

POLICY REPORT  
URBAN STRUCTURE

Report Date: March 4, 2013  
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Meeting Date: March 12, 2013

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: Norquay Village Neighbourhood Centre Plan Implementation - New Zoning District Schedules (multiple small houses/duplexes and rowhouses/stacked townhouses)

## RECOMMENDATION

- A. THAT, In order to introduce two new zones into the Norquay Village Neighbourhood Centre, the General Manager of Planning and Development Services be instructed to make application to:
- (i) amend the Zoning and Development By-law to create a new RT-11 and RT-11N Districts Schedule, generally in accordance with Appendix A;
  - (ii) amend the Zoning and Development By-law to create a new RM-7 and RM-7N Districts Schedule, generally in accordance with Appendix B;
  - (iii) rezone the Norquay Village Neighbourhood Centre Plan areas from RS-1 and RT-1 to RT-11 and RT-11N generally as shaded in Figure 2;
  - (iv) rezone the Norquay Village Neighbourhood Centre Plan areas from RS-1 to RM-7 and RM-7N generally as shaded in Figure 2;
  - (v) amend the Zoning and Development By-law for consequential amendments generally in accordance with Appendix C;
  - (vi) amend the Sign By-law for a consequential amendment generally in accordance with Appendix D.

FURTHER THAT the application be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws for consideration at the Public Hearing.

- B. THAT subject to approval of the rezoning of the areas to RT-11 and RT-11N, and RM-7 and RM-7N, the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Parking By-law generally in accordance with Appendix E;
- C. THAT subject to approval of the rezoning of the areas to RT-11 and RT-11N, and RM-7 and RM-7N, the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Subdivision By-law, generally in accordance with Appendix F;
- D. THAT subject to approval of the rezoning of the areas to RT-11 and RT-11N, and RM-7 and RM-7N, the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Zoning and Development Fee By-law generally in accordance with Appendix G;
- E. THAT subject to approval of the rezoning of the areas to RT-11 and RT-11N, and RM-7 and RM-7N, the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the License By-law generally in accordance with Appendix H;
- F. THAT subject to approval of the By-laws at Public Hearing, the General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the amending by-law, new *RT-11 and RT-11N Guidelines*, generally in accordance with Appendix I to be adopted by resolution of Council;
- G. THAT subject to approval of the By-laws at Public Hearing, the General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the amending by-law, new *RM-7 and RM-7N Guidelines*, generally in accordance with Appendix J to be adopted by resolution of Council;
- H. THAT subject to approval of the By-laws at Public Hearing, the General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the amending by-law, new *Norquay Village Character House and Retention Guidelines*, generally in accordance with Appendix K to be adopted by resolution of Council;
- I. THAT subject to approval of the By-laws at Public Hearing, the General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the *Strata Title Policies for RS, RT and RM Zones*, generally in accordance with Appendix L to be adopted by resolution of Council;
- J. THAT subject to approval of the By-laws at Public Hearing, the General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the *Enhanced Accessibility Guidelines*, generally in accordance with Appendix M to be adopted by resolution of Council; and

- K. THAT subject to approval of the By-laws at Public Hearing, the General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the *Principal Dwelling Unit Combined with a Secondary Dwelling Unit Guidelines* generally in accordance with Appendix N to be adopted by resolution of Council.

## REPORT SUMMARY

The Norquay Village Neighbourhood Centre Plan (November 2010) aims to increase housing options and enable the area to evolve into a complete, sustainable and inclusive community. As part of the implementation of the Norquay Plan (see Figure 1), this report recommends that Council refer to Public Hearing two new zoning district schedules, associated guidelines, and accompanying Zoning Map (Schedule D) amendments for:

- Multiple small houses/duplexes (RT-11 and RT-11N); and
- Rowhouses and stacked townhouses (RM-7 and RM-7N).

FIGURE 1



The primary objectives of the recommendations are to:

- provide a diversity of new housing types suitable for a wide variety of households, including families with children, singles and couples, empty nesters and seniors seeking to remain in or move to the Norquay community;
- increase affordability by enabling more rental housing supply (such as secondary suites and lock-off units) and providing owners with 'mortgage helper' opportunities;
- support the creation of a vibrant neighbourhood centre with additional housing close to services and facilities; and
- add two new zoning schedules to fill a gap in the City's zoning options for lower-density, ground-oriented multi-family housing, with the potential for future use in other suitable areas of the city, subject to further planning and community consultation in those areas.

Recommendations also include amendments to related sections of the Zoning and Development By-law, Sign By-law, Subdivision By-law, Parking By-law, the Zoning and Development Fee By-law and the License By-law.

Necessary amendments to the Subdivision By-law to accommodate freehold rowhouses will be reported to Council in a separate report from the Approving Officer.

A Public Benefits Strategy to support a complete and highly liveable Neighbourhood Centre at Norquay will also be reported to Council in a separate report, together with a proposed rezoning policy for the apartment transition area.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council policies include:

- Mayor's Task Force on Housing Affordability (October 2012)
- Rental 100: Secured Market Rental Housing Policy (May 2012)
- Housing and Homelessness Strategy 2012-2021 (July 2011)
- Norquay Village Neighbourhood Centre Plan (November 2010)
- Laneway Housing (July 2009)
- Principal Dwelling Unit combined with a Secondary Dwelling Unit Guidelines (2009)
- Secondary Suites in RS, RT and RM zones (April 2004)

## **GENERAL MANAGER'S COMMENTS**

The General Manager of Planning and Development Services RECOMMENDS approval of the foregoing recommendations A to K.

## **CITY MANAGER'S COMMENTS**

The City Manager RECOMMENDS approval of the recommendations.

## **REPORT**

### **Background/Context**

The residential neighbourhood of Norquay Village (see Figure 1) currently includes approximately 1,900 single family houses. Including secondary suites and multi-family units in apartment buildings and townhouses, the total number of dwelling units is about 3,500 with a mix of housing ages, styles and conditions. In November 2010, Council approved the Norquay Plan to bring new housing choices, revitalization of the shopping area on Kingsway and new community amenities and public spaces to Norquay Village as part of the City's neighbourhood centres planning program.

The current population is approximately 10,500 in 3,600 housing units (2011 census) and with the adopted Plan, an estimated 15,500 people will live in 7000 housing units by 2041. Based on 2006 census data, Norquay has a high proportion of families with children (67% versus 53% citywide), while the proportion of seniors is also slightly higher than the city average (14% versus 13%). These demographics suggest that Norquay is an attractive area for families with children and for seniors, which is borne out by community consultations undertaken during

the planning process. The current housing stock and development potential, which is dominated by single family housing and apartments in mixed use buildings on Kingsway, provides only limited opportunities to address future demand for housing suitable for families and seniors.

## Strategic Analysis

### The Norquay Village Neighbourhood Centre Plan

The vision for the Norquay Village neighbourhood is to create a complete, sustainable and inclusive community in line with Council's priorities. Key objectives include:

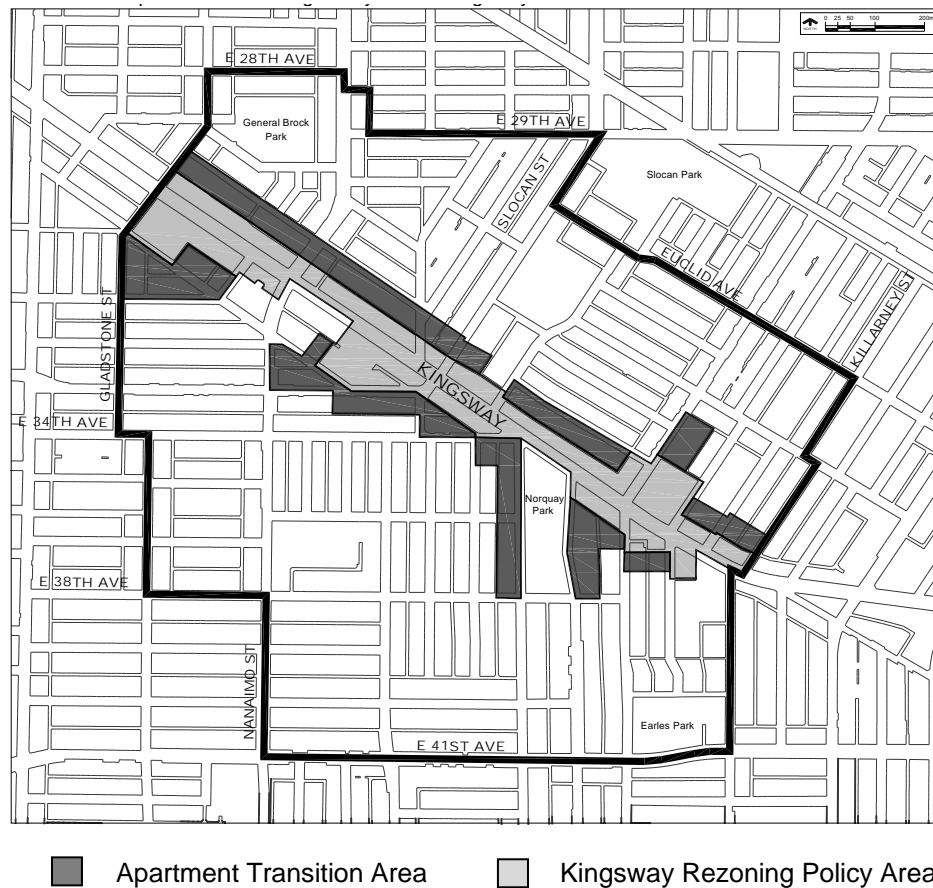
- revitalizing Kingsway as a local 'high street';
- supporting the development of new open spaces to enhance community life
- renewing and upgrading community facilities to accommodate current and future needs;
- providing a range of new housing types suitable for a wide variety of households, including families with children, with particular emphasis on creating more affordable entry-level home ownership opportunities;
- enabling the residential areas to evolve incrementally and organically; and
- providing safe and enjoyable pedestrian and bicycle connections while seeking to minimize local traffic impacts.

A Norquay Public Benefits Strategy to support the emergence of this new complete community is being prepared and will be brought forward for Council's consideration in the near future. The Strategy will include recommendations for a range of public benefits and amenities to serve the growing population, including community facilities, parks and open space, childcare, walking and cycling infrastructure improvements, and non-market housing.

### Kingsway Rezoning Area

Kingsway is the main commercial 'high street' in Norquay, providing a focus for retail services and social activities. The approved Norquay Plan already enables rezonings along Kingsway (refer to Figure 2) for the development of 8 to 10 storey, mixed-use buildings (retail at grade and residential or office above). For mid-block and large sites identified in the Plan, the building height may be increased to 12 to 14 storeys, in exchange for strategic improvements such as public plazas, wider sidewalks, safer pedestrian crossings and green buffers to increase pedestrian comfort and safety. Since approval of the Norquay Plan, a number of rezonings have been completed (e.g. Wally's Burgers - 2667 Kingsway) or are underway (e.g. Canadian Tire - 2220 Kingsway).

FIGURE 2



### Apartment Transition Area

The Norquay Plan recognizes the need for a careful transition from the greater heights and densities on Kingsway to the lower density residential areas behind, and therefore a 3 to 4-storey apartment area generally borders Kingsway as shown in Figure 2. In order to establish clear development parameters and enable development to proceed in this area, a rezoning policy will be presented to Council in a separate report (with the Public Benefits Strategy). The rezoning policy will call for an apartment building form with a variety of unit sizes, private or semi-private outdoor space for each unit, and sustainable, liveable features such as access to natural light and ventilation.

### New Residential Zones

Two new residential zoning district schedules are proposed: RT-11 which enables multiple small houses and duplexes, and RM-7 which enables stacked townhouses and rowhouses. The location of these new zones is illustrated in Figure 4 below.

FIGURE 4



*(Note: Some properties in Norquay are located adjacent to Nanaimo Street or East 41<sup>st</sup> Avenue; arterial roads with high traffic volumes. These properties are to be rezoned RT-11N or RM-7N thereby signalling that submission of an acoustical report is required at the development application stage. They are otherwise identical to the RT-11 and RM-7 zones.)*

The intent of these new zones is to provide more affordable, ground-oriented housing options for families - which are currently very limited - while retaining the basic physical character of the neighbourhood. A large number of the new rowhouse and stacked townhouse units will be 3-bedroom units, which are suitable for families with children. Creating more opportunities for single-level units will also improve the housing choices suitable for seniors. During the planning process, many property owners expressed a desire to retain the development rights currently allowed under the existing single family (RS-1) zoning, including secondary suites and laneway housing, and these opportunities will continue to exist in the new zones.

The new district schedules and guidelines were drafted by staff with the input and testing of several architecture firms. Input was furthermore sought from the development industry in regards to technical aspects and the viability of these housing types.



### RT-11 and RT-11N Zones: Multiple Small Houses/Duplexes

The RT-11/11N zone (refer to Figure 4) will allow for a choice of housing types to be built on individual properties depending on the size and location of the site.

On a typical 10.1 m (33 ft.) by 36.6 m (120 ft.) lot, housing choices include a one-family dwelling (with or without a secondary suite and/or laneway house) or an 'outright' duplex (two-family dwelling) with the potential for two secondary suites. As part of the City's continuing efforts to streamline permit approval processes, 'outright' applications will not be subject to guideline review, thereby enabling quicker approvals.

On an assembled site comprising two or more typically sized lots it may be possible to create infill development in the form of a cluster of small houses or duplexes, with or without secondary suites (see Figure 5).

FIGURE 5



Example of Small House/Duplex development

These sites would be subject to guideline review to ensure unit liveability and neighbourliness with adjacent properties. The key parameters for this type of infill (multiple small houses/duplexes) development, on two or more assembled parcels, are:

Maximum height	10.7 m (35 ft.) on the front; 7.7 m (25 ft.) on the rear
Parking	1 space per principal dwelling unit; at grade, accessed from the lane
Typical unit sizes	65 m <sup>2</sup> (700 sq. ft.) to 148.6 m <sup>2</sup> (1,600 sq. ft.)
Maximum density	0.85 FSR; 0.90 with pre-1940 character building(s) retention

Pre-1940s character houses have to be retained on larger Small House/Duplex developments. On standard sites, the retention of pre-1940s character homes is not mandatory, but it is

encouraged through possible infill development and a modest floor space ratio (FSR) increase on the site.

### **RM-7 and RM-7N Zones: Stacked Townhouse and Rowhouse**

The RM-7/7N zone (refer to Figure 4) encourages a variety of ground-oriented, medium density development with a particular focus to promote stacked townhouses and rowhouses. These new housing forms will be subject to design review to ensure that the new development meets high standards of quality and liveability, and fits well into the neighbourhood.

As with the RT-11/RT-11N, there are numerous housing options for a single lot, such as a one-family dwelling (with or without a secondary suite and/or laneway house) or an 'outright' duplex (two-family dwelling) with the potential for two secondary suites. Furthermore, a small stacked townhouse, comprised of three units (i.e. a triplex) can be built on single lots. The retention of pre-1940s character houses is encouraged through possible infill development and a modest floor space ratio (FSR) increase.

On larger or assembled sites, stacked townhouses or rowhouses can be developed. A stacked townhouse development comprises dwelling units that are stacked on top of each other. The stacked townhouse form could be 2 or 3-bedroom units oriented as apartments one above the other (see Figure 6). Alternatively, it could be a duplex on top of a ground-floor flat, or any variation thereof. All units will have their own front door oriented towards the street, access to natural light and ventilation is emphasized in the design guidelines, and private outdoor space is required for each unit.

FIGURE 6



Example of Stacked Townhouse

The key parameters guiding stacked townhouse development are:

	3 units	4 or more units
Maximum height	10.7 m (35 ft.)	11.5 m (37.5 ft.)
Parking	0.65 spaces per dwelling unit	Same
Typical unit size	91 m <sup>2</sup> (978 sq. ft.)	111 m <sup>2</sup> (1,200 sq. ft.)
	Maximum of one lock-off unit for every three principal dwelling units	Same
Maximum density	0.90 FSR; 100 units per hectare	1.20 FSR; 132 units per hectare

A rowhouse development is comprised of side-by-side dwelling units with shared side party walls (see Figure 7). Each rowhouse unit has access to private outdoor space in the form of a front and rear yard, a balcony, porch or open roof deck. The minimum width of each rowhouse unit is 4.0 m (13.3 ft.).

FIGURE 7



Rowhouse example

The key parameters guiding rowhouse development are:

	3 units	4 or more units
Maximum height	10.7 m (35 ft.)	Same
Parking	1 space per dwelling unit	Same
Typical units size	119 m <sup>2</sup> (1,279 sq. ft.)	Range - 148 m <sup>2</sup> (1,600 sq. ft.) to 185 m <sup>2</sup> (2,000 sq. ft.)
Lock-off units	Maximum of one lock-off unit for every principal rowhouse unit	Same
Maximum density	0.90 FSR; approx. 65 units/ha	1.20 FSR; approx. 65 units/ha

In June 2012, the Province enacted amendments to the Land Title Act to enable party wall agreements to be registered against the title of a property. This legislative change helps to

provide an additional opportunity for ownership in the form of a freehold rowhouse. Amendments to the Subdivision By-law will be required to vary width, area and frontage requirements for freehold rowhouse parcels, and will be reported to Council in a separate report from the Approving Officer. The minimum lot width for fee simple rowhouses should be at least 5.0 m to accommodate servicing, street trees and third party utilities. Servicing for a freehold rowhouse parcel will be constrained by the narrow lot width and may impact the development layout. Freehold rowhouse applications will require careful coordination with the City of Vancouver Engineering Department and third-party utilities that have services in the street and lane frontages

### Alignment with Council-adopted Policies

The Norquay Plan supports several Council-adopted housing policies, particularly those addressing the challenges of finding appropriate housing which face households on moderate incomes.

The *Housing and Homelessness Strategy 2012-2021* identifies a range of more affordable housing options needed for the social and economic health of the city. Key directions include increasing the supply of affordable housing and encouraging a housing mix across all neighbourhoods. The housing types proposed for Norquay provide new opportunities to address both the rental and ownership elements of the Housing Continuum (see below). Within the approximately 3,000 ownership units, up to 600 rental units in the form of secondary suites and lock-off units could be created in Norquay by 2041, based on anticipated rates of development.

#### HOUSING CONTINUUM

Shelters	SROs	Supportive Housing	Non-market Rental (Social Housing)	Purpose Built Rental	Secondary Suites	Rented Condos	Condos	Other Ownership
ENDING HOMELESSNESS			RENTAL HOUSING			OWNERSHIP		
					NORQUAY - NEW ZONING/REZONING POLICIES			

The *Mayor's Task Force on Housing Affordability* recommended specific directions to increase the supply of affordable housing and encourage a housing mix across all neighbourhoods, with a focus on the needs of households with moderate incomes. The new zones will advance these goals by:

- encouraging a greater array of secondary rental opportunities by allowing laneway housing, secondary suites in duplexes and lock-off units in rowhouses and stacked townhouses;
- delivering a large number of three-bedroom units suitable for families with children;
- providing the opportunity for freehold rowhouses;
- reducing on-site parking requirements in an effort to lower the cost of housing; and

- where possible, streamlining processing of applications for new types of housing by providing clear regulations and focussing staff review on the key issues of liveability and neighbourliness, rather than detailed architectural design.

*The Rental 100: Secured Market Rental Policy* recommends specific directions to increase the supply of secured rental accommodation targeted for moderate income households. Future opportunities to provide rental units within new developments along Kingsway and in the apartment transition area are expected through the respective rezoning processes.

The Norquay Plan also supports Council's *Greenest City* objectives by:

- enabling the development of a diverse, walkable and interconnected neighbourhood;
- increasing densities within close proximity to major transit and bicycling corridors; and
- reducing on-site parking requirements for new development.

## STAFFING IMPLICATIONS

Should the new zones be approved by Council, the unlocked demand is expected to create an influx of enquires and applications for development. Staff are preparing by training processing staff in advance and planning information sessions for applicants so that they have consistent, accurate information at the outset. The proposed zones enable 'outright' approvals for two-family dwellings (i.e. duplexes) and a more streamlined review for multi-family projects focussing on good neighbourhood fit and liveability, both which will reduce processing resource needs. However, adding two new zones will still result in a significant increase in workload and require some time for staff to gain familiarity with the new regulations, update administrative systems and work out the inevitable issues. As a result, processing times can be expected to be longer for the first six months while staff learn, monitor and make adjustments to ensure as much consistency as possible in the application of the new zoning regulations. Staff will monitor workload and processing issues over the first year and report back if required.

## PUBLIC CONSULTATION

City staff has been working with community residents on development of the Norquay Plan since 2006. This process has been comprehensive in scope, with many community-wide, Working Group, and special meetings to identify issues, develop ideas, and refine proposals. In addition, newsletters, a public survey, a project website, newspaper advertisements (English and Chinese language) and radio advertisements (Chinese language) have been used to communicate with a broader public.

Open houses were held in April 2011 to provide an opportunity for an early update and public input into the development of the new zones, as well as the Public Benefits Strategy. A final set of open houses attended by approximately 300 people was held in January 2013 to solicit feedback on the draft zones and rezoning policy. In general, feedback from these sessions was positive, with many attendees interested in what new housing forms would be possible on their properties, while others expressed support for the coming improvements to retail services and physical appearance of Kingsway. Concerns raised included affordability of new units, increased traffic, noise, loss of views and related concerns. A common concern was the impact on the availability of on-street parking. In addition questions arose about impact of the new zoning on assessed values and taxes. Please refer to Appendix O for a summary of concerns and responses to the most common issues raised. Staff retain documentation of all



comments received. Notification of the Public Hearing will be sent to all registered property owners in the Norquay Village Neighbourhood Centre Plan area.

## **FINANCIAL IMPLICATIONS**

There is no immediate requirement to add staff to process applications in the two new zones. However, Planning & Development Services will monitor the number of applications and resulting workloads and may need to request additional staffing in the future.

The new zoning could result in assessment value increases. Property owners in the two new Norquay zones will benefit from the Land Assessment Averaging Program and other BC Assessment and statutory measures available to eligible property owners who may be affected by property assessment increases.

A separate report on the Norquay Public Benefits Strategy will provide information on improvements to neighbourhood amenities and anticipated DCLs and CACs from new development. This report will also include detail on the proposed rezoning policy for the apartment transition area.

## **CONCLUSION**

This report recommends Council adoption of two new zoning district schedules in Norquay that will enable the development of a variety of housing types that include many of the desirable features of a single family home, while providing a more affordable alternative. A variety of ground-oriented housing types are permitted including an 'outright' duplex (with the potential for a secondary suite), stacked townhouses and rowhouses. Rental opportunities will also be made available through secondary suites and lock-off units.

It is expected that these new housing types could be used in other suitable areas of the city, subject to further planning work and community consultation in those areas.

The accompanying design guidelines will ensure quality of design and materials in all new development as well as liveability and compatibility with existing properties.

\* \* \* \* \*

**Zoning and Development By-law amendment to add  
RT-11 and RT-11N Districts Schedule (Multiple Small Houses/Duplexes)  
DRAFT BY-LAW PROVISIONS**

By-law amendments will be prepared generally in accordance with the provisions listed below and are subject to change and refinement prior to By-law posting.

**1 Intent**

The intent of this schedule is to allow a variety of housing options by encouraging development of multiple small houses and duplexes on larger lots and assembled sites, while continuing to permit lower intensity development on smaller sites. Siting and massing are intended to be compatible with, but not the same as, pre-existing single family development. Laneway houses, secondary suites, and lock-off units are permitted, within limits, to provide flexible housing choices. Retention of character buildings and high quality architectural design of new development is encouraged. The RT-11N District differs from the RT-11 District because it requires evidence of noise mitigation for residential development.

Individual one-family dwellings and one-family dwellings with a secondary suite (with or without a laneway house) are permitted uses; however, where developed as the only principal building on a site, these uses are regulated by the RS-1 District Schedule.

**2 Outright Approval Uses**

2.1 Subject to all other provisions of this by-law and this schedule, the uses listed in section 2.2 are permitted in this district and will be issued a permit.

**2.2 Uses**

- 2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this schedule, provided that:
- (a) no accessory building exceeds 3.7 m in height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located:
    - (i) within 7.9 m of the ultimate rear property line, and
    - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street, and
    - (iii) comply with section 11.1 of this by-law;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 48 m<sup>2</sup>, except that:
    - (i) floor area previously excluded from existing development pursuant to section 4.7.4 (c), and
    - (ii) the floor area of a laneway house, must be deducted from the total allowable accessory building floor area;
  - (d) not more than 80% of the width of the site at the rear property line of any lot is occupied by accessory buildings; and

- (e) roof decks and sundecks are not located on an accessory building.
- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2.A(b) of this schedule.

#### 2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
  - (a) no additions are permitted;
  - (b) no housekeeping or sleeping units are created;
  - (c) there are no more than two dwelling units;
  - (d) the development complies with section 4.8 of this schedule; and
  - (e) no development permit will be issued until the requisite permits required by other by-laws that relate to design, construction, and safety of buildings are issuable.
- One-Family Dwelling which complies with the current RS-1 District Schedule, provided that the one-family dwelling is the only principal building on the site.
- Two-Family Dwelling.

#### 2.2.I [Institutional]

- Community Care Facility - Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

### 3 Conditional Approval Uses

- 3.1 Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

#### 3.2 Uses

- 3.2.A
- Accessory Buildings not provided for in section 2.2.A herein and customarily ancillary to any of the uses listed in this schedule.
  - Accessory Uses customarily ancillary to any of the uses listed in this section.

#### 3.2.C [Cultural and Recreational]

- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

- 3.2.D
- Deposition or extraction of material which alters the configuration of the land.

#### 3.2.DW [Dwelling]



- Dwelling Units, up to a maximum of two, in conjunction with a Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.
- Infill One-Family Dwelling, provided that:
  - (a) it is in conjunction with the retention of a building existing on the site prior to January 1, 1940; or
  - (b) the site meets one of the following criteria:
    - (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,
    - (ii) the site is a corner site, or
    - (iii) the site is a double fronting site.
- Infill Two-Family Dwelling, provided that it is in conjunction with the retention of a building existing on the site prior to January 1, 1940.
- Laneway House on a site with one principal building, subject to section 11.24 of this by-law.
- Multiple Conversion Dwelling not provided for in section 2.2.DW, resulting from the conversion of a building existing as of *[by-law enactment date]*, provided that:
  - (a) the Director of Planning first considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size and the effect of the conversion on adjacent properties;
  - (b) additions are not permitted for buildings constructed on or after January 1, 1940, except additions up to a maximum of 5.0 m<sup>2</sup> used as exits;
  - (c) no housekeeping or sleeping units are created; and
  - (d) there are no more than three dwelling units.
- One-Family Dwelling on sites with more than one principal building, in accordance with sections 4.1.2 and 4.1.3 of this schedule.
- One-Family Dwelling with Secondary Suite, on sites with one principal building, which complies with the current RS-1 District Schedule.
- One-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with sections 4.1.2 and 4.1.3 of this schedule.
- Principal Dwelling Unit with a Lock-off Unit in:
  - (a) Infill one-family dwelling;
  - (b) Infill two-family dwelling;
  - (c) One-family dwelling; or
  - (d) Two-family dwelling,on a site with more than two principal buildings.
- Two-Family Dwelling with Secondary Suite provided that there is no more than one secondary suite for each dwelling unit.
- Two-Family Dwelling on sites with more than one principal building, in accordance with sections 4.1.2 and 4.1.3 of this schedule.
- Two-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with sections 4.1.2 and 4.1.3 of this schedule.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this by-law.

### 3.2.1 [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to section 11.7 of this by-law.
- Hospital, subject to section 11.9 of this by-law.
- Public Authority Use essential in these districts.
- School - Elementary or Secondary, subject to section 11.8 of this by-law.
- Social Service Centre.

- Community Care Facility – Class B, subject to section 11.17 of this by-law.
- Group Residence, subject to section 11.17 of this by-law.

3.2.R [Retail]

- Farmers' Market, subject to section 11.21 of this by-law and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.

3.2. [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this by-law.

3.2.U [Utilities and Communication]

- Public Utility.

## 4 Regulations

All approved uses are subject to the following regulations, except for:

- (a) One-Family Dwelling and One-Family Dwelling with Secondary Suite, as the only principal building on the site, which are regulated by the RS-1 District Schedule; and
- (b) Laneway House, which is only permitted in combination with (a) and is regulated by section 11.24 of this by-law.

### 4.1 Site Area

4.1.1 The minimum site area for:

- (a) multiple conversion dwelling with no more than two dwelling units; and
- (b) two-family dwelling,

is 303 m<sup>2</sup>.

4.1.2 The minimum site area for:

- (a) multiple conversion dwelling with more than two dwelling units, two-family dwelling, or two-family dwelling with secondary suite in combination with an infill one-family or infill two-family dwelling;
- (b) two-family dwelling with secondary suite; or
- (c) a one-family dwelling or one-family dwelling with secondary suite in combination with an infill one-family or infill two-family dwelling or another principal building;

is 334 m<sup>2</sup>.

4.1.3 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit two principal buildings on a site with a minimum area of 334 m<sup>2</sup>, if:

- (a) the site meets one of the following criteria:

- (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,
    - (ii) the site is a corner site, or
    - (iii) the site is double fronting; and
  - (b) on sites other than double fronting sites, one of the principal buildings is located within the rear 40% of the ultimate site depth, and contains no more than one dwelling unit; and
  - (c) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.1.4 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit more than one principal building on a site with a minimum area of 511 m<sup>2</sup> provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.2 Frontage**
- 4.2.1 The minimum frontage for all dwelling uses is 9.8 m.
- 4.3 Height**
- 4.3.1 A building must not exceed 10.7 m in height in the front 60% of the site depth, and 7.7 m in the rear 40% of the site depth, except that the Director of Planning may increase the maximum height in the rear 40% of the site depth, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.3.2 A two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building, must not exceed 2½ storeys and must comply with the external design requirements in section 4.17 of this schedule.
- 4.3.3 A building, other than two-family dwelling or two-family dwelling with secondary suite on a site with one principal building, must not have more than 2 storeys, except that the Director of Planning may permit a partial 3rd storey if:
- (a) the partial 3<sup>rd</sup> storey, meaning the uppermost level of a building where the floor area existing, proposed, or as may be extended, over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and
  - (b) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.4 Front Yard**
- 4.4.1 On sites with a frontage greater than 18.3 m and more than one principal building, front yards must have a minimum depth of 4.9 m.
- 4.4.2 On all sites other than those described in section 4.4.1, front yards must have a minimum depth equal to the average of the minimum front yard depth of the two adjacent sites, except that:
- (a) where an adjacent site is vacant, the next adjacent site that is not vacant must be used to determine the average;
  - (b) if one or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the

- (c) Director of Planning is satisfied that one or more of the adjacent sites is an anomaly, then such adjacent sites must not be used in computing the average; and where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.
- 4.4.3 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary the minimum front yard depth.
- 4.4.4 Covered porches complying with section 4.7.5 (f) may project 1.6 m into the required front yard.
- 4.4.5 Notwithstanding the provisions of section 10.7.1 (b) of this by-law, eaves and gutters or other projections which, in the opinion of the Director of Planning, are similar may project into the minimum front yard to a maximum of 1.0 m measured horizontally.
- 4.5 **Side Yards**
- 4.5.1 Side yards must have a minimum width of 1.2 m.
- 4.5.2 If a corner site has a site located at its rear, with or without the intervention of a lane, which fronts on the street flanking the corner site, section 11.1 of this by-law applies, except that a corner site with a frontage greater than 18.3 m must have a side yard of 2.4 m.
- 4.5.3 On all sites, other than sites containing a two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building, additional side yards must be provided with:
  - (a) a minimum width of 4.9 m;
  - (b) a minimum length equal to 25% of the site depth, measured from the ultimate rear property line; and
  - (c) a rear boundary not less than 6.7 m, or more than a distance equal to 35% of the site depth, measured from the ultimate rear property line.
- 4.5.4 Notwithstanding section 4.5.3, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may decrease minimum side yard depth and width.
- 4.5.5 Notwithstanding the provisions of section 10.7 of this by-law, the following may project into required side yards:
  - (a) covered porches complying with section 4.7.4 (f) to a maximum of 1.2 m, on corner sites with a side yard of at least 2.4 m;
  - (b) eaves and gutters or other projections which in the opinion of the Director of Planning are similar, up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line; and
  - (c) steps which access the main level or basement or accommodate grade changes, or other projections which in the opinion of the Director of Planning are similar, may project into the additional side yard required by section 4.5.2, except that they must not be closer than 2.4 m to a side property line.
- 4.5.6 Notwithstanding section 10.7 of this by-law, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit other projections into required side yards.

#### 4.6 Rear Yard

- 4.6.1 Where the rear property line abuts a lane, a rear yard must have a minimum depth of 0.6 m, except that where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard must be measured from the ultimate rear property line.
- 4.6.2 Where the rear property line does not abut a lane, and a lane dedication is not required, a rear yard must have a minimum depth of 1.2 m, except that the Director of Planning may vary the required rear yard, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.6.3 Notwithstanding section 10.7.1 (b) of this by-law, eaves and gutters or other projections which in the opinion of the Director of Planning are similar, may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.

#### 4.7 Floor Space Ratio

##### 4.7.1 Floor space ratio must not exceed:

- (a) 0.60, for all uses other than two-family dwelling or two-family dwelling with secondary suite on a site with one principal building; and
- (b) 0.75 for two-family dwelling or two-family dwelling with secondary suite on a site with one principal building.

##### 4.7.2 Notwithstanding subsection 4.7.1 of this schedule, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants, the Director of Planning may permit an increase in floor space ratio:

- (a) for dwelling uses on sites where buildings existing prior to January 1, 1940 are retained, to a maximum of 0.90; and
- (b) for all other dwelling uses, except two-family dwelling and two-family dwelling with secondary suite, to a maximum of 0.85.

##### 4.7.3 Notwithstanding subsection 4.7.1 of this schedule, on sites less than 511 m<sup>2</sup> where a building constructed after January 1, 1940 is not retained, no more than 0.20 floor space ratio may be allocated to a second principal building or infill one-family or infill two-family dwelling at the rear of the site.

##### 4.7.4 Computation of floor space ratio must include:

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
  - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and

- (ii) the area excluded does not exceed 1% of the permitted floor area; and
- (d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01.

4.7.5 Computation of floor space ratio must exclude:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted residential floor area;
- (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage in multiple conversion dwellings containing 3 or more units or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which:
  - (i) for dwelling uses, on sites with only one principal building, are located in an accessory building located on the site in accordance with section 2.2.A of this schedule or in an infill building up to a maximum of 48 m<sup>2</sup>,
  - (ii) for dwelling uses, on sites with no developed secondary access and with only one principal building, are located in a principal building, an accessory building, or infill building up to a maximum area that the Director of Planning may determine, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines,
  - (iii) for dwelling uses, on sites with more than one principal building, are located in a principal building or an accessory building up to a maximum area of 24 m<sup>2</sup> per dwelling unit,
  - (iv) for dwelling uses, on sites with no developed secondary access and with more than one principal building, are located in a principal building, or an accessory building up to a maximum area that the Director of Planning may determine, provided that the Director of Planning first considers the intent of this schedule and all applicable policies and guidelines adopted by Council, and
  - (v) for non-dwelling uses, are located at or below base surface;
- (d) areas of undeveloped floors which are located:
  - (i) above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch,
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m, or
  - (iii) below covered verandas or porches as described in subsection 4.7.5 (f) of this schedule, and to which there is no permanent means of access;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) covered verandas or porches, provided that:
  - (i) the portion facing the street, rear property line, common open space, park or school, must be open or protected by guard rails, the height of which must not exceed the minimum specified in the Building by-law,
  - (ii) the total excluded area, when combined with the balcony and sun deck exclusions under subsection 4.7.5 (a) of this schedule, does not exceed 13% of the permitted floor space, and
  - (iii) the ceiling height, excluding roof structures of the total area being excluded, does not exceed 3.1 m measured from the porch floor;
- (g) portions of exterior walls contributing to thermal and building envelope performance, in accordance with section 10.33; and
- (h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of

the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of 1% of permitted floor area.

#### **4.8 Site Coverage and Impermeability**

4.8.1 Maximum site coverage for buildings is 45% of the site area.

4.8.2 Maximum site coverage for Parking Area is 30% of the site area.

4.8.3 Site coverage for buildings must be based on the projected area of the outside of the outermost walls of all buildings, and includes carports, but excludes steps, eaves, balconies, and sun decks.

4.8.4 The area of impermeable materials, including site coverage for buildings, must not exceed 70% of the total site area.

4.8.5 For the purposes of section 4.8.4 of this schedule:

- (a) the following are considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and
- (b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below.

#### **4.9 to (Reserved)**

4.14

#### **4.15 Acoustics**

4.15.1 A development permit application for a dwelling use in the RT-11N District requires evidence in the form of a report and recommendation prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels in those portions of the dwelling units listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

#### **4.16 Building Depth**

4.16.1 For sites where there is one principal building, one principal building with an infill one-family or infill two-family dwelling, or one principal building with a second principal building located at the rear of the site, the maximum distance between the required minimum front yard and the rear of the principal building closest to the front of the site is 40% of the site depth, measured prior to any required lane dedication.

- 4.16.2 The Director of Planning may increase the maximum building depth, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

#### 4.17 External Design

- 4.17.1 Section 4.17 applies to a two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building.

- 4.17.2 For the purpose of this section 4.17, a main entrance means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

- 4.17.3 There must be two main entrances, one to each principal dwelling unit.

- 4.17.4 There must be a covered verandah or porch at each main entrance, with a minimum width or depth of 1.6 m.

- 4.17.5 Roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must be hip, gable or a combination of both forms, and must have a minimum slope of 7:12;
- (b) dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12; and
- (c) the maximum total width of dormer roofs provided on a half storey above the second storey must comply with the following table:

Dormer orientation	Maximum total dormer width
Rear yard	40 % of width of elevation of storey below
Interior side yard	25 % of width of elevation of storey below
Street or flanking lane	30 % of width of elevation of storey below

- 4.17.6 Exterior windows in a secondary suite must have:

- (a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
- (b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

#### 4.18 Dwelling Unit Density

- 4.18.1 On a site with a minimum site area of 511 m<sup>2</sup>, the number of dwelling units, excluding lock-off units and secondary suites, must not exceed:

- (a) on a site with 18.3 m or more frontage, 74 units per hectare of site area; and
- (b) on a site with less than 18.3 m frontage, three dwelling units, except that if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit one additional dwelling unit.



4.18.2 On a site with a site area less than 511 m<sup>2</sup> which:

- (a) abuts a park or school site, with or without the intervention of a lane;
  - (b) is a corner site; or
  - (c) is a double fronting site,
- the number of dwelling units must not exceed three, excluding lock-off units and secondary suites.

4.18.3 On a site with 18.3 m or more frontage, the number of secondary suites and lock-off units must not exceed the greater of 3 or 45% of the number of dwelling units permitted by subsection 4.18.1 (a).

4.18.4 Where the calculation of dwelling units, secondary suites or lock-off units results in a fractional number, the number must be rounded down.

## 5 Relaxation of Regulations

5.1 The Director of Planning may relax the site coverage provisions to accommodate an accessory building if:

- (a) in the opinion of the Director of Planning, off-street parking on a site less than 36.5 m in depth cannot otherwise be accommodated; and
- (b) the Director of Planning also considers the effect on neighbouring sites of building height, shadow, open space and landscaping, the intent of this schedule and all applicable Council policies and guidelines.

5.2 The Director of Planning may relax the minimum site area requirements of sections 4.1.1 and 4.1.2, and the minimum frontage provisions of section 4.2.1 with respect to any of the following developments, if the lot was on record in the Land Title Office for Vancouver prior to [by-law enactment date]:

- (a) two-family dwelling;
- (b) two-family dwelling with secondary suite; and
- (c) infill one-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940;

if the Director of Planning first considers the quality and livability of the resulting units, the effect on neighbouring properties, and all applicable Council policies and guidelines.

\* \* \* \* \*

**Zoning and Development By-law amendment to add  
RM-7 and RM-7N Districts Schedule (Stacked Townhouse and Rowhouse)  
DRAFT BY-LAW PROVISIONS**

By-law amendments will be prepared generally in accordance with the provisions listed below and are subject to change and refinement prior to By-law posting.

**1 Intent**

The intent of this schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, while continuing to permit lower intensity development. Siting and massing of new development are intended to be compatible with, but not the same as, pre-existing single family development. Secondary suites and lock-off units are permitted, within limits, to provide flexible housing choices. Retention of character buildings and high quality design and livability standards are encouraged for new development. The RM-7N District differs from the RM-7 District, because it requires noise mitigation for dwelling units fronting arterial streets.

Individual one-family dwellings and one-family dwellings with a secondary suite (with or without a laneway house) are permitted uses; however, if developed as the only principal building on a site, these uses are regulated by the RS-1 District Schedule. In all other cases, this schedule will apply.

**2 Outright Approval Uses**

2.1 Subject to all other provisions of this by-law and to compliance with the regulations of this schedule, the uses listed in section 2.2 are permitted in these districts and will be issued a permit.

**2.2 Uses**

**2.2.A**

- Accessory Buildings customarily ancillary to any of the uses listed in this schedule, except for accessory buildings ancillary to multiple dwelling and freehold rowhouse use, provided that:
  - (a) no accessory building exceeds 3.7 m in height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located:
    - (i) within 7.9 m of the ultimate rear property line, and
    - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street;
  - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m<sup>2</sup>;
  - (d) not more than 80% of the width of the site at the rear property line is occupied by accessory buildings;
  - (e) no accessory building is closer than 3.7 m to any residential dwelling; and
  - (f) roof decks and sun decks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2A (b) of this schedule.

#### 2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
  - (a) no additions are permitted;
  - (b) no housekeeping or sleeping units are created;
  - (c) there are no more than 2 dwelling units;
  - (d) the development complies with section 4.8 of this schedule; and
  - (e) no development permit will be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- One-Family Dwelling which complies with the current RS-1 District Schedule, provided that the one-family dwelling is the only principal building on the site.
- Two-Family Dwelling.

#### 2.2.I [Institutional]

- Community Care Facility - Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

### 3 Conditional Approval Uses

3.1 Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

#### 3.2 Uses

##### 3.2.A

- Accessory Buildings not provided for in section 2.2.A herein and customarily ancillary to any of the uses listed in this schedule, provided that for multiple dwelling and freehold rowhouse,
  - (a) no accessory building exceeds 3.7 m in height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located:
    - (i) within 7.9 m of the ultimate rear property line, and
    - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane, and 1.5 m from a flanking street;
  - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m<sup>2</sup>, except that:

- (i) the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m<sup>2</sup> for each dwelling unit, not including lock-off units, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;
  - (d) not more than 30% of the width of the site at the rear property line is occupied by accessory buildings, except that the Director of Planning may increase the amount of the width of the site at the rear property line that may be occupied by accessory buildings to a maximum of 80%, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;
  - (e) no accessory building is closer than 3.7 m to any residential dwelling; and
  - (f) roof decks and sundecks are not located on an accessory building.
- Accessory Uses customarily ancillary to any of the uses listed in this section.

### 3.2.C [Cultural and Recreational]

- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

### 3.2.D • Deposition or extraction of material, which alters the configuration of the land.

### 3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.
- Freehold rowhouse, subject to section 11.25 of this by-law.
- Infill One-Family Dwelling, provided that the maximum number of dwelling units on the site is three, and:
  - (a) it is in conjunction with the retention of a building existing on the site prior to January 1, 1940; or
  - (b) the site meets the following criteria:
    - (i) the rear or side property line of the site must abut a park or school site, with or without the intervention of a lane, or
    - (ii) the site must be a corner site, or
    - (iii) the lot depth must be more than 52 m.
- Laneway House on a site with one principal building, subject to section 11.24 of this by-law and the RS-1 District Schedule.
- Multiple Conversion Dwelling not provided for in section 2.2. DW, resulting from the conversion of a building existing as of *[by-law enactment date]*, provided that:
  - (a) the Director of Planning first considers the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size and the effect of the conversion on adjacent properties;
  - (b) additions are not permitted for buildings constructed on or after January 1, 1940, except additions up to a maximum of 5 m<sup>2</sup> used as exits;
  - (c) no housekeeping or sleeping units are created; and
  - (d) there are no more than three dwelling units.

- Multiple Dwelling.
- One-Family Dwelling on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- One-Family Dwelling with Secondary Suite on a site with one principal building, which complies with the current RS-1 District Schedule.
- One-Family Dwelling with Secondary Suite on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Principal Dwelling Unit with a Lock-off Unit, provided that:
  - (a) in multiple dwellings or freehold rowhouses, there may be one lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio after first considering the intent of this schedule and all applicable Council policies and guidelines.
- Two-Family Dwelling on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Two-Family Dwelling with Secondary Suite on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Two-Family Dwelling with Secondary Suite, provided that there is no more than one secondary suite for each dwelling unit.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this by-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to section 11.7 of this by-law.
- Community Care Facility - Class B, subject to section 11.17 of this by-law.
- Group Residence, subject to section 11.17 of this by-law.
- Hospital, subject to section 11.9 of this by-law.
- Public Authority Use essential in this district.
- School - Elementary or Secondary, subject to section 11.8 of this by-law.
- Social Service Centre.

3.2.R [Retail]

- Farmers' Market, subject to section 11.21 of this by-law, and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to section 11.4 of this by-law.

3.2.U [Utilities and Communication]

- Public Utility.

## 4 Regulations

All approved uses are subject to the following regulations, except for:

- (a) One-Family Dwelling and One-Family Dwelling with Secondary Suite, as the only principal building on the site, which are regulated by the RS-1 District Schedule; and
- (b) Laneway House, which is only permitted in combination with 4(a), and is regulated by section 11.24 of this by-law.

### 4.1 Site Area

#### 4.1.1 The minimum site area for:

- (a) a two-family dwelling;
- (b) a two-family dwelling with secondary suite;
- (c) a multiple conversion dwelling with more than two dwelling units;
- (d) any of the above noted uses or a one-family dwelling or one-family dwelling with secondary suite, in combination with an infill one-family dwelling or another principal building; or
- (e) a multiple dwelling containing no more than 3 dwelling units, not including lock-off units,  
is 303 m<sup>2</sup>.

#### 4.1.2 The minimum site area for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, for a building containing freehold rowhouses, or for seniors supportive or assisted housing is 445 m<sup>2</sup>.

#### 4.1.3 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit a freehold rowhouse or a multiple dwelling containing 4 or more dwelling units, not including lock-off units, on a site smaller than 445 m<sup>2</sup>.

### 4.2 Frontage

#### 4.2.1 The minimum frontage for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, is 12.8 m.

### 4.3 Height

#### 4.3.1 A building must not exceed 9.5 m and 2 storeys in height.

#### 4.3.2 Notwithstanding section 4.3.1 of this schedule, a two-family dwelling, a two-family dwelling with secondary suite, a multiple dwelling containing no more than three units, not including lock-off units, and a freehold rowhouse must not exceed 10.7 m and 2 ½ storeys in height.

#### 4.3.3 Notwithstanding section 4.3.1 of this schedule, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 11.5 m and a partial 3rd storey, if:

- (a) the 3rd storey, meaning the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a

- minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and
  - (b) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.3.4 Notwithstanding sections 4.3.1 and 4.3.2 of this schedule, where a site is encumbered by a right of way granted to the Greater Vancouver Sewerage and Drainage District, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 11.5 m and a 3rd storey, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.3.5 Notwithstanding sections 4.3.1, 4.3.2 and 4.3.3 of this schedule, the maximum building height for an infill one-family dwelling or a principal building situated in the rear yard of a site is the lesser of 7.7 m or 1½ storeys, except that the Director of Planning may increase the maximum height if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.4 Front Yard**
- 4.4.1 Front yards must have a minimum depth of 6.1 m.
- 4.4.2 Notwithstanding Section 4.4.1, on sites less than 27.4 m in depth, front yards must have a minimum depth of 4.9 m.
- 4.4.3 Notwithstanding Sections 4.4.1 and 4.4.2, the Director of Planning may decrease the front yard requirement for multiple dwellings and freehold rowhouses on sites less than 27.4 m in depth, provided that the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.4.4 Covered porches complying with section 4.7.5 (h) of this schedule, may project up to 1.2 m into the required front yard.
- 4.4.5 For multiple dwellings, portions of basement floor area directly below covered porches may project up to 1.2 m into the required front yard.
- 4.4.6 Notwithstanding section 10.7.1(b) of this by-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum front yard to a maximum of 1.0 m measured horizontally.
- 4.5 Side Yards**
- 4.5.1 Side yards must have a minimum width of 1.2 m.
- 4.5.2 Notwithstanding section 10.7.1(b) of this by-law, eaves and gutters or other similar projections, which, in the opinion of the Director of Planning are similar, may project into the minimum side yard up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line.
- 4.6 Rear Yard - not applicable**
- 4.7 Floor Space Ratio**
- 4.7.1 Floor space ratio must not exceed 0.60 for all uses, except that floor space must not exceed 0.75 for two-family dwelling and two-family dwelling with secondary suite.

- 4.7.2 Notwithstanding section 4.7.1 of this schedule, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may permit an increase in floor space ratio:
- (a) for multiple dwelling, freehold rowhouse or seniors supportive or assisted housing on sites that are 445 m<sup>2</sup> and larger, with a minimum frontage of 12.8 m, to a maximum of 1.20;
  - (b) for multiple dwelling or seniors supportive or assisted housing on sites that are less than 445 m<sup>2</sup> in size or with a frontage less than 12.8 m, to a maximum of 0.90;
  - (c) for dwelling uses on sites where buildings existing prior to January 1, 1940 are retained, to a maximum of 0.90; and
  - (d) for all other dwelling uses, except two-family dwelling and two-family dwelling with secondary suite, to a maximum of 0.85.
- 4.7.3 Notwithstanding subsection 4.7.2 of this schedule, for sites where a building existing prior to January 1, 1940, is not retained, no more than 0.20 floor space ratio may be allocated to an infill one-family dwelling or to another second principal building in the rear yard of the site.
- 4.7.4 Computation of floor area must include:
- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
  - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
  - (c) where the distance from a floor located no more than 2.0 m above finished grade to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
    - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
    - (ii) the area excluded does not exceed 1% of the permitted floor area;
  - (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01; and
  - (e) accessory buildings, ancillary to multiple dwellings and freehold rowhouses, except accessory buildings solely designed and constructed for the purpose of bicycle storage, or otherwise excluded in accordance with section 4.7.5 (c) of this schedule.
- 4.7.5 Computation of floor area must exclude:
- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwelling and freehold rowhouse and 8% of the permitted floor area for all other uses;
  - (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
  - (c) for multiple dwelling and freehold rowhouse, where floors are used for:
    - (i) off-street parking and loading, those floors or portions thereof which are located below base surface, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length, and



- (ii) bicycle storage located below base surface, or, if located at or above base surface are contained in an accessory building which complies with section 3.2.A of this schedule;
- (d) for dwelling uses other than multiple dwelling and freehold rowhouse, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses which, in the opinion of the Director of Planning, are similar to the foregoing:
  - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building which complies with section 2.2.A of this schedule, or in an infill one family dwelling or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m<sup>2</sup>, and
  - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required maneuvering aisle, which are located either in a principal building, an accessory building, or an infill one-family dwelling up to a maximum area that the Director of Planning may determine, provided the Director of Planning first considers all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;
- (f) areas of undeveloped floors which are located:
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (h) covered verandas or porches, provided that:
  - (i) the portion facing the street, side property line or rear property line, park or school, is open or protected by partial walls or guard rails, which conform to the height minimum specified in the Building By-law, and
  - (ii) the total excluded area, combined with the balcony and sundeck exclusions permitted in subsection 4.7.5 (a) of this schedule, does not exceed 16% of the permitted floor area for multiple dwellings and 13% of the permitted floor area for all other uses, and
  - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor;
- (i) portions of exterior walls contributing to thermal and building envelope performance, in accordance with section 10.33 of this by-law; and
- (j) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

#### 4.8 Site Coverage and Impermeability

- 4.8.1 The maximum site coverage for buildings is 45% of the site area, except that, for multiple dwelling and freehold rowhouse, the maximum site coverage for all buildings is 55% of the site area.
- 4.8.2 Site coverage for buildings must be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

4.8.3 The area of impermeable materials, including site coverage for buildings, must not exceed 70% of the total site area, except that for multiple dwelling, the Director of Planning may increase the area of impermeable materials, provided that the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines

4.8.4 For the purposes of section 4.8.4 of this schedule:

- (a) the following are considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and
- (b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below.

4.9 [Deleted -- see Parking by-law.]

#### 4.10 Horizontal Angle of Daylight

4.10.1 All habitable rooms in buildings containing 3 or more dwelling units, not including secondary dwelling units, must have at least 1 window on an exterior wall which complies with the following:

- (a) the window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, must be unobstructed over a distance of 24 m; and
- (b) the plane or planes must be measured horizontally from the centre of the bottom of the window.

4.10.2 For the purpose of section 4.10.1, the following are considered as obstructions:

- (a) the theoretically equivalent buildings located on any adjoining sites in any R District in a corresponding position by rotating the plot plan of the proposed building 180 degrees around a horizontal axis located on the property lines of the proposed site;
- (b) part of the same building including permitted projections;
- (c) accessory buildings located on the same site as the principal building; and
- (d) the maximum size building permitted under the appropriate C or M district schedule if the site adjoins a C or M site.

4.10.3 For the purposes of section 4.10.1, the following are not considered as habitable rooms:

- (a) bathrooms; and
- (b) kitchens, unless the floor area is greater than 10% of the total floor area of the dwelling unit, or 9.3 m<sup>2</sup>, whichever is the greater.

4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement of section 4.10.1 of this schedule, provided:

- (a) a minimum distance of 2.4 m of unobstructed view is maintained; and
- (b) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.11 - (Reserved)

#### 4.14

#### 4.15 Acoustics

- 4.15.1 A development permit application for a dwelling use in the RM-7N District requires evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling units listed below, do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

#### 4.16 Building Depth and Width

- 4.16.1 For all dwelling uses, the maximum distance between the required minimum front yard and the rear of a building is 40% of the site depth, measured prior to any required lane dedication.
- 4.16.2 Notwithstanding section 4.16.1, the Director of Planning may increase the maximum distance between the required minimum front yard and the rear of a multiple dwelling if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.16.4 Projections permitted in front yards pursuant to section 4.4.4 of this schedule must not be included in the calculation of building depth.
- 4.16.5 Notwithstanding section 4.16.1 of this schedule, the Director of Planning may permit an infill one-family dwelling or another principal building in the rear yard if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.16.6 On sites 24 m and wider, the maximum building width for a multiple dwelling is 22 m, except that the Director of Planning may increase the maximum building width, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

#### 4.17 External Design

- 4.17.1 An infill one-family dwelling or another principal building located in the rear yard of a site, must be a minimum distance of 4.9 m, measured across the width of the site, from any other dwelling use on the site, except that the Director of Planning may decrease the minimum distance for an infill one-family dwelling, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.17.2 Where a site has more than one multiple dwelling building, the exterior wall of each multiple dwelling building must be a minimum of 2.4 m from the closest portion of the exterior wall of any other multiple dwelling building on the site.
- 4.17.3 Where a site has more than one building containing freehold rowhouses, the exterior wall of each building must be a minimum distance of 2.4 m from the closest portion of the exterior wall of any other building containing freehold rowhouses on the site.

4.17.4 For the purpose of this section 4.17, a main entrance means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

4.17.5 In a two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building:

- (a) there must be one main entrance to each principal dwelling unit;
- (b) there must be a covered verandah or porch at each main entrance, with a minimum width and depth of 1.6 m;
- (c) all roofs except for dormer roofs must be hip, gable or a combination of both forms, and must have a minimum slope of 7:12;
- (d) dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12; and
- (e) the maximum total width of dormer roofs provided on a half storey above the second storey must comply with the following table:

Dormer orientation	Maximum total dormer width
Rear yard	40 % of width of elevation of storey below
Interior side yard	25 % of width of elevation of storey below
Street or flanking lane	30 % of width of elevation of storey below

4.17.6 Exterior windows in a secondary suite must have:

- (a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
- (b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms except bathrooms and laundry rooms.

#### **4.18 Dwelling Unit Density**

4.18.1 For multiple dwelling and freehold rowhouse, the total number of dwelling units, excluding lock-off units, must not exceed:

- (a) for development up to and including 0.90 floor space ratio, 100 units per hectare of site area; or
- (b) for development over 0.90 and up to and including 1.20 floor space ratio, 132 units per hectare of site area.

4.18.2 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

#### **4.19 Number of Buildings on Site**

4.19.1 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit a second principal building in conjunction with a one-family dwelling, a one-family dwelling with secondary suite, a two-family dwelling or a two-family dwelling with secondary suite on a site, provided:

- (a) the site meets one of the following criteria:

- (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,
- (ii) the site is a corner site, or
- (iii) the lot depth is more than 52 m;
- (b) the principal building situated in the rear yard of the site contains no more than one dwelling unit;
- (c) the total number of dwelling units on the site does not exceed 3, excluding any secondary suites; and
- (d) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.19.2 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit more than one multiple dwelling or freehold rowhouse building on a site, if:

- (a) the site has a minimum site area of 703 m<sup>2</sup>; and
- (b) the Director of Planning first considers the intent of this schedule and all applicable policies and guidelines.

## 5 Relaxation of Regulations

5.1 The Director of Planning may relax the minimum site area requirements of section 4.1. and the minimum frontage provisions of section 4.2. with respect to any of the following developments, if the lot was on record in the Land Title Office for Vancouver prior to [by-law enactment date]:

- (a) two-family dwelling;
- (b) two-family dwelling with secondary suite;
- (c) infill one-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940; and
- (d) multiple dwelling with no more than three dwelling units,

if the Director of Planning first considers the quality and livability of the resulting units, the effect on neighbouring properties and all applicable Council policies and guidelines.

\* \* \* \* \*

**Proposed Consequential Amendments to the Zoning and Development By-law  
DRAFT BY-LAW PROVISIONS**

By-law amendments will be prepared generally in accordance with the provisions listed below and are subject to change and refinement prior to By-law posting.

**Zoning and Development By-law**

**Section 2 - Definitions**

- repeal the definitions of “One-Family Dwelling with Secondary Suite”, “Secondary Dwelling Unit” and “Principal Dwelling Unit combined with a Secondary Dwelling Unit”
- add the following definitions in appropriate alphabetical order:

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

**“Lock-off Unit** means a smaller dwelling unit within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a secondary suite.”

**“Principal Dwelling Unit with Lock-off Unit** means a larger principal dwelling unit, containing a smaller dwelling unit which must have separate external access and shared internal access, and which can be locked off from the larger principal dwelling unit.”

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

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

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

**Section 3**

- add “two-family dwelling with secondary suite” after “one-family dwelling with secondary suite” in Section 3.2.1 (g) (i)
- add “RT-11”, “RT-11N”, “RM-7 and RM-7N” in appropriate order in Section 3.2.6

**Section 5**

- add "RT-11", "RT-11N", "RM-7 and RM-7N" in appropriate order in Section 5.14

**Section 9**

- add in Section 9.1 under the heading Two-Family Dwelling in appropriate order "RT-11 and RT-11N"
- add in Section 9.1 under the heading Multiple Dwelling in appropriate order "RM-7 and RM-7N"

**Section 10**

- delete "secondary dwelling unit" wherever it occurs and substitutes "lock-off unit" in section 10.21.2
- delete the title "secondary dwelling unit" and substitute "Lock-off Units and Secondary Suites" in section 10.34
- delete "secondary dwelling unit" wherever it occurs and substitutes "lock-off unit or secondary suite" in sections 10.34.1 and 10.34.2

**Section 11**

- add a new Section 11.25 providing additional regulations for freehold rowhouses to clarify calculations of FSR, site coverage and other regulations and to provide for a minimum width of 5.0 m for each freehold rowhouse lot.

**C-2, C-2B, C-2C, C-2C1 and C-3A District Schedules**

- delete "Secondary Dwelling Unit" wherever it occurs and substitutes "lock-off unit" in section 3.2.DW

\* \* \* \* \*

**Proposed Consequential Amendments to the Sign By-law  
DRAFT BY-LAW PROVISIONS**

By-law amendments will be prepared generally in accordance with the provisions listed below and are subject to change and refinement prior to By-law posting.

**Section 9**

- Amend section 9.2, Residential Areas - SCHEDULE A, by inserting "RT-11 and RT-11N", RM-7 and RM-7N" in proper order.

\* \* \* \* \*



## DRAFT AMENDMENTS TO THE PARKING BY-LAW

By-law amendments will be prepared generally in accordance with the provisions listed below and are subject to change and refinement prior to By-law posting.

### Section 2 - Definition

- Add the following definitions in the correct alphabetical order:

**“Principal Dwelling Unit with Lock-off Unit** means a larger principal dwelling unit, containing a smaller dwelling unit which must have separate external access and shared internal access, and which can be locked off from the larger principal dwelling unit;” and

**“Rowhouse** means a dwelling unit in a row of at least three side by side dwelling units which does not have another dwelling unit located directly above or below, or another dwelling unit located behind or in front.”

### Section 4 - Off-street Parking Space Regulations

#### Section 4.2 - Table of Number of Required and Permitted Accessory Parking Spaces

- Amend section 4.2.1.2, by adding the following new paragraphs in proper order:

	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES
4.2.1.2	One-Family Dwelling with Secondary Suite in RT-11 on a site with more than one principal building	A minimum of 1.5 spaces.
	Two-Family Dwelling with Secondary Suite	A minimum of 3 spaces, except that the maximum number of spaces for a site having a two-family dwelling with secondary suite as the only use other than an accessory use must be:
		Site width at rear property line: Spaces
		at least 10.0 m but less than 12.2 m 3 at least 12.2 m but less than 14.5 m 4 14.5 m or more 5

- Amend section 4.2.1.3, Column 1 - Building Classification, by inserting ‘RT-11, RT-11N’ after “RT-10N”, and inserting “RM-7, RM-7N” after “RM-1N”.

- Amend section 4.2.1.4, Column 1 - Building Classification and Column 2 - Required and Permitted Parking Spaces, by adding the following paragraphs at the end:

	<b>COLUMN 1 BUILDING CLASSIFICATION</b>	<b>COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES</b>
4.2.1.4	Multiple Dwelling in RM-7 and RM-7N (not including Rowhouse)	A minimum of 0.65 spaces for every dwelling unit.
	Rowhouse in the RM-7 and RM-7N	A minimum of one space for every dwelling unit.
	Principal Dwelling Unit with a Lock-off Unit in the RM-7 and RM-7N Districts.	A principal dwelling unit with a lock-off unit is subject to the parking requirements otherwise specified in section 4.2.1.4, and there is no additional requirement for a lock-off unit.

- Amend section 4.2.13, Column 1 - Building Classification by removing the words "Despite anything to the contrary" and substituting "Unless otherwise specified" and removing the words "combined with a Secondary Dwelling Unit in the C-2, C-2B, C-2C, C-2C1 and C-3A Districts" and substituting " with Lock-off Unit".
- Amend section 4.2.13, Column 2 - Required and Permitted Parking Spaces by removing the words "combined with a secondary dwelling unit" and substituting "with lock-off unit" and removing the words "secondary dwelling unit" wherever they appear and substituting "lock-off unit".
- Amend Table 4.2 by adding the following new paragraph in proper order:

	<b>COLUMN 1 BUILDING CLASSIFICATION</b>	<b>COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES</b>
4.2.1.14	Principal Dwelling Unit with a Lock-off Unit in RT-11 and RT-11N	A principal dwelling unit with a lock-off unit is subject to the parking requirement specified in sections 4.2.1.1 and 4.2.1.2, and there is no additional requirement for a lock-off unit.

## Section 6 - Off-street Bicycle Space Regulations

- Amend section 6.2.1.3 of Table 6.2 as follows:

	Column 1 Building Classification	Column 2 Required Bicycle Spaces	
		Class A	Class B
6.2.1.3	Multiple Dwellings in RM-7 and RM-7N (not including Rowhouse)	A minimum of 2.25 spaces for every dwelling unit.	A minimum of 1 space for every 5 dwelling units up to and including 19 units, and a minimum of 6 spaces for any development containing a minimum of 20 dwelling units.
6.2.1.3	Rowhouse in RM-7 and RM-7N	A minimum of 1.25 spaces for every dwelling unit.	No requirement.

- Amend section 6.2.1.6, Column 1 - Building Classification by removing the words "combined with a Secondary Dwelling Unit" and substituting "with Lock-off Unit".
- Amend section 6.2.1.6, Column 2, Class A by removing the words "combined with a secondary dwelling unit" and substituting "with lock-off unit".
- Amend section 6.2.1.6, Column 2, Class A by removing the words "secondary dwelling unit" and substituting "lock-off unit".
- Amend section 6.2.1.6, Column 2, Class B by removing the words "secondary dwelling unit" and substituting "lock-off unit".
- Amend section 6.2, Table of Number of Required Off-street Bicycle Spaces, by inserting the following section in proper order:

	Column 1 Building Classification	Column 2 Required Bicycle Spaces	
		Class A	Class B
6.2.1.7	Principal Dwelling Unit with a Lock-off Unit in RM-7 and RM-7N.	A minimum of 0.75 spaces for each lock-off unit, in addition to the spaces required for the principal dwelling unit.	No requirement for a lock-off unit.

\* \* \* \* \*

## DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW

Subject to the approval of the rezoning of the area to RT-11 and RT-11N, and RM-7 and RM-7N, the following amendments to the Subdivision By-law are required:

- amend Section 9 Minimum Standards by adding provisions to relax minimum width, area and street frontage requirements for freehold rowhouses.
- amend the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law to delete the RS-1 areas being rezoned to RT-11 and RT-11N, and RM-7 and RM-7N.
- amend Table 1 of Schedule A of the Subdivision By-law to add standards for RT-11 and RT-11N, and RM-7 and RM-7N, as follows:

	District	Minimum Parcel Width	Minimum Parcel Area
RT-11	Two-Family Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m <sup>2</sup> ]
RT-11N	Two-Family Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m <sup>2</sup> ]
RM-7	Multiple Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m <sup>2</sup> ]
RM-7N	Multiple Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m <sup>2</sup> ]

- amend Table 2 of Schedule A of the Subdivision By-law to add standards for RT-11 and RT-11N, and RM-7 and RM-7N as follows:

	District	Minimum Parcel Width	Minimum Parcel Area
RT-11	Two-Family Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m <sup>2</sup> ]
RT-11N	Two-Family Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m <sup>2</sup> ]
RM-7	Multiple Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m <sup>2</sup> ]
RM-7N	Multiple Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m <sup>2</sup> ]

- amend Schedule F by adding a new category and fee for freehold rowhouse applications in the amount of \$7,600.00 plus \$1,000.00 per freehold lot.

\* \* \* \* \*

**PROPOSED AMENDMENTS TO THE ZONING AND DEVELOPMENT FEE BY-LAW**

Subject to the approval of the rezoning of the area to RT-11 and RT-11N, and RM-7 and RM-7N, the following amendments to the Subdivision By-law are required:

**Section 1**

- delete the heading and substitute "One-Family Dwelling with Secondary Suite, Two-Family Dwelling and Two-Family Dwelling with Secondary Suite";
- delete the words "For a new one-family dwelling, one-family dwelling with secondary suite, or two-family dwelling and its accessory building or accessory use or for an addition, alteration, change of use, accessory building or accessory use to an existing one- or two-family dwelling or one-family dwelling with secondary suite" and substitutes "For a new one-family dwelling, one-family with secondary suite, two-family dwelling, or two-family dwelling with secondary suite, and its accessory building or accessory use to an existing one- or two-family dwelling or one- or two-family dwelling with secondary suite,".

**Section 1A**

- delete the words "one-family dwelling with secondary suite" and substitutes "one- or two-family dwelling with secondary suite".

**Section 2**

- delete the heading and substitutes "Multiple Dwelling and Freehold Rowhouses";
- delete the words "For a multiple dwelling, or for an addition to an existing multiple dwelling." and substitutes "For a multiple dwelling or freehold rowhouse, or for an addition to an existing multiple dwelling or freehold rowhouse.".

\* \* \* \* \*

**PROPOSED AMENDMENTS TO THE LICENSE BY-LAW**

Subject to the approval of the rezoning of the area to RT-11 and RT-11N, and RM-7 and RM-7N, the following amendments to the Subdivision By-law are required:

**Section 2**

- delete the definition "Duplex";
- delete in the definition of "Lodging House" the words "a duplex dwelling" and substitute "two-family dwelling";
- delete in the definition of "Residential Rental Unit" the words "duplex" and substitute "two-family dwelling".

**Schedule A**

- delete the word "DUPLEX" and substitute "TWO-FAMILY DWELLING" and move this fee item to the appropriate alphabetical order in Schedule A.

\* \* \* \* \*

## DRAFT RT-11 AND 11N GUIDELINES

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**Note:** The guidelines are organized under standardized headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.



## 1 Application and Intent

These guidelines are to be used in conjunction with the RT-11 and RT-11N District Schedules of the **Zoning and Development By-law** throughout the City. These guidelines should be consulted in seeking conditional approval. As well as assisting the applicant, the guidelines will also be used by City staff in the evaluation of projects.

The intent of these guidelines is to:

- (a) Encourage the development, on sites of sufficient size, of multiple small houses and duplexes in order to introduce a wider variety of housing choice into previously single-family zoned areas;
- (b) Accommodate livable secondary suites, and lock-off units, within limits, in order to provide flexible rental housing choice;
- (c) Ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as earlier development under RS zoning;
- (d) Encourage high quality design, but allowing architectural diversity rather than prescribing any particular architectural character; and
- (e) Require or encourage the retention and renovation of character buildings (refer to 2.1.3 below for a definition of character buildings).

Note: Heritage restoration or rehabilitation to more stringent standards is a voluntary option for any older building, but is not required under these guidelines.

In the RT-11 zones, these guidelines do not apply to:

- (i) a one-family dwelling or a two-family dwelling as the only principal building on a site, which are outright uses with no discretionary floor space, and;
- (ii) a one-family or two-family dwelling with secondary suite, which are conditional uses, as a covenant is required, but have no discretionary elements for which these guidelines need to be applied.

Applicants are advised to consult the *Principal Dwelling Unit with a Lock-off Unit Guidelines* and *Laneway House (LWH) Guidelines* where these dwelling uses are proposed.

## 2 General Design Considerations

### 2.1/

### 2.2 Neighbourhood/Streetscape Character

The RT-11 and RT-11N zoning permits two general types of development: standard lot development on sites under 511 m<sup>2</sup> (5,500 sq. ft.) and large lot or consolidated lot development on sites 511 m<sup>2</sup> (5,500 sq. ft.) or greater. Depending on the type of development there may be change in the appearance of the streetscape. Where there were once single homes on wide lots, there may now be two smaller buildings facing the street on the same lot. The scale and placement of these new buildings will not be the same as the existing streetscape, but the proposed forms should be sited to achieve a compatible fit into the existing streetscape with regard to building form and minimizing of shadow and overlook to neighbouring sites.

### 2.1.1/

### 2.2.1 Development Scenarios

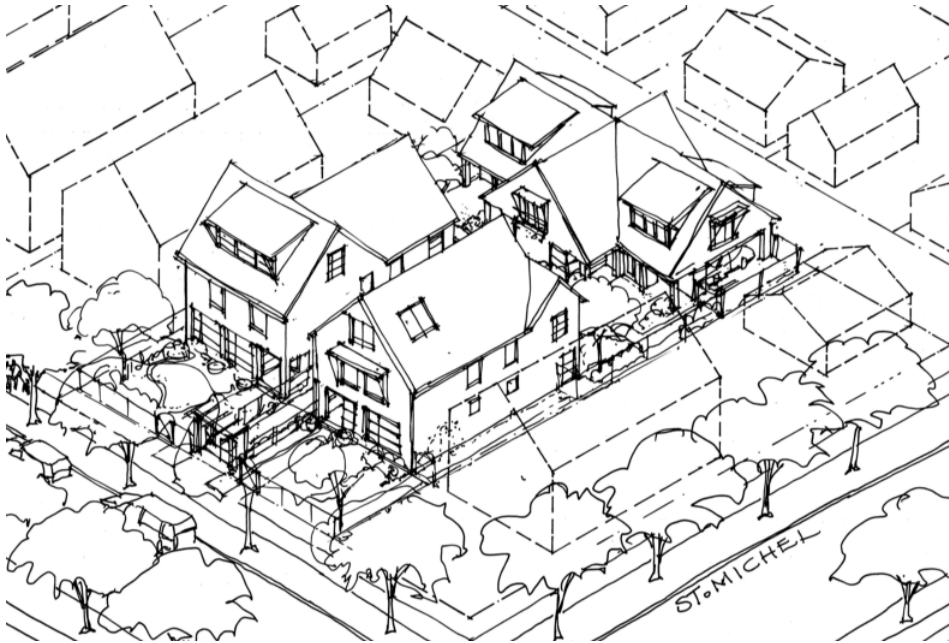
#### (a) Small House/Duplex Development (SH/D)

- (i) Sites with a minimum area of 511 m<sup>2</sup> (5,500 sq. ft.) qualify for more than one principal building with a combination of dwelling uses. This type of development will be referred to as **Small House/Duplex (SH/D)** development. Figures 1 to 5 illustrate a variety of development scenarios on larger sites and assemblies; others may be possible;
- (ii) SH/D developments on sites less than 604 m<sup>2</sup> (6,500 sq. ft.) and 18.3 m (60 ft.) will generally be limited to two principal buildings, one at the street, the other

- at the lane. On corner lots, or where it may assist in the retention of an existing character house, 3 principal buildings may be considered; and
- (iii) SH/D developments on sites more than 604 m<sup>2</sup> (6,500 sq. ft.) in area and 18.3 m (60 ft.) in frontage are eligible for multiple principal buildings corresponding to site size and allowable unit density.

**Illustrative Examples of Small House / Duplex Development**  
**[Sites over 604 m<sup>2</sup> (6,500 sq. ft.) and 18.3 m (60 ft.) frontage]**

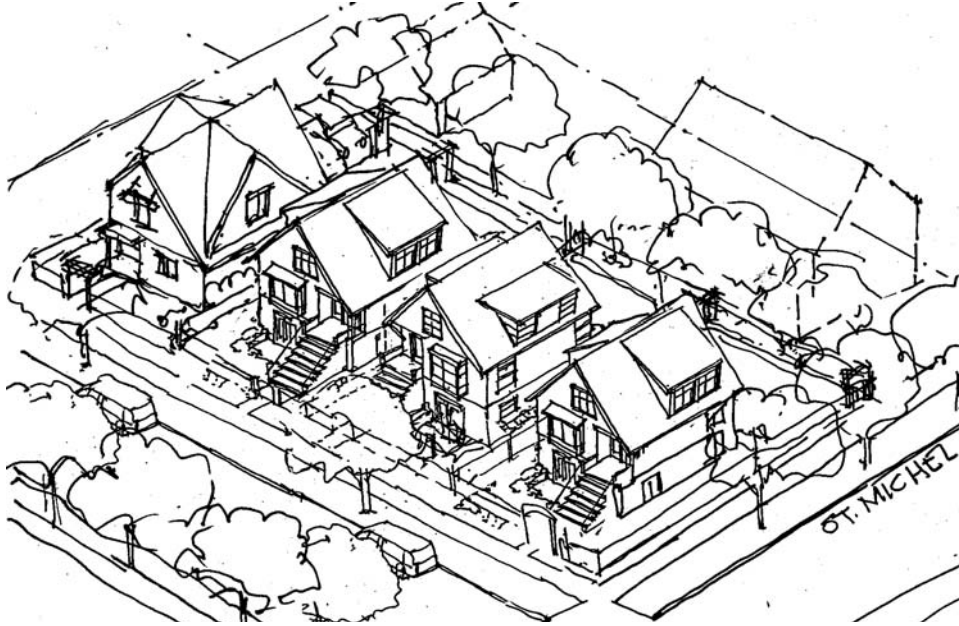
**Figure 1: Duplex Court Development on Two 10 m (33 ft.) Lots**



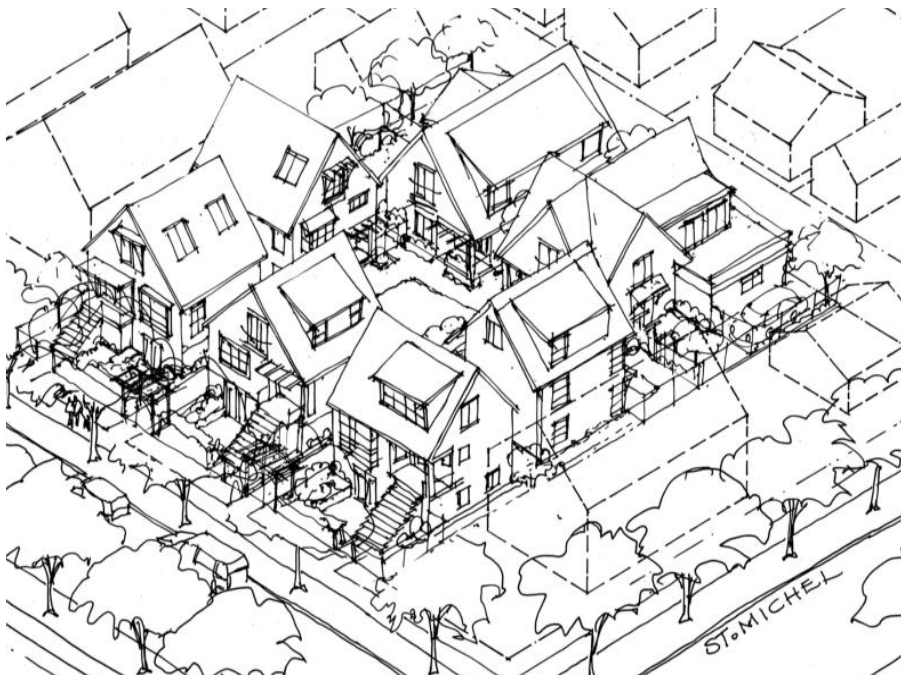
**Figure 2: Four Small Houses on Two 10 m (33 ft.) Lots**



**Figure 3: Four Small Houses on Two 10 m (33 ft.) Lots at a Corner**



**Figure 4: Cottage Development on Three 10 m (33 ft.) Lots on Two 15.24 m (50 ft.) Lots**



**Figure 5: Small House/Duplex Development Scenario Examples: Sites over 604 m<sup>2</sup> (6,500 sq. ft.) and 18.3 m (60 ft.) frontage**

**Assembly of Two 10 m (33 foot) Lots**



**Assembly of Three 10 m (33 foot) Lots**



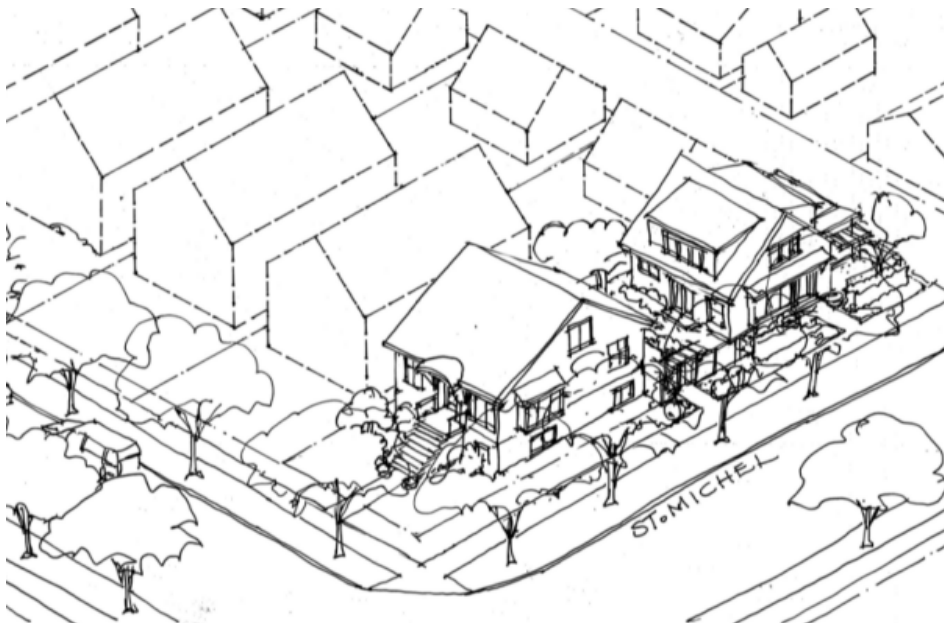
(b) Standard Site Development

On sites that do not qualify for SH/D development or if SH/D development is not chosen, the intent is to permit development that is compatible with one-family dwellings.

- (i) These sites may be developed with a one-family dwelling (with or without a secondary suite and/or a laneway house), or a two-family dwelling (with or without one or two secondary suites);
  - (ii) For developments where a character building is being retained, a modest FSR increase is possible, and an infill one- or two-family dwelling may be permitted in addition to the principal building (subject to being able to meet fire access requirements). Refer to 2.1.3 below, and *Norquay Village Character House and Retention Guidelines* regarding character building retention;
  - (iii) In cases where a site abuts a park or a school at the side or rear (with or without the intervention of a lane), a site is a corner site, or a site is double fronting, a second principal building may be developed at the rear of the site in addition to an existing building or a new principal building (subject to being able to meet fire access requirements); and
  - (iv) It should be noted that due to off-street parking requirements, it may not be possible to develop all permitted dwelling units on all sites.
- (c) No building should contain more than 2 dwelling units (not including secondary suites and lock-off units), unless it is an existing building being retained as a multiple conversion dwelling.

Refer to Appendix A for a use option chart.

**Figure 6: Single-Lot House with Infill (Corner Lot Location)**



2.1.2/  
2.2.2

Development Considerations

- (a) Separations between buildings on the same site should be at least 2.4 m (8 ft.). This separation approximates the sideyards provided between other streetfacing buildings, allows for comfortable pedestrian circulation and accommodates firefighting requirements.
- (b) Provided Building By-law equivalencies can be achieved, lesser building separations may be considered:

- (i) to assist the retention of character buildings; and
- (ii) for other buildings in exceptional circumstances, provided that they maintain their appearance as separate smaller buildings.
- (c) Existing buildings, including character buildings, may be moved to achieve better siting and conform better to the regulations and guidelines.
- (d) Existing buildings may be raised to achieve adequate headroom for basement livability. In the case of character buildings the resulting main floor elevation should not be more than 2.0 m (6.5 ft.) above the grade at the front of the building. This approximates a traditional main floor height in older homes. A “main floor” located more than 2.0m (6.5ft.) above grade is technically determined to be a second storey by the Zoning and Development By-law.
- (e) Requirements for firefighting access may limit the number of units that can be achieved on certain sites in particular those with unusual depths.

2.1.3/

2.2.3 Character Building Retention

Character buildings are those built before 1940 and maintaining significant elements of their original character. (Refer to *Norquay Village Character House and Retention Guidelines* for details on the determination of whether a building qualifies as a character building.) Various incentives and relaxations for retaining character buildings are possible.

- (a) If a site for SH/D development contains a character building, it must be retained and renovated;
- (b) If more than one character building exists on an SH/D development site, only one need be retained, with the choice of building at the discretion of the Director of Planning. On assemblies with frontages larger than 30.4 m (100 ft.), the Director of Planning may require more than one character building to be retained, taking into consideration the architectural quality of the character buildings;
- (c) In non-SH/D developments, retention of a character building is at the applicant’s discretion;
- (d) On standard sites (where SH/D is not occurring) an increase to 3 principal dwelling units may be considered when a character building is being retained and renovated. This may be a 1 Family Dwelling plus Infill Two-family Dwelling, a 2 unit MCD plus Infill One-Family or a 3 unit MCD; and
- (e) Pre-1940 buildings which have been too altered to qualify as character buildings may, if character elements are fully restored as part of the development proposal, allow the development to be considered for the incentives and relaxations available to developments with character buildings.

Refer to *Norquay Village Character House and Retention Guidelines* regarding character building retention.

**2.3 Orientation**

- (a) Front entries that are clearly marked and visible from the street give a dwelling identity, and enliven the street. This can be achieved by orienting main entrances of buildings to the street;
- (b) Corner sites offer an opportunity for entries to face both streets; and
- (c) Entrances to Secondary Suites and Lock-off Units may be located on a building elevation that is not directly oriented toward the street.

**2.9 Privacy**

Given the intent of having multiple buildings on one site, some overlook of private open space and direct lines of sight into windows is to be expected within a development. However, effort should be made to minimize these impacts on existing adjacent development.

- (a) The location and orientation of windows, decks and balconies in new development should be considered carefully to reduce looking into close-by windows of existing adjacent development;
- (b) Within the development, efforts should be made to orient major rooms and outdoor spaces of the units so that they do not overlook adjacent units; and
- (c) Privacy for patios, balconies, porches and decks can be achieved by, inseting, or screening. This is particularly important when they are located above grade.

## 2.10 Security

Security is improved when casual surveillance by neighbours and passers-by is possible.

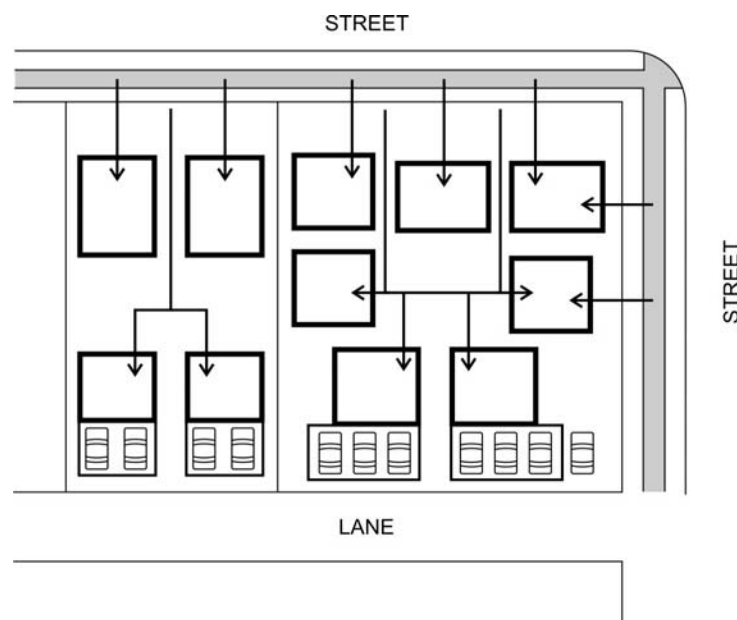
- (a) Visibility of unit entrances from the sidewalk is desirable wherever possible.
- (b) Discreet lighting of paths and entries should be provided.

## 2.11 Access and Circulation

### 2.11.1 Pedestrian Access

- (a) Pedestrian access to the front doors of units should be from the street where the units abut a street;
- (b) Where feasible, entry doors for units near the rear of the lot should address both the site and access from the lane;

Figure 7: Pedestrian Access



- (c) On double fronting lots, pedestrian access to units may be best accommodated from the nearest street;
- (d) For access to parking, garbage and recycling pedestrian passage should be provided between the site and the lane; and
- (e) It is important to consider fire access to buildings at the rear of sites. On deep lots and lots without lanes, additional requirements for firefighter access, or upgrades to fire protection standards may affect the placement, separation, or construction of buildings. Applicants should review the specific siting conditions of these lots with City Fire Prevention staff at the outset of a proposed project involving infill or small houses at the rear of a site.

### 2.11.2 Vehicle Access

Vehicular access should be from the lane, where one exists. Where a site is wide enough to allow the driveway to be internal to the site (i.e., well separated from the neighbouring site), or where there is no developed lane, parking may be provided internally to the site, subject to the related guidelines in 4.9.

## 3 Uses

The RT-11 Districts Schedule allows a variety of housing options. The development of multiple small houses and duplexes on larger lots and assembled sites is described in Development Scenarios above. Many development options on smaller sites, such as two-family dwellings, are permitted through an outright process. The following sections describe conditional uses for standard sites.

Refer to Appendix A for a use option chart.

### 3.1 Infill and Second Principal Buildings

- (a) One and two-family infill is permitted on sites retaining a pre-1940's character house. The two-family infill option is offered in this situation to help limit the size of additions to the existing character house. The most successful solution in retaining a character house will have very modest additions to the character house with little impact on its appearance from the street; and
- (b) Any site located adjacent to a park or school, a double fronting site or a corner site may propose a one-family infill or second principal building, regardless of whether there is a new or existing building on the site. The intent is to create more overlook onto parks and school sites, to make them safer, and to make better use of this open space.

### 3.2 Secondary Suites and Lock-Off Units

- (a) The RT-11 and RT-11N zones permit secondary suites on all sites. Secondary suites are particularly encouraged on non-SH/D lots where the permitted floor space is intended to accommodate secondary suites at the basement level. Secondary suites may be permitted on other levels of a building, assuming that all circulation is maintained inside the building; and
- (b) Lock-off units may be permitted on SH/D sites with a frontage of 18.3 m (60ft.) or greater, and more than two principal buildings. A Lock-off unit is a separate dwelling unit that can be locked off from the principal unit which may be rented out. Lock-off units have to meet minimum size and design standards, as specified in the *Principal Dwelling Unit combined with a Lock-off Unit Guidelines* and Section 10 of the Zoning and Development Bylaw. In order to allow for flexible use of the space, they must have a separate entrance from the exterior or a common foyer, as well as be interconnected with the principal dwelling unit through an interior door that can be locked off from both sides.

### 3.3 Multiple Conversion Dwellings with More than Two Units

- (a) Multiple conversions to more than two units are permitted in order to retain an existing building. In considering development permit applications for multiple conversion dwellings, the following factors will be taken into account: the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and on the character of the area;
- (b) The Districts Schedule requires compliance with site coverage and impermeability to ensure green outdoor space, and to reduce stormwater runoff; and
- (c) **Both pre-1940 character homes and newer homes may be considered for multiple conversion. Note that the Vancouver Building By-law may require significant upgrades for such conversions.**



## 4 Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws

### 4.2 Frontage

#### 4.2.1 Frontage Size

There is no maximum frontage size. However for developments with frontages of 32 m (105 ft.) or more, particular care should be taken to avoid monotony in building massing and design so that the development fits with the variety that is part of the existing streetscape.

### 4.3 Height

The District Schedule sets out a two-part height envelope.

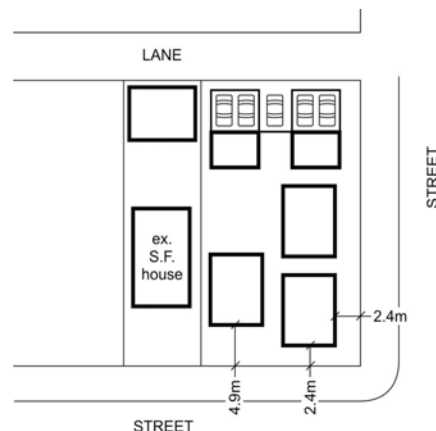
- In general, the maximum height in the front 60% portion of the site will be achieved within two storeys. Where it is compatible with adjacent buildings, or it assists with superior site layout with regard to neighbourliness, a partial third floor may be supported. This upper level should approximate a half storey, and ideally be contained in a simple roof form;
- The intent of the lower 7.7 m (25 ft.) rear height in the rear 40% of the site is to ensure that buildings that abut the rear yards and garages of neighbouring single family properties will be lower. Infill or principal buildings located in the rear should be one-storey plus partial second storey, with or without a basement. In considering the partial second storey, the guidelines in Section 5.1 should be followed;
- The Director of Planning may relax the 7.7 m (25 ft.) height limit on corner sites and on sloping sites to 9.1 m (30 ft.) where the infill or principal building is more than 4.9 m (16 ft.) from the adjacent property. However, a maximum height of 7.7 m (25 ft.) shall be maintained within 4.9 m (16 ft.) of adjacent properties; and
- The Director of Planning may vary the height in the rear 40% of the site to allow projecting eaves and secondary roof forms on buildings in the front 60% of the site.

### 4.4 Front Yard

- As provided for in the District Schedule, the front yard requirement may be decreased as follows:
  - On corner sites with SH/D development, and a frontage of 18.3 m (60 ft.) or more, the front yard of new buildings at the corner may be reduced to 2.4 m (8 ft.);
  - Where the site is less than 36.5 m (119.7 ft.) in depth;
  - to assist with the retention of character buildings ;and
  - on double fronting sites.

A compatible transition to the neighbouring properties should be considered at the site edges.

Figure 8: Front Yard Variation on Corner Site



- (b) Where the site is more than 41 m (135 ft.) deep the front yard may be increased to provide a compatible transition to the neighbouring sites.
- (c) The District Schedule permits porches to project into the required front yard. In SH/D developments, the location of projecting porches should consider the impact on neighbouring sites. A full projection should be a minimum of 4.9 m (16 ft.) from the adjacent property line, while smaller projections may be closer.

## **4.5 Side Yards**

### **4.5.1 Standard Side Yards**

On all sites a basic side yard is required along the full depth. This 4 ft. (1.2 m) is wider than what was previously required under RS zoning, but provides a minimum for a comfortable entry to the rear unit in a duplex, a secondary suite or lock-off unit.

### **4.5.2 Additional Side Yards**

In addition to the standard side yards, a wider enhanced side yard is also required on all sites. This is in order to allow a neighbourly relationship to the rear yards of adjacent development. The location of the enhanced side yard is flexible, in order to allow a variety of development scenarios. As illustrated in Figure 9, the enhanced side yard need not be located in the same position on both sides.

As provided for in the District Schedule, the required side yards may be varied as follows:

- (a) On the flanking side of corner sites, the enhanced side yard need not be provided;
- (b) The size of the enhanced side yard may be reduced to assist in the retention of a character house. The reduction of the enhanced side yard should retain a minimum separation between an infill building and the character house of 4.9 m (16 ft.);
- (c) A reduction in the size or alternate location of the enhanced side yard may also be considered on lots less than 36.5 m (119.7 ft.) deep, more than 41 m (135 ft.) deep, or on laneless lots. The resulting yards should remain compatible with neighbouring outdoor space; and
- (d) Section 4.5.6 of the District Schedule allows consideration of unspecified projections into the side yards. This is intended to allow only:
  - (i) Steps accessing main levels or basements to be located in the larger, enhanced side yard provided they are not closer than 2.4 m (8 ft.) to the side property line; and
  - (ii) Steps to accommodate grade changes in pathways to be located in any side yard, provided they stay more or less even with grade.

In general, the relaxation is not intended for the expansion of the building.

## **4.6 Rear Yard**

The minimum rear yard of 0.6 m (2 ft.) is intended to provide space for vehicle access as well as space for planting at the lane. Note that the enhanced side yard effectively replaces the normal rear yard requirement.

Where the rear property line does not abut a lane, and a lane dedication is not required, the Director of Planning may increase the required setback to mitigate privacy or shadowing concerns that may arise in atypical situations. These situations may involve short lots, atypical siting of adjacent buildings, preservation of landscape, especially if it benefits privacy, and other similar situations.

Figure 9: Yards Illustration

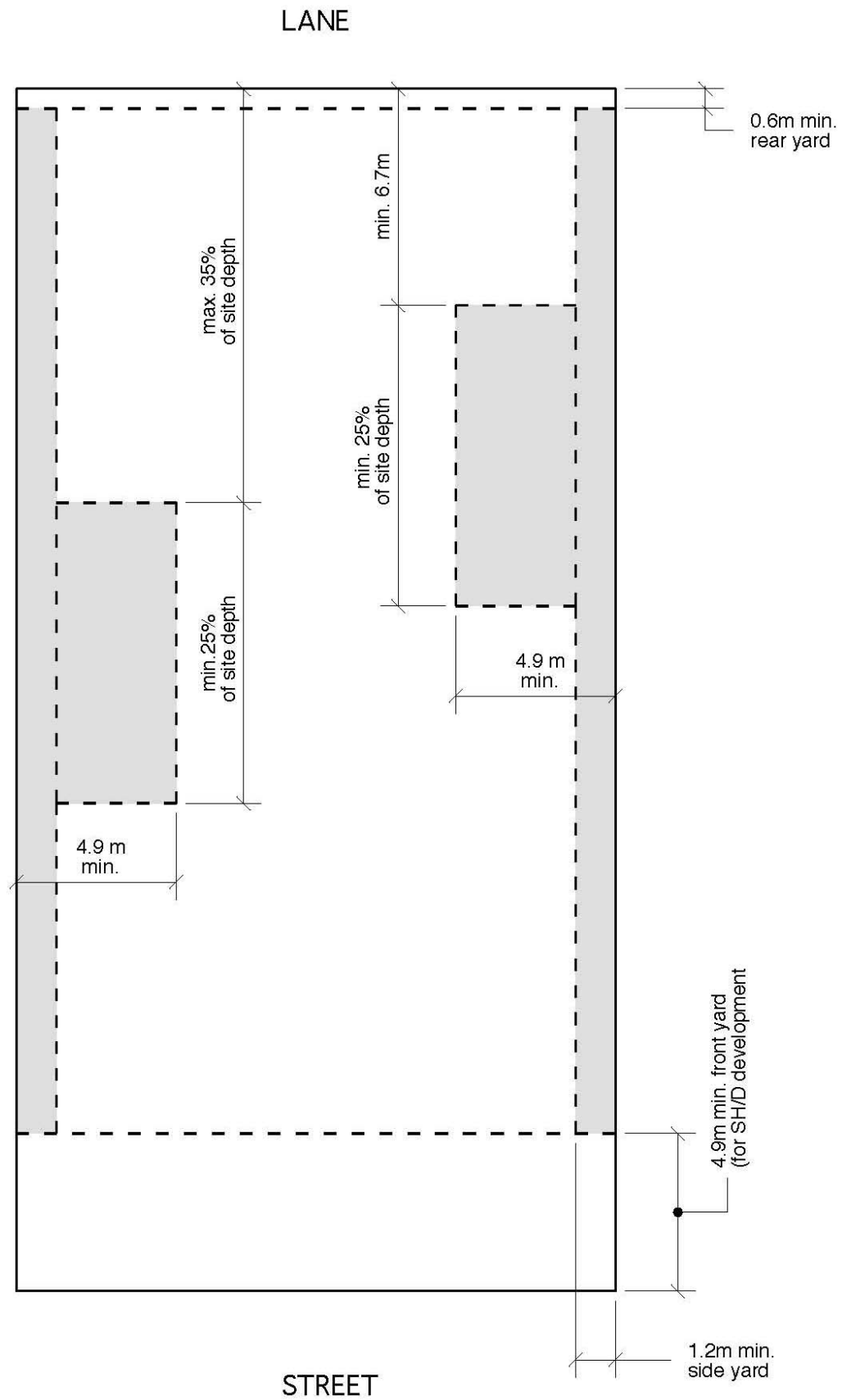


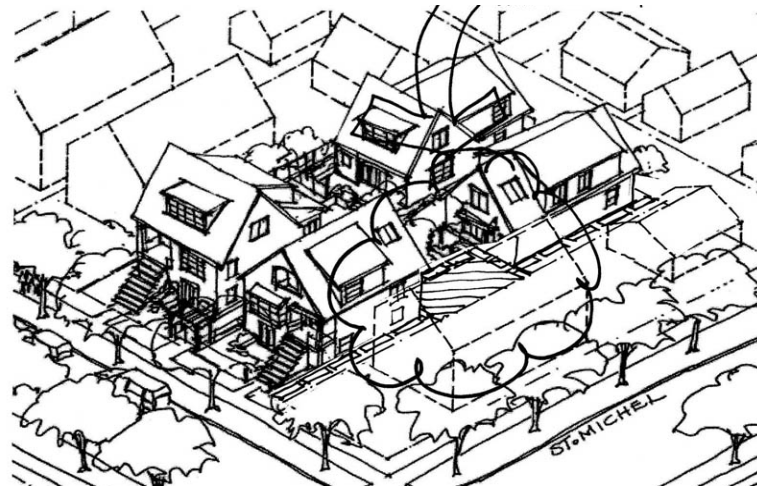
Figure 10a: Side Yard Variations

Enhanced Sideyard placement closer to lane



Figure 10b: Side Yard Variations

Forward Placement of Enhanced Sideyard



#### 4.7 Floor Space Ratio

- (a) The additional floor space for development retaining character buildings is intended to provide an incentive for retention, and to accommodate the existing basement space most of these buildings will have. (Refer to Section 2.1.2/2.2.2(d) regarding raising character houses.)
- (b) To achieve the maximum FSR with a neighbourly form and siting, some floor space will need to be in the basement and/or under the roof. In these zones, there is a particular emphasis on providing liveable basements, in part to enable secondary suites. In lower-scale contexts, some floor space under a sloping roof will be less than standard height.
- (c) The Districts Schedule places a limit on the floor space allocated to an infill or second principal building in the rear 40% of the site. The floor space limit is intended to assist with a neighbourly fit for the second principal dwelling or infill.
- (d) For Seniors Supportive or Assisted Housing, the maximum FSR to be considered should be the same as other dwelling uses. While the guidelines in this document do not

specifically address this use, they should be used as a guide for these buildings especially in regard to neighbourliness and compatibility with their immediate surroundings.

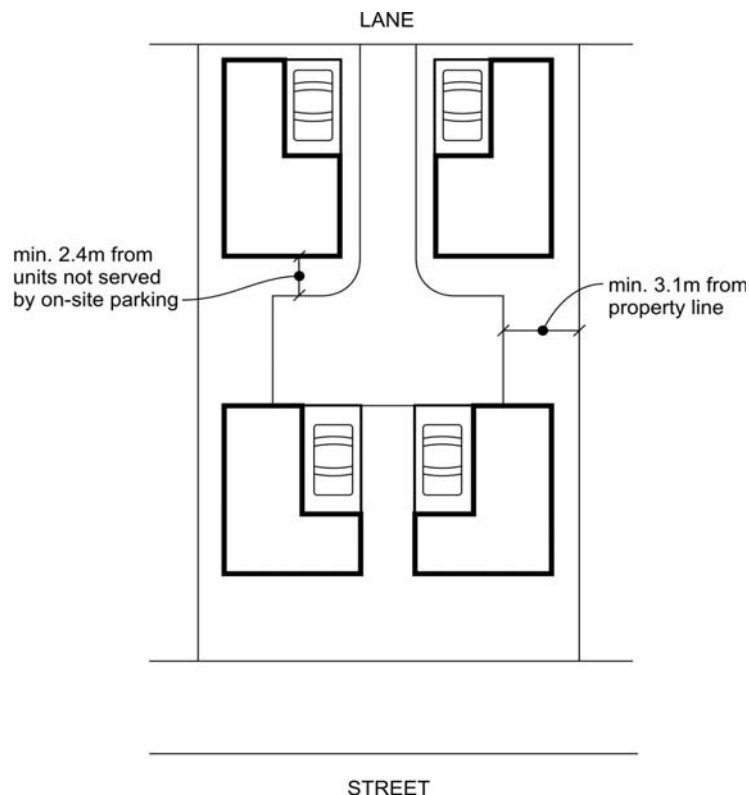
- (e) The Districts Schedule limits the floor space ratio for non-dwelling uses to 0.60. This is the same density potential these mainly conditional uses (e.g. schools, community centres, libraries) have historically been able to achieve in RS zones. While there are no further guidelines in this document for these uses because of their diversity in size, scale, age and style, their design should strive for neighbourliness and compatibility with their immediate surroundings.

#### 4.9 Off-Street Parking and Loading

It is intended that parking be provided at grade in order to assist with affordability. Parking spaces will normally be located in garages accessed directly off the lane. On larger sites, parking at the lane may be accommodated in a combination of enclosed garages, carports, and surface parking.

Garbage areas should be purpose-designed as an integral part of the development either in the building or the lane.

Figure 11: Parking Internal to the Site



##### 4.9.1 Parking Internal to Site

Parking may be considered on the interior of an SH/D development to enable one-family dwellings to have internal parking for one vehicle. The following should be considered:

- (i) Parking spaces should be enclosed within the unit;
- (ii) Parking spaces accessed from the interior of the site should generally be located a couple of feet below grade in a 'basement', with the main floor of the unit located above;
- (iii) Manoeuvring areas should be minimized and those for more than one car should be at least 3.1 m (10 ft.) from neighbouring properties; and should be at least 2.4 m (8 ft.) from units not served by the parking;

- (iv) Hard surface areas should be paved with permeable paving to reduce stormwater sewer loads and improve natural groundwater infiltration; and
- (v) Landscape treatment to soften the appearance of paved surfaces (refer to Section 8).

#### 4.9.2 Front Garages

- (a) In general, street-facing garage doors should only be used when other options are not available, such as non-SH/D developments without developed lane access. These garages should be designed to integrate with the overall building, and be single width doors where possible;
- (c) Curb cuts should be minimized and off-set rather than centred; and
- (d) Some older houses have existing front garages which may be kept. Inserting new front garages in older houses should be avoided whenever possible.

#### 4.16 Building Depth

In general, the 40 % maximum building depth should be respected, however increases may be considered for both existing and new buildings in exceptional circumstances such as:

- (a) additions to a pre-1940 building in order to better relate to its own massing or floor plans, or its neighbours;
- (b) retention of existing trees or other significant landscape material; and
- (c) buildings on sites with depths less than 30.5 m (100 ft.).

Where building depth is increased it should be limited to the lower floor, or 60% of the building width. and be compatible with neighbouring buildings.

#### 4.18 Dwelling Unit Density

- (a) On Small House/Duplex development sites of lesser widths, limited space for parking may affect the dwelling unit density. As permitted in 4.18.1 of the Districts Schedule the Director of Planning may consider an additional principal dwelling unit for these sites if adequate parking and a practical site plan are possible;
- (b) On sites less than 511 m<sup>2</sup> (5,500 sq. ft.) described in 4.18.2 in the Districts Schedule, three principal dwelling units are permitted in addition to two secondary suites. The intent is to encourage a dwelling at the rear of the site. This dwelling near the rear of the site may be an infill or second principal building; and
- (c) On lots described in 4.18.1 and 4.18.2 in the Districts Schedule which are less than 13.7 m (45 ft.) in width, it may not be possible to achieve all the allowable units due to limited space for parking. A choice can be made between providing a two-family dwelling with two secondary suites, or a two-family dwelling with a one-family dwelling near the rear of the site.

## 5 Architectural Components

This section applies to all new buildings *seeking conditional approval*, whether a two-family dwelling with second principal building, an infill building, or a small house/duplex development on a larger lot or lot assembly. It also applies to renovations and additions to existing ‘non-character’ buildings when development with 3 or more dwelling units are proposed. The guidelines allow for a choice of traditional and contemporary architectural styles in new and non-character buildings.

Guidelines for renovations and additions to existing pre-1940’s character buildings are outlined in *Norquay Village Character House and Retention Guidelines*. These guidelines are aimed at ensuring that changes to ‘character’ buildings are done in a manner consistent with the original character.

To determine whether an existing building is considered a ‘character’ building refer to 2.1.3 and *Norquay Village Character House and Retention Guidelines*.



## 5.1 Building Form

The intent of these guidelines is to encourage a variety of architectural styles, so that neighbourhoods may continue to evolve, but in a way that respects the character of existing streetscapes. The guidelines are intended to ensure that all new development, of any architectural style, demonstrates high quality design and neighbourhood fit.

The guidelines can be interpreted in a contemporary style, or in a traditional style, with the choice of direction being the proponent's. The design of contemporary style buildings should perform as well as a traditional form building with regard to minimizing shadowing and overlook onto neighbouring properties.

### 5.1.1 Building Massing

#### (a) General Massing

Building forms should begin as a simple mass, with a clear, simple roof. The integrity and simplicity of the main building forms should be readable from the street and from the lane.

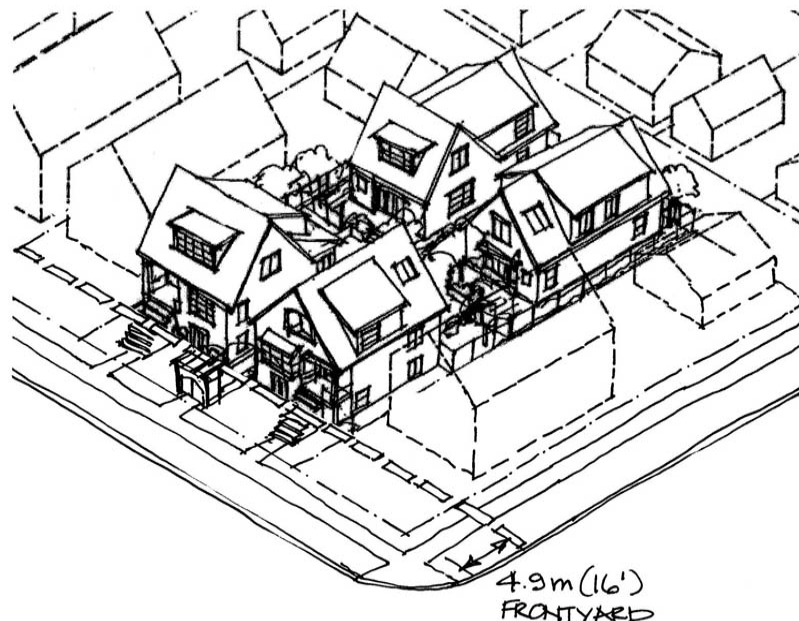
The scale and form of new buildings is an important part of compatibility with an existing streetscape. In addition to roof design, discussed below, other massing and design aspects including floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings, should seek to modulate the scale of new development, to assist with a compatible fit in the streetscape.

#### (b) Massing at the Front Yard

For some forms of development the district schedule permits a smaller front yard than is typically required in single family zones. This will result in some new buildings being located closer to the street than existing adjacent buildings. It is particularly important in these circumstances that the buildings be designed to reduce apparent massing as they approach the street and adjacent properties.

Portions of a building located ahead of its neighbour's should suggest the massing of a one and a half storey structure and have a height less than 9.2 m (30 ft.).

**Figure 11: Front Yard on SH/D development with over 18.3 m (60 ft.) frontage**

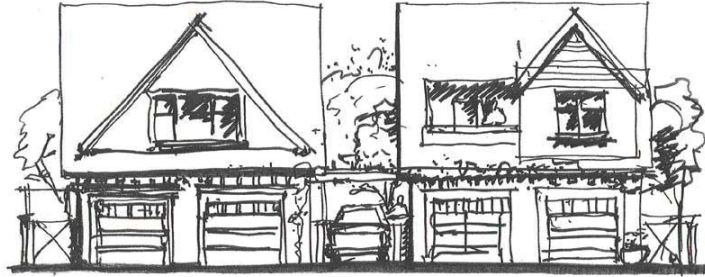




(c) **Massing at the Rear Yards and Lane**

The zoning allows for several different options for small house, duplex, and infill forms at the rear of the site, next to neighbouring yards and to the lane.

- (i) Buildings in the rear section of the site should be designed to reduce apparent massing adjacent to the lane and neighbouring properties by adopting massing of a one and a 'half' storey structure, with or without a basement. The form of these buildings should minimize shadowing and overlook to adjacent properties.
- (ii) Principal buildings along the lane that are over 12 m (40 ft.) in width should be designed with a massing that suggests two buildings as viewed from the lane. This may be accomplished through setback portions of building at grade and distinct main roof lines.



5.1.2 **Roof Form**

Most of the original housing forms in Vancouver have pitched roofs with eaves that descend far enough to fully or partially envelop the top floor. Bringing the eaves closer to grade reduces the apparent mass of a building as viewed from the street and can assist with a compatible transition to smaller existing homes on the street. Further, a substantial pitch is excellent for shedding rainwater and decreases shadowing onto neighbouring properties.

- (a) The use of a pitched roof form is encouraged for both traditional and contemporary style buildings. If a flat roof design is chosen it should perform as well as a pitched roof form with regard to shadowing by setting back the top storey, preferably from the front and rear of the building. Overlook to neighbouring yards from roof decks must be minimized.
- (b) The maximum allowable roof height as defined in the regulations may only be attained as a local point within the development rather than as a continuous height around the perimeter of the building. In general, the eave height of a sloped roof or second-storey cornice line on flat roof buildings should not be higher than 7.3 m (24 ft.).
- (c) In buildings where additional floor area is located in a partial third storey the floor area will be substantially contained within a steeply pitched roof. The main roof should spring from the upper floor level. Some allowable floor space will be less than 2.4 m (8 ft.) in height.
- (d) Secondary roof forms and dormers should be clearly subordinate to the main form in size and number. If a secondary roof or gable interrupts the eave line of the main roof, it should do so to mark or cover a significant element such as an entry, a porch, or a substantial projection. Smaller secondary roof elements and dormers may vary from the pitch of the main roof and may include flat roofs and shallow pitches.
- (e) Proposals with large areas of flat roof are encouraged to improve the project sustainability by providing a green roof system.
- (f) When older 'non-character' buildings are being renovated, changes to the main roof line or to the basic building form will not be expected.

5.2 **Composition**

- (a) Regardless of the architectural style of the building, a clear sense of order is important in the alignment, proportion and placement of building elements and features.

- (b) Building elements should be designed and placed in a way that considers the building as a whole, and how it is viewed from the street or lane, not simply as an outwards expression of interior program.
- (c) Street-facing and lane-facing building facades can be enriched through a limited number of simple voids and projections that create visual interest and a strong play of light and shadow on the façade. A balanced, though not necessarily symmetrical, visual expression is desirable. This can be achieved with inset porches on main and upper floors, projecting or recessed entry porches, bay windows and box window bays, overhangs, etc. These features should enliven the basic form, but should not overwhelm it.

### 5.3 Entrances, Stairs and Porches

#### 5.3.1 Entry Transition

Site and building design should work together to create a transition from the public space of the street to the private space of the home. This is especially important on larger site development where a shorter front yard is provided. New street-fronting buildings should be designed with a progression of elements that emphasize the principal entrance such as:

- (a) a defined garden edge with landscaping and/or fencing;
- (b) an entry gate or other entry marker such as an arbor or feature landscape marking the transition from the street to the semi-private space of the front garden;
- (c) steps or a change in level; or
- (d) a well defined porch.



#### 5.3.2 Porches

The provision of porches is encouraged to enliven the streetscape and provide flexible outdoor living space.

- (a) Street fronting units should generally have entry porches that are big enough to allow access to the front door and to provide a place for seating. Generally a minimum area of 3.7 m<sup>2</sup> (40 sq. ft.) and a minimum dimension of 1.6 m (5 ft.) is appropriate.
- (b) Front entry porches should be one-storey, have sufficient cover and be integrated into the overall building design. Porch roofs on traditional designs should have a clear means of support – columns, brackets, ties, etc.
- (c) The zoning allows for a raised main level of up to 2.0 m (6.5 ft.) to enable houses to reflect the entry step and porch sequence seen in Vancouver's older neighbourhoods, and allow liveable basements with good access to light and outdoor space. Alternatively, where

basement secondary suites are not provided, the main floor may be close to grade, but in these cases a main floor level one or two feet above grade is encouraged to provide a comfortable relationship between the inside space of the dwelling unit and the public space of the street.

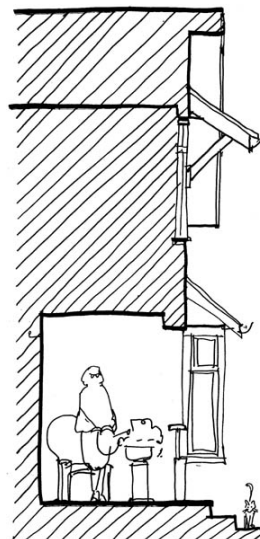
### 5.3.3 Stairs

- (a) Exterior entry stairs should be generous in width and constructed of durable materials that are complementary to the building design.
- (b) Stairs to levels above the main or ground floor must be accommodated within the internal space of the house or unit. Exterior stairs and landings that directly access levels above the main or ground floor are not supportable as they may negatively impact neighbours by creating the potential for noise and overlook.

### 5.3.4 Doors and Entrances

- (a) Whenever possible each principal dwelling unit should have one clearly expressed entrance facing the street. Other doors may be located on the front façade as long as clarity is maintained with respect to which is the main entrance. These secondary doors may include french doors and sliding glass doors.
- (b) The number of unit entries located side by side should be limited to two, to avoid a barracks-like appearance.
- (c) Where entries to units are not clearly visible from a street (e.g. units at the rear of the site, secondary suites or lock-off units), the presence and location should be announced through architectural or landscape gateway elements.
- (d) When a main entrance to a dwelling unit is from a side yard, a larger side yard setback should be considered for the portion of travel between the front property line and the front entrance. This would enable space for a sense of arrival as well as the opportunity for some landscape edge planting.
- (e) Most developments will include entries for more than two dwelling units. Care must be taken to create clear paths and identities for each unit, including secondary suites and lock-off units to assist with wayfinding.
- (f) The lane will become a focus of development, and in effect, an exposure that is as important as the streetscape. The lanescape should be visually interesting, while at the same time accommodating parking, garbage and recycling areas.

Garage doors should be high quality, preferably single width. Projections and overhangs such as arbours over the garage doors can add depth to the façade, create a shadow line, and potentially create places for planting to enrich the lanescape.



## **5.4 Windows and Skylights**

Windows and skylights play a significant role in the liveability of higher density housing because they provide natural light and air to a dwelling unit. Their placement also plays a strong role in the appearance of the building.

- (a) Window placement and design need to be considered in the overall visual composition of a building and be well ordered. When facing adjacent buildings window placement must avoid direct overlook into neighbouring dwellings.
- (b) When a window or skylight is the only source of natural light for a room, it should be openable to guarantee natural ventilation throughout the dwelling.
- (c) Skylights may be used to access light on upper levels as long as a strong and simple roof line is maintained.

## **5.5 Balconies and Decks**

Balconies and decks, like porches, increase the private outdoor space for a dwelling unit, and can contribute to the liveability of a dwelling. In higher-density developments particular care must be taken to ensure that these outdoor spaces do not negatively impact the privacy of adjacent dwellings.

- (a) Balconies and decks should be designed as integral parts of the building massing and façade composition.
- (b) Roof top decks are most successful when integrated into a sloping roof form as the roof itself provides privacy screening. When roof top decks are incorporated into a flat roof, particular care must be taken to ensure that the visual appearance of the deck, and the potential for overlook is minimized.
- (c) Projecting balconies should generally not be located on the front façade. Decks located over projecting porches or similarly incorporated into the building form may be supportable if they are modest in size and do not have a negative impact with regard to privacy. Small balconies, projecting up to 0.6 m (2 ft.), may be acceptable.

## **5.6 Exterior Walls and Finishing**

The finish materials of new development should be durable. High-quality materials that last longer are more sustainable and create less waste. Materials that perform well over a long period of time also increase the overall affordability of a dwelling.

In addition to durability, the following should be considered when choosing exterior materials:

- (a) Use materials in a way that is true to their nature. For example, stone facing has traditionally been used as a foundation element, and as the base of columns, as its size and weight indicate a means of support.
- (b) Changes in cladding should relate to the building design, such as to express the base or foundation of the building. Transitions between materials require careful detailing to ensure durability.
- (c) In general, the same materials should be used in consistent proportions on all facades and not just on the street face. Materials should carry around corners and terminate at logical points to avoid appearing as a thin veneer or 'false front'.
- (d) All sides of a building that extend forward of an adjacent building warrant detailed treatment appropriate to a visible location.
- (e) Large blank walls, including interior sidewalls, should be avoided whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale.
- (f) Materials and detailing adjacent to areas accessible to cars should be designed with resilience and durability to stand up well over time.

## 7 Open Space

The provision of open space will be part of the overall site development and landscape plan and should take into consideration general site circulation patterns (including parking), existing landscape features, sun access, privacy and usability.

The front yard in new developments will play a more active role than on a traditional single family site, as it will become the primary outdoor space of some dwellings. The flexible siting options for different housing types will result in a variety of patterning of rear yard space. In larger assemblies, some open space will be brought into the centre of the space as a garden courtyard.

### 7.1 Private open space

Ground-orientation is an important aspect of the housing types contemplated under this zoning.

- (a) A private outdoor space should be provided immediately adjacent to and accessible from each unit;
- (b) Balconies, decks and porches with a minimum depth of 1.8 m (6 ft.) may augment, or substitute where semi-private open space is provided on site;
- (c) Small units approx. 56 m<sup>2</sup> (602 sq. ft.) or less need not be provided with private open space if access is available to a shared open space; and
- (d) Units that could accommodate families (2-bedroom and larger) should provide open space suitable for children.

### 7.2 Semi-private or shared open space

Some siting options will create shared semi-private space, or garden/entry courtyards in the centre of the site.

- (a) Semi-private open space should be designed:
  - (i) as a focus of development and an organizing element, not as 'leftover' space;
  - (ii) as a primary outlook and entrance for units in the middle and rear sections of a site
  - (iii) to provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking the space.

## 8 Landscaping

The variety of housing types allowed may result in some increased coverage of the ground plane by building. It is therefore very important to ensure that outdoor space and landscaping is well designed to enhance the street and lane, and the enjoyment of private outdoor space. Larger scale planting, such as trees, improve the definition and screening of private outdoor space. More importantly they contribute to improving the local micro-climate and reduce the rate and amount of stormwater run-off.

- (a) In general landscaping should be varied, with use of shrubs, larger perennials, and trees, not just grassed areas. Existing trees and landscape features (such as stone walls) should be kept wherever possible;
- (b) Front yard areas and City boulevards should be landscaped as green space, providing layered screening to a seated height for patios, and a visual amenity for the street. Arbours or trellis may be used to assist with wayfinding or unit identity. Where walls or fences are provided they should be combined with soft landscape to provide visual depth and layering;
- (c) Landscaping in semi-private common spaces should be designed to provide screening and filtering of views, without reliance on fences. Planting larger caliper trees is particularly necessary in this location; and
- (d) Where dwelling units are located at the lane, every opportunity to enhance the lanescape with landscaping should be taken, such as:
  - (i) Entry gates and arbors over pedestrian or driveway entrances;
  - (ii) Trellised areas to enable 'vertical greening' with vines;
  - (iii) Planting of trees near the lane where possible; and

- (iv) Providing uncovered parking spaces with landscaped edges, decorative or permeable paving, or gravel surfaces.
- (e) Particular attention is required for landscape when parking and manoeuvring is provided within a site. This space should be designed as a semi-private courtyard and function as a space for pedestrians, an outlook for dwellings, as well as a vehicle space. It should be paved primarily with high quality, permeable or porous paving material as well as maximize opportunities for soft landscaping and vertical greening elements. Larger calliper trees that are able to thrive are strongly encouraged. It should be anticipated that trees in close proximity to manoeuvring areas may need tree guards, and the design of these should be an integral part of the landscape and building design; and
- (f) Where a driveway is located adjacent to a neighbouring property there should be a well landscaped setback of about 1m (3.3 ft.). Landscaping along this edge should include fencing, hedging, and closely spaced tree planting.

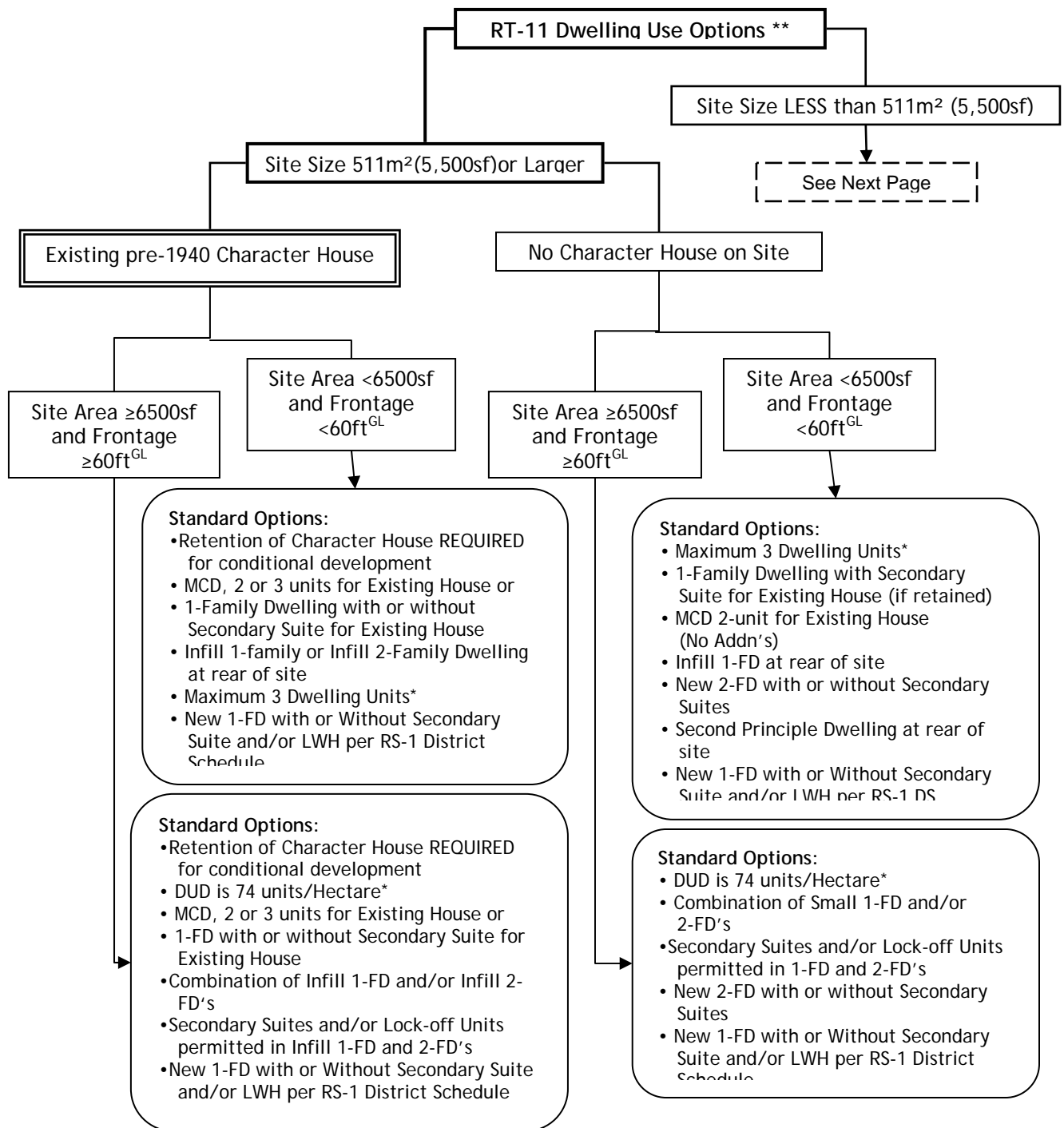
## 9 Additional Guidelines for Arterial Locations (RT-11N)

### 9.1 Noise

The RT-11N District Schedule which applies along noisy arterials contains acoustic standards and require an acoustical report. Noise impacts to habitable areas in new development should be minimized through measures which may include:

- (a) Building construction (eg. masonry construction, triple glazing); and
- (b) Site planning and unit design (in particular, locating living rooms and bedrooms away from the noise source where possible).

Appendix A



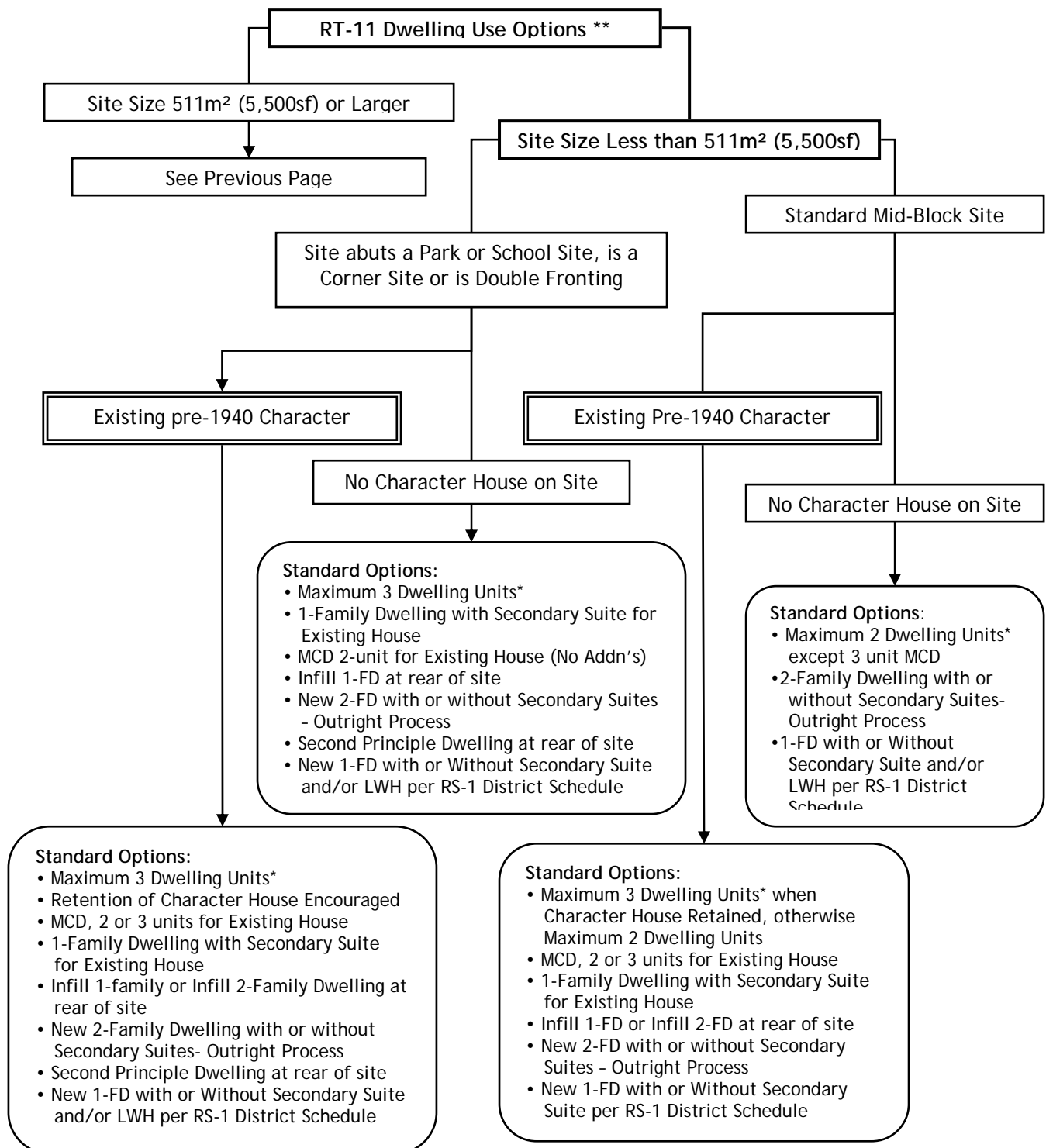
\*Dwelling Unit numbers do not include Secondary Suites or Lock-off Units (where permitted)

\*\* Refer to RT-11 and RT-11N Districts Schedule and RT-11 and RT-11N Small House /Duplex Guidelines for specific conditions

<sup>GL</sup> Approximate size - refer to RT-11 and RT-11N Small House /Duplex Guidelines

FD = Family Dwelling; MCD = Multiple Conversion Dwelling; DUD = Dwelling Unit Density

Appendix A



\*Dwelling Unit numbers do not include Secondary Suites or Lock-off Units (where permitted)

\*\* Refer to RT-11 and RT-11N Districts Schedule and RT-11 and RT-11N Small House /Duplex Guidelines for specific conditions

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## DRAFT RM-7 AND RM-7N GUIDELINES

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**Note:** These guidelines are organized under standard headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.

## 1. Application and Intent

These guidelines are to be used in conjunction with the RM-7 and RM-7N Districts Schedule of the Zoning and Development By-law.

The RM-7 and RM-7N District Schedule includes “multiple dwelling” and “freehold rowhouses” as conditional uses. In this zone, a multiple dwelling may take the form of a stacked townhouse or a strata rowhouse development. Freehold rowhouses are listed as a separate use, but essentially, strata rowhouse and freehold rowhouses developments follow the same regulations and guidelines. Throughout the RM-7 and RM-7N Guidelines, they are simply referred to as “rowhouses”.

The main difference for the developer between a strata rowhouse and a freehold rowhouse development is the minimum width of the rowhouse. In order to be able to service a freehold rowhouse and subdivide the development into fee simple lots, a minimum lot width and frontage of 5.0 m is required. In a strata rowhouse development, the individual rowhouse should be no less than 4.0 m (13.3 ft.) in width, measured between the centre of the demising walls.

The developer needs to decide at the initial stage of the application whether a rowhouse development will be freehold or strata. For freehold rowhouse developments, additional zoning regulations in Section 11.25 need to be met.

### 1.1 Intent

The intent of these guidelines is to:

- (a) Encourage the development of ground-oriented, medium-density multiple dwellings in the form of rowhouses and stacked townhouses, the majority of which are suitably sized for families (i.e. three-bedroom units). Rowhouses can be strata titled or subdivided into freehold rowhouses – they are simply referred to as rowhouses throughout this document;
- (b) Ensure a high level of activation of residential street life;
- (c) Ensure neighbourliness while recognizing that the new development’s siting is not intended to be the same as development under RS zoning;
- (d) Ensure a high standard of livability for all new dwelling units, including lock-off units. Emphasis is placed on ground-oriented access, natural light and cross-ventilation, as well as usable private outdoor space for each unit;
- (e) Ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and
- (f) Encourage the retention and renovation of pre-1940s character houses (refer to the footnote in Table 1 for the definition of character buildings), and to permit infill one-family dwellings on these sites.

### 1.2 Application

These guidelines apply to the following types of new development, as well as renovations or additions to:

- Multiple Dwelling, such as strata rowhouses (referred to as “rowhouses” in these guidelines) and stacked townhouses;
- Freehold rowhouses (referred to as “rowhouses” in these guidelines);
- Multiple Conversion Dwelling, other than those permitted outright in the RM-7 and RM-7N Districts Schedule;
- Pre-1940s Character House renovations and additions (refer to the footnote in Table 1 and *Norquay Village Character House and Retention Guidelines*; and
- Infill in conjunction with the retention of a pre-1940s character house.

- Two principal buildings (one duplex and one one-family dwelling or two one-family dwellings) on a lot that backs or flanks onto a school or park, on a corner lot or on a lot that is more than 51.8 m (170 ft.) deep.

On lots with one principal building only, i.e. lots with only a two-family dwelling, a two-family dwelling with secondary suite, a one-family dwelling or a one-family dwelling with secondary suite (and/or laneway house), these guidelines do not apply. One-family dwellings and one-family dwellings with secondary suite as the only principal building on a site refer to RS-1. Additional regulations apply for laneway housing, such as Section 11.24 of the Zoning and Development By-law.

In situations where an applicant proposes an addition of less than 9.3 m<sup>2</sup> (100 sq. ft.) that is not visible from the street, the application will only be evaluated against Sections 2 and 4 of these guidelines.

## 2 General Design Considerations

### 2.1 Neighbourhood/Streetscape Character

The existing neighbourhood consists of single family homes and shows many characteristics of a typical Vancouver single-family neighbourhood, such as a regular spacing of houses, individual front yards, etc. New development should be compatible with the existing pattern with respect to:

- (a) Providing a clear visible identity of dwelling units from the street through elements that can be found in single family dwellings, such as individual front doors, porches, steps and front yards;
- (b) Providing opportunities for social interaction between the public realm on the sidewalk and the private home;
- (c) Locating garages and vehicular access at the rear of the site; and
- (d) Compatible front yard setback.

### 2.2 Development Scenarios and Building Typologies

#### 2.2.1 Development Scenarios

The RM-7 and RM-7N zone provides an array of options for individual lots and consolidated sites, as shown in Table 1.

Table 1: Development Scenarios

Typical Lot Characteristics	Permitted Uses	Maximum Allowable FSR	Notes
(A) Site area minimum 3,260 sq. ft. (303 m <sup>2</sup> )	<ul style="list-style-type: none"> <li>One-family dwelling</li> <li>One-family dwelling with secondary suite and/or laneway house (per RS-1)</li> </ul>	0.60-0.70FSR + laneway house; subject to RS-1	RS-1 District Schedule applies, RM-7 and RM-7N Guidelines do not apply
(B) Site area minimum 3,260 sq. ft. (303 m <sup>2</sup> )	<ul style="list-style-type: none"> <li>Two-family dwelling (duplex ) (with or without secondary suites)</li> </ul>	0.75 FSR	<ul style="list-style-type: none"> <li>Each ½ Duplex may contain one secondary suite</li> <li>No guidelines, but section 4.17 in District Schedule applies</li> </ul>
(C) Site area minimum 3,260 sq. ft. (303 m <sup>2</sup> )	<ul style="list-style-type: none"> <li>Conversion of existing house (Multiple Conversion Dwelling - MCD)</li> </ul>	Existing FSR; 0.85 FSR for pre-1940 character building retention	<ul style="list-style-type: none"> <li>MCD to two units outright</li> <li>MCD to max 3 units conditional</li> </ul>
(D) Site area minimum 3,260 sq. ft. (303 m <sup>2</sup> )	<ul style="list-style-type: none"> <li>Two principal buildings or infill with existing one-family dwelling or two-family dwelling on: <ul style="list-style-type: none"> <li>sites where the rear or side property line abuts a park or school site, with or without the intervention of a lane,</li> <li>corner sites, or</li> <li>sites with a lot depth of more than 51.8 m (170 ft.)</li> </ul> </li> </ul>	0.85 FSR	<ul style="list-style-type: none"> <li>RM-7 and RM-7N Guidelines do apply</li> <li>Number of units determined by site area and width and ability to meet parking requirements</li> </ul>
(E) Site area minimum 3,260 sq. ft. (303 m <sup>2</sup> )	<ul style="list-style-type: none"> <li>Infill with retention of pre-1940s character building *</li> </ul>	0.90 FSR, of which 0.20 FSR can be allocated to the infill	The Infill should be located at the rear of the lot, close to the lane.
(F) Site area minimum 3,260 sq. ft. (303 m <sup>2</sup> ) and minimum lot width 32 ft. (9.8 m)	<ul style="list-style-type: none"> <li>Multiple dwelling in the form of stacked townhouse (with option for lock-off units)</li> </ul>	0.90 FSR	<ul style="list-style-type: none"> <li>Max. Dwelling Unit Density 100/ha</li> <li>One lock-off unit for three stacked townhouse units</li> </ul>
(G) Site area minimum 3,260 sq. ft. (303 m <sup>2</sup> ) and minimum lot width of 48 ft. (14.6m)	<ul style="list-style-type: none"> <li>Multiple dwelling in the form of three rowhouses ** (with option for lock-off units)</li> </ul>	0.90 FSR	<ul style="list-style-type: none"> <li>Each rowhouse can have a maximum of one lock-off unit</li> </ul>
(H) Site area minimum 4,790 sq. ft. (445 m <sup>2</sup> ) and lot width minimum 42 ft. (12.8 m)	<ul style="list-style-type: none"> <li>Multiple dwelling in the form of stacked townhouses (with option for lock off units)</li> </ul>	1.20 FSR	<ul style="list-style-type: none"> <li>Max Dwelling Unit Density 132/ha</li> <li>One lock-off unit for three stacked townhouse units</li> </ul>
(I) Site area minimum 4,790 sq. ft. (445 m <sup>2</sup> ) and lot width minimum 62 ft. (14. 6m)	<ul style="list-style-type: none"> <li>Multiple dwelling in the form of a minimum of four rowhouses ** (with option for lock-off units)</li> </ul>	1.20 FSR	<ul style="list-style-type: none"> <li>Each rowhouse can have a maximum of one lock-off unit</li> </ul>

**\* Character Building Retention:**

Character buildings are those built before January 1, 1940, and which maintain significant elements of their original character. Please refer to *Norquay Village Character House and Retention Guidelines* for details on the determination of whether a building qualifies as a character building, as well as for guidelines for the renovation and addition to retained 'Character' Buildings.

- (a) Retention of a character building is at the applicant's discretion. However, to incentivise the retention of character houses, an FSR increase to 0.9 may be granted.
- (b) Pre-1940 buildings which have been too altered to qualify as character buildings may, if character elements are fully restored as part of the development proposal, allow the proposed development to be considered for the incentives and relaxations available to developments with character buildings.

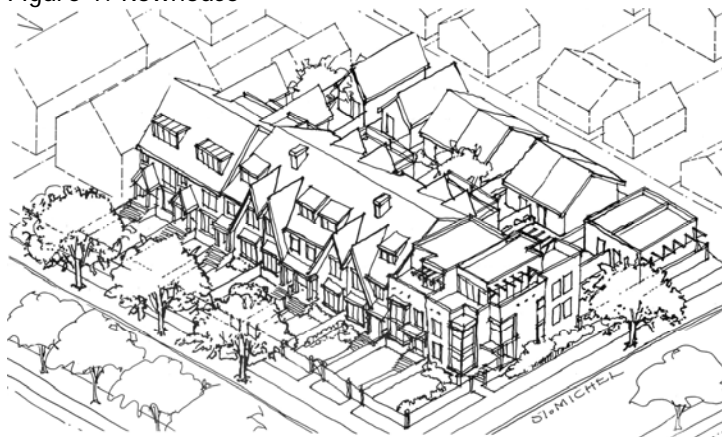
\*\* Fee simple rowhouses need to provide a minimum width of 5.0 m (16.4 ft) each to be able to meet servicing requirements.

**2.2.2 Building Typologies**

The RM-7 and 7N Districts Schedule is designed to accommodate two types of multiple dwelling: the rowhouse and the stacked townhouse.

- (a) Rowhouse Characteristics:
  - (i) A rowhouse development is comprised of side-by-side units - units are not stacked on top of each other (see Figure 1).
  - (ii) Each rowhouse has access to the front and rear yard.
  - (iii) Rowhouse developments consist of one row of units at the front of the site. The row may be broken up into more than one building. Courtyard rowhouse schemes are not permitted.
  - (iv) The individual rowhouse unit should be no less than 3.6 m (12 ft) clear, measured from internal wall finish to internal wall finish. Narrower units can be considered if improved livability is provided (e.g. end units with three exposures).
  - (v) Rowhouses can be strata titled or freehold. The term "rowhouse" in these guidelines refers to any rowhouse development whether they will be strata titled or subdivided into freehold lots.

Figure 1: Rowhouse



(b) Stacked Townhouse Characteristics:

- (i) A stacked townhouse development is comprised of units that are stacked on top of each other. This can include three units located on top of each other, two-level units stacked on top of one-level units, or two-level units stacked on top of two-level units. Other layout solutions may be possible (see Figures 2 and 3).
- (ii) Stacked townhouses feature private open spaces for all units and entries that are directly accessible and visible from the front yard.
- (iii) Access to each unit is achieved through external and internal stairs.
- (iv) The minimum width of major living spaces (e.g. living room) of any dwelling unit should not be less than 4.2 m (14 ft.).

Figure 2: Three-unit stacked townhouse (triplex) on single lot

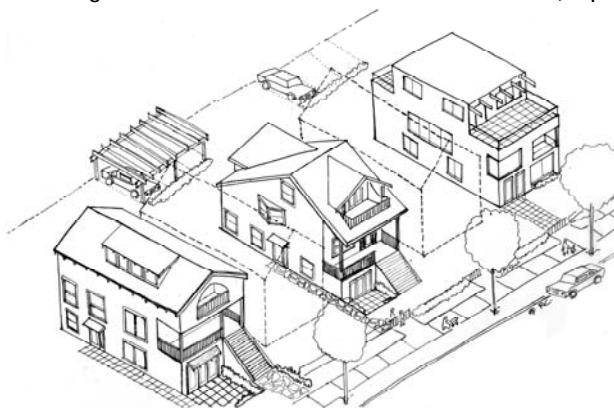


Figure 3: Multiple unit (four or more) stacked townhouse on assembled site or large lot



### 2.3 Orientation

An important aspect of rowhouses and stacked townhouses is the emphasis on front door entries and private outdoor spaces for all dwelling units to face the street. An apartment form with single entry to the building and common interior corridors as the primary access to units is generally not permitted in the RM-7 and RM-7N Districts Schedule.

The intent is to maximize active street life, and the following elements are strongly encouraged: Front entry porches, front doors, external porch stairs and living room windows. In addition, covered balconies, front patios and secondary patios help activate the street for the stacked townhouses form (see Figures 4 and 5 and section 2.10 Security).

- (a) Developments should orient the main entrances to the street, and entries should be clearly visible from the street and the sidewalk. Discrete lighting of paths and entries should be provided.
- (b) On corner sites, building fronts and entrances should be located facing both streets.
- (c) Stacked townhouses on interior sites may have the main entrance to the dwelling unit from a side yard. However, a larger side yard setback with a minimum of 8 ft. (2.4 m) should be provided for the portion of travel between the front property line and the front entrance.
- (d) Entrances to lock-off units may be located on a building elevation that is not directly oriented toward the street; however, there has to be some wayfinding element at the front of the site that clearly directs individuals to the entrance of the lock-off unit.
- (e) Each rowhouse unit should have a rear entrance to give access to the rear yard and allow for light and cross-ventilation.

Figure 4: Example of front elevation of nine unit stacked townhouse development

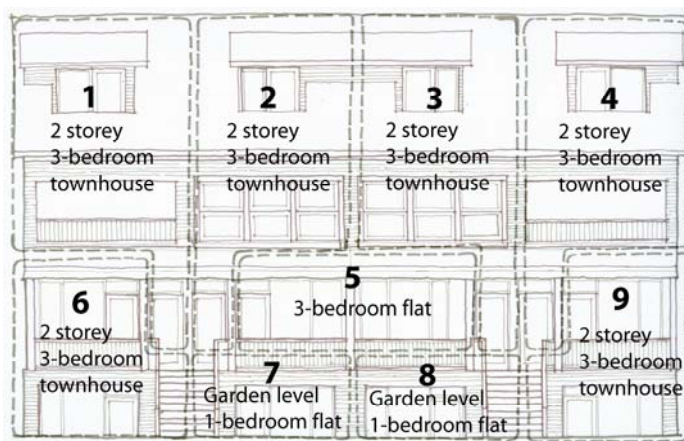
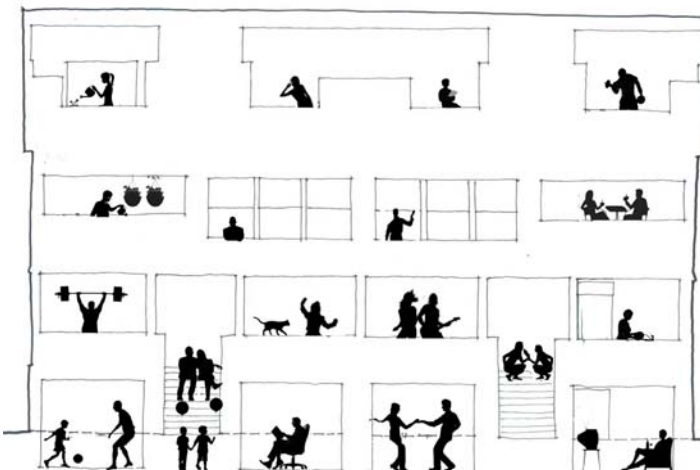


Figure 5: Porches and balconies activate the building



## 2.6 Light and Ventilation

Access to natural light and ventilation affects the livability of dwelling units. While it is relatively easy to provide for these qualities in a one-family dwelling, a stronger design effort is required to ensure these qualities in multiple dwellings.

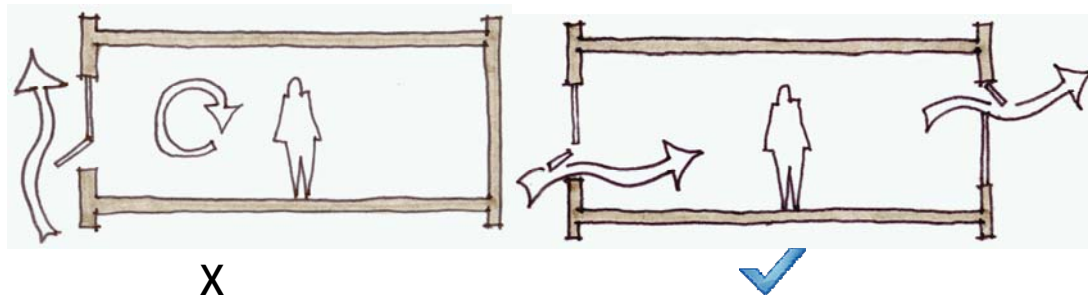
### 2.6.1 Access to Natural Light

- (a) Daylight for interior and exterior spaces for all housing types should be maximized.
- (b) Multiple dwellings have to meet the Horizontal Angle of Daylight requirements of the RM-7 and 7N Districts Schedule.
- (c) Shadowing on adjacent sites should be minimized.
- (d) For all housing types, all habitable rooms (not including bathrooms and kitchens) should have at least one window on an exterior wall.

### 2.6.2 Natural Ventilation

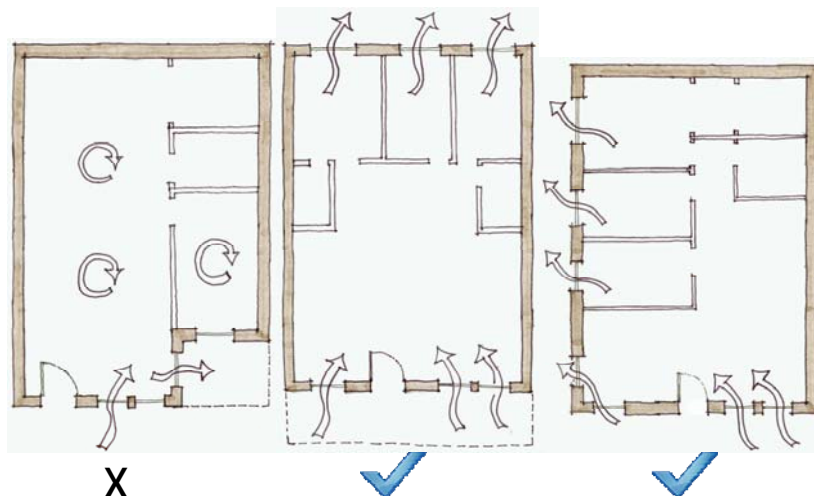
Natural ventilation allows the exchange of stale indoor air with fresh outdoor air and has an impact on the heating and cooling of spaces that is not energy intensive. Natural ventilation is affected by several factors, such as the size, type and placement of windows, ceiling heights, and prevailing winds. Natural ventilation is greatly increased when two windows on two different exposures are opened within a dwelling unit (see Figure 6).

Figure 6: Dwelling Unit with minimum fresh-air displacement despite an open window (left) and dwelling unit with fresh-air displacement with two windows of different orientations (right).



- (a) All dwelling units should have at least two major exposures that face either in opposite direction or at least at right angles to each other (see Figure 7).
- (b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an operable window.

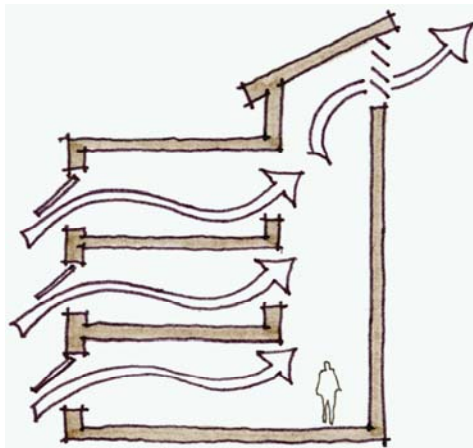
Figure 7: Dwelling Unit with a single exposure lacks the opportunity for natural displacement of indoor air (left) vs dwelling units with two exposures (right)





- (c) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof.

Figure 8: Stack effect



- (d) Ceiling heights greater than 2.4 m (8 ft.) are encouraged, especially for the floor where the majority of living space is located.
- (e) Employing window types that facilitate air exchange are encouraged. Double-hung windows offer the choice of ventilating a high zone, a low zone or a combination thereof, of interior space. Casement windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).

## 2.8 Noise

The intent of this section is to guarantee an acceptable level of acoustic separation between dwelling units within a development.

- (a) All shared walls between separate dwelling units should strive to achieve an STC rating of 65. This will most likely require a wall thickness of 25 cm (10 in.).
- (b) The overall room layouts and their relationship to adjacent units should be considered. Noise-sensitive rooms, such as bedrooms, should be located adjacent to noise-sensitive rooms in the neighbouring unit.
- (c) Locating building elements such as stairs and closets to act as noise buffers against shared walls is also an effective design solution to minimize noise impact from neighbouring units.
- (d) For structural floors between separate stacked townhouse dwelling units, a high acoustical rating is recommended. Furthermore, other measures designed to dampen the transfer of vibrations should also be provided.

## 2.9 Privacy

While some overlook of private open space and direct lines of sight into windows may be unavoidable, the intent of these guidelines is to minimize these impacts.

- (a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development.
- (b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid railings.

- (c) In stacked townhouses developments, external stairs leading to upper level units should be located close to the entry doors so that people do not need to pass the front doors and windows of other units in order to access their own units.
- (d) Developments without a basement are encouraged to raise the ground floor at least 0.9 m (3 ft.) above the sidewalk to enhance residents' privacy.

## 2.11 Access and Circulation

- (a) Pedestrian access to the front doors of units should be from the street.
- (b) For proposals with buildings containing dwelling units at the rear of the site, applicants should review specific siting conditions with Building By-law and Fire Prevention staff.
- (c) Side yards should be designed as pathways to allow access to lock-off units, car parking, bike parking, garbage and recycling located at the rear of the building.
- (d) Vehicular access should be from the lane, where one exists.
  - (i) Sites for multiple dwelling development should be assembled in such a way that vehicular access from a lane is possible.
  - (ii) On sites without lane access, access may be from the street to a garage that faces the street if the curb cut is minimized. The manoeuvring area in front of the garage door should be limited to what is necessary to get the vehicles into the garage. An offset, rather than a centred curb cut should be considered in order to consolidate space left for landscape.
- (e) For freehold rowhouse applications, applicants should consult in advance with the City of Vancouver Engineering Department and third-party utilities to determine lot layouts and access locations that will accommodate the required services and utilities.

## 2.12 Internal Storage in Stacked Townhouses

The internal design of stacked townhouses should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units or within storage areas located in underground parking structures.

## 3 Uses

### 3.1 Lock-off Units

- (a) The District Schedule permits a "Principal Dwelling with a Lock-off Unit" in multiple dwellings. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing lock-off units in a stacked townhouse or rowhouses is to increase the rental stock in the neighbourhood and to provide the option of having a mortgage helper for the owner of the stacked townhouse or rowhouse (similar to the option of having a secondary suite in one- and two-family dwellings).
- (b) A lock-off unit is an optional and flexible use, and therefore the lock-off unit has to be equipped with an internal access to the main unit.
- (c) A lock-off unit cannot be strata-titled (secured by covenant).
- (d) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking (see Section 4.9).
- (e) In order to ensure safety and acceptable standards of liveability, lock-off units have to comply with the *Principal Dwelling Unit with a Lock-off Unit Guidelines*.
- (f) The maximum number of lock-off units in stacked townhouse developments is one lock-off for every three stacked townhouse units.
- (g) The maximum number of lock-off units in rowhouse developments is one lock-off unit for every rowhouse unit.

#### 4.0 Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws

#### 4.2 Frontage

The minimum frontage in the District Schedule for a multiple dwelling with four or more units (not including lock-off units) is 12.8 m (42 ft.). This is the minimum frontage for a stacked townhouse development. Rowhouse developments require a minimum of 14.6 m (48 ft.) for three rowhouses and 18.9 m (62 ft.) for four rowhouses. This width accommodates the minimum width for rowhouse units (4 m - 13.3 ft. between the centre of walls) and a 1.2 m (4 ft.) side yard on either side of the development.

#### 4.3 Height

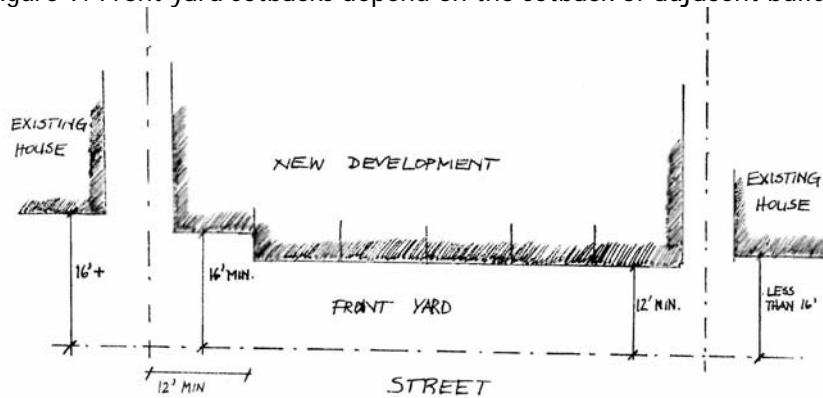
- (a) For rowhouses, the Director of Planning may permit an increase in building height to 10.7 m (35 ft.) and two and a half storeys. In order to achieve better compatibility with adjacent existing development, the massing and roof forms should be designed to reduce apparent scale (refer to additional guidelines in Section 5.0).
- (b) For stacked townhouses, the Director of Planning may permit an increase in building height to 11.5 m (37.5 ft.) and a partial third storey, provided the partial third storey does not exceed 60% of the storey immediately below. The intention of this height increase is to achieve higher livability for units primarily located at basement level. There are generally two approaches to the design of the third storey:
  - (i) a pitched roof design where some of the floor space does not have full floor-to-ceiling height; or
  - (ii) a flat roof where the top level massing only occupies a portion of the footprint of the floor below and is well set back from the front elevation.
- (c) On sites encumbered by a right of way granted to the Greater Vancouver Sewerage and Drainage District where minimum side yards for stacked townhouses must be increased to permit development, the Director of Planning may permit a height increase to 11.5 m (37.5 ft.) and a full third storey. Please see Section 10 of these guidelines for more detail.
- (d) Infill or principal buildings located in the rear should be one and a half storeys. The Director of Planning can relax this to a partial second storey, with or without a basement. In considering the partial second storey, the guidelines in Section 5 should be followed. The Director of Planning may relax the 7.7 m (25 ft.) height limit on corner sites and on sloping sites to 9.1 m (30 ft.) where the infill or principal building is more than 4.9 m (16 ft.) from the adjacent property. However, a maximum height of 7.7 m (25 ft.) shall be maintained within 4.9 m (16 ft.) of adjacent properties.

#### 4.4 Front Yard

For rowhouses on shallow sites less than 27.4 m (90 ft.) in depth, variations in the front yard may be as follows (see Figure 9):

- (a) Where the front yard of the existing adjacent building is 4.9 m (16 ft.) or more, the front yard on that side of the proposed development should be 4.9 m (16 ft) within 3.7 m (12 ft.) of the side property line.
- (b) Where the front yard of the existing adjacent building is less than 4.9 m (16 ft.), the front yard on that side of the proposed development may be 3.7 m (12 ft.).
- (c) The front yard of the remainder of the development may be reduced to 3.7 m (12 ft.).

Figure 9: Front yard setbacks depend on the setback of adjacent buildings



#### 4.7 Floor Space Ratio (FSR)

Sites that back or flank onto a school or park, corner sites and sites over 51.8 m (170 ft.) deep, qualify for two principal buildings (i.e. two one-family dwelling or a two-family dwelling with a one-family dwelling) or an infill with an existing non-character house. On these sites, the maximum FSR that can be achieved on the site is 0.85 FSR, of which 0.2 FSR can be allocated to the infill or second principal building.

For developments where a pre-1940s character house is being retained can achieve a maximum FSR of 0.9. The additional floor space for development retaining character buildings is intended to provide an incentive, and to accommodate the existing basement space most of these buildings will have. (Refer to *Norquay Village Character House and Retention Guidelines*)

For rowhouses and stacked townhouses, the maximum FSR achievable is per District Schedule. To achieve the maximum with an acceptable form and siting, it is likely that some floor space will need to be on a third level, and in parts of the development will be under a sloped roof, and will not be full height space.

In the RM-7 and 7N Districts Schedule, some FSR exclusions for parking and bike storage differ significantly from other districts. Please refer to section 4.9 Off-Street Parking and Bicycle Storage for more detail.

The intent of Section 4.7.4 (c) of the RM-7/RM-7N District Schedule is to allow and encourage sloped ceilings where they occur directly underneath the structure of a steeply-pitched roof (9:12 pitch or greater). Where such a condition occurs, ceiling heights in excess of 3.7m may result for small portions of this space. The intent of this section is not to permit excessively high ceilings for the lower storeys as this would contribute to the overall external bulk of the building. This means that the space on the top floor below a roof with a steep pitch that is in excess of 3.7 m will not be counted twice towards overall floor space calculation. High ceilings in excess of 3.7m height that are proposed for storeys that are below the top storey, however, will be counted twice towards the overall floor space calculation.

#### 4.8 Site Coverage and Impermeability

For stacked townhouses, the Director of Planning can increase the area of impermeable materials to 75% of the site. However, for stacked townhouse and rowhouse developments with underground parking, a further relaxation can be granted for access to underground parking.

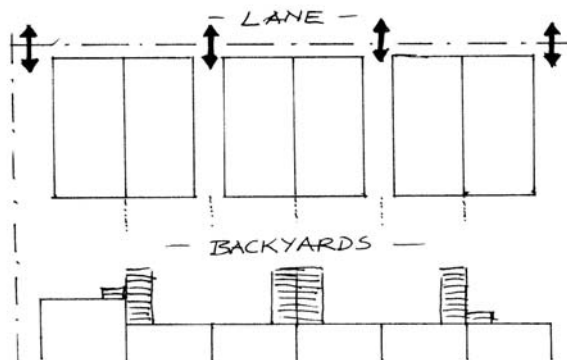
#### 4.9 Off-Street Parking and Bicycle Storage

##### 4.9.1 Parking

- (a) Parking should be located at the rear of the site with access from the lane.

- (b) For rowhouses, the following applies:
- (i) Each rowhouse unit, not including lock-off units is required to have one parking space.
  - (ii) Parking can be provided in open parking spaces or garages; however, they would be counted as part of the allowable floor space. There is therefore no exclusion for above ground parking in accessory buildings for the purpose of FSR calculations.
  - (iii) Underground parking structures are discouraged. However, they are permitted and do receive a standard exclusion for the purpose of FSR calculations (see District Schedule).
  - (iv) To be able to provide one garage per rowhouse, the Director of Planning can increase the total floor area of all accessory buildings to a maximum of 24 m<sup>2</sup> (258 sq. ft.) for each rowhouse and the amount of the width of the site that is occupied with accessory building to a maximum of 80%.
  - (v) Up to two spaces may be located in one accessory building, and garages with three or more spaces are not permitted. The garages containing one or two parking spaces have to be interspersed with areas of open space to break up the massing of the buildings at the lane and provide pedestrian access from the rear yard to the lane (see Figure 10).
  - (vi) Some freehold rowhouse units may be limited to a parking pad, in order to allow sufficient space to accommodate servicing and third-party utilities.
  - (vii) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.

Figure 10: Parking garages at the lane interspersed by open space for access (for rowhouses)



- (c) For stacked townhouses, the following applies:
- (i) In developments with more than three stacked townhouses, each stacked townhouse unit, not including lock-off units, is required to have a minimum of 0.65 parking spaces.
  - (ii) In developments with three stacked townhouses, each stacked townhouse, not including lock-off units, is required to have a minimum of one parking space.
  - (iii) Surface parking is to be provided off the rear lane.
  - (iv) Enclosed parking garages are discouraged and, if proposed, would therefore be counted as part of the allowable floor space. There is therefore no exclusion for above ground parking in accessory buildings for the purpose of FSR calculations.
  - (v) Underground parking structures are permitted and do receive a standard exclusion for the purpose of FSR calculations (see District Schedule).
  - (vi) For stacked townhouses on smaller sites where underground parking cannot be provided, the Director of Planning can increase the amount of the width of the site that is occupied with accessory building to a maximum of 80%

- (vii) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.

#### 4.9.2 Bicycle Storage

- (a) While there is no FSR exclusion for above grade parking in rowhouse and stacked townhouse developments, the District Schedule specifies that the portion of required bicycle parking located in an accessory building may be excluded from floor area calculations.
- (b) Creative bike parking solutions should be sought, such as under stairs and patios, in crawl spaces and in freestanding boxes.
- (c) In rowhouse developments, bicycle parking for a lock-off unit should be provided in a location separate from the garage for the principal dwelling, such as underneath the external stair or in a bike box located at the rear of the garage or at the entrance to the lock-off unit.
- (d) For each lock-off unit, 0.75 bicycle spaces need to be provided.

#### 4.10 Horizontal Angle of Daylight

The Horizontal Angle of Daylight regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.

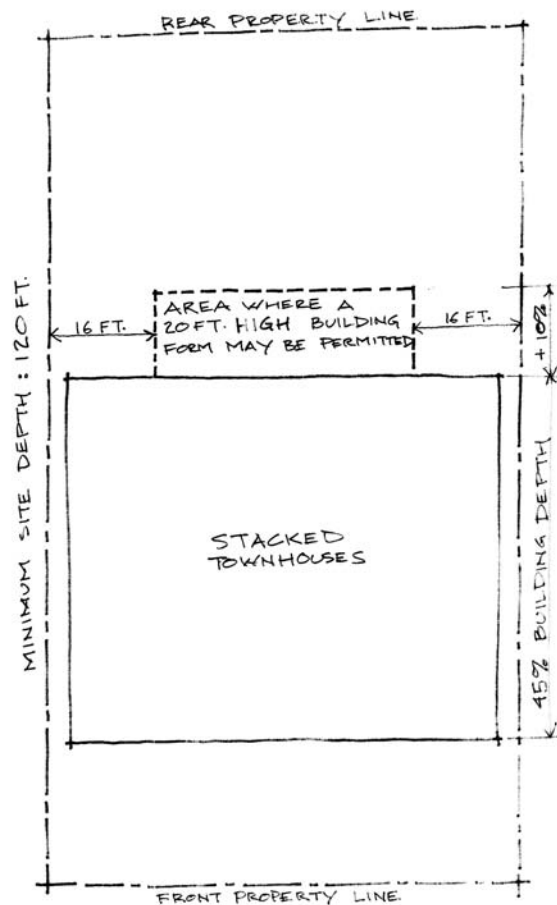
- (a) The relaxation of horizontal angle of daylight requirements provided for in the RM-7 and RM-7N Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.
- (b) With the exception of lock-off units, the main living space for each dwelling unit should face either a street or a rear yard. Relaxation of the horizontal angle of daylight cannot be considered for primary living spaces (i.e., living rooms).
- (c) To ensure the liveability of rooms at the basement level, the basement floor should not be placed more than 0.9 m (3 ft.) lower than the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.
- (d) In the case of lock-off units, the required distance for an unobstructed view is delineated by the *Principal Dwelling Unit with Lock-Off Unit Guidelines*.

#### 4.16 Building Depth and Building Width

##### 4.16.1 Building Depth

- (a) For all housing types permitted, the maximum building depth is 40% of the depth of the site, as specified in the RM-7/RM-7N District Schedule.
- (b) For stacked townhouses, the building depth can be increased to 45% of the site depth, provided all units meet livability guidelines for light and ventilation.
- (c) For stacked townhouses on sites that have a minimum depth of 36.6 m (120 ft.), the building depth can be increased to 55% for any portion of the building located at least 4.9 m (16 ft.) from any side property line (See Figure 11). This would allow the middle section of a building to extend further into the back yard, thereby giving more options for window placement and achieve better livability for the units in the centre of the development. The portion of the building that extends beyond 45% building depth cannot be more than 6 m (20 ft.) high. While the increase in building depth improves the internal layout, it will be achieved at the expense of ground level rear yard space. Therefore, an adequate amount of outdoor space should be provided in the form of a generous porch or balcony.

Figure 11: Increased building depth for middle section of a stacked townhouse building



#### 4.16.2 Building Width

The new housing types permitted are larger than the existing single-family dwellings in the neighbourhood. To ensure that new forms of development are compatible in massing with the existing streetscapes, building width should be limited.

- (a) For rowhouses, the specified building width in the District Schedule can be increased. However, for rowhouse developments on sites with frontages of 40 m (132 ft.) or more, particular care should be taken to avoid monotony in building massing and design. Buildings may be broken up in sections to fit with the variety of the existing streetscape. Other forms of architectural articulation can also be used to reduce the massing of long rowhouse developments.
- (b) For stacked townhouses on sites 24 m (78 ft.) and wider, the maximum building width for a multiple dwelling should be 22 m (72 ft.). Limiting the building width allows more windows on the sides and allows for better cross-ventilation and access to natural light. In some situations, this building width can be slightly larger.

### 4.17 External Design

#### 4.17.1 Separation between infill and other dwellings

- (a) The minimum separation between an infill located in the rear yard and any other dwelling uses on the site is 4.9 m (16 ft.). This distance can be reduced to assist in the

retention of a character building, provided all building code and fire separation regulations can be met.

#### 4.19 Number of Buildings on Site

- (a) For rowhouse developments on sites over 703 m<sup>2</sup> (7,560 sq. ft.), more than one multiple dwelling building can be considered where this helps to break up the massing of the rowhouse development and therefore creates a streetscape that is more consistent with the existing streetscape in the block.
- (b) For stacked townhouses, buildings should be limited to 22 m (72 ft.) in width. Therefore, on larger sites, more than one building can be permitted.

### 5 Architectural Components

Developments are not required to emulate any particular architectural style. Regardless of style, a high level of design excellence is expected to participate in the enrichment of the streetscape. All walls or portions thereof that are visible from the street should include a cohesive and well-scaled composition of cladding materials, trim, fenestration and relief elements such as bays, recesses, porches, balconies which provide shadow play, wall texture, rain protection and human scale.

For renovations and additions to existing 'character' buildings as defined in Sections 2.2, please refer to *Norquay Village Character House and Retention Guidelines*.

#### 5.1 Roof and Massing

##### 5.1.1 Roofs

The orientation, form and massing of the roof is limited by the desire to locate livable space within and the requirement to limit the amount of the building mass as seen from the street. The following guidelines are intended to assist with a neighbourly transition between new development and existing one-family dwellings:

- (a) The maximum allowable roof height as specified in the District Schedule may only be attained as a localized point within the development, rather than as a continuous height around the perimeter of the building.
- (b) Upper floor massing should be reduced by:
  - (i) Substantially containing the top floor in a steeply pitched roof (see Figure 12). For sloped roofs, the maximum height refers to the height of the roof peak, while the eaves of the roof should be significantly lower; or
  - (ii) For a flat or shallow pitch roof development, by significantly setting back any building mass located higher than 8.0 m (26 ft.) - see Figure 13. This setback should arrive at an overall visual effect from the street and the rear yard that is comparable to that of a pitched roof building.
- (c) The main roof should spring from somewhere between the upper floor level and approximately 1.2 m (4 ft.) above it. It is expected that some of the allowable floor space will be between 1.2 m (4 ft.) and 2.4 m (8 ft.) in height in most developments. In general, the eave height of a sloped roof or the second-storey cornice line on flat roof buildings should not be higher than 7.9 m (26 ft.).
- (d) Secondary roof forms and dormers should be clearly subordinate to the main form in size and number. They may vary in the pitch of the main roof.
- (e) Roof top terraces should be set back from the edge to minimize the view into adjacent yards.



Figure 12: Illustration of upper floor contained in pitched roof

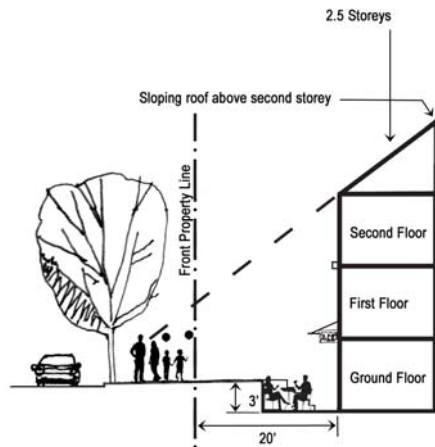
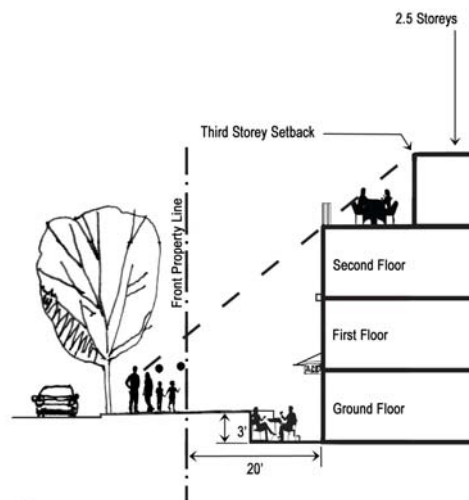


Figure 13: Illustration of upper floor setback for flat or shallow pitched roofs (NEW DIAGRAM)



### 5.1.2 Massing of Rowhouses

- (a) Rowhouses should visually emphasize individual units. While many successful rowhouse developments rely on simple repetition of identical or near identical side-by-side units, the boundaries of each unit should be obvious and clearly expressed on the street façade. End units should be reduced in massing whenever possible (see Figure 14). This can be achieved by reducing the overall height of the units (e.g. through eliminating the top half storey or the basement) or by sloping the roof towards the adjacent development. End units can also be set back further from the front property line to reduce their massing.

Figure 14: Illustration of reduced massing of end unit



- (b) The apparent scale should furthermore be reduced by other aspects, such as floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings.

### 5.1.3 Massing of Infill

Infill buildings at the rear of the site should be designed to reduce apparent massing adjacent to the lane and neighbouring properties. The form of infill should minimize shadowing impacts on adjacent properties.

## 5.3 Entrances, Stairs and Porches

The intent of these guidelines is to maximize active street life by enlivening the streetscape with residents' use of front entries and porches and front facing yards.

### 5.3.1 Entrances

- (a) Each principal dwelling unit should have one clearly expressed main entrance area facing the street. In rare instances, the Director of Planning may permit a main entry door located off the rear elevation of a stacked townhouse building.
- (b) Other entrances, such as lock-off units, should be located on the front façade wherever possible. However, clarity should be maintained with respect to which is the main entrance. These entrances may include French doors and sliding glass doors.
- (c) Pedestrian access to the main entries should be clearly visible from the street. Pedestrian pathways to units facing the side yards or rear yards should be clearly visible for wayfinding purposes (such as through lighting, addressing and trellises).

### 5.3.2 Porches

- (a) For stacked townhouses, all dwelling units, except for lock-off units, should be designed with a major private outdoor space on the principal street-facing facade in the form of a front porch, a front patio, a balcony or a roof deck.
- (b) On rowhouse developments, each rowhouse should have an entry porch, which can range from a small stoop area to a large, more usable porch.

### 5.3.3 Stairs

- (a) For rowhouses, stairs to upper levels above the main floor must be accommodated within the internal space of the house or unit.
- (b) In stacked townhouses, stairs play an important role as places for informal social interaction.
- (c) Steps are allowed in required side yards where they are designed to facilitate grade changes from the front to the rear of the site.

## 5.4 Windows and Skylights

Window placement and design play important roles in the overall visual composition of a building. Windows are also significant for the liveability of a unit, because they let in natural light and air.

- (a) When a window or skylight is the only source for natural light for a room, it should also be possible to open it to guarantee natural ventilation throughout the dwelling.

## 5.5 Balconies and Decks

- (a) Balconies and decks should be designed as integral parts of the building massing and façade composition.

- (b) In order to minimize overlook of neighbouring properties, projection of balconies located above the first floor should be limited.
- (c) Windscreens on roof top terraces should be transparent so that their visibility from the street and adjacent properties is minimized.

## 5.6 Exterior Walls and Finishing

The finishing materials of new development should be durable. High-quality materials that last longer are more sustainable and create less waste. Materials that perform well over a long period of time also increase the affordability of the dwelling.

In addition to durability, the following guidelines should be considered when choosing exterior materials:

- (a) Materials should be used in a way that is true to their nature. For example, stone facing should be used as a foundation element, and as the base of columns, but should not be used as a facing on upper levels with no clear means of support below.
- (b) In general, the same materials should be used in consistent proportions on all facades and not just on the street face. Materials should carry around corners and terminate at logical points to avoid appearing as a thin veneer or 'false front'.
- (c) All sides of a building that extend forward of an adjacent building are visible from the public realm and warrant appropriate design. For corner buildings, the side façade should be articulated and have sufficient windows and detailing, comparable to the front façade.
- (d) Large blank walls should be avoided whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale.
- (e) Exposed foundations should be limited to 30 cm (12 in.).
- (f) Garage doors should be single width.

## 7 Open Space

The provision of open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns, including parking, existing landscape features, sun access, privacy and usability.

- (a) In rowhouse developments, open space should be organized in a way that every rowhouse unit has its own front and rear yard.
- (b) For stacked townhouses:
  - (i) a ground-level yard is preferable, particularly for larger units;
  - (ii) alternatively, a spacious balcony or deck with a minimum depth of 1.8 m (6 ft.) should be provided;
  - (iii) units that could accommodate families with children (2 bedrooms or larger) should provide open space that is suitable for children.
- (c) For each lock-off unit, a minimum area of 1.8 m<sup>2</sup> (19 sq. ft.) should be provided immediately adjacent to and accessible from the unit.
- (d) Roof decks add considerably to the amenity of any unit. Care should be taken to avoid direct sightlines to neighbouring windows, balconies and yards. Roof decks should be well-integrated into the overall form, such as cut into sloped roofs in a way that does not upset roof geometry.

## 8 Landscaping

- (a) Existing trees should be kept and new trees introduced wherever possible.
- (b) Patio areas in the front yard should be screened with planting.
- (c) Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping.

- (d) The front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting is encouraged (please refer to the City's Guidelines for Planting City Boulevards). The space between the sidewalk and the front property line should receive similar treatment.
- (e) In general, the by-law fencing height limit of 1.2 m (4 ft.) in front yards, and 1.8 m (6 ft.) in rear and side yards should be respected. However, exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Over height elements in the front yard should assist with the definition of outdoor space but should not prevent all views or glimpses of the outdoor space from the street. Any over height element should be largely transparent and limited in extent.
- (f) Where walls or fences are provided, they should be combined with soft landscape to provide visual depth, screening and layering.

9 Garbage and Recycling

- (a) For stacked townhouse developments with five or more units, not including lock-off units, appropriate areas for group garbage and recycling bins directly off the lane should be provided. The size of these areas should be approximately 1.2 m (4 ft.) by 2.4 m (8 ft.) for garbage containers and 2.4 m (8 ft.) by 0.9 m (3 ft.) for recycling containers.
- (b) For stacked townhouse developments with less than five units, not including lock-off units, and for rowhouses, appropriate areas for garbage container and blue box pick-up at the lane should be provided.

10 Special Considerations for Development Along "Ravine Way" Linear Park in Norquay

An area of particular importance in Norquay is located on the 2700-2800 block of Duke, Ward, Horley, Cheyenne and Euclid Avenues (see Map 1). A pre-existing underground Metro Vancouver Sewer and Drainage pipe system bisects these blocks running in a general north-south direction. Located directly above this system is a collection of Right-of-Way easement agreements that prevent the construction of permanent structures on top of the easements.

An important aspect of the Norquay Village Neighbourhood Centre Plan is the development of a new linear park system (referred to as "Ravine Way Linear Park system", see Figure 15) that will be publicly accessible, acting as added green space and also as a necessary pedestrian link from Kingsway to the 29<sup>th</sup> Avenue Skytrain station. Once completed, the Ravine Way Linear Park System will form a major addition to the public realm and pedestrian network in Norquay.

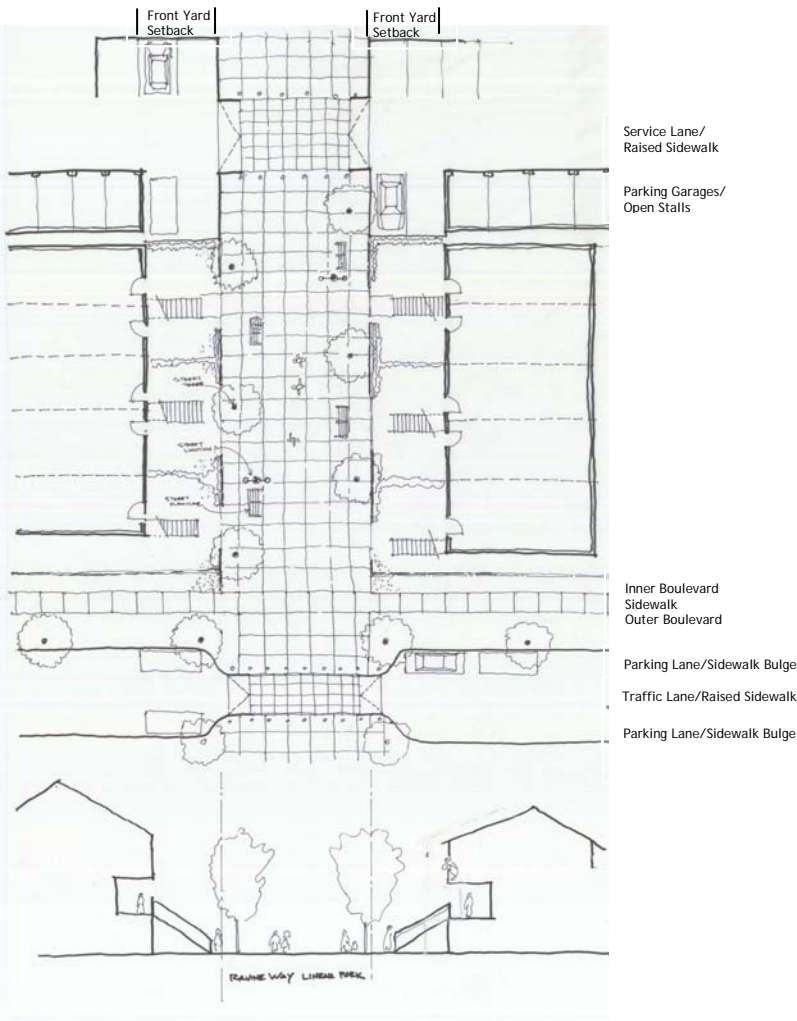
Map 1: Ravine Way parcels that qualify for height relaxation to full third storey



The development of Ravine Way will occur in an ongoing, incremental process, where opportunities for land acquisition by the City will slowly occur along with the gradual private development of the flanking sites. Figure 15 shows the basic urban design aspirations for Ravine Way. The existing easement is generally 6.1m (20 ft.) in width. The sketch shows an aspirational 40 ft. width in order to maximize capacity for pocket parks, pedestrian traffic, and seating areas. In locations where 40 ft. cannot be achieved, other design solutions will be explored. While the City of Vancouver will be looking to acquire key properties that contain major portions of the existing easement as they become available for sale, the completion of a 40 ft. wide Right-of-Way will likely involve minor building setbacks and Right-of-Way agreements on small portions of private properties for new development only. As such, section 4.3.4 of the RM-7/RM-7N District Schedule allows the Director of Planning to relax the maximum height of a building to a full three storeys in order to accommodate development scenarios where required enhanced setbacks can limit the overall site coverage of a building.

New development on properties that contain or are directly adjacent to this Right-of-Way will typically be required to be oriented towards Ravine Way. For these sites, a series of stacked townhouses or rowhouses are envisioned to be oriented towards Ravine Way as a priority, rather than towards the flanking streets. The assembly of two or more properties will therefore be encouraged in order to arrive at a building typology that properly addresses Ravine Way with a critical mass of active dwelling unit frontages.

Figure 15: Conceptual sketch of future Ravine Way



\* \* \* \* \*



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

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# NORQUAY VILLAGE CHARACTER HOUSE AND RETENTION GUIDELINES

*Adopted by City Council on \_\_\_\_\_ 2013*

## 1 Application and Intent

The Norquay Village Neighbourhood Centre Plan supports encouraging the retention of character houses. The RT-11 and 11N, and RM-7 and RM-7N Districts Schedules include incentives for the retention of pre-1940 character houses on single lots. With the exception of Small House/Duplex development sites, the retention of a character house is at the owner's discretion.

### 1.1 Definition of a Character Building

For the purpose of these guidelines, a character building is defined as a building built before January 1, 1940\* which in the opinion of staff meets at least four of the following seven criteria with respect to the street facing facades (See Appendix A for more detailed information about character buildings in Vancouver).

A character house has retained at least **four** of the following features on the street-facing façade(s):

1. Retains original massing and roof form.
2. Has original front porch or veranda or only partially filled in.
3. Has original cladding or replaced with materials typical of the pre-1940's.
4. Has 50% or more of typical period window openings (original location, size and shape).
5. Has 50% or more original casings or trim such as wood treatment around windows and doors.
6. Retains a minimum of two period detailing or decorative elements (fascias, eave brackets, soffits, exposed beam or joist ends, half timbering, decorative shingling, porch columns, original wood doors, entry transom/sidelights, decorative or feature windows of round, diamond, octagonal or palladian shapes or crafted glass).
7. Exhibits other period features (secondary porch, secondary roof with gable ends and dormers, brick or stone foundations etc.).

\*as determined by building permit or water connection records.



EXAMPLES OF CHARACTER BUILDING ASSESSMENT OF PRE-1940'S HOUSES



- ☒ original massing and roof form
- ☒ original front porch (or only partially filled in)
- ☒ cladding is original
- ☒ contains 50% or more typical period window openings
- ☒ retained 50% or more original casings or trims
- ☒ retained pre-1940's detailing (eave fascias, brackets, etc.)
- ☐ other features (intact secondary porch, turrets, etc.)
- 6** TOTAL (character elements)



- ☒ original massing and roof form
- ☐ original front porch (or only partially filled in)
- ☐ cladding is original
- ☒ contains 50% or more typical period window openings
- ☐ retained 50% or more original casings or trim
- ☐ retained pre-1940's detailing (eave fascias, brackets, etc.)
- ☐ other features such as intact secondary porch, etc.
- 2** TOTAL (character elements)



- ☒ original massing and roof form
- ☐ original front porch (or only partially filled in)
- ☒ cladding is original
- ☒ contains 50% or more typical period window openings
- ☒ retained 50% or more original casings or trim
- ☒ retained pre-1940's detailing (eave fascias, brackets, etc.)
- ☐ other features such as intact secondary porch, etc.
- 5** TOTAL (character elements)



- Y original massing and roof form
- Y original front porch (or only partially filled in)
- Y cladding is original
- Y contains 50% or more typical period window openings
- Y retained 50% or more original casings or trim
- Y retained pre-1940's detailing (eave fascias, brackets, etc.)
- other features such as intact secondary porch, etc.

6 TOTAL (character elements)



- Y original massing and roof form
- Y original front porch (or only partially filled in)
- cladding is original
- Y contains 50% or more typical period window openings
- retained 50% or more original casings or trim
- Y retained pre-1940's detailing (eave fascias, brackets, etc.)
- other features such as intact secondary porch, etc.

4 TOTAL (character elements)

## 2 Renovation and Addition to Retained 'Character' Building

The intent of the following guidelines is to ensure that changes to an existing 'character' building maintain its original form and character, and that additions are compatible. To determine whether an existing building is considered a 'character' building refer to Section 1.

### 2.1 Principles

#### (a) Retention of Original Character

Where a renovation is occurring to a 'character' building as defined in these guidelines, the new architectural components should maintain the original character of the building. Renovation to current standards may require the replacement of a good deal of material. The amount of original exterior building fabric that is to be replaced is not limited as long as it is replaced in a manner closely similar to the original, as set out in the following guidelines. Provision of drawings documenting the extent of material to be replaced may be required at time of application.

#### (b) Infill Character

Where an infill building is being added behind a retained 'character' house, it may be designed either to reflect the traditional character and style of the main house, or to express itself clearly as a later building by choosing a contemporary architectural style.

#### (c) Additions

In general, additions will not be supported on the front of character buildings, as this would significantly alter the character of the building as viewed from the street. Additions to existing character buildings should always appear secondary in visual prominence to the main house as seen from the street.

### 2.2 Roofs and Chimneys

#### (a) The original roof forms should be maintained.

#### (b) Consideration will be given to changing the main roof form to reflect those of other neighbourhood 'character' buildings, in those cases where the height under the main ridge line is not sufficient to enable a reasonable configuration of inhabited space according to the City's by-laws.

#### (c) Where dormers are being added or extended, they should remain subordinate to, and not detract from the integrity of the main roof.

#### (d) Roofs on additions should be compatible with the existing building's roof form, or similar ones of the period.

#### (e) Secondary roof elements may vary from the pitch of the main roof and may include flat roofs and shallow pitches.

#### (f) If roofing material is to be replaced, either wood shingle or asphalt shingle should be used. Other materials may be considered where it can be shown they were characteristic of the original house style. If roofing is to be repaired, material should match existing.

#### (g) Original chimneys should be retained and repaired where possible. While matching new chimneys to existing ones is desirable, boxed-in chimneys clad with a material that matches the building wall is also acceptable.

### 2.3 Windows and Skylights

#### (a) In general, original window openings on the front façade of existing buildings should be maintained. If it is not practical to keep original frames and exterior wood trim, new windows should match the original design as closely as possible. Window replacements from previous renovations that are not in character with the original building should be returned to a design in keeping with the original building. It is desirable to maintain existing window pane shapes and mullions as well, however, if reproduction is too costly, plain glass can be used. Use of 'stick-on' mullions or leading is not acceptable.

- (b) On facades not visible from the street, more substantial alterations to existing window shape and size may be considered. Materials and detailing of frames should be compatible with the existing style.
- (c) When an addition will be seen from the street, the addition's windows should follow the same general practices as in the original building regarding shape, placement, materials and trim.
- (d) Skylights should be modest in size when visible from the street.

## 2.4 Entrances Stairs and Porches

- (a) Entrances and Stairs
  - (i) Original front entrance frames, trim, and stairs should be maintained where these exist. If replacement is necessary, the design should match the original design and material as closely as possible.
  - (ii) Maintaining the original front door and any sidelights is desirable. Where doors must be replaced, or where earlier renovations resulted in inappropriate doors, doors of similar quality to the original should be used.
  - (iii) When an original door and sidelights have been compromised, and an additional entrance is needed to a unit on the same level as the main entrance, a number of solutions are acceptable:
    - placing the door inside the original entry in a lobby arrangement;
    - placing two doors side-by-side; and
    - placing one entry at the side of the building.
  - (iv) When an additional entrance is desired to a basement unit, or to other living space on the basement level, it may be located on the front façade, but it should not detract from the visual dominance of the original entry.
- (b) Porches

The RT-11 and 11N, and RM-7 and RM-7N Districts Schedules provides a floor space exclusion for porches, to both encourage new porches, and facilitate the opening up of old ones which may have been filled in for extra living space.

  - (i) Original porches on existing buildings should be kept and restored.
  - (ii) If possible, porch infill should be removed. If the enclosed space must remain for livability, the detailing of the enclosure should be made consistent with the original style of the building.

## 2.5 Balconies and Decks

- (a) Projecting balconies and decks should not be located on the front façade of older houses. Decks located on, or partially within a roof may be acceptable on the front of the building provided they appear integrated and are modeled on traditional examples.
- (b) Projecting balconies or decks may be located at the rear, subject to guidelines regarding privacy and setbacks.

## 2.6 Exterior Walls and Finishing

- (a) Materials:

Original materials should be retained and repaired where practical. If replacement is necessary, the same material should be used, although it may be manufactured in a different way. (For example, narrow wood clapboard is available in sheets).

  - (i) Materials on additions should match those of the existing building.
  - (ii) The same materials should be used consistently on all facades, including the interior of inset porches. The use of a material only as a 'paste-on' on one or two facades is not acceptable.
  - (iii) "Imitative" materials such as vinyl siding are generally not acceptable, although some materials that have advanced to a point where they convincingly replicate original materials may be acceptable and will be evaluated at time of application (e.g. some types of cementitious board will be appropriate).

- (b) Detailing:
  - (i) Existing detailing on buildings should be kept and restored. If it has been removed, it should be replaced in the original style and material;
  - (ii) Uncharacteristic detailing (gingerbread to 'Victorianize' buildings) should not be added; and
  - (iii) Detailing on additions should be compatible with that on the original building, but the degree of detailing may vary considerably, depending on the overall design intent of the addition and its visibility from the streets.
- (c) Where a material is proposed that is not covered by (a) or (b), its acceptability will be evaluated on a case by case basis.

## Appendix A

### Character Buildings

#### Background

Much of the early residential development in many of Vancouver's neighbourhoods took place between 1910 and 1940. Homes built in this period were of various architectural styles and have been well documented. The most popular styles are described below and range from the bungalow, cottage, and classic frame homes built in the craftsman style to the more elaborate homes such as the Queen Anne and Tudor styles seen in the City's older neighbourhoods of Shaughnessy and Mount Pleasant. Vancouver's neighbourhoods still contain a large proportion of the "pre-1940's houses and these are often referred to as 'character houses'. Many "pre-1940's houses were modest structures with little ornament, and many have been modified over the years. Vancouver's neighbourhoods still contain a large proportion of the "pre-1940's houses and these are often referred to as 'character houses'.

#### Principal Elements

The principal elements which are generally common to the traditional pre-1940's houses are the following:

- (a) Simple mass with a dominant main pitched roof  
Pre-1940's houses were simple with a basement projecting 1.2 m (4 ft.) to 1.8 m (1.6 ft.) above ground, a main floor, and optional full or partial second floor. On this basic box structure was a simple pitched primary main roof over the first storey eave. Roofs were most commonly end-gable (gable facing the street, ridge running lengthwise on the lot) or cross-gable (slope facing the street, ridge running across the lot). Roof pitch was usually substantial although bungalow styles feature low pitched gables roofs with broad overhangs. Other roof forms such as hip, gambrel or mansard were less common. Some houses also featured secondary roof elements over porches and verandas and projecting rooms.
- (b) Emphasis on front entries and porches  
Covered porches on the main (entry) level were a universal feature, and were of several types.
  - (i) projecting from the facade under a separate roof structure, but with a solid base;
  - (ii) projecting, but under an extension of the main roof; and
  - (iii) inset from the façade.

The front entrances were on the main level, about 1.2 m (4 ft.) to 1.8 m (6 ft.) above grade. Upper level porches were also common on some styles. They were inset into the second storey wall, or partially inset into the wall and the porch roof below.

All porches has substantial depth, single storey height, robust wood supporting beams and columns, and robust picket type wood railing, or solid balustrade formed by an extension of the wall below. Any columns or posts were limited to the first storey. They were single storey front entry covered porches, or recessed balconies.

- (c) Windows and Doors  
Pre-1940's buildings were characterized by limited amounts of window area (relative to the wall) and simple rectangular shapes. Windows tended to be symmetrical often rectangular window openings with trim. Decorative window shapes were relatively rare. Doors were generally single, not double, but were usually panelled, some with windows.
- (d) Materials and Detailing  
Wood was the most prevalent wall material. This was usually in the form of horizontal 76 mm (3 in.) to 101 mm (4 in.) clapboard, board and batten or shingles. Stucco was

used on some “English Builder” and “Germanic cottage” style houses. Stucco was stone-dash, pebble-dash or medium textured stucco. Brick was used much more rarely.

Though not an exhaustive list, decorative detailing tended to be the expression of the wood trim such as around doors and windows, heavy beam and columns in porch structures, window casing frames and mullions, bargeboards and eaves brackets and braces, fascias, or exposed ends of “roof joists” under the roof overhangs. Detailing in wall materials included decorative shingling (fish-scale, scalloped, staggered or diamond-shaped), usually small amounts in the upper parts of gables and half timbering.

### **Popular “Pre-1940’s” Architectural Styles**

The following architectural styles are representative of the less complex pre-1940’s buildings prevalent in many of Vancouver’s neighbourhoods.

- (a) **Bungalow or Craftsman**  
The Bungalow and its variants dominated Vancouver domestic building in the years after 1910, supplanting the Classic Frame as the most popular house type. The features common to the many variations of Bungalows are low-pitched gabled roofs with broad eaves or overhangs, and the profuse use of wood detail (exposed rafters and beams, eaves brackets and braces, and textured wood clapboard or shingles. The most prevalent Bungalow type in Vancouver is an expansive house 1 or 1 ½ storeys high with the gable facing the street and often having a smaller, secondary gable over the projecting entrance porch. Entry stairs were solid substantial staircases, not flimsy open stairs. The porch columns/supports are usually short with sloping sides and their bases may be made of rough “clinker” bricks. The principal window beneath the main gable is often composed of three sashes.
- (b) **Bungaloid**  
The term Bungaloid describes buildings in which features characteristic of Bungalows are seen in houses too large or different in form from that style. The most common Bungaloid type in Vancouver is a 2 ½ storey house with a front-facing gable, too tall to be a Bungalow, but sharing its profuse use of brackets, beam ends, stubby porch columns and other decorative wood features. Another version has side-facing gables, with dormers or other vertical features piercing the eaves.
- (c) **Classic Box**  
The Classic Box is a foursquare 2 or 2 ½ storey house with a hipped roof, often one of low pitch. The second storey is a full floor high, and if there is an attic floor, the roof has a dormer. Earlier versions are undecorated, like the Pioneer house. Later examples (after 1900) may have the ornamentation associated with the Decorated Pioneer, including bay windows and decorative window openings. Classical detail may also be found. Porches are common, and the bay windows may interrupt the simple lines of the hipped roof. The front door is usually on one side of the façade.
- (d) **Classic Frame**  
This is the most common Vancouver dwelling house for the middle class in the early 1900’s. It is a timber-frame building between 1 ½ and 2 ½ storeys high, with the gable end of the roof presented to the street. Façade features usually include a porch and one or more bay windows. The door is located to one side. Ornamental variety in the wood and shingle siding is common. The house is similar to the Pioneer and Decorated Pioneer, but it has broader proportions and more interior space. A number of Classic Frames often appear side by side along the street, usually with minor variants in window shape, porches and decorative detailing.

- (e) **Edwardian Builder**  
This style was popular between 1900-1910, and used on various building forms. It's characterized by a steep roof and large porch, narrow bevelled wood siding or cedar shingle cladding, plain classical-inspired details such as small eaves brackets or dentils mouldings, porch column capitals, pediment roof forms, multi-paned or diamond-patterned windows; and stone/brick or porch supports or foundations not commonly used.
- (f) **Pioneer**  
These are modest houses usually 1 ½ (but sometimes 2 or 2 ½) storeys high with a front gabled roof facing the street containing the entrance door and perhaps a simple porch or veranda. Windows are usually plain, but a bay window may be situated beside the door or on the second floor. Proportions are tall and narrow. The houses are shiplap or narrow clapboard siding, the latter becoming prevalent around 1900. Corner boards and window trim are usually plain 25 mm x 150 mm (1 x 6 inch) boards, and windows are double-hung with two or four panes in each sash. A shed-roof kitchen is common at the rear. Basements are rare.
- (g) **Decorated Pioneer**  
Similar to Pioneer houses, but are more elaborate because of the addition of wood ornamentation at the gable ends, on porches, and for door and window detail. The fretwork – often called “gingerbread” – was created with the fret saw or the jig saw. Porch posts were turned with the lathe and chamfered. These dwellings often use contrasting patterns of wood siding and shingles, and scalloped and lozenge-shaped shingles appear frequently.
- (h) **English Builder**  
The English Builder style began to be built in the late 20's. It was an economical version of the more elaborate English Arts and Crafts or Tudor revival styles popular for estates. Characteristics are step cross-gable main roof, with one or more large, steep, front-facing gables, usually asymmetrically placed; very small front porch; stucco cladding; and limited detailing (plain fascias and window frames), leaded windows; sometimes small pointed arches above windows, doors etc.
- (i) **Pioneer Cottage**  
The Pioneer Cottage is a small dwelling, usually one storey high on a raised roof, and sometimes having a dormer window illuminating a bedroom in the attic space. They were frequently built in groups, and intact clusters have a row of them closely sited along the street. More elaborate versions may have a porch with classical columns and eaves brackets, but simpler ones have little ornament.
- (j) **Germanic Cottage (also called Eastern Cottage)**  
This style began to be used in the late 20's. Characteristics include small, 1 ½ storey form, with shallow-pitched end-gable roof, usually chamfered, stucco cladding, very small front porch, and detailing was limited: plain fascias and window frames, small window panes.



### Photos of Character Buildings

**Pre-1940's Character Houses: 1 to 1 ½ Storey Bungalow, Cottage and Pioneer Styles and their variants**



**Pre-1940's Character Houses: 1 to 2 storey Classic frame houses and variations**



## DRAFT AMENDMENTS TO THE STRATA TITLE POLICIES FOR RS, RT AND RM ZONES

Note: Amendments to Council-adopted guidelines will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. Bold denotes changes to the guidelines.

### 1 Application and Intent

These guidelines apply to the strata titling of previously occupied buildings or new construction in the RS, RT and RM zones.

Under Section 242 (1) of the Strata Property Act of British Columbia, City Council is the approving authority for conversion of previously occupied buildings into strata lots. Pursuant to Section 242 (10) of the Strata Property Act, Council has delegated its approval authority to the Approving Officer for previously occupied buildings containing less than six dwelling units.

Newly constructed buildings, which are not occupied prior to registration of a strata plan at the Land Title Office, do not require the approval of City Council or the Approving Officer.

### 2 Secondary Suite

In the RS, RT and RM zones, one secondary suite is conditionally permitted in a **one-family dwelling**. The suite can either be built at the same time a new one-family dwelling (i.e. house) is being constructed, or a suite can be incorporated into an existing one-family dwelling. The construction and safety requirements of the Vancouver Building By-law (VBBL) for a secondary suite within an existing one-family dwelling (which may not be strata titled) are less demanding than for new construction.

In the RT-11 and RT-11N, and RM-7 and RM-7N zones, one secondary suite is conditionally permitted in each principal dwelling unit of a two-family dwelling. The suites can either be built at the same time a new two-family dwelling is being constructed or incorporated into an existing two-family dwelling. In the latter case, construction and safety requirements of the VBBL need to be confirmed.

Terms regarding suites are not the same in the Vancouver Building By-law and the Zoning and Development By-law (Z&D). The VBBL terms include Secondary Suite and Group "C" Residential Occupancy Classification. The Z&D terms include **One-Family Dwelling with Secondary Suite** and **Two-Family Dwelling with Secondary Suite**. Contact Development Services staff (VBBL) or Planning staff (Z&D) for how these two by-laws apply in your specific situation.

**Developments with Secondary Suites may be strata titled in some instances, however a secondary suite cannot be defined as a separate strata lot under any circumstances.**

### 3 Laneway House

In the RS-1, RS-5, RT-11 and RT-11N, and RM-7 and RM-7N zones, a laneway house is conditionally permitted. A new laneway house can be built on a site which accommodates an existing one-family dwelling, or a new laneway house can be built in conjunction with a new one-family dwelling. In both cases, the one-family dwelling can also include a secondary suite.



**4 Principal Dwelling Unit with Lock-off Unit**

In the RT-11 and RT-11N zones, a principal dwelling unit with lock-off unit is conditionally permitted in an infill one-family dwelling, infill two-family dwelling, one-family dwelling and two-family dwelling provided it is on a site with more than two principal buildings and the site area is 511 m<sup>2</sup> (5,500 sq. ft.) or greater in size.

In the RM-7 and RM-7N zones, a principal dwelling unit with lock-off unit is conditionally permitted in a multiple dwelling.

For new construction, as a condition of development permit approval, the registered owner shall execute a covenant which must be registered against the title of the property prior to issuance of the Development Permit. The covenant is to ensure that the number of strata lots created upon registration of a strata plan is consistent with the number of approved principal dwelling units (i.e., the lock-off unit cannot be defined as a separate strata lot).

**5 Policies**

The following outlines the policies for the conversion of previously occupied buildings or new construction to strata title ownership in applicable zoning districts.

**5.1 In the RS-1 and RS-5 Zones**

**Conversions**

Council, or the Approving Officer, will not entertain any applications to convert a previously occupied building to strata title ownership where:

- (a) a suite is approved as a One-Family Dwelling with Secondary Suite as defined in the Zoning and Development By-law;
- (b) a suite is approved as a Secondary Suite as defined in the Vancouver Building By-law;
- (c) a unit is approved as a laneway house as defined in the Zoning and Development By-law; or
- (d) a unit is approved as a laneway house as defined in the Vancouver Building By-law.

**New Construction**

As a condition of development permit approval for:

- (a) a new One-Family Dwelling with a Secondary Suite;
- (b) a new One-Family Dwelling with a new laneway house; or
- (c) a new One-Family Dwelling with a Secondary Suite and a new laneway house

the registered owner shall execute a covenant which must be registered against the title of the property that prohibits registration of a strata plan. The city will release the covenant, on the owner's request, not less than 12 months after issuance of the occupancy permit.

**5.2 In the RS-1A, RS-2, RS-3, RS-3A, RS-4 and RS-6 Zones**

**Conversions**

Council, or the Approving Officer, will not entertain any applications to convert a previously occupied building to strata title ownership where:

- (a) a suite is approved as a One-Family Dwelling with Secondary Suite as defined in the Zoning and Development By-law; or
- (b) a suite is approved as a Secondary Suite as defined in the Vancouver Building By-law.

**New Construction**

As a condition of development permit approval for a new One-Family Dwelling with Secondary Suite, the registered owner shall execute a covenant which must be registered against the title of the property that prohibits registration of a strata plan. The city will release the covenant, on the owner's request, not less than 12 months after issuance of the occupancy permit.

**5.3 In the RS-7 Zone**

**Conversions**

Council, or the Approving Officer, will not entertain any application to convert a previously occupied building to strata title ownership where:

- (a) the site is less than 668 m<sup>2</sup>;
- (b) a suite is approved as a One-Family Dwelling with Secondary Suite as defined in the Zoning and Development By-law; or
- (c) a suite is approved as a Secondary Suite as defined in the Vancouver Building By-law.

**New Construction**

As a condition of development permit approval for:

- (a) a new Two-Family Dwelling on a site less than 668 m<sup>2</sup>; or
- (b) a new One-Family Dwelling with a Secondary Suite

the registered owner shall execute a covenant which must be registered against the title of the property that prohibits registration of a strata plan. The city will release the covenant, on the owner's request, not less than 12 months after issuance of the occupancy permit.

**5.4 In the RS-1B, RT and RM Zones**

**Conversions**

Council, or the Approving Officer, will not entertain any applications to convert a previously occupied building to strata title ownership where:

- (a) a suite is approved as a One-Family Dwelling with Secondary Suite as defined in the Zoning and Development By-law;
- (b) a suite is approved as a Secondary Suite as defined in the Vancouver Building By-law; or
- (c) a unit is approved as a laneway house as defined in the Zoning and Development By-law or the Vancouver Building By-law.

An exception may be made for existing developments containing two or more principal dwelling units (One-Family Dwelling with Infill Dwelling, Two-Family Dwelling or Multiple Conversion Dwelling), in combination with Secondary Suites or Lock-off Units. In these cases, Council or the Approving Officer may consider an application to convert the previously occupied building to strata title ownership, subject to the number of strata lots being consistent with the approved number of principal dwelling units (i.e. a Secondary Suite or a Lock-off Unit cannot be defined as a separate strata lot).

All other applications to convert previously occupied buildings to strata title ownership, including a One-Family Dwelling with a new Infill Dwelling, Two-Family Dwelling or Multiple Conversion Dwelling will be subject to approval by City Council or the Approving Officer and the process outlined in the City's Strata Title and Cooperative Conversion Guidelines.

#### New Construction

- (a) One-Family Dwelling with Secondary Suite, One-Family Dwelling with Laneway House, or One-Family Dwelling with Secondary Suite and Laneway House

As a condition of development permit approval, the registered owner shall execute a covenant which must be registered against the title of the property that prohibits registration of a strata plan. The city will release the covenant, on the owner's request, not less than 12 months after issuance of the occupancy permit.

- (b) New Developments containing two or more principal dwelling units, in combination with Secondary Suite(s) or Lock-off Units

As a condition of development permit approval for a new development containing two or more principal dwelling units (One-Family Dwelling with an Infill Dwelling, Two-Family Dwelling or Multiple Dwelling), in combination with Secondary Suites or Lock-off Units, the registered owner shall execute a covenant to be registered against the title of the property. The covenant is to ensure that the number of strata lots created upon registration of a strata plan is consistent with the approved number of principal dwelling units (i.e. a Secondary Suite or a Lock-off Unit cannot be defined as a separate strata lot).

\* \* \* \* \*

## DRAFT AMENDMENTS TO THE ENHANCED ACCESSIBILITY GUIDELINES

Note: Amendments to Council-adopted guidelines will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. Bold denotes changes to the guidelines.

### ENHANCED ACCESSIBILITY GUIDELINES

#### Section 1.0 Application and Intent

- These guidelines are to be used in conjunction with a district schedule of the Zoning and Development By-law or the official development plans which one permit one-family dwellings, one-family dwellings with a secondary suite, two family dwellings and **two-family dwellings with secondary suite**.
- These guidelines will be used to assist owners and applicant in designing and incorporating enhanced accessibility for persons with disabilities into new or existing one-family dwellings, one-family dwellings with a secondary suite, two family dwellings or **two-family dwellings with secondary suite**.

#### Sub-section 1.1 Regulations and Standards

- In addition to these guidelines, other approvals and permits may be required for the design and construction of enhanced accessibility to a one-family dwelling, one-family dwelling with a secondary suite, two-family dwelling or **two-family dwelling with secondary suite**.
- Where it is determined that it is not feasible to, due to site peculiarities of the proposed development, to comply with specified minimum yards and setbacks, permitted site coverage, impermeability and building depth, staff may recommend relaxations for the provision of enhanced accessibility to a one-family dwelling, one-family dwelling with a secondary suite, two-family dwelling or **two-family dwellings with secondary suite** having regard to the intent of the district schedule, or official development plan, and these guidelines.

#### Section 2.0 General Design Considerations

- Provision of enhanced accessibility for persons with disabilities is not a requirement for one-family dwellings, one-family dwellings with a secondary suite, two-family dwellings and **two-family dwellings with secondary suite**.

#### Section 3.0 The Design Process

- (a) Designing for new, or alterations to existing one-family dwellings, one-family dwellings with a secondary suite, two-family dwellings and **two-family dwellings with secondary suite** incorporating enhanced accessibility involves the following:

### Sub-section 3.1 Site Selection

- (a) While the selection of a site for a new one-family dwelling, one-family dwelling with a secondary suite, two-family dwelling **and two-family dwelling with secondary suite** may depend on numerous factors, it is important to consider site factors for enhanced accessibility from the outset.

### Sub-section 3.2.2 Entry Levels and Entrances Options

- (a) Where development applications for one-family dwellings, one-family dwellings with a secondary suite, two-family dwellings **or two-family dwellings with secondary suite** seek to main streetscape compatibility, design guidelines call for the entry level to be similar to those of adjoining properties.

\* \* \* \* \*



**DRAFT AMENDMENTS TO THE PRINCIPAL DWELLING UNIT COMBINED WITH A SECONDARY  
DWELLING UNIT GUIDELINES**

Note: Amendments to Council-adopted guidelines will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. Bold denotes changes to the guidelines.

- Amend the guidelines where applicable deleting reference to “Principal Dwelling Unit Combined with a Secondary Dwelling Unit” and replacing with “**Principal Dwelling Unit with a Lock-off Unit.**”

Sub-section 2.6

- First paragraph, last sentence - delete “suites” and replace with “**dwelling units**”.

\* \* \* \* \*

## PUBLIC CONSULTATION - COMMENT SUMMARY AND FURTHER INFORMATION ON KEY ISSUES

Two public open houses were held on January 23 and 26, 2013 to solicit feedback on the new zones and the draft Public Benefits Strategy. The sessions were attended by approximately 300 people and 67 response forms were returned. The following summarizes the common themes that emerged on the new zoning:

### Overview of Comment Themes:

General interest in and anticipation of the opportunities that will come with the new zones - e.g. *"A move towards more rowhouse/stacked townhouses is a great first step to assist younger people to enter the housing market. ..."*

Concerns about suitability and affordability - e.g. *"I don't believe this form of housing will provide enough living space for Vancouver families looking for affordable housing. It won't be big enough in terms of living area and it will likely be less affordable."*

Anticipation of improved physical appearance of the neighbourhood - e.g. *"...hopefully this will provide the area with a much needed facelift. My guess is the influx of new residents (with increased density) will allow the area to flourish, it's a long time coming..."*

Concerns about change to the neighbourhood - e.g. *"We have lived here for 18 years....we don't see an reason as to why any improvements have to be made. We are seniors and to give up and move is just so stressful [at any age]"*.

Anticipation of opportunities for owners of single lots - e.g. *"This is an excellent idea. We could build a triplex on our lot, and have all our adult kids in one place to live with us. We support this and we hope that this goes through. Thanks"*

Concerns about suitability of housing for all -e.g. *"It is one of [the] good ideas to provide more affordable accommodation. However, the suggested 9 units model involves many stairs. How is the wheelchair accessibility to apply to this model?..."*

Interest/Support for rowhousing - e.g. *"I like the idea of rowhouses - increasing density in a relatively attractive way, especially for the public realm...."* e.g. *"The considerable expansion of the area available for rowhouse zoning is welcome."*

Concerns with impact on privacy - e.g. *"I do have concerns as a small house owner... I certainly would not appreciate being surrounded by townhouses; thereby losing what privacy I have which is the reason for my small house purchase in the first place..."*

Support for Stacked Townhouse Design requirements - e.g. *"All of the highlights listed in Panel 8 are welcome: Orientation toward the street for all units; Reduction of massing and likelihood of pitched roof (setback requirements for flat roof should be quantified... to incentivize pitched form); Avoidance of design monotony; Private outdoor space for each unit ( this should not entail discounted FSR); Two exposures providing natural light and ventilation; Disincentive to enclosed parking space that will not be used for parking"*.

Concern about general impacts -e.g. *"I am worried about too many buildings that create pollution (noise, air, too many people) in addition to bad activities..."*

Concerns about departures from Plan directions - e.g. *"The Norquay Plan provides for 1.1 FSR for two or more lots [stacked townhouse] development depending on lot size. Panel 7 now proposes 1.2 FSR for sites over 4800 sq. ft. and 42 ft. wide. This FSR 'creep' - an increase of more than 9% - is not acceptable and makes a mockery of process and good faith."* e.g. *"Provision of a policy [for the Transitional Apartment area] rather than the district schedule specified in the Norquay Plan induces much anxiety that matters like height and FSR will become negotiable and subject to creep."*

Suggestions for minor changes to regulations - e.g. *"...front yards should be decreased and rear yards increased..."* e.g. *"...the minimum allowed land assemblage for this housing type [rowhousing] with 1.2 FSR should be the lesser of three lots or 72 feet in width".*

### **Response to Key Concerns:**

#### **Inadequate Parking Provisions**

One of the most common concerns expressed was that increased development and proposed parking standards in the new zones were not adequate and would result in increased demand and inadequate supply of on-street parking which is currently an issue in the neighbourhood.

#### **Proposed Parking Provisions**

The RT-11 zone parking provisions require 1 space per principal unit and .5 of a space for secondary suites. There is no requirement for lock-off suites.

The RM-7 zone parking provisions require .65 spaces per unit for stacked townhouses and 1 space per unit for rowhouses.

Duplexes with secondary suites in either zone are required to have 3 spaces.

#### **Response**

- 1. Emphasis on transit/walking - less car dependence** - The Norquay Neighbourhood Centre Plan provides directions to create a variety of more affordable housing units within a complete and more walkable community that is near services and facilities and in close proximity to transit (29<sup>th</sup> Avenue Skytrain station and six bus routes). For these reasons there will be a reduced need to own a vehicle and it is anticipated that vehicle ownership rates will be less than in other east Vancouver neighbourhoods.
- 2. Incentives to use off-street parking** - One of the parking issues across Vancouver is that enclosed off-street spaces (ie. garages) are being used for general storage while vehicles are parked on the street. In the RM-7 zone this issue will be mitigated by requiring enclosed parking spaces (ie. garages) to be counted as floorspace. This change will mean that open parking screened by fences and landscaping rather than garages will be the norm. Therefore the off-street spaces required under the zoning will much more likely be used for their intended purpose of vehicle storage, reducing demand for on-street parking.

3. **Increase in bike parking** - In anticipation of reduced vehicle use and increased bike use, stacked townhouses will have increased bike storage space requirements (2.25 bicycle spaces per unit, rather than the standard 1.25).
4. **Car share opportunities** - It is anticipated that the major developments on Kingsway will include car share vehicles which can be used by all residents of the neighbourhood. Initial discussion with several car share companies indicated that there will be a viable market for car share vehicles in the neighbourhood.
5. **Permit only parking** - Engineering staff indicates that the use of permit parking can be introduced in Norquay to ensure most on-street parking spaces are reserved for residents.

### Increased Assessments and Taxes from New Zoning

Several concerns were expressed that the new zoning would result in increased assessed values and property taxes.

#### Response

Changing zoning can increase property values and assessed value. However, this change does not necessarily impact on property taxes. Property taxes change only as a result of differences in assessed values among properties from year to year. If a rezoning results in an increase in value higher than that experienced by other residential properties, taxes will increase.

In the only other comparable area - the Knight and Kingsway Neighbourhood Centre where zoning changed in 2006, it has been estimated that the area rezoning resulted in increased market values in the range of \$20,000 to \$25,000. This led to increases in assessed values that exceeded those typical of other residential properties and resulted in higher taxes in the order of \$100 compared to the average similar property in Vancouver. This increase was phased in over 3 years as a result of Land Assessment Averaging Program. This Program provides benefits to property owners during periods of rapidly rising assessments by averaging the assessed values of the current year and the two previous years for the purposes of calculating taxes. This spreads the impact of major increases in values and taxes over several years. This Program reduced the increase in taxes for most properties in Knight and Kingsway to about \$40 in the first year. Staff will ensure that the Land Assessment Averaging Program is applied in Norquay. In addition, provincial tax deferral programs are in place for seniors, families with school-age children and lower-income households who would be adversely impacted by a property tax increase.

It is estimated that increases in property values in Norquay should be in the same range as experienced in Knight and Kingsway. Since the Norquay Plan was adopted in late 2010, the land market has been active with sales occurring partly in anticipation of the zoning changes. Evidence from 2012 assessments for this area shows that assessments have risen the same amount in the past year as other east Vancouver areas - about 5% on average.

### No Minimum width for Rowhouses

Concerns were expressed that the minimum 16 ft. width for rowhouses noted in the Plan was not included as a requirement in the RM-7 zone and that units narrower than 16 ft. would not be livable.

#### Response

In reviewing this minimum standard staff found that maximizing the allowable density on many parcel sizes would result in larger and less affordable units. In addition, there are good examples in Vancouver of very livable units that are 13.5 ft. or less in width. Given that affordability was an important principle in developing the new zones, staff believe that a firm minimum standard was not appropriate and the concern for livability could be addressed during the design review process. Depending on site configurations, rowhouses in Norquay will range in width, and the RM-7/RM-7N Guidelines on access to natural light and ventilation will ensure the livability of all units.

Staff notes that while there is no minimum width for rowhouses, fee simple rowhouses will have to have a minimum width of 5.0 m (16ft) in order to meet City and third-party servicing requirements.