

City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

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RS-1 CARETAKER DWELLING UNIT GUIDELINES

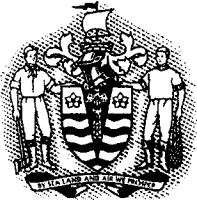
Adopted by City Council June 20, 1989
Amended February 4, 1992 and _____, 2004

These guidelines are to be used in conjunction with the uses and regulations of the RS-1 District Schedule of the **Zoning and Development Bylaw** for development permit applications involving an infill one-family dwelling, a multiple dwelling, or a multiple conversion dwelling where one of the dwelling units shall be for a caretaker, and where the minimum site area exceeds 3 000 m². These guidelines are not applicable to family suites which provide a dwelling unit for a full time support service person.

A caretaker dwelling unit may be permitted only if the following conditions are met:

- (1) The dwelling unit should be a one-bedroom maximum, and should be occupied by a person whose principal occupation is full-time caretaker on the subject site.
- (2) The registered owner (or registered owner under agreement) of the subject site must submit together with the development permit application a written explanation to include:
 - (a) the reasons why the site or dwelling requires a full-time caretaker; and
 - (b) an undertaking to be recorded on the development permit as issued, that condition (1) will be complied with.
- (3) Written notification to surrounding property owners is to be carried out during the processing of the development permit application.
- (4) Prior to the issuance of a development permit for caretaker quarters, arrangements are to be made to the satisfaction of the Director of Legal Services for:
 - (a) A covenant under Section 215 of the **Land Title Act** to be registered to ensure that the dwelling unit will be occupied and maintained only as caretaker quarters for a person whose principal occupation is full-time caretaker on the subject site.
 - (b) A statutory right-of-way allowing the City of Vancouver to demolish the caretaker quarters unless such quarters are vacant or occupied by a person whose principal occupation is full-time caretaker on the subject site. The right-of-way shall include a covenant to indemnify the City of Vancouver against demolition costs.
 - (c) An equitable charge to secure the City of Vancouver's cost of demolition.

The above-noted charges must have priority over existing charges on the subject site.



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RS ZONES IMPERMEABLE MATERIALS SITE COVERAGE GUIDELINES FOR RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, AND RS-7S ZONES

Adopted by City Council May 30, 2000

Amended February 13, 2001 and _____, 2004

1 Application and Intent

These guidelines are to be used in conjunction with the RS-1, RS-1A, RS-1B, RS-2, RS-3/3A, RS-4, RS-5, RS-6, and RS-7S District Schedules of the *Zoning and Development By-Law* to guide decisions by the Director of Planning on applicant requests for relaxations of the regulations in Section 4.8 regarding maximum impermeable materials site coverage. These regulations address concerns regarding the engineering impacts of excessive site paving (basement and site flooding, sewer over flow, demand on sewage treatment facilities, lowering of ground water table, etc.). In the RS-3/3A, RS-5, RS-6, and RS-7S zones, they further the intent of the related design guidelines on site landscaping which address loss of urban vegetation and related negative impacts on urban air quality, urban acoustics, and neighbourhood character.

While it is expected that the majority of all applications will comply with the District Schedule Section 4.8, Sections 4.8 and 5 of these RS zones provides criteria for two types of relaxations:

- (a) relaxations which may be considered for applications proposing renovation/additions to buildings and site improvements existing prior to the adoption of these impermeable materials regulations; and
- (b) relaxations for cases where the regulation would result in site specific hardship.

There may also be some cases where a request for both types of relaxations may be considered concurrently.

2 Relaxations for Pre-Adoption Date Buildings

Typically, when an existing building is "legally non-conforming" (meaning it does not conform to a new zoning regulation but was legal under the zoning in effect at the time of its construction), the Director of Planning will generally permit the non-conformity to continue to exist related to a renovation or addition application as long as the proposed new construction does not worsen the non-conformity. Most often, these non-conformities relate to yard setbacks with which immediate neighbours most effected have lived for years.

However, in the case of impermeability regulations, the issue of excess storm water runoff is one which effects the broader neighbourhood and the City as a whole. Therefore, the extent to which the Director of Planning will allow non-conformity to the 60% maximum impermeable materials site coverage is dealt with explicitly in the District Schedule Section 4.8 (which allows relaxation to 70% coverage) and the Section 5 relaxation clause. The following guidelines assist in the interpretation of these relaxation sections.

- (a) For any building and site development existing prior to the adoption of the impermeability regulations, the Director of Planning may consider a relaxation above the 60% site coverage limit. This is in order to allow some flexibility for additions and renovations. However, the proposed percent of impermeable materials site coverage cannot be greater than what already exists on the site. The proportion of the total percent used by buildings versus other impermeable materials may be altered, noting the related maximum building coverage regulations in Section 4.8.

For example, an existing house and garage cover 35% of the site area and other impermeable surfaces (paved walks, patio, etc.) covers an additional 30% for a total of 65% coverage. Under this relaxation clause, a renovation/addition which increases the house and garage coverage to 40% (the maximum allowed for building coverage) and reduces the other impermeable materials area to 25%, thereby totalling 65%, may be considered.

- (b) For renovation/additions, there is a limit of 70% on this relaxation of the normal 60% maximum. This means that when the existing buildings and other impermeable materials site coverage are already over 70%, the Director of Planning cannot approve a development application. However, if the total coverage is reduced to 70% or less, the Director of Planning may consider approval under this relaxation clause.

3 Relaxations for Use or Site Related Hardships

For new development seeking greater than 60% impermeable materials site coverage or for renovation/addition applications seeking more than 70% coverage, the Director of Planning may consider relaxation of the regulations:

- (a) On lots less than 9.7 m (32 ft.) wide and/or less than 300 m² (3,200 sq. ft.), where a development requires in excess of two parking spaces to comply with the minimum requirements of the *Parking By-Law*; and
- (b) For certain uses, where because of the special nature of the use, there is a demonstrated need for increased paved or otherwise impermeable surface area.
- (i) The following uses may be considered by the Director of Planning for this relaxation:
- Special Needs Residential Facilities where residents use wheelchairs or health support equipment that require increased areas of site paving or similar impermeable surfaces.
 - Cultural, Recreational, Institutional, or Public Utility uses which have a need for impermeable surfaces suitable for functional or programmatic requirements.
 - parking areas ancillary to a principal use on an adjacent site provided that the proposed number of parking spaces is no more than the minimum required by the *Parking By-law* for that principal use.
- (ii) Dwelling Uses, Retail Uses, and Service Uses will **not** be considered for relaxations;
- (iii) In all cases, the Director of Planning will be seeking designs that minimize the impermeable materials site coverage necessitating relaxation of regulations; and
- (iv) Relaxation of regulations shall be for total impermeable site coverage and does not apply to building coverage as regulated in Section 4.8.

4 Advice of the City Engineer

In considering relaxations, the Director of Planning will seek the advice of the City Engineer regarding:

- (a) The storm water capacity of the surrounding area's City sewer system and any recent history of flooding in the subject area;
- (b) Requirements for an on-site storm water retention system to mitigate the impacts of the impermeable materials site coverage on the City sewer system and treatment facilities; and
- (c) Other conditions peculiar to the site, its surrounding area, and the proposed development related to the proposed relaxation of the impermeable materials site coverage and its impacts.

5 Landscaping

The Director of Planning may impose as a condition of relaxation design development to achieve a reasonable balance between areas of impermeable materials site coverage (paving, etc.) and the landscape planting provided on the remaining portions of the site giving consideration to:

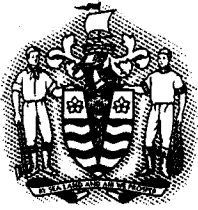
- (a) The extent of site's existing planting, including trees, shrubbery, ground covers, and lawns, and the amount of planting retained; and
- (b) The existing landscape character of surrounding sites.

Note: For buildings listed on the Vancouver Heritage Registry, Section 3.2.5 of the Zoning and Development By-law gives the Director of Planning relaxation powers which may be applicable for development applications seeking impermeable materials site coverage relaxations.

6 Submission Requirements

Applicants seeking relaxation of impermeable materials site coverage regulations may be asked for the following information in addition to the site plan required for a Development Permit Application which shows information including all proposed/existing buildings and areas of impermeable materials:

- (a) samples and/or manufacturer's specification of proposed impermeable materials and construction assemblies;
- (b) graphic overlays of the site plan showing areas of impermeable materials and related area calculations;
- (c) a site plan showing the proposed landscaping to be carried out including the common and botanical name, quantity, size, and locations of all plant materials (existing, retained, and/or proposed), paved areas, and other significant landscape and site features;
- (d) design drawings prepared by a registered professional for an on-site storm water retention system as may be required by the City Engineer;
- (e) photos of the subject site and the sites and buildings around the subject site; and
- (f) other materials as may be required to assess the technical, aesthetic, and/or environmental impacts of the impermeable materials site cover.



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STRATA TITLE POLICIES FOR RS-7S, AND RT ZONES

Adopted by City Council July 31, 1990

Amended July 29, 1997, January 9, 2001 and _____, 2004

These guidelines apply to strata titling of units in Multiple Conversion Dwellings, Multiple Dwellings, Infill, and Two-Family Dwellings in the RS-7S, and RT Districts.

In the RS-7S zone:

Conversions

Council will not entertain any applications to convert previously occupied dwellings to strata title ownership where:

- (a) the site is less than 668 m² in area; or
- (b) a suite is approved as a Secondary Suite or a Moratorium Suite as defined in the Vancouver Building By-law; or
- (c) a suite is approved as a Family Suite* or Phase-Out Suite as defined in the Zoning and Development By-law.

New Construction

As a condition of a development permit approval for a new Two-Family Dwelling on a site less than 668 m² in area, a covenant must be registered against the title of the property that prohibits registration of a strata plan.

* Subject to conditions, a Family Suite may be occupied by a family member or a full time employee providing support services to the head of household. See Zoning and Development By-law Section 11.12 for more complete information on Family Suite.

In the RT zones:

Conversions

Applications to convert previously occupied buildings to strata title ownership will be subject to approval by City Council and the process outlined in the City's Strata Title and Cooperative Conversion Guidelines.

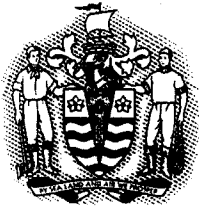
New Construction

A covenant restricting registration of a strata plan will not be required as a precondition of development permit approval.

NOTE: A suite in an existing or new house may not be strata titled. The same policies apply in the RS-7S zone except where sites are 668 m² (approx. 7,191 sq. ft.) or larger in area.

Within an existing house in the RS zones, a rental Suite, or a strata titled suite (multiple conversion dwelling) is permitted. However, the construction and safety requirements of the Vancouver Building By-law for a rental Suite (neither of which may be strata titled) within an existing single-family house are less demanding than for a strata titled suite.

Terms regarding suites are not the same in the Vancouver Building By-law (VBB) and the Vancouver Zoning and Development By-law (Z&D). The VBB terms include Secondary Suite, Moratorium Suite, and Group "C" Residential Occupancy Classification. The Z&D By-law terms include Multiple Conversion Dwelling, Two-Family Dwelling, and Infill. Contact Permits and Licenses staff (VBB) or Planning staff (Z&D) for how these two by-laws apply to your specific situation.



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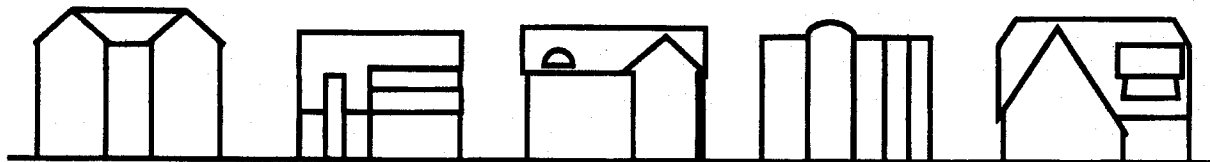
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RS-5 DESIGN WORKBOOK

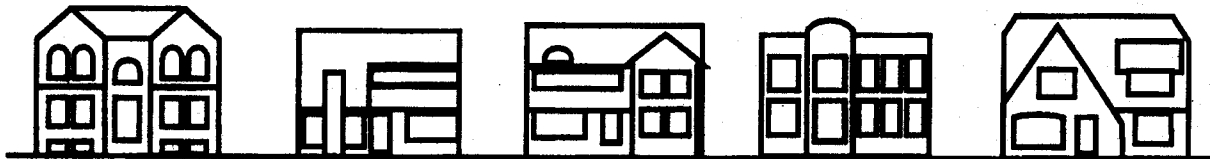
December 1994

Revised September 1996, December 1996 and _____, 2004

This companion document to "RS-5 Design Guidelines" has been prepared to assist applicants in completing an application for projects in the RS-5 and RS-3/RS-3A Districts.



Development Site
Proposed House



Development Site
Proposed House



Development Site
Proposed House



Development Site
Proposed House

dmhousecovr.cdr 8/17/83

CONTENTS

		Page
1	Introduction	1
1.1	Use	1
1.2	Relationship to Design Guidelines	1
2	RS-5 Districts	1
2.1	Existing Context	1
3	Streetscape Analysis and Contextual Design	4
3.1	Intent	4
3.2	Suggested Work Sequence	4
3.3	Checklist for Streetscape Analysis:	5
3.4	Contextual Design Approach:	7
	Appendix "A": Schematic Sample Submission Documents	15
	Appendix "B": Design Rationale Statement Examples	24
	Appendix "C": Examples of Streetscape Analysis Elevations	26
	Appendix "D": Glossary of Terms	28

*** Note:** RS-5 zoning was originally conceived for a portion of South Shaughnessy. For other areas of the City that have subsequently been rezoned to RS-5, RS-3 or RS-3A, Section 2 may or may not specifically apply.

1 Introduction

1.1 Use

The RS-5 Design Workbook is provided to assist applicants with the Design Guidelines and the RS-5, RS-3 and RS-3A District Schedules by offering additional information regarding the streetscape contextual approach to design, hypothetical examples of acceptable design responses on various sample streetscapes, and other relevant material. The Workbook includes sample streetscape analyses, sample design rationale statements and a diagrammatic illustration of the typical submission materials required for conditional applications in the RS-5, RS-3 and RS-3A Districts. A brief glossary of terms is included.

1.2 Relationship to Design Guidelines

The City Council-adopted RS-5 Design Guidelines is the primary reference document for use with conditional applications under the RS-5, RS-3 and RS-3A District Schedules. The Workbook offers **additional assistance**, (examples and other related information, etc.), but in all cases, the information in the Design Guidelines takes precedence over information in the Design Workbook.

The Workbook, which is not formally part of the Council-adopted RS-5, RS-3 or RS-3A District Schedules, will be revised from time to time as the need to clarify and illustrate sections of the Guidelines warrants.

2 RS-5 District

2.1 Existing Context

(a) Urban Character

The RS-5 District is primarily single-family residential character neighbourhood. Some areas are laid out with regularly-shaped lots along straight streets, while others contain irregularly-shaped lots along curving streets. The topography is sloped in some areas and relatively flat in others.

Typical site organization includes the public roadside boulevard, a semi-private front yard, a house with the front door and main façade facing the street, reasonably wide side yards, a private rear yard and a garage along the lane.

The predominant image of these neighbourhoods is derived from their streetscapes which are bordered and enclosed by a simple rhythm of houses and well-landscaped yards.

(b) Architectural Character

Early development in these neighbourhoods included houses ranging from one-and-one-half storeys to two-and-one-half storeys in various Revival styles. Subsequent development included variously-scaled bungalow, "rancher", "split-level", "Vancouver Special" and "West Coast" style houses. The building proportions, materials and detailing of most of these later styles, as well as the Revival styles, emphasized a horizontal façade and massing composition (base, middle, roof). Recently, most development has been in a two-storey, symmetrical, hipped-roof house form. The building proportions, materials and detailing of these houses emphasize a vertical façade and massing compositions. A range of house styles is shown below.



Figure 2. Craftsman Style

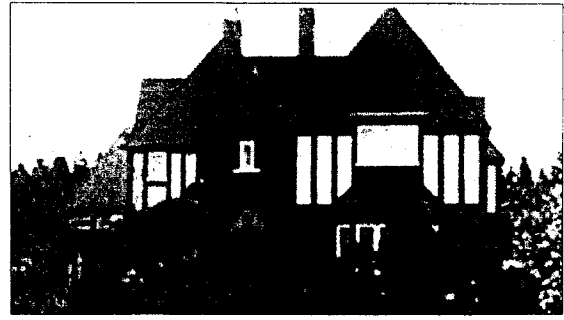


Figure 3. Tudor Revival Style



Figure 4. Colonial Revival Style



Figure 5. English Cottage Style



Figure 6. Moderne Style



Figure 7. Post-War Bungalow Style



Figure 8. West Coast Style



Figure 9. 1990's Style

(c) Landscape Character

Common to all the RS-5 District is the general landscape character of single-family houses set in relatively informal garden settings. Foundation planting, often featuring a massing of shrubs, flowers and ground covers, tends to be common to all but a few of the most recently built houses. Beyond this common theme, the landscape differs from area to area. Some areas have a very distinctive and consistent character while others appear to be in transition. Some areas have large trees on the boulevards and terraced, mature gardens. Other areas have no street trees and sweeping front lawns. Site borders of low stone walls, coniferous

hedges and picket fences are more common in some areas than others. Where there are large street trees, there tend to be fewer specimen trees in front yards. In these cases, large conifers are more typically found in rear yards, providing a dark green backdrop to the house. Where there are small or no street trees, specimen trees, often large conifers, are more common in front yards. A range of landscape examples is shown below.

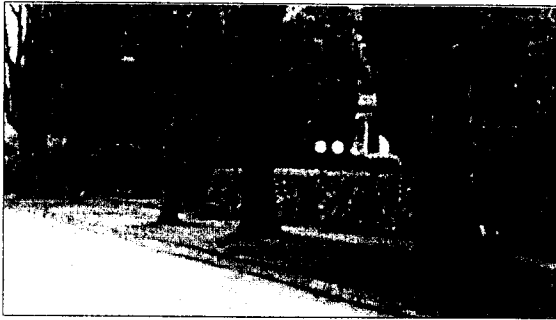


Figure 10. Street trees and hedges



Figure 11. Street trees and wall



Figure 12. Informal Edges



Figure 13. Street trees/no 'edge'



Figure 14. Trees/dense edge



Figure 15. No trees/sparse edge



Figure 16. No trees/no edge

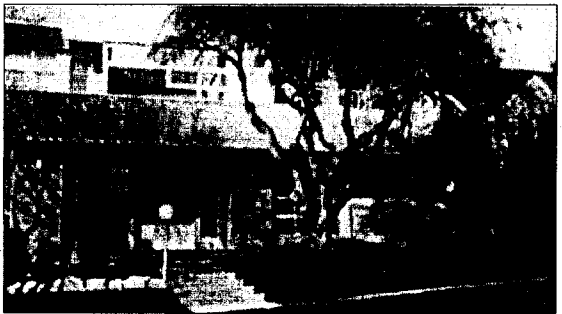


Figure 17. No trees/specimen trees

3 Streetscape Analysis and Contextual Design

3.1 Intent

This section provides information to assist RS-5, RS-3 and RS-3A area property owners and designers in understanding the Design Guidelines and District Schedules. Given that many of the people who will use this By-law will have no previous experience or specific professional education regarding streetscape analysis, contextual design and related concepts.

It is not the intent of Section 3 of this Workbook to establish rigid check lists or prescriptive methodologies but to offer general suggestions and examples of possible approaches to fulfilling the specific requirements of the RS-5 Design Guidelines and the RS-5 District Schedules.

3.2 Suggested Work Sequence

(a) General

In general terms, the outline below offers a suggested sequence of tasks related to context-based design. It does not include the typical designer's work to do with client's programs, budgets, etc., but focuses on those efforts specifically necessary to fulfill the unique RS-5, RS-3 and RS-3A application requirements and the intent of the District Schedule and Guidelines.

(b) Outline of tasks:

(i) Visit site:

- (1) Take photographs of subject site and "streetscape" sites (see Section 2.1 of guidelines) plus other general views of the neighbourhood to illustrate the greater area character.
- (2) Consider the character and design of the surrounding streetscape sites (see streetscape checklist, Section 3.3. of the Workbook). Make notes for the completion of the streetscape analysis.

(ii) Site survey:

- (1) Commission a B.C.L.S. to carry out a site survey (see Department of Permits and Licenses "Residential Checklist" brochure) which should also include the maximum roof heights of streetscape residences.

(iii) Streetscape analysis:

- (1) Streetscape photo assembly: have the streetscape photos printed at an appropriate size (minimum 3" X 5") and assemble these separate photos (including the subject site) to portray a continuous streetscape view or elevation of the surrounding sites. A minimum approximate scale of 1:100 or 1/8" = 1'-0" is recommended. (See Appendix "A".)
- (2) Streetscape analysis - **Elevation**: using a copy of the streetscape photo assembly, (or an accurate drawing based upon this photo-streetscape or other reasonable facsimile), study the existing landscape and building design character of surrounding sites and identify common patterns and key elements from the surrounding sites (see Guidelines Section 2). Make written and/or graphic notes on the streetscape to illustrate your analysis and understanding of the subject site's surrounding design characteristics. (See Section 3.3 of the Workbook giving additional information and examples of streetscape analysis.)
- (3) Streetscape Analysis - **Plan**: prepare a streetscape plan showing the portions of the subject site and neighbouring sites visible from the street including the approximate exterior walls of existing surrounding houses. Based upon the site visit, photos, and survey information, show the general existing landscape development of these sites, including existing landscape features on the development site. (See Guidelines 2.6, Workbook 3.3. and Appendix "A".)

Also on this plan, include the following general information: approximate street-facing dimension of neighbouring lots, street name(s), North arrow and scale. Show the approximate camera viewpoints for the streetscape photos.

(iv) Preliminary design studies:

- (1) General: The work of this section includes all the typical concerns of the building designer such as functional programming, general site analysis, budget goals, etc., plus the concerns specific to the RS-5, RS-3 and RS-3A District Schedules and Design Guidelines.
- (2) Design Studies: based upon the applicant's understanding of the development site's context and the surrounding streetscape character, preliminary sketch design studies (street-facing elevations, rough floor plans, landscape concept plan, etc.) should be prepared indicating the designer's understanding of the site's unique

setting and the intent and specific requirements of the District Schedule and Design Guidelines (see further discussing of context-based design in Section 3.4 of this Workbook).

- (3) Pre-Application Meeting (P.A.M.): as is normal City policy in all zones using design guidelines, applicants are strongly encouraged to schedule a P.A.M. with Planning staff, at which time, preliminary input and guidance can be offered regarding the initial design concept related to the District Schedule, Design Guidelines and the development site's streetscape. To this P.A.M., the applicant should bring the assembled preliminary design sketches (street facing elevations, rough plans and landscape concept plan) so that the City staff can make preliminary comments on the sketch design prior to the designer developing and refining a concept and preparing the complete documents for the Development Permit Application.
- (v) Preparation of Development Application (D.A.)
Following the P.A.M., the applicant should revise (as may be warranted), and refine the proposed design for the subject site (new house or renovation) and produce the documents and supporting materials required. For general reference, Sample Submission Documents are schematically illustrated in Appendix "A", an example "Design Rationale" is given in Appendix "B", and Streetscape Analysis Elevation Examples in Appendix "C" of this Workbook.
- (vi) Post D.A. Submission:
Following the normal review and checking of the Development Application (including documents specifically required for conditional applications), the City Planning staff will forward a written response to the applicant in one of the following general formats:
 - (1) D.P. issued: proceed to submission of documents to Permits and Licenses for a Building Permit as required.
 - (2) D.A. approved with "prior to" conditions: this means that certain **minor** aspects of the proposed design need revision or clarification under the RS-5, RS-3 or RS-3A District Schedule and Design Guidelines and, following the designated revisions to the specified items by the applicant and re-submission of relevant documents to City staff's satisfaction, the D.P. will be issued.
 - (3) D.A. refused: this City Planning staff response is given where the design proposal clearly does not meet the intent and/or specific requirements of the RS-5, RS-3 or RS-3A District Schedule and/or the Design Guidelines to such a degree that approval with "prior to" conditions is not appropriate. Where the decision to refuse a Development Application is made, references to relevant sections of the District Schedule and Design Guidelines will be cited. Following a refusal, the applicant may request a meeting with staff for further clarification.

Note: For the RS-5, RS-3 and RS-3A zones, applicants seeking discretionary or conditional approvals should make a separate initial Development Application and, upon D.P. approval, a subsequent Building Permit Application.

3.3 Checklist for Streetscape Analysis:

- (a) General:
This checklist is offered to applicant-designers to assist in identifying typical streetscape patterns and elements that should be noted (in a written and/or graphic manner) on the required streetscape analysis (elevation and/or plan) discussed in the Design Guidelines (Section 2) and this Workbook. Though this list includes most items of interest on typical streetscapes, it is the responsibility of each designer to include additional information on streetscape patterns and/or elements unique to their individual site's surroundings (see Design Guidelines for Designation of Streetscape Extent, Section 2.1 and Workbook Appendices "A" and "C").
- (b) Checklist organization:
 - (i) basic information regarding the overall streetscape;
 - (ii) site-specific items for **each** streetscape property.
 - (iii) **patterns** common to two or more properties or **key individual elements**.

Note: * indicates information not required for development site where the existing building is to be fully demolished.

- (c) Checklist:
 - (i) Basic information/streetscape:

- street name(s)
 - North arrow
 - approximate lot widths at street fronting property lines
 - typical lot shapes (rectangular, curved, irregular, etc.)
 - general topography (level, sloped across or down street; lots level with, above or below City sidewalks, etc.)
 - boulevard character (curbs, paved sidewalks, boulevard lawn, street tree character, etc.).
- (ii) Site-specific items: (note for each separate streetscape property individually including the subject property).
- (1) Building form (for each streetscape property)*
 - primary building form (simple, complex, symmetrical, asymmetrical, proportions, etc.)
 - secondary building forms (entrances, porches, verandahs, chimneys, balconies, decks, bay windows, conservatories, music rooms, porte-cocheres, attached garages, any other secondary form elements or similar items)
 - primary roof form (type, ridge orientation, approximate maximum height, eave line(s), etc.)
 - secondary roofs forms (dormers, cupola, etc.)
 - (2) Composition of street-facing façade(s)*
 - types of primary elements present: (doors, windows, shutters, flower boxes)
 - shape proportions and approximate sizes of primary elements: (square, rectangular, etc., proportions; horizontal, vertical, etc., shape orientation, etc.)
 - approximate proportion of solid wall to window and door openings.
 - placement of elements on façade (symmetrical, asymmetrical, balanced, irregular, aligned, random, coordinated with forms, etc.)
 - (3) Doors and windows (for each streetscape property)*
 - doors: (single - or double-leaf, side lights, transom light, surrounding detailing)
 - windows: (types, consistency of size, regularity of proportions - pane size - shape - orientation, single unit or groupings of two or more similar units, muntins present; surrounding detailing).
 - (4) Landscape design (required information for each streetscape site including the development site):
 - property edge conditions: (open, hedged, fenced, planting types, etc.)
 - front yard: (lawn, trees, plantings, special features, etc.)
 - foundation planting: (extent, size, type, etc.)
 - general topography: (level, sloped, berms, retaining walls, etc.)
 - special features: (driveway, walkways, stairs, patios, courtyards, etc.)
 - soft landscaping present: (note species or types of trees and major areas of plant materials)
 - hard landscape elements present: (fences, walks, driveways, walls, piers, etc.)
 - (5) Other features:
 - describe any other significant unique elements that may exist on any of the streetscape's individual properties.
- (iii) Patterns and key elements:
 Significant patterns and key elements occurring on the subject site's streetscape should be noted and used as the general basis from which the design of a new house is derived. Where a streetscape presents clear design patterns, these patterns should be used and respected by the designer. Where a streetscape is quite inconsistent in house design (form, composition, etc.), the designer should use selected elements from individual streetscape houses to serve as a basis from which to derive a new design. The following outline is provided to assist designers when identifying and giving consideration to the streetscape's significant patterns and elements.
- (1) In looking at the overall streetscape and the sites and houses there, what **patterns, common characteristics or general similarities** occur on two or more properties?
 - primary building form
 - secondary building form
 - primary roof forms
 - secondary roof forms
 - general façade composition
 - primary façade elements
 - wall-to-openings proportions
 - types of doors

- types of windows
 - landscaping: edge conditions
 - landscaping: front yard
 - landscaping: foundation planting
 - landscaping: plant materials
 - landscaping: hard landscaping
 - patterns of other features (if any).
- (2) Where few patterns occur on a streetscape, designers are encouraged to identify **individual elements** that establish a streetscape's character in a manner that contributes to general compatibility and comfortable site-to-site transitions along the street. The following questions are offered to assist designers in selecting elements to serve as the basis for the derivation of a new house design.
- What existing streetscape house **form or forms** offer design images from which the proposed house's form can be derived while also respecting the guidelines' form prohibitions (double height entries, double height bay windows, etc.)?
 - What existing streetscape roof form or forms offer design images from which the proposed house's roof can be derived while respecting the guideline's roof (minimum roof pitch, etc.)?
 - Looking at the entire streetscape in a single view (along the street toward the development site for example) what existing building or landscape element (or elements) are visually most evident? Does this element(s) detract from the compatibility and continuity of the streetscape? If so, using this element(s) as part of the proposed property's design or design derivation is discouraged.
 - Looking at the entire streetscape in a single view, what elements (of the different sites when seen in one view) contribute most to the collective image, character and visual continuity of this streetscape? Use of these elements (or design elements derived therefrom) will further strengthen streetscape continuity and compatibility and is encouraged.

Note: Where streetscapes offer few identifiable **patterns**, it is suggested that designers seek the derivation of their proposed house form, composition, window/door, materials/detail design and landscape design from the **elements** selected from **one or two** existing streetscape houses to avoid the potential design chaos that can result from using elements from all the (dissimilar) streetscape houses as the basis for the proposed property's design derivation.

3.4 Contextual Design Approach:

- (a) **General:**
Every design professional has her/his own working process for creating designs of houses and residential landscapes. It is not the intent of this Workbook to be a comprehensive design education nor to dictate a designer's process. However, the Workbook attempts to offer suggestions and examples for consideration by project designers wishing assistance with the contextual design approach required in the conditional stream of the RS-5, RS-3 and RS-3A zoning. For the purposes of this Design Workbook and the RS-5 Design Guidelines, a development site's context shall mean the collective visual character of its surroundings with particular emphasis on those properties described as the "streetscape" in the Guidelines, Section 2.1.
- (b) **Contextual Design:**
When discussing the design of a property (which includes both the site landscaping and a new house or renovation) a contextual design approach implies that the designer's creative process includes careful consideration of the site's context and that the proposed house and landscape design is derived from the patterns and elements existing in that context. A contextual design approach requires that the designer understands and responds to the existing contextual character while pursuing the site owner's specific requirements (program, style, etc.) for their property's development. When this contextual design approach is successfully used, new houses will visually fit into existing neighbourhoods.
- (c) **Sample Approaches:**
Following are four different streetscapes which illustrate a variety of typical situations existing in Vancouver's residential areas. Each streetscape shows four schematic façades for the centre development site to illustrate some of the various possible approaches to a contextual and compatible design proposal.

1920 - 1925 Streetscape (Figure 18)

When the streetscape provides distinct and consistent patterns of site and house design, the derivation of the new development's design should be relatively straightforward. Figure 18 shows a relatively consistent streetscape of older houses which display clear patterns of form, façade composition, windows and doors and other elements. The four example development designs are all derived from their surrounding streetscape patterns, but are each quite different. Of course, there are many other possible contextual design solutions for this streetscape of various styles.

Mixed Streetscape (Figure 19)

Illustrated here is a streetscape of mixed building types from various periods and of distinctly different styles. For this proposed development site, the designer's challenge is to pick up on individual building forms, compositional organizations and other elements to create the new design by assembling and refining these derivative pieces into an appropriate architectural expression. Though this mixed building type streetscape presents a special challenge to the designer, the four illustrated design solutions offer examples of successful responses to this streetscape.

Post-War Streetscape (Figure 20)

This figure shows a streetscape of post World War II houses. The special concern here is how the design of a new (probably larger) house can relate to adjacent one-storey structures. Though this is a difficult challenge, the designer can consider using secondary forms of one storey on the new building's front and/or side toward the existing single storey house as a way of easing the transition to a new two or two-and-one-half storey residence. Other approaches to this form transition problem are also possible. The four sample design solutions to this streetscape illustrate some of the many possible ways this situation can be approached.

Post-1980 Streetscape (Figure 21)

This streetscape is comprised of houses all designed and built after approximately 1980. This streetscape's intent is to illustrate the various recent development styles occurring in Vancouver and the not infrequent situation of these very different styles being on adjacent sites. Similar to the mixed streetscape (Figure 19) and the post-World War II streetscape (Figure 20), this post-1980 streetscape's very extreme variety of existing individual design elements and almost total lack of consistent patterns gives the development site's designer both a broader base from which to derive a new design (relatively greater freedom) and a greater challenge to make visual links to the surrounding houses. The four sample designs illustrate a relatively wide range of appropriate, contextual design responses possible within this extremely varied streetscape.

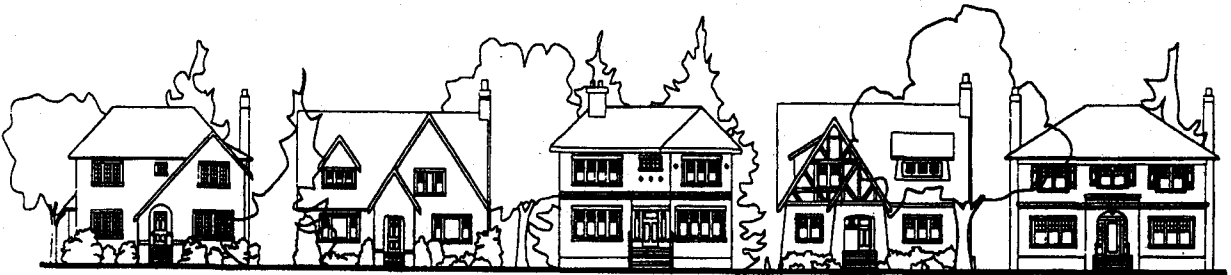
1920-1925 Streetscape



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House

These four schematic elevations of proposed houses illustrate a range of acceptable design concepts for their streetscape.

Many other design concepts are also possible within the parameters of the RS-5, RS-3 and RS-3A District Schedules and Design Guideline for the streetscape.

The streetscape shown is not taken from a specific, existing street but illustrates one type of streetscape found in Vancouver.

Figure 18

Mixed Streetscape



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House

These four schematic elevations of proposed houses illustrate a range of acceptable design concepts for their streetscape.

Many other design concepts are also possible within the parameters of the RS-5, RS-3 and RS-3A District Schedules and Design Guideline for this streetscape.

The streetscape shown is not taken from a specific, existing street but illustrates one type of streetscape found in Vancouver.

Figure 19

Post - War Streetscape



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House

These four schematic elevations of proposed houses illustrate a range of acceptable design concepts for their streetscape.

Many other design concepts are also possible within the parameters of the RS-5, RS-3 and RS-3A District Schedules and Design Guideline for this streetscape.

The streetscape shown is not taken from a specific, existing street but illustrates one type of streetscape found in Vancouver.

Figure 20

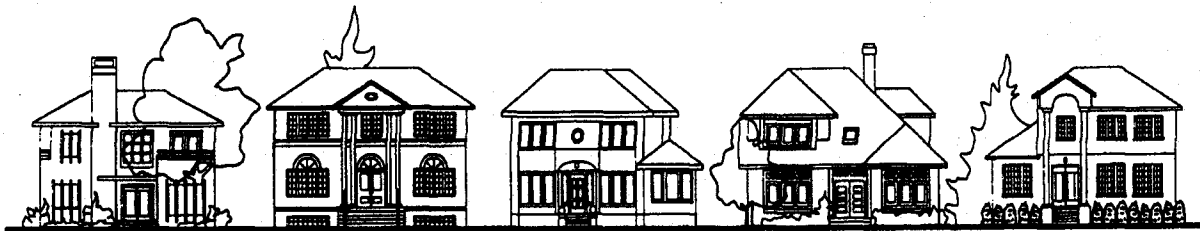
Post - 1980 Streetscape



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House



Development Site
w/ Proposed House

These four schematic elevations of proposed houses illustrate a range of acceptable design concepts for their streetscape.

Many other design concepts are also possible within the parameters of the RS-5, RS-3 and RS-3A District Schedules and Design Guideline for this streetscape.

The streetscape shown is not taken from a specific, existing street but illustrates one type of streetscape found in Vancouver.

Figure 21

(c) Style Preferences:

The Design Guidelines' basic goals are for new development to be derived from the context's character and to be compatible additions to their streetscapes. The guidelines specifically address building form, façade composition, doors and windows, materials and details and landscape design as key issues to the central concerns of context and compatibility. Though these key issues cannot be totally separated from matters related to a designer's or property owner's preference for a specific architectural style, it is **not** the intent of these Design Guidelines to prescribe or exclude any particular stylistic images as long as they are used in a manner appropriate to the overall RS-5, RS-3 and RS-3A goals of contextual design and streetscape compatibility.

When handled sensitively, many different stylistic approaches may be possible within the parameters of the RS-5 Design Guidelines and streetscapes. To illustrate a range of possible residential design styles, the following three buildings are shown: traditional, interpretive and contemporary. Though these specific house examples will not satisfactorily fit all streetscape situations, their design inadequacies would be related to form, façade composition, windows and doors, materials and detailing, and landscape design and not specifically to their expression of style. Further examples of stylistic flexibility within varying streetscapes are shown in Figures 18, 19, 20 and 21.

Traditional

Newly-constructed "traditional" houses are designed using forms, materials and detailing in a traditional way:

- prominent front gable and dormer with half timbering;
- asymmetrical massing of the building with shingle roof;
- well-articulated windows in groupings of casements with small panes;
- projecting entry porch with exposed timber detailing;
- well-developed landscaping.



Figure 22. Post-1990 house with reference to English Tudor style

Interpretive

- deep overhangs;
- traditional building form with contemporary articulation and detailing;
- robust window detailing;
- simple but strong front entry.

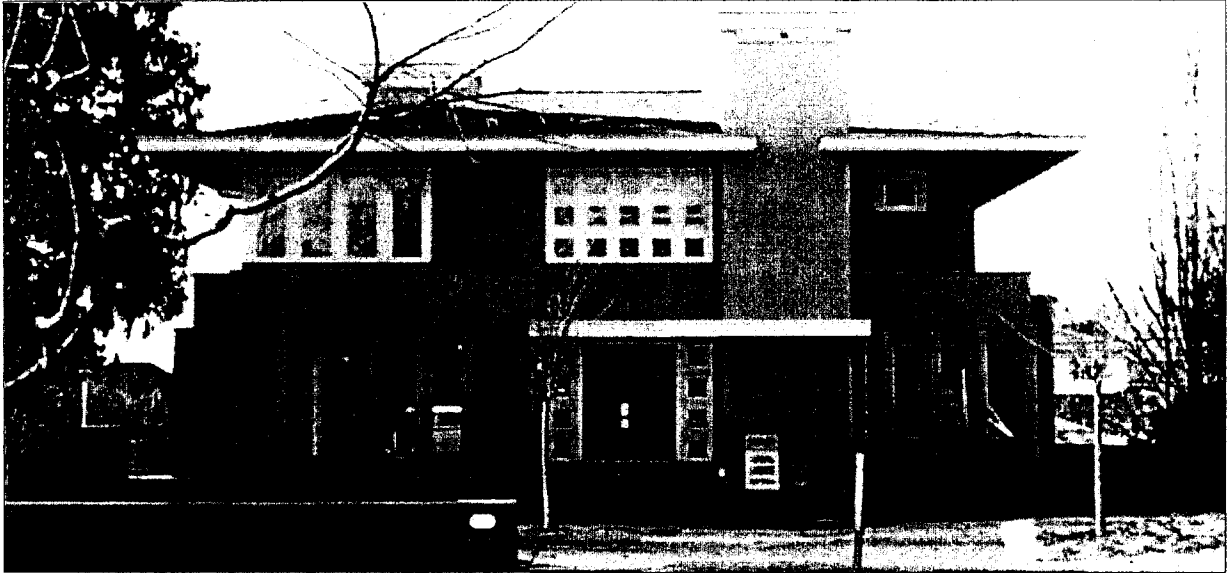


Figure 23. Post-1980 house with reference to Prairie style houses

Contemporary

- well-articulated façade relates to surrounding buildings;
- flat roof element stepped down to reduce bulk;
- interesting distribution of windows;
- strong symmetrical front façade;
- stucco walls enriched with recessed bands and details.



Figure 24. Contemporary post-1980 residence

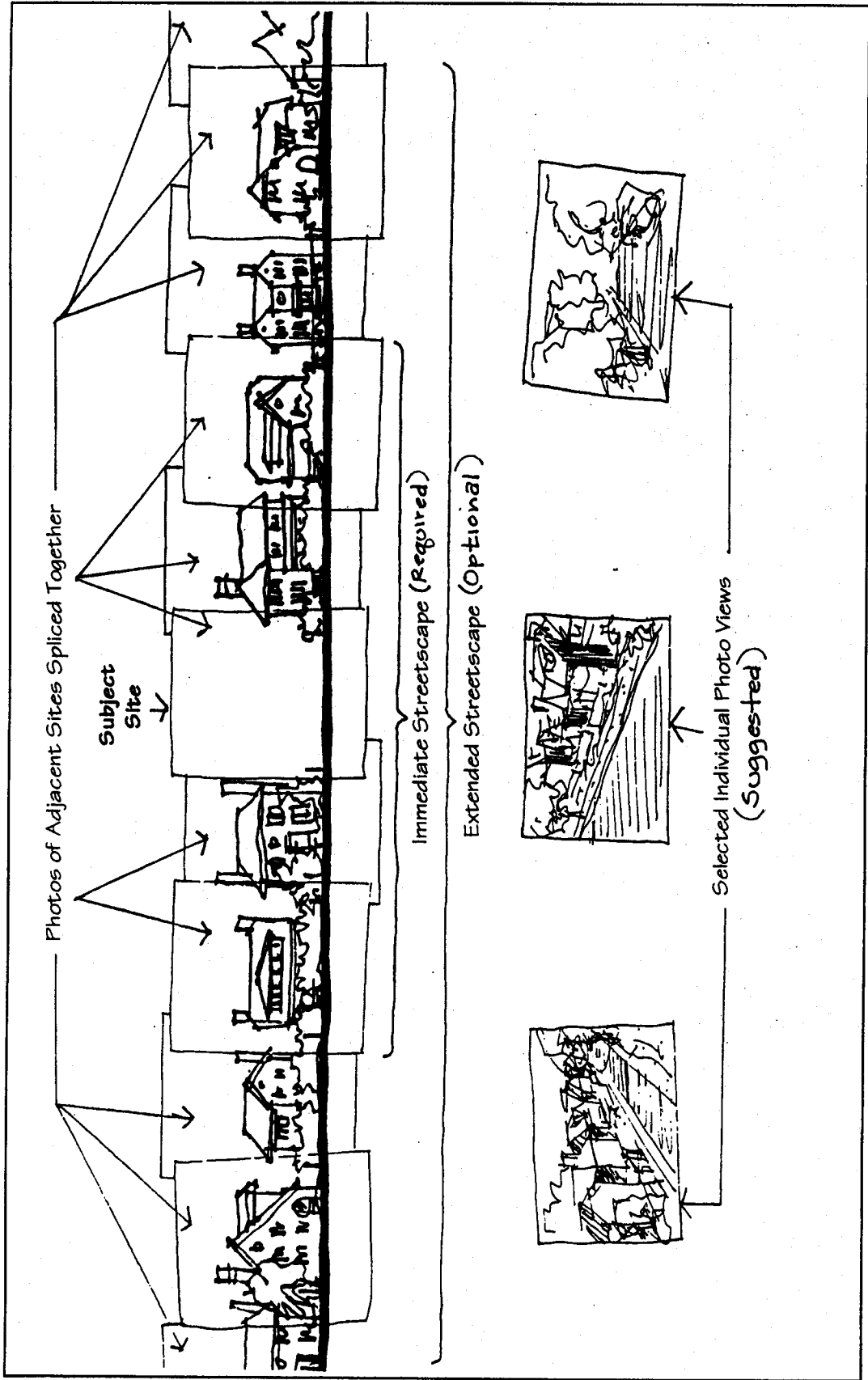
Appendix "A"

Schematic Sample Submission Documents

Attached are schematic samples of the documents required (see Design Guidelines Appendix A) for conditional (or discretionary) Development Permit Applications in addition to those normally required under RS-1 zoning. Included are:

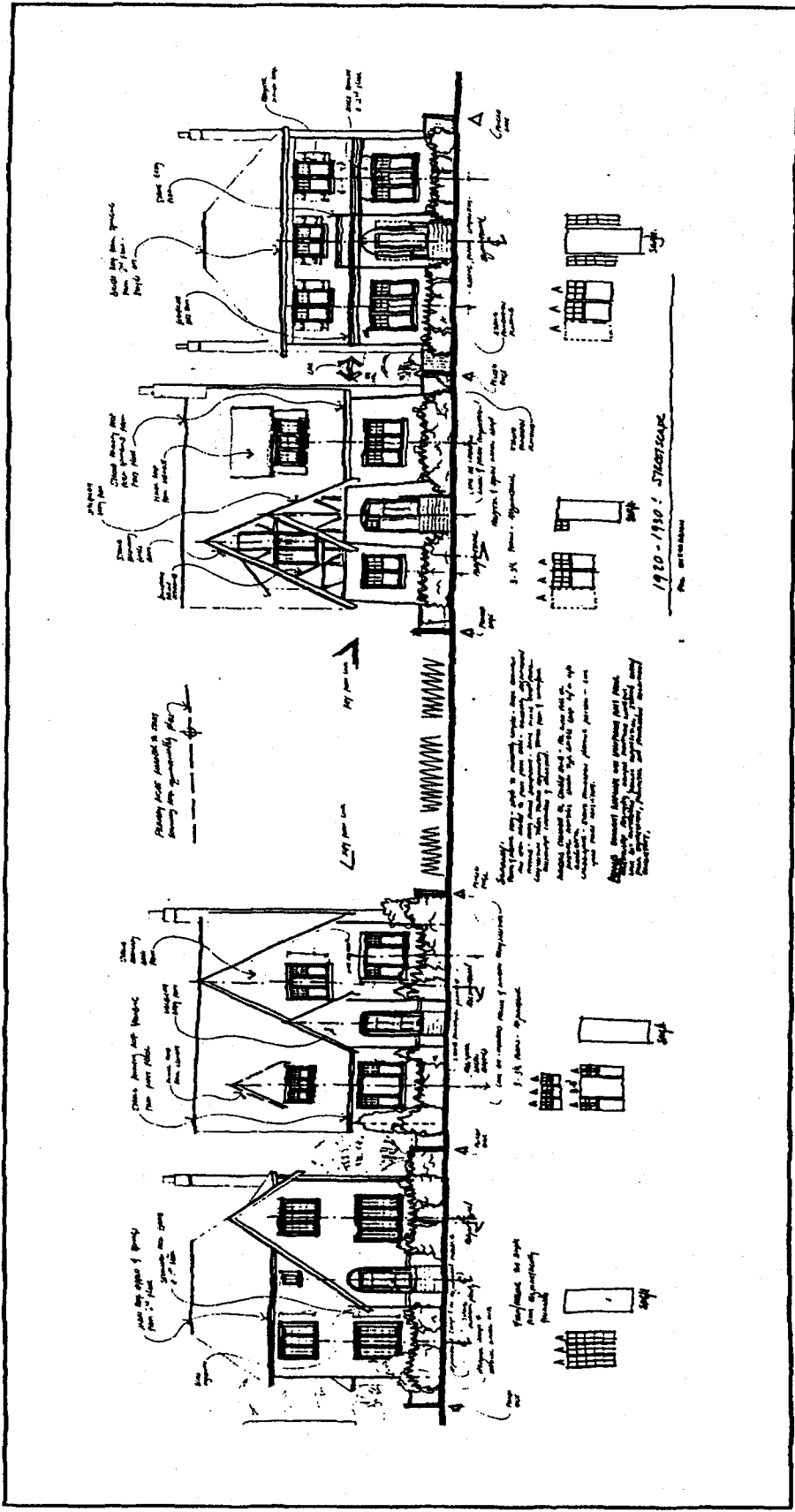
- Streetscape photos;
- Streetscape analysis - Elevation and Plan (see also Appendix "C");
- Design Rationale (see also Appendix "B");
- Sample Board;
- Details;
- Landscape Plan.

Note: For the Conditional RS-5, RS-3 and RS-3A **Development Permit Application**, a building section or the Engineer's letter of assurance are not required. These items should be included with the separate Building Permit Application materials submitted following approval of the RS-5, RS-3 and RS-3A Development Permit Application.



RS-5, RS-3 and RS-3A Submission Requirement Samples - Site and Area Photos

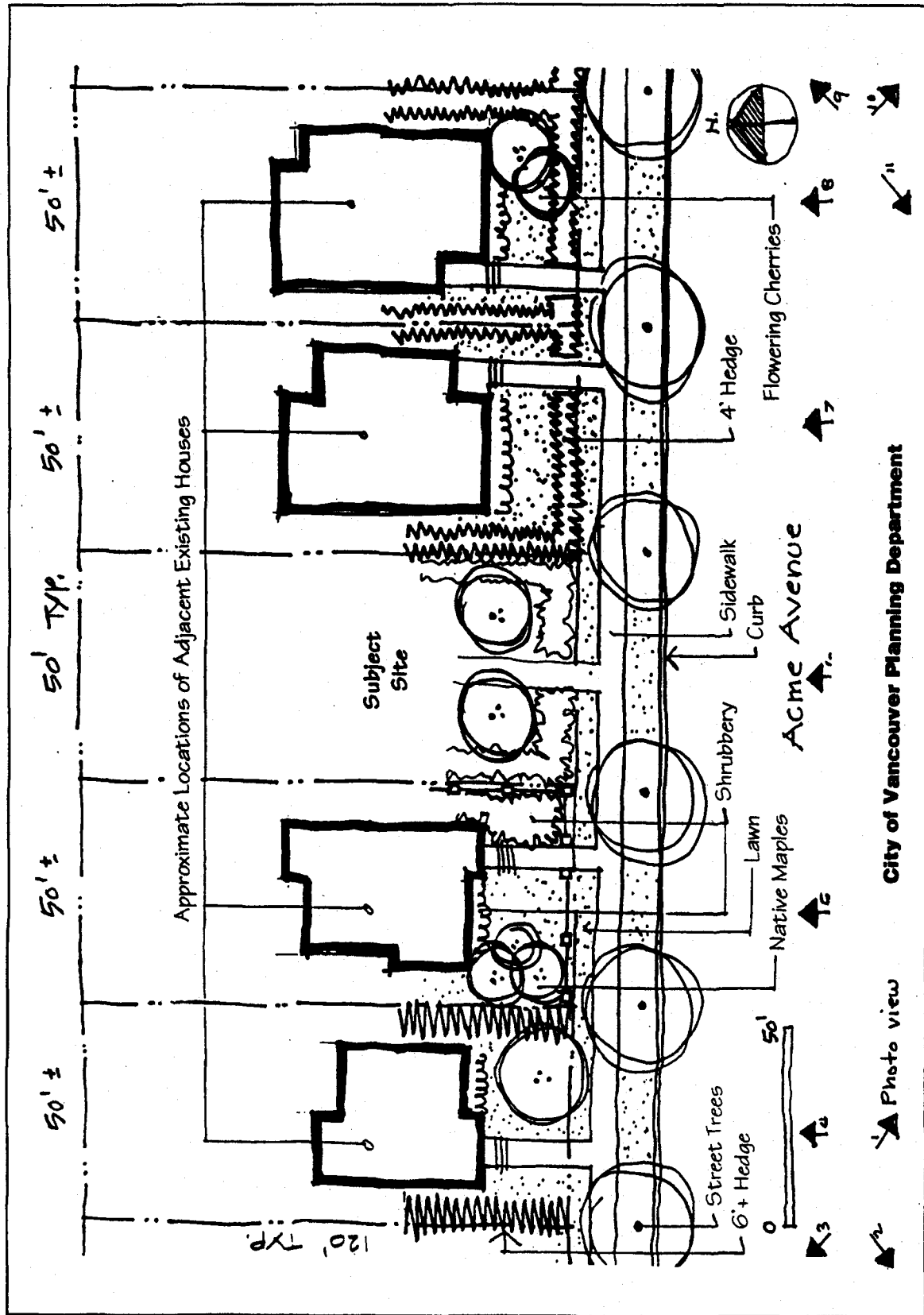
City of Vancouver Planning Department



Note: Analysis elevation may be done over photographic enlargements, an accurate continuous elevation, or other reasonable facsimile done to a consistent scale (minimum 1:100 or 1/8" = 1' - 0")

RS-5, RS-3, RS-3A Submission Requirement Samples - Streetscape Analysis - Elevation

City of Vancouver Planning Department

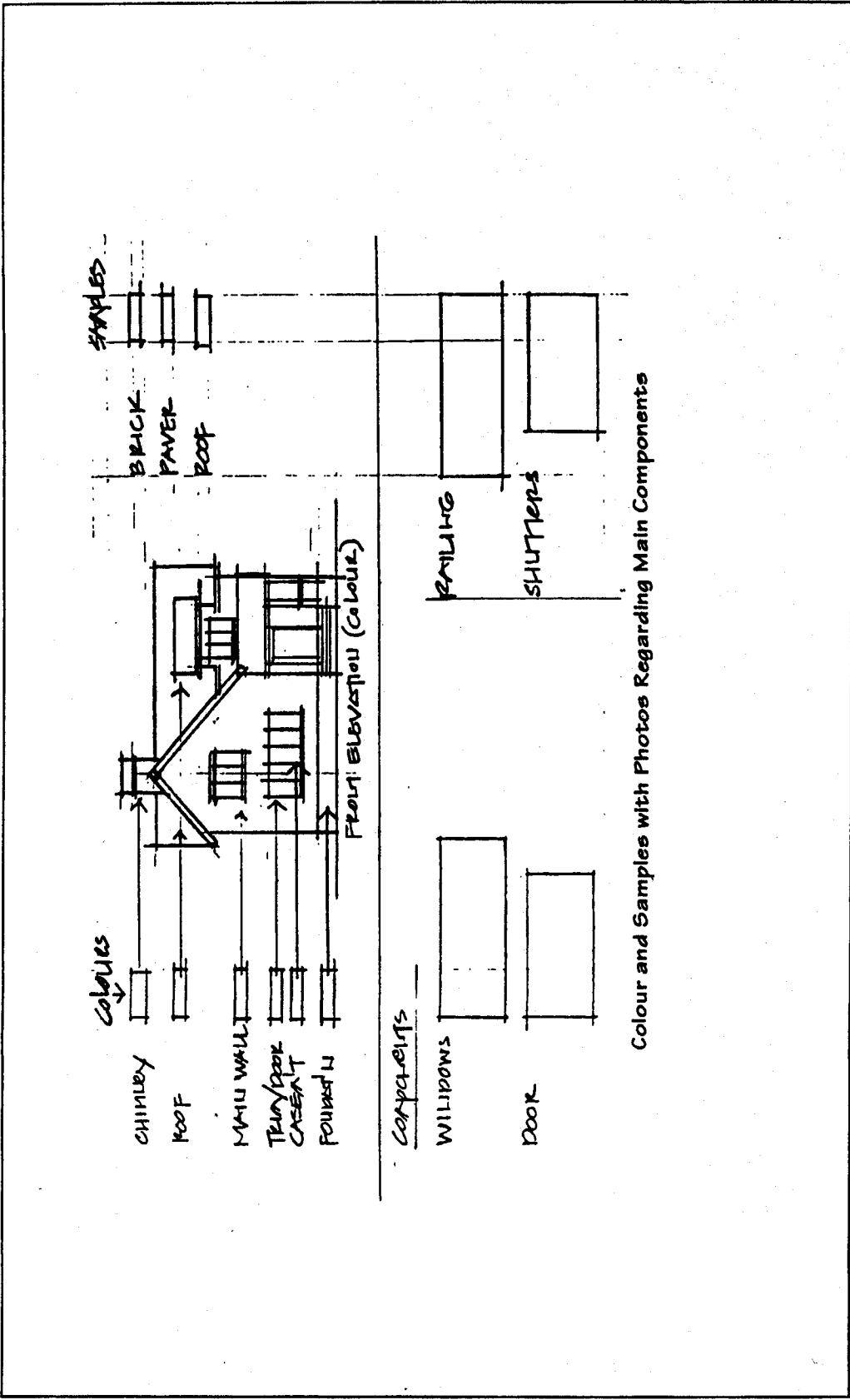


RS-5, RS-3 and RS-3A Submission Requirement Samples - Streetscape Analysis - Plan

<p>$8\frac{1}{2}'' \times 11''$</p> <p>①</p> <p>Design Rationale Statement</p> <p>Program</p> <p>Streetscape Summary</p> <p>Response</p>	<p>②</p> <p>Design Sources</p> <p>Proposal Description</p>	<p>Element</p> <p>Pattern</p>	<p>Form Friendly</p> <p>Chimney Forms</p>
<p>Required Statement (See Appendix B)</p> <p>Optional Explanatory Diagrams or Sketches</p>			

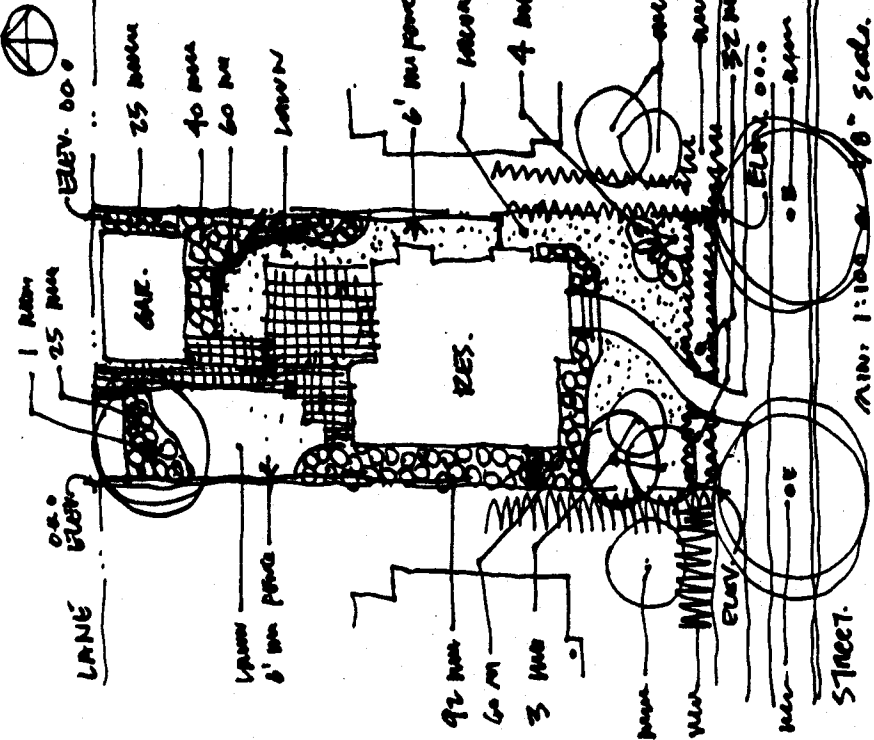
RS-5, RS-3 and RS-3A Submission Requirement Samples - Design Rationale

City of Vancouver Planning Department



RS-5, RS-3 and RS-3A Submission Requirement Samples - Colour and Sample Board

City of Vancouver Planning Department



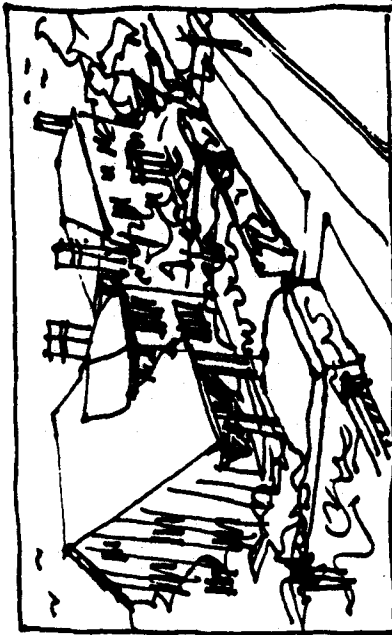
Landscape Plan
Proposed Site/Plant List

No	Size	Def. Species	Quantity	Notes
1	---	---	---	---
3	---	---	---	---
4	---	---	---	---
25	---	---	---	---
40	---	---	---	---
32	---	---	---	---
60	---	---	---	---
60	---	---	---	---

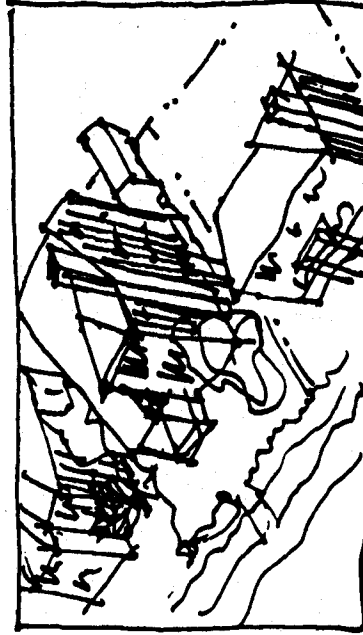
- Note Size and Type of Existing Plantings on Abutting Lots
- Show Existing Boulevard Planting
- Show Existing Trees and Other Plant Materials or Site Features to be Retained on the Subject Site

RS-5, RS-3 and RS-3A Submission Requirement Samples - Landscape Plan

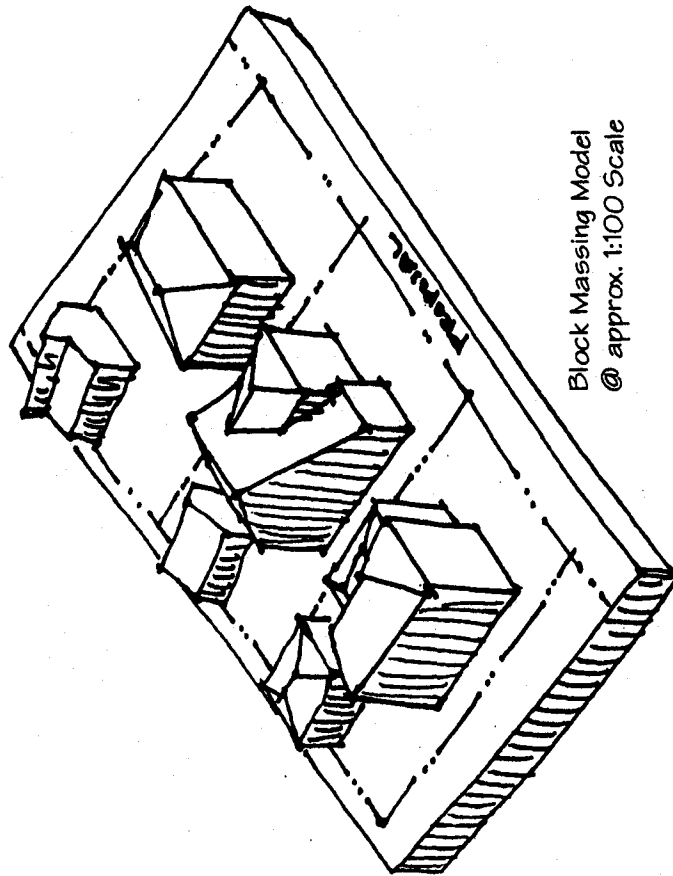
City of Vancouver Planning Department



Sketch Perspectives



Sketch Isometric



Block Massing Model
@ approx. 1:100 Scale

RS-5, RS-3 and RS-3A Submission Requirement Samples - *Optional Submission Material*
City of Vancouver Planning Department

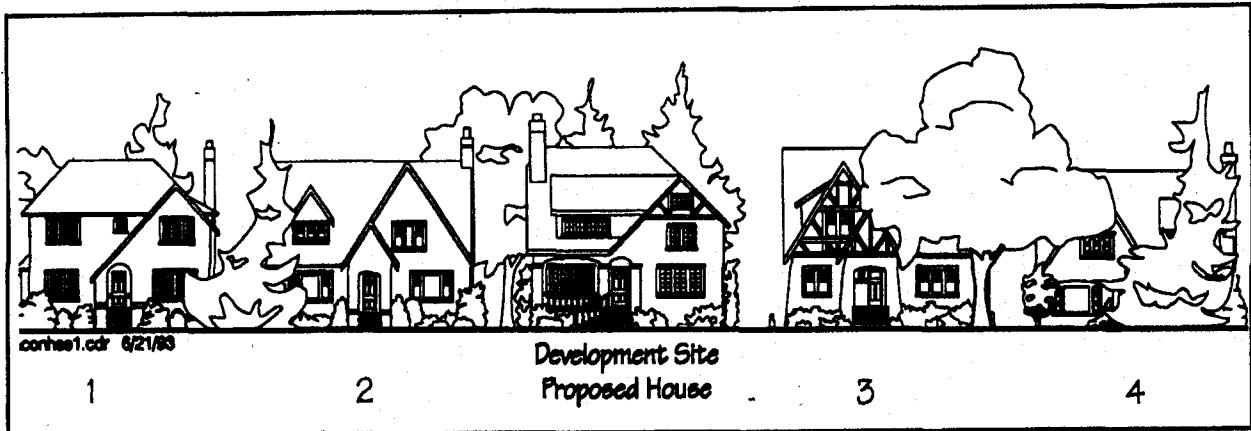
Appendix "B"

Design Rationale Statement Examples

The following two examples of design rationale statements are intended to generally illustrate the types of information that should be reviewed by applicants for their specific designs and specific streetscapes.

Example 1

Design Rationale for proposed house and streetscape below:



Design Rationale 1

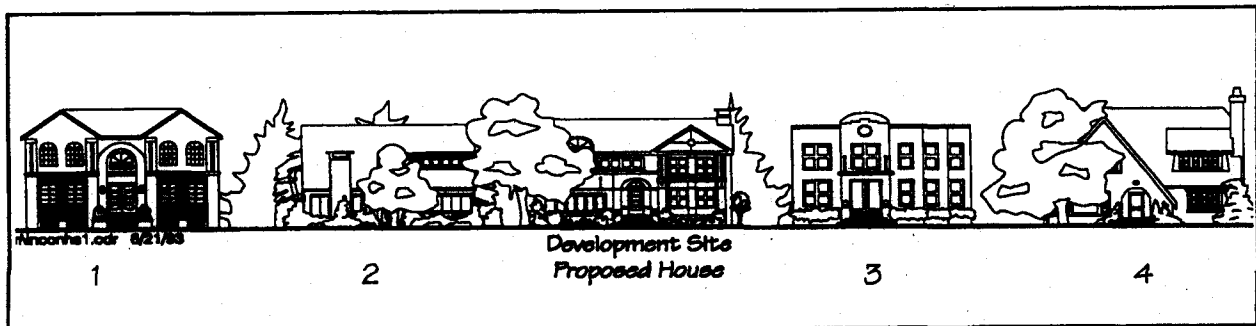
Streetscape:

Surrounding properties are well landscaped with houses built between 1920 and 1930 (approximately). Buildings are generally two or three primary forms, often with dormers and all having strong roof forms with some eave lines at the first storey ceiling level. The massing and façade composition is generally asymmetrical, with care given to window alignment. Front doors are single leaf, either recessed into primary building forms or within separate entry elements. Casements or double hung windows dominate, partially or fully sub-divided by muntins.

Proposed Design:

The landscape design continues the streetscape's patterns of strong foundation planting, front lawns, and hedged front yards (not shown in figure). The building proposes two primary forms plus a dormer, consistent with streetscape patterns. The asymmetrical form and façade composition, window groupings and sash sub-divisions are all derived from the neighbouring houses. Upper gable half-timbering and general exterior detailing are also consistent with the streetscape.

Example 2



Design Rationale 2

Streetscape:

The existing streetscape is a mixture of landscape and house styles referencing different architectural periods and built at different years of neighbourhood's development and re-development (1980's, 1960's, 1990's,

1920's). Although two properties have well-developed landscapes, few other significant patterns are present. Forms, roof types, windows, doors, etc. all vary from one house to the next.

In attempting to design a new house that is derived from the existing streetscape and to contribute to (and improve, if possible) the area's general compatibility, elements have been selected from the surrounding existing houses and assembled in the new design. Key design elements derived include:

- 1) roof ridge orientation and approximate height from house 2;
- 2) gabled bay references house 1, including the engaged double piers on the second storey corners;
- 3) the proposed house's left side windows (first and second storey) relate in type to those on house 2. The right side windows' design is derived from house 3, though reduced in scale to respect the smaller scale of other windows present on the streetscape;
- 4) the asymmetrical form follows three of the four surrounding houses' expression;
- 5) minor elements (circle window, arched entry, curved roof dormer window, etc.) pick up on some of the secondary elements of surrounding houses;
- 6) the landscaping proposed follows that of property 2 and 4 and the general neighbourhood image.

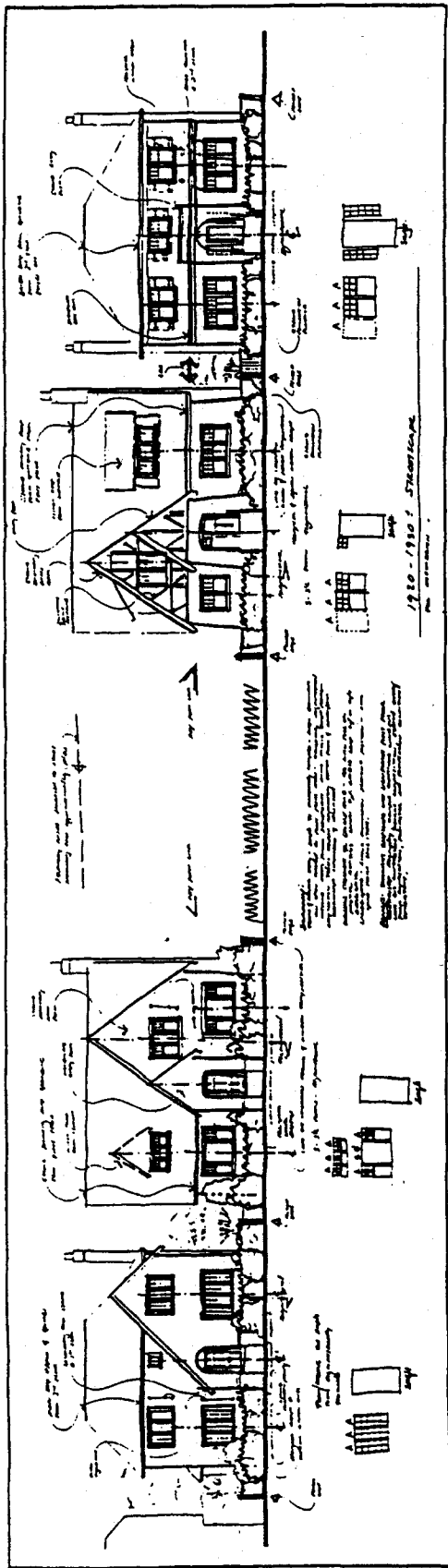
Though the proposed design is not a copy of any surrounding house, it attempts to make design linkages by using existing architectural elements and landscape approaches. The façade composition of the assembled/derived elements shows careful consideration of both placement and relative size resulting in a clearly ordered and organized design reflective of the varied surrounding houses' façades.

- Note:**
- 1) The proposed houses illustrated in the streetscapes above are only one of many possible design solutions for their specific streetscape.
 - 2) The streetscapes are not specific sections of an existing street in Vancouver, but only illustrative of the varying types of streetscapes there.

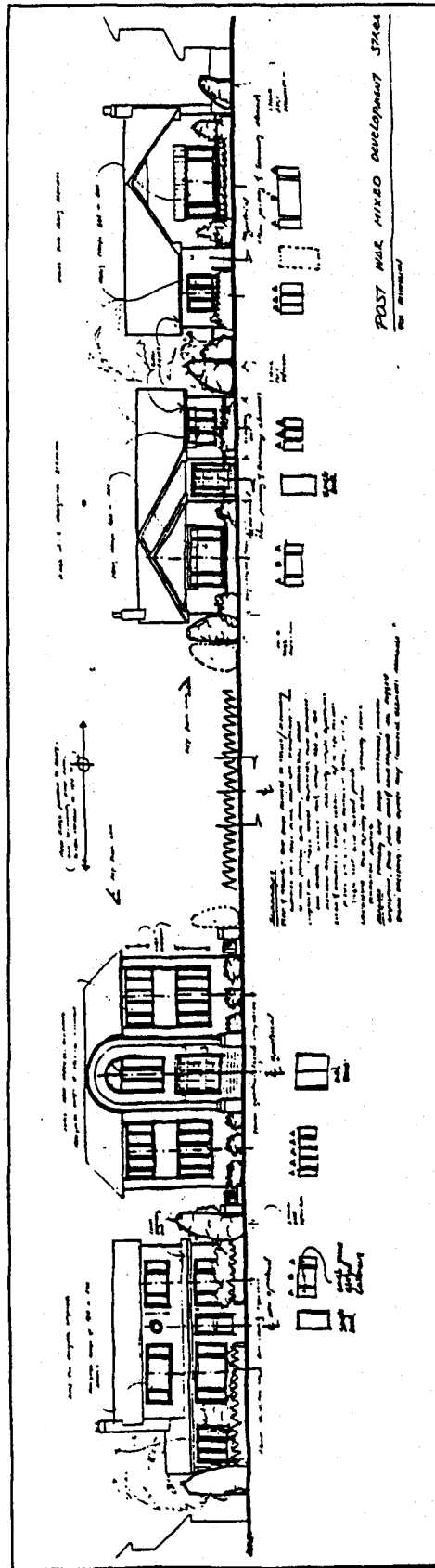
Appendix "C"

Examples of Streetscape Analysis Elevations

- 1) Streetscape analysis elevations may be done on assembled photographs, accurate street elevation drawings or other legible and consistent scale facsimiles.
- 2) Individual houses should be analysed and patterns or elements significant to the general streetscape should be discussed.
- 3) See Workbook Sections 3.3. and 3.4: See Design Guidelines Section 2.1, Figure 2.



Streetscape example 1 - showing relative consistency in design patterns and elements



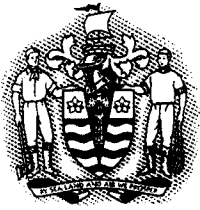
Streetscape example 2 - showing a streetscape with relatively varied design patterns and elements

Appendix "D"

Glossary of Terms

The following terms are generally explained to assist property owners and designers. They are for general reference with the **Workbook** and **Design Guidelines** only.

B.C.L.S.	A licensed British Columbia Land Surveyor
Belt Course	A horizontal band of architectural detailing usually located at a building wall's approximate middle
Composition	Arrangement of the primarily 2- dimensional parts (such as windows, doors, shutters, detailing, etc.) on the walls or 3-dimensional building form.
Conditional	A proposal that is not approvable outright but necessitates a discretionary review based upon the RS-5 Design Guidelines and related policy documents.
Context	The surrounding circumstances. The nearby existing properties' design character of their houses and landscaping.
Contextual	Relating to its context or surrounding circumstances. The quality of a proposed landscape and house design that shows an understanding of the site's surrounding properties and derives the proposed design from the characteristics of the surrounding properties.
Derive	To obtain or be interpreted from [the context].
Derivative	Showing similarities or visual links to the context of a compatible manner.
Discretionary	Regarding the RS-5, RS-3 and RS-3A District Schedules, a proposal that is not approvable outright, but that requires the understanding and use of the RS-5 Design Guidelines.
Façade	Face or front of a building. The street facing wall or walls of a house or building.
Form	The 3-dimensional shape of a [house] object.
Gradation	The subtle change of similar objects or elements (e.g., size of windows or details).
Methodology	A specific sequence of tasks or process for achieving a designated goal.



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

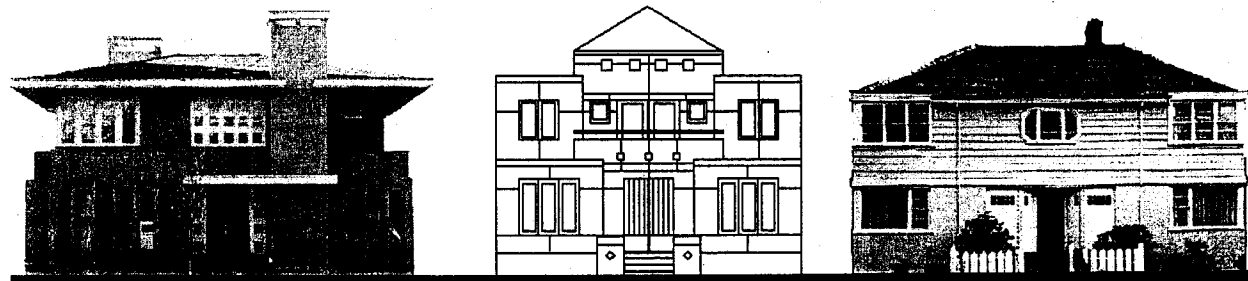
RS-5 DESIGN GUIDELINES

(Also Applies to the RS-3 and RS-3A Districts — see Explanatory Notes)

Adopted by City Council July 20, 1993

*Amended May 31, 1994, December 8, 1994, October 22, 1996, July 29, 1997, November 4, 2003,
and _____, 2004*

A companion document (RS-5 Design Workbook) has been prepared to assist applicants in completing an application for projects in the RS-5 and RS-3/RS-3A Districts.



July 29, 1997

Attention all applicants intending to submit applications in the discretionary stream where use of the RS-5 Design Guidelines is mandatory. Development Planners are finding that designers are bringing permit level drafted detailed design drawings to the Pre-Application Meetings. When staff recommend design changes based upon the Design Guidelines and the intent of the zoning, this could mean significant design revisions and additional drawing time. The intent of the Pre-Application Meeting is for City staff to review and comment upon **very preliminary design sketches** and **the applicant's streetscape analysis** so that where an applicant's concept needs revisions to comply with the RS-5 Design Guidelines, significant re-drafting will not be required. Therefore, please follow the steps below:

- (1) Obtain and read the RS-5 or RS-3/RS-3A District Schedules, the Design Guidelines, and the Design Workbook [especially section 3.2(b)(iv)(3) Pre-Application Meeting].
- (2) Visit site, take photographs, prepare streetscape analysis plan and elevation [see Design Workbook sections 3.2(a) and 3.2(b)(i)-(iii) and Appendix A pages 24-27].
- (3) Prepare **preliminary sketch concept drawings** showing landscape design concept plan and building elevations (as seen from the street or streets) and rough floor plans.
- (4) Schedule a Pre-Application Meeting (tel: 873-7092). To this meeting, applicants should bring their B.C.L.S. site survey, their completed plan and elevation streetscape analysis, photo boards, and **preliminary** sketch design drawings.

Note: Applicants are **not** encouraged to prepare permit application type drafted documents prior to Pre-Application Meetings.

CONTENTS

	Page
1	Application and Intent 1
	1.1 RS-5 Districts 1
	1.2 Application 1
	1.3 Intent 1
	1.4 Guidelines Overview 1
2	Guidelines 2
	2.1 Streetscape Character 2
	2.2 Form 4
	2.3 Composition 8
	2.4 Door and Windows 10
	2.5 Materials and Detailing 12
	2.6 Landscape Design 14
	Submission Requirements 21

Explanatory Note

These RS-5 Design Guidelines apply to discretionary (conditional) applications in the RS-5, RS-3 and RS-3A zones. Consult with the Planning Department regarding where these zones are located within the city.

- (1) In the RS-3A District, the guidelines also apply in the following circumstances:

Where an application proposes an addition (with or without renovations) to an existing house built before 1940 and where the architectural character of the original house has not been altered since its original construction, and where the design of the proposed addition (and any proposed renovation work) follows the original architectural character and detail of the house, the Director of Planning may waive aspects of the RS-5 Design Guideline requirements related to specific streetscape compatibility which might otherwise defeat the intent of the RS-3A District Schedule's design.

- (2) The photos used in this document are intended to show examples of desirable designs or elements from the guidelines in which they are referenced. The photographs may also contain designs or elements that should not be used in accordance with other guidelines in the document, and their presence in the photographs does not justify their use in a development proposal.

1 Application and Intent

1.1 RS-5 Districts

These Guidelines are to be used in conjunction with the RS-5, RS-3 and RS-3A District Schedules of the **Zoning and Development By-law** and the companion document, the **RS-5 Design Workbook**.

These guidelines describe the design expectations for discretionary development. The companion document, the **RS-5 Design Workbook**, outlines a method for analysing the relevant context, offers general examples and provides definitions for the design terminology used in the document.

1.2 Application

(a) Regulations

The guidelines should be consulted by applicants seeking approval for discretionary increases and relaxations provided for under the regulations in the RS-5, RS-3, RS-3A District Schedules. The guidelines will also be used by the Planning Department in evaluating discretionary development applications.

Although not mandatory, applicants who are **not** seeking discretionary increases or relaxations are also encouraged to use the guidelines.

(b) Uses

The guidelines should be consulted in seeking approval for conditional uses as provided for in the RS-5, RS-3 and RS-3A District Schedules. For conditional uses (uses other than dwelling uses), the use and application of the design guidelines is at the discretion of the Director of Planning. The intent of the design guidelines, the context of the proposed development and the functional and aesthetic requirements of the particular use will be taken into consideration.

1.3 Intent

The guidelines are intended to encourage the design of renovations and new developments to be compatible with neighbouring houses and landscaping and to emulate the design quality exemplified by many existing older houses.

1.4 Guidelines Overview

(a) Process

The development approval process pertains to applications seeking discretionary increases and relaxations for the following proposals:

- (i) Renovations (with or without additions) - Generally, discretionary renovations that alter the existing street-facing facades should reflect the style of the original house. Where possible, existing landscape elements such as hedges, walls, mass plantings and specimen shrubs and trees which face a street should be retained. Where discretionary renovations involve major changes to portions of the building and/or yards visible from the street, the design should also respond to the architectural and landscape guidelines outlined in Section 2; and**
- (ii) New Development - The design of discretionary new development should respond to the architecture and landscape guidelines outlined in Section 2. As noted above, existing landscape elements should be retained where possible.**

Development application submission requirements for the RS-5, RS-3, RS-3A areas are described in Appendix A.

(b) Principles

There are two central principles upon which the guidelines are based:

- (i) existing architecture and landscape elements in neighbouring houses and gardens provide the basic patterns upon which new development should be based. The proposed design should be derived from the immediate context of adjacent sites and contribute to the compatible transition of houses and gardens along a street; and
- (ii) the selection of materials and the detailing of architectural and landscape elements should be derived from the overall neighbourhood characteristics and as described in these guidelines.

Both of these principles have been incorporated into the guidelines. Within (i) and (ii) above, a designer may interpret and respond in varied manners and styles toward the goal of compatible development.

The guidelines focus on the design of houses and gardens as viewed from the street. For the purposes of the guidelines, the house and garden are broken into: the building form; the design composition of street-facing walls, doors and windows; and the landscape design. The overall composition, form, material, detail and colour aspects of each of these elements are included.

A streetscape analysis, showing the "patterns" of the architecture and landscape elements along the street, is a submission requirement for discretionary development applications. A design rationale explaining the basis for the architecture and landscape design of a proposed development is also a submission requirement for discretionary applications. A suggested method for analysing the streetscape, a sample design rationale and a sample application submission are outlined in the RS-5 Design Work Book.

2 Guidelines

2.1 Streetscape Character

A street's character or image (the streetscape) is based upon the design of the public realm (curbs, street trees, lot sizes, etc.) and the visible portions of the private realm (yard landscaping, building form, materials, detailing, etc.). While the public realm is significant in establishing the image of the streetscape, these guidelines address the design of the private realm.

For submission and review purposes, the streetscape should include those properties illustrated in Figure 1.

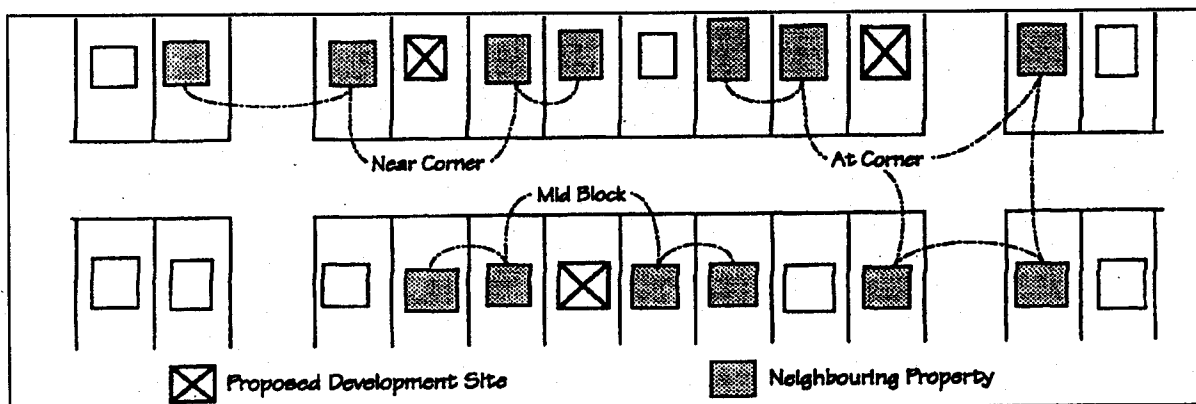


Figure 1. Streetscape Definition. The surrounding properties linked by the dot-dash line define the streetscape for reference when designing a new house or renovation.

Individual houses and gardens are not seen separately but as part of their block or streetscape. Development of a site, whether a renovation or new construction, can strengthen a streetscape by compatibly interpreting existing architectural and landscape patterns and elements. Proposed designs may range from direct replications to more general derivations but, in any approach, the design should be compatible with its streetscape.

Some existing streetscapes present clearer and more consistent patterns than others. Where streetscapes are made up of houses of a similar design style and development period, patterns of architectural and landscape elements will be evident. Patterns and elements noted in these guidelines include building form, facade composition, door and window design, and landscape design. When a site is within a streetscape of relatively consistent character, a proposed design should be derived from surrounding patterns and elements.

Where an existing streetscape is comprised of houses of widely varying design styles built over many years, the designer will be expected to use whatever patterns that do exist while selecting specific design elements from surrounding houses and assembling these elements into an architectural composition that has clear design relationships to neighbouring houses. Figures 2 and 3 give examples of how two very different streetscapes may be interpreted by a designer to generate compatible design concepts for a new house or renovation. (Further examples are found in the RS-5 Design Workbook.)

Streetscape Example (1)

Streetscape Example (1) is composed of houses with many similar characteristics. They offer patterns of roof and building forms, facade composition and scale, entries and windows and site design. A new house is not required to replicate existing houses. However, the designer's interpretation and response should be derived from and related to the existing streetscape's patterns and elements.

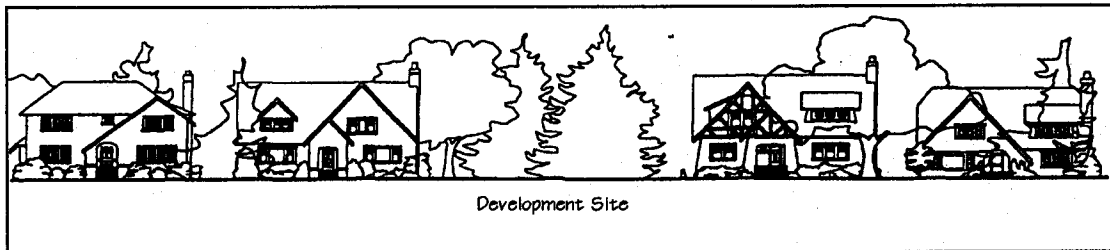


Figure 2. Streetscape Example (1)

Streetscape Example (2)

Streetscape Example (2) is made up of houses of widely varying styles built during different periods of the area's development. Though it may be possible to identify and use some patterns, generally the designer should select individual elements and forms from surrounding properties and interpret and combine these into a design for the proposed house, thereby making design links to neighbouring houses and landscaping.

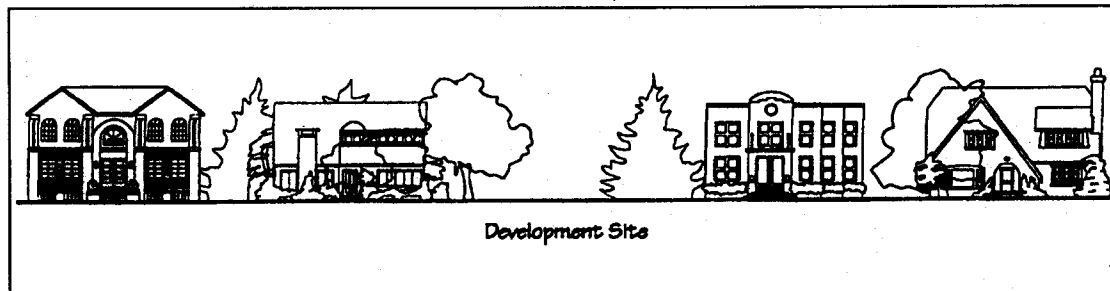


Figure 3. Streetscape Example (2)

Streetscape Examples (1) and (2) illustrate only two of many possible situations. Every streetscape will have its own unique character which requires the designer to understand each individual streetscape and make derivative design proposals that interpret and respond to the individual patterns and elements there. (See the RS-5 Design Workbook for a variety of illustrations of alternative building designs within sample streetscapes and a discussion of three possible design approaches: traditional, interpretive, and contemporary.)

(a) Streetscape Patterns

The basic building form of the proposed design should be derived from the forms and patterns existing in the surrounding streetscape's houses. Though existing house forms need not be copied, the form of a proposed new house or renovation should be a compatible addition to the streetscape's existing character. Contextual issues such as form complexity, roof line silhouette, and the use of secondary elements (porches, chimneys, entries, bay windows, etc.) should all be used as the basis from which the massing of a new house is derived. For example, where a development site's surrounding houses have more simple building roof forms, the proposed house should follow this pattern. Similarly, a streetscape of more complicated or complex building roof forms also establishes a general pattern for the designer to respect. Where surrounding houses present a variety of forms, the designer has somewhat more latitude in the proposed design's building form, though it should still be derived from the context's patterns and elements.

Streetscape Example (1)

- 1-2 primary forms often with dormer elements
- ridges of primary roofs are parallel to the street
- most primary roofs have eaves over the main floor
- all houses have secondary roofs with gable ends
- clear differentiation between the primary and secondary roofs
- all asymmetrical form assemblies

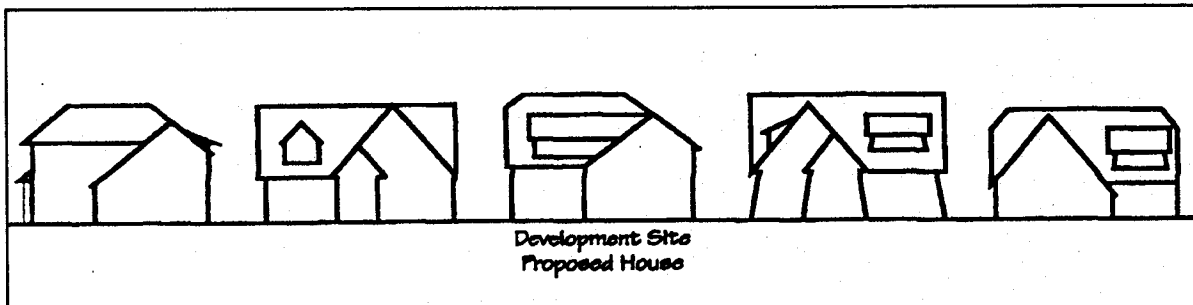


Figure 4. Streetscape Example (1) Showing Primary and Secondary Building Forms

Streetscape Example (2)

- variety of forms; horizontal and vertical orientation
- range of primary roof forms including a flat roof
- roof eaves over first and second storeys
- range of secondary roof forms
- some dormers
- form complexity varies
- mostly asymmetrical form assemblies

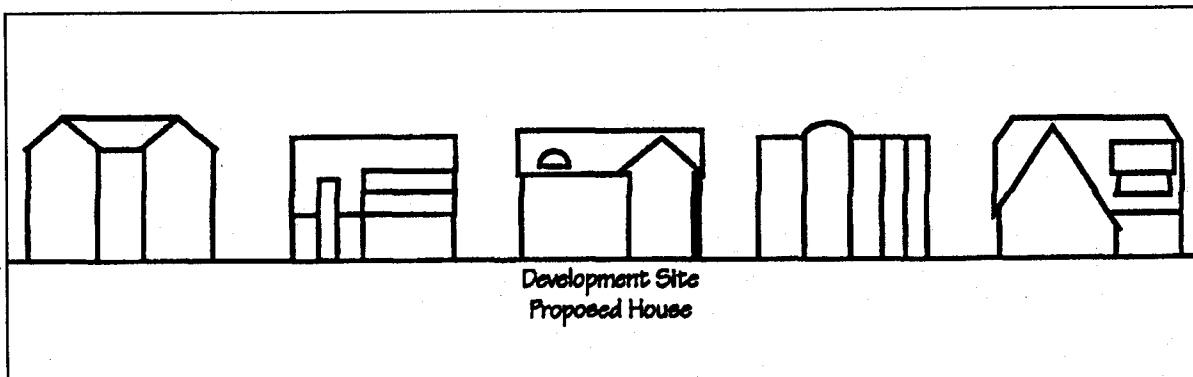


Figure 5. Streetscape Example (2) Showing Primary and Secondary Building Forms

Note: The previous streetscape examples are illustrative diagrams only Contextual patterns and elements vary from streetscape to streetscape. See the RS-5 Design Workbook for further discussions and examples.

(b) Building Form

- (i) Primary Forms - Below are examples of typical Vancouver house forms. The presence of these and other forms should be considered in the designer's streetscape analysis and be used as the basis from which a proposed design is derived. Vancouver house forms vary considerably but often display some or all of the following (see the RS-5 Design Workbook for typical examples):
- (1) Simple massing using only one or two primary forms;
 - (2) Significant pitched or hipped roof forms provide a visual "hat" to the house. Main roof forms may spring from first storey eave lines;
 - (3) Front entries are expressed as single storey attached forms, or indented into the front facade or integral with a significant, single storey porch or verandah;
 - (4) Asymmetrical massing is common. Where simple symmetrical massing is used, restrained detailing lessens the sense of formality or streetscape dominance;
 - (5) On wider lots, secondary forms are sometimes used for conservatories, porte-cocheres or attached garages; and
 - (6) Substantial chimney forms often occur on side walls.
- (ii) Primary Roof - Pitched-roof forms are common in Vancouver and should generally be used. A minimum pitch or slope on primary roofs of 5:12 is required. On pitched-roof buildings, flat roofed areas, which are above the uppermost floors may be incorporated in a portion of the roof area if concealed behind substantial sloping roofs. Combination roofs, such as a central sloping roof combined with lower, flat roofs may be acceptable if they respond to the streetscape and the flat portions of the roof step down to the level of the eave lines of houses on adjoining sites;



Figure 6. Pitched Roof

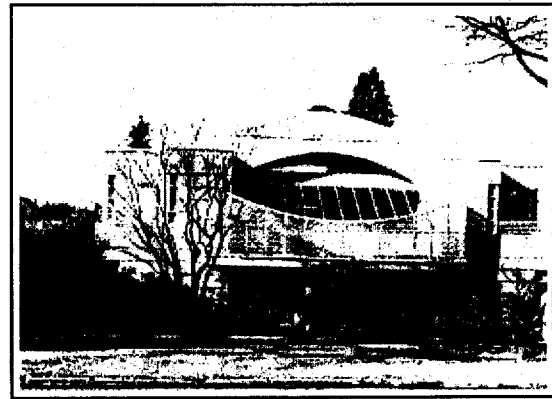


Figure 7. Combination Roof

- (iii) Secondary Roofs and Dormers - Roofs over subordinate portions of the building should generally match the slope and proportion of the primary roof and should be an integral part of the building design. Dormer and secondary gable forms should be positioned and proportioned so as to remain secondary to the primary roof form. A slope less than the primary roof may be acceptable if integral with the overall building design. Dormers occurring on the third storey should be relatively small so as not to make the house appear top-heavy;



Figure 8. Secondary Roof



Figure 9. Gables and Dormers

- (iv) Entrances, Porches and Verandahs - Front entrances should be one-storey, have sufficient cover and should be integrated into the overall building design. The entrance cover may be provided by recessing the front door, by the addition of a porch, or a combination of both. Entrances expressed with double-height columns and elements such as second storey arches and large fan lights are discouraged;



Figure 10. Recessed Entry



Figure 11. Verandah

- (v) Chimneys - Chimneys visually and symbolically contribute to the residential ambience of the street and are encouraged in house design. Chimneys in real brick or stone are preferable. Brick or stone used for chimneys should match brick or stone used on other parts of the building and landscape. Chimneys framed in and finished as an integral part of the total design of the building may be used. Exposed metal chimneys or chimneys finished in thin-set brick or stone veneers should not be used. Metal fireplace or furnace flues or vent caps should be screened or disguised with a durable surrounding enclosure, detailed to fit the character and image of the building design;

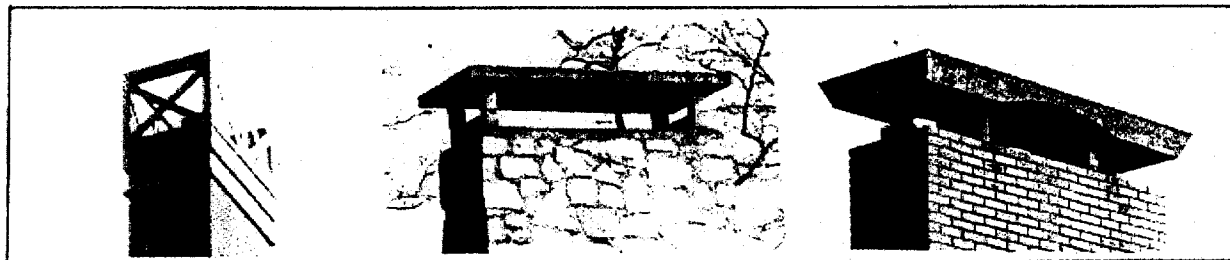


Figure 12. Various Chimney Caps

- (vi) Balconies and Decks - Balconies and decks visible from the street should be integrated into the building massing and facade composition. Where supported by contextual patterns, they may be directly over entry porches or verandahs. Detailing at guards and posts should be proportioned and scaled to be consistent with other building detailing;

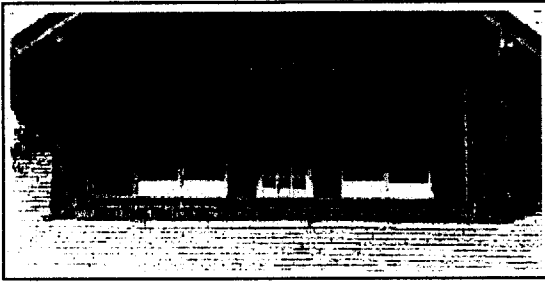


Figure 13. Inset Balcony



Figure 14. Over-Entry Balcony

- (vii) Bay Windows - When used, bay windows should be limited to one or two locations on any facade visible from a street. Two-storey bay window forms which dominate a facade should not be used;



Figure 15. Bay Window

- (viii) Conservatories and Music Rooms - Conservatories, music rooms and similar secondary rooms, where proposed, should be placed on the side or rear of the house and be a secondary element in terms of the scale and proportions of the building. Conservatories and solariums should be consistent in detail with the house design and not be of a different construction type or style; and



Figure 16. Conservatory

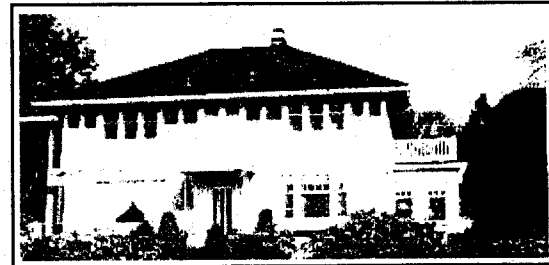


Figure 17. Conservatory

- (ix) Porte-Cocheres and Attached Garages - In those instances where a front driveway may be permitted and where it is consistent with the streetscape, a single-car porte-cochere is acceptable. The porte-cochere should be located on the side of the building, set back from the front facade and integrated into the design of the building. The form and detailing should be compatible with the main house. Attached garages accessed by a front driveway (where permitted) should be located on the side of the building, set back from the front facade a minimum of one metre and be integrated into the design of the building.

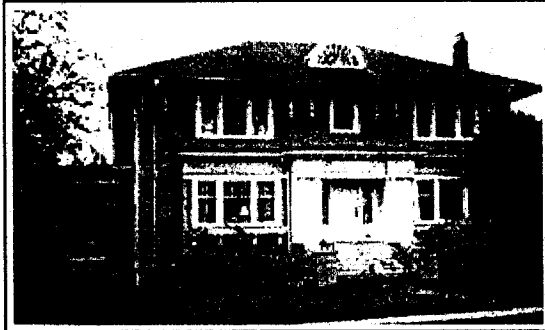


Figure 18. Porte-Cochere

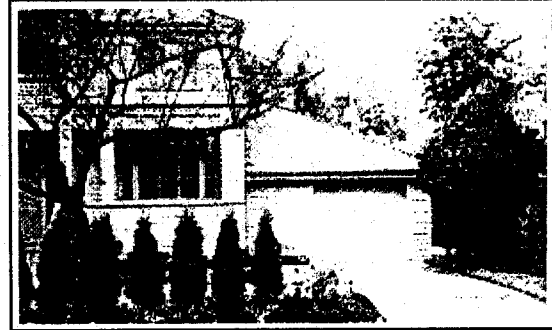


Figure 19. Attached Garage

2.3 Composition

(a) Streetscape Patterns

The composition of the street-facing walls (facades) of the existing buildings on the streetscape should be used as a basis for the derivation of a compatible new design. This may be done by incorporating the general scale, proportion and rhythm of the existing street-fronting facades. The proportions and placement of windows and entry door, along with wall detailing like belt courses, accent elements, horizontal reveals, or emphasized structural components, may also be used to achieve compatible design.

Streetscape Example (1)

Where a streetscape offers identifiable patterns of facade composition, a new house design should be derived from common patterns. Though replication is not necessary, the proportions, orientation, scale and complexity of existing house facades on the streetscape should be referenced in the new design.

- *window unit placement relates vertically, often with smaller windows on upper floors*
- *consistent asymmetrical facade composition*
- *majority of houses have a horizontal composition of window groupings*
- *area of solid wall greater than proportion of glass area*
- *some use of applied decorative elements (half timbering) at gable ends*

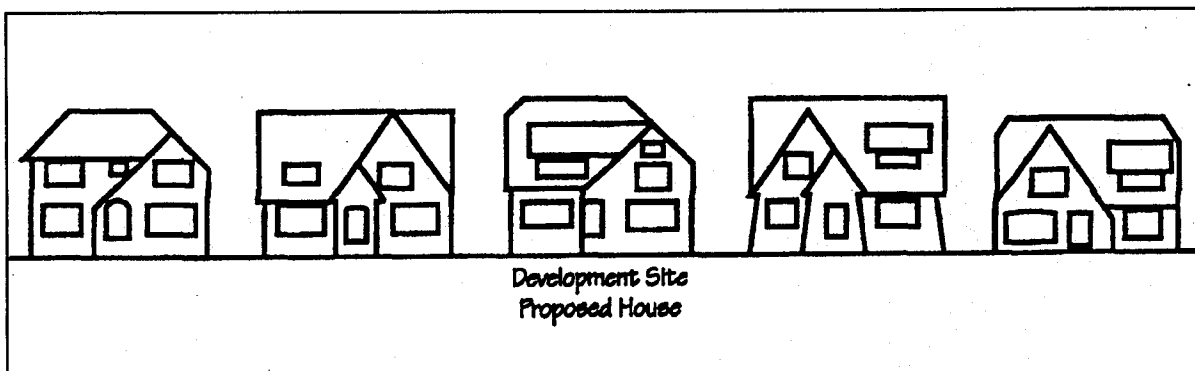


Figure 20. Streetscape Example (1) Showing Some Composition Elements

Streetscape Example (2)

A streetscape of houses of different styles and periods requires the designer of a new house to select some predominant context elements and compose these into a design which generally fits into the surrounding context.

- *mostly asymmetrical facades*
- *some facades have simpler composition*
- *varied wall to window proportions*
- *dissimilar secondary elements*
- *main and second floor windows often differ in shape and scale*
- *most houses differentiate first and second storeys by material or form*

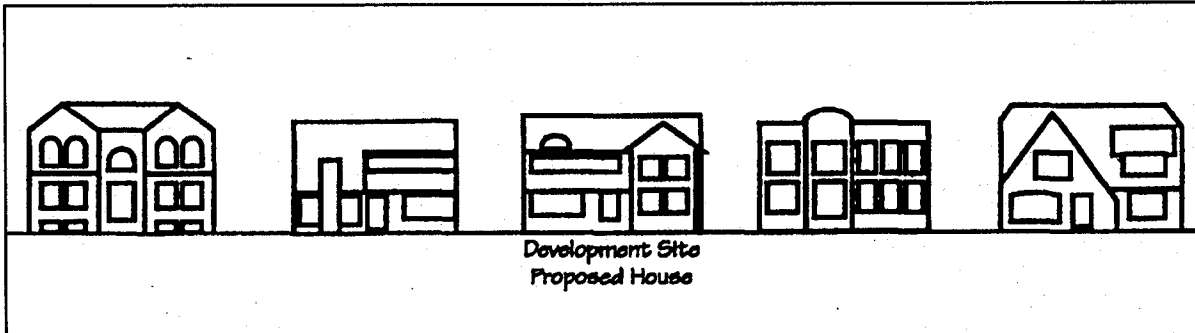


Figure 21. Streetscape Example (2) Showing Some Composition Elements

Note: The above streetscape examples are illustrative diagrams only. Contextual patterns and elements vary from streetscape to streetscape. See the RS-5 Design Workbook for further discussion and examples.

(b) Wall Composition

- (i) Primary Facades - Street-facing facades should have a three-dimensional depth or composition. This is typically achieved by varying and articulating the massing with bays, recesses, reveals, substantial trim and secondary building elements, such as porches, verandahs, balconies, or bay windows. The use of these secondary building elements is not subject to their specific existence on the existing streetscape. However, these elements should be integral with the building design and be derived from similar design elements on existing area houses;

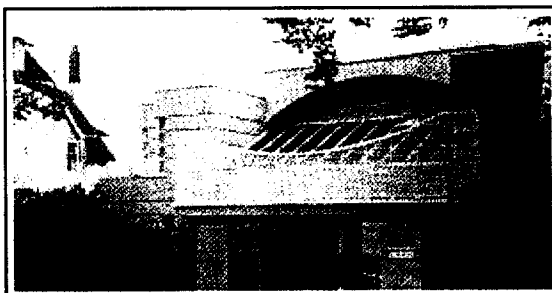


Figure 22. Facade Depth



Figure 23. Facade Depth

- (ii) Flanking Street Facades - Flanking-street facades should be varied and detailed to the same degree as the front facade. On smaller sites, side elevations facing a flanking street should be treated with windows and projections similar to the front facade. On larger lots, one-storey building elements may also be introduced to articulate the flanking street facade; and



Figure 24. Flanking Facade



Figure 25. Flanking Facade

- (iii) Secondary Facades - Where visible from the street, side walls along interior lot lines should be varied and detailed to the same degree as the front facade. On narrower side yards, facades may be varied with small wall recesses, substantial wall detailing or a chimney. On wider side yards, facades may be varied with elements such as a corner setback or a bay window.



Figure 26. Interior Side Wall



Figure 27. Interior Side Wall

2.4 Door and Windows

(a) Streetscape Patterns

The composition of doors and windows on the building facade should generally be derived from the most common compositions and patterns of doors and windows on the streetscape. The shapes, scale, proportions, vertical and horizontal orientation, alignment, grouping and amount of detail on doors and windows in the streetscape should be considered. (Further information on the composition of doors and windows on the facade is contained in the RS-5 Design Workbook.)

Streetscape Example (1)

- *consistent single storey front entrance*
- *consistent use of single-leaf door*
- *consistent horizontal window groupings of vertical casements*
- *larger windows on main floor than on second floor*
- *similar patterns of window divisioning*

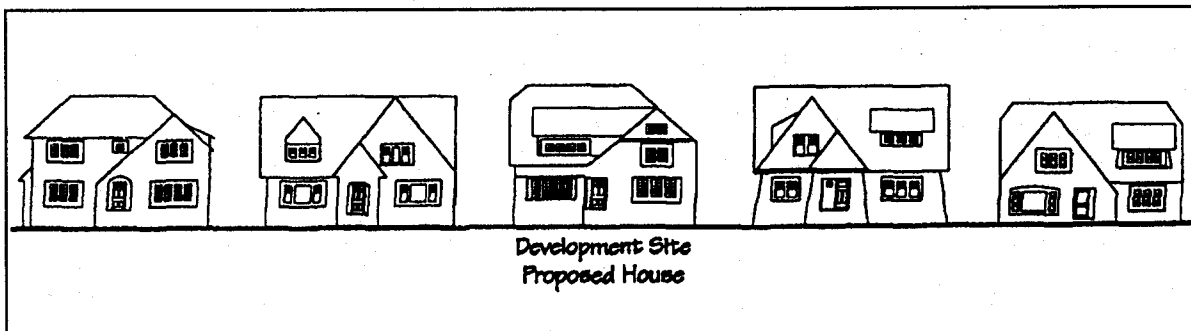


Figure 28. Streetscape Example (1) Showing Window and Door Patterns and Elements

Streetscape Example (2)

- *varied front entrance height*
- *both single and double-leaf doors*
- *window groupings both horizontal and vertical*
- *varied provision of entry cover*
- *main floor windows not always larger than second floor windows*
- *varied degrees and patterns of window divisioning*

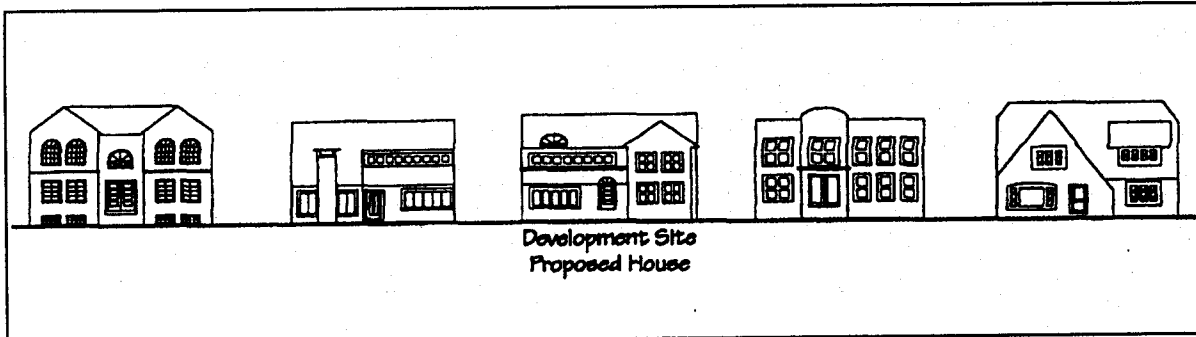


Figure 29. Streetscape Example (2) Showing Window and Door Patterns and Elements

Note: The above streetscape examples are illustrative diagrams only. Contextual patterns and elements vary from streetscape to streetscape. See the RS-5 Design Workbook for further discussion and examples.

(b) Design

- Front Door - A single entrance door, with or without narrow side light windows, should generally be used. A double door (with or without a transom light window), similar in width to a single door with side lights, is also acceptable. The design of the entry and the front door should be integrated;

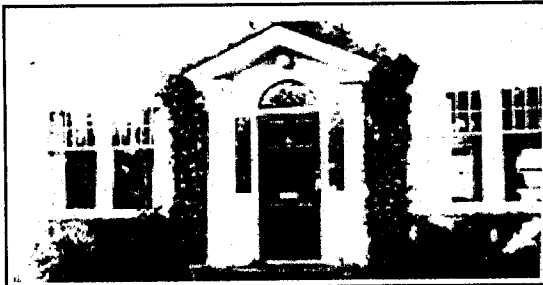


Figure 30. Single-Leaf Door

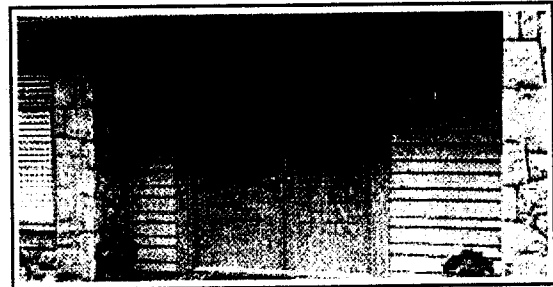


Figure 31. Double-Leaf Door

- Windows should respond to window patterns in the streetscape. Generally, large window areas should be subdivided with structural elements and, where supported by streetscape patterns, be further subdivided by muntins; and



Figure 32. Window Grouping



Figure 33. Large Window

- (iii) Skylights - When used, skylights should be discretely detailed into the roof form, such as at the ridge or eave lines. Bubble skylights should not be used on roofs visible from the streets.

2.5 Materials and Detailing

- (a) Roof - Materials that are acceptable are:

- cedar shingles or shakes
- asphalt shingles (muted tones)
- slate
- low-profile concrete tiles (muted colour)
- copper standing seam roofs (for secondary roofs)

Wide fascias continuously outlining all eaves, gables and other roof structures should be avoided. Examples of appropriate roof detailing are provided below.



Figure 34. Flat Soffit

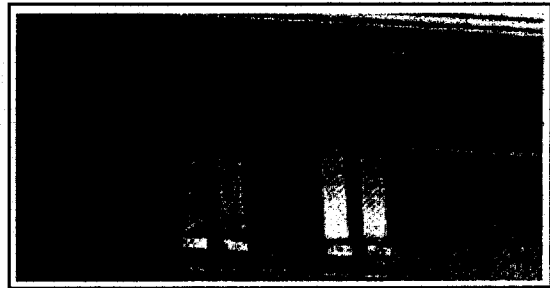


Figure 35. Eave Brackets

- (b) Eaves - Eave fascias on traditional style buildings have a slim look with contrasting substantial barge boards on building and dormer gables. Soffits under eaves are sloped or, if flat, are fitted with eave brackets that are constructed of substantial timber.

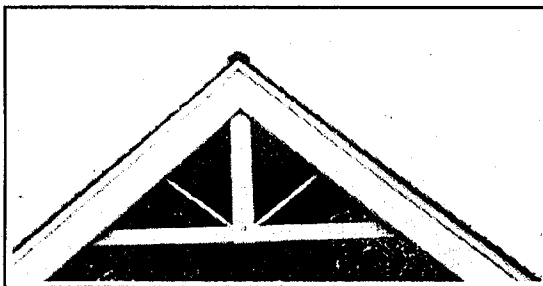


Figure 36. Gable End Detailing

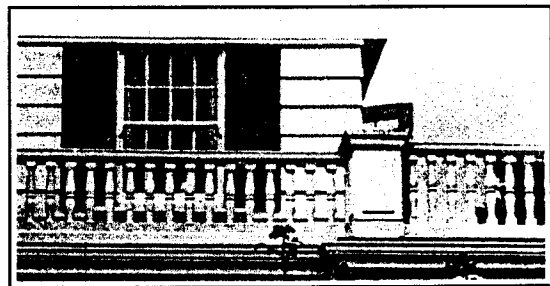


Figure 37. Balustrade Parapet

- (c) Wall - Exterior wall cladding materials should be limited to no more than two complementary materials to avoid a cluttered or overly complex appearance. Changes in cladding materials should relate to the total building design. Higher quality cladding materials should be used in consistent proportions on all visible facades and not just on the street face which results in a "false front" image. Acceptable cladding materials are:

- wood shingles or siding such as: clapboard, bevelled siding, or board and batten
- true-dimension brick (solid colour)
- true-cut stone
- stone-dash stucco
- pebble-dash stucco
- medium-textured stucco - when used with adequate detailing such as recessed bands or integral half timbering

Thin veneers, simulated materials and polished stone should not be used. Trims around doors and windows, or decorative elements should generally be wood. Ceramic tile is acceptable for minor accent elements.

Wall detailing should be used to articulate and emphasize the composition and proportions of the building and it should be applied in a manner which relates directly to the building forms and wall openings. Colours for exterior wall cladding on most streetscapes should be either muted tones or white. Bright pastel colours or vivid primary colours should not be used for wall cladding but may be acceptable for minor detailing or on front doors. Except for wood shingles (which may be left natural), wood wall cladding should be painted or solid stained.



Figure 38. Wood Cladding



Figure 39. Stucco Cladding

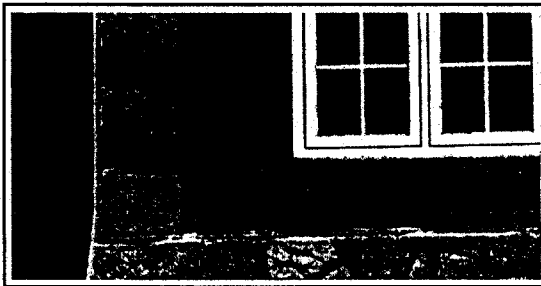


Figure 40. Traditional Detailing

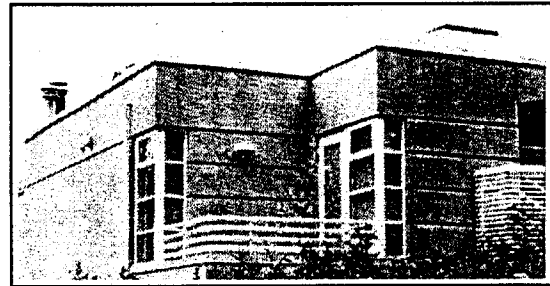


Figure 41. Contemporary Detailing

- (d) Doors and Windows - In many Vancouver areas, wood is the most common material used for windows and exterior doors. The continued use of wood doors and windows (painted or clad) is appropriate and acceptable. Use of materials other than wood for windows and doors may be acceptable if sash and frame size and proportions match those of their wood equivalents. Large, unrelieved areas of glass block and thin-framed doors or window systems should not be used. Windows and doors should have substantial detailing including trim boards at heads and jambs. Where divided pane windows are used, these should be true-divided lights. Window sash, whether operable or fixed, should have balanced sash. Reflective, tinted or mirrored glass should not be used. Coloured glass, except when used in small panes as accents, is not encouraged.



Figure 42. Wood Front Door



Figure 43. Wood-Frame Window

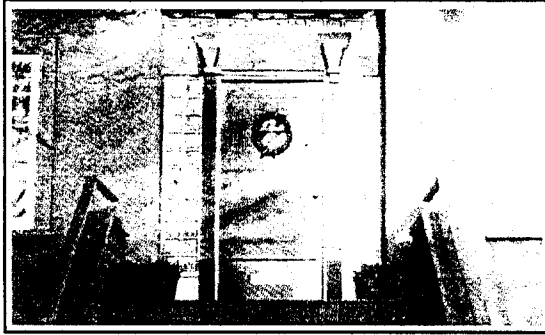


Figure 44. Door Detailing



Figure 45. Window Detailing with Balanced Sash and True-Divided Lights

2.6 Landscape Design

The design of the site landscaping visible from the street is of no less than equal importance to the design of a new house or renovation to insure compatibility with its context. Site plantings can also contribute to the visual transition from one site to another and from one house to another.

Although the following three sub-sections address separate elements of typical site design, it is the combination of these three elements and their collective response to the context that the designer should use to achieve compatibility with the existing streetscape character.

2.6.1 Property Edges

(a) Streetscape Patterns

A new site design should be derived from the most common patterns of landscape treatment defining the edges of the properties on the streetscape. The patterns generally fall into one of three categories: totally enclosed (for example a hedge); partially enclosed (groupings of heavily planted areas); and open (lawn, perhaps with a few ornamental shrubs). In some cases, the side property lines are defined with planting but the front property line is not.

Below, two streetscape examples illustrate a block with relatively consistent and inconsistent edge treatments.

(i) Streetscape Example (3)

- *consistent formal sense of enclosure*
- *all front property lines delineated with hedges or mass plantings*
- *all side property lines delineated with hedges or mass plantings*

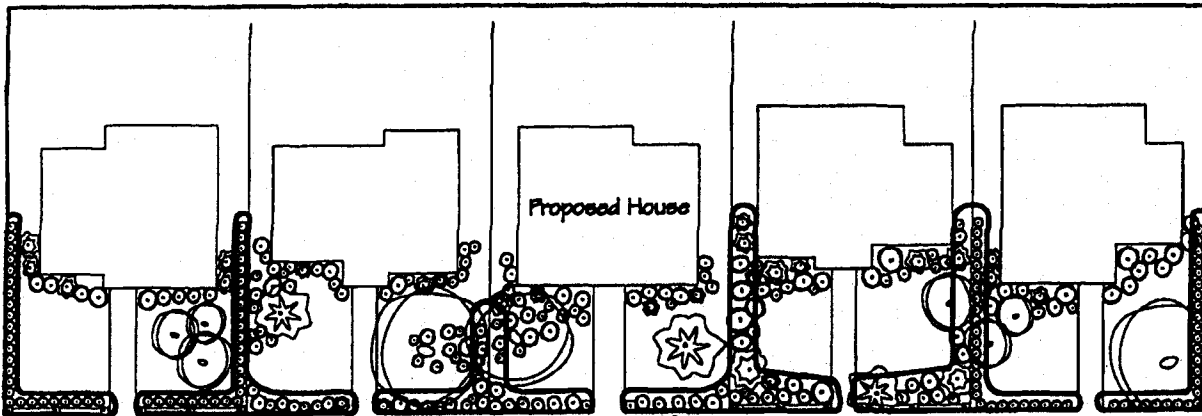


Figure 46. Edge Treatment on Streetscape Example (3)

(ii) *Streetscape Example (4)*

- *some yards open to street*
- *some side property lines not delineated*
- *enclosed front yards use different materials*
- *some side property lines partially delineated with mass plantings*

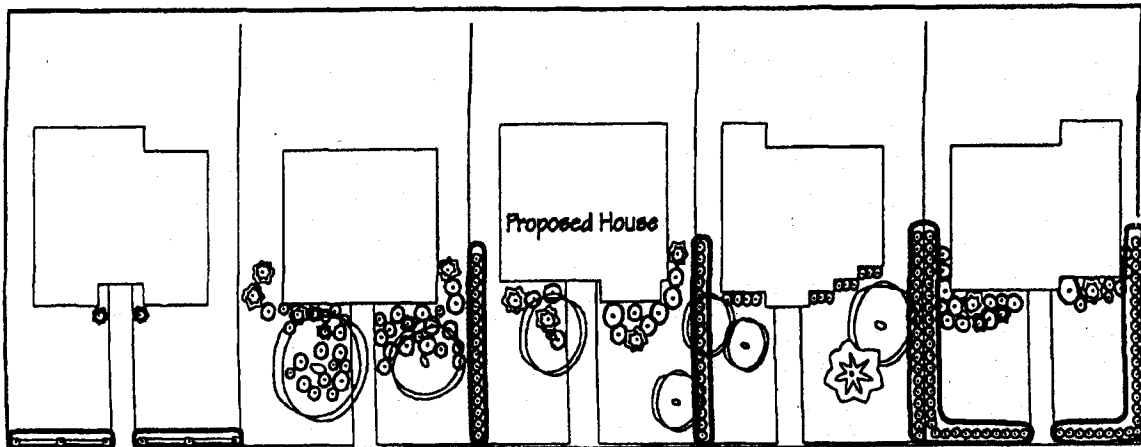


Figure 47. Edge Treatment on Streetscape Example (4)

(b) **Property Edge Forms**

Soft landscape (plantings) and hard landscape (walls and fences) may be used to define the property edges. The design of the edge treatment should create visual depth and continue existing streetscape patterns.

- (i) **Soft Landscape** - Soft landscape at the property edges may take a variety of forms including hedges, massing of plants, shrubs and/or trees, rows of shrubs and linear flower beds;
- (ii) **Hard Landscape** - Walls and fences should only be used when consistent with the streetscape patterns. Where walls or fences are provided, they should be combined with soft landscape in order to provide visual depth and layering. The scale of soft landscape treatment should be in balance with the particular hard landscape treatment being proposed;

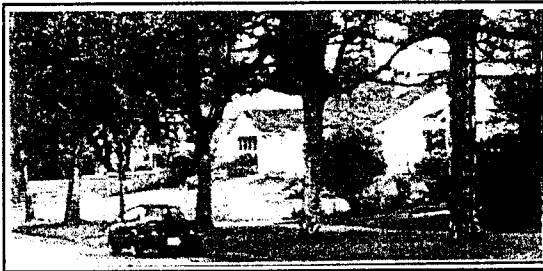


Figure 48. Open Landscape/No Edge

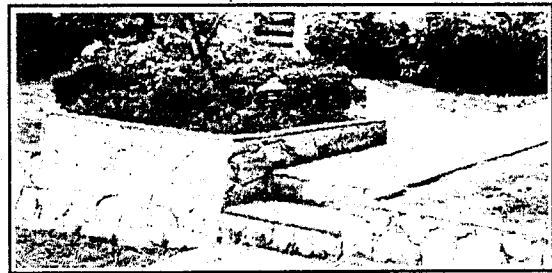


Figure 49. Hard Landscape Edge

- (iii) Topography - The existing elevation of property boundaries should only be altered to meet existing conditions on abutting sites. Retaining walls along the front property edge should be of a height and slope consistent with patterns of retaining walls along the streetscape;
- (iv) Corner Sites - Corner sites should address and enhance the streetscapes of both the fronting and flanking streets. The boundaries of the front and side yards should respond to the degree of enclosure found along both streetscapes. The boundaries of rear yards on flanking streets should generally be defined with a hedge or fence. High, solid fences along rear yards may be used with soft landscape screening, similar to foundation planting; and
- (v) Front Driveways - To maintain streetscape continuity, vehicular access should be from the lane wherever possible. Where front driveways are permitted, the front driveway entry width should be minimized and carefully integrated into the overall landscape to reduce the impact on the image of the street. Dual-entry, semicircular driveways in the front yard should not be used, unless they are clearly supported by existing streetscape driveway conditions.

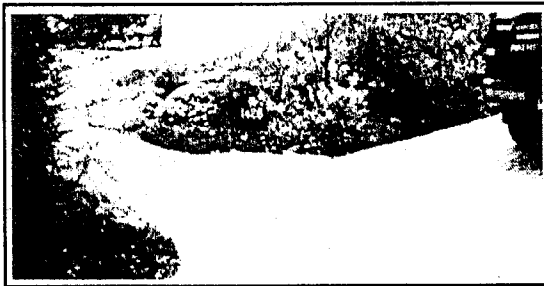


Figure 50. Integrated Paving



Figure 51. Screened Drive

(c) Property Edge Finishes

- (i) Materials and Detailing - Soft landscape edging materials, such as hedges and shrubs, should be similar in species to others along the streetscape. The materials used for hard landscape edging elements, such as walls or fences, should be compatible with other hard landscape elements used on site or the foundation of the principal building, such as granite blocks, rough-set stones or brick. Materials and treatments of walls, fences and gates should also relate to others along the streetscape. Metal (such as wrought iron) railings and open picket fences in darker colours are acceptable. Solid wood fences should not be used in front yards.



Figure 52. Laurel Hedge and Mature Cedars



Figure 53. Massing of Shrubs and Trees



Figure 54. Rockery front Edge



Figure 55. Matching Wall Detail

2.6.2 Front Yard

(a) Streetscape Patterns

Front yard landscaping of new development should be derived from the typical patterns of front yard landscape found in the streetscape. The visual depth created by layering of shrubs, flower beds, lawn or ground covers and trees should be considered.

(i) Streetscape Example (3)

- all yards have enclosed lawn area
- all yards have at least one specimen tree
- consistent overall impression of soft, generous gardens
- yard treatments are generally informal and asymmetrical

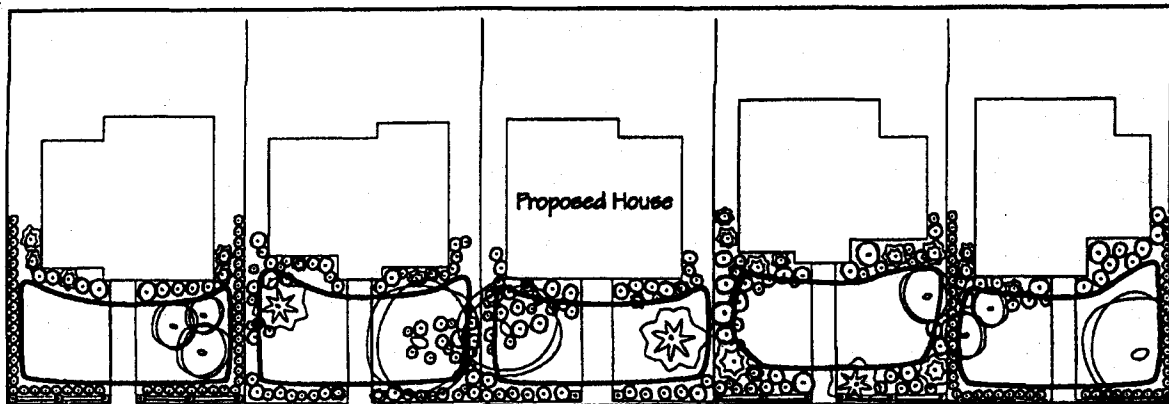


Figure 56. Yard Landscape on Streetscape Example (3)

(ii) Streetscape Example (4)

- extent of yard enclosure varies
- character of landscape varies from generous to sparse
- number of landscape zones varies from yard to yard
- some gardens formal and symmetrical - others vary

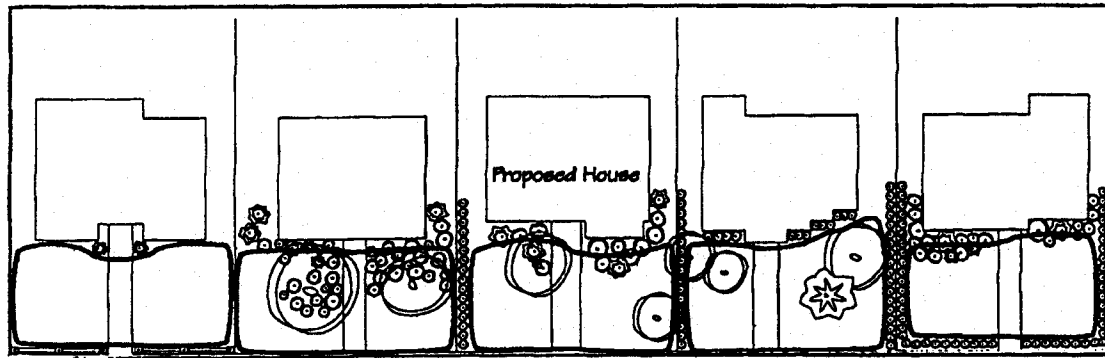


Figure 57. Yard Landscape on Streetscape Example (4)

(b) Front Yard Forms

- (i) Soft Landscape - Massing of a combination of plants or groupings of trees and shrubs is preferred to the planting of individual specimens although large single specimen trees may be appropriate where consistent with streetscape patterns. Generally, the overall impression of the proposed landscape should be informal and asymmetrical. Every site under 15.2 m wide should have at least one tree of medium or large species in the front yard (retained or planted). Sites 15.2 m and wider should have at least two. The use of native species of larger caliper is encouraged. Ornamental, dwarf, weeping or other small varieties may also be planted in addition to the minimum tree requirements noted above;



Figure 58. Enclosed Yard/Mass Planting



Figure 59. Open Yard/Specimen Tree

- (ii) Hard Landscape - Surfaces such as sidewalks, driveways and solid-surface patios should be as small as possible to respect traditional treatments. Hard surfaces, along with all other hard landscape elements, should be minimized. Large expanses of paving should be avoided. Hard landscape elements should be clearly subordinate to planting;



Figure 60. Entry Gate and Lighting



Figure 61. Driveway, Planter and Stairs

- (iii) Topography - Yard grading should not vary significantly from the patterns on the streetscape. Artificial forms, such as berms, may be used where consistent with the streetscape; and
- (iv) Lighting - Incandescent or true-colour light sources to light pathways and entries are encouraged. Night-time streetscape character is established by lighting design. Front entry, walk, and gate lighting is encouraged. High intensity and flood lighting disrupts normal residential night streetscape character and should not be used.

(c) Front Yard Finishes

- (i) Materials and Detailing - The use of native species or other species of plants, shrubs and trees which flourish in the Lower Mainland and which resist drought, disease and pestilence is encouraged to create healthy landscapes. Coniferous trees to be planted should be at least 3.5 m in height and deciduous trees should be a minimum of a 60 mm calliper. Hard landscape materials should be consistent with the materials used in the principal building and compatible with other treatments along the streetscape. Paved surfaces in the front yard should complement both the building and landscaping. Permeable surfaces are encouraged. Brick, concrete pavers and limited use of asphalt or exposed aggregate are acceptable. Asphalt or exposed aggregate concrete areas should be subdivided by strips or grids of other materials to make them more residential in character. Poured-in-place concrete stamped and finished to resemble concrete pavers may also be acceptable.

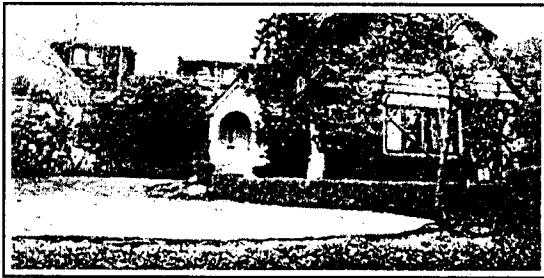


Figure 62. Variety of Plant Materials



Figure 63. Retained Flowering Tree

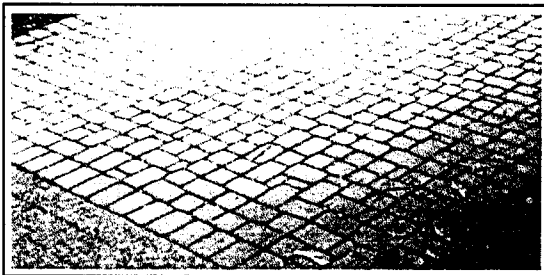


Figure 64. Brick Paver Drive



Figure 65. Flagstone Walk



Figure 66. Consistent Landscape Along Street



Figure 67. Wood and Paver Stairs

2.6.3 Foundation Planting

(a) Streetscape Patterns

The foundation planting of a new development should be derived from the typical patterns of foundation planting found in the streetscape. The transition from garden to house, the blending of the house into the overall landscape and the lushness of the foundation planting are aspects of the streetscape patterns which should be considered.

(i) Streetscape Example (3)

- relatively consistent amount of planting
- foundation planting generally informal and asymmetrical
- planting turns the foundation corner

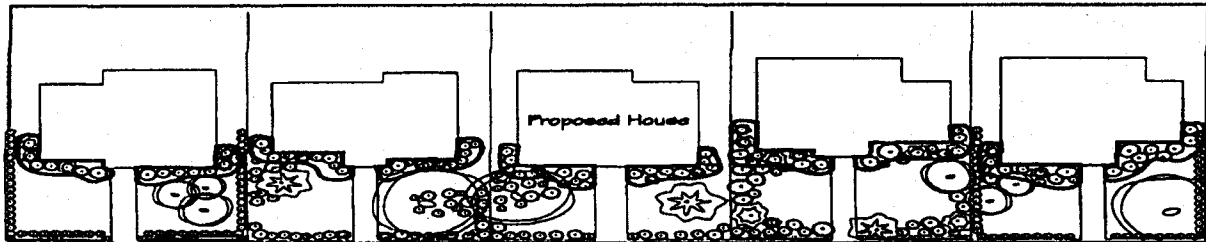


Figure 68. Foundation Planting on Streetscape Example (3)

(ii) Streetscape Example (4)

- extent of foundation planting varies dramatically from minimal to substantial
- sideyard foundation planting not provided in some cases

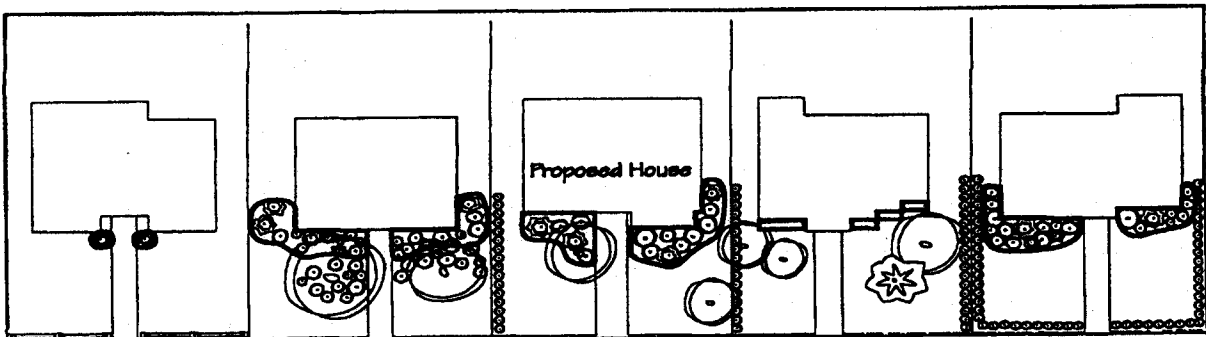


Figure 69. Foundation Planting on Streetscape Example (4)

(b) Foundation Planting Forms

Foundation planting should be laid out in beds, rather than individually-planted specimens, and range from shortest at the front to the tallest closest to the building's facade. Foundation planting traditionally takes the form of a massing of shrubs, flowers, ground covers and, to a lesser extent, trees along the foundation lines of a building. In all cases, the goal is a composition that enhances the facade, emphasizes the entry and integrates grade changes.



Figure 70. Graduated Scale of Plants



Figure 71. Gradual Grade Change

(c) Foundation Planting Finishes

- (i) Material - A variety of plant materials is preferred to mass plantings of a single species;



Figure 72. Accent Shrubbery



Figure 73. Flowers, Shrubs and Trees

- (ii) Detail - Foundation planting may be at grade, contained by low retaining walls or incorporated into a rock garden; and

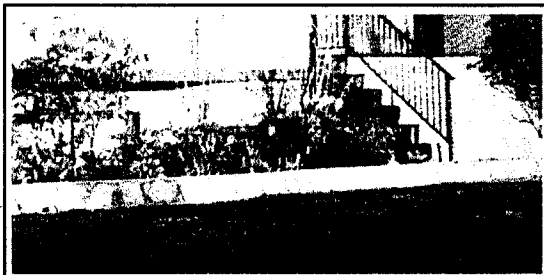


Figure 74. Stone Stairs and Wall



Figure 75. Low Hedge Contains Planting

- (iii) Colour - Plants with coloured foliage, used as accents or for contrast, are encouraged.

Submission Requirements

For applicants seeking approval of conditional uses, relaxation of regulations and discretionary increases using these guidelines, an application for a Development Permit must first be made. The application should include the requirements stated in Section 4 of the **Zoning and Development By-law** and additional materials to support the application as outlined below:

Streetscape Photographs:

Site and area coloured photographic prints (minimum 3" x 5") should be submitted. These photos are required to provide City staff with adequate visual information about the site and context in order to evaluate the proposed design's contextual response. Photos should be linked together in a montage, with viewpoints and directions indicated on the streetscape Analysis Plan.

Streetscape Analysis - Elevation and Plan:

Graphic and written analysis of the streetscape noting the existing architectural and landscape design patterns and elements that create the neighbourhood's visual character or image must be submitted. The elevation analysis may be done over a legible copy of assembled photos, or on an accurately drawn, continuous elevation of the streetscape. Regardless of technique, streetscape elevations shall be at a scale no smaller than 1:100 (1/8" = 1'-0"). The plan should show the existing landscape on the front yard of streetscape sites and the boulevard, as well as the building fronts and entry locations. The existing area features to be analyzed shall include those noted under the "Streetscape Patterns" section in these design guidelines and any special features unique to the subject site's surroundings.

Architectural and Landscape Design Rationale:

A brief typewritten statement should be provided explaining the designer's understanding of the site's context and how the proposed building design and landscape design interprets and responds to this streetscape context. If so desired, graphic diagrams or sketches may also be submitted to illustrate and support the written statement.

Sample Board:

A labelled material and colour sample presentation board showing the proposed exterior cladding and trim materials and colours, photos of proposed door and window systems as well as samples or photos of factory-fabricated architectural elements such as railings, columns and shutters is required.

Details:

Primary details and specifications of the proposed design at a large scale (1:50 (1/4" = 1'-0") minimum) including architectural details of site-fabricated architectural elements such as entry canopies, guards, general detailing, gable treatments, window and door trims etc. are required. Sample specifications for exterior cladding systems such as stucco should also be provided.

Landscape Plan:

A plan of the proposed landscape design in the front yard (and side and rear yards visible from the street) shall show proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees and major plantings to be retained; paving, walls, fences, light fixtures and other landscape elements; and site gradings. The landscape plan should be at 1:100 (1/8" = 1'-0") minimum scale

Optional Documentation (not mandatory):

Other materials that the designer may wish to submit are a small massing model showing the proposed building and the immediately adjacent existing buildings, and a streetscape character rendering or sketches.

Note: Samples of submission requirement documents are outlined in the **RS-5 Workbook**.