.16.1 The distance between the front yard and the rear yard of a site shall not exceed:
- (a) 35 percent of the depth of the site *for all uses other than two-family dwelling or two-family dwelling with secondary suite on a site with one principal building; and*
 - (b) *45 percent of the depth of the site for two-family dwelling or two-family dwelling with secondary suite on a site with one principal building,*
- unless otherwise determined pursuant to the provisions of section 4.6.1.
- 4.16.2 Projections into front yards permitted under section 4.4.1(d) shall not be included in the calculation of building depth.
- 4.16.3 Where the Director of Planning is prepared to approve an increase in floor space ratio pursuant to section 4.7.1(c), he may permit a greater distance between the front yard and the rear yard of a site than specified in section 4.16.1.
- 4.16.4 Notwithstanding section 4.16.1 of this schedule, the Director of Planning may increase the permitted building depth to accommodate building features designed to reduce energy consumption in a Certified Passive House to a maximum of 40 percent of the depth of the site, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

- 4.16.5 Where the permitted building depth is increased in accordance with section 4.16.4, sections 4.6.1 (a), (b), (c) and (d) of this schedule do not apply.

4.17 External Design

Sections 4.17.6 to 4.17.10 of this schedule apply to a two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building.

- 4.17.1 For the purpose of section 4.17, a front entrance means a door facing the front yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means and a side entrance means a door located on that part of a building facing a side yard and at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.
- 4.17.2 There shall be no more than one separate and distinct front entrance to a one-family dwelling or one-family dwelling with secondary suite.
- 4.17.3 A side entrance to a one-family dwelling or one-family dwelling with secondary suite shall face a street or lane, or be located no less than 5.0 m from the side property line, except that there shall be no more than one side entrance facing each side property line.
- 4.17.4 For the purpose of providing light or access to a basement or cellar, the surface of the ground adjoining a building can be lowered without affecting the calculation of average elevation, provided that:
- (a) the lowered surface does not extend more than 3.1 m into the required front or rear yard; and
 - (b) that portion of the building abutting the lowered surface:
 - (i) faces either the front street or the rear property line; and
 - (ii) is not greater than half the width of the building, or 4.6 m, whichever is the lesser.
- 4.17.5 Notwithstanding section 4.17.2 or section 4.17.3, the Director of Planning may
- (a) on the advice of the Chief Building Official, permit one additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989 in the RS-1 District; or
 - (b) permit one additional entrance facing a front yard for a one-family dwelling with a secondary suite if both entrances facing the front yard are located at or above grade.
- 4.17.6 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.*
- 4.17.7 There must be two main entrances, one to each principal dwelling unit.*
- 4.17.8 There must be a covered verandah or porch at each main entrance, with a minimum width or depth of 1.6 m.*
- 4.17.9 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:*

<i>Dormer Orientation</i>	<i>Maximum Total Dormer Width</i>
<i>Rear yard</i>	<i>40% of width of elevation of storey below</i>
<i>Interior side yard</i>	<i>25% of width of elevation of storey below</i>
<i>Street or flanking lane</i>	<i>30% of width of elevation of storey below</i>

4.17.10 *Exterior windows in a secondary suite 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.*

5 Relaxation of Regulations

5.1 The Director of Planning may relax the minimum site area requirements (but not the minimum site width) of section 4.1 with respect to any of the following developments on an existing lot of lesser site area on record in the Land Title Office for Vancouver:

- (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; and*
- (g) infill or multiple conversion dwelling in conjunction with retention of a character house.

5.2 The Director of Planning may relax the height and yard provisions of sections 4.3, 4.4, 4.5, 4.6 and 4.16, and the floor space ratio exclusions for parking in accessory buildings of section 4.7.3(c)(i) of this Schedule where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, provided that:

- (a) he first considers the submission of any advisory group, property owner or tenant; and
- (b) in no case shall the height be increased to more than 10.7 m or the yard requirements be reduced to less than 60 percent of the amount specified in this Schedule.

5.3 In the case of a corner site, where the rear property line of a site adjoins, without the intervention of a lane, the side yard of a site in an R District, the Director of Planning may relax the provisions of section 4.7 of this Schedule to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².

5.4 The Director of Planning may relax section 4.8.5 for buildings existing prior to May 30, 2000 to a maximum of 70 percent impermeable materials site coverage provided that:

- (a) the percentage of the site covered by existing impermeable materials is not increased by the proposed development;
- (b) he considers the advice of the City Engineer; and
- (c) he considers all applicable policies and guidelines adopted by Council.

- 5.5** The Director of Planning may relax the requirements of section 4.8.5 where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, provided that:
- (a) he considers all applicable guidelines and policies adopted by Council; and
 - (b) he considers the advice of the City Engineer.
- 5.6** The Director of Planning may relax the provisions of this District Schedule regarding height, required yards, maximum site coverage, building depth and external design when a character house is retained, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.



INTRODUCTION
TOPICS[« Previous](#) | [Next »](#)**THE PLAN**
Housing*Photo: Photo by CPED***TOPIC POLICIES:**[View policies that relate to this topic](#)

Minneapolis is growing faster than it has since 1950. The Metropolitan Council estimates that between 2010 and 2016 the city added over 12,000 housing units and more than 37,000 residents. With this growth comes increased demand for housing and an associated increase

in housing costs and rents. As a result, housing units that were once affordable no longer are, and less housing is available for low-income residents of Minneapolis.

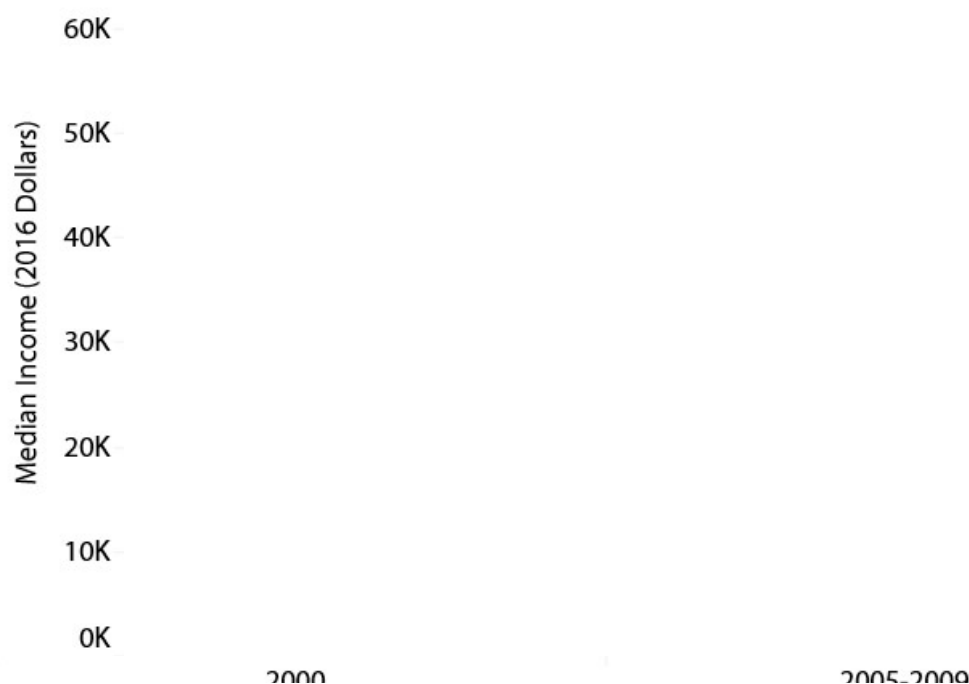
Since 2000, Minneapolis has lost roughly 15,000 housing units that are considered affordable for those earning 50 percent of the area median income. These units generally still exist, but they cost more to own or rent, making them unaffordable to this demographic. In 2017, for the 13-county metropolitan region, the U.S. Department of Housing and Urban Development (HUD) calculated a median family income of \$90,400. Based on this, 50 percent of the area median income for a single-person household is \$31,650 annually (or an hourly wage of \$15.22 for a standard workweek and year), and for a family of four it's \$45,200 annually (or a household hourly wage of \$21.73 for a standard workweek and year).

Also since 2000, overall household incomes in Minneapolis have slightly decreased – but not equally across racial groups. White non-Hispanic and Asian households have seen increases in household income since 2000, while black households have experienced an approximately 40 percent decrease in income.

Sources: Decennial Census, American Community Survey

Median Income by Race/Ethnicity in Minneapolis

- American Indian or Alaska Native
- Asian
- + Black or African American



MENU



For a growing number of residents, especially residents of color, incomes are not keeping up with rising housing costs. This results in fewer housing units in fewer neighborhoods that are affordable to renters. For households of color that are renters that means there are few, if any, housing units that are affordable.

The loss of affordable housing units and the changes in household income have resulted in a greater number of cost-burdened households – households in which more than 30 percent of household income goes toward housing. Thirty-seven percent of all households in Minneapolis are cost-burdened, but, similar to the change in household incomes, this is not equal across racial groups. Over 50 percent of black households and American Indian households, and over 45 percent Hispanic households in Minneapolis are cost-burdened, whereas one in three white households are cost-burdened.

Source: HUD Comprehensive Housing Affordability Strategy Estimates

Cost Burden by Race in Minneapolis, 2010-2014

Cost Burdened (30-50%)

Households (%)

50%

40%

30%

20%

MENU

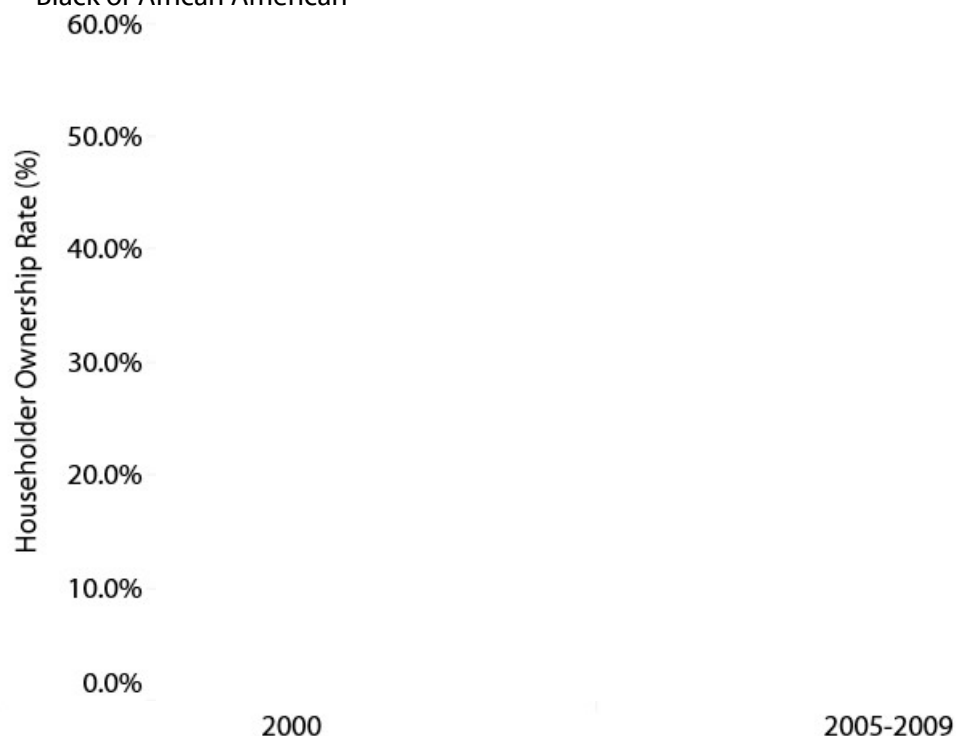


Racial disparities persist in all aspects of housing. The disparities that Minneapolis residents experience are intertwined with the city's development due to racially discriminatory housing practices and federal housing policy. In the first half of the 20th century, zoning regulations and racist federal housing policies worked together to determine who could live where and in what type of housing. This shaped the opportunities available to multiple generations of Minneapolis residents.

Sources: Decennial Census, American Community Survey

Home Ownership by Race/Ethnicity in Minneapolis

- American Indian or Alaska Native
- Asian
- + Black or African American



MENU

~~minneapolis~~
minneapolis | 2040



Following the Great Depression, redlining and other loan underwriting guidance from the federal government steered where private investment in housing were made. This practice prevented access to mortgages in areas with Jews, African-Americans and other minorities, as well as in the more densely populated and mixed-use parts of the city. Related guidance in Federal Housing Administration (FHA) underwriting manuals encouraged the segregation of land uses in order to reduce the financial risk of backing single-family home loans near land uses deemed undesirable, such as factories and even multifamily housing. This guidance, from 1934, reinforced the approach that Minneapolis and other cities in the United States began years earlier through the introduction of zoning ordinances.

The FHA promoted zoning as an effective tool for assuring a “homogenous and harmonious neighborhood.” In the view of the FHA, however, zoning was not enough to accomplish the segregation of the races as a means of protecting property values. The FHA underwriting manual made the case for racially restrictive covenants, using language that described people of color as undesirable neighbors in the same vein as nuisances such as odor and high traffic: “The more important among the adverse influential factors are the ingress of undesirable racial or nationality groups; infiltration of business or commercial uses of properties; the presence of smoke, odors, fog, heavy trafficked streets and railroads.”

These policies and regulations left a lasting effect on the physical characteristics of the city and the financial well-being of its residents. Areas of Minneapolis with higher densities and a mix of land uses experienced disinvestment, in part because banks did not lend in those areas. On the outskirts of the city, a post-Depression development pattern emerged with little variation in housing types and density and with few areas for commercial development. Today, the zoning map in these areas remains largely unchanged from the era of intentional racial segregation. This has shaped the opportunities available to multiple generations of Minneapolis residents and significantly contributed to many of the disparities people of color and indigenous people experienced and continue to experience.

To address these issues, the City of Minneapolis will expand opportunities to increase the housing supply in a way that meets changing needs and desires. This means allowing more housing options, especially in areas that currently lack housing choice and in areas with access to frequent and fast transit employment, and goods and services. It also means creating and expanding new resources and tools to produce and preserve affordable housing, to minimize the displacement of existing residents, and to ensure housing is maintained to promote health and safety. The City will also need to invest in its residents, especially residents of color and indigenous residents, to ensure that it identifies and removes barriers to accessing and retaining housing.



Policies

23 Policies relate to this topic. *Click on a policy below to learn more about it.*

Access to Housing



POLICY 1

Affordable Housing Production and Preservation



POLICY 33

II



P

⤴ Back to top

MENU

~~CONTENT~~
minneapolis | 2040

ABOUT THE PLAN

Minneapolis 2040 is a Comprehensive Plan that shapes how the city will grow and change. The plan covers topics such as housing, job access, the design of new buildings, and how we use our streets. [Read more about the plan.](#)



Should you require a reasonable accommodation in order to fully participate, or information in an alternative format, please contact the Department of Community Planning and Economic Development 612-673-3242. Para asistencia 612-673-2700 Rau kev pab 612-673-2800 Hadii aad Caawimaad u baahantahay 612-673-3500.

[Home](#) | [Sitemap](#) | [Privacy Policy / Terms & Conditions](#)