



KINGSWAY AND KNIGHT NEIGHBOURHOOD CENTRE: HOUSING AREA PLAN

Adopted by City Council on July 8, 2004

The following information has been extracted from two sources: the Kingsway and Knight Neighbourhood Centre: Housing Area Plan, and the staff report that dealt with its adoption by City Council on July 8, 2004. The complete Plan document is available from the Planning Department at 604-873-7344 or at www.city.vancouver.bc.ca.

The Plan is a project of the CityPlans Division, with significant assistance from the Engineering Department Transportation Branch.

1.0 Background

The Plan implements Directions in the Kensington-Cedar Cottage Community Vision (1998) to introduce new small scale housing in the area around Kingsway and Knight, in order to increase housing variety in the community. Together with the Kingsway and Knight Neighbourhood Centre: Shopping Area Public Realm and Pedestrian/Traffic Improvements Plan, and some other initiatives, the Plan will reinforce the area as a Neighbourhood Centre.

2.0 Plan Contents: General Description

The Plan includes:

- (a) Description of two proposed new residential zones--Courtyard Rowhouse and Small House/Duplex—for which regulations and guidelines are to be drafted;
- (b) Identification of areas in which the new zoning is to be applied through city-initiated rezoning (see map on reverse). This is subject to approval at a Public Hearing;
- (c) Proposed Parking Bylaw standards for the new zones;
- (d) Directions on design guidelines;
- (e) A Linkages and Greening Concept for the area, to be implemented over time;
- (f) Directions on traffic calming and on-street parking for the area; and
- (g) Comments and directions on utilities, garbage and recycling, Development Cost Levies, and community facilities and services.

3.0 Two New Housing Zones

On sites of two typical lots or more, the Courtyard Rowhouse zone will allow two rows of side-by-side units, one near the street and the other near the lane. Density will be between 1.0 and 1.2 FSR. The zone will include a form variation for noisy arterials, like Knight, as well as an option for three storey apartment forms in specified areas. The Small House/Duplex zone will allow various combinations of infill, “mini-houses” and duplexes, depending on whether the site comprises one, two or three typical lots. Density will range up to about 0.8 FSR.

The both zones will contain some incentives for retention of character pre-1940 houses on single lots, and the Small House/Duplex zone will require their retention in any development involving two lots or more. All new development, including new single family houses, will be subject to design guidelines.

4.0 Proposed Locations for New Housing

The map below shows the proposed locations for the two new zones.



5.0 Next Steps

Council instructed staff to draft the necessary regulations and guidelines for report back for referral to a Public Hearing, which staff anticipate will occur early in 2005. Until then, the current zoning remains in force.