

Glossary of Key Terms

This glossary provides definitions for key terms used in the information displays February/March 2015 Open Houses for the Heritage Action Plan. Please speak with a staff person if you require further clarification.

Heritage Terms

Character – Character buildings can be defined by a number of criteria, many of the “retention zones” use a date of construction as the initial criterion. In addition, a checklist is used to identify remaining character features (see below) to determine whether a building has character merit.

Character Checklist for pre-1940 houses (4 or more required):

- Original massing and roof form
- Original open front porch or veranda, or only partially filled in
- Original cladding or replacement cladding consistent with 1940
- Period windows (50% or more), with original location, size and shape
- Original casings or trim (50% or more) such as around windows and doors
- Period details or decorative elements (2 or more of brackets, beams, joist ends, etc.)
- Other period features (porch, roof, foundation, etc.)

For example in the RS-3 and RS-5 zones, if a house was built before 1940 and 4 or more of character features remain on the house, it is considered to be of character merit.

Heritage Alteration Permit – A heritage alteration permit may be needed if:

- Your property is protected under a Heritage Designation Bylaw and/or a Heritage Revitalization Agreement, and the proposed work applies to elements specifically protected under that bylaw or legal agreement – typically the exterior, but sometimes interior elements. (Properties on the Heritage Register that do not have a heritage designation bylaw or Heritage Revitalization Agreement do not require a Heritage Alteration Permit, although the proposed work may still require review by a City heritage planner).
- Your property is located in a Heritage Conservation Area.

A heritage alteration permit is in addition to a development permit or a development-building permit and is processed concurrently.

Heritage Conservation Area (HCA) - is used for distinct districts with special heritage value and character. HCAs are enabled by the Vancouver Charter HCAs are used to identify, manage and provide long-term protection to heritage resources in an area. Properties with heritage value located in and HCA can be “listed” which would clarify their importance/significance. Identified heritage resources would have to be retained in order to achieve the development potential. Additional incentives would also be available to facilitate retention of heritage/character resources. New development on sites that do not have heritage resources would need to be

compatible. A Heritage Property Minimum Standards By-law could also be adopted to prevent demolition by neglect.

Heritage Designation - Designating a site as a protected heritage property is a legislative tool the City can use to help maintain a legacy for the future.

The purpose of designation is to protect a heritage building from unsympathetic alteration, and subsequent loss of character or value. A designated landscape can also be protected from unsympathetic construction or excavation.

Heritage Revitalization Agreement - A Heritage Revitalization Agreement is a legally binding agreement negotiated by the City and an owner of a heritage property, and is intended to restore, preserve, and protect the property in return for development incentives.

Vancouver Heritage Register - The Vancouver Heritage Register is the cornerstone of the City's heritage program. It provides a complete inventory of sites in Vancouver that have historical, cultural, aesthetic, scientific, or educational value.

Zoning Terms

Density - This is how much area (square metres or feet) is in a building, relative to the size of the site on which the building is located. It is often described as a ratio (see Floor Space Ratio).

Development Permit - The process through which a property can be approved for development under current zoning. In Vancouver, the Development Permit Board or the Director of Planning can choose to approve, refuse, or change Development Permits.

Outright approval - Outright land uses are those that are permitted, provided that all the regulations and provisions of the Zoning and Development Bylaw and the Parking Bylaw are met.

Conditional approval - Conditional land uses are those that have some impact in the community, but may be permitted under a development application, typically with conditions, after considering the:

- Intent and regulations of the zoning district schedule.
- Applicable policies and guidelines approved by Council.
- Recommendations of any advisory group for the area.
- Responses of adjacent property owners and residents who may be notified of the development application.

Dwelling Uses - Dwelling Uses means and includes all of the following uses, and any one of them, but no other:

Dwelling Unit, which means a self-contained housekeeping unit;

Freehold Rowhouse means a dwelling unit, in a row of at least three side by side dwelling units, which shares a party wall with an adjoining dwelling unit, and is located on its own lot which abuts a street and a lane;

Infill – A type of development permitted on the site of an existing heritage or character building to encourage its retention. Infill development can be strata-titled, and can include the following uses: infill one-family dwelling, infill two-family dwelling, and infill multiple dwelling;

Infill Multiple Dwelling - A building containing only three or more dwelling units on a site already containing one or more existing buildings some or all of which are retained, but does not include a community care facility and group residence;

Infill One-Family Dwelling - A building consisting of only one dwelling unit on a site already containing one or more existing buildings some or all of which are retained;

Infill Two-Family Dwelling - A building consisting of only two dwelling units on a site already containing one or more existing buildings some or all of which are retained;

Laneway House – A laneway house is a small, detached home built on a single-family lot at the lane. Laneway homes are permitted in addition to a secondary suite in the main house, and like secondary suites, are for rental or family occupancy only and cannot be strata-titled.

Micro Dwelling - A self-contained residential unit which measures no less than 23.2 m² and no more than 29.7 m².

Multiple Conversion Dwelling - A building converted to contain only two or more residential units, but does not include a community care facility and group residence or a one-family dwelling with secondary suite;

Multiple Dwelling - A building containing only three or more dwelling units, but does not include a multiple conversion dwelling or a community care facility and group residence;

One-Family Dwelling - A building containing only one dwelling unit;

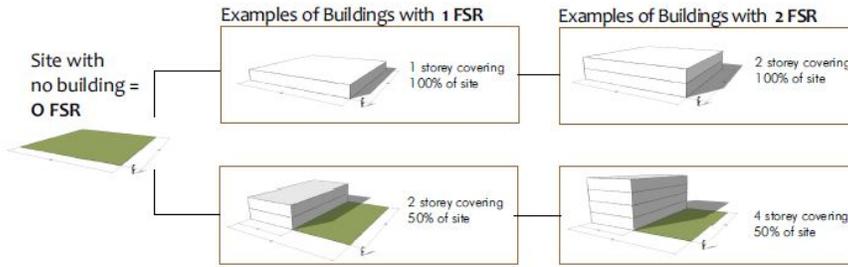
One-Family Dwelling with Secondary Suite - A building containing only two dwelling units, a larger principal dwelling unit and a smaller secondary suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, principal dwelling unit with lock-off unit, two-family dwelling, or two-family dwelling with secondary suite;

Secondary Suite - A smaller dwelling unit within a larger one-family dwelling or two-family dwelling, which must have separate external access and may have shared internal access, but does not include a lock-off unit;

Two-Family Dwelling - A building containing only two dwelling units, but does not include a multiple conversion dwelling or a one-family dwelling with secondary suite;

Two-Family Dwelling with Secondary Suite- A building containing two larger principal dwelling units, one of which must contain and one of which may contain a smaller secondary suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, multiple dwelling, or principal dwelling unit with lock-off unit;

Floor Space Ratio (FSR) – This is a measurement of a building’s total area relative to the area of the site on which it is located. For example, a building with a density of 2.0 FSR has a built area equal to twice that of the land on which it is located.



Floor Area Exclusions – Many zoning district schedules allow certain uses to be excluded from floor area calculations. Typically, exclusions are available for balconies and sundecks, amenity spaces, storage spaces, mechanical spaces and for thermal or building envelope performance. These spaces are not counted in the overall floor area of a building.

Height - This is how tall a building is from the ground to its highest point. In Vancouver, one storey (or floor) in a building is usually about 3 metres (10 feet) high. A typical building on East Hastings Street is about 5 storeys or 15 metres (50 feet). The maximum building height is stated in a zoning schedule (see Zoning). It may also include a range with an outright height and an option for additional height at the discretion of the Director of Planning if certain conditions are met.

Official Development Plan - This is a comprehensive plan which dictates public policy in terms of transportation, utilities, land use, recreation, and housing. ODP’s typically encompass large geographical areas, a broad range of topics, and cover a long-term time horizon.

Relaxation - The City’s Zoning and Development By-Law and Parking By-Law allow for limited relaxations of certain regulations. Usually relaxations would be considered in the case of site specific hardships arising from site peculiarities, such as irregularly shaped lots, or steeply sloping sites, where it may be difficult to comply with the regulations. However, in some areas of the city, the zoning regulations include the potential for increased building floor areas, height, or building size, where certain guidelines are met, or where social or community goals are achieved.

Retention zone - A number of the neighbourhoods have zoning in place that encourages the retention of “character” buildings (i. e. RT-3, RT-6, RT-7, RT-8, RT-10, RT-11 and RM-1). In these zones, conditional approvals can be granted when character homes/buildings are retained and rehabilitated.

Rezoning - This is the process through which development can be approved at a greater density or height than allowed under current zoning. City Council can approve, refuse, or amend rezonings after a Public Hearing.

Vancouver Building By-law - The Vancouver Building Bylaw regulates the design and construction of buildings, as well as the administrative provisions related to permitting, inspections, and the enforcement of these requirements.

Zoning - This is the legal tool used to regulate how land can be developed. Each zone or area in the city has a zoning schedule that sets out rules for a building’s use, siting, maximum density, building height, etc.