

City of Vancouver
LANEWAY HOUSING

ILLUSTRATIVE EXAMPLES

September 09



LOCATION page 2



SIZE page 4



PARKING page 6



**ILLUSTRATIVE
DIAGRAMS** page 7

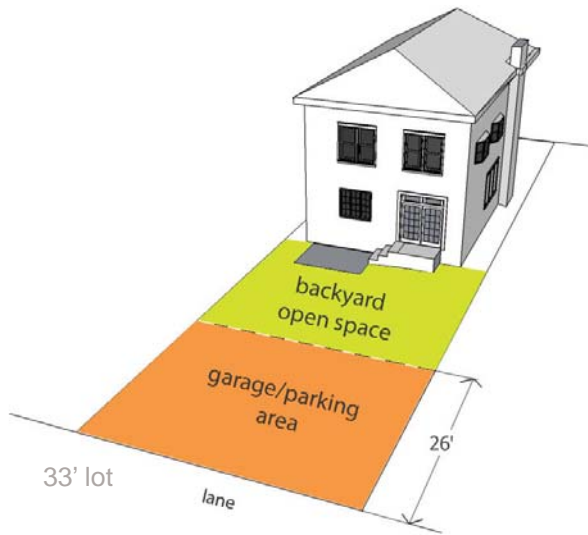


**ILLUSTRATIVE
SKETCHES & PLANS** page 15

These illustrative examples serve as visual companions to the regulations and guidelines.

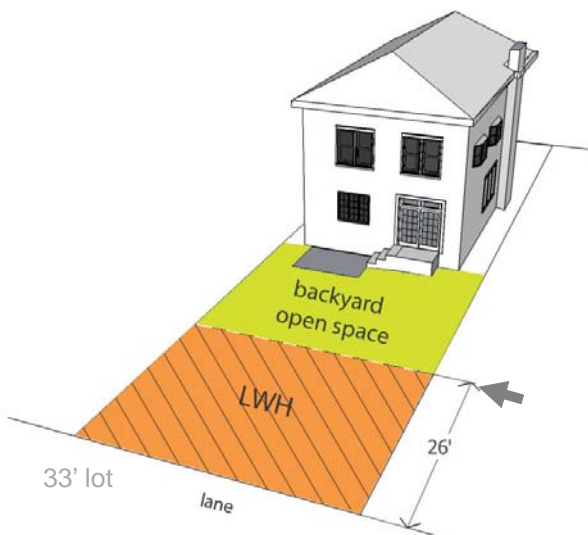
They are not meant to replace the regulations and guidelines and in the case of any perceived discrepancies the regulations and guidelines would prevail. The examples are based on illustrations from Appendix M of the June 9th 2009 Policy Report to Council, however they have been amended to reflect Council's decision on the parking option, additions made by Council and language referencing LWH as an approved land use.

LOCATION



backyard open space

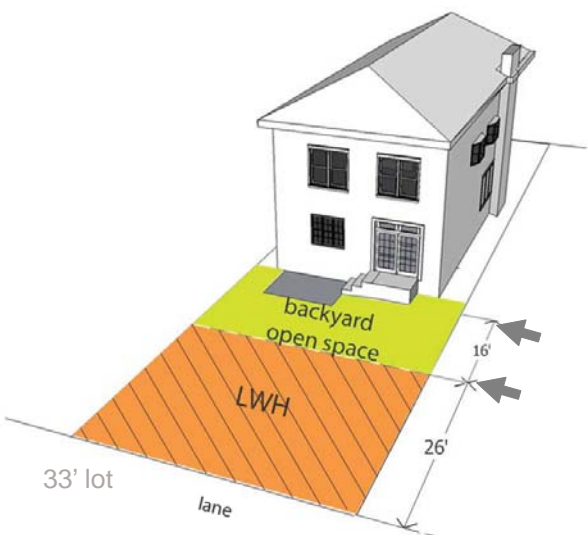
This example shows the location of the garage/parking area in the rear 26' of the lot, and the remaining backyard open space, an important space for outdoor living, urban agriculture, permeable area and biodiversity.



LWH area = garage area

In order to ensure the preservation of backyard open space, LWH is limited to the garage/parking area. (On longer lots the LWH might extend minimally past the 26' limit into backyard open space, in recognition of the greater lot length. This would apply to ground floor space only and impact on neighbouring properties would be considered.)

See Zoning & Development Bylaw No. 3575 Sections: 11.24.9(a); 11.24.18 AND LWH Guidelines Sections: 3.8; 6.

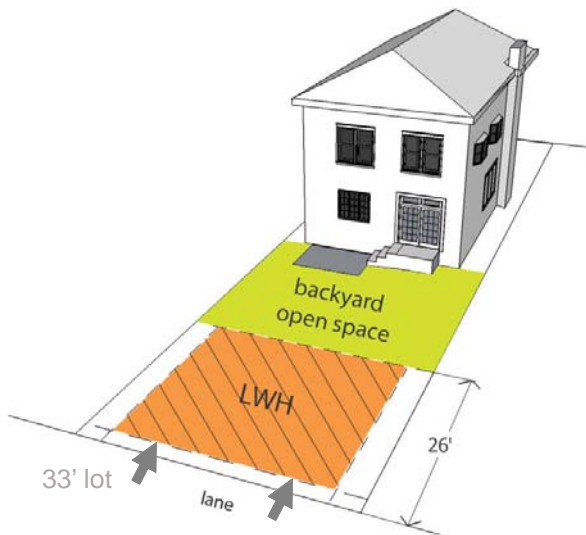
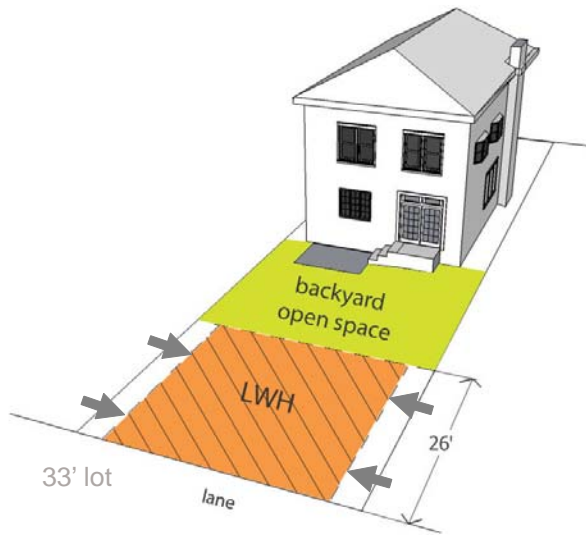


minimum separation

There must be a minimum of 16' backyard open space between a LWH and the main house. This is to ensure that on shallower lots and on lots with long main houses, there is a reasonable amount of open space between the two structures.

See Zoning & Development Bylaw No. 3575 Section: 11.24.9(b).

LOCATION



sideyard setbacks

The LWH is subject to the same sideyard setbacks as currently required for the main house (or a minimum of 10% of the lot width if the LWH is one storey). These sideyards allow for planting buffers between neighbours, the required 2.95' wide fire access path from the street to the lane and maintenance access to the LWH. These setbacks would not apply to surface parking.

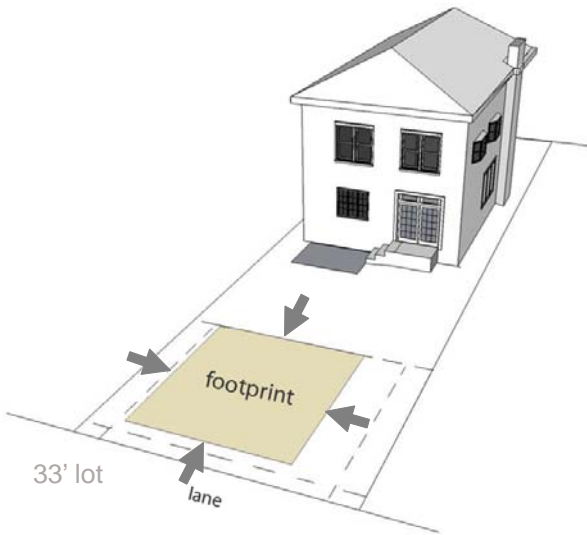
See *Zoning & Development Bylaw No. 3575 Sections: 11.24.9(d); 11.24.18 AND LWH Guidelines Sections: 3.8; 6*

setback from lane

A minimum setback of 2 feet from the lane is required, to allow for planting and functions such as garbage and recycling. This setback should be permeable and landscaped where not required for vehicle access with plantings that are tall enough to have visual impact in the lane and contribute to the lane as public space. Where more than the minimum 2.0 ft. setback is provided, consideration should be given to the planting of appropriate trees in this area.

See *Zoning & Development Bylaw No. 3575 Sections: 11.24.9(c); 11.24.18 AND LWH Guidelines Sections: 5(c); 6.*

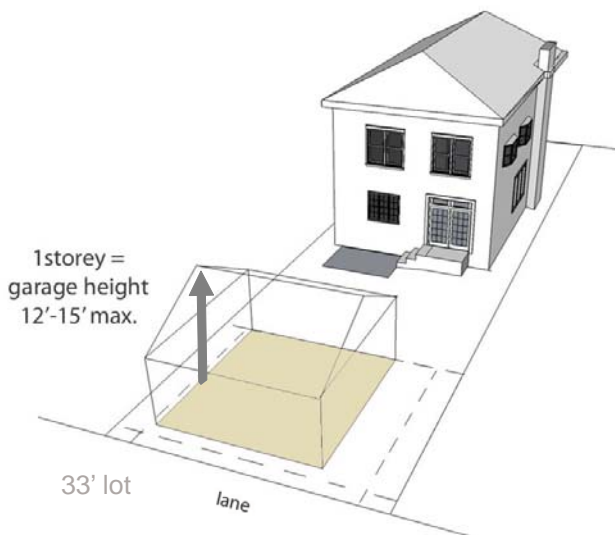
SIZE



footprint

The LWH footprint must not exceed the maximum garage footprint for the relevant zone. This is intended to ensure there is no loss of existing permeable area on the lot and to minimize impact on neighbouring backyards. The footprint includes any enclosed or covered parking.

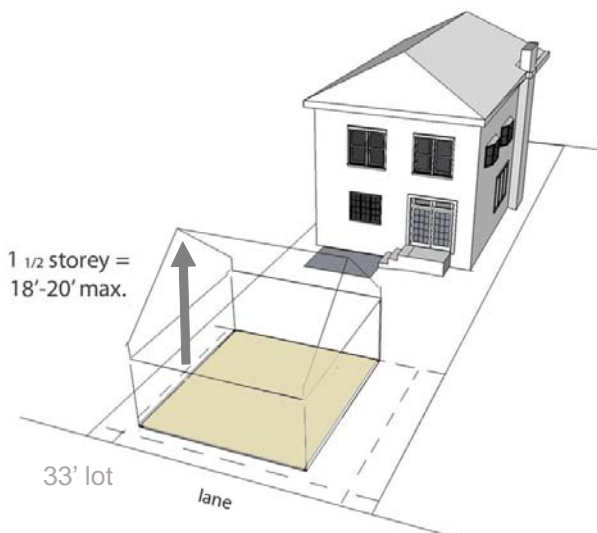
See *Zoning & Development Bylaw No. 3575 Sections: 11.24.1; 11.24.6 AND Section 2.2A(c) of Zoning & Development District Schedules RS-1 or RS-5.*



height - 1 storey

A 1 storey LWH can have the same maximum heights as current garages, which range from 12 to 15 feet, depending on roof type.

See *Zoning & Development Bylaw No. 3575 Sections: 11.24.4; 11.24.5; 11.24.7; 11.24.18 AND LWH Guidelines Section: 3.*

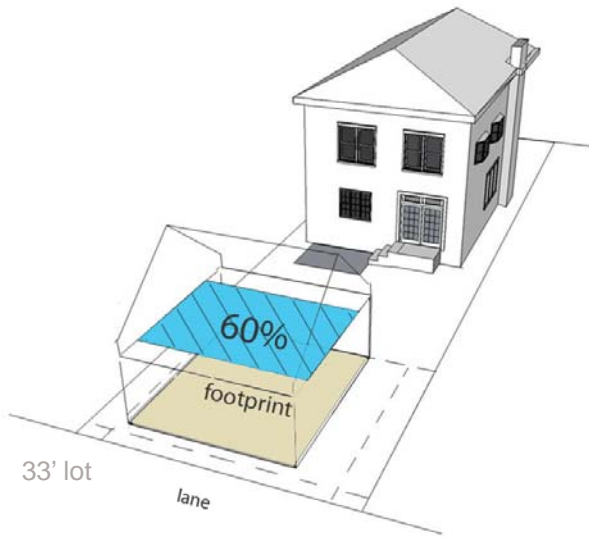


height - 1 1/2 storey

A 1 1/2 storey LWH can be 18 – 20 feet high maximum, depending on roof type. These heights were set as close as possible to existing garage maximums, while allowing for livable units. Minor increases in height may be considered under specific circumstances as outlined in the guidelines.

See *Zoning & Development Bylaw No. 3575 Sections: 11.24.4; 11.24.5; 11.24.7; 11.24.18 AND LWH Guidelines Section: 3.*

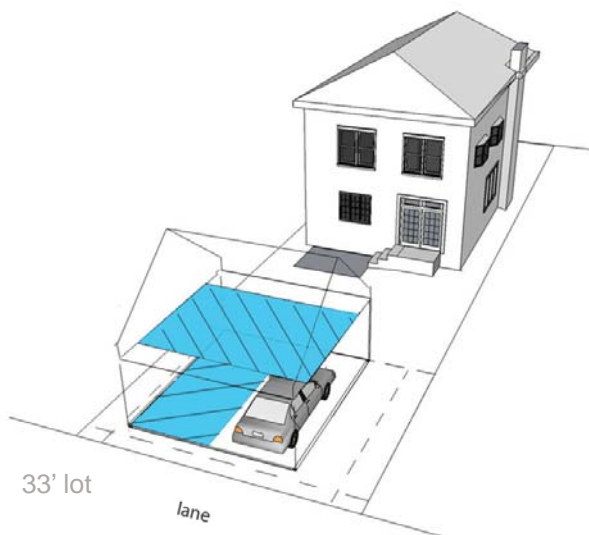
SIZE



upper storey

The upper floor of the 1 ½ storey LWH is limited to 60% of the footprint. This is intended to limit shadowing and massing for neighbouring backyards. Areas under 7 feet are not counted in floor area.

See Zoning & Development Bylaw No. 3575 Section: 11.24.7 AND LWH Guidelines Sections: 3; 4.



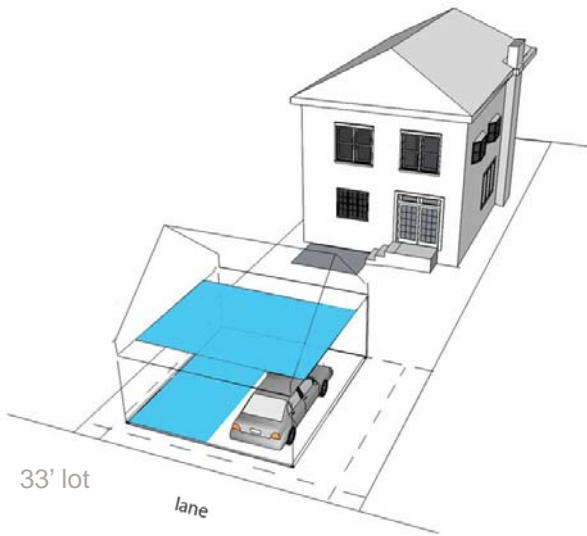
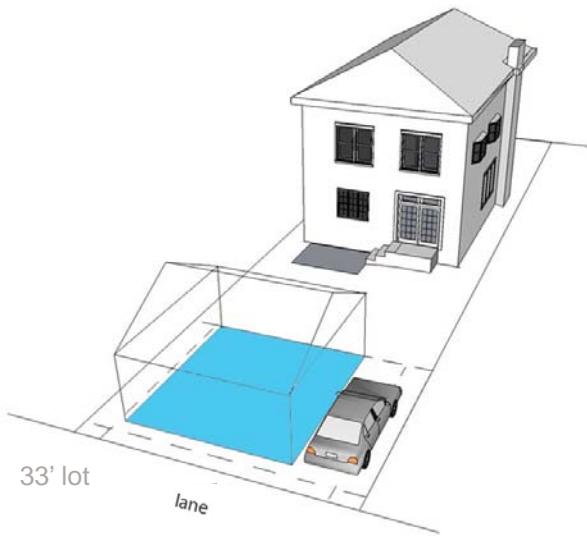
unit size maximums

Limits are placed on dwelling unit size (floor area) to contribute to affordability, retention and ensure appropriate scale and massing. Akin to garages, dwelling unit size is proportional to lot size, resulting in maximums of around 500 sq. ft. on 33' lots and around 750 sq. ft. on 50' lots and wider. No unit on any size lot can exceed 750 sq. ft.

As shown in the example on the left, unit size includes any upper floor and ground floor living space, but does not include allowable enclosed or covered parking space.

See Zoning & Development Bylaw No. 3575 Sections: 11.24.8; 11.24.12-17.

PARKING



minimum requirement

When a LWH is added to a lot, a minimum of one onsite parking space must be provided, for use by any unit on the lot. This is a minimum only, people can choose to provide more parking.

See *Parking By-law No. 6059 Section: 4.2.1.2.*

permeable surface space

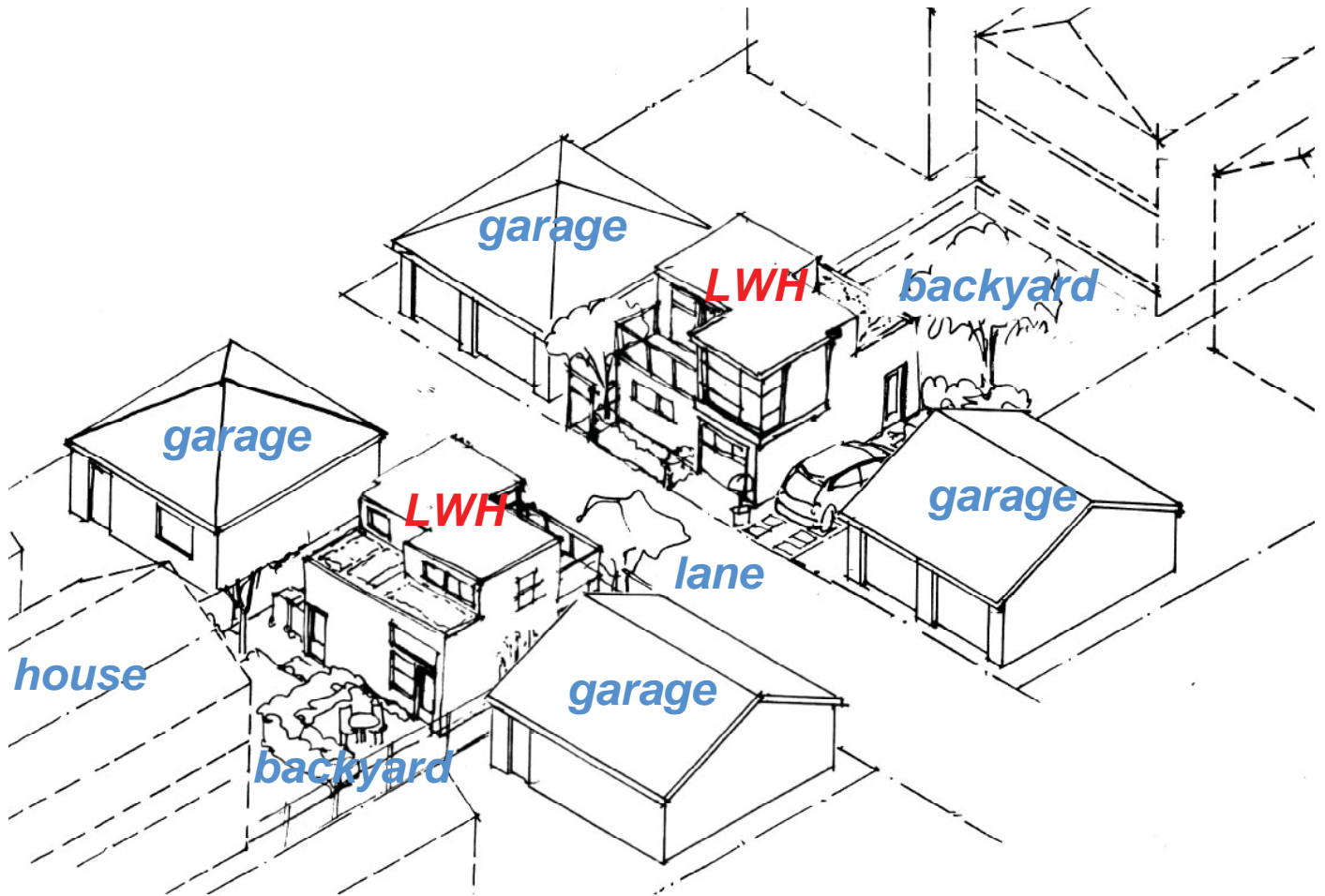
The required parking space could be provided as a surface space. As detailed in the guidelines, all surface parking spaces should have permeable surfaces: permeable pavers, gravel, grass-crete, or impermeable wheel paths surrounded by ground-cover planting.

See *Parking By-law No. 6059 Section: 4.8.10 AND LWH Guidelines Sections: 6(d).*

enclosed/covered space

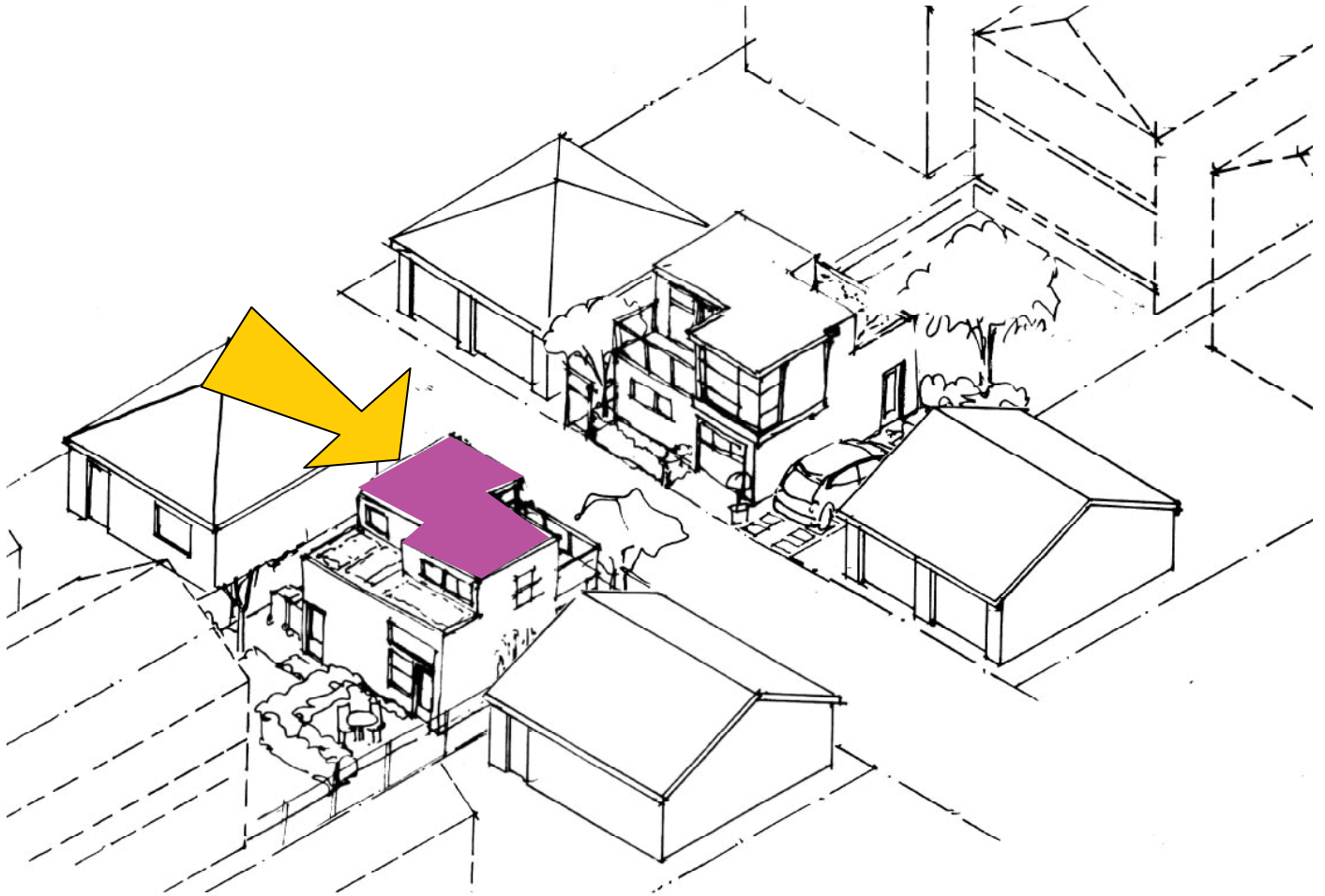
The required parking space could also be provided as an enclosed or covered space, as part of the LWH structure. On lots less than or equal to 740 sq. meters, people are allowed to build both the maximum allowable unit size and ONE enclosed or covered parking space. On lots above 740 sq. meters, people are able to build the maximum allowable unit size and TWO enclosed or covered parking spaces.

See *Zoning & Development Bylaw No. 3575 Section: 11.24.14.*



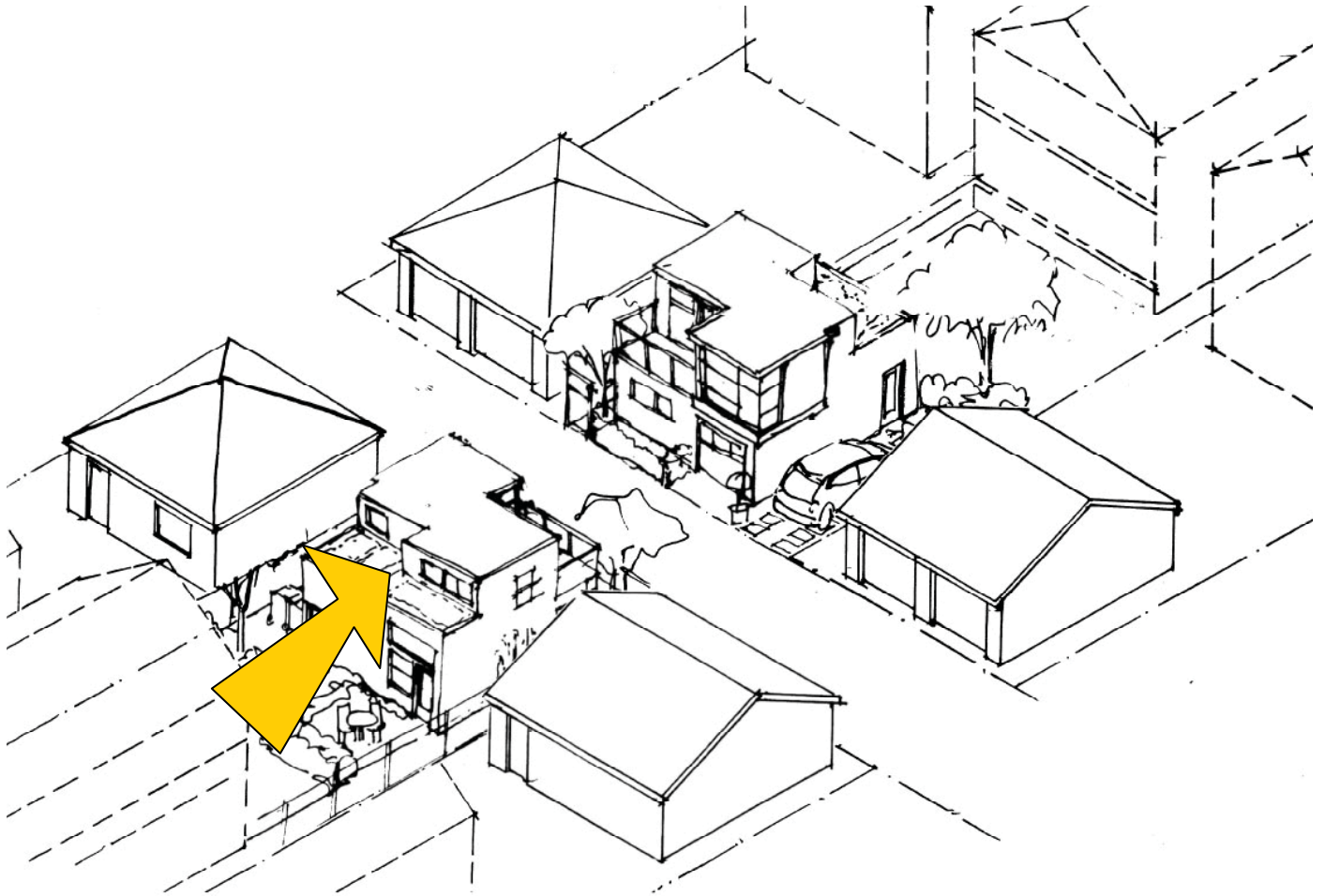
The zoning and guidelines support a full range of architectural approaches and building forms from traditional and contemporary, however to illustrate some of the key regulations and guidelines regarding neighbourliness and livability, the above example will be used (for illustrative sketches and plans for varying architectural forms and configurations, see the next section 'Illustrative Sketches & Plans').

This drawing illustrates a 1 ½ storey, 500 sq.ft. laneway house within the context of the lane and back yards of a neighbourhood of 33 foot lots. It shows the same laneway house design as it would be viewed from the lane on one side, and from the back yard on the other. Main houses are shown in dashed lines. The garages on either side represent the height and size that is currently allowed for accessory buildings.



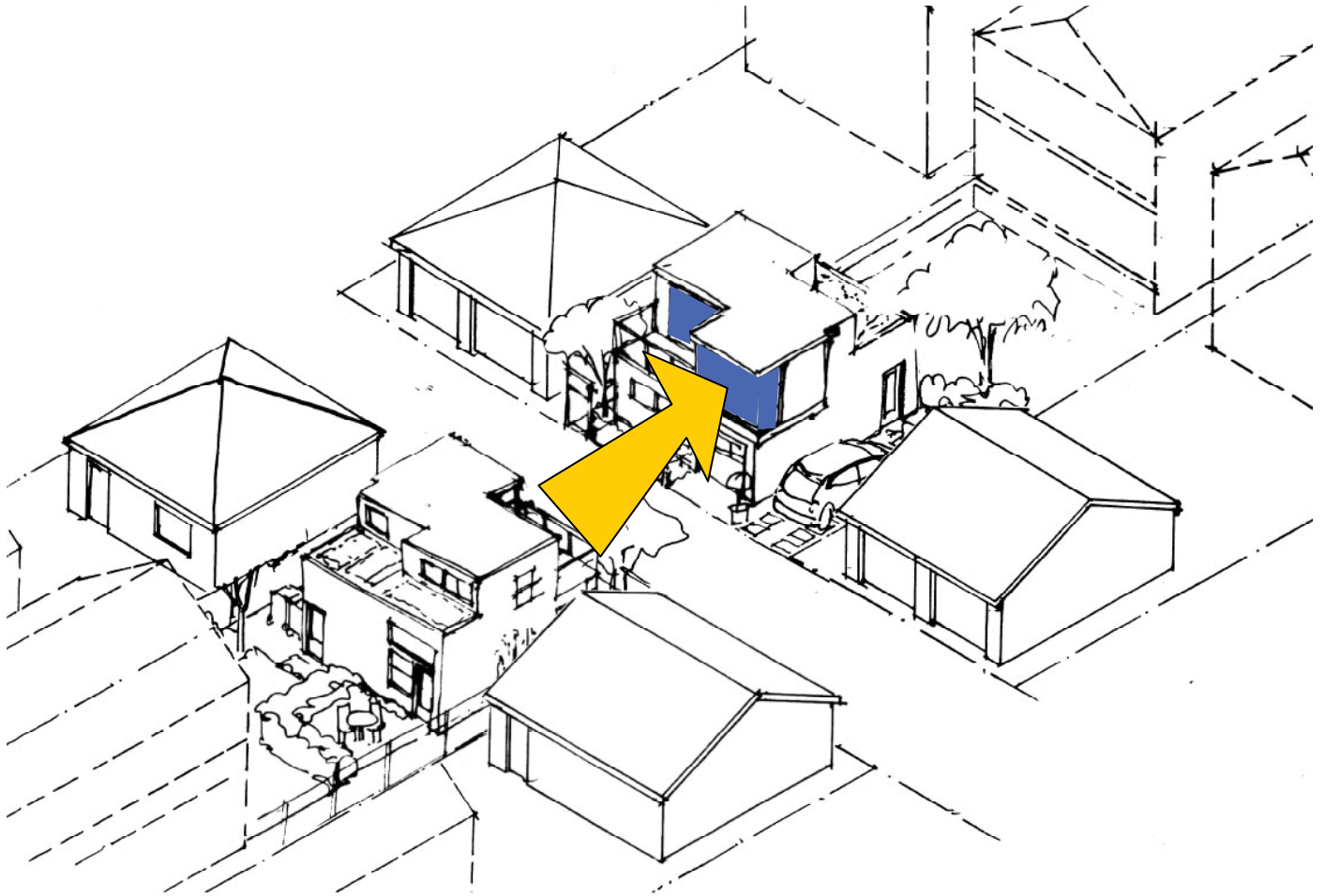
reduced upper storey

In all types of designs, the size of the upper floor is limited to keep the scale and massing down.



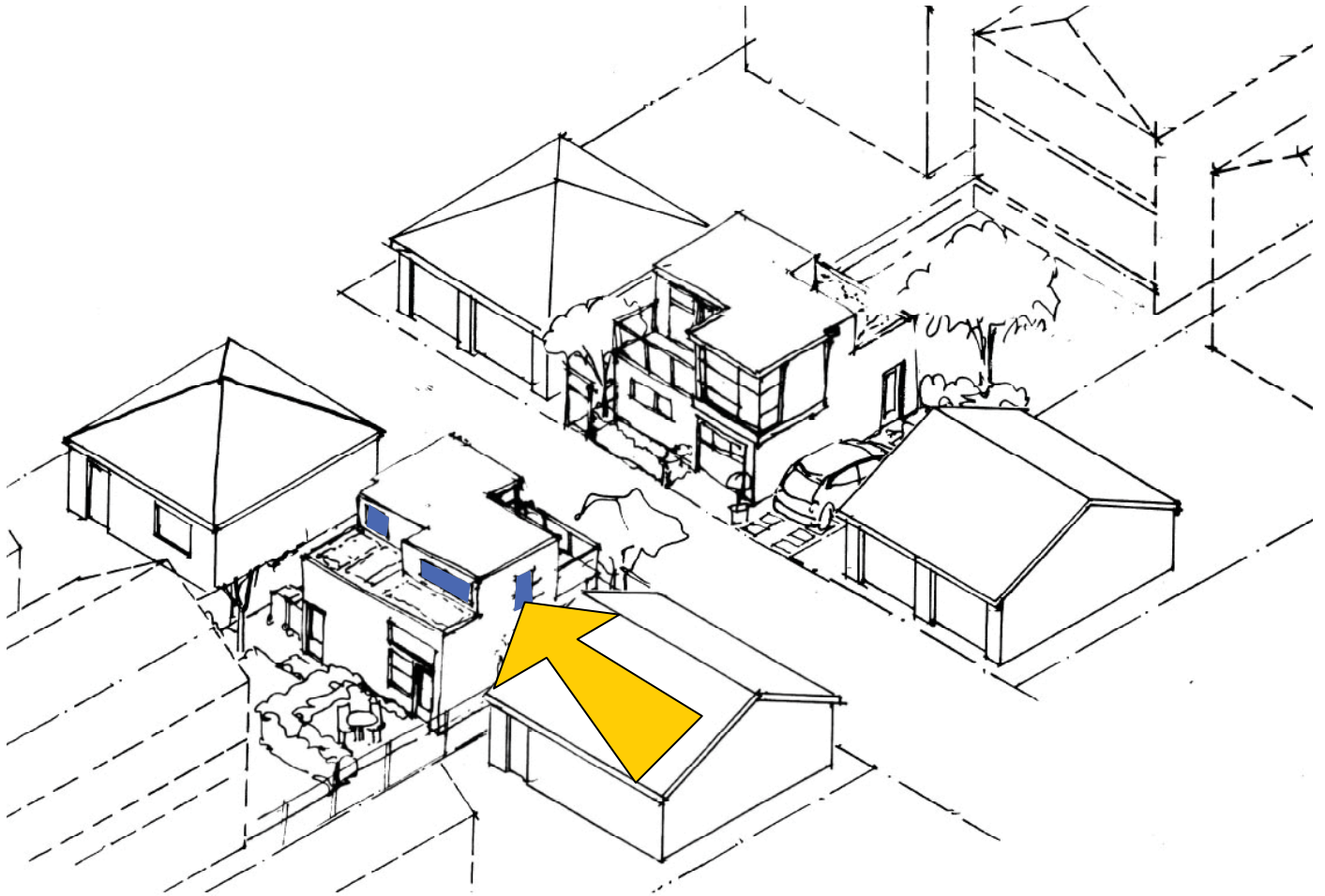
upper storey stepped back from backyard open space

Massing guidelines limit the height of the building next to the backyard to enhance solar access and to limit the sense of scale perceived from adjacent neighbours. In this case, the design response is to step the building back at the upper level.



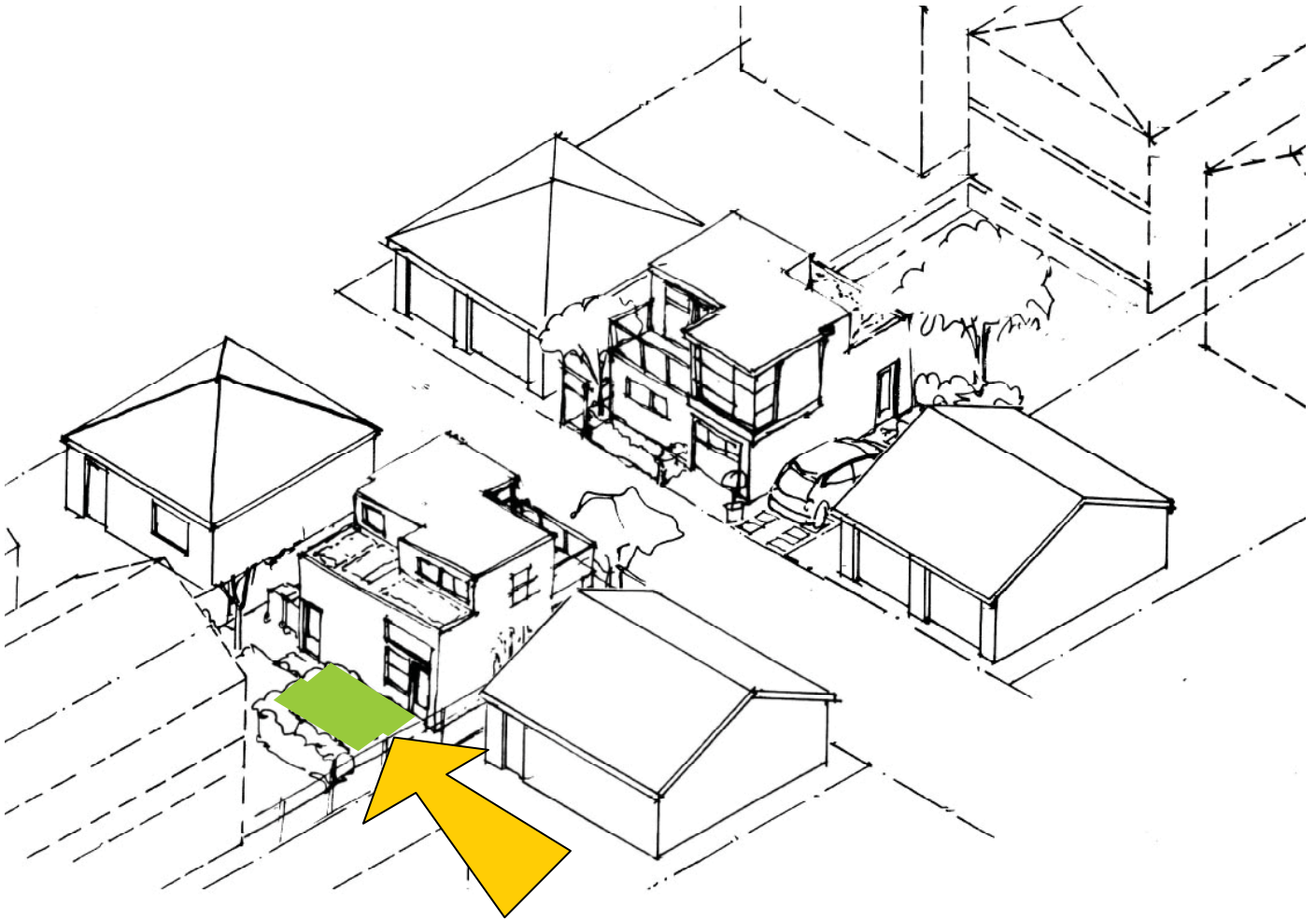
main windows to lane

Guidelines emphasize the lane for upper level windows and orientation.



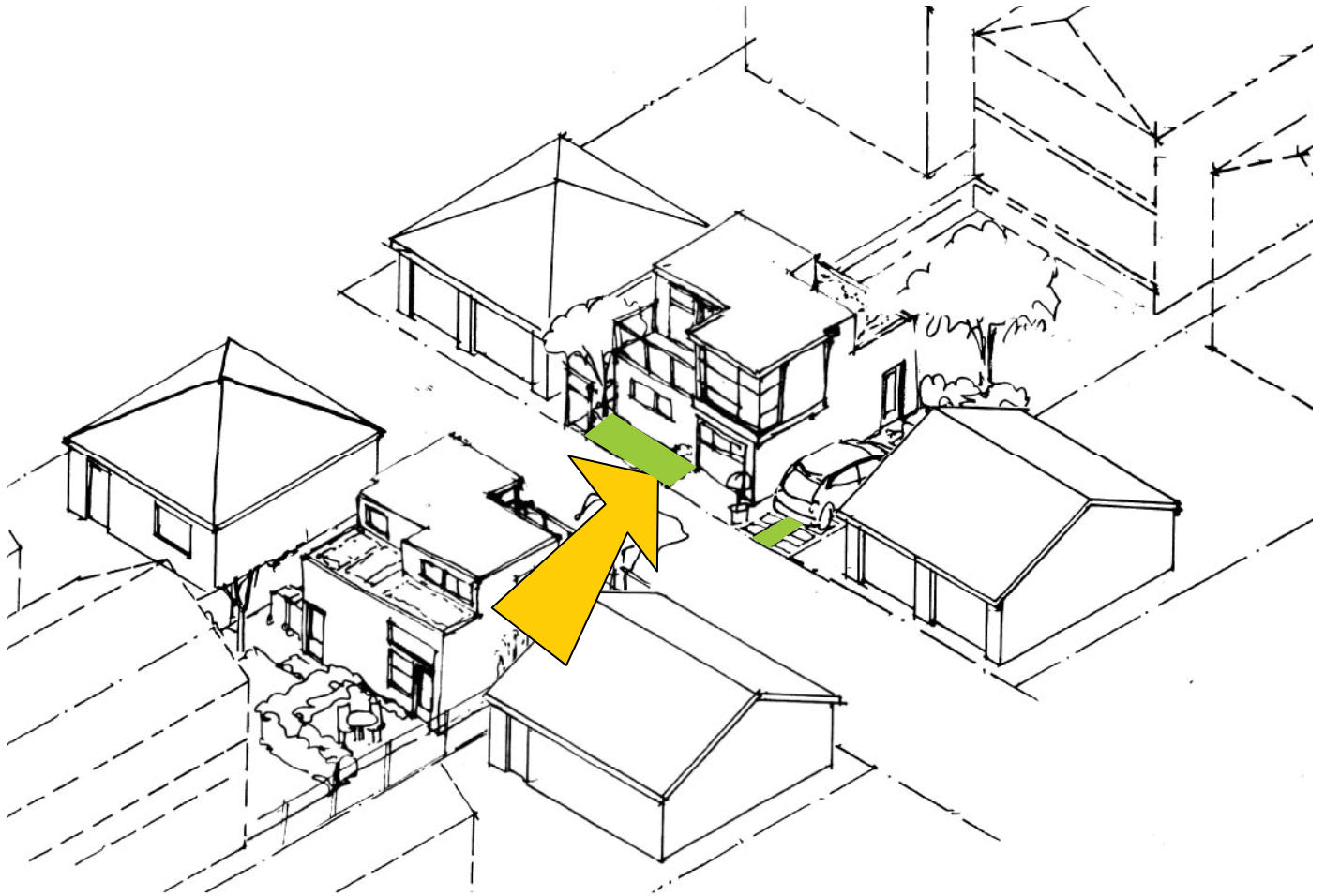
limited upper level sideyard and garden facing windows

The extent of windows on sideyards and facing the garden on the upper level are limited or designed to increase privacy and reduce overlook of neighbouring properties.



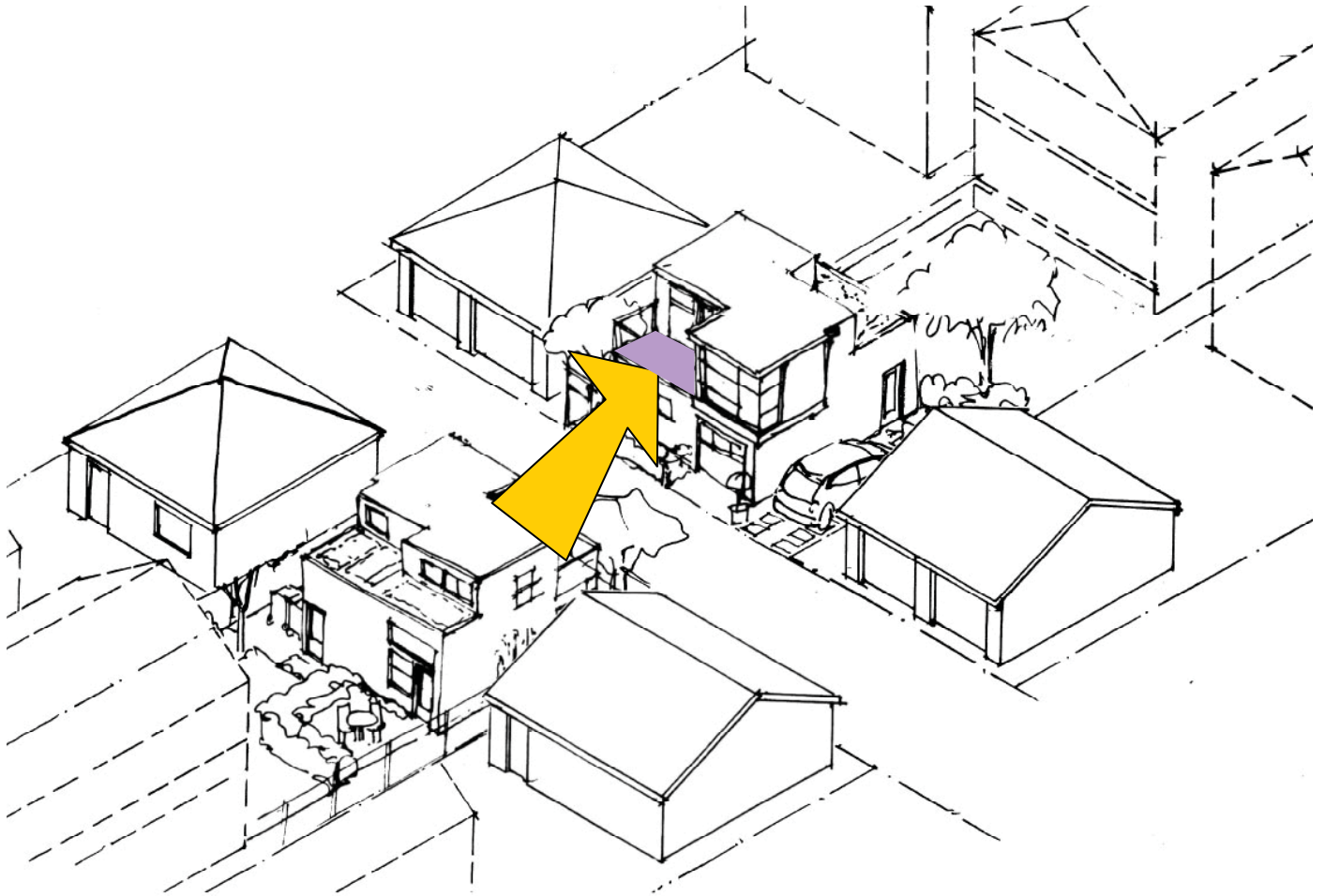
LWH access to private outdoor space

A LWH should be provided with access to private outdoor space as part of either the backyard, an area adjacent to the lane, and/or an upper level roof deck.



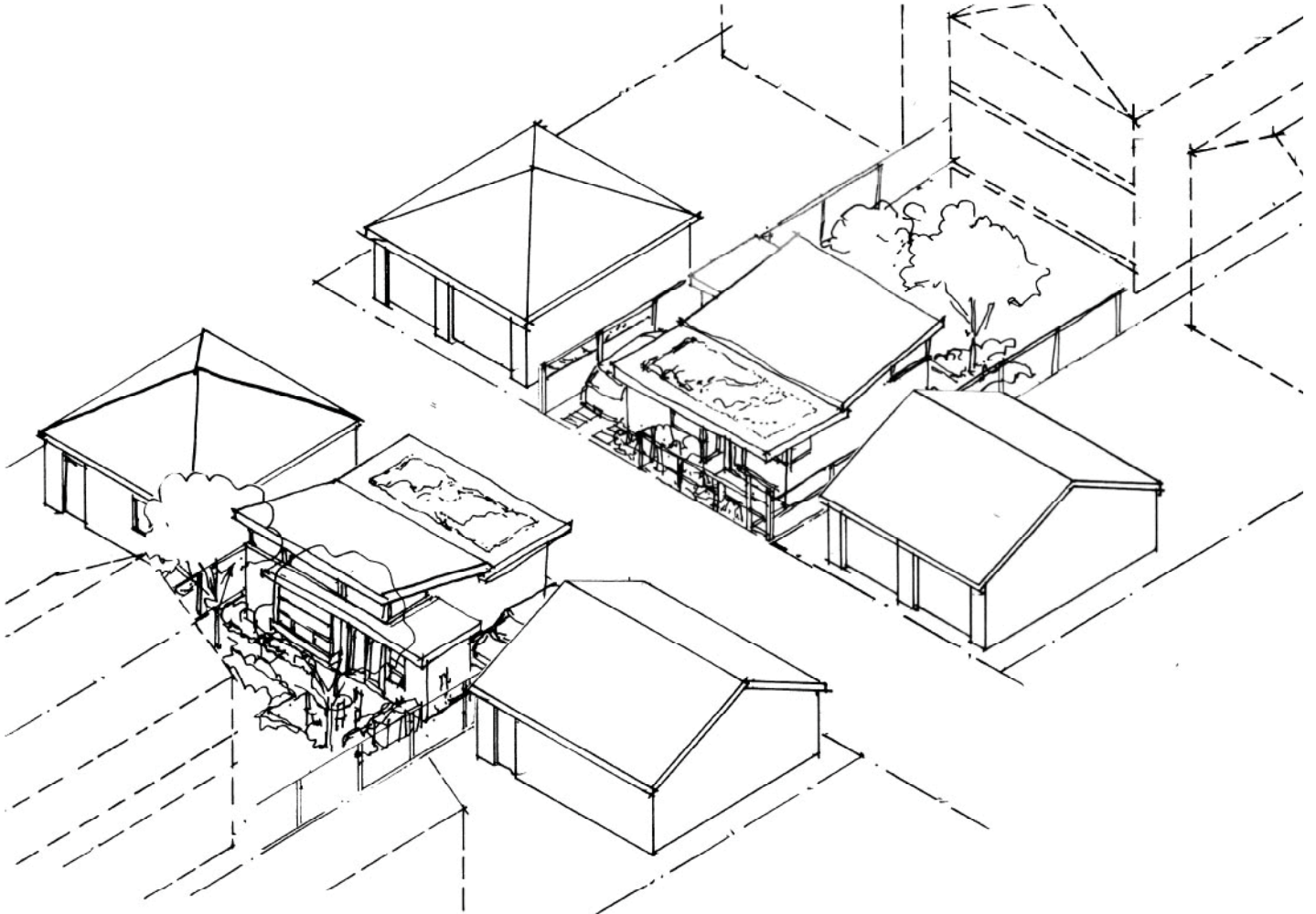
'lanescape'

Landscape and greening is required along the lane's edge. In effect, the lane becomes the public space or 'street' on which the laneway house is located.



upper level decks facing lane

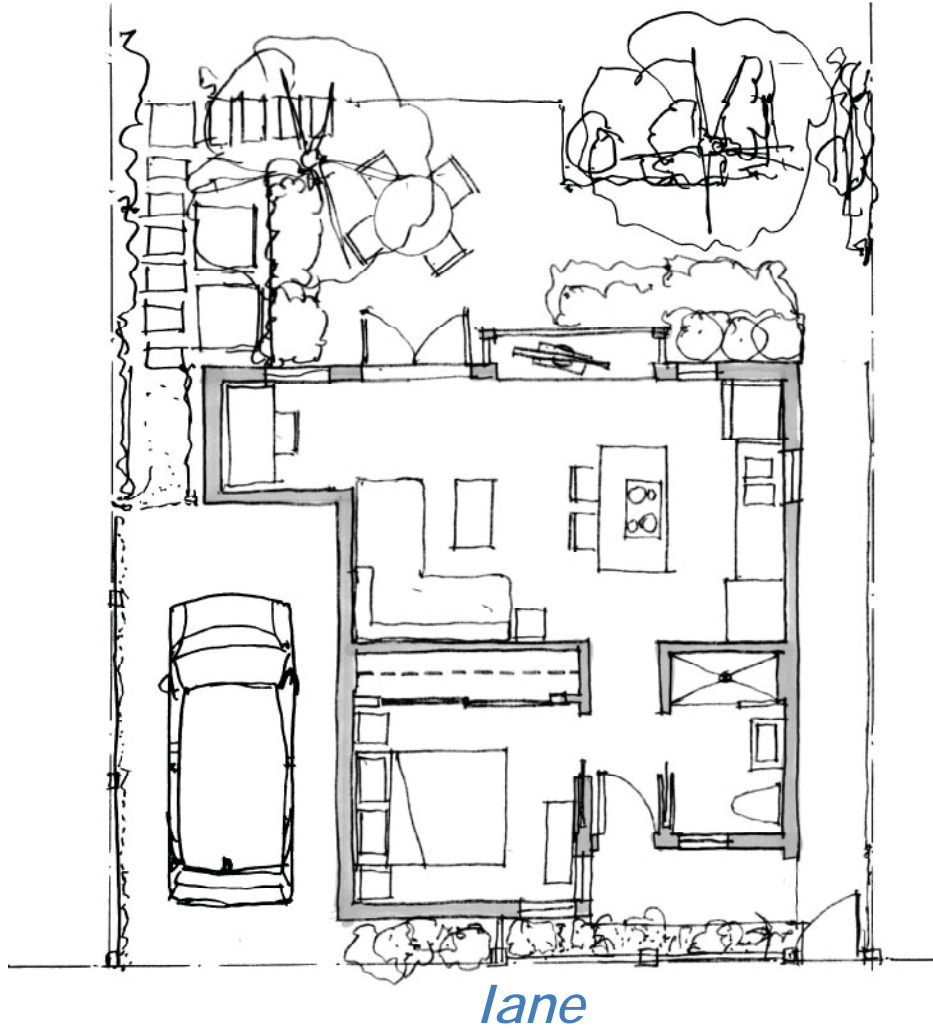
To enhance both livability and neighbourliness, upper level decks are allowed, but they are limited in size and are required to face the lane, not the backyard or neighbouring garden.



33' lot

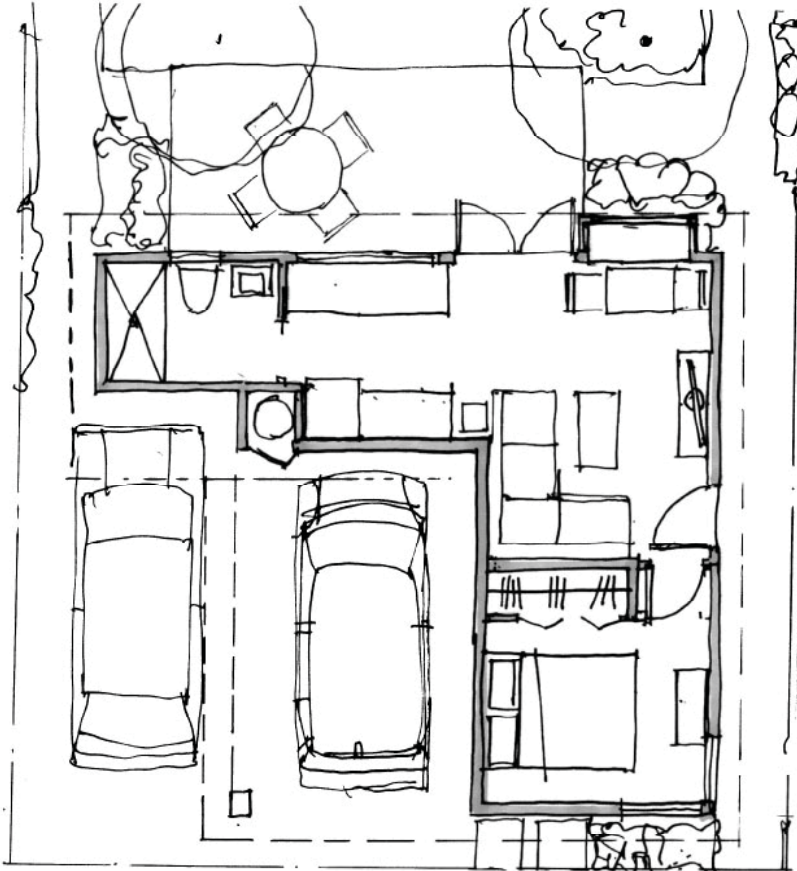
- **single level unit**
- **1 parking space**
- 500 sq. ft. unit
- 1 bedroom

These sketches & plans are illustrative examples, many other configurations are possible.



33' lot

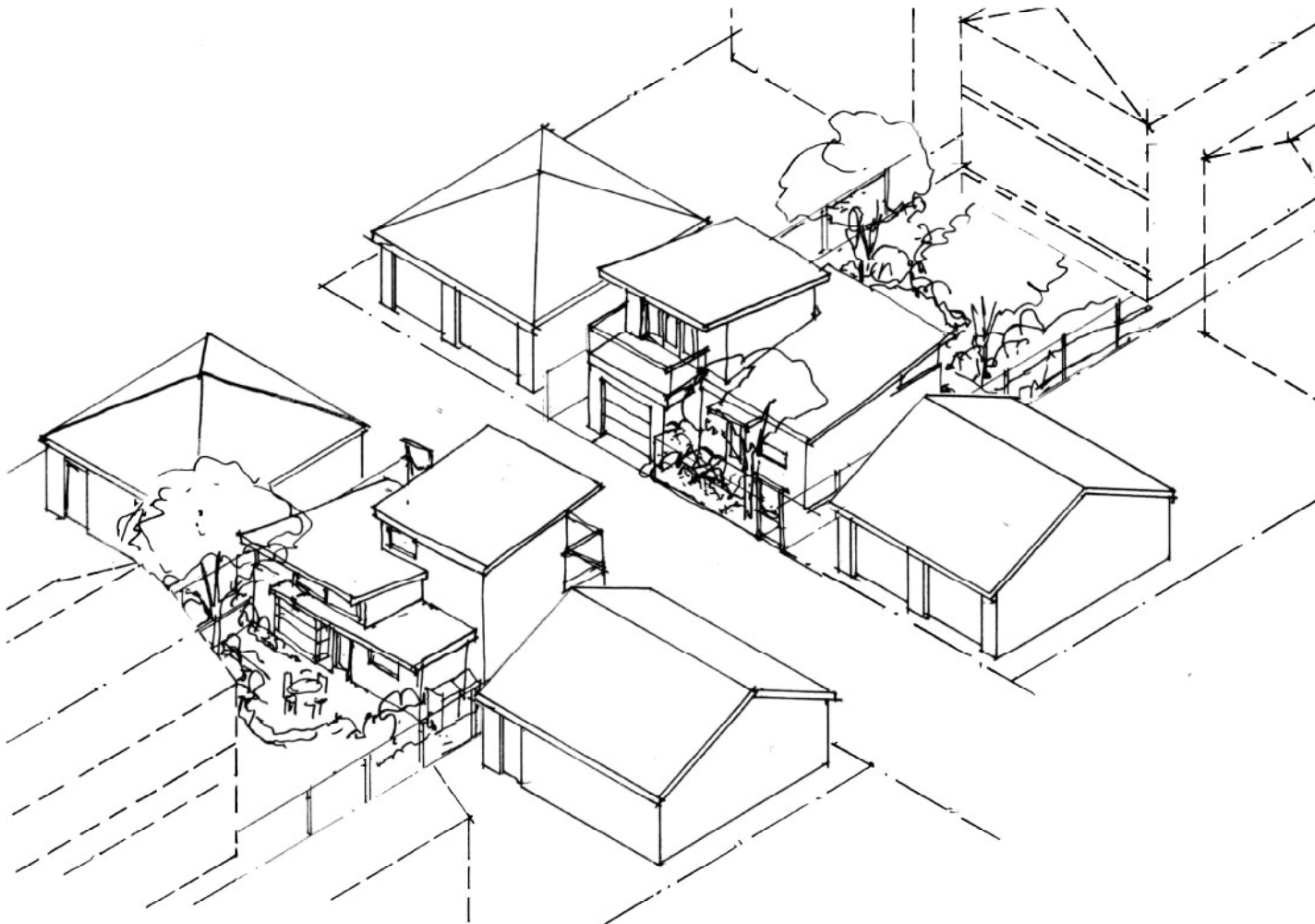
- **single level unit**
- **1 parking space**
- 500 sq. ft. unit
- 1 bedroom



lane

33' lot

- **single level unit**
- **2 parking spaces**
- 370 sq. ft. unit
- 1 bedroom/studio



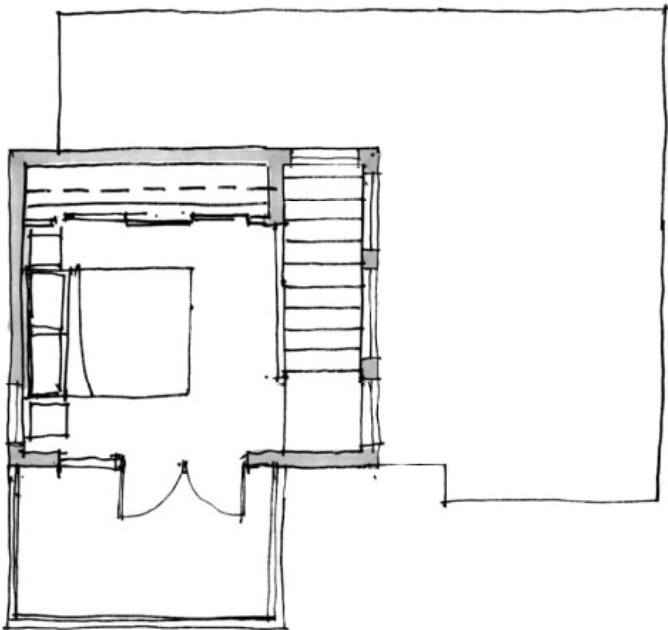
33' lot

- **1 1/2 storey unit**
- **1 parking space**
- 500 sq. ft. unit
- 1 bedroom (living space at grade, loft bedroom)

These sketches & plans are illustrative examples, many other configurations are possible.



Ground level

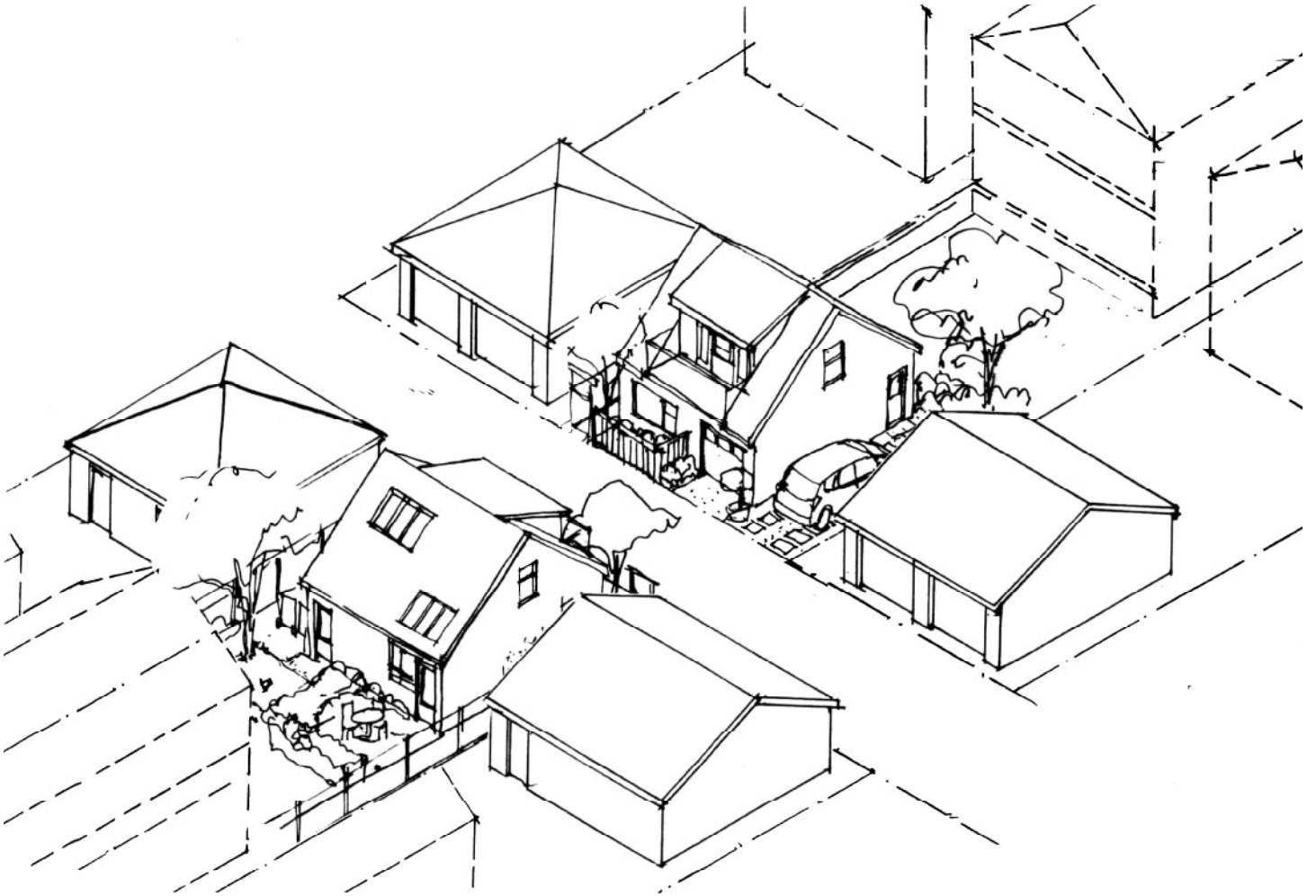


loft level

33' lot

- **1 1/2 storey unit**
- **1 parking space**
- **500 sq. ft. unit**
- **1 bedroom (living space at grade, loft bedroom)**

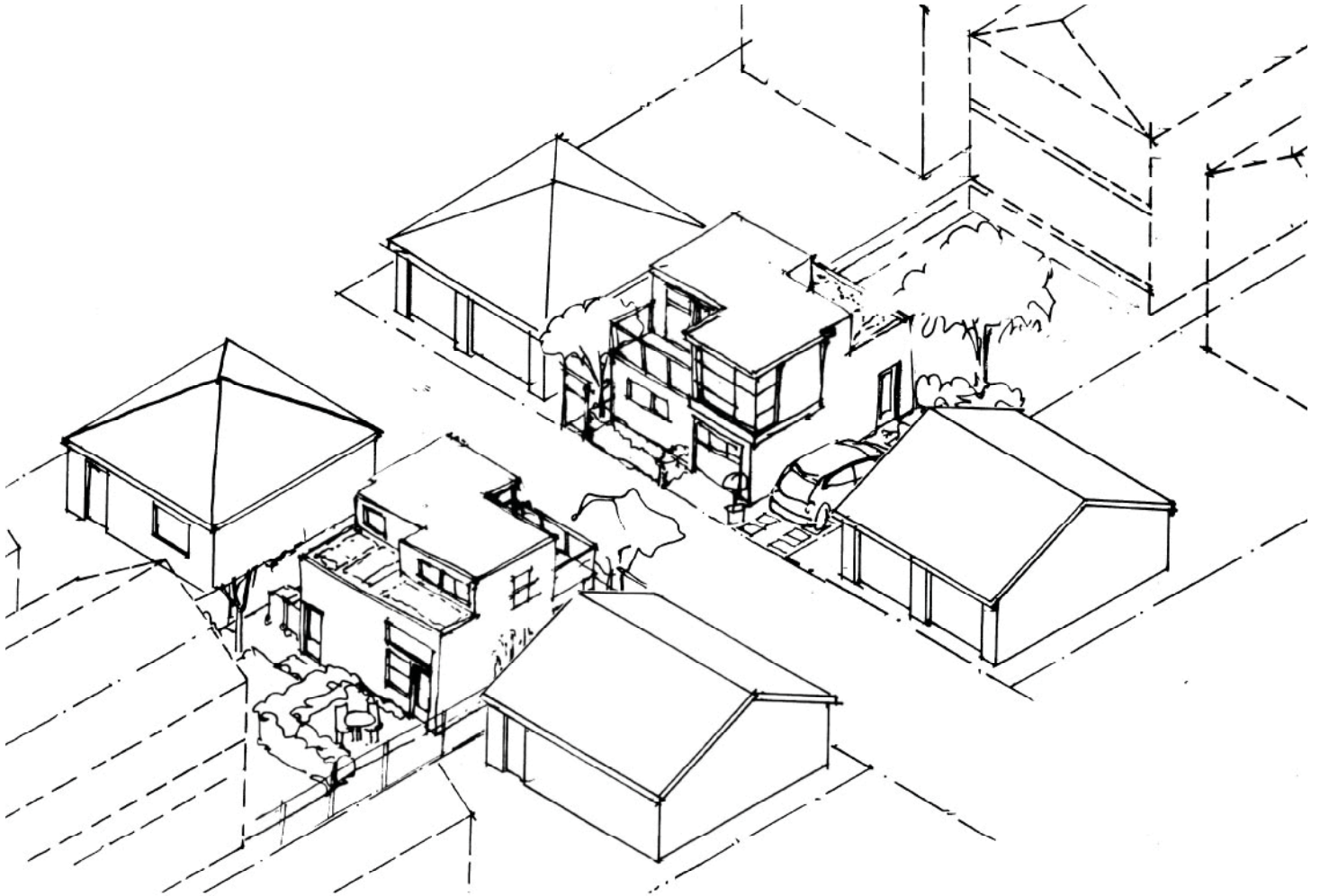
These sketches & plans are illustrative examples, many other configurations are possible.



33' lot

- **1 1/2 storey unit**
- **2 parking spaces** (1 surface, 1 enclosed)
- 500 sq. ft. unit
- 1 bedroom
- traditional pitched roof

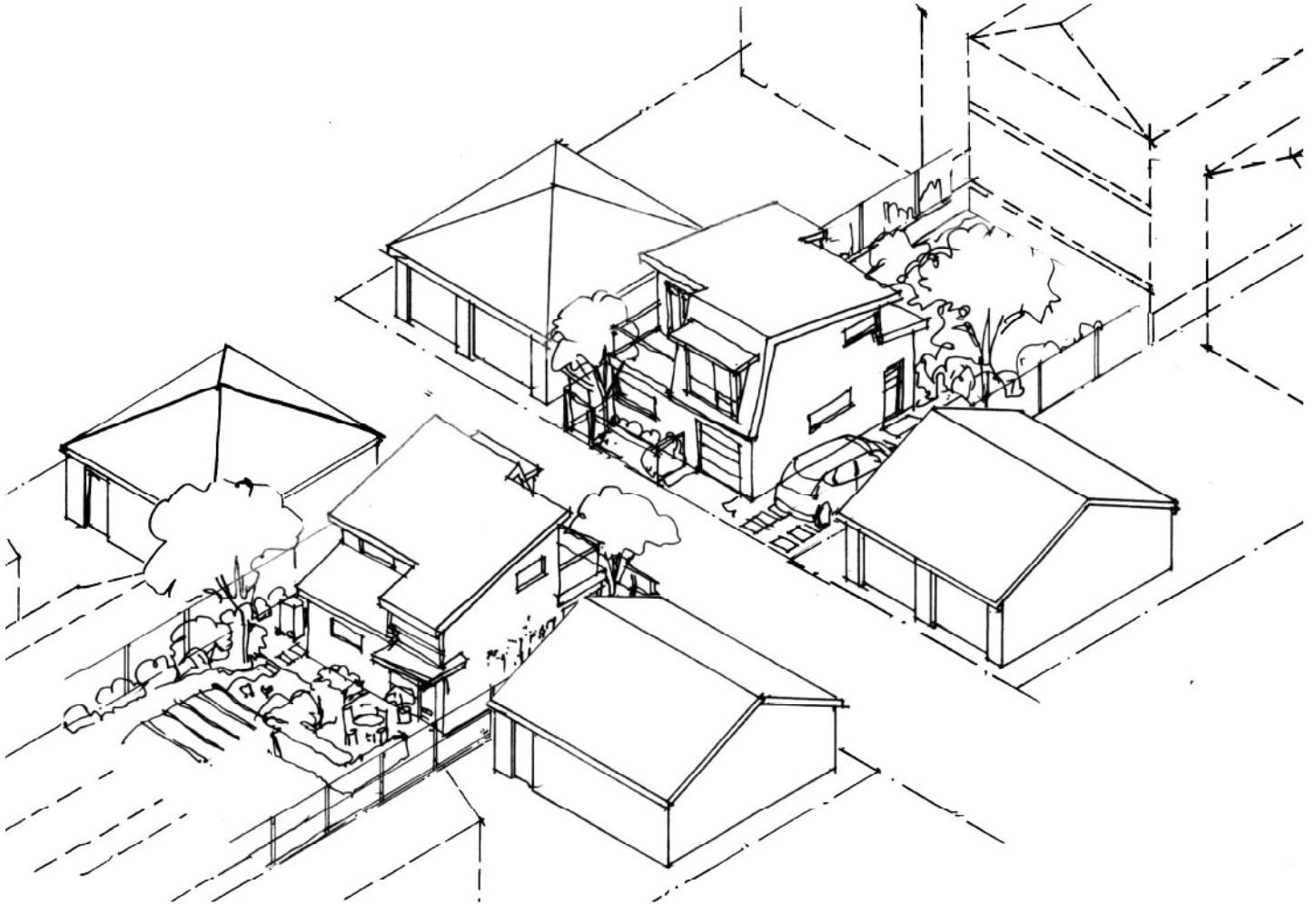
These sketches & plans are illustrative examples, many other configurations are possible.



33' lot

- **1 1/2 storey unit**
- **2 parking spaces** (1 surface, 1 enclosed)
- 500 sq. ft. unit
- 1 bedroom
- modernist flat roof

These sketches & plans are illustrative examples, many other configurations are possible.

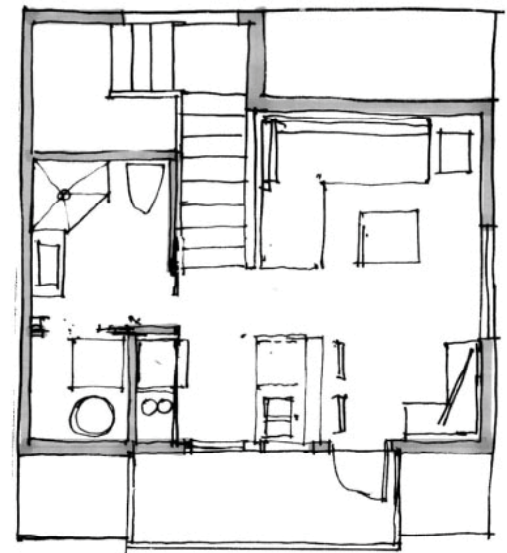
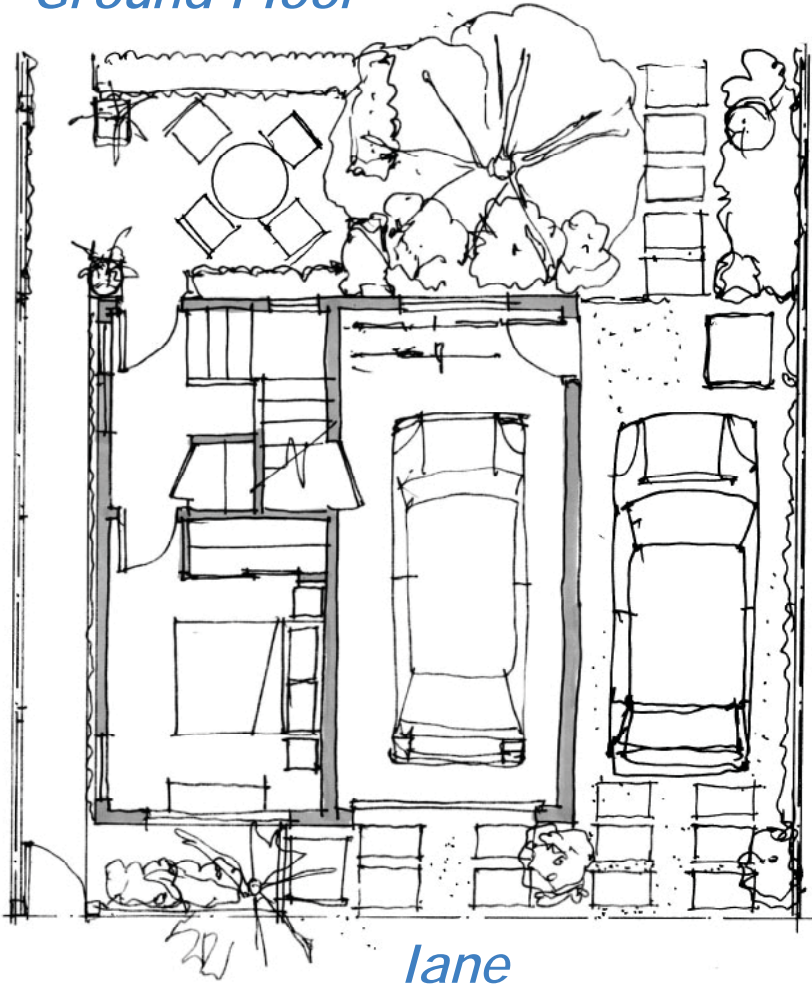


33' lot

- **1 1/2 storey unit**
- **2 parking spaces** (1 surface, 1 enclosed)
- 500 sq. ft. unit
- 1 bedroom
- contemporary pitched roof

These sketches & plans are illustrative examples, many other configurations are possible.

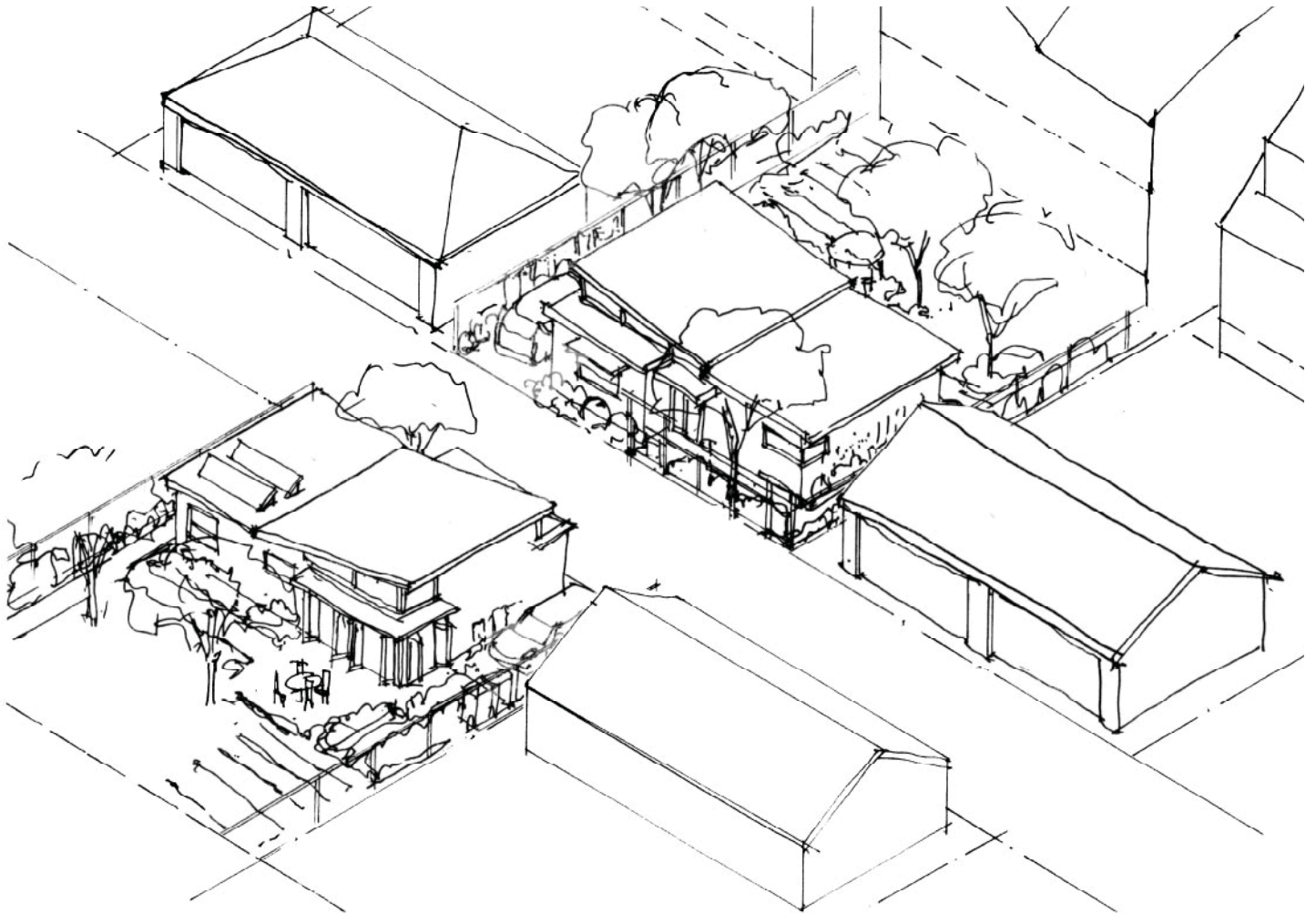
Ground Floor



Upper floor

33' lot

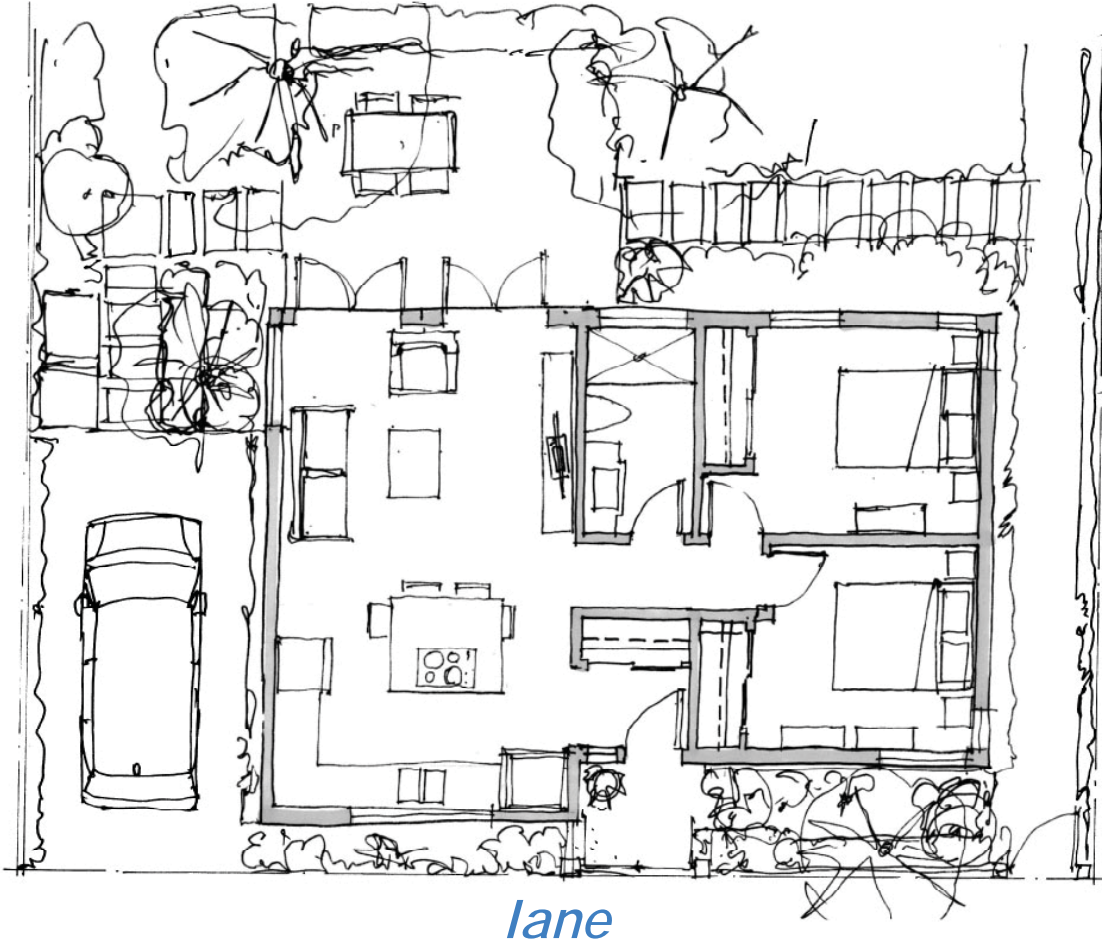
- **1 1/2 storey unit**
- **2 parking spaces** (1 surface, 1 enclosed)
- 500 sq. ft. unit
- 1 bedroom



50' lot

- **single level unit**
- **1 parking space**
- 750 sq. ft.
- 2 bedroom

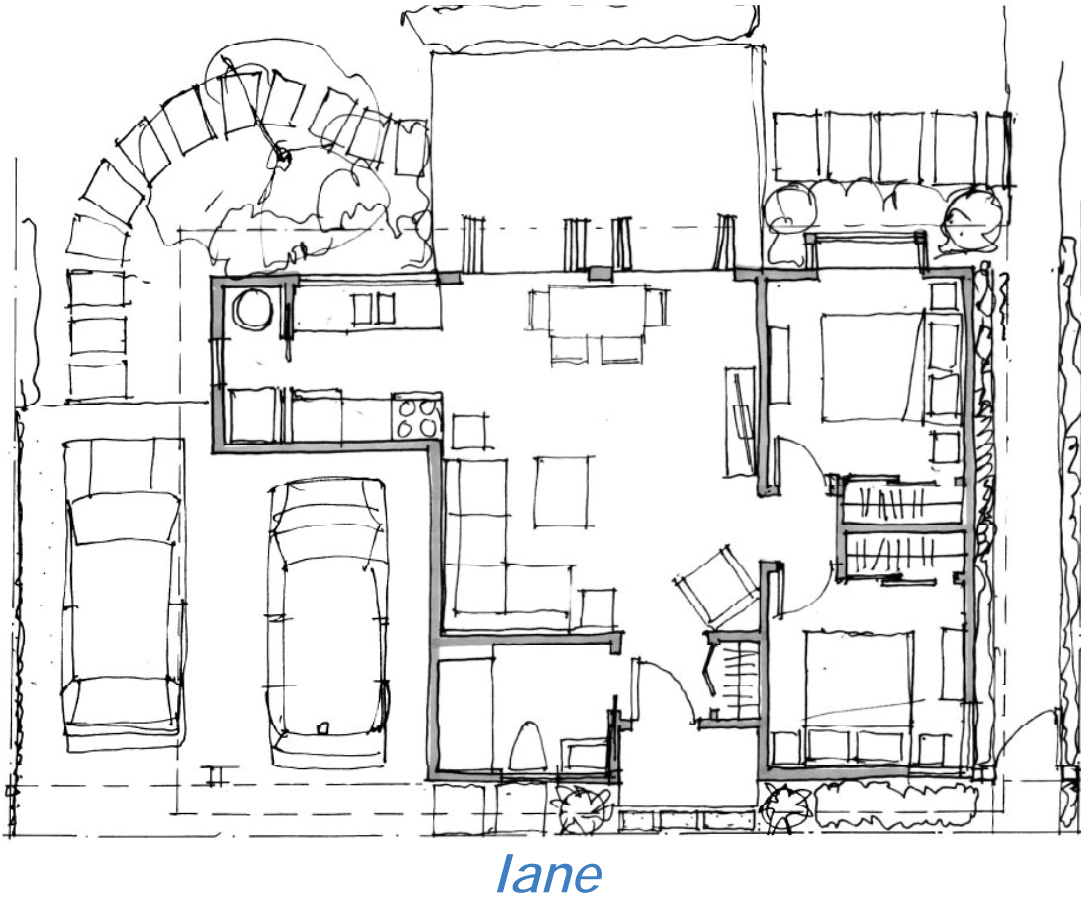
These sketches & plans are illustrative examples, many other configurations are possible.



50' lot

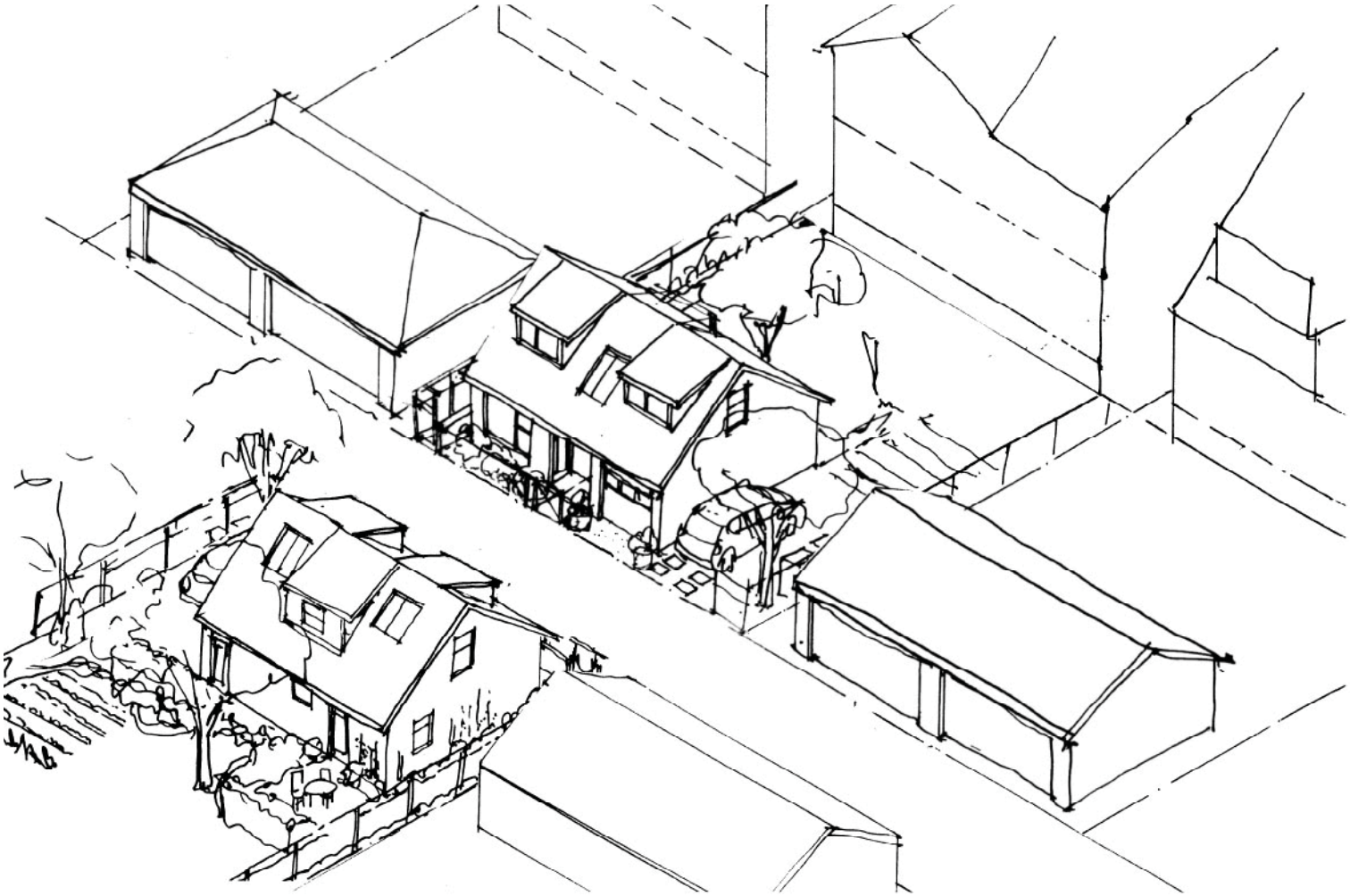
- **single level unit**
- **1 parking space**
- 750 sq. ft.
- 2 bedroom

These sketches & plans are illustrative examples, many other configurations are possible.



50' lot

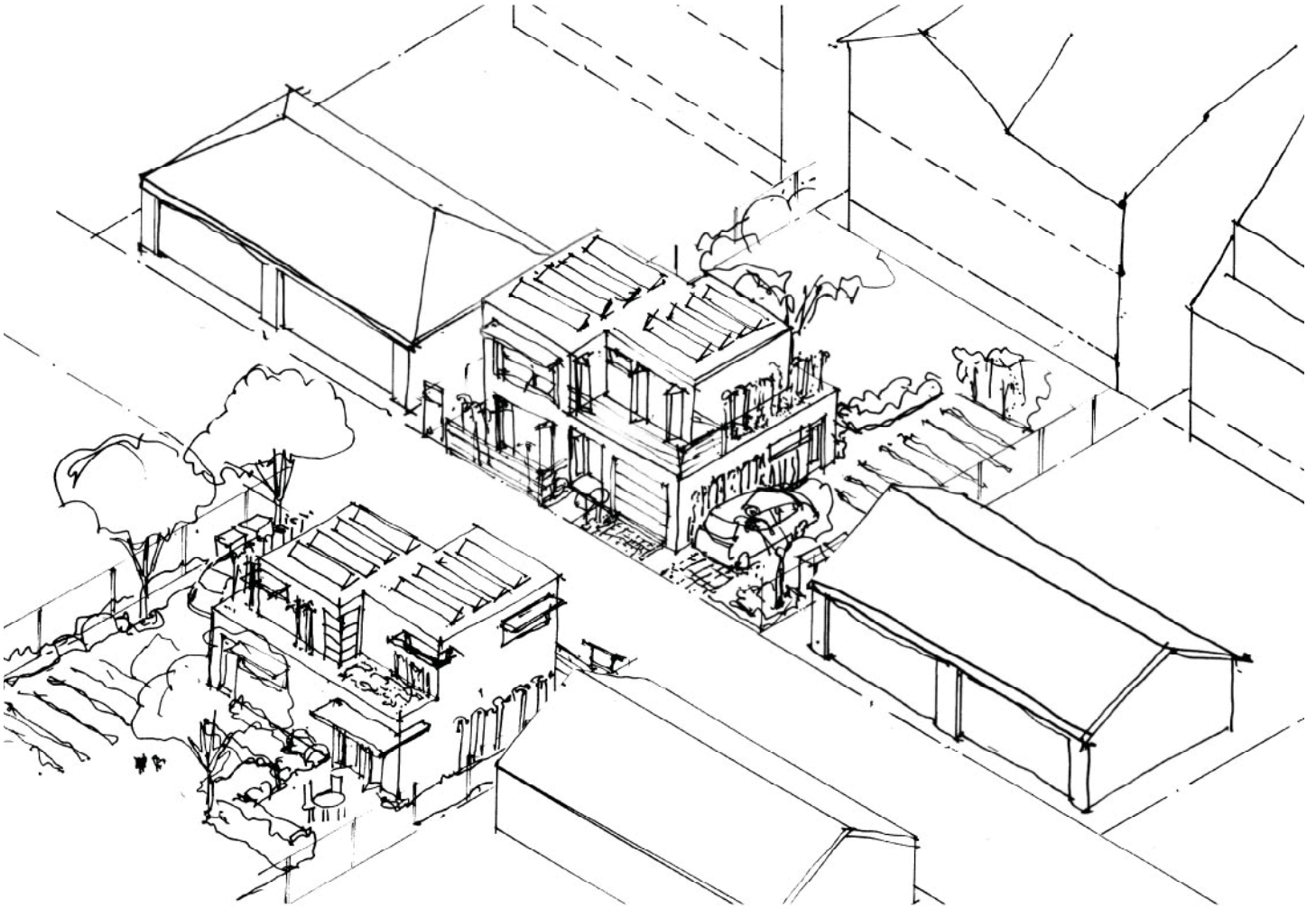
- **single level unit**
- **2 parking spaces**
- 680 sq. ft.
- 2 bedroom



50' lot

- **1 1/2 storey unit**
- **2 parking spaces** (1 surface, 1 enclosed)
- 750 sq. ft.
- 2 bedroom
- traditional pitched roof

These sketches & plans are illustrative examples, many other configurations are possible.



50' lot

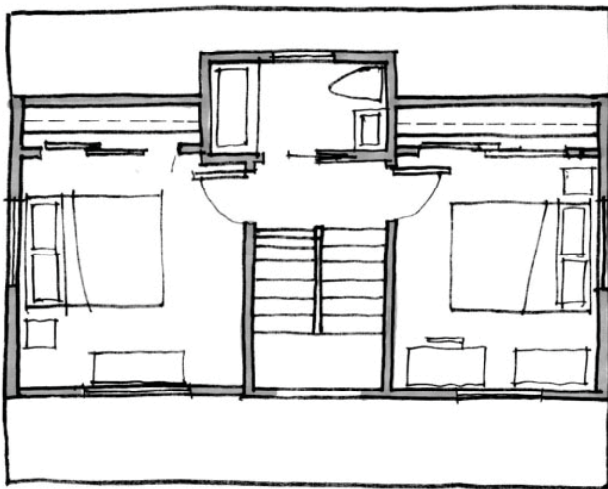
- **1 1/2 storey unit**
- **2 parking spaces** (1 surface, 1 enclosed)
- 750 sq. ft.
- 2 bedroom
- modernist flat roof

These sketches & plans are illustrative examples, many other configurations are possible.

Ground floor



lane



Upper floor

50' lot

- **1 1/2 storey unit**
- **2 parking spaces**
(1 surface, 1 enclosed)
- **750 sq. ft.**
- **2 bedroom**