















laneway housing HOW-TO GUIDE

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Updated versions of this guide are available online at: http://www.vancouver-ecodensity.ca/content.php?id=47

CONTENTS

OVERVIEW

in this section:

- how to use this guide
- what is a laneway house?
- why laneway housing?
- laneway housing principles

how to use this guide

this guide can help you....

- assess whether your lot is eligible for a laneway house
- determine what kind of laneway house you can build
- understand important cost and feasibility considerations

this guide contains....

- an overview of laneway housing
- a step-by-step guide to the application process
- diagrammatic and illustrative examples of laneway housing regulations and guidelines.*

this guide supplements....

- detailed regulations and guidelines for laneway housing, which can be viewed at http://vancouver.ca/commsvcs/ecocity/lanewayhousing.htm.

* The examples shown in this guide are illustrative only. In the case of any perceived discrepancies, the regulations and guidelines prevail.

what is a laneway house?

- A laneway house (LWH) is a small house at the rear of a lot near the lane and may include both a dwelling unit and parking/accessory uses.
- Laneway housing is allowed in RS-1 and RS-5 single family areas (see map on page 9).
- A laneway house can be permitted in addition to a secondary suite in the main house.
- A laneway house can be for family use or rental; strata-titling is not permitted.

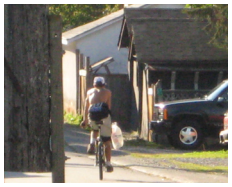
why laneway housing?

Vancouver residents gave many reasons for wanting laneway housing:

- to provide housing for a variety of users, such as aging family members, adult children, caregivers, and homeowners wishing to downsize.
- to provide more choice of housing type in single-family residential neighbourhoods
- to contribute to rental housing in the city
- to support sustainability by providing more opportunities for people to live in the city close to jobs, services, and frequent transit.

laneway housing principles

The following principles underlie laneway housing regulations and guidelines:



1. **AFFORDABILITY**
   Laneway housing provides new housing choices for family members or renters in single family residential areas.

2. **HOMEOWNER OPPORTUNITY**
   Homeowners are able to add a laneway house while keeping their existing home, or build a laneway house along with a new main house.

3. **LANE ENHANCEMENT**
   Laneway housing makes lanes greener, more livable, and safer by providing living space and planting where regulations otherwise permit garage and paving.

4. **LIVABLE AND NEIGHBOURLY UNITS**
   Regulations and design guidelines ensure that laneway houses:
   - maintain backyard open space
   - stay as close to garage form as possible to limit impact on neighbours
   - provide for a variety of livable unit types

5. **GREEN DESIGN**
   Laneway housing complies with the new Green Homes Program, as adapted for the small size of the laneway house.

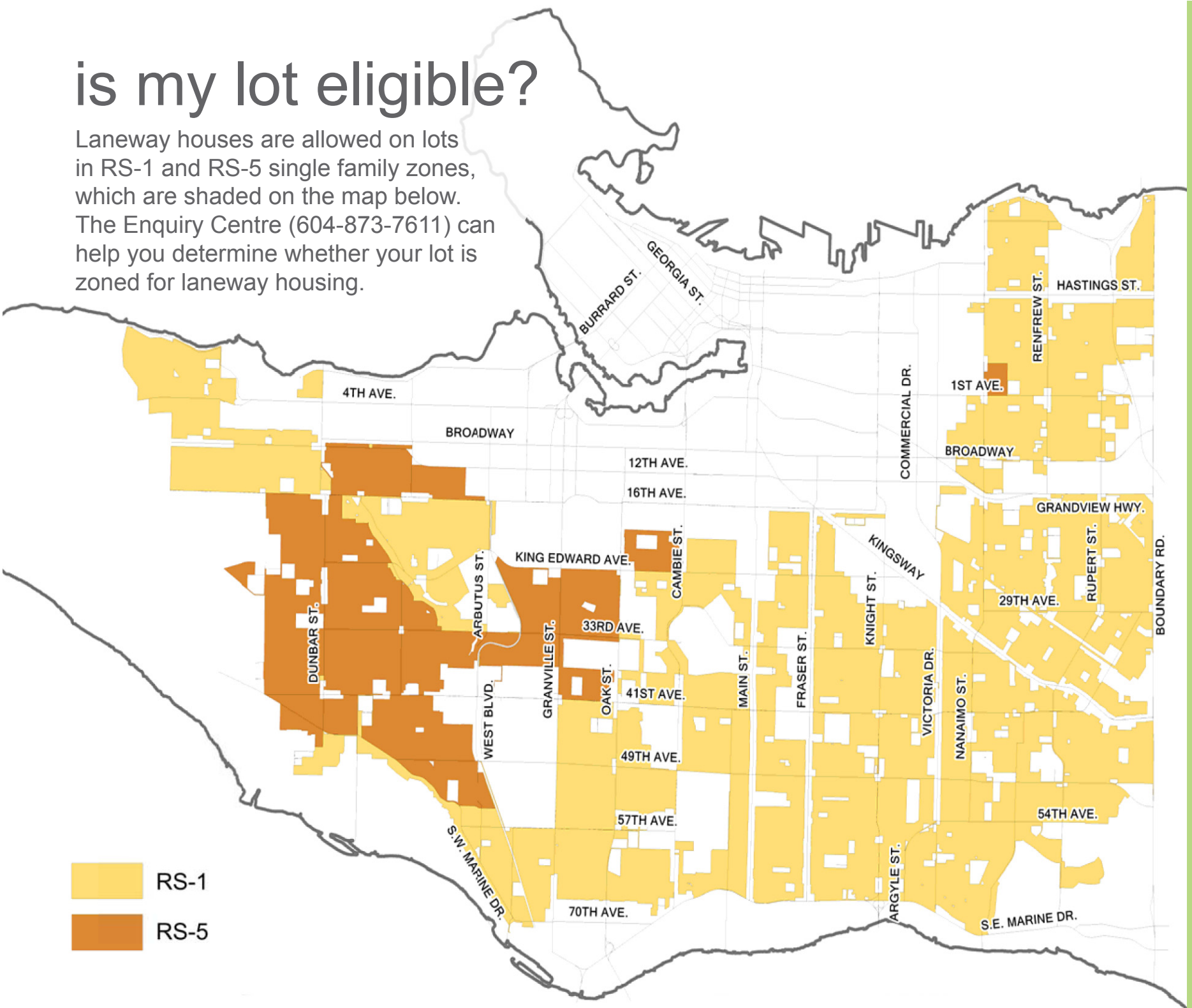
PLANNING

in this section:

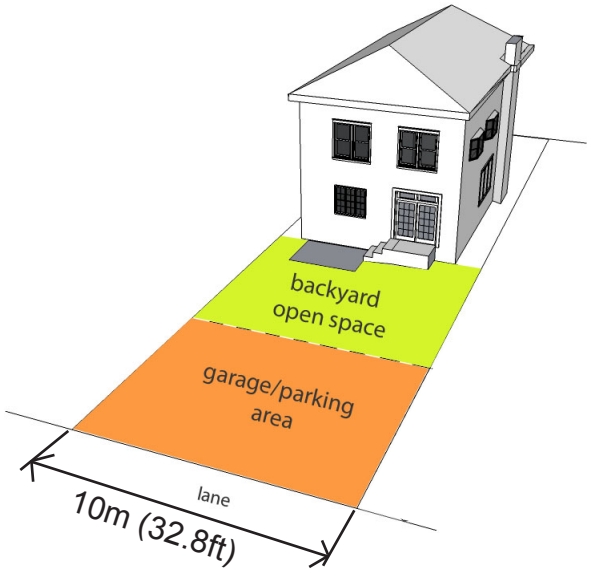
- is my lot eligible?
  - zone
  - lot size
  - lane access
  - minimum building separation
  - fire access
- what steps are involved?
  - step 1: site servicing research
  - step 2: pre-application review
  - step 3: application process

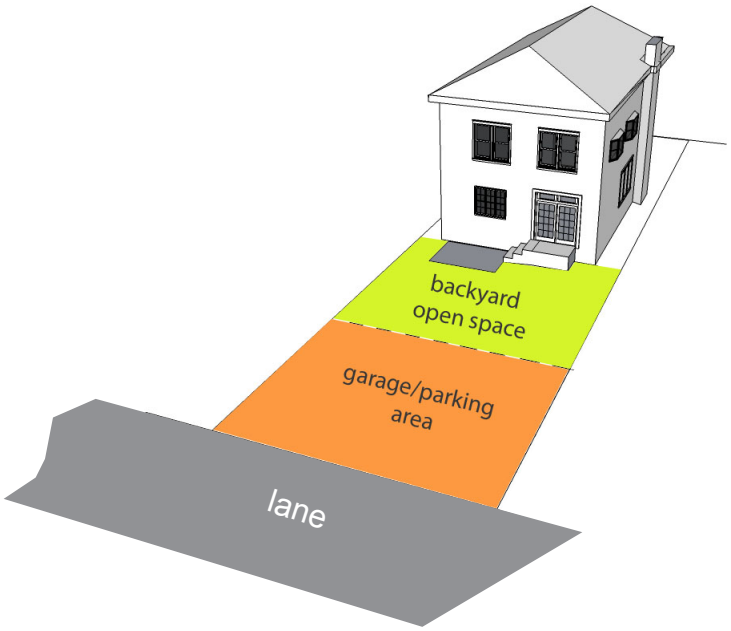
is my lot eligible?

Laneway houses are allowed on lots in RS-1 and RS-5 single family zones, which are shaded on the map below. The Enquiry Centre (604-873-7611) can help you determine whether your lot is zoned for laneway housing.



is my lot eligible?





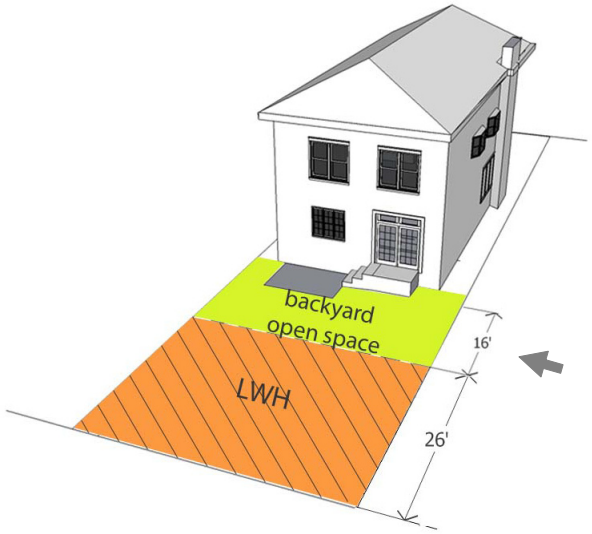
LOT SIZE

You may build a laneway house if your site is a minimum of 10 metres (32.8 feet) wide. Permission to build a laneway house on a narrower lot may be granted by the Board of Variance.Call the Enquiry Centre at 604-873-7611 for details or to help determine your lot size.

LANE ACCESS

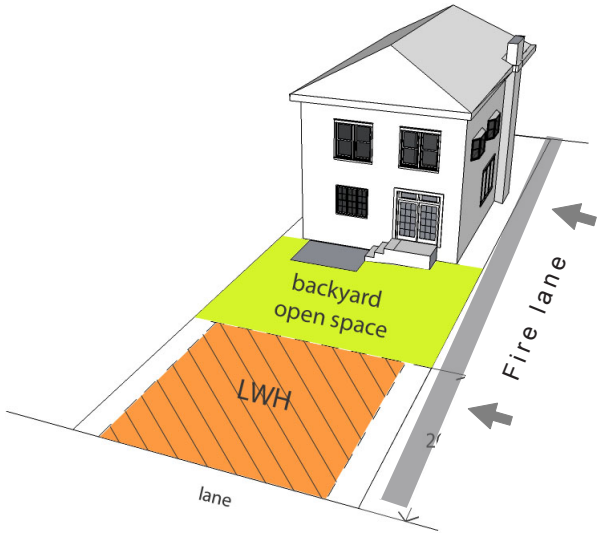
In order to build a laneway house, your site must have access to an open lane; be located on a corner served by an open or dedicated lane; or be located on a double fronting site served by a street on both the front and rear. To determine whether your lot is served by an open or dedicated lane, call the Enquiry Centre at 604-873-7611.

is my lot eligible?



BUILDING SEPARATION

Your lot must be deep enough to allow for both a laneway house, which may extend up to 7.9 metres (26 feet) inward from the rear property line, AND a minimum separation of 4.9 metres (16 feet) between the laneway house and the principal house. Separation requirements may be difficult to meet on lots less than 122 feet deep, or on lots with longer main houses or attached garages. See page 19 for more details.



FIRE ACCESS

In order to add a laneway house to your lot, a fire access path must be provided along one of the sideyards. This path must be at least 0.9 metres (3 feet) wide and run from the street, past the main house, and all the way back to the laneway house entrance.

what steps are involved?

If you want to build a laneway house, follow the steps below to determine costs and feasibility, and obtain necessary approvals.

step 1 site servicing research

Investigate costs and requirements for sewer and water connections, electrical service, and gas installation.

step 2 pre-application review

Submit a site survey and other plans for Engineering, Design, and Landscaping pre-application reviews.

step 3 application process

Submit your permit application and meet related requirements, such as Homeowner Protection Office approval.

step 1 site servicing research

Once you've determined that your lot is eligible, you'll need to investigate the cost and feasibility of service connections. Although a site survey and detailed plans are not necessary at this point, you'll need a basic site plan to explore servicing options.

SEWER & WATER DESIGN

Call or visit City of Vancouver Engineering Client Services to investigate sewer and water connection fees and requirements.
Phone: **604-873-7323** Location: Crossroads Building, 507 W. Broadway, 5th Floor
http://vancouver.ca/engsvcs/watersewers/sewers/permits/laneway.htm

ELECTRICAL SERVICING

Discuss your preliminary plans with BC Hydro to determine requirements and get an estimate of connection costs.
Phone: **1-877-520-1355**
https://www.bchydro.com/youraccount/content/laneway_housing_connections.jsp
Information on laneway house electrical installations is available on the Licences and Inspections website: http://vancouver.ca/commsvcs/LICANDINSP/inspections/electrical/laneway.htm

GAS INSTALLATION AND GAS LINE LOCATION

Contact Terasen Gas for information on gas installation and existing gas line locations.
Phone: **1-888-224-2710** Call before you dig hotline: **1-800-474-6886**
http://www.terasengas.com

step 1 site servicing research

Table 1. Approximate site servicing costs

Service	Approximate Fee*	Variables
Sewer	$1750 or $7850	A $7850 connection fee applies to sites without an existing separated sewer system. A $1750 inspection fee applies to sites with an existing separated sewer system. Deeper trenching may require additional fees.
Water	$4200	Fee applies only to: 1) sites with an existing house built before 1985 2) concurrent construction of a new house/LWH 3) sites that require upgrading for fire safety
Electricity (BC Hydro)	$600 - $20,000 (Standard Charge)	Adding a laneway house may require a service extension. Overhead extensions range from $1,500 to $9,000 or higher. Underground extensions range from $5,000 to $20,000 or higher.
Gas	$25 and up	$25 connection fee applies on streets that have an existing gas main and where the cost to connect is $1535 or less (Terasen charges only $25 for the first $1535 in construction costs). Additional fees apply where connection costs exceed $1535, or on streets without gas mains.

* These fees do not include construction costs for work done on your property.

step 2 pre-application review

If site servicing is feasible, your next step is to prepare for the pre-application reviews listed below. Contact the issuing department to clarify submission requirements and arrange to meet with a development planner; then get started on your plans.

Pre-Application Review	Required Documents	Contact
Engineering	Site survey Sewer and water design	Engineering Client Services 604-873-7323
Design and Landscape	Site survey Site plan with zoning analysis Floor plans Elevations/sections Photos of site/neighbourhood Landscape plan Arborist report (if needed)	Enquiry Centre 604-873-7611

The site survey must be prepared by a BC Registered Land Surveyor. You may also want to hire a design professional (house designer or architect) to coordinate the preparation of plans and application materials. An overview of some of the required plans and the professionals who prepare them is found on page 16. A listing of professional associations is also found on page A5 of the appendix. More information on plan requirements can be found at http://www.vancouver.ca/commsvcs/developmentservices/subreq/pdf/lanewayhouse.pdf.

step 2 pre-application review

Table 2. Plan descriptions and contacts

Plan	Description	Contact
Site Survey	Plan view of existing site features: legal boundaries, topography, tree driplines, utility locations, and other features	Association of BC Certified Land Surveyors www.abcls.ca
Landscape Plans	Plan view of proposed plantings, plant lists, irrigation plans, and other landscaping specifications	BC Society of Landscape Architects www.bcsla.org
Architectural Plans		
Site Plan	Plan view of proposed development: building footprint, paving, parking, drainage, utility lines, landscaped areas	Architectural Institute of BC www.aibc.ca Greater Vancouver Home Builders' Association www.gvhba.ca
Floor Plans	Plan view of building interiors	
Elevations	Side view of building exteriors from each direction	
Sections	Vertical cross sections of building interiors and exteriors	

step 3 application process

Once you've completed pre-application review, you can prepare your formal permit application. A checklist of requirements can be found at http://www.vancouver.ca/commsvcs/developmentservices/subreq/pdf/lanewayhouse.pdf. To submit your application, call 604-871-6526 to schedule an intake appointment. The following requirements warrant special consideration:

APPLICATION FEES

Fees are payable not at intake, but upon receipt of your combined development and building permit.

- Development permit fee: $935
- Building fees: based on project value
- Development Cost Levy fees: $2.43 per square foot of dwelling unit space
- Fees for trades permits and inspections (electrical, gas, and plumbing) and other approvals will apply after issuance of the combined development and building permit

NON-STRATIFICATION COVENANT

If you build a laneway house as part of a total site redevelopment, you must enter into a legal agreement with the City to ensure that the laneway house will not be strata-titled. This process happens concurrently with the application review process. Call the Enquiry Centre for details.

HOMEOWNER PROTECTION OFFICE (HPO)

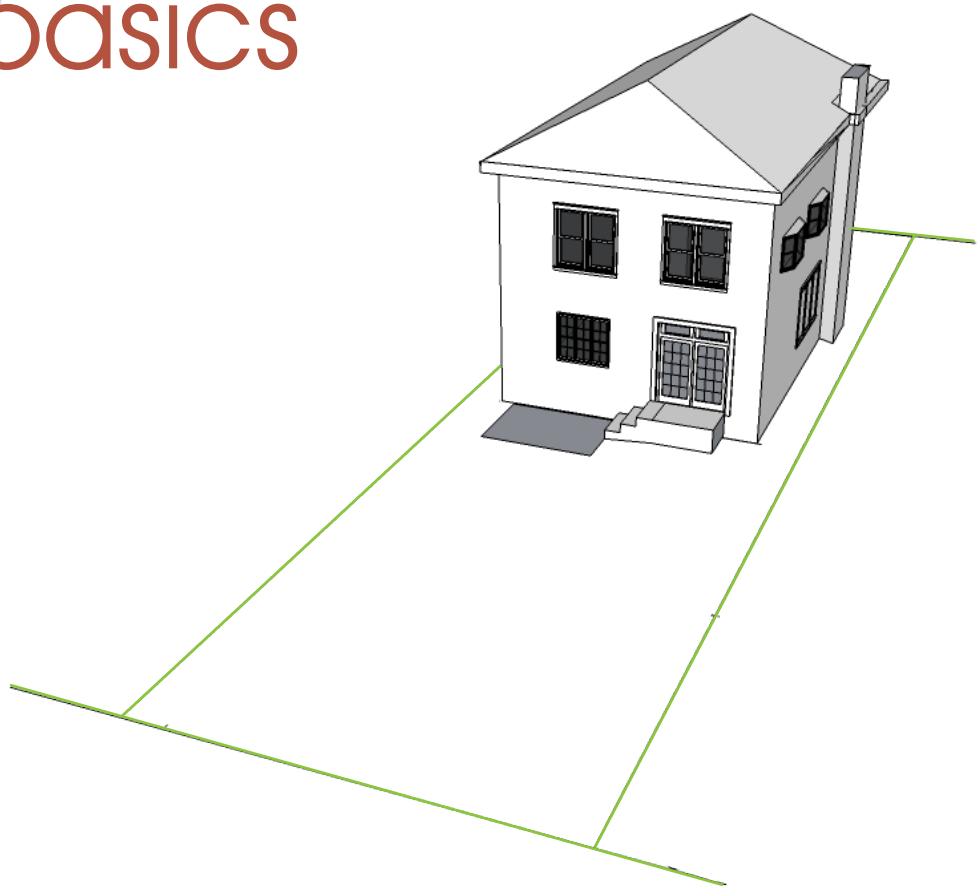
Before you apply to build a laneway house, you must obtain approval from the HPO. The HPO provides consumer protection for owners of newly constructed homes. For more information, call HPO BC at 1-800-407-7757, or visit their website at http://www.hpo.bc.ca.

DESIGN

in this section:

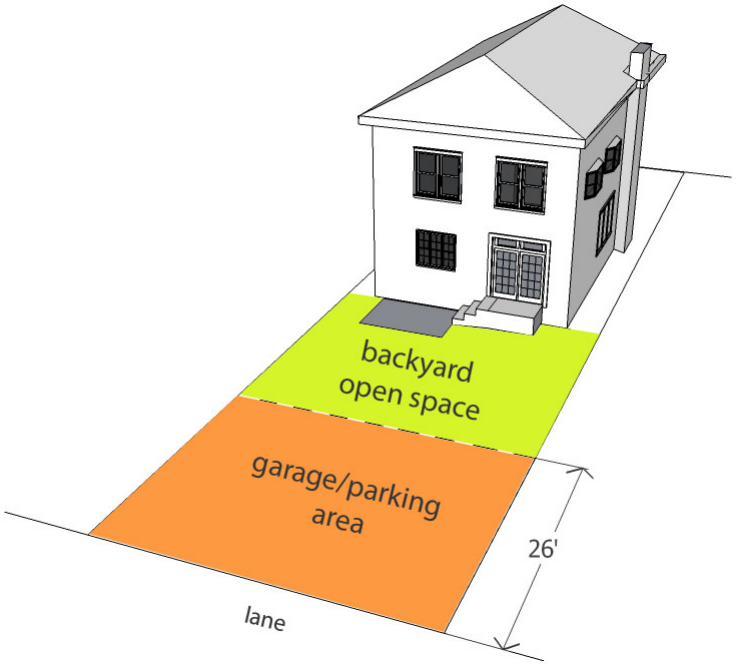
- design basics
  - location on the lot
  - size & height
  - parking
  - tree protection
- design in context
  - neighbourly and liveable design
  - lane enhancement

design basics



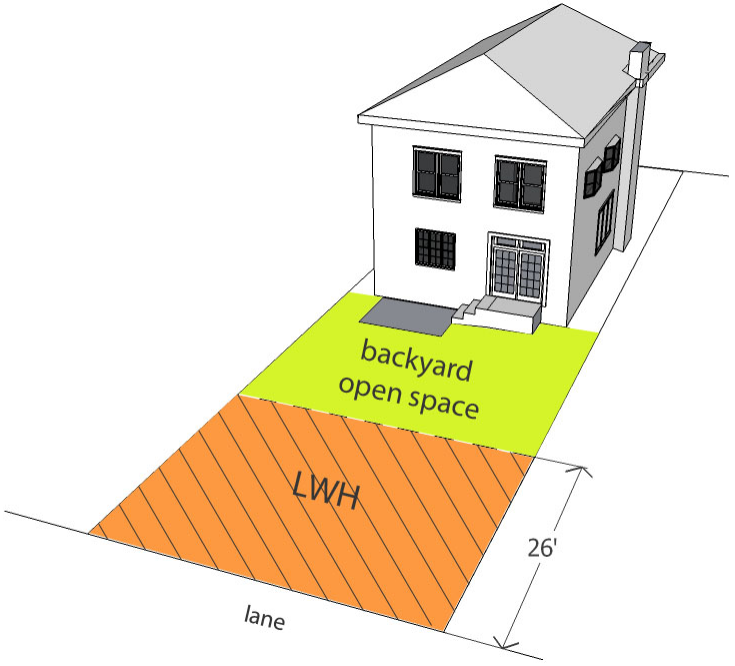
Like main houses, laneway houses must be located in a defined portion of a lot and are subject to regulations regarding setbacks, size, height, parking, and tree protection. Together, these siting and design regulations provide a basic template for laneway house design. This section illustrates that template using the above example, which depicts a 33 ft. wide lot with an existing main house, as viewed from the lane.

location on the lot



backyard open space

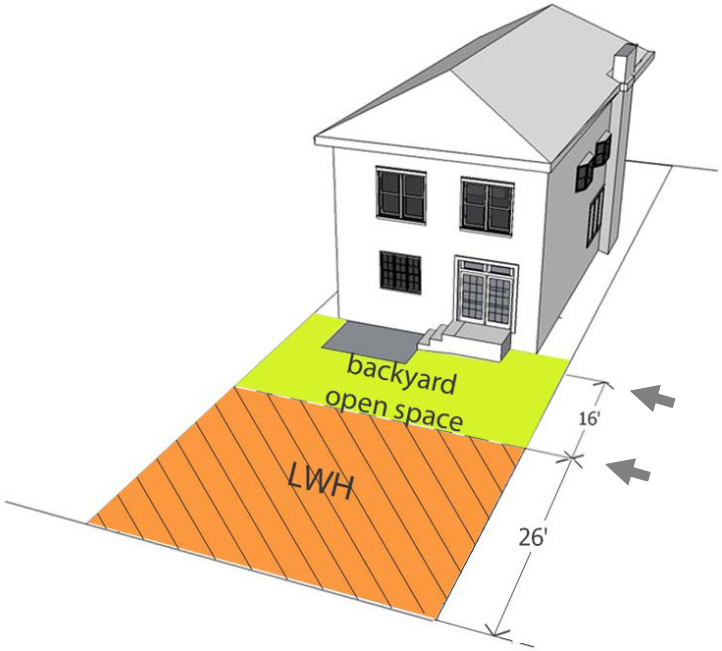
This illustration shows the location of the garage/parking area in the rear 7.9 metres (26 feet) of the lot, and the remaining backyard open space. Retention of backyard open space is important for outdoor living, urban agriculture, permeable area and biodiversity.

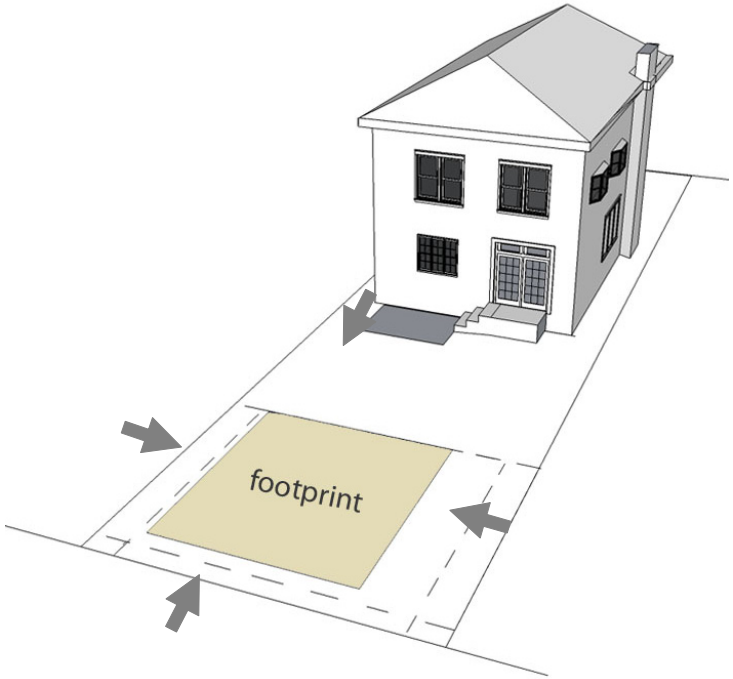


LWH area = garage area

In order to ensure the preservation of backyard open space, a laneway house is limited to the garage/parking area (the rear 26 feet of the lot).

location on the lot





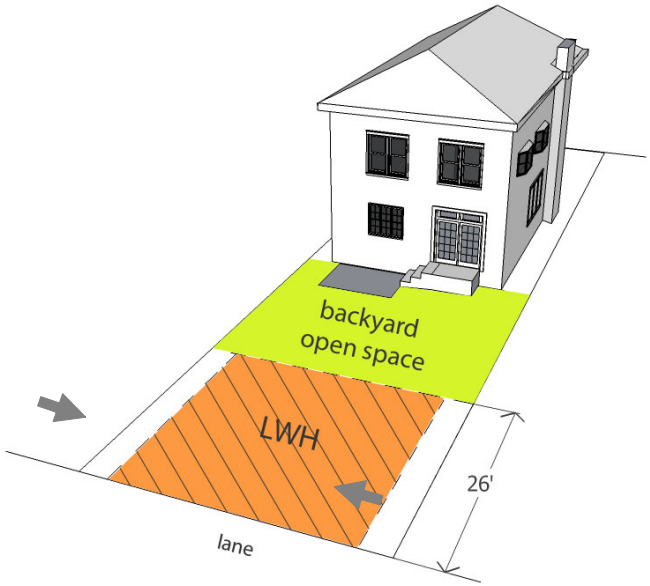
minimum separation

There must be a minimum separation of 4.9 metres (16 feet) between the laneway house and the principal house. This is to ensure that there is a reasonable amount of open space between the two structures.

footprint

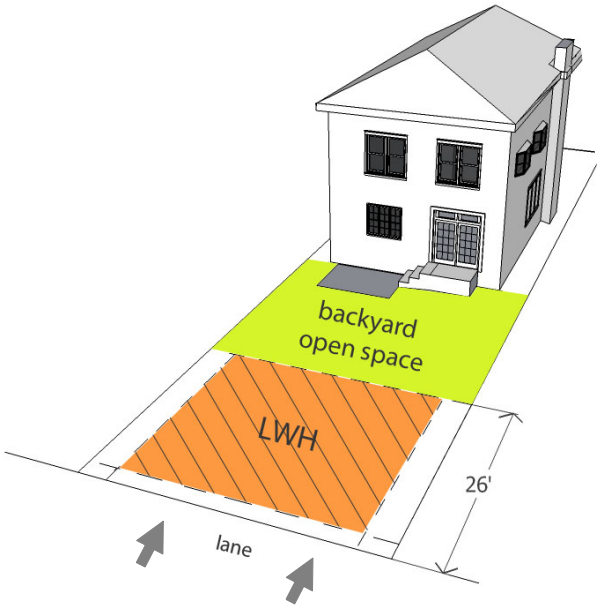
The laneway house footprint (or covered ground area) must not exceed the maximum garage area allowed on the lot. This is intended to ensure no net loss of existing permeable area on the lot and to minimize impacts on neighbouring backyards. The footprint includes any enclosed or covered parking.

location on the lot



sideyard setbacks

The laneway house is subject to the same sideyard setbacks as the main house (or a minimum of 10% of the lot width if the laneway house is one storey). These setbacks allow for landscaped buffers between neighbours, maintenance access to the laneway house, and space for the required 3 foot wide fire access path from the street to the lane. These setbacks do not apply to surface parking.



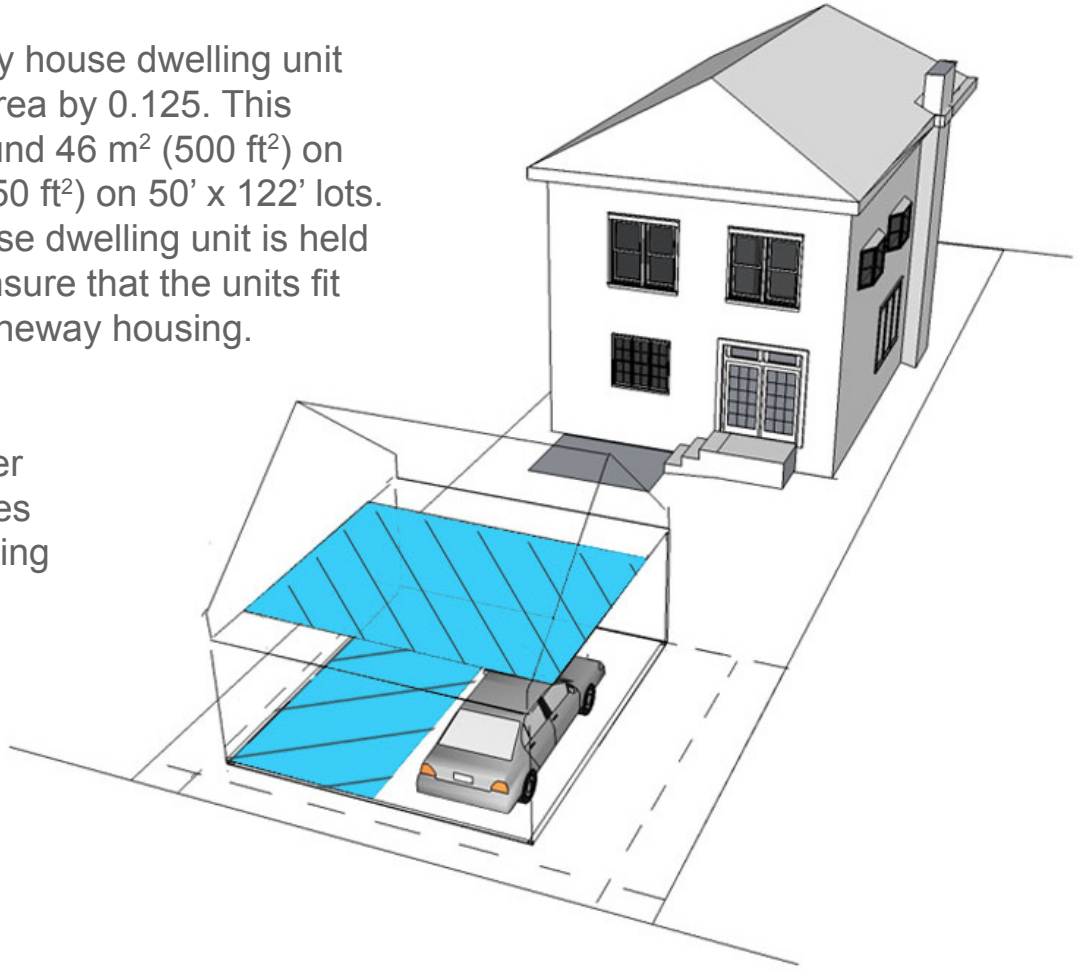
setback from lane

The laneway house must be set back from the lane a minimum of 2 feet, and more where possible. Entries facing the lane should be set back a minimum of five feet to allow safe access. This setback should be permeable and landscaped with plantings that are tall enough to add visual interest and beautify the public space of the lane.

size & height

unit size

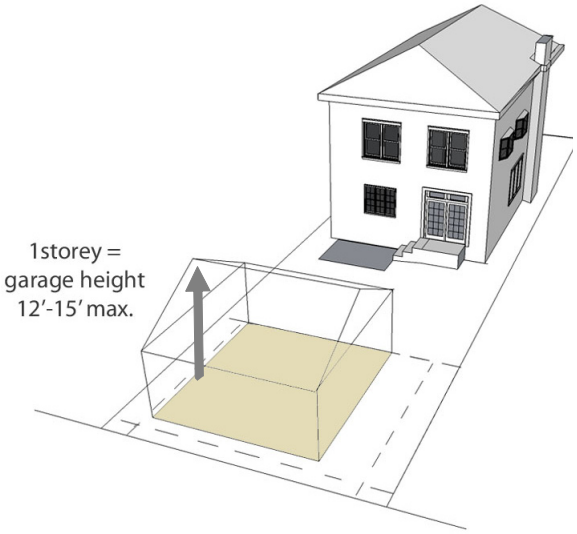
The maximum floor area of a laneway house dwelling unit is determined by multiplying the lot area by 0.125. This results in maximum unit sizes of around 46 m^2 (500 ft^2) on standard 33' x 122' lots and 70 m^2 (750 ft^2) on 50' x 122' lots. The maximum size of a laneway house dwelling unit is held at 750 ft^2, regardless of lot size, to ensure that the units fit within the parameters intended for laneway housing.



Dwelling unit floor area includes upper and ground floor living space, but does not include enclosed or covered parking space(s).

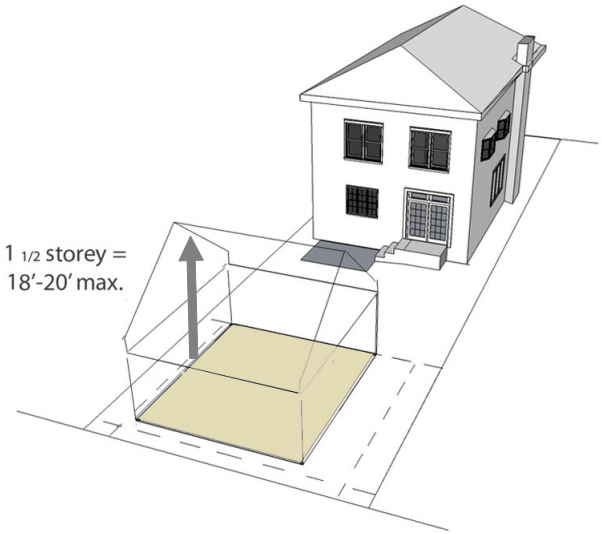
The floor area of a laneway house dwelling unit must be a minimum of 26 m^2 (280 ft^2), with a possible relaxation down to 19 m^2 (204 ft^2).

size & height



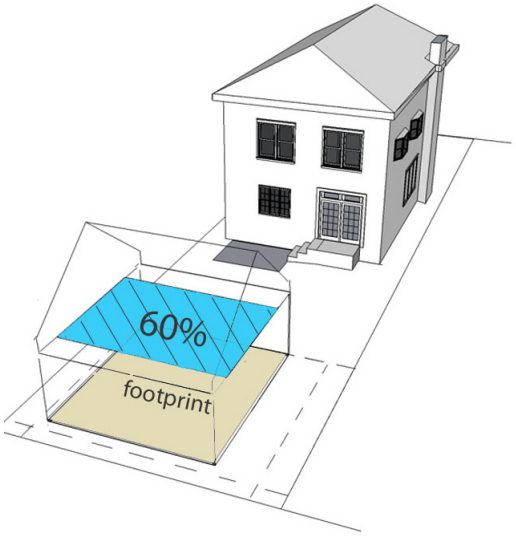
height - 1 storey

A 1 storey laneway house should have the same maximum height as a garage, which ranges from 12 to 15 feet, depending on roof type.



height - 1 1/2 storey

A laneway house with a partial upper storey can be 18 – 20 feet high maximum, depending on roof type. These heights were set as close as possible to existing garage maximums, to limit impact on neighbours while allowing for livable units.



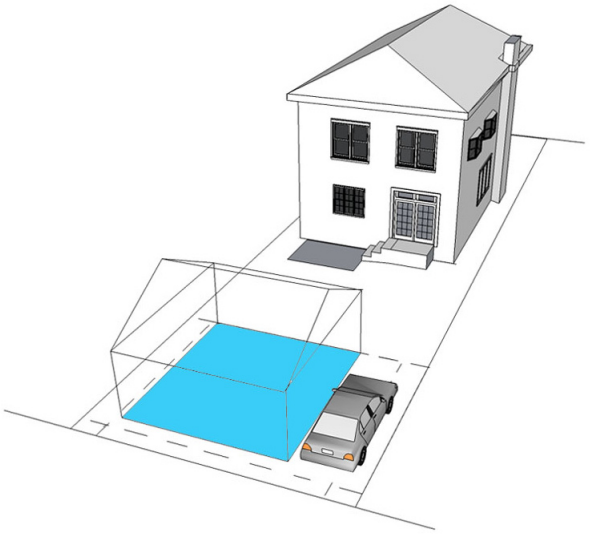
upper storey

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

parking

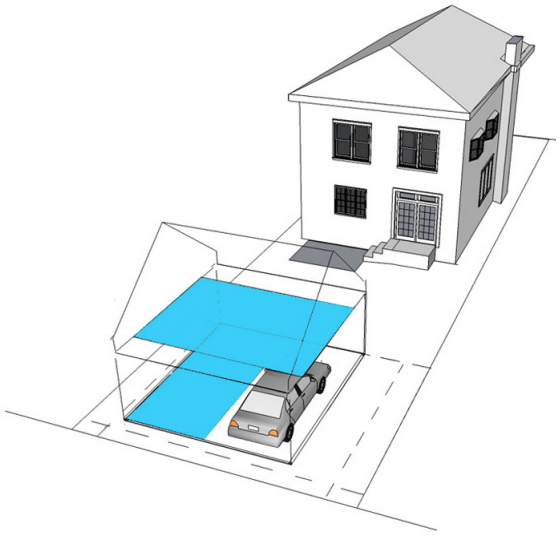
minimum requirement

When a laneway house is added, a minimum of one onsite parking space must be provided on the lot, for use by any dwelling unit. This is a minimum only -- additional parking spaces are also allowed.



permeable surface space

The required parking space can be an outdoor surface space. As detailed in the guidelines, all surface parking spaces should have permeable surfaces such as permeable pavers, gravel, grass-crete, or impermeable wheel paths surrounded by groundcover planting.



enclosed/covered space

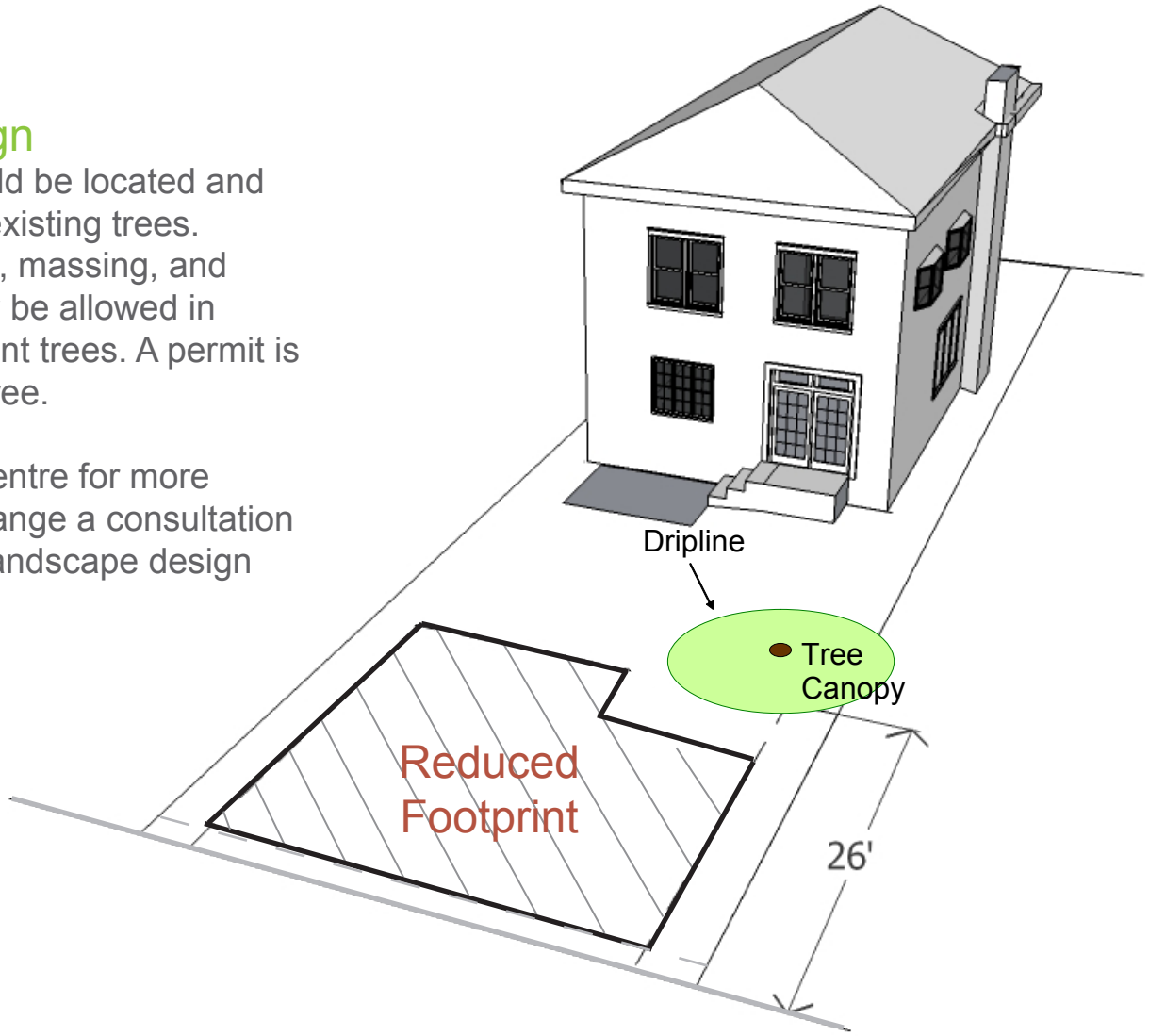
The required parking space can also be an enclosed or covered space. On lots up to 740 m^2 (7,965 ft^2), homeowners can build ONE enclosed or covered parking space up to 21 m^2 (226 ft^2). On lots over 740 m^2 (7,965 ft^2), homeowners can build TWO enclosed or covered parking spaces, at a maximum of 42 m^2 (452 ft^2). The floor areas allowed for parking are in addition to the floor areas allowed for the laneway house dwelling unit.

tree protection

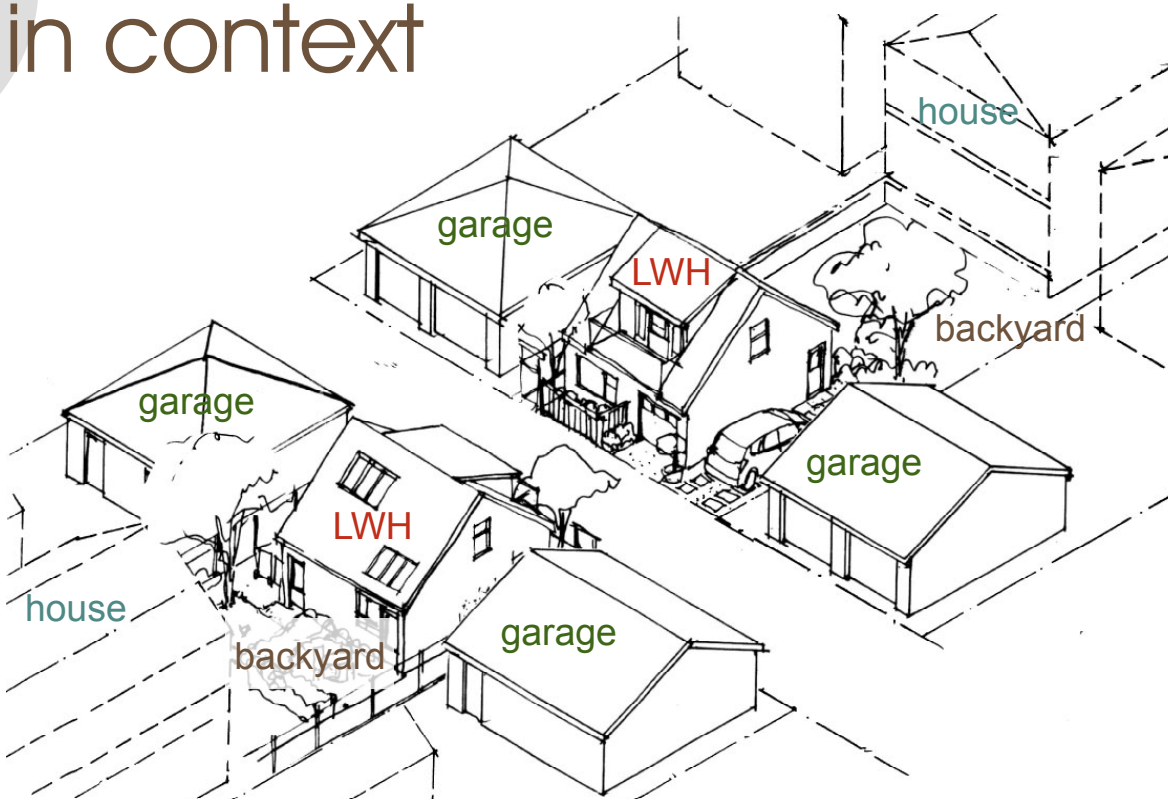
location and design

A laneway house should be located and designed to preserve existing trees. Relaxations of location, massing, and parking standards may be allowed in order to retain significant trees. A permit is required to remove a tree.

Contact the Enquiry Centre for more information, and to arrange a consultation with one of the City's landscape design specialists.



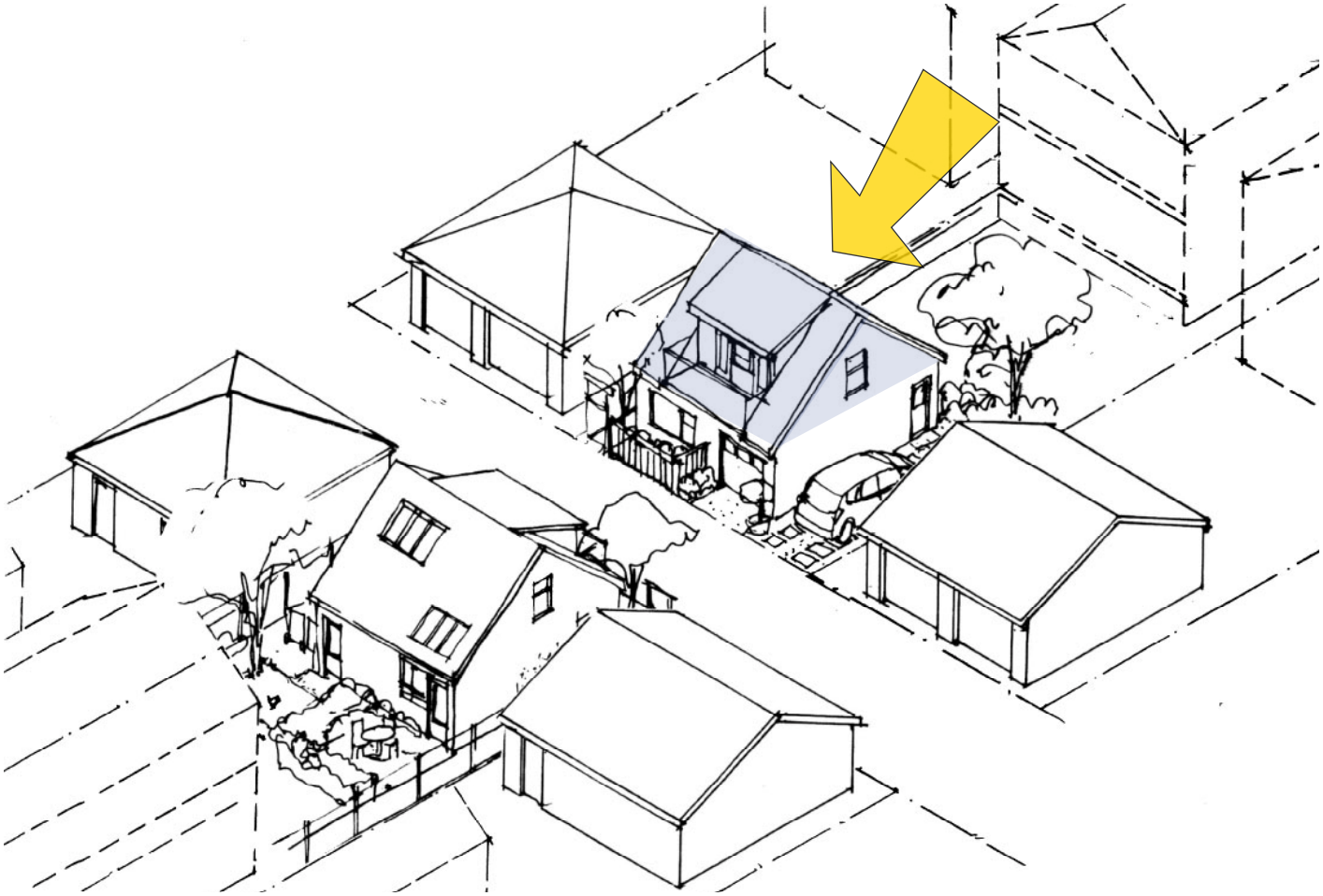
design in context



Laneway housing regulations and guidelines allow for a full range of architectural approaches and building forms, from traditional to contemporary. However, special design considerations for upper storeys, windows, landscaping, and lane frontages are necessary to enhance neighbourliness and livability. This section illustrates those design features using the above example.

This drawings in this section illustrate a 500 ft^2 laneway house with a partial upper storey in a neighbourhood of 33 ft. wide lots. They show the same laneway house design as viewed from the lane on one side, and from the back yard on the other. Main houses are shown in dashed lines. The garages represent the height and size that is currently allowed for accessory buildings.

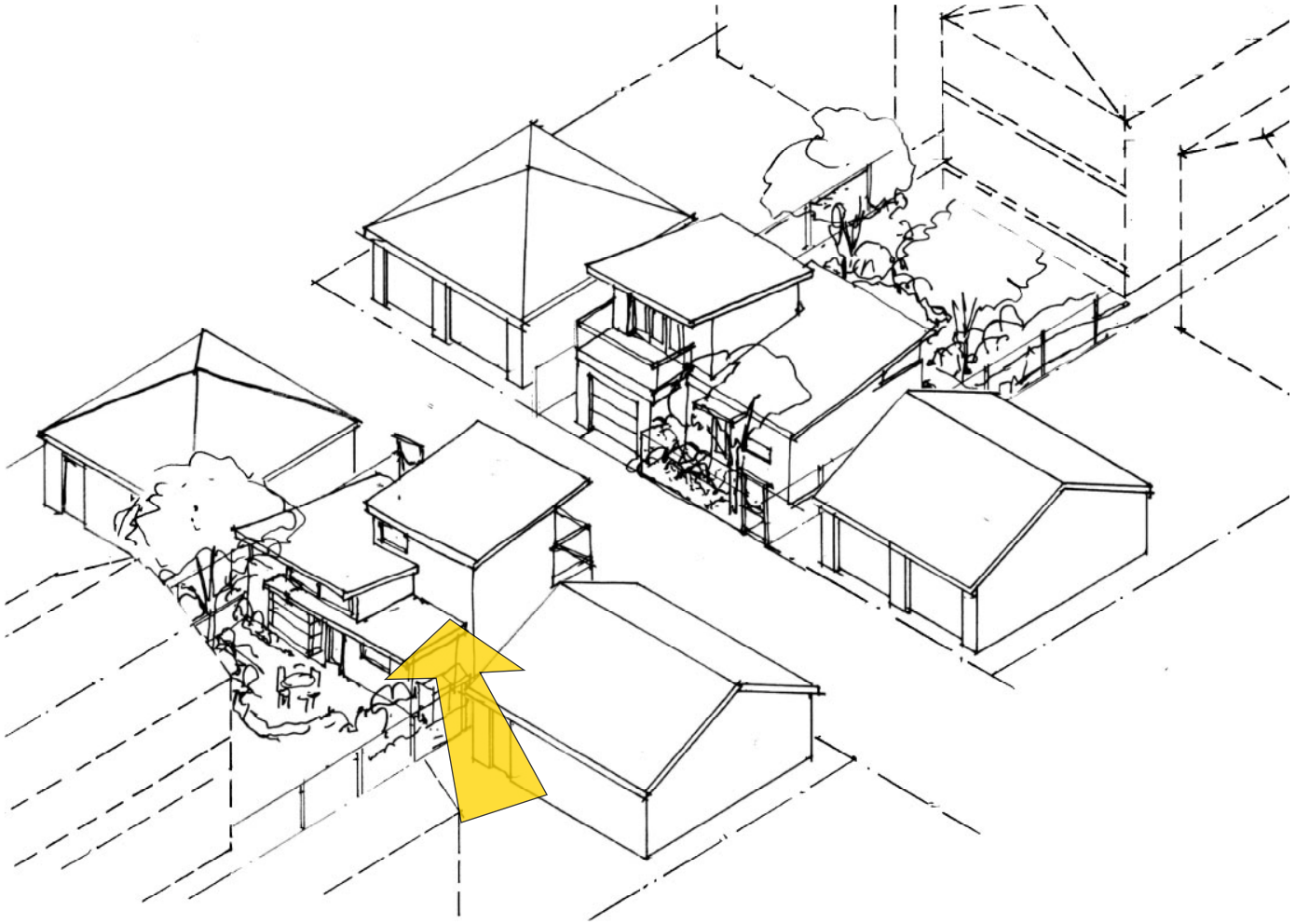
upper storey



reduced upper storey

The size of the upper floor is limited to reduce scale and massing.

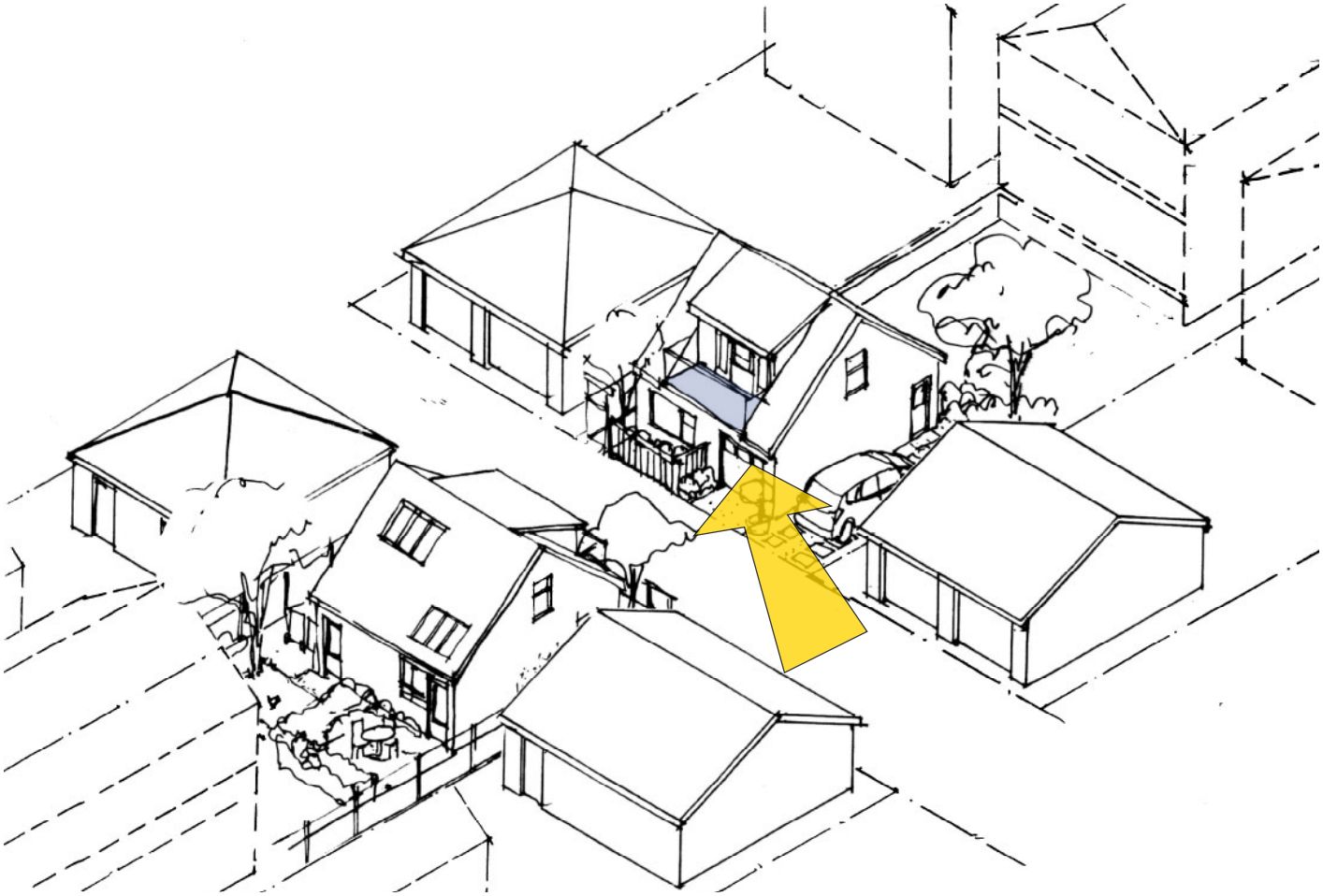
upper storey



upper storey stepped back from backyard open space

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

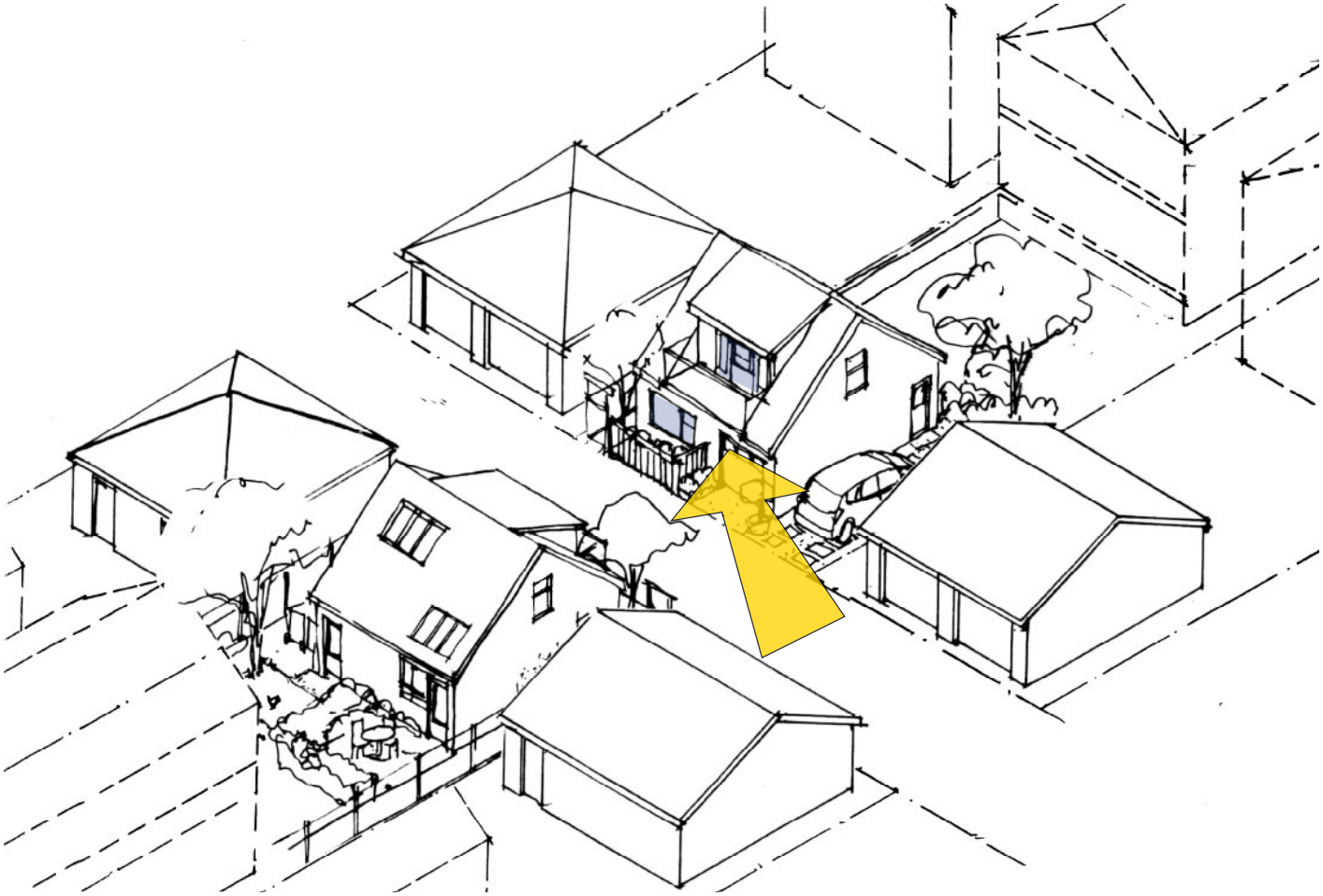
upper storey



upper level decks facing lane

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

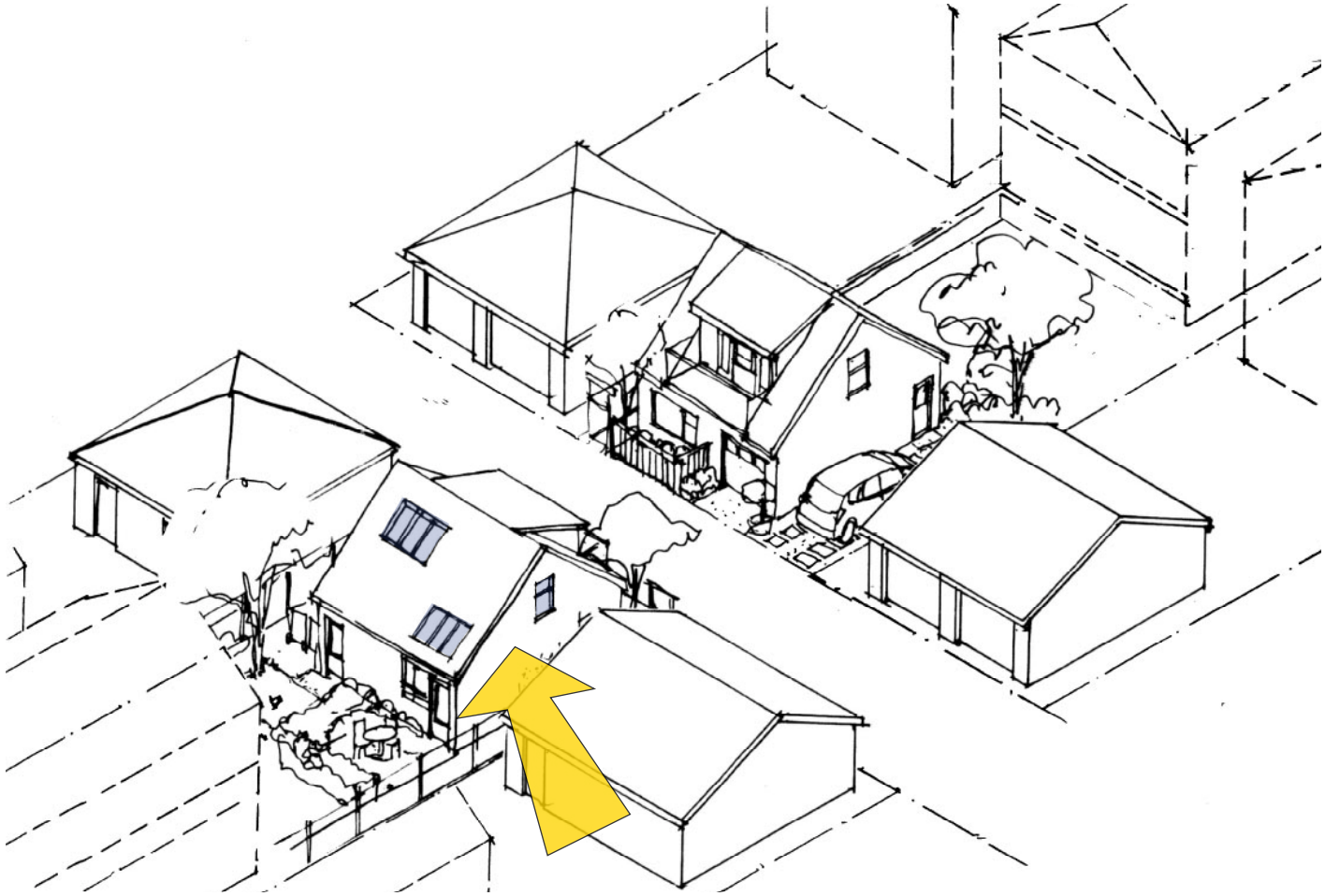
windows



main windows to lane

Guidelines direct upper level windows and overall orientation to the lane.

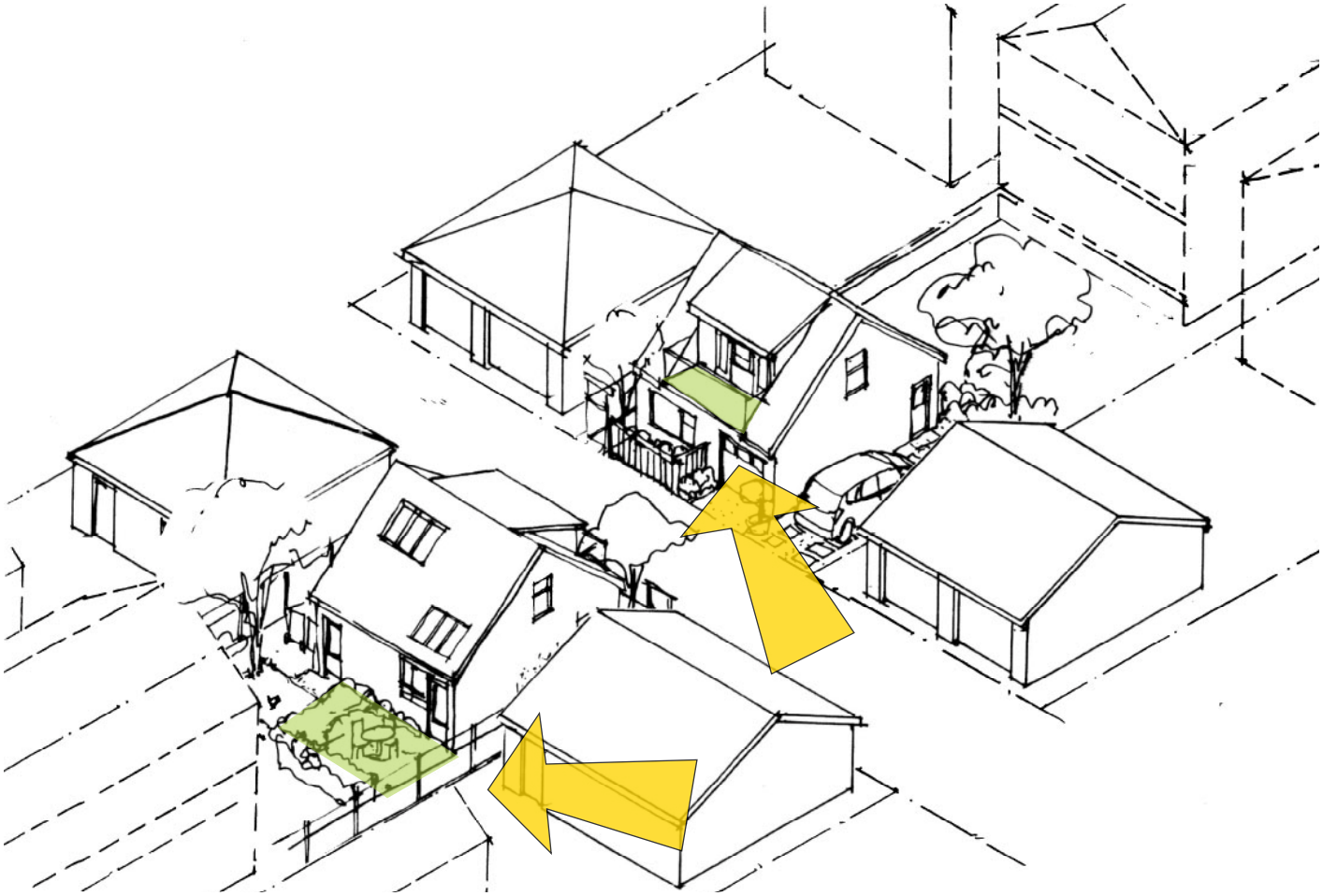
windows



limited upper level sideyard and garden facing windows

Upper level windows facing sideyards and gardens are limited and/or designed to increase privacy and reduce overlook of neighbouring properties..

outdoor space



access to private outdoor space

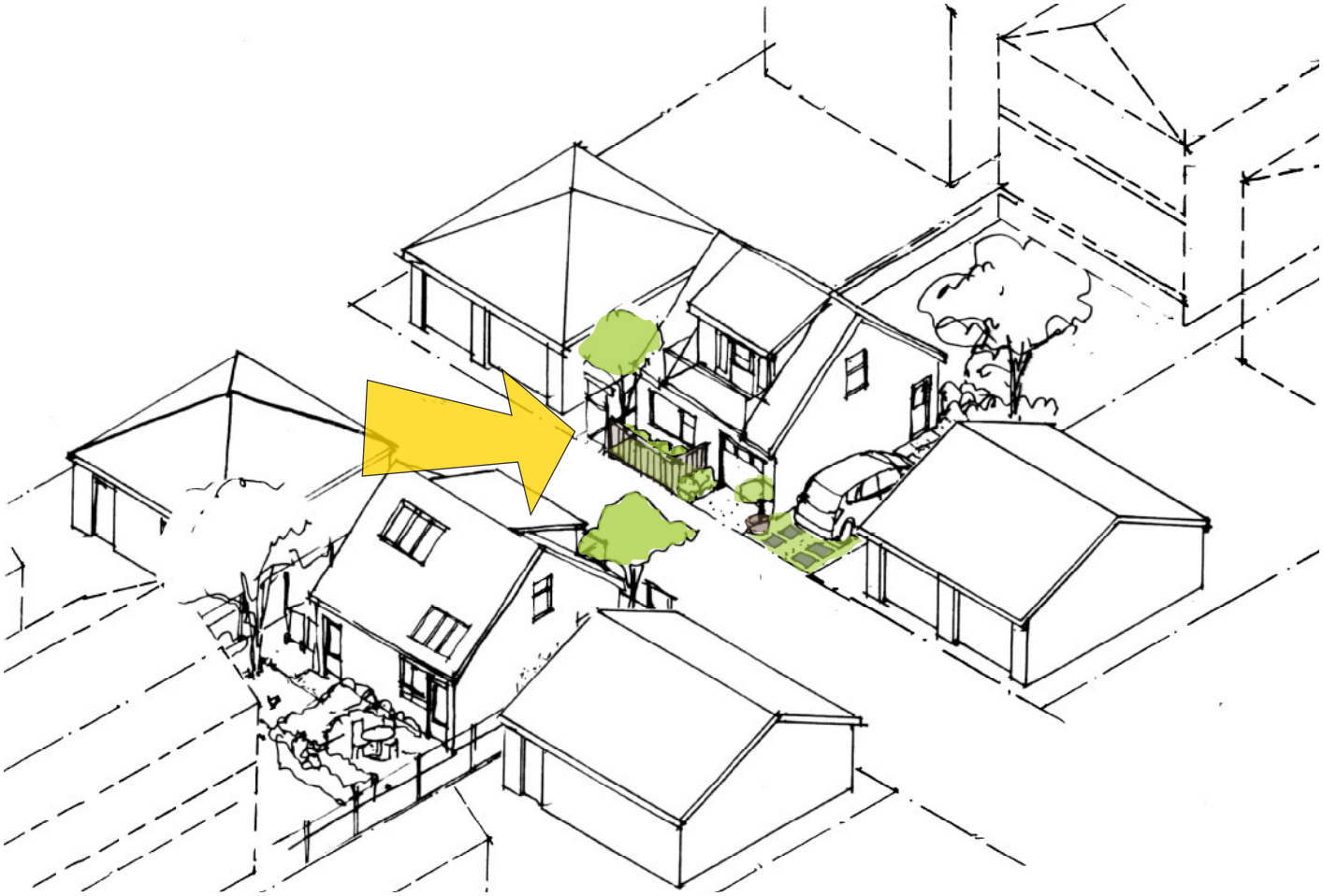
A laneway house should have access to private outdoor space in the backyard, adjacent to the lane, and/or on an upper level deck facing the lane.

tree retention

retention of existing trees

Existing trees are retained where possible. Relaxations of location, massing, and parking standards may be allowed in order to retain significant trees.

lanescape



lanescape

Landscaping, including vertical plantings, is required along the edge of the lane, as is permeable surfacing of parking areas. Green roofs, green walls, and planting of deciduous trees are also encouraged. Pedestrian-friendly lighting, such as porch lights or bollard lights, helps make the lane a safe and welcoming public space.

ILLUSTRATIVE EXAMPLES

in this section:

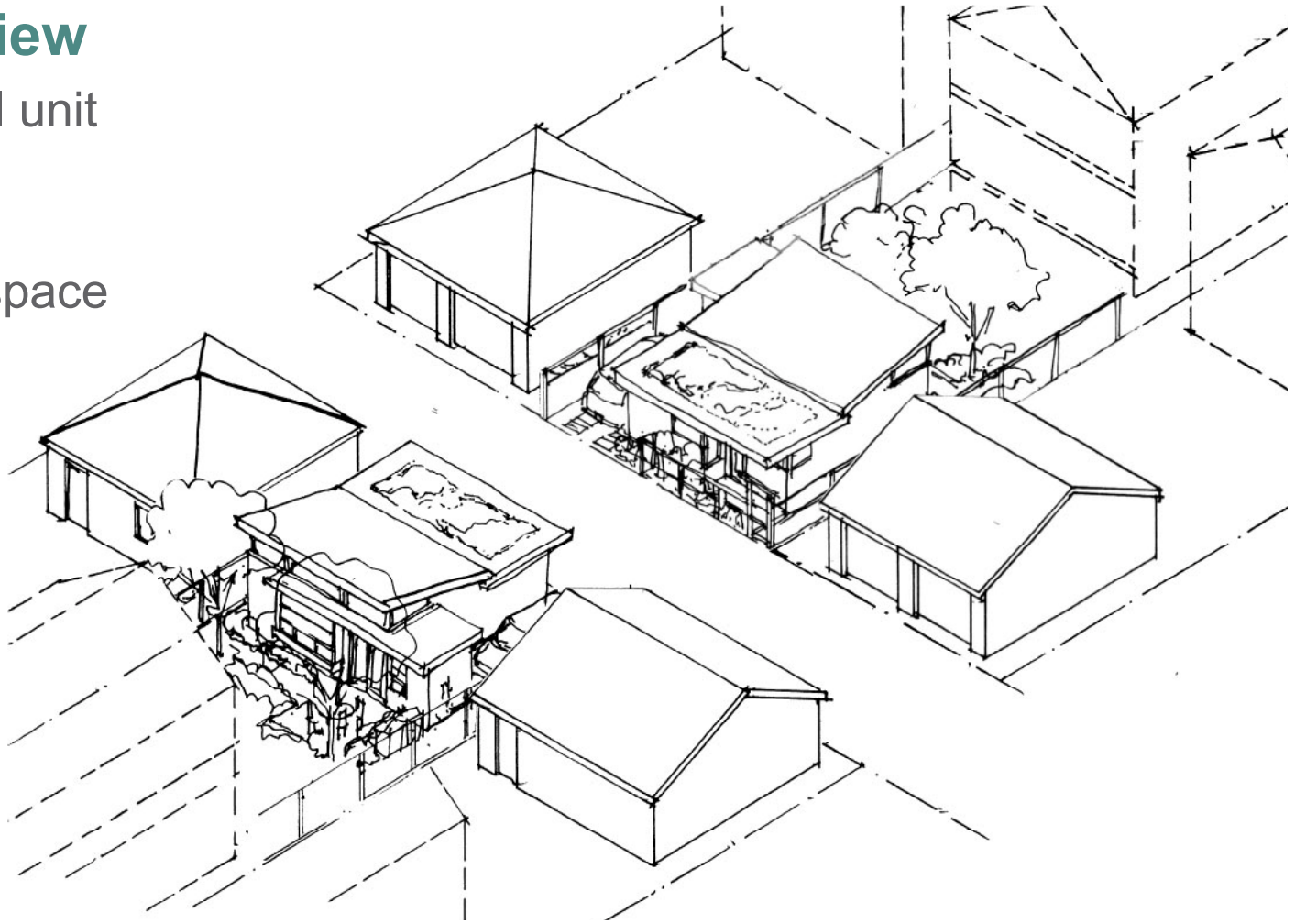
- 33 foot wide lot
- 50 foot wide lot
- lane frontage

33 foot wide lot

Concept 1

Exterior view

- single level unit
- 500 ft^2
- 1 bedroom
- 1 parking space



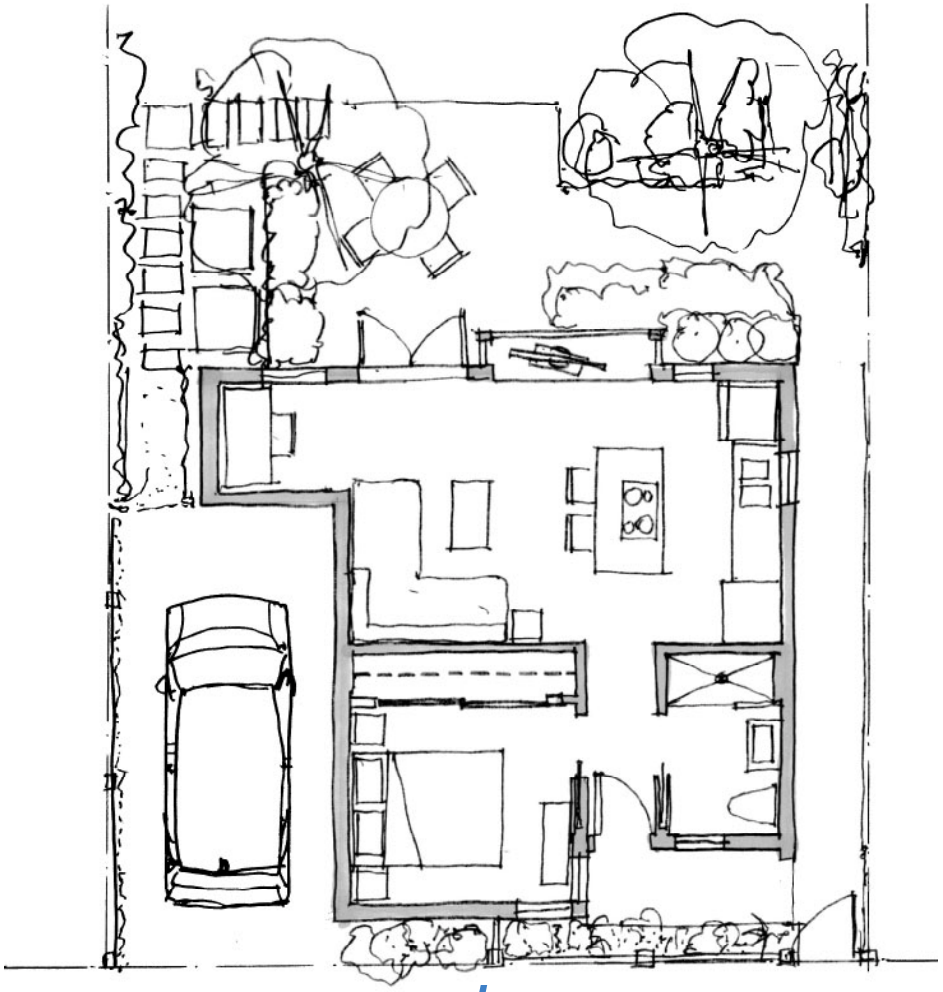
These sketches and plans are illustrative examples only. Many other configurations are possible.

33 foot wide lot

Concept 1

Interior view

- single level unit
- 500 ft^2
- 1 bedroom
- 1 parking space



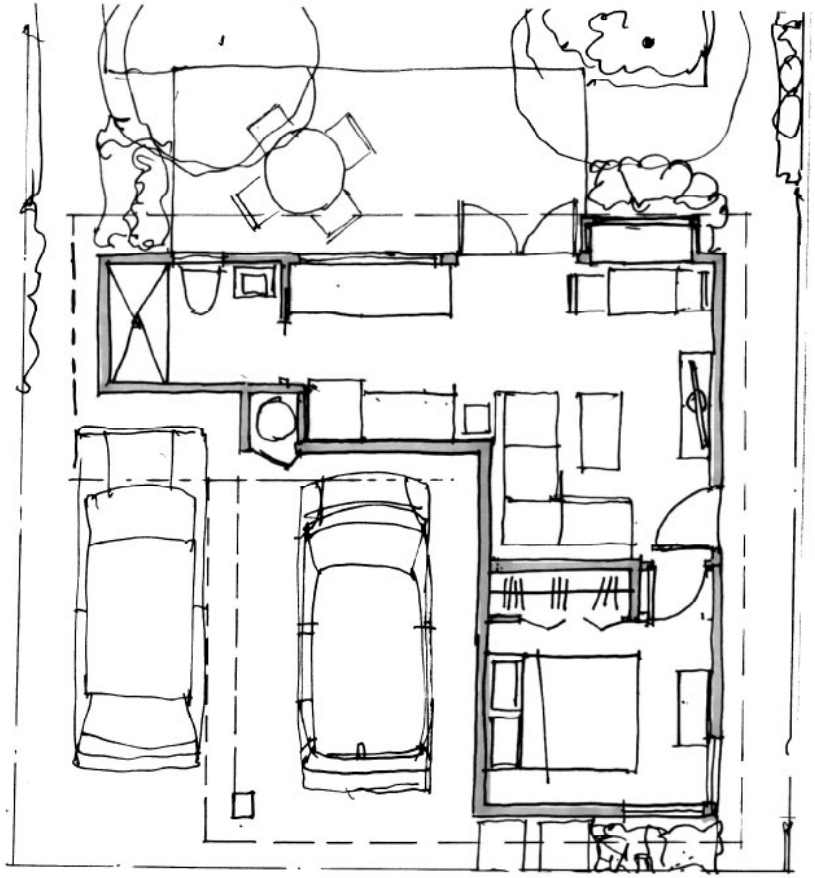
These sketches and plans are illustrative examples only. Many other configurations are possible.

33 foot wide lot

Concept 1A

Interior view

- single level unit
- 370 ft^2
- 1 bedroom
- 2 parking spaces



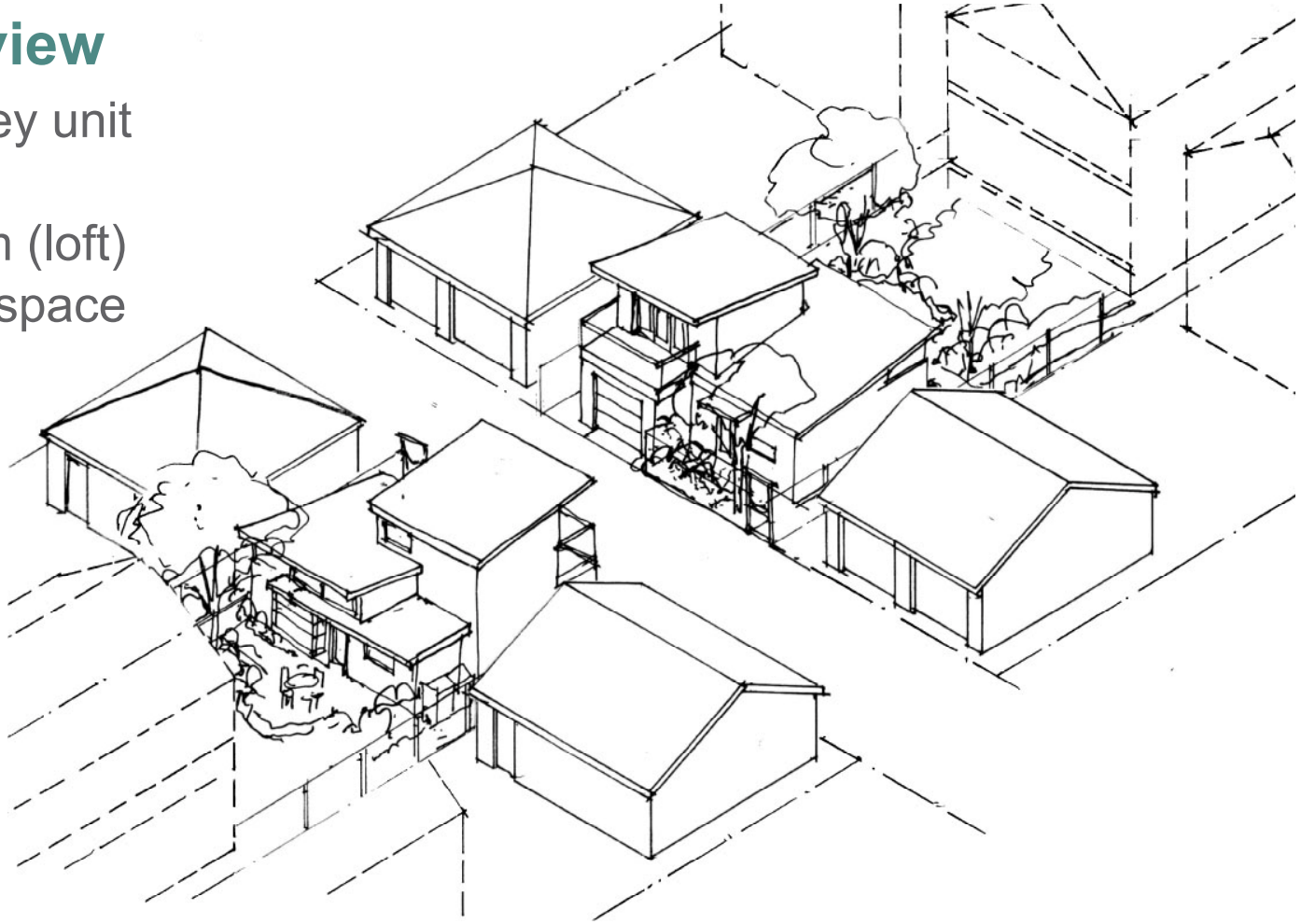
These sketches and plans are illustrative examples only. Many other configurations are possible.

33 foot wide lot

Concept 2

Exterior view

- 1-1/2 storey unit
- 500 ft^2
- 1 bedroom (loft)
- 1 parking space



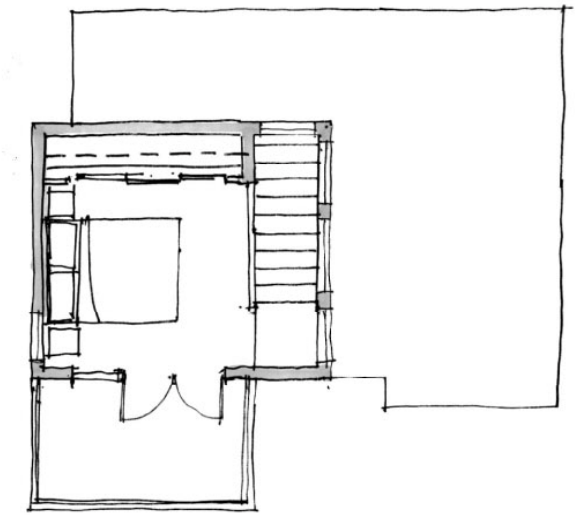
These sketches and plans are illustrative examples only. Many other configurations are possible.

33 foot wide lot

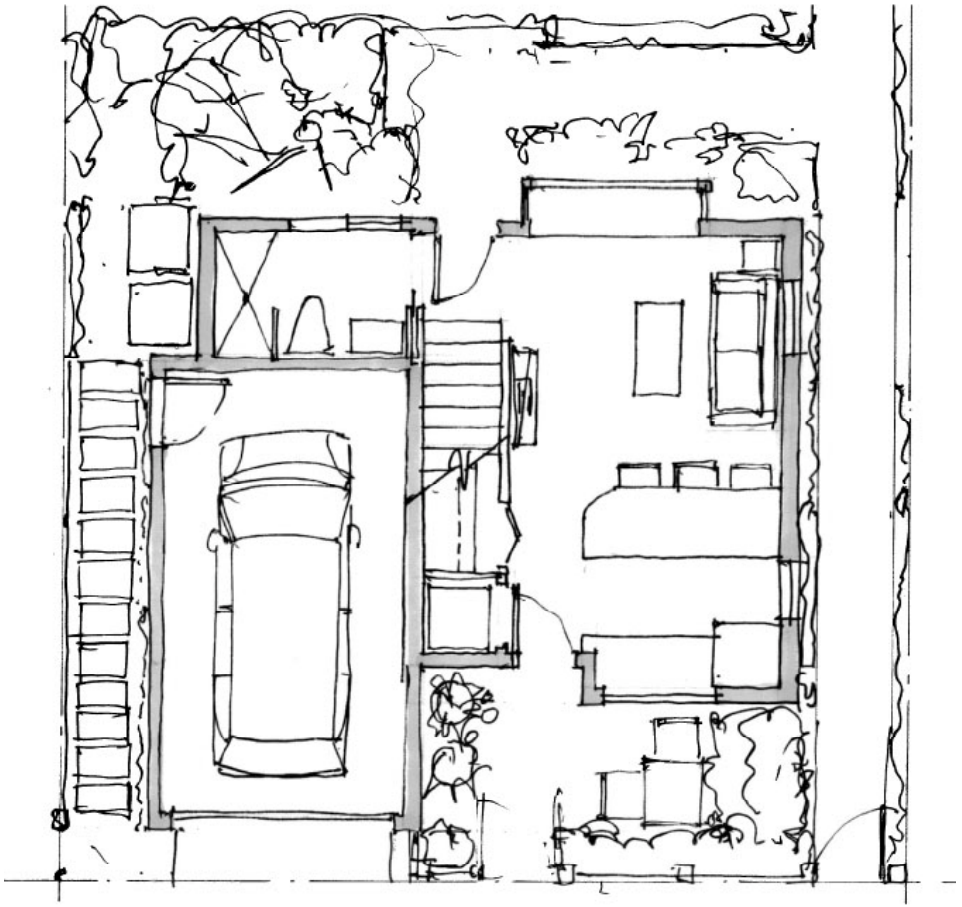
Concept 2

Interior view

- 1-1/2 storey unit
- 500 ft^2
- 1 bedroom (loft)
- 1 parking space



loft level



Ground level

These sketches and plans are illustrative examples only. Many other configurations are possible.

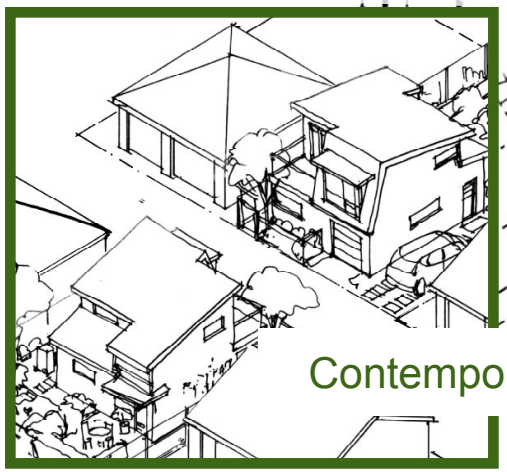
33 foot wide lot

Concept 3

Exterior view - Traditional roof

- 1-1/2 storey unit
- 500 ft^2
- 1 bedroom
- 2 parking spaces (1 enclosed)

Modern roof



Contemporary roof

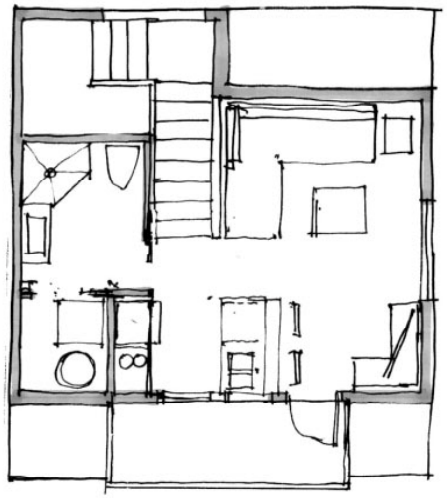
These sketches and plans are illustrative examples only. Many other configurations are possible.

33 foot wide lot

Concept 3

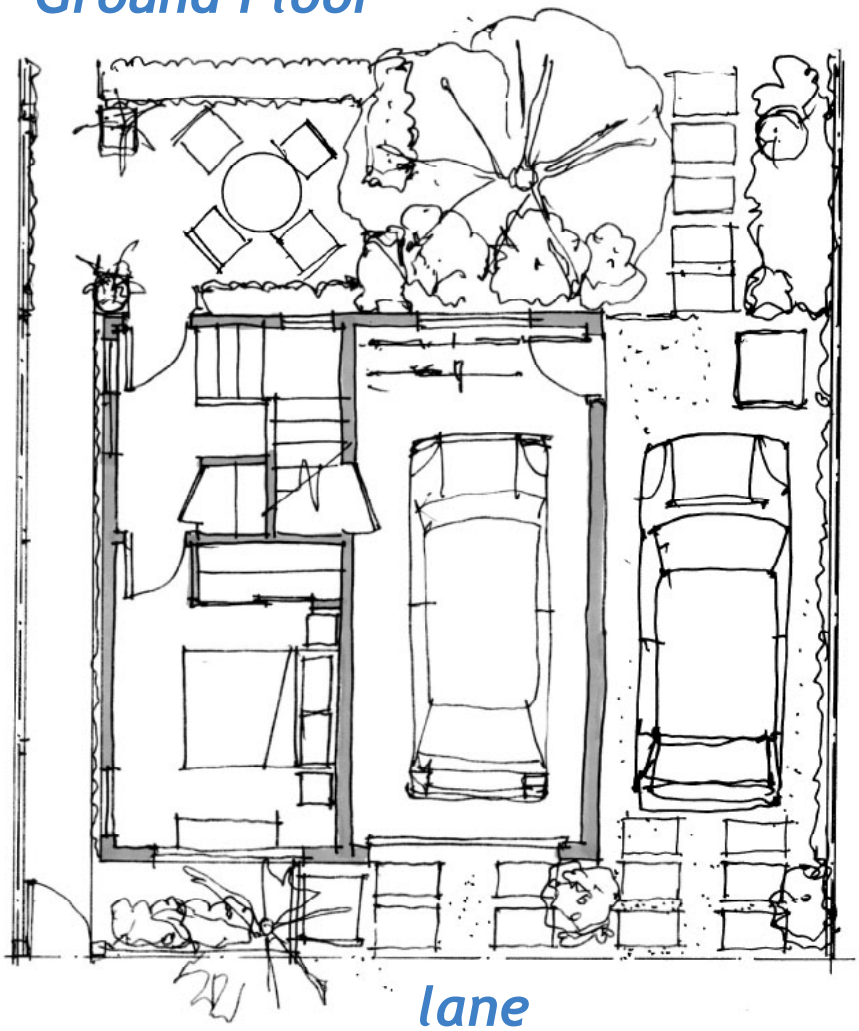
Interior view

- 1-1/2 storey unit
- 500 ft^2
- 1 bedroom
- 2 parking spaces



Upper floor

Ground Floor



lane

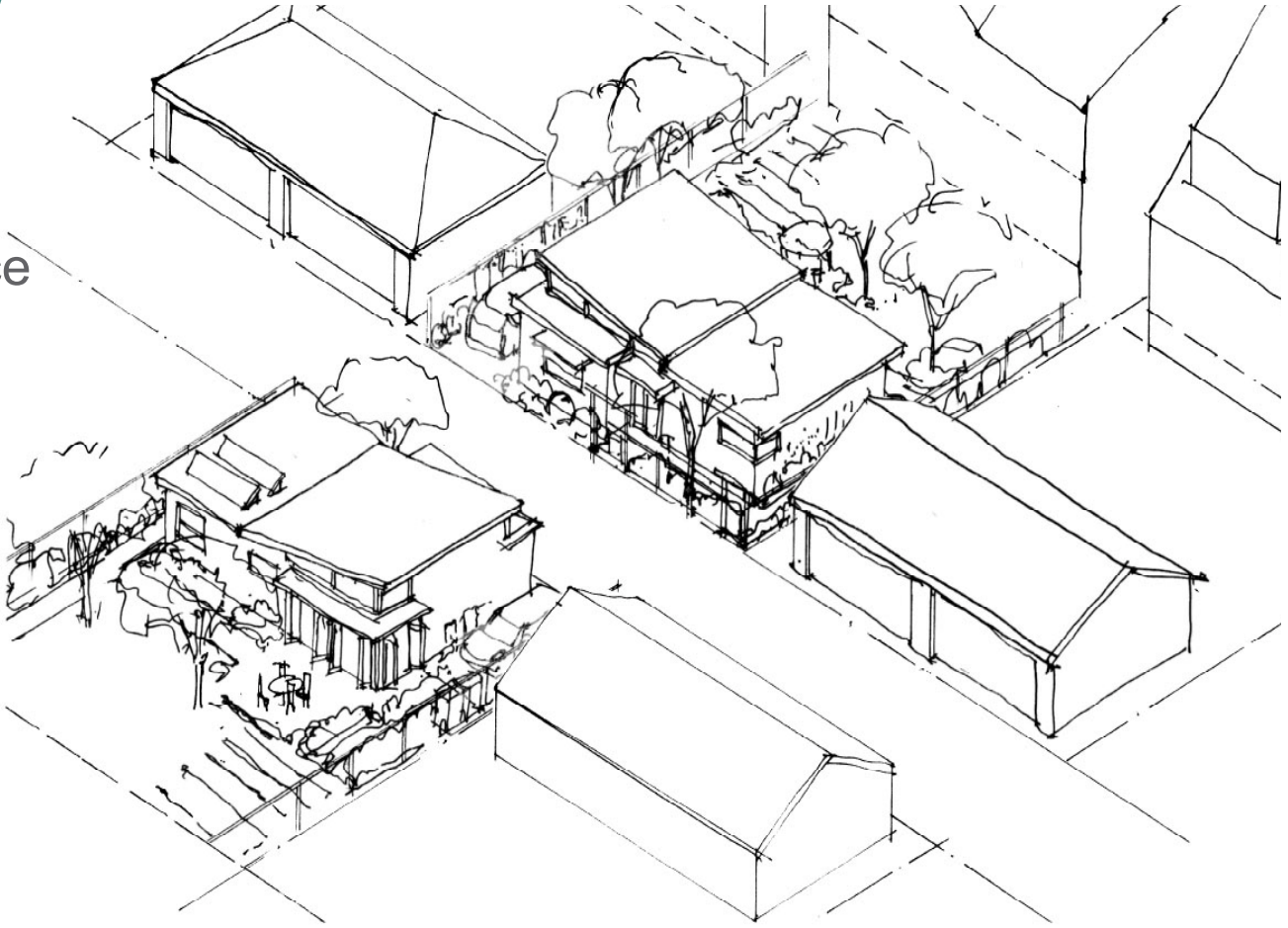
These sketches and plans are illustrative examples only. Many other configurations are possible.

50 foot wide lot

Concept 4

Exterior view

- 1 storey unit
- 750 ft^2
- 2 bedrooms
- 1 parking space



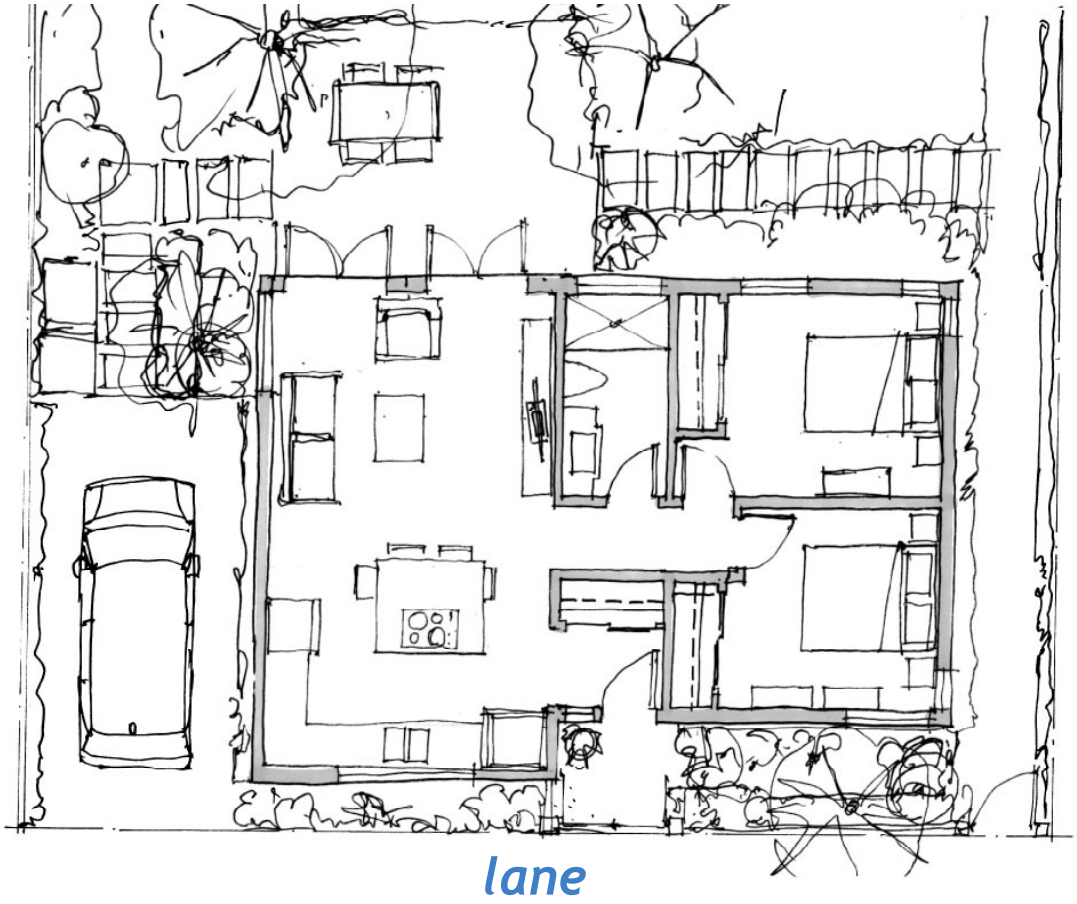
These sketches and plans are illustrative examples only. Many other configurations are possible.

50 foot wide lot

Concept 4

Interior view

- 1 storey unit
- 750 ft^2
- 2 bedrooms
- 1 parking space



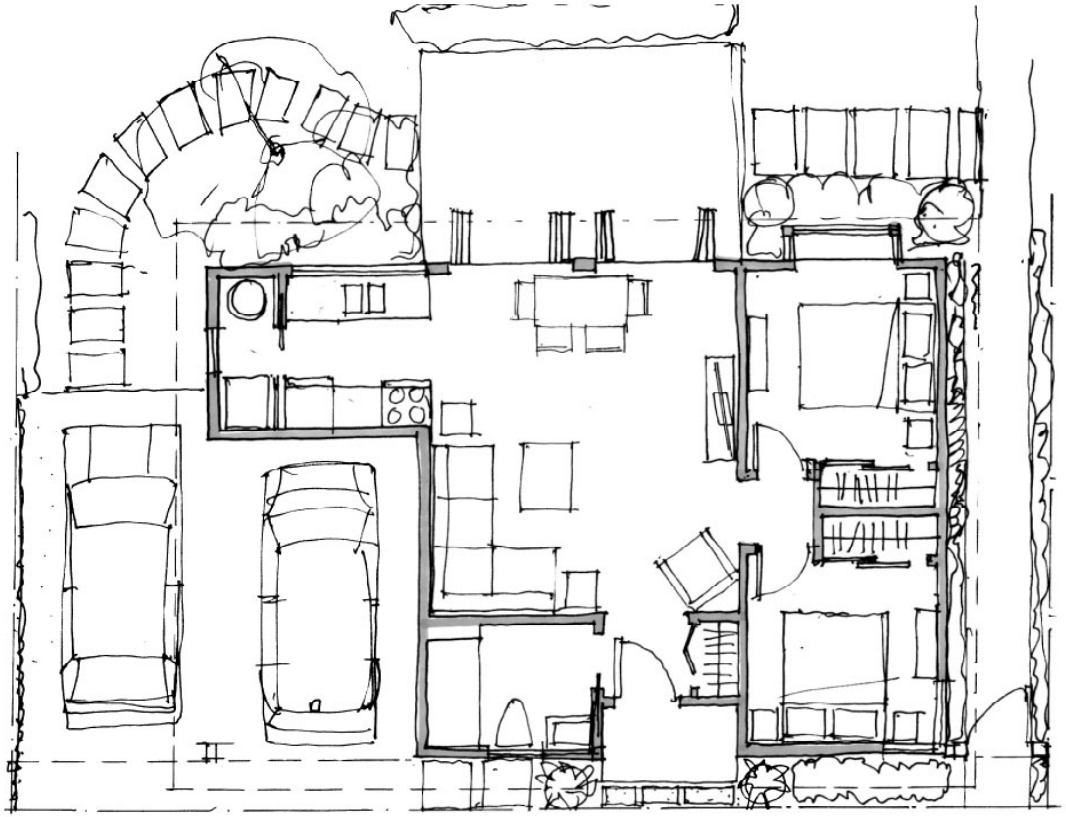
These sketches and plans are illustrative examples only. Many other configurations are possible.

50 foot wide lot

Concept 4A

Interior view

- 1 storey unit
- 680 ft^2
- 2 bedrooms
- 2 parking spaces



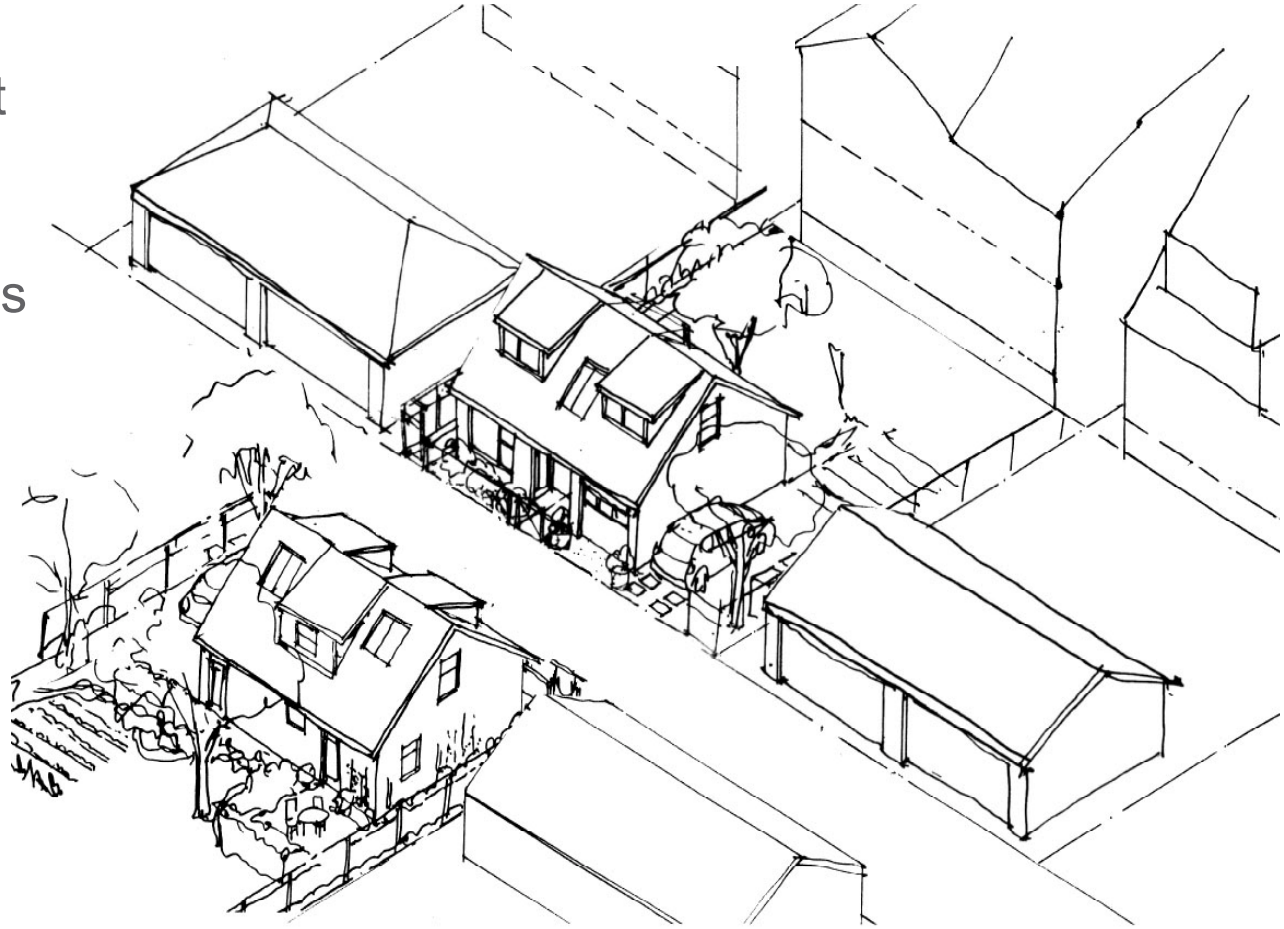
These sketches and plans are illustrative examples only. Many other configurations are possible.

50 foot wide lot

Concept 5

Exterior view

- 1-1/2 storey unit
- 750 ft^2
- 2 bedrooms
- 2 parking spaces (1 enclosed)



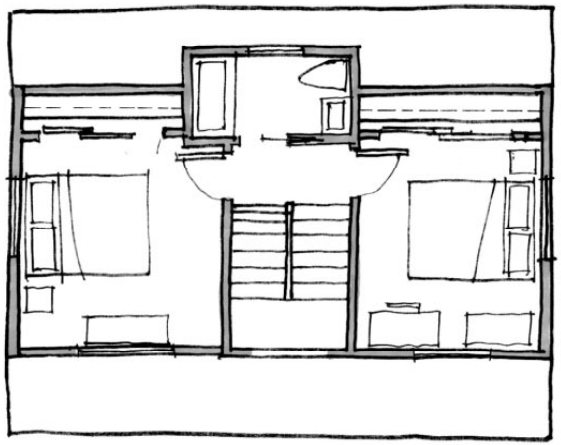
These sketches and plans are illustrative examples only. Many other configurations are possible.

50 foot wide lot

Concept 5

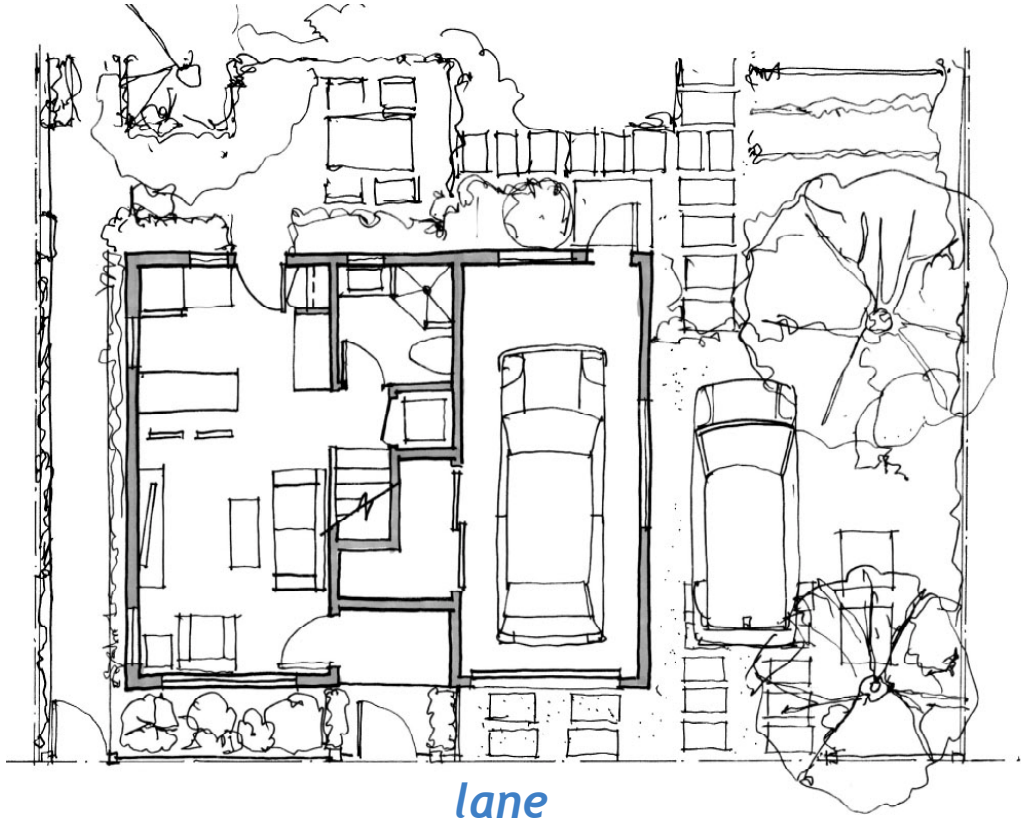
Interior view

- 1-1/2 storey unit
- 750 ft^2
- 2 bedroom
- 2 parking spaces



Upper floor

Ground floor

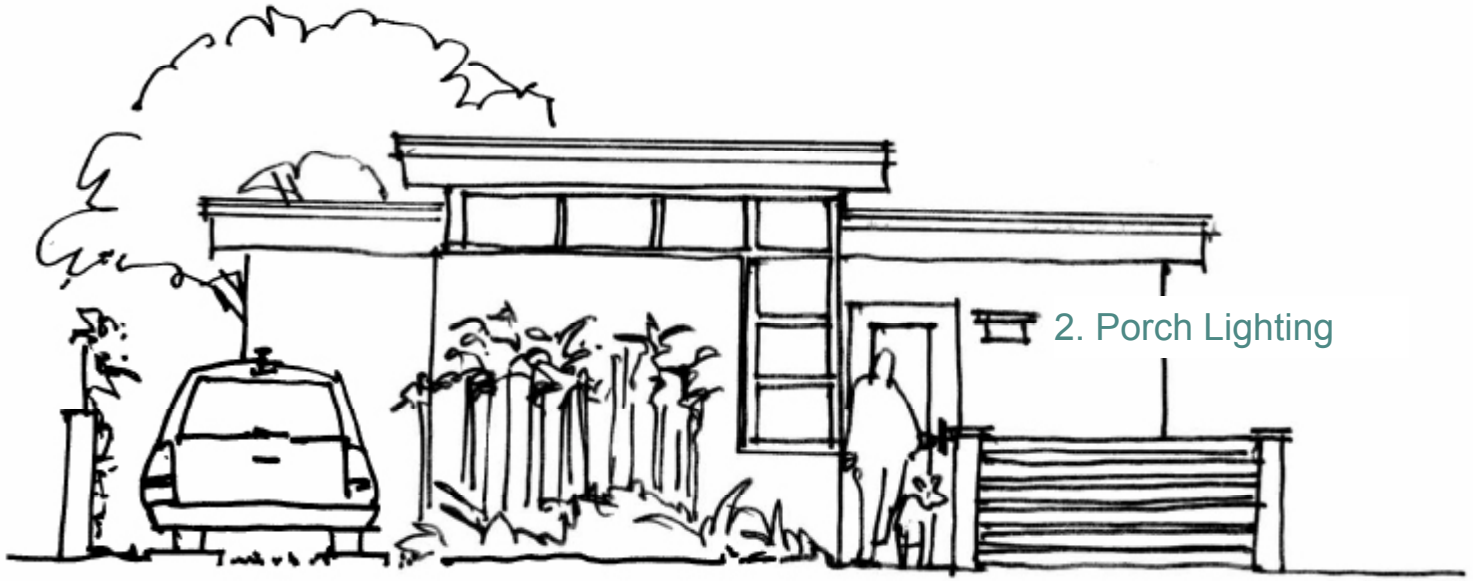


lane

These sketches and plans are illustrative examples only. Many other configurations are possible.

lane frontage

1. Existing Tree Retained



2. Porch Lighting

3. Permeable Parking Space

4. Landscaped Setback with Vertical Plantings

These sketches and plans are illustrative examples only. Many other configurations are possible.

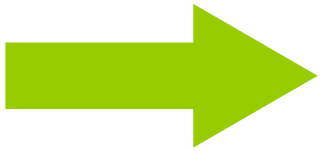
APPENDIX

in this section:

- resources & contacts
  - city contacts
  - city regulations and guidelines
  - site servicing contacts
  - professional associations
- frequently asked questions

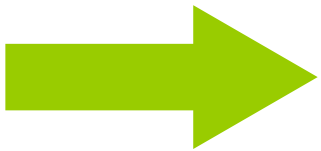
City Contacts

- General Information
- Design Questions
- Application Requirements
- Regulations & Guidelines
- Application Submission



ENQUIRY CENTRE
604-873-7611
csg.enquiry.centre@vancouver.ca

- Sewer Connections
- Water Service



ENGINEERING CLIENT SERVICES
604-873-7323
http://vancouver.ca/engsvcs/watersewers/sewers/permits/laneway.htm

City Regulations and Guidelines

- LANEWAY HOUSING ZONING REGULATIONS
  http://vancouver.ca/commsvcs/BYLAWS/zoning/sec11.pdf
- RS-1 & RS-5 DISTRICT ZONING REGULATIONS
  http://vancouver.ca/commsvcs/bylaws/zoning/RS-1.PDF
  http://vancouver.ca/commsvcs/bylaws/zoning/RS-5.PDF
- LANEWAY HOUSING GUIDELINES
  http://vancouver.ca/commsvcs/guidelines/L007.pdf
- LANEWAY HOUSING SUBMISSION CHECKLIST
  http://vancouver.ca/commsvcs/developmentservices/subreq/pdf/lanewayhouse.pdf
- GREEN HOMES PROGRAM
  http://vancouver.ca/commsvcs/CBOFFICIAL/greenbuildings/greenhomes/
- WATER WISE LANDSCAPING GUIDELINES
  http://vancouver.ca/sustainability/documents/factsheet-waterwise-out.pdf
  http://vancouver.ca/commsvcs/guidelines/W005.pdf
- PROTECTION OF TREES BY-LAW
  http://vancouver.ca/bylaws/9958c.PDF

Other Resources

- BC HYDRO
  1-877-520-1355
  https://www.bchydro.com/youraccount/content/laneway_housing_connections.jsp

- TERASEN GAS
  1-888-224-2710
  Call before you dig hotline: 1-800-474-6886
  http://www.terasengas.com

- HOMEOWNER PROTECTION OFFICE (HPO)
  1-800-407-7757
  http://www.hpo.bc.ca

Professional Associations

- GREATER VANCOUVER HOME BUILDERS' ASSOCIATION
  http://www.gvhba.org
- ASSOCIATION OF BRITISH COLUMBIA CERTIFIED LAND SURVEYORS
  http://www.abcls.ca
- ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA
  http://www.aibc.ca/pub_resources/aibc_outreach/ask_arch_faq.html
- BC SOCIETY OF LANDSCAPE ARCHITECTS
  http://www.bcsla.org/consulting/roster.asp
- INTERNATIONAL SOCIETY OF ARBORICULTURE
  http://www.isa-arbor.com/publicOutreach/findATreeCareService/index.aspx

frequently asked questions

Q

What is the difference between a 1-1/2 storey house and a two storey house?

The second storey of a 1-1/2 storey house has a smaller footprint than the first storey. For laneway houses, the second storey footprint can be no larger than 60% of the first storey. In addition, the second storey should be designed to look smaller than the first storey. This is most easily done with pitched roof forms, although unique flat and shed roof designs are possible.

Q

Are basements allowed in laneway houses?

Yes, basements are allowed. The floor area of the basement counts toward the total allowable floor area.

Q

Are garages allowed in laneway houses? How big can they be?

Yes, garages are allowed. The maximum floor area for a garage is 21m^2 (226 ft^2) on a lot that is 740m^2 or less, and 42m^2 (452 ft^2) on a larger lot. This floor area is in addition to the maximum allowable floor area (500 ft^2 or 750 ft^2) allowed for the laneway house.

frequently asked questions

Q Can I have both a garage and an uncovered parking space?

A Yes. You may build a one-car, maximum 226 ft^2 garage as part of your laneway house, if your lot is 740m^2 or less. If your lot is larger than 740m^2, you can build a two-car, maximum 452 ft^2 garage. Contact the Enquiry Centre to find out the total number of spaces that can be provided on your property.

Q I don't have a car. Can I still have a garage for other uses?

A Bicycle storage and urban agriculture uses are allowed within garages, but the primary intent of the 226 ft^2 / 452 ft^2 exclusions for enclosed or covered parking is to provide for onsite parking.

Q Can I keep my existing garage and build a separate laneway house?

A Yes, depending on the size of your lot. Zoning regulations limit the amount of floor space allowed in the rear yard of residential lots. Contact the Enquiry Centre to find out what floor area limits apply to your site.

frequently asked questions

Q My lot is steeply sloped. Can I still build a laneway house?

A Possibly. Contact the Enquiry Centre, and/or a design professional, to explore the possibilities for your site. If topography prevents you from meeting the laneway house regulations and guidelines, then you can submit an application to the Board of Variance, who will consider your request. For more information on the Board of Variance, please contact the Enquiry Centre.

Q Can I have a laneway house and a basement secondary suite?

A Yes. You can have both a laneway house and a secondary suite in RS-1 and RS-5 zones.

Q Can I park in the setback from the lane?

A No. The space between the lane and the laneway house is intended for landscaping and other permeable surface areas that enhance the lane.

frequently asked questions

Q

What types of permeable paving can be used for surface parking?

A

There are a number of options; permeable pavers, grass-crete, and gravel are some of the most common choices. A combination of paved wheel paths with ground-cover planting in the centre and along the sides is also acceptable.

Q

Can the main access walkway come from the lane, or must it come from the street?

A

A minimum 3 ft. wide fire access path must be provided from the street to the entrance to the laneway house. The entrance to the laneway house should be located at or near the lane frontage, if feasible.

Questions?

If you have questions about this guide or laneway housing policy, please e-mail us at lanewayhousing@vancouver.ca.

For permitting information and site-specific inquiries, please contact the Enquiry Centre at csg.enquiry.centre@vancouver.ca, or call 604.871.7613.

For general information, please visit our website at http://vancouver.ca/commsvcs/ecocity/lanewayhousing.htm