



POLICY REPORT

Report Date: May 22, 2018
Contact: Paula Huber
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RTS No.: 12513
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Meeting Date: June 5, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law

RECOMMENDATION

A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law as follows:

- (i) Create new district schedules for RM-11, RM-11N, and RM-12N zoning generally as set out in Appendix A;
- (ii) Amend the C-2 District Schedule generally as set out in Appendix A;
- (iii) Revise Schedule F of the Zoning and Development By-law as set out in Appendix A; and
- (iv) Rezone those areas shown outlined in bold on Schedule A of Appendix A from RS-1, RS-5, RS-7, RT-4, RT-5, and RT-5N to RM-11, RM-11N, RM-12N, or C-2;

in order to increase opportunities for housing choice and strengthen shopping nodes;

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, if the application to amend the Zoning and Development By-law as described in Recommendation A is referred to Public Hearing, then an application

to amend the Sign By-law to establish regulations for the new RM-11, RM-11N, and RM-12N districts, generally as set out in Appendix B, be referred to the same Public Hearing;

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

- C. THAT, subject to the enactment of the amending by-law described in Recommendation A, the Director of Legal Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Parking By-law, generally in accordance with Appendix B.
- D. THAT, subject to the enactment of the amending by-law described in Recommendation A, the Director of Legal Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Subdivision By-law, generally in accordance with Appendix B.
- E. THAT, subject to the enactment of the amending by-law described in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward, at the time of enactment of such amending by-laws, RM-11 and RM-11N Guidelines, and RM-12N Guidelines, generally in accordance with Appendix C, for Council adoption.
- F. THAT, subject to the enactment of the amending by-law described in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward, at the time of enactment of such amending by-laws, amended C-2 Guidelines generally in accordance with Appendix C, for Council adoption.
- G. THAT, subject to the enactment of the amending by-law described in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Strata Title Policies for RS, RT and RM Zones, generally in accordance with Appendix D, for Council adoption.
- H. THAT Recommendations C through G also be referred to a Public Hearing.
- I. THAT Recommendations A through H be adopted on the following conditions:
 - (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or

discretion, regardless of when they are called upon to exercise such authority or discretion.

- J. THAT Council direct staff to undertake additional technical analysis and public consultation on potential land use changes in the following areas, as part of the next phase of Grandview-Woodland Community Plan implementation:
- (i) “Nanaimo East” area, along Nanaimo Street/North Nanaimo Street from East Hastings Street to Wall Street;
 - (ii) 2300-block of Charles Street (south side)/Kitchener Street (north side);
and
 - (iii) 2400-block of East 12th Avenue (south side)/Grandview Highway North.

REPORT SUMMARY

In 2016, Council adopted the Grandview-Woodland Community Plan, which established policies to increase housing opportunities and strengthen shopping nodes in the neighbourhood. As per community plan directions and housing needs identified in the recent Housing Vancouver Strategy (2017), this report proposes amendments to the Zoning and Development By-law to provide new housing opportunities, as well as new shops and services, through the creation of new district schedules and rezoning of areas within Grandview-Woodland to new townhouse, rowhouse, and four-storey apartment zones (RM-11, RM-11N, and RM-12N), and a four-storey mixed-use zone (C-2). These zoning changes will enable approximately 3000 additional housing units in Grandview-Woodland, if all sites are developed according to the proposed new zoning.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Grandview-Woodland Community Plan (2016)
Housing Vancouver Strategy (2017)
Housing Vancouver 3-Year Action Plan (2017)
Family Room: Housing Mix Policy for Rezoning Projects (2016)
Zero Emissions Building Plan (2016)
Renewable City Strategy (2015)
Renewable City Action Plan (2017)
Green Buildings Policy for Rezoning (2010, last amended 2017)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing. The zoning amendments outlined in this report are part of a comprehensive approach to create a more complete community in Grandview-Woodland, providing new housing opportunities while supporting neighbourhood walkability. On November 29, 2017, Council approved the Housing Vancouver Strategy and 3-Year Action Plan, which include actions to address the escalating housing affordability crisis. To help maintain Vancouver's social diversity and economic competitiveness, a shift is needed in housing supply toward the right supply, better aligned with the incomes of those who work in

Vancouver. The zoning changes described in this report address key gaps in Vancouver's current housing supply.

REPORT

Background/Context

Grandview-Woodland Community Plan

The Grandview-Woodland Community Plan (the "Plan") sets out a thoughtfully managed framework for future change and anticipated population growth of about 10,000 people over the next three decades. Staff worked with the community over several years to develop the Plan, which includes advice on:

- Housing, land use, density and building forms;
- Transportation - improved safety and connections for people walking, cycling, driving and taking transit; and
- Amenities needed to support additional population.

The Plan identifies a number of new housing opportunities and a range of housing types and tenures throughout the community. This includes opportunities for new purpose-built rental in the neighbourhood, as well as strategies to protect existing rental housing. New ownership opportunities across all building types are also included, as well as requirements for the provision of non-market housing through privately-initiated rezonings. The Plan guides the inclusion of these diverse housing opportunities across the neighbourhood along with amenities to be provided to meet the needs of the new population, outlined in a Public Benefit Strategy.

Plan Implementation

The policies described in the Plan will be implemented in different ways over many years. Rezoning plays a key role in Plan implementation; this includes both privately-initiated rezoning and City-initiated rezoning. The Plan indicates that rezoning for buildings that are greater than four storeys in height should be considered on a case-by-case basis through privately-initiated rezoning applications, and that City-initiated multi-site rezoning will be used to enable change in areas where the Plan calls for smaller scale buildings (four storeys or less). It is anticipated that City-initiated rezoning will reduce processing times, improve affordability, and encourage the development of multi-family housing.

The first phase of City-initiated rezoning in Grandview-Woodland involved the implementation of RT (duplex) zoning changes, and addressed lower-density housing opportunities that could be delivered on individual lots, while also emphasizing character retention. These zoning changes were presented to Council in September 2017 and enacted in January 2018.

This report addresses the second phase of City-initiated rezoning, which includes areas where the Plan calls for new townhouses/rowhouses, four-storey apartments, and four-storey mixed-use development. Work to develop zoning to implement these forms of housing has been underway for over a year. Changes proposed will create new ownership opportunities in the neighbourhood, with an emphasis on ground-oriented, family-sized units, along with apartments, and additional shops and services along Nanaimo Street.

Changing City Context

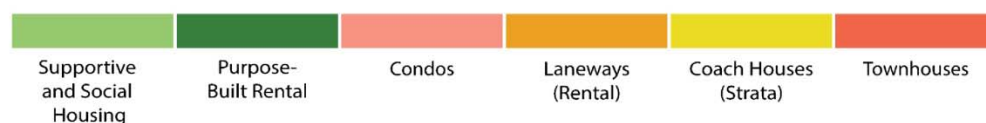
Evolving City policy and emerging City priorities influence zoning changes in all areas of the city. Since the approval of the Plan in July 2016, the City has undertaken ongoing work to address housing affordability, simplify development regulations, and reduce greenhouse gas emissions. Plan implementation work in Grandview-Woodland has addressed this changing city context and evolving policy as follows:


Housing Vancouver Strategy

In November 2017, Council approved the Housing Vancouver Strategy (2018–2027) and 3-Year Action Plan (2018-2020). The zoning changes proposed in this report support the Housing Vancouver Strategy by providing new housing opportunities in the form of townhouses and four-storey apartments. These ground-oriented housing and apartment ownership opportunities address key gaps in Vancouver’s current housing supply and respond to Housing Vancouver’s 10-year housing targets (Table 1).

Table 1. Housing Vancouver 10-Year Housing Targets (2018-2027)

Building Type	Renters				Renters & Owners	Owners	Total	% of Total
	<\$15k/yr.	<\$15-30k/yr.	\$30-50k/yr.	\$50-80k/yr.	\$80-150k/yr.	>\$150k/yr.		
Apartment	5,200	1,600	2,000	3,000	200		12,000	17%
			2,500	12,000	5,500		20,000	28%
				6,500	16,500	7,000	30,000	42%
Infill				2,000	2,000		4,000	5%
Townhouse					300	700	1,000	1%
					1,700	3,300	5,000	7%
Total	5,200	1,600	4,500	23,500	26,200	11,000	72,000	100%
% of Total	7%	2%	6%	33%	37%	15%	100%	



 Housing targets addressed through proposed zoning changes in Grandview-Woodland

City-Wide Development and Building Regulatory Review

The City is launching a major review of land use regulations and policies. One of the goals of this review is to streamline and simplify the district schedules of the Zoning and Development By-law. To align with these goals, existing district schedules have been employed, where possible, to implement changes.

Green Building Standards

Since the Grandview-Woodland Community Plan was approved in July 2016, the City has updated its green building standards by approving the Renewable City Action Plan,

changing the Green Buildings Policy for Rezoning, and implementing the Zero Emissions Building Plan. Vancouver is using the Passive House (high energy efficiency) building standard as one tool in working towards achieving zero-emissions buildings by 2030. The Grandview-Woodland Community Plan looks to improve the environmental performance of all new buildings in the neighbourhood. Opportunities to encourage Passive House construction have been explored and, where possible, included in the proposed district schedules.

Strategic Analysis

The Plan sets out detailed policy for new townhouse/rowhouse, four-storey apartment, and four-storey mixed-use areas. A challenge for implementation, however, is aligning the detailed guidance of the Plan with the City's current regulatory review effort to simplify and streamline regulations, and avoid the creation of new district schedules where possible. Early analysis identified C-2 as an existing zone with significant similarities to the four-storey mixed-use objectives described in the Plan. The Plan's policy for four-storey apartments and townhouse areas along arterial streets is sufficiently different from existing zones to require the development of two new district schedules (RM-11/RM-11N and RM-12N, respectively).

The existing RM-8 zone is generally aligned with what the Plan anticipates for townhouse/rowhouse areas along local streets (East Pender Street, East 8th Avenue, and East 10th Avenue). Exploration of an updated version of this zone, RM-8A, is already well underway as part of the Cambie Corridor Phase 3 planning program. Staff from both teams are working on a coordinated update of the RM-8 district schedule which has the potential for broad use in neighbourhoods across the city. In light of the objective to limit rainwater flow to the wastewater system, staff are taking a new approach to the development of this updated district schedule. This approach focuses on achieving the right supply of housing, while also balancing the environmental impacts of parking supply in terms of opportunities to retain rainwater on-site, increase tree retention/replacement, and reduce greenhouse gas emissions. More work is needed on this district schedule and so staff are not recommending a new district schedule (RM-8A) for townhouses on local streets at this time. It is anticipated that an updated district schedule that can be implemented in both Grandview-Woodland and Cambie Corridor will be ready to advance to Council for consideration this July.

Opportunities to advance the Zero Building Emissions Plan through energy efficient buildings were identified as part of the development of the new four-storey apartment district schedule (RM-11/RM-11N). This district schedule and associated design guidelines describe the "T"-shape building form that is generally expected in this zone. This form is intended to create protected rear courtyard spaces with acoustic and air-quality benefits for building occupants. Recognizing that Passive House buildings offer significant acoustic and internal air quality benefits, as well as increased affordability over time through reduced heating and cooling costs, this zone includes the option of simpler building shapes (e.g. rectangular) for development achieving the Passive House standard. In addition, the minimum frontage requirements of this zone may be relaxed for Passive House buildings, providing further flexibility for energy efficient construction.

Proposed Zoning Amendments

Figure 1 identifies the areas in Grandview-Woodland where zoning changes are proposed. 438 parcels are proposed to be rezoned, as summarized in Table 2. Staff are recommending the adoption of two new district schedules (RM-11/RM-11N and RM-12N), and associated guidelines. Staff are also recommending minor amendments to the C-2 district schedule and guidelines. As noted previously, further evaluation of the environmental performance of the updated RM-8 zone is required before it can be further developed for Grandview-Woodland and Cambie Corridor and considered by Council. If changes to the draft zone result from this evaluation, updates will be provided to both the Grandview-Woodland community and the Cambie Corridor community, ahead of the anticipated July report.

Figure 1: Arterial Townhouse, Four-Storey Apartment, and Four-Storey Mixed-Use City-Initiated Rezoning Areas in Grandview-Woodland

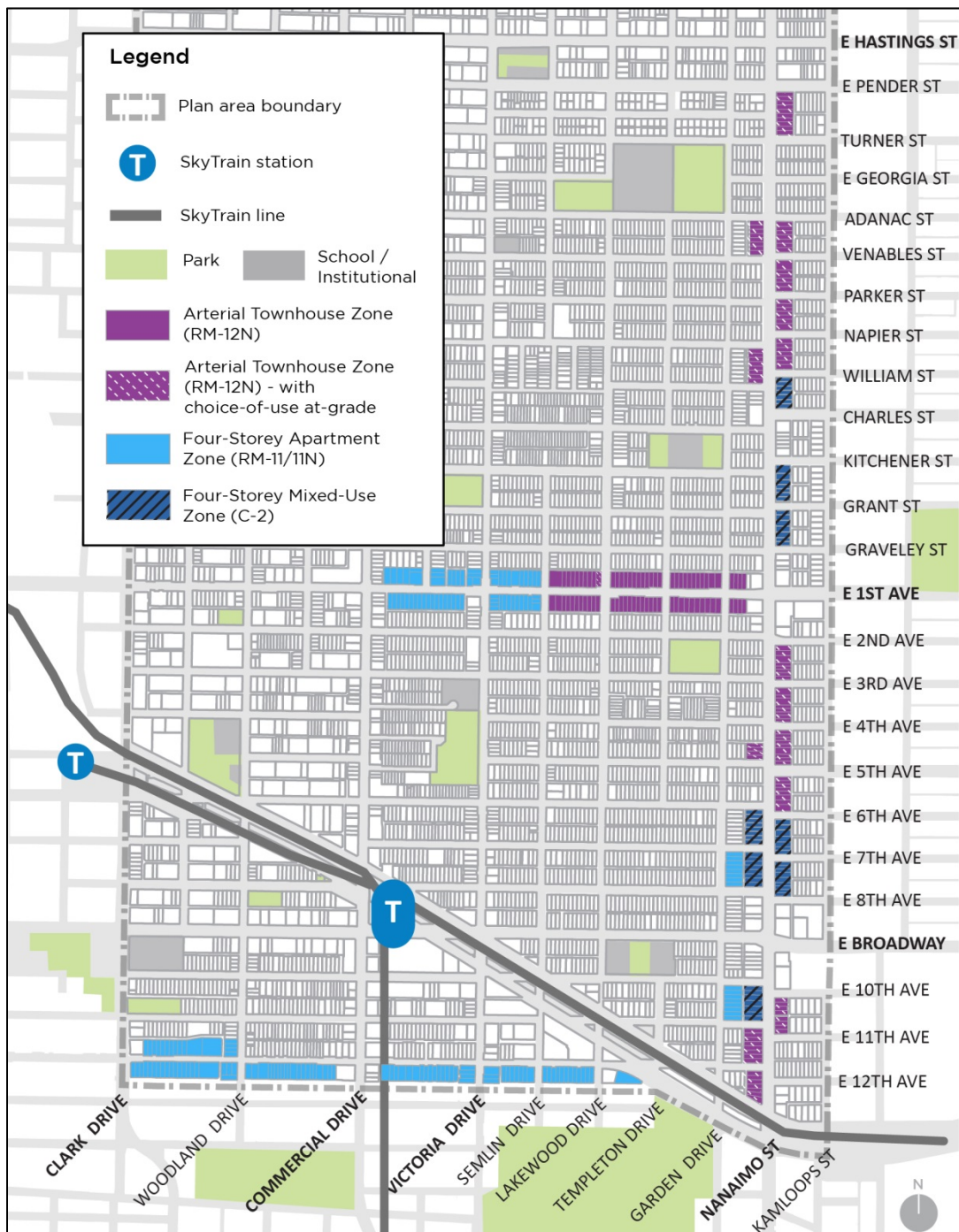


Table 2: Number of Parcels Affected by Proposed Zoning Changes

Zone	Number of Parcels Affected
RM-11/RM-11N	181
RM-12N	195
C-2	62
Total	438

Four-storey Apartment Zone (RM-11/RM-11N)

The Plan identifies areas along East 1st Avenue, East 12th Avenue, and Garden Drive for four-storey apartments, to provide a transition from higher density development (six-storeys plus) to lower-scaled residential areas nearby. Staff are recommending the adoption of a new four-storey apartment district schedule, and related design guidelines, with the following key features:

- 1.7 maximum FSR;
- “T”-shaped apartment buildings: create protected rear courtyard spaces with acoustic and air-quality benefits for building occupants;
- Minimum frontage of 36.6 m (120 ft.);
- Requirements for family housing, as described in the City’s *Family Room: Housing Mix Policy for Rezoning Projects*;
- Some lock-off units permitted to provide flexible housing choices; and
- Form relaxations to encourage Passive House buildings.

A minimum frontage requirement encourages lot consolidation to maximize overall unit density and design flexibility. This is a density bonus zone, where an amenity share or affordable housing share contribution is offered in exchange for additional density over the base density of 0.75 FSR, up to 1.7 FSR. The maximum permitted 1.7 FSR is lower than other four-storey apartment zones to accommodate the “T”-shaped building form and improve livability. An “L”-shaped apartment building form will be required on corner sites, also creating protected rear courtyard spaces. Alternate building forms and reduced minimum frontages will be considered for development achieving the Passive House standard. Design guidelines provide advice on achieving units with cross-ventilation and on-site green infrastructure.

Arterial Townhouse Zone (RM-12N)

The Plan identifies areas along East 1st Avenue and Nanaimo Street for ground-oriented family housing in the form of 3.5-storey townhouses. The Plan policy for these areas differed sufficiently from the City’s existing district schedules such that staff are recommending the adoption of a new 3.5-storey townhouse district schedule, and related design guidelines, with the following key features:

- 1.45 maximum FSR;
- Townhouses, triplexes, and duplexes permitted;
- Minimum frontage of 27.4 m (90 ft.) for townhouses;
- Requirement for townhouse projects to include 25% three-bedroom units;

- Option to build “T”-shaped four-storey apartments (as per RM-11) on larger sites, with minimum frontage of 36.6 m (120 ft.);
- Option for at-grade choice-of-use along Nanaimo Street; and
- Secondary suites and some lock-off units are permitted to allow for rental opportunities and provide flexible housing choices.

This new arterial townhouse zone includes a minimum frontage requirement to achieve 1.45 FSR. On large sites with a minimum frontage of 36.6 m (approximately four lots), there is the option to build four-storey “T”-shaped apartments at 1.7 FSR. This is also a density bonus zone, where an amenity share or affordable housing share contribution is offered in exchange for additional density over the base density of 0.75 FSR, up to 1.45 FSR for townhouses, or 1.7 FSR for apartments. This zone includes an option for choice-of-use of commercial or residential uses for ground floor spaces facing Nanaimo Street, and also at the northwest corner of East 1st Avenue and Lakewood Drive, where a small locally-serving retail shop previously existed (a site identified in the Plan as “Local-Serving Retail”).

Four-storey Mixed-Use Zone (C-2)

The Plan identifies areas along Nanaimo Street for four-storey mixed-use apartment buildings, with commercial uses at-grade and residential above. These proposed four-storey mixed-use areas are contiguous to and strengthen the Nanaimo shopping nodes (Figure 2), and provide a transition down from the six-storey buildings proposed for the heart of these shopping nodes.

The Plan policy for these areas is similar to the City’s existing C-2 zone, which permits four-storey mixed-use development up to a maximum 2.5 FSR. The C-2 district schedule and guidelines emphasize building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity. Across the city, sideyards are not required in C-2, creating a continuous building frontage and better pedestrian experience along commercial streets. While the Plan indicated a maximum 2.0 FSR for these areas, C-2 has a maximum 2.5 FSR, which improves the financial viability of mixed-use projects. Employing the C-2 zone in these four-storey mixed-use areas in Grandview-Woodland simplifies regulations and improves consistency city-wide.

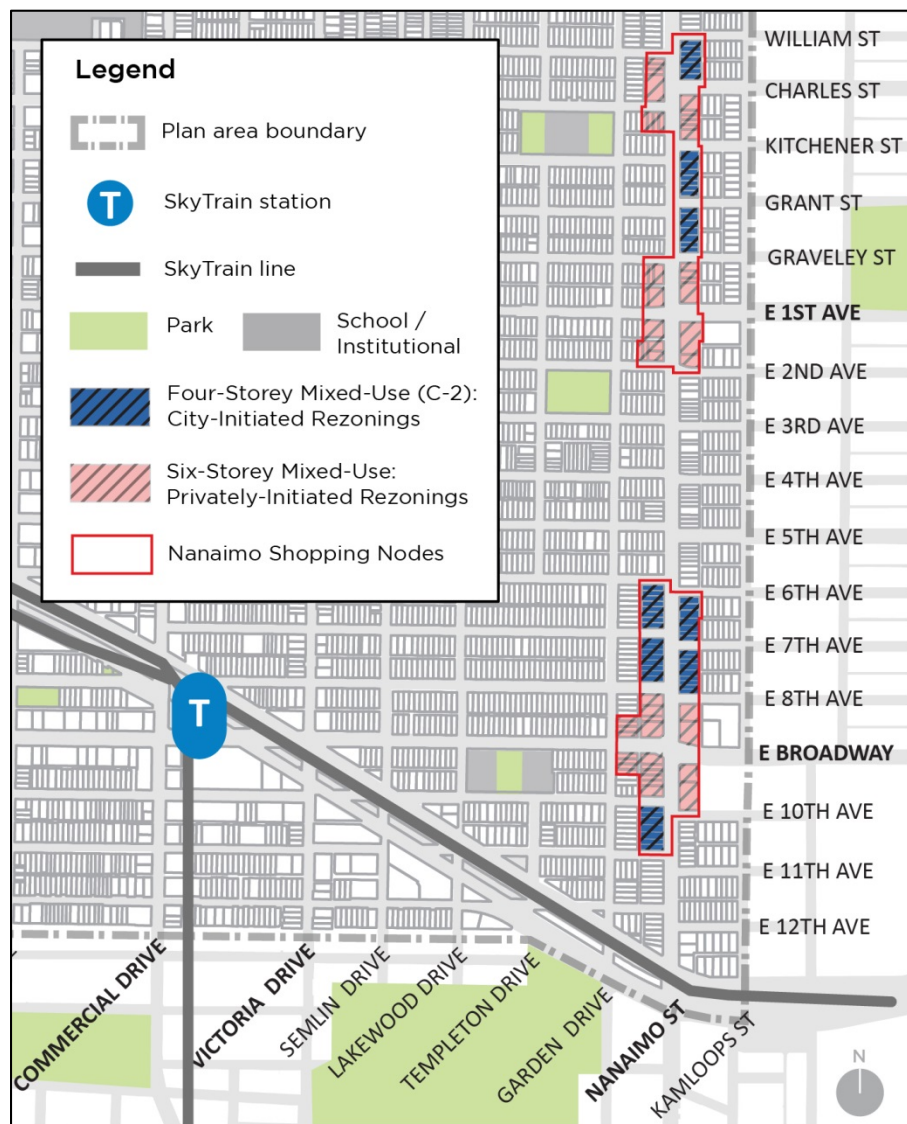
In conjunction with rezoning these areas to C-2, staff are recommending minor amendments to the C-2 district schedule and guidelines to limit commercial frontages to 15.2 m (50 ft.) along Nanaimo Street, to encourage smaller-scaled retail as described in the Plan.

The Nanaimo shopping nodes are proposed to be expanded to include 4.5 additional blocks of C-2 (identified in the Plan for the arterial townhouse zone) as follows:

- 1.5 blocks at East 7th Avenue, to strengthen this shopping node and avoid partial blocks of mixed-use buildings; and
- Three blocks at Grant Street/Charles Street, to connect and strengthen the East 1st Avenue and Charles Street shopping nodes.

Rezoning these blocks to C-2, instead of townhouse with at-grade choice-of-use, means that commercial uses will now be required on the ground floor. This ensures more shops and services are provided over the long-term, improving neighbourhood walkability and meeting the shopping needs of a growing population over time.

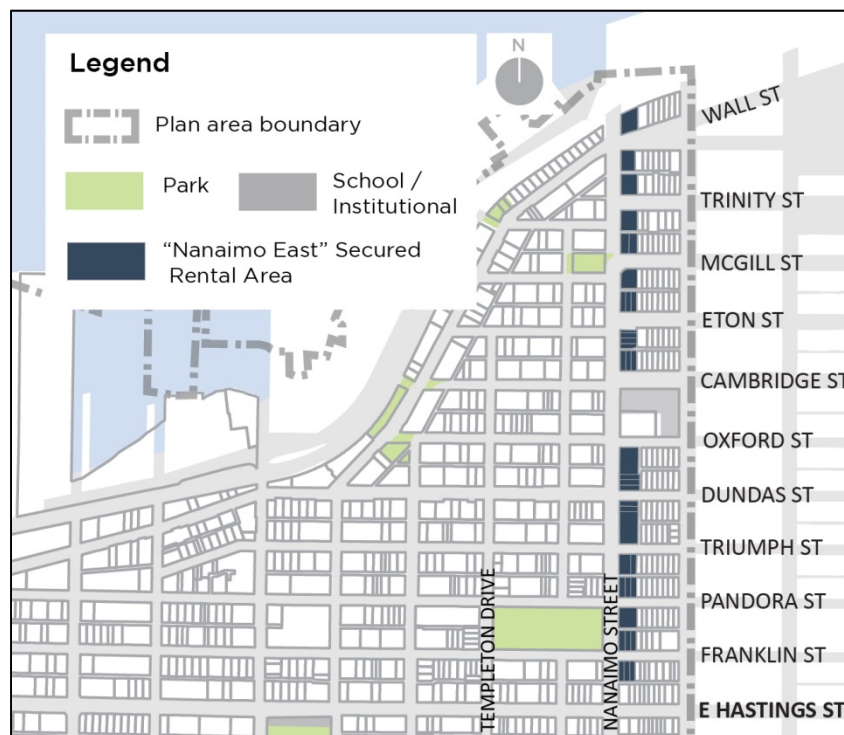
Figure 2: Nanaimo Shopping Nodes



Zoning Changes Explored but not Pursued

The Plan identifies a four-storey apartment area for secured market rental in the “Nanaimo East” area, along Nanaimo Street/North Nanaimo Street from East Hastings Street to Wall Street (Figure 3). The existing zoning in this area is three-storey RM-3A zoning, with numerous existing purpose-built market rental buildings, as well as non-market housing, and includes some of the most affordable rental housing in the city. A staff analysis of the proposed change indicated that the potential increase in rental units achievable through rezoning to a four-storey zone was not sufficient to outweigh the impact of the anticipated rent increases associated with replacing older buildings with new (Appendix E). For this reason, staff are not recommending rezoning for this area at this time. Staff recommend undertaking additional technical analysis and public consultation to develop a more specific policy to enable rezoning for sites in this area that do not currently have rental housing.

Figure 3: “Nanaimo East”



Key Changes from the Plan

Table 3 describes and provides a rationale for changes between policy in the Plan and the zoning changes as proposed, in response to a changing City context and objectives as well as more in-depth technical analysis.

Table 3: Key Changes from the Plan

	Key Change	Summary
1	Increase from 1.3 to 1.45 FSR in arterial townhouse zone (RM-12N)	Increased FSR supports Housing Vancouver Strategy through providing additional ground-oriented housing units, and is a more appropriate scale for arterial streets. Initially 1.5 FSR was considered. Further technical analysis indicated 1.45 FSR was more achievable for lot sizes/configurations in this area.

	Key Change	Summary
2	Four-storey apartment option in arterial townhouse zone (RM-12N)	Including an option for four-storey apartments on large sites provides additional housing units and housing choice, and the apartment form is better suited for at-grade choice-of-use on Nanaimo Street.
3	Six parcels mid-block, between two north-south lanes of 2400-block of Charles St. (south side) / Kitchener St. (north side), moved from arterial townhouse zone to local streets townhouse zone (RM-8A)	These parcels front onto a local street, not an arterial street, so have been shifted to the local streets townhouse zone.
4	Flexibility in building form in four-storey apartment zone (RM-11/RM-11N) for Passive House	Supports Zero Emissions Building Plan through encouraging energy efficient construction.
5	Expansion of four-storey mixed-use areas (C-2)	Expanding Nanaimo shopping nodes to include 4.5 blocks formerly in the arterial townhouse zone improves neighbourhood walkability and meets shopping needs over time.

Blocks Under Review

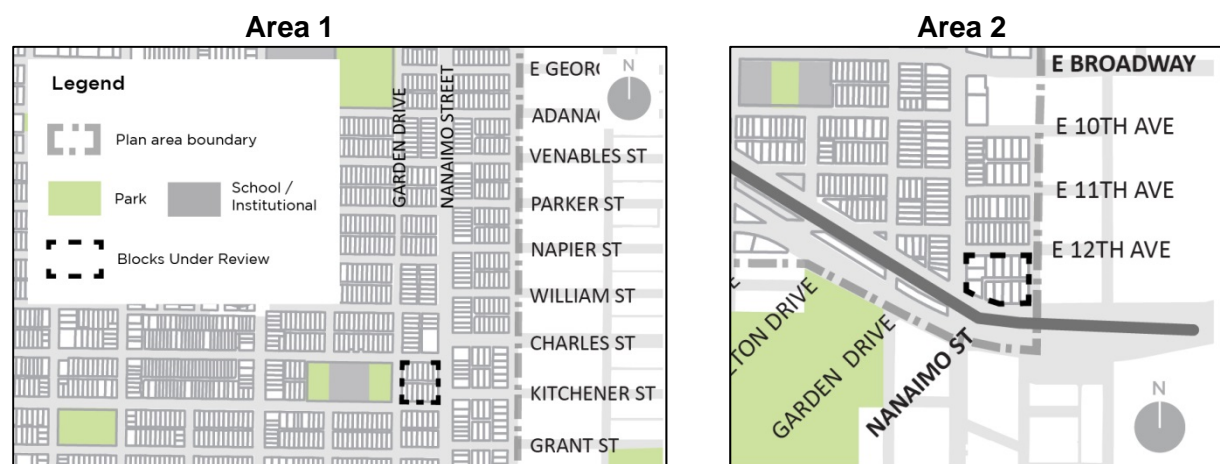
During public consultation for this phase of Plan implementation, two blocks (Figure 4) were flagged by the community as areas to revisit. Due to unique contextual factors, staff believe there is merit to reconsider Plan policy (or a lack thereof) for these areas:

Area 1: 2300-block of Charles Street (south side) / Kitchener Street (north side); and
Area 2: 2400-block of East 12th Avenue (south side) / Grandview Highway North.

In Area 1, a new location for Lord Nelson Elementary School, combined with a poor transition from six-storey portions of the block, created a more compelling case to consider land use changes for the remainder of the block. Area 2 was not identified for change from RS-1 zoning in the Plan, despite adjacencies to existing townhouse development and two arterials.

Staff met with property owners from these two blocks in April 2018 to gauge interest in potential land use changes. For each block, a majority of property owners expressed support for exploring options. Staff recommend undertaking additional technical analysis and public consultation on potential land use changes in these areas, as part of the next phase of Plan implementation.

Figure 4: Blocks Under Review



Public Input

The zoning changes proposed in this report implement policies developed as part of a large scale community planning program in Grandview-Woodland completed in 2016. As part of the implementation process, proposals were refined through further technical analysis and public consultation during January - April 2018. The consultation process and outcomes are detailed in Appendix F and are summarized below.

January/February 2018

- Open Houses – Shared ideas and information about creating new zones to increase housing choice and expand shops and services within the Nanaimo shopping nodes, and included revised development options for consideration. Comment forms were provided to attendees.
- Online Survey – An online comment form was made available until February 22, 2018.
- Letter to Property Owners – A letter about the proposed zoning changes and opportunities for input was sent to all owners of properties where zoning changes are proposed.

March - April 2018

- Open Houses - Shared more detailed information on the proposed zoning changes, based on further technical analysis and feedback from January/February public consultation. Comment forms were provided to attendees.
- Online Survey – An online comment form was made available until April 2, 2018.

Key Comments from Public Engagement Received to Date

General

- Support for proposed zoning changes (64% agreed/strongly agreed)
- Support for increased density, for type/form of buildings permitted, and for density along arterials

- Concern that density proposed is not high enough, and that other locations in the neighbourhood should be considered for higher density, e.g. local streets
- Concern that density and/or height is too high for single-family character, and regarding associated impacts on adjacent homes (shadowing/privacy/views)
- Concern regarding lack of housing options for low income residents
- Concern additional density will cause increase in traffic/parking issues and pressure on amenities (e.g. schools and community centres)
- Concern regarding six-storey development in adjacent areas (along Nanaimo Street)

Four-storey Apartment Zone (RM-11/RM-11N)

- Support for option for simpler building shapes for passive house construction (62% agreed/strongly agreed)
- Concern that Passive House buildings will not allow for as much green space

Arterial Townhouse Zone (RM-12N)

- Strong support for increasing floor area in arterial townhouse zone to 1.5 FSR (75% agreed/strongly agreed)
- Strong support for option of four-storey apartments on large sites in arterial townhouse zone (77% agreed/strongly agreed)
- Support for apartments with commercial at grade on arterial (where Plan indicated townhouses)

Four-storey Mixed-Use Zone (C-2)

- Strong support for expansion of the Nanaimo Shopping Nodes (73% agreed/strongly agreed)
- Support for small frontages, neighbourhood-serving businesses, and increased walkability
- Concerns regarding affordability of rent for small, local businesses, and that commercial spaces will be occupied by undesirable retail or chain stores

Staff Response

- The Plan was developed with broad community input and guides the building form, location, height, and density of the zoning changes described in this report. Comments received as part of this phase of implementation indicated some concern that densities proposed were too low, and to a lesser extent that densities and/or heights proposed were too high. The zoning changes proposed include modest changes from the Plan to address evolving City policies and priorities. However, in general, proposed zoning changes reflect policy outlined in the Plan.
- The maximum height permitted through the proposed zoning changes is three and a half to four storeys, while the maximum height permitted under existing zoning is two and a half to three storeys. Building setbacks and stepping back of upper storeys help minimize shadowing and impacts on privacy or views in adjacent lower density zones.
- The Plan guides the inclusion of diverse housing opportunities across the neighbourhood, including the provision of non-market housing through privately-initiated rezonings in other areas. Proposed zoning changes provide additional housing choice predominantly in the form of new ownership opportunities. Development cost levies and density bonus contributions from new development in these areas can help support the provision of non-market housing.

- Development will be required to provide parking on-site and is anticipated to be predominantly underground parking for townhouse and apartment buildings in RM-11/RM-11N, RM-12N, and C-2 zones, based on current Parking By-law regulations.
- Concerns regarding adjacent six-storey rezoning areas were received during the development of the Plan and residents continued to express concern with six-storey buildings. Areas identified for six-storey buildings are generally located on major arterials and at intersections, and are to be assessed on a case-by-case basis as rezoning applications are submitted.

Financial Implications

City-initiated rezonings minimize the need for individual site-specific rezoning applications. This streamlines the development process, provides certainty for the community and future applicants, and helps reduce the costs and risk of development. While certainty for external stakeholders is increased through this approach, the City does limit its ability to negotiate and secure infrastructure improvements, among other things, resulting from projected growth that might otherwise be achieved through a rezoning process.

New development brings new residents and employees into an area, increasing demand on City infrastructure and amenities. City-wide Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, social and non-profit housing, and engineering infrastructure.

The City is currently developing a substantial City-wide Utility DCL program to begin to address the tremendous growth pressures on the utility infrastructure in the city. This new utility DCL will be presented to Council for consideration on July 11, 2018. The utility DCL program will identify specific neighbourhood-serving water, sewer and drainage/green infrastructure projects to support growth associated with approved policy plans. The program will be updated from time-to-time to reflect development patterns and integrate new land use plans, as and when they are approved by Council. For utility upgrades not included in the program, upgrades would be achieved through development permit conditions on a site-by-site basis. Further, there may also be other supportive engineering infrastructure, such as transportation improvements, that would be secured through development permit conditions.

The proposed zoning changes include two new district schedules with density bonus provisions, which provide an opportunity for amenity share or affordable housing share contributions to be offered in exchange for additional density. The density bonus zone contributions in these new zones would be offered at a rate of \$36.13 per square metre (\$3.36 per square foot) in Grandview-Woodland. These density bonus contributions are expected to support the delivery of the Grandview-Woodland Public Benefit Strategy.

The approved Plan included an approximately \$800 million Public Benefit Strategy that reflects the needs and desires of the community, and is intended to provide strategic direction to guide the City (including City Council, Park Board, and Library Board) in making investment decisions on public amenities and infrastructure in Grandview-Woodland over the next three decades. The City's fiscal capacity, emerging opportunities, and evolving needs across the city and this neighbourhood will determine the actual amenity package that will be delivered incrementally over the long-term. Staff will continue to pursue a coordinated, sustainable, intergovernmental partnership and funding arrangements to address affordable housing, childcare, critical infrastructure renewal, and emerging needs. As such, the Public Benefit Strategy will be

reviewed and refined periodically and integrated into the City's 10-year Capital Strategic Outlook, four-year Capital Plan, and annual Capital Budget for prioritization and funding consideration on a citywide level.

CONCLUSION

This report seeks Council approval to implement the zoning changes described in this report, including the introduction of two new district schedules and the rezoning of 438 properties to provide opportunities for additional housing, shops, and services in Grandview-Woodland. These zoning changes support the Vancouver Housing Strategy through increasing housing choice, address Regulatory Review objectives to simplify and streamline City processes and regulations, and support the Zero Emissions Building Plan through flexibility for Passive House buildings. The General Manager of Planning, Urban Design and Sustainability recommends approval of the aforementioned recommendations, and referral of the zoning changes to Public Hearing.

* * * * *

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT By-law to amend the Zoning and Development By-law No. 3575 to create new district schedules, amend C-2, and rezone certain designated areas in Grandview-Woodland

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. This by-law amends the Zoning District plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notation, and references shown on the plans marginally numbered Z-(), attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
3. In section 3.2.7, Council inserts “, RM-11 and RM-11N, and RM-12N” after “RM-10 and RM-10N”.
4. In section 5.14, in the paragraph in Column B which is opposite paragraph 2, Council adds “, RM-11 and RM-11N, and RM-12N” after “RM-10 and RM-10N”.
5. In section 9.1, under the heading “Multiple Dwelling”, Council:
 - a. inserts “RM-11 and RM-11N” below “RM-10 and RM-10N”; and
 - b. inserts “RM-12N” above “FM-1”.
6. Council amends Schedule F, Affordable Housing and Amenity Share Costs, by adding the following new rows:

“

RM-11 and RM-11N	\$36.13 per m ²	\$36.13 per m ²
RM-12N	\$36.13 per m ²	\$36.13 per m ²

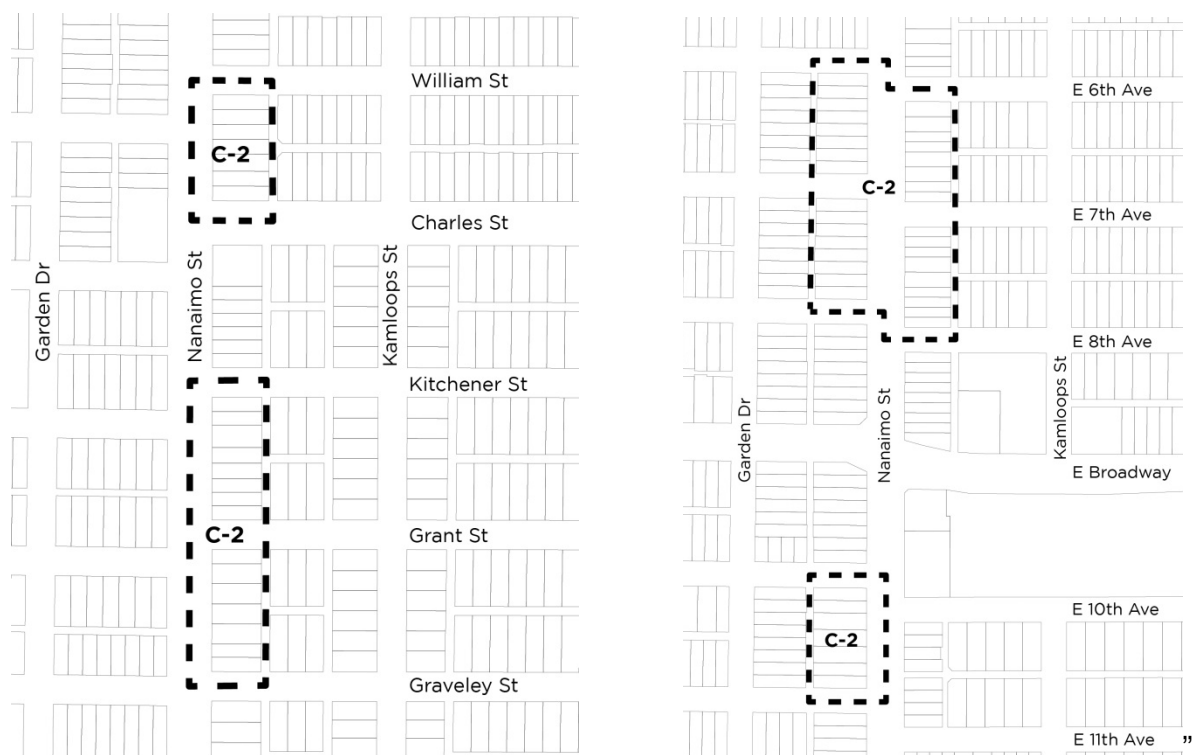
”

7. Council enacts a new RM-11 and RM-11 Districts Schedule, as attached to this by-law as Schedule B.
8. Council enacts a new RM-12N District Schedule, as attached to this by-law as Schedule B.
9. In the C-2 District Schedule, Council:
 - a. in section 4.2, strikes out “- Not Applicable.” and adds the following new sections:

“4.2.1 For buildings located in the area shown on the map in Figure 1, the maximum frontage for any commercial use is 15.3 m.

- 4.2.2 The Director of Planning may increase the maximum frontage regulation in section 4.2.1 provided consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 1. Nanaimo Street C-2 Areas with Maximum Commercial Frontages and Land Dedications



- b. in section 4.3, re-numbers Figure 1 as Figure 2;
- c. in section 4.3.1, strikes out “Figure 1” and replaces it with “Figure 2”;
- d. in section 4.4, re-numbers Figure 2 as Figure 3;
- e. in section 4.4.1, strikes out “Figure 2” and replaces it with “Figure 3”;
- f. in section 4.5, re-numbers Figure 3 as Figure 4;
- g. in section 4.5.1, strikes out “Figure 3” and replaces it with “Figure 4”;
- h. in section 4.6, re-numbers Figure 4 as Figure 5;
- i. in section 4.6.1, strikes out “Figures 4 and 5” and replaces them with “Figure 5”;
and
- j. adds new sections 4.11, 4.12, 4.13 and 4.14 as follows:

“4.11 Dedication of Land for Lane Purposes

4.11.1 For development sites located in the area shown in Figure 1, where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.

4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.”;

4.12 (Reserved)

4.13 (Reserved)

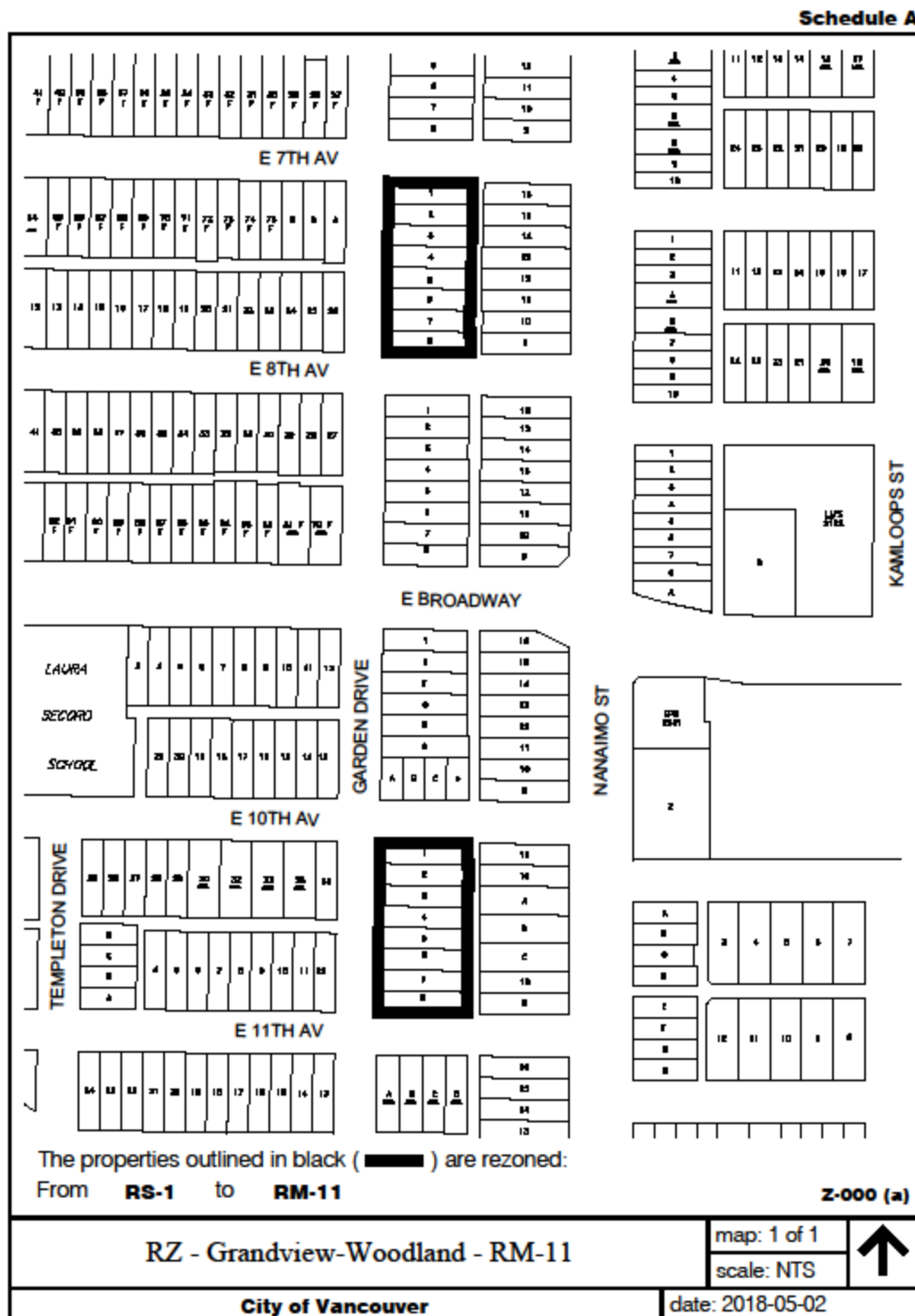
4.14 Dedication of Land for Sidewalk and Boulevard Purposes

4.14.1 For development sites located in the area shown in **Figure 5** which adjoin the streets set forth below, a portion of the site must be dedicated for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles, of the distance set out below:

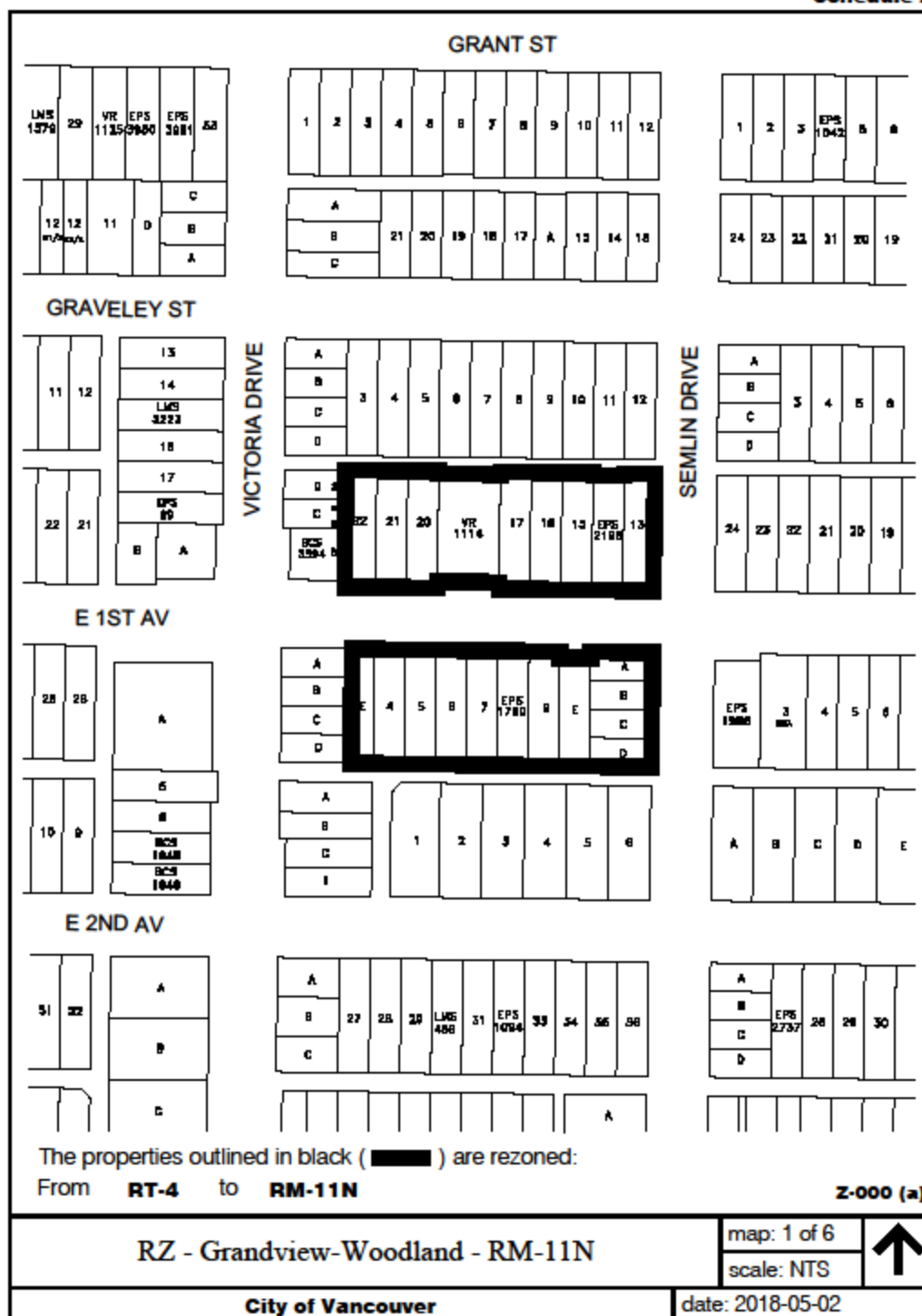
- (i) Nanaimo Street, from William Street to Graveley Street 15.1 m; or
- (ii) Nanaimo Street, from East 6th Avenue to East 11th Avenue 16.1 m.

4.14.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.”.

* * * * *



Schedule A





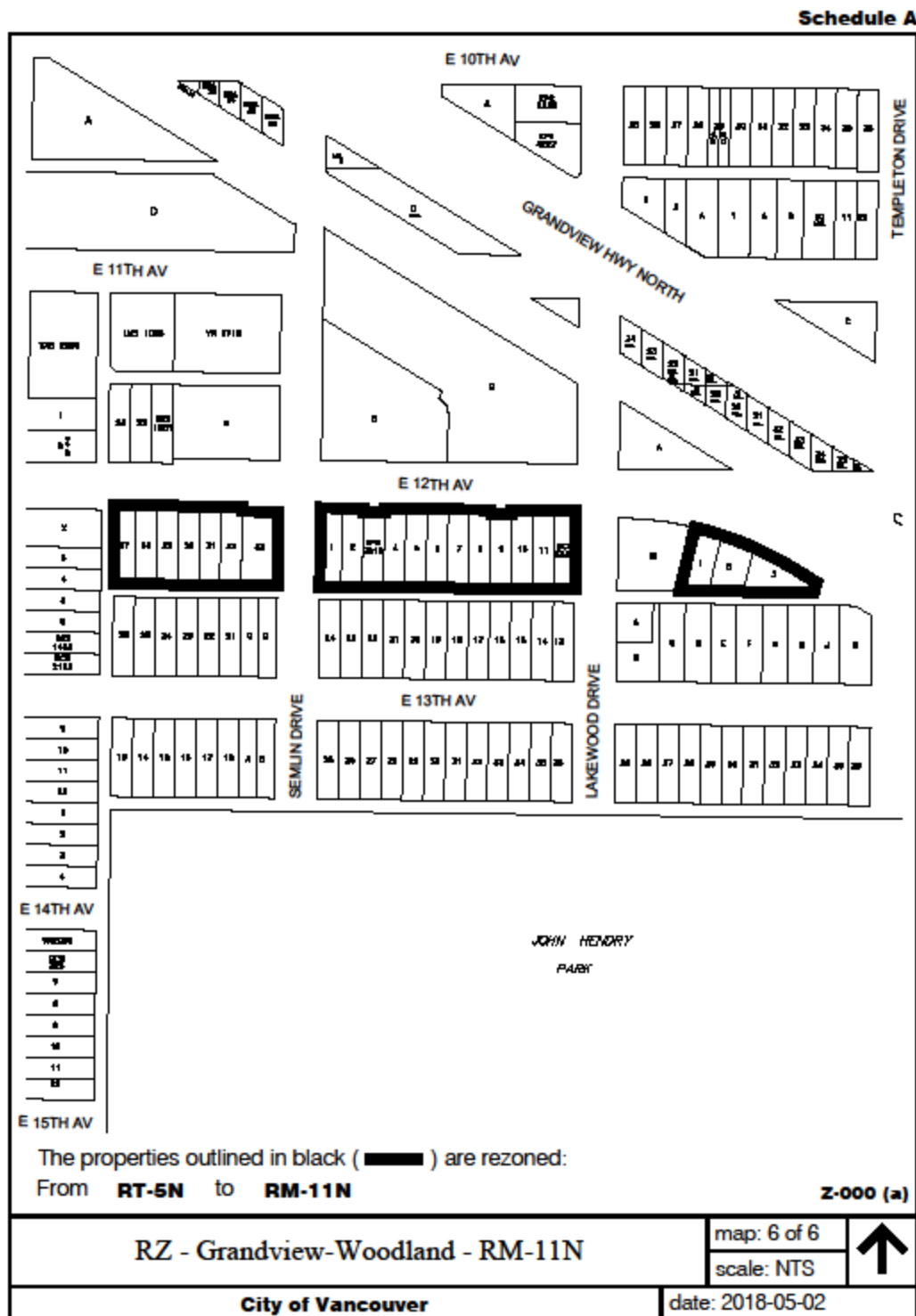


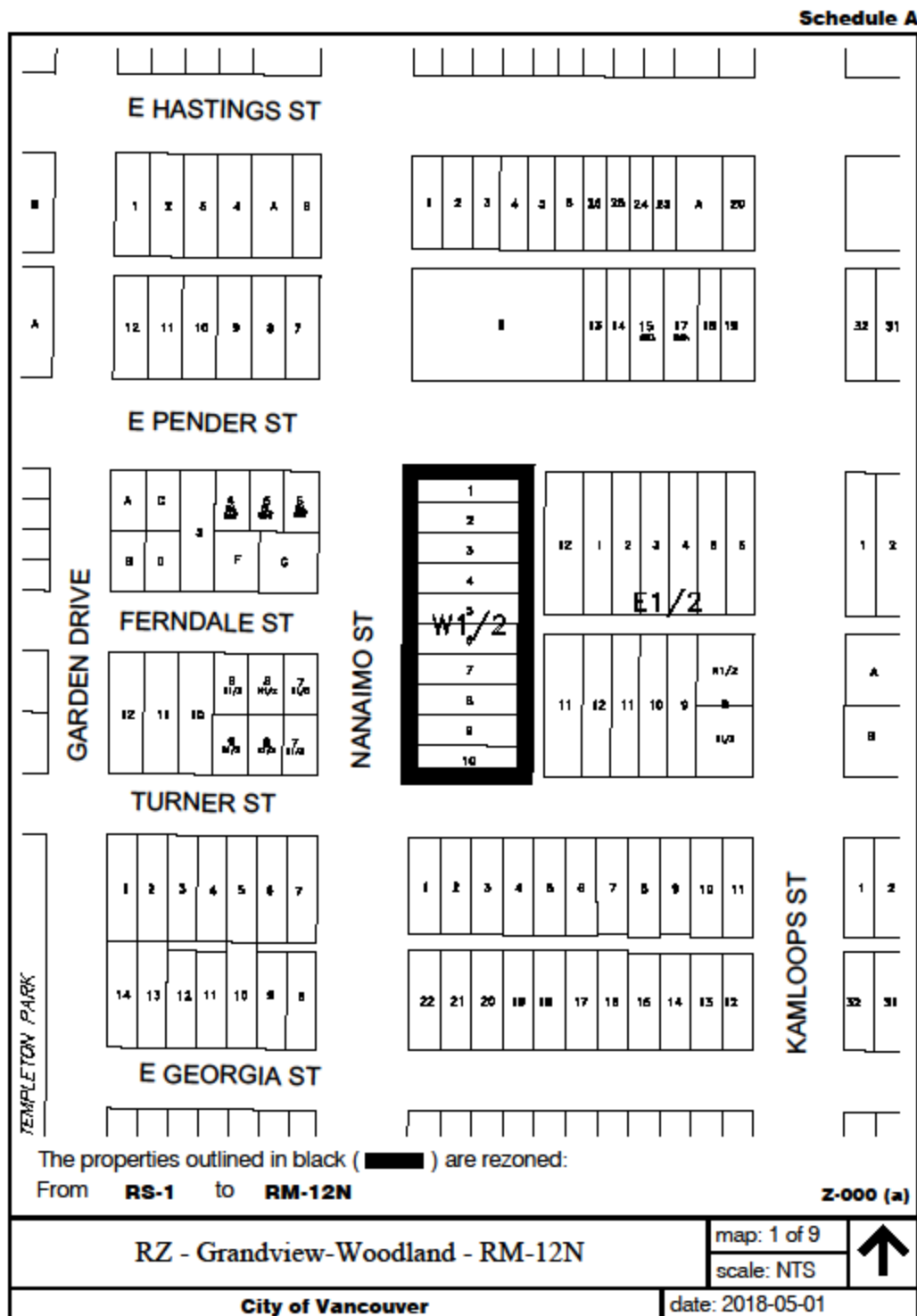
Schedule A



Schedule A



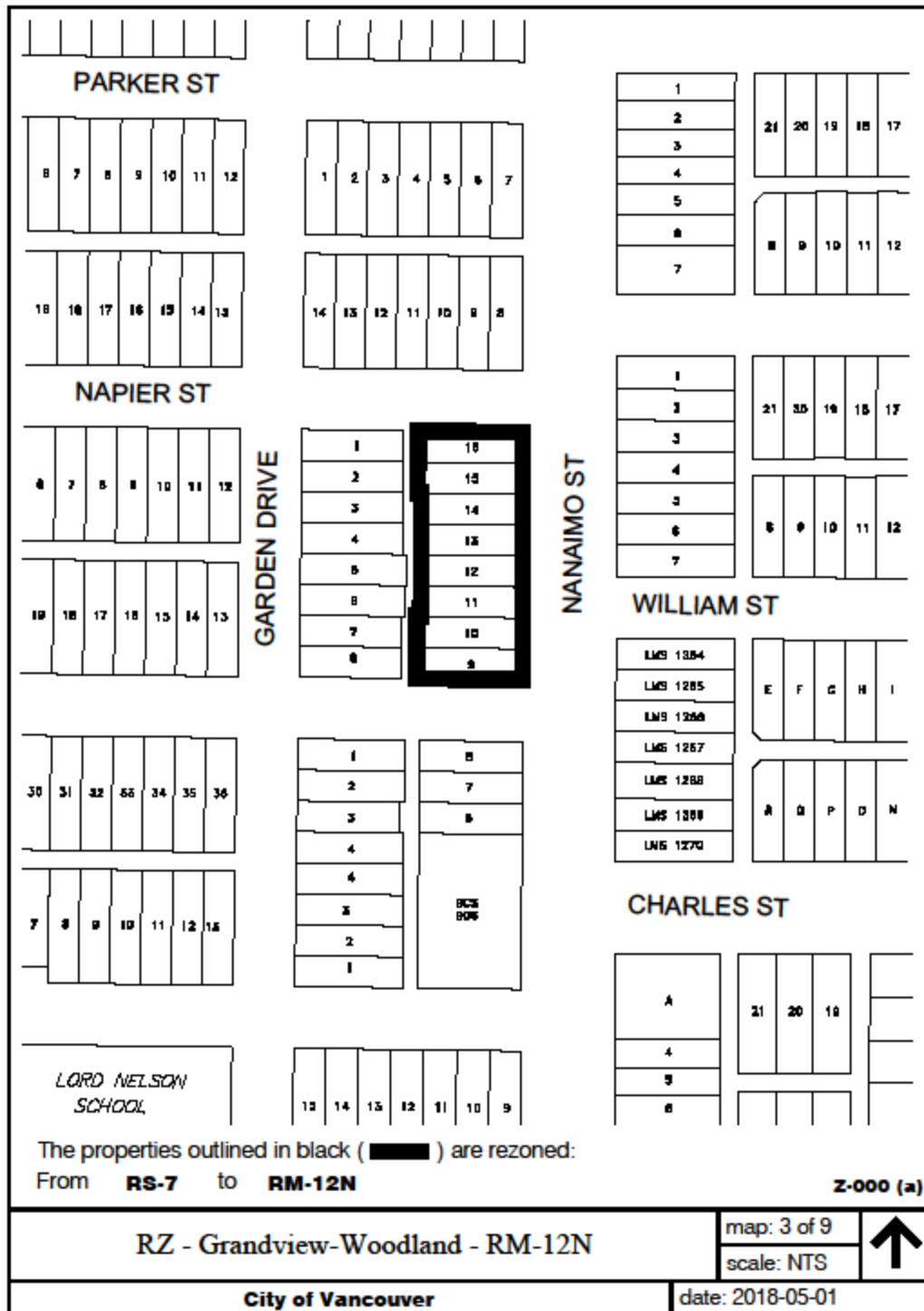


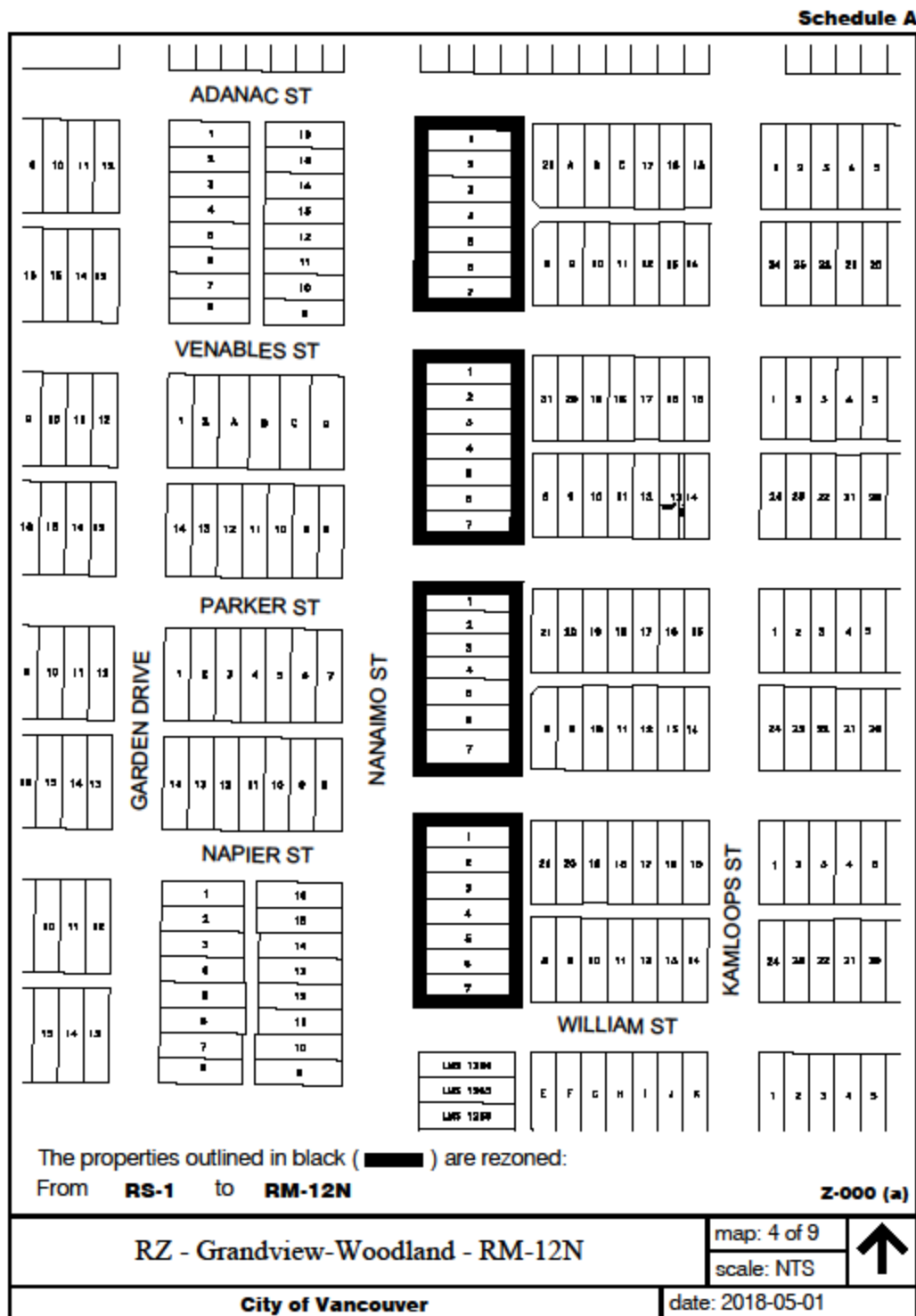


Schedule A

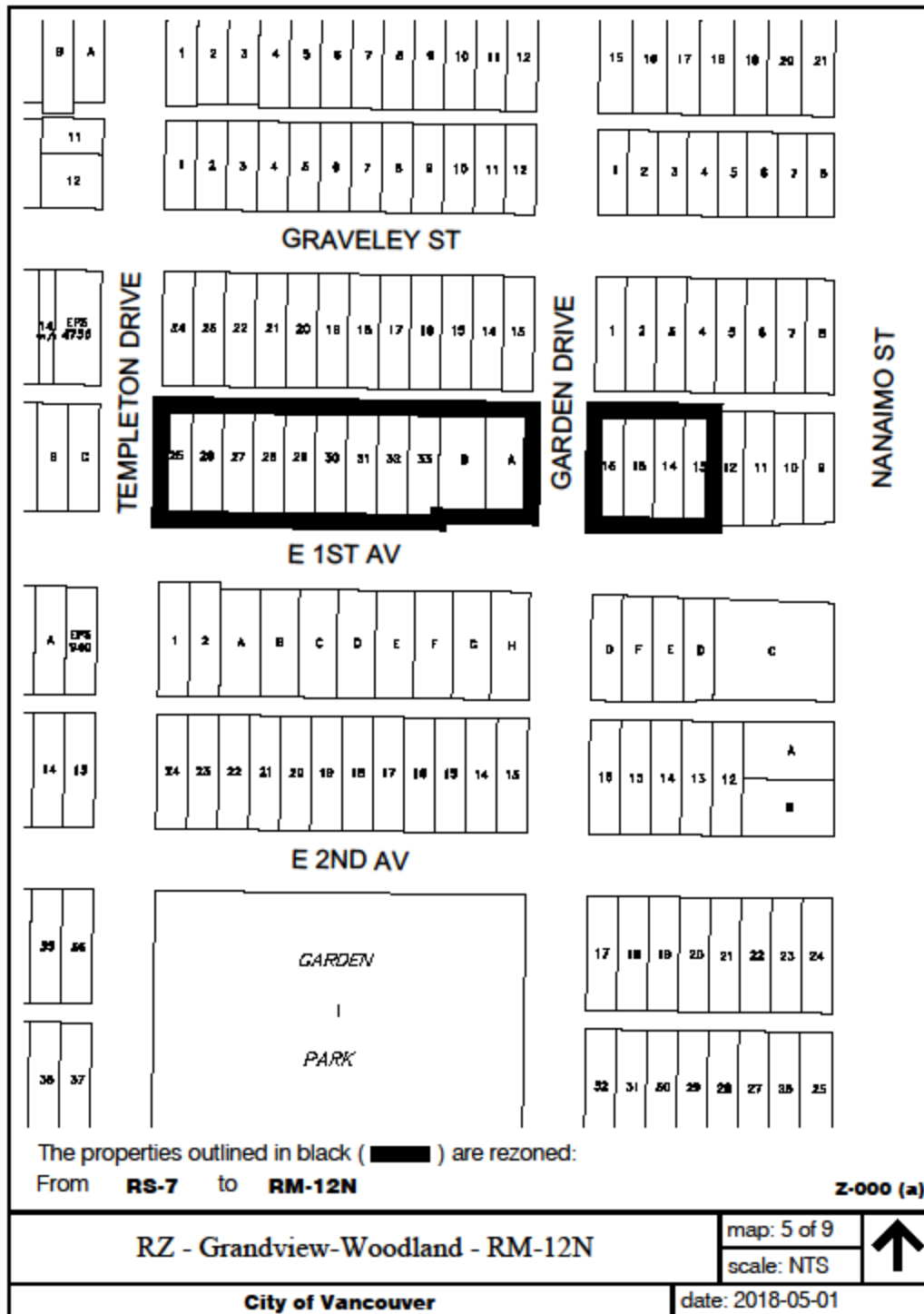


Schedule A

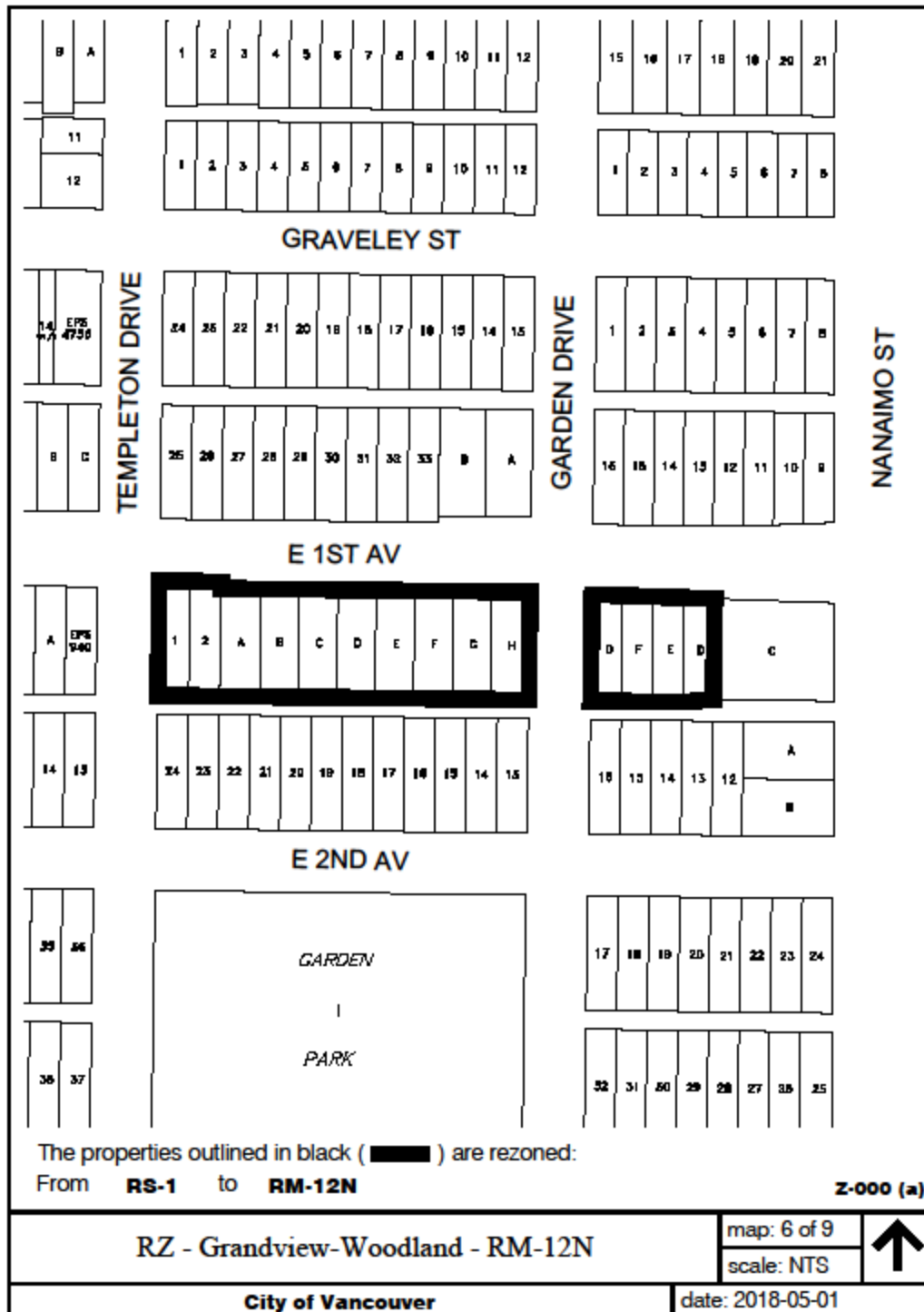




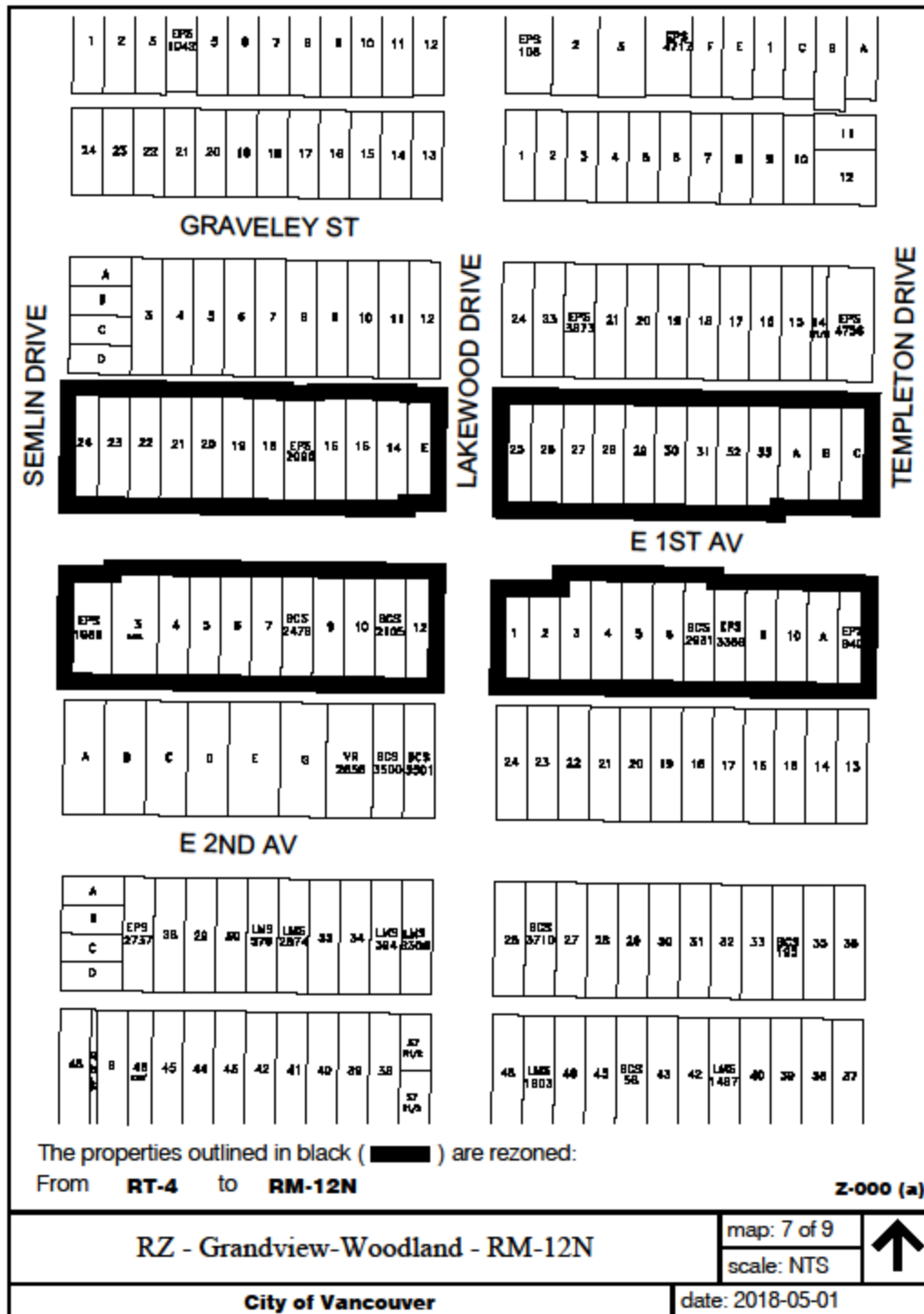
Schedule A



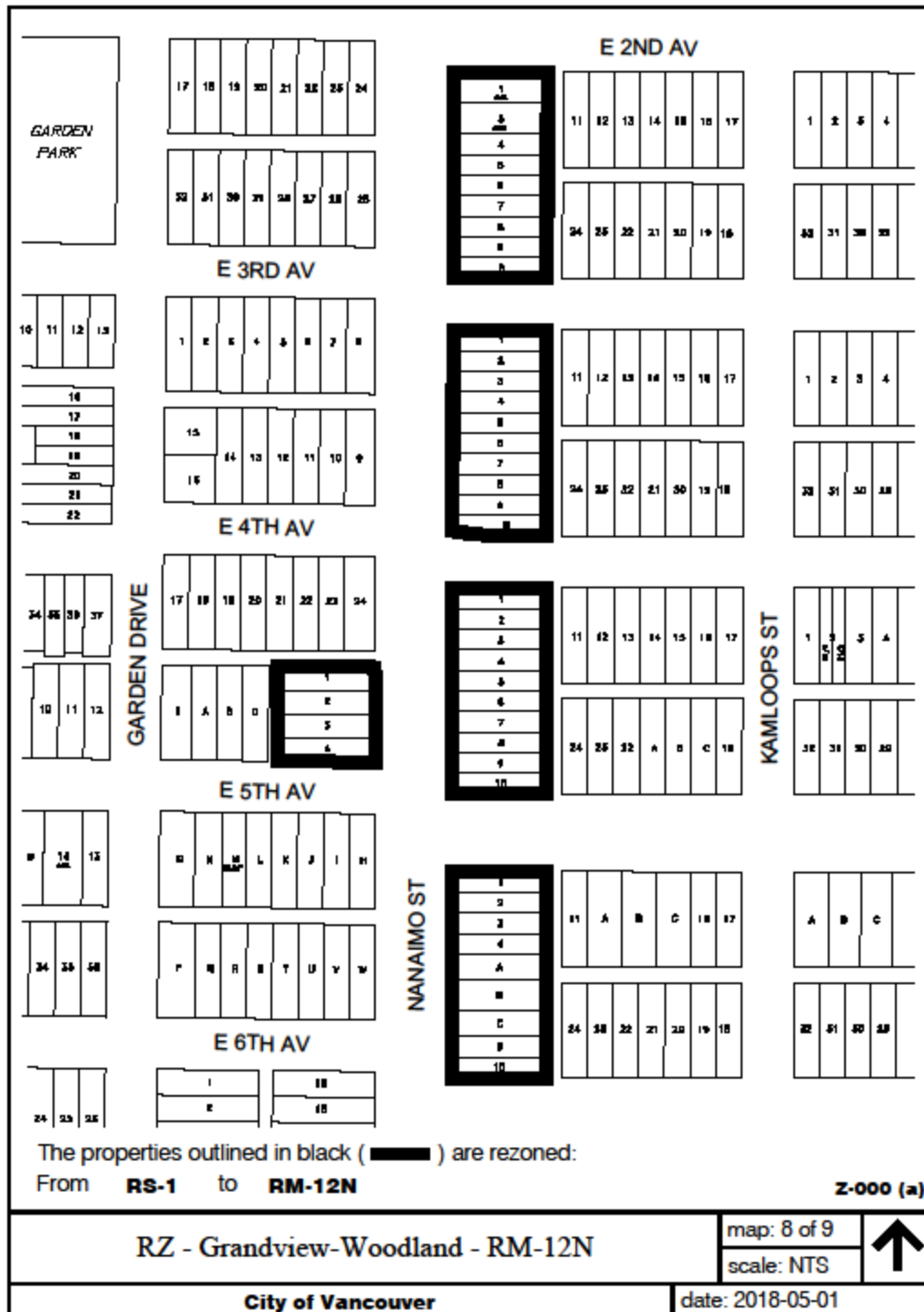
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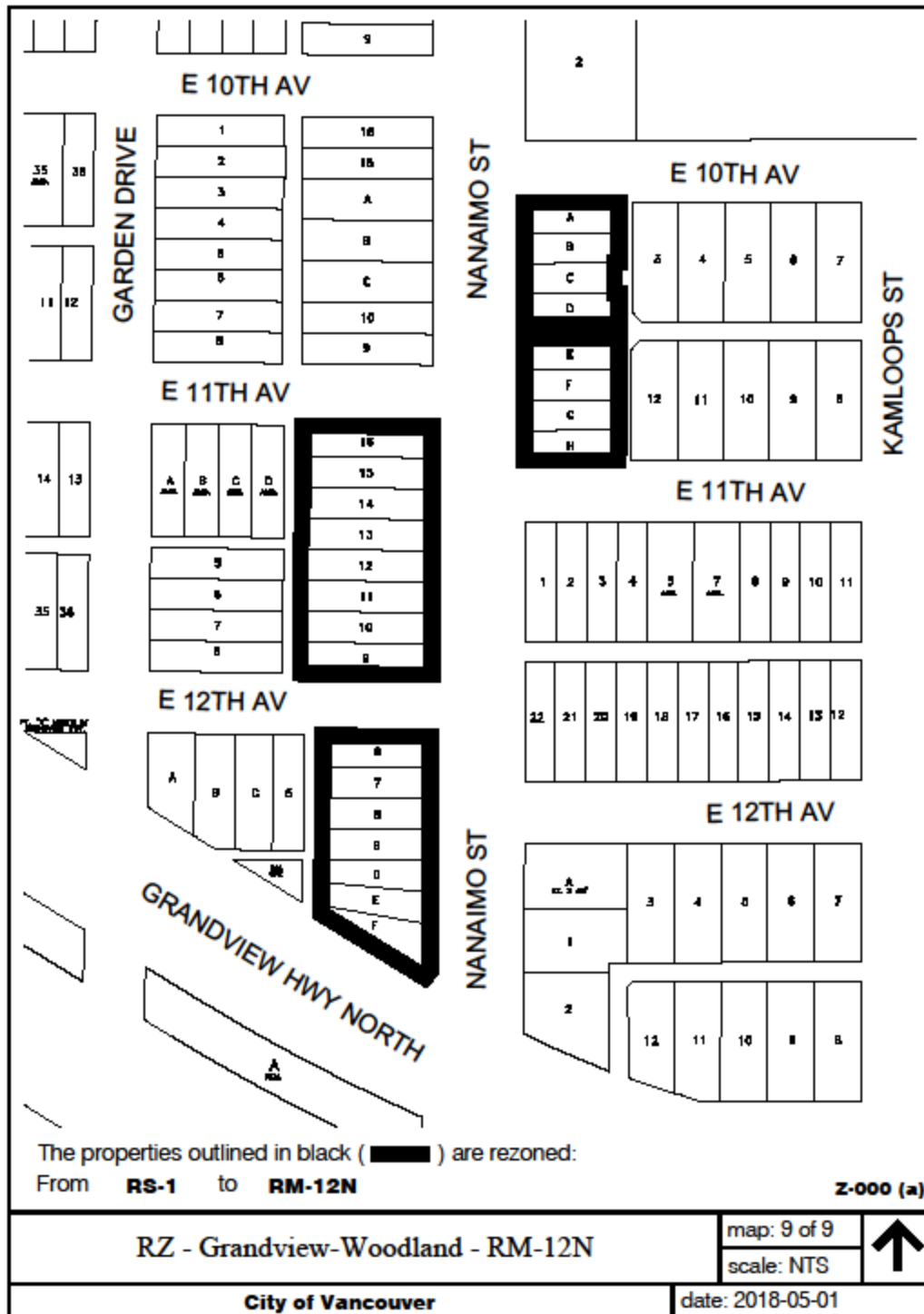
Schedule A



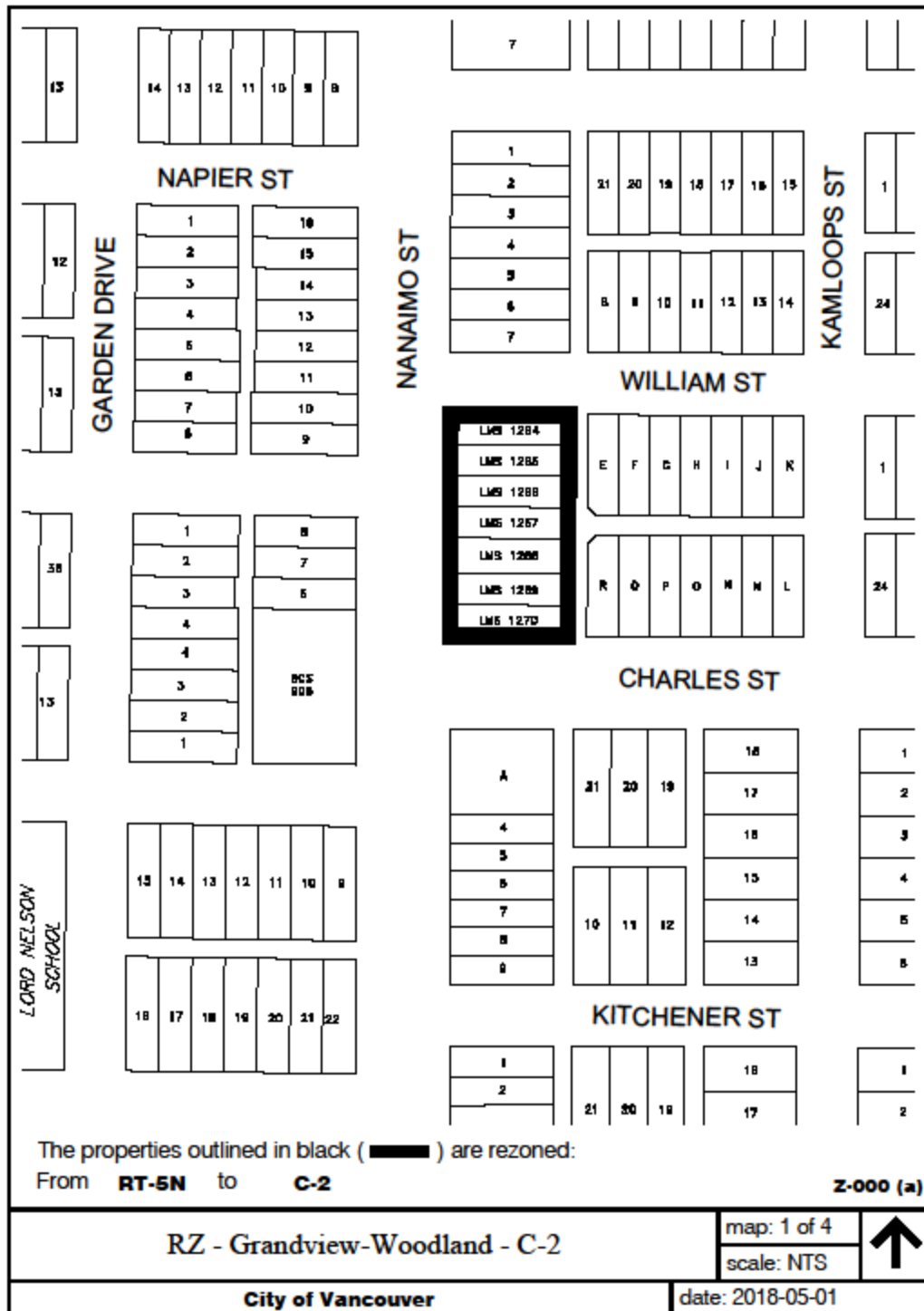
Schedule A



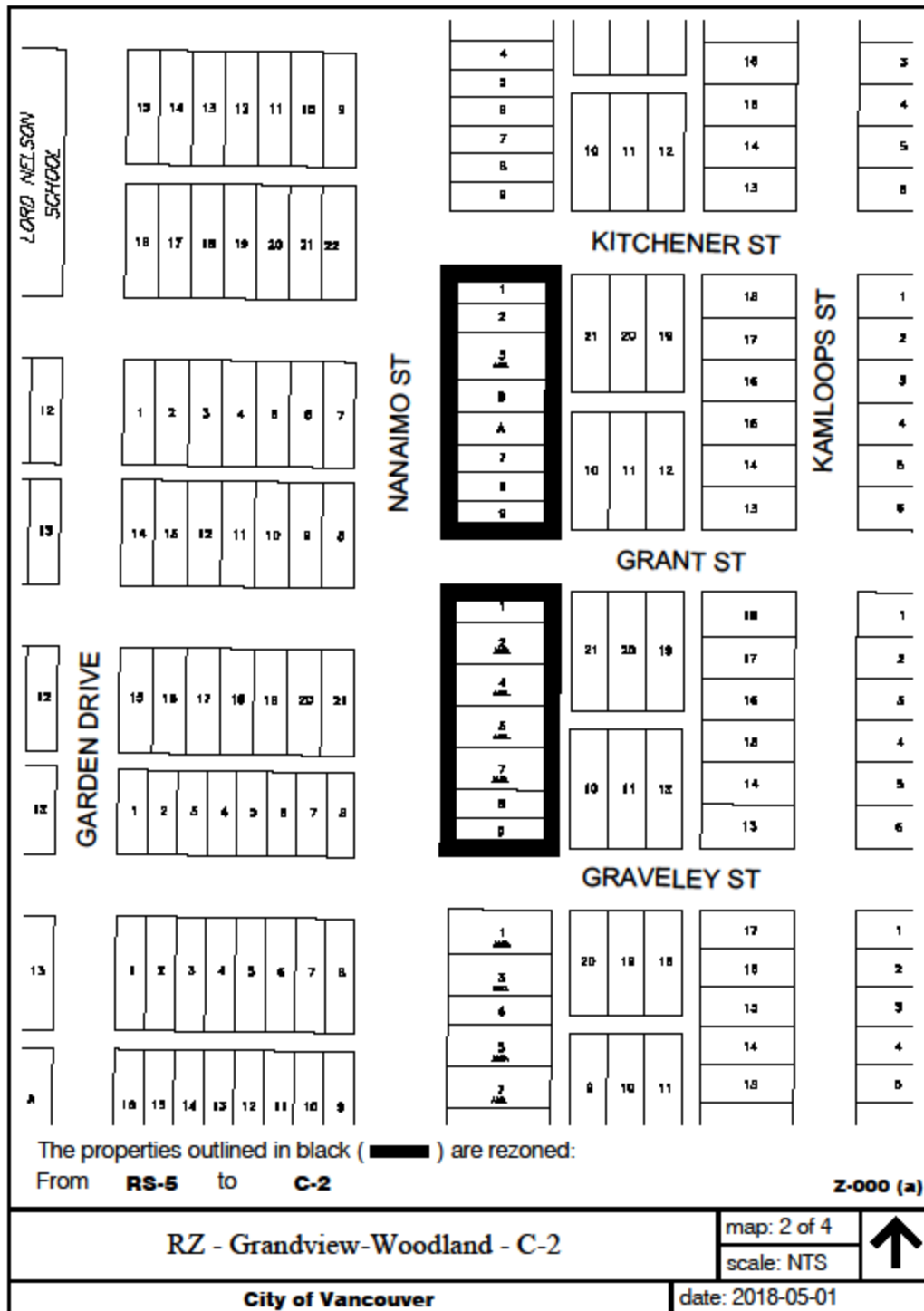
Schedule A



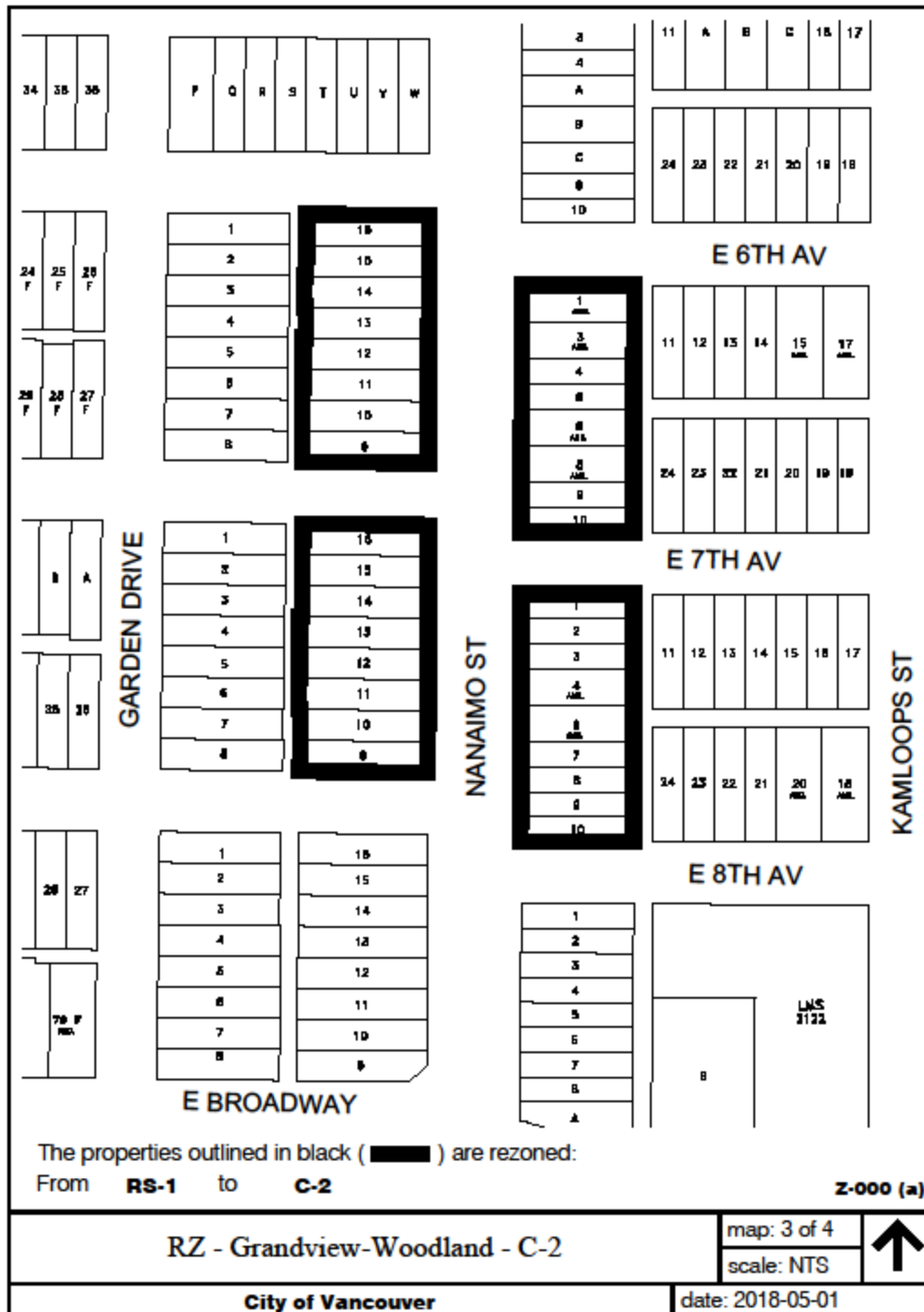
Schedule A



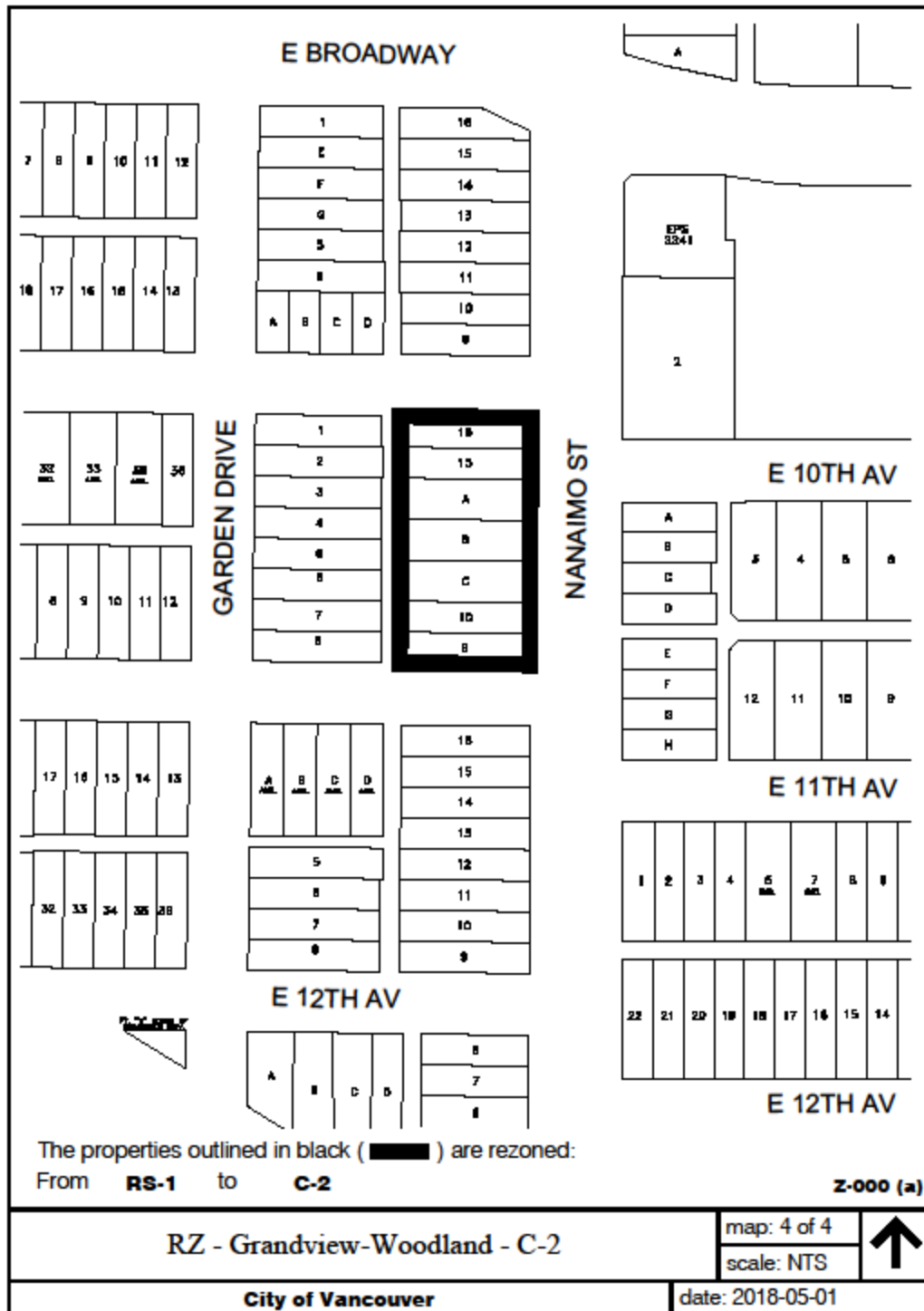
Schedule A



Schedule A



Schedule A



Schedule B

RM-11 and RM-11N Districts Schedule

1 Intent

The intent of this Schedule is to permit medium density residential development primarily in the form of four-storey “T”-shaped apartments, and to foster compact, sustainable, multi-family neighbourhoods that support walking, cycling and transit use.

Emphasis is on a high standard of liveability and dwelling units that are varied in size, composition and tenure, including those suitable for families with children. Common and private outdoor spaces are required. Lock-off units are permitted, within limits, to provide flexible housing choices. All new development will demonstrate high-quality design and enrich the public realm.

Additional options for lower density development are only permitted on locked in lots, as set out in the RM-11 design guidelines. New one-family dwellings and new laneway houses are not permitted.

The RM-11N District differs from the RM-11 District in that it requires evidence of noise mitigation for residential development in close proximity to arterial streets or a rapid transit guideway.

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, 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 m²;
 - (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;
 - (f) no accessory building obstructs the daylight access prescribed in this Schedule; and
 - (g) 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 2.2.A (b) of this Schedule.

2.2.DW [Dwelling]

- Laneway house, lawfully existing as of [date of enactment], subject to section 11.24 of this By-law.
- One-Family Dwelling, lawfully existing as of [date of enactment].
- One-Family Dwelling with Secondary Suite, lawfully existing as of [date of enactment].

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 of this Schedule, with or without conditions, if 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

- 3.2A
- Accessory Buildings not provided for in section 2.2.A of this Schedule and customarily ancillary to any of the uses listed in this Schedule, provided that for multiple dwelling:
 - (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 m², except that:
 - (i) the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² 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.AG [Agricultural]

- Urban Farm – Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Artist Studio – Class A, in conjunction with a Multiple Dwelling, and subject to the provisions of Section 11.18 and 11.19 of this By-law.
- 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]

- Infill in conjunction with retention of a character house existing as of [date of enactment], where the Director of Planning considers the development site to consist of locked in lots.
- Multiple Conversion Dwelling, in conjunction with the retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units, where the Director of Planning considers the development site to consist of locked in lots.
- Multiple Dwelling consisting of four or more dwelling units.
- Multiple Dwelling consisting of no more than three dwelling units, where the Director of Planning considers the development site to consist of locked in lots.
- Principal Dwelling Unit with Lock-off Unit, provided that in Multiple Dwellings there may be one lock-off unit for every three 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.
- Residential Unit associated with and forming an integral part of an Artist Studio, subject to section 11.19 of this By-law.
- Secondary Suite, in a One-Family Dwelling or Two-Family Dwelling lawfully existing as of [date of enactment].
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Two-Family Dwelling, where the Director of Planning considers the development site to consist of locked in lots.
- Two-Family Dwelling with Secondary Suite, where the Director of Planning considers the development site to consist of locked in lots.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.

- Public Authority Use essential in this District.
- School – Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of 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.
- Public Bike Share.

3.2S [Service]

- Short Term Rental Accommodation, subject to the provisions of section 11.32 of this By-law.

3.2.U [Utility and Communication]

- Public Utility.

3.3 Conditions of Use

3.3.1 In multiple dwellings consisting of four or more dwelling units, not including lock-off units, with a floor space ratio less than or equal to 1.2, a minimum of 25% of the total dwelling units must be three-bedroom units.

3.3.2 In multiple dwellings consisting of four or more dwelling units, not including lock-off units, with a floor space ratio greater than 1.2:

- (a) a minimum of 25% of the total dwelling units must be two-bedroom units;
- (b) a minimum of 10% of the total dwelling units must be three-bedroom units;

3.3.3 Notwithstanding section 3.3.2, the Director of Planning may vary the distribution of units, provided that no less than 35% of the total dwelling units are two- or three-bedroom units, and provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4 Regulations

All approved uses are subject to the following regulations, except for the following dwelling uses that are regulated by the RT-5 District Schedule: Infill in conjunction with retention of a character house, Multiple Conversion Dwelling in conjunction with retention of a character house, One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling, and Two-Family Dwelling with Secondary Suite.

4.1 Site Area

4.1.1 The minimum site area for multiple dwellings consisting of four or more dwelling units, not including lock-off units, or for seniors supported or assisted housing is 1000 m².

4.2 Frontage

-
- 4.2.1 The minimum site frontage for multiple dwellings consisting of four or more dwelling units, not including lock-off units, is 36.6 m along the streets set forth below:
- (i) East 1st Avenue,
 - (ii) East 12th Avenue, or
 - (iii) Garden Drive.
- 4.2.2 Notwithstanding section 4.2.1 of this Schedule, for development sites that include a corner lot consolidation where the intervention of a lane prevents the achievement of a 36.6 m site frontage, 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 minimum site frontage of 36.6 m along either street frontage, for sites along the streets set forth below:
- (i) East 1st Avenue, or
 - (ii) East 12th Avenue.
- 4.2.3 Notwithstanding sections 4.2.1 and 4.2.2 of this Schedule, the Director of Planning may reduce the minimum site frontage requirement if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.2.4 The maximum site frontage for multiple dwellings consisting of four or more dwelling units, not including lock-off units, is 50 m.
- 4.2.5 Notwithstanding section 4.2.4 of this Schedule, the Director of Planning may increase the maximum site frontage limits if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.3 Height**
- 4.3.1 A multiple dwelling consisting of four or more dwelling units, not including lock-off units, must not exceed 13.7 m in height.
- 4.3.2 Notwithstanding section 4.3.1 of this Schedule, the Director of Planning may increase the maximum height to 14.7 m, 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 3.7 m.
- 4.4.2 Notwithstanding section 4.4.1 of this Schedule, the Director of Planning may vary the front yard for multiple dwellings consisting of four or more dwelling units, not including lock-off units, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.4.3 Covered porches complying with section 4.7.9 (j) of this Schedule, may project up to 1.5 m into the required front yard.
- 4.4.4 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 Yard and Setback**

4.5.1 Side yards for multiple dwellings consisting of four or more dwelling units, not including lock-off units, must have a minimum width of 2.1 m.

4.5.2 If the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an RS or RT district, the minimum width of a side yard for multiple dwellings consisting of four or more dwelling units, not including lock-off units:

- (a) shall be 2.1 m for all parts of a building below the fourth storey; and
- (b) shall be 4.6 m for all parts of a building at or above the fourth storey,

except that the Director of Planning may permit a reduced side yard or side setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.5.3 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 the minimum side yard to a maximum of 1.0 m measured horizontally.

4.6 Rear Yard

4.6.1 Multiple dwellings consisting of four or more dwelling units, not including lock-off units, must have a rear yard with a minimum depth of 6.1 m.

4.6.2 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 rear yard to a maximum of 1.0 m measured horizontally.

4.7 Floor Area and Density

4.7.1 Except as provided in sections 4.7.2 and 4.7.3 of this Schedule, floor space ratio must not exceed 0.75 FSR for all uses.

4.7.2 For multiple dwellings consisting of four or more dwelling units, not including lock-off units, where 100% of the residential floor area is either developed as:

- (a) secured market rental housing, secured by a housing agreement that restricts the rates at which rents may be increased,
- (b) social housing exempt from development cost charges in accordance with section 523D (10) (d) of the Vancouver Charter, or
- (c) seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit; and

if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 36.6 m and a minimum site area of 1000 m², the Director of Planning may permit an increase in floor area to a maximum floor space ratio of 1.7 FSR.

4.7.3 For multiple dwellings consisting of four or more dwelling units, not including lock-off units, or seniors supportive or assisted housing, if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 36.6 m, and a

minimum site area of 1000 m², the Director of Planning may permit an increase in floor area by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 1.7 FSR.

- 4.7.4 For the purposes of section 4.7.3 of this Schedule, the cost of an affordable housing share in the RM-11 and RM-11N Zoning Districts is the amount specified per m² in Schedule F of this By-law, for any increase in floor space ratio above 0.75.
- 4.7.5 For the purposes of section 4.7.3 of this Schedule, the cost of an amenity share in the RM-11 and RM-11N Zoning Districts is the amount specified per m² in Schedule F of this By-law, for any increase in floor space ratio above 0.75.
- 4.7.6 For the purposes of this Schedule, amenity means one or more of the following:
- (a) Community Centre or Neighbourhood House;
 - (b) Library;
 - (c) Museum or Archives;
 - (d) Park or Playground;
 - (e) Plaza;
 - (f) Rink;
 - (g) Swimming Pool;
 - (h) Child Day Care Facility;
 - (i) Public Authority Use; and
 - (j) Social Service Centre.
- 4.7.7 Notwithstanding section 4.7.3 of this Schedule, the maximum floor space ratio achievable as the result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this Schedule and this By-law.
- 4.7.8 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; and
 - (c) 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.
- 4.7.9 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, if the total area of these exclusions does not exceed 12% of the permitted residential floor area for multiple dwellings of four or more units, and 8% of the permitted floor area for all other uses;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) for multiple dwellings, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length,

- (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 2.2.A of this Schedule, and
- (iii) heating and mechanical equipment, or uses which in the opinion of the Director of Planning, are similar to the foregoing, which are located below the base surface;
- (d) for multiple dwellings consisting of three units, and for dwelling uses other than multiple dwellings, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings consisting of three 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 m², 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 building up to a maximum area that the Director of Planning may determine, provided 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) amenity areas, including day care facilities, recreation facilities, and meeting rooms to a maximum total of 10 percent of the total permitted floor area;
- (g) 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;
- (h) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (i) for multiple dwellings, all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (j) covered verandas or porches, provided that:
 - (i) the portion facing the street, side property line or rear property line is open or protected by partial walls or guard rails, which conform to the height minimum specified in the Building By-law,
 - (ii) the total excluded area, combined with the balcony and sundeck exclusions permitted in section 4.7.8 (a) of this Schedule, does not exceed 16% of the permitted floor area for multiple dwellings of four or more units, and 13% of the permitted floor area for all other dwelling 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; and
- (k) 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

- 4.8.1 The maximum site coverage for buildings is 45% of the site area, except that, for multiple dwellings, the maximum site coverage for all buildings is 55% of the site area, and the Director of Planning may increase the maximum site coverage for multiple dwellings if the Director of

Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

- 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 sun decks.
- 4.8.3 In the case of a sloping site where a structure is located in or beneath a yard, the structure will be excluded from the site coverage calculation if it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.
- 4.8.4 The area of impermeable materials, including site coverage for buildings, must not exceed 75% of the total site area, except that for multiple dwellings, 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.
- 4.8.5 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 (Reserved)

4.10 Horizontal Angle of Daylight

- 4.10.1 Each habitable room must have at least one window on an exterior wall of the building.
- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view in multiple dwellings consisting of three units is not less than 3.7 m; or
 - (c) the minimum distance of unobstructed view in multiple dwellings consisting of four or more units is not less than 6.1 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10 % or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

4.11 Dedication of Land for Lane Purposes

4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.

4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 (Reserved)

4.13 (Reserved)

4.14 Dedication of Land for Sidewalk and Boulevard Purposes

4.14.1 For development sites which adjoin the streets set forth below, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles:

- (i) East 1st Avenue, from Commercial Drive to Salsbury Drive 12.7 m;
- (ii) East 1st Avenue, from Salsbury Drive to Semlin Drive 12.2 m; or
- (iii) East 12th Avenue 12.2 m.

4.14.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.15 Acoustics

4.15.1 A development permit application for a dwelling use in the RM-11N District requires evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, 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	Leq24 (dBA)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

4.16 (Reserved)

4.17 External Design

- 4.17.1 Where a site has more than one multiple dwelling building, the exterior side wall of each multiple dwelling building must be a minimum of 3.0 m from the closest portion of the exterior side wall of any other multiple dwelling building on the site.

4.18 (Reserved)

4.19 Number of Buildings on Site

- 4.19.1 Notwithstanding section 10.1 of this By-law, the Director of Planning may permit more than one building on a site, in combination with a multiple dwelling consisting of four or more dwelling units, not including lock-off units, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

5 Relaxation of Regulations

- 5.1 Where the Director of Planning considers the development site to consist of locked in lots, and if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may relax the floor area and density requirements of section 4.7 of this Schedule as follows:

- (a) For multiple dwellings consisting of no more than three dwelling units, not including lock-off units, and which are on sites with:

- (i) a minimum site area of 303 m²,
- (ii) a frontage less than 12.8 m,
- (iii) a maximum height of 10.7 m,
- (iv) a minimum side yard width of 1.2 m, and
- (v) a minimum rear yard depth of 10.7 m,

the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 0.9 FSR;

- (b) For multiple dwellings consisting of no more than three dwelling units, not including lock-off units, where 100% of the residential floor area is developed as secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, and which are on sites with:

- (i) a minimum site area of 303 m²,
- (ii) a frontage less than 12.8 m,
- (iii) a maximum height of 10.7 m,
- (iv) a minimum side yard width of 1.2 m, and
- (v) a minimum rear yard depth of 10.7 m,

the permitted floor area may be increased to a maximum allowable density of 0.9 FSR;

- (c) For multiple dwellings consisting of four or more dwelling units, not including lock-off units, or for seniors supported or assisted housing, and which are on sites with:

- (i) a minimum site area of 566 m²,
- (ii) a frontage greater than 12.8 m and less than 36.6 m,

- (iii) a maximum height of 11.5 m,
- (iv) a maximum height of 10.1 m for buildings adjacent to the lane, and
- (v) a minimum rear yard depth of 1.8 m;

the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 1.2 FSR; and

- (d) For multiple dwellings consisting of four or more dwelling units, not including lock-off units, where 100% of the residential floor area is developed as either secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, social housing exempt from development costs charges in accordance with 523D (10)(d) of the Vancouver Charter, or seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit, and which are on sites with:

- (i) a minimum site area of 566 m²,
- (ii) a frontage greater than 12.8 m and less than 36.6 m,
- (iii) a maximum height of 11.5 m,
- (iv) a maximum height of 10.1 m for buildings adjacent to the lane, and
- (v) a minimum rear yard depth of 1.8 m;

the permitted floor area may be increased to a maximum allowable density of 1.2 FSR.

RM-12N District Schedule

1 Intent

The intent of this Schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, including courtyard stacked townhouses and 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. High quality design and liveability standards are encouraged for new development. New one-family dwellings and laneway houses are not permitted. The RM-12N District requires noise mitigation for dwelling units in close proximity to arterial streets.

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, if:
 - (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 m²;
 - (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 2.2.A (b) of this Schedule.

2.2.DW [Dwelling]

- Laneway house, lawfully existing as of [date of enactment], subject to section 11.24 of this By-law.
- Multiple Conversion Dwelling, if:

- (a) no additions are permitted;
- (b) no housekeeping or sleeping units are created; and
- (c) there are no more than two dwelling units.

- One-Family Dwelling, lawfully existing as of [date of enactment].
- One-Family Dwelling with Secondary Suite, lawfully existing as of [date of enactment].
- 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 of this Schedule, with or without conditions, if 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 of this Schedule and customarily ancillary to any of the uses listed in this Schedule, provided that for multiple dwellings:
 - (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 m², except that:
 - (i) the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² 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 sun decks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Artist Studio – Class A, in conjunction with a Multiple Dwelling, and subject to the provisions of Section 11.18 and 11.19 of this By-law.
- 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]

- Infill in conjunction with retention of a character house existing as of [date of enactment].
- Multiple Conversion Dwelling (other than as provided for in section 2.2 DW of this Schedule) in conjunction with the retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.
- Multiple Dwelling.
- Principal Dwelling Unit with Lock-off Unit, provided that in Multiple Dwellings there may be one lock-off unit for every three 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.
- Residential Unit associated with and forming an integral part of an Artist Studio, subject to section 11.19 of this By-law.
- Secondary Suite, in a One-Family Dwelling lawfully existing as of [date of enactment].
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Two-Family Dwelling with Secondary Suite.

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.J [Live-Work]

- Live-Work Use, in conjunction with a Multiple Dwelling, and subject to the provisions of Section 11.23 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.
- Grocery or Drug Store, in conjunction with a Multiple Dwelling.
- Public Bike Share.
- Retail Store, in conjunction with a Multiple Dwelling.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to section 11.4 of this By-law.
- Barber Shop or Beauty Salon
- Beauty and Wellness Centre
- Restaurant – Class 1.
- Short Term Rental Accommodation, subject to the provisions of section 11.32 of this By-law.

3.2.U [Utilities and Communication]

- Public Utility.

3.3 Conditions of Use

3.3.1 In multiple dwellings with a floor space ratio less than or equal to 1.45, a minimum of 25% of the total dwelling units must be three-bedroom units.

3.3.2 In multiple dwellings with a floor space ratio greater than 1.45:

- (a) a minimum of 25% of the total dwelling units must be two-bedroom units;
- (b) a minimum of 10% of the total dwelling units must be three-bedroom units;

3.3.3 Notwithstanding section 3.3.2 of this Schedule, the Director of Planning may vary the distribution of units, provided there are no less than 35% of the total dwelling units with two- or three-bedrooms, and provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4 Regulations

All approved uses are subject to the following regulations, except for the following dwelling uses that are regulated by the RT-5 District Schedule: Infill in conjunction with retention of a character house, Multiple Conversion Dwelling in conjunction with retention of a character house, Multiple

Conversion Dwelling, One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling, and Two-Family Dwelling with Secondary Suite.

4.1 Site Area

- 4.1.1 The minimum site area for multiple dwellings consisting of no more than three dwelling units, not including lock-off units, is 306 m².
- 4.1.2 The minimum site area for multiple dwellings consisting of four or more dwelling units, not including lock-off units, or for seniors supportive or assisted housing is 910 m².
- 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 multiple dwellings consisting of four or more dwelling units, not including lock-off units, on a site smaller than 910 m².

4.2 Frontage

- 4.2.1 The minimum site frontage for multiple dwellings consisting of no more than three dwelling units, not including lock-off units, is 12.8 m.
- 4.2.2 The minimum site frontage for multiple dwellings consisting of four or more dwelling units, not including lock-off units, is 27.4 m.
- 4.2.3 The maximum frontage for any commercial use is 15.3 m.
- 4.2.4 The Director of Planning may increase the maximum frontage regulation in section 4.2.3 of this Schedule provided consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.3 Height

- 4.3.1 A multiple dwelling must not exceed 10.7 m and 2.5 storeys in height.
- 4.3.2 Notwithstanding section 4.3.1 of this Schedule, the Director of Planning may permit a height increase in multiple dwellings consisting of four or more dwelling units, not including lock-off units, to 12.2 m and a partial fourth storey, if:
 - (a) the fourth 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.
- 4.3.3 Notwithstanding section 4.3.2 of this Schedule, for Retail, Service, Cultural and Recreational, or Live-Work Use, in conjunction with a multiple dwelling, the Director of Planning may increase the maximum height to 13.7 m and four storeys, if 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, 4.3.2, and 4.3.3 of this Schedule, the maximum building height for multiple dwellings consisting of four or more dwelling units, not including lock-off units, situated adjacent to the lane at the rear of a site is the lesser of 9.5 m and a partial third storey, if:
- (a) the third 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.
- 4.3.5 Notwithstanding section 4.3.4 of this Schedule, the Director of Planning may increase the maximum height for multiple dwellings consisting of four or more dwelling units, not including lock-off units, situated adjacent to the lane at the rear of a site to 10.7 m and a partial third storey 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 3.7 m.
- 4.4.2 Notwithstanding section 4.4.1 of this Schedule, the Director of Planning may decrease the front yard requirement for multiple dwellings, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.4.3 Covered porches complying with section 4.7.11 (h) of this Schedule, may project up to 1.5 m into the required front yard.
- 4.4.4 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 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

- 4.6.1 A rear yard with a minimum depth of 1.8 m must be provided. 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 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.

4.7 Floor Area and Density

- 4.7.1 Except as provided in sections 4.7.2, 4.7.3, 4.7.4, and 4.7.5 of this Schedule, floor space ratio must not exceed 0.75 for all uses.
- 4.7.2 For multiple dwellings consisting of no more than three dwelling units, where 100% of the residential floor area is developed as secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 12.8 m and a minimum site area of 306 m² the Director of Planning may permit an increase in floor area to a maximum floor space ratio of 0.9 FSR.
- 4.7.3 For multiple dwellings consisting of no more than three dwelling units, if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 12.8 m and a minimum site area of 306 m² the Director of Planning may permit an increase in floor area by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 0.9 FSR.
- 4.7.4 For multiple dwellings consisting of four or more dwelling units, where 100% of the residential floor area is either developed as:
- (i) secured market rental housing, secured by a housing agreement that restricts the rates at which rents may be increased,
 - (ii) social housing exempt from development cost charges in accordance with section 523D (10) (d) of the Vancouver Charter, or
 - (iii) seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit;
- if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 27.4 m and a minimum site area of 910 m² the Director of Planning may permit an increase in floor area to a maximum floor space ratio of 1.45 FSR.
- 4.7.5 For multiple dwellings consisting of four or more dwelling units, or seniors supportive or assisted housing, if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 27.4 m and a minimum site area of 910 m² the Director of Planning may permit an increase in floor area by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 1.45 FSR.
- 4.7.6 For the purposes of sections 4.7.3 and 4.7.5, the cost of an affordable housing share in the RM-12N Zoning District is the amount specified per m² in Schedule F of this By-law, for any increase in floor space ratio above 0.75.
- 4.7.7 For the purposes of sections 4.7.3 and 4.7.5, the cost of an amenity share in the RM-12N Zoning District is the amount specified per m² in Schedule F of this By-law, for any increase in floor space ratio above 0.75.

4.7.8 Notwithstanding sections 4.7.3, 4.7.5 and 4.7.9, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this District Schedule and this By-law.

4.7.9 For the purposes of this Schedule and sections 4.7.3, 4.7.5, and 4.7.7, amenity means one or more of the following:

- (a) Community Centre or Neighbourhood House;
- (b) Library;
- (c) Museum or Archives;
- (d) Park or Playground;
- (e) Rink;
- (f) Swimming Pool;
- (g) Child Day Care Facility;
- (h) Public Authority Use; and
- (i) Social Service Centre.

4.7.10 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; and
- (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.

4.7.11 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, if the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwellings;
- (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
- (c) for multiple dwellings, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof which are located at or 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 at or 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;
 - (iii) heating and mechanical equipment, or uses which in the opinion of the Director of Planning, are similar to the foregoing, which are located at or below base surface;

- (d) for multiple dwellings consisting of three units, and for dwelling uses other than multiple dwellings, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing three 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 m², 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, if:
 - (i) the portion facing the street, rear property line, common open space, 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,
 - (ii) the total excluded area, combined with the balcony and sundeck exclusions permitted in section 4.7.11 (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) for multiple dwellings, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; 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 dwellings, the maximum site coverage for all buildings is 55% of the site area, and the Director of Planning may increase the maximum site coverage for multiple dwellings if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 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 dwellings, the Director of Planning may increase the area of impermeable materials, if 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 4.8.3 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 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 2.4 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

4.11 Dedication of Land for Lane Purposes

- 4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.
- 4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 (Reserved)

4.13 (Reserved)

4.14 Dedication of Land for Sidewalk and Boulevard Purposes

- 4.14.1 For development sites which adjoin the streets set forth below, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles:
- | | | |
|-------|---|------------|
| (i) | East 1 st Avenue , from Semlin Drive to Garden Drive | 12.2 m; |
| (ii) | East 1 st Avenue, from Garden Drive to Nanaimo Street | 13.4 m; |
| (iii) | Nanaimo Street, from East Pender Street to William Street | 15.1 m; or |
| (iv) | Nanaimo Street, from East 2 nd Avenue to Grandview Highway North | 16.1m. |
- 4.14.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.15 Acoustics

- 4.15.1 A development permit application for a dwelling use in the RM-12N District requires evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, 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 The maximum building width for a multiple dwelling is 26.0 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.
- 4.16.2 Projections permitted in front yards pursuant to section 4.4.4 of this Schedule must not be included in the calculation of building depth.

4.17 External Design

- 4.17.1 Where a site has more than one multiple dwelling building, the exterior side wall of each multiple dwelling building must be a minimum of 3.0 m from the closest portion of the exterior side wall of any other multiple dwelling building on the site.

4.18 (Reserved)

4.19 Number of Buildings on Site

- 4.19.1 Notwithstanding section 10.1 of this By-law, the Director of Planning may permit more than one building on a site, in combination with a multiple dwelling consisting of four or more dwelling units, not including lock-off units, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

5 Relaxation of Regulations

- 5.1 If the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may relax the maximum height requirements of section 4.3 and the floor area and density requirements of section 4.7 as follows:

- (e) For multiple dwellings consisting of four or more dwelling units, or for seniors supported or assisted housing, which are on sites with:

- (i) a 36.6 m minimum site frontage;
- (ii) a minimum site area of 1000 m²;
- (iii) side yards with a minimum width of 2.1 m; and
- (iv) a rear yard with a minimum depth of 6.1 m;

the maximum height may be increased to 13.7 m and the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 1.7 FSR; and

- (f) For multiple dwellings consisting of four or more dwelling units, where 100% of the residential floor area is developed as either secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, social housing exempt from development costs charges in accordance with 523D (10)(d) of the Vancouver Charter, or seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit, and which are on sites with:

- (i) a 36.6 m minimum site frontage;
- (ii) a minimum site area of 1000 m²;
- (iii) side yards with a minimum width of 2.1 m; and
- (iv) a rear yard with a minimum depth of 6.1 m;

the maximum height may be increased to 13.7 m and the permitted floor area may be increased to a maximum allowable density of 1.7 FSR.

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to final preparation for approval.

**DRAFT By-law to amend Sign By-law No. 11879
with regard to the RM-11, RM-11N, and RM-12N District Schedules**

1. This by-law amends the indicated provisions of Sign By-law No. 11879.
2. In Table 1 of Section 7.1, Council amends the text in Column 2 opposite Column 1 "Residential Sign District (Part 8)" by striking out "and RM-9BN" and substituting "RM-9BN, RM-11, RM-11N, and RM-12N".

DRAFT By-law to amend Parking By-law No. 6059 with regard to the RM-11, RM-11N, and RM-12N District Schedules

1. This By-law amends the indicated provisions of the Parking By-law.
2. In Section 4.2 "Table of Number of Required and Permitted Accessory Parking Spaces in R except for Downtown, C except for Downtown and Central Broadway, M, I except for Mount Pleasant industrial area, DEOD, and First Shaughnessy Districts, and Broadway Station Precinct shown outlined in heavy black on Map 4.5.", Council:
 - (a) amends section 4.2.1.3, under COLUMN 1 - BUILDING CLASSIFICATION, by inserting after "RM-10N" the words ", RM-11, RM-11N, and RM-12N";
 - (b) amends section 4.2.1.4, under COLUMN 1 - BUILDING CLASSIFICATION, by:
 - i. striking out "Multiple Dwelling in RM-9A and RM-9AN" and substituting "Multiple Dwelling in RM-9A, RM-9AN, RM-11, RM-11N, and RM-12N"; and
 - ii. striking out "Principal Dwelling Unit with a Lock-off Unit in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN, RM-9BN, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN, RM-10 and RM-10N", and substituting "Principal Dwelling Unit with a Lock-off Unit in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN, RM-9BN, RM-9BN, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN, RM-10, RM-10N, RM-11, RM-11N, and RM-12N".

**DRAFT By-law to amend Subdivision By-law No. 5208
with regard to the RM-11, RM-11N, and RM-12N District Schedules**

1. This By-law amends the indicated provisions of Subdivision By-law No. 5208.
2. Council amends 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 and RS-5 areas being rezoned to RM-11, RM-11N, and RM-12N by deleting therefrom the properties shown in black outline on Schedule A to this By-law, in accordance with the explanatory legends, notations, and references incorporated therein.
3. Council amends Table 1 of Schedule A of the Subdivision By-law by inserting, in the appropriate alphabetical and numerical order, standards for RM-11, RM-11N, and RM-12N as follows:

	District	Minimum Parcel Width	Minimum Parcel Area
RM-11	Multiple Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m ²]
RM-11N	Multiple Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m ²]
RM-12N	Multiple Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m ²]

4. Council amends Table 2 of Schedule A of the Subdivision By-law by inserting, in the appropriate alphabetical and numerical order, standards for RM-11, RM-11N, and RM-12N as follows:

	District	Minimum Parcel Width	Minimum Parcel Area
RM-11	Multiple Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m ²]
RM-11N	Multiple Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m ²]
RM-12N	Multiple Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m ²]

DRAFT

RM-11 AND RM-11N GUIDELINES

Adopted by City Council on [date], 2018

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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-11 District Schedule of the **Zoning and Development By-law**.

Under the District Schedule, Multiple Dwelling is a conditional use. Multiple Dwelling in this District will generally take the form of a 4-storey apartment building in a “T” form located on an arterial street. Other Multiple Dwelling options, including “tri-plex”, courtyard row houses and stacked townhouses, are provided for Locked-in Lots with no opportunity to consolidate with adjacent lots to meet the minimum site frontage and site area to develop a 4-storey apartment building.

New Two-Family Dwelling (with or without Secondary Suite or Lock-off Units) is only permitted on Locked-in Lots in this zone.

Multiple Conversion Dwelling and Infill in conjunction with retention of a Character House are only permitted in Locked-in Lots in this zone.

New One-Family Dwelling, **One-Family Dwelling with Secondary Suite**, and **Laneway House** are **not** permitted in this District.

1.1 Intent

The intent of these guidelines is to:

- (a) Strongly encourage the development of medium-density Multiple Dwelling in the form of 4-storey apartment buildings in a “T” form that include a range of unit sizes, many of which are suitably sized for families (i.e. two- and three-bedroom units);
- (b) Ensure a high standard of livability for all new dwelling units, including Lock-off Units, with emphasis on natural light and cross-ventilation;
- (c) Ensure the design of common outdoor space in courtyards that accommodates social interaction and children’s play; and,
- (d) Ensure durable and sustainable design, while allowing architectural diversity.

1.2 Application

These guidelines apply to conditional Multiple Dwelling with 4 or more units, not including Lock-off Units, in the form of a 4-storey apartment building.

For a development on a Locked-in Lot proposing a three-unit Multiple Dwelling (“tri-plex”) or a Multiple Dwelling with 4 or more units in a courtyard row house or stacked townhouse form, refer to the *RM-8A District Schedule and Design Guidelines*.

For a development on a Locked-in Lot proposing **new Two-Family Dwelling** (with or without Secondary Suite or Lock-off Units), refer to the *RT-5 District Schedule*.

For a development on a Locked-in Lot proposing Multiple Conversion Dwelling and Infill in conjunction with retention of a Character House, refer to the *RT-5 District Schedule and Design Guidelines*.

For renovations to **existing** buildings including One-Family Dwelling, One-Family Dwelling with Secondary Suite, and Laneway House, refer to the *RT-5 District Schedule and Design Guidelines*.

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhood consists primarily of detached houses with characteristics such as regular spacing of houses, individual front entries and landscaped yards. New development should reflect desirable characteristics of the existing area as practical for a multiple dwelling such as:

- (a) A clear architectural identity for the main building entrance from the street, and individual front entries and patios for ground level units;
- (b) Rich landscape character by providing varied plants of substantial size throughout the site;
- (c) Visually open rear courtyard spaces with a neighbourly relationship to adjacent sites; and,
- (d) Vehicular access at the rear of the site and underground parking.

As new development occurs, there will be a change in the character of the street. New buildings are encouraged to have varied architectural character to provide visual interest, and will maintain a consistent primary building face and front yard setback to create a consistency to the streetscape.

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

Development of a new Multiple Dwelling with 4 or more units, not including Lock-off Units, in the form of a 4-storey apartment building will require lot consolidation to meet a minimum site frontage of 36.6 m (120 ft.) and site area of 1 000 m² (10 764 sf.). This will generally require consolidation of a minimum of 4 lots. A maximum site frontage of 50 m (164 ft.) is intended to encourage incremental development of multiple dwelling sites and variety within the streetscape. This is generally a maximum consolidation of 5 lots.

Consolidation:

Consolidation (i.e. assembly) of lots should avoid the creation of locked-in lots on the remainder of the block. In cases where locked-in lots cannot be avoided, there are lower density options for development as outlined below.

Locked-in Lots:

The following development scenarios will only be considered on locked-in lots where there is no opportunity to assemble to meet the minimum site frontage and site area to develop a 4-storey apartment building. A lot is considered to be locked-in if private properties directly adjacent have already been developed as multiple dwellings.

Development on a locked-in lot(s) of a Multiple Dwelling with 4 or more units, not including Lock-off Units, in a townhouse form with a minimum site frontage of 42 ft. and site area of 556 m² [5 985 sf.] Townhouses are not supported for lots meeting the minimum frontage 36.6 m (120 ft.) for 4-storey apartments. For these developments, refer to the *RM-8A District Schedule and Design Guidelines*.

Development on a locked-in lot(s) of a three-unit Multiple Dwelling ('tri-plex') may be considered on an existing single lot with a minimum site frontage of 32 ft. and site area of 306 m² (3 294 sf.). For these developments, refer to the *RM-8A District Schedule and Design Guidelines*.

Development on a locked-in lot(s) of other dwelling options including Two-Family Dwelling (with or without Secondary Suite or Lock-off Units) and Multiple Conversion Dwelling and

Infill in conjunction with retention of a Character House may be considered on an existing single lot in accordance with the *RT-5 District Schedule and Design Guidelines*.

Table 1: RM-11 Development Scenarios

	Frontage	Site Area	Building Typology	FSR	Reference Document
	Min. 90' Max. 165'	1,000 m ²	T-shaped 4-storey Apartment (Mid-Block Site)	1.7	Continue with RM-11 Design Guidelines
			L-shaped 4-storey Apartment (Corner Site)		
			Standard 4-storey Apartment (All Sites - Passive House)		
Locked-in Lots Only	Min. 42' Max. 119'	556 m ²	Townhouses	1.2	Refer to RM-8A Design Guidelines
	Min. 32'	306 m ²	Tri-plex	0.9	
	N/A		Duplex	0.75	Refer to RT-5 District Schedule

2.2.2 Building Typologies

(a) Objectives

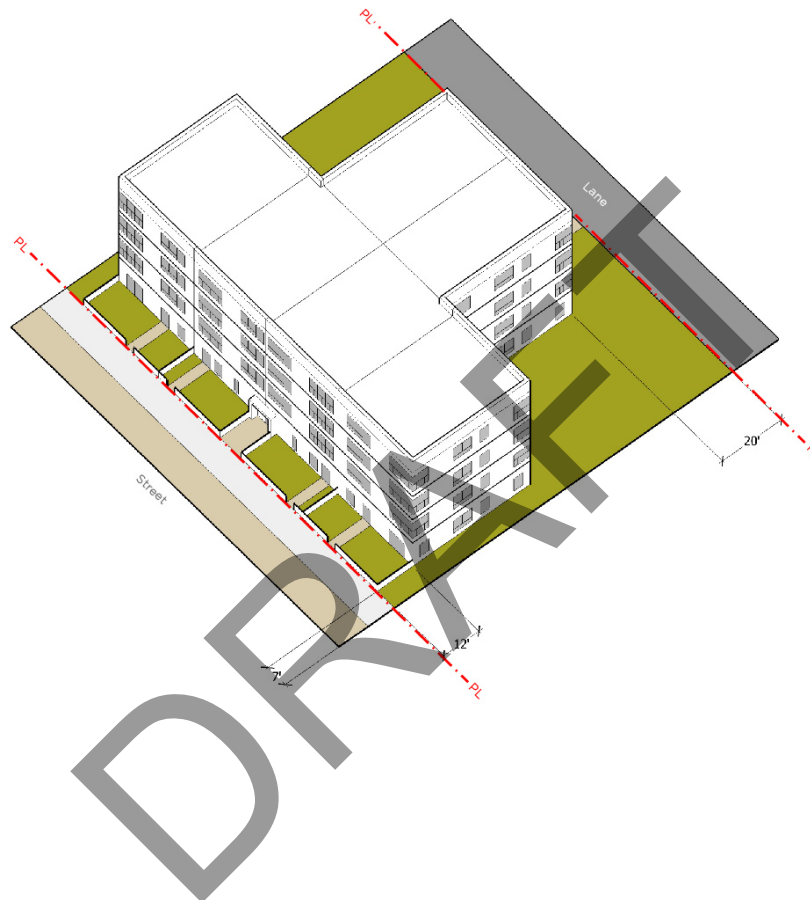
All multiple dwellings should provide:

- Ground floor units with entry doors at the street (in addition to unit entries from the interior corridor);
- A range of unit types, including a minimum number of 2- and 3-bedroom units;
- Private outdoor space for all units (exception may be made for studio units where generous common outdoor space is provided);
- Unit layouts that maximize natural lighting and provide cross-ventilation to units to the greatest extent possible (i.e. two exterior walls);
- A minimum width of primary living spaces (e.g. living room) of any dwelling unit with 2 or more bedrooms of not less than 4.2 m (14 ft.);
- Common outdoor space in conjunction with an indoor amenity room; and
- Quality, durability and a sense of permanence in architectural design.

(b) 4-Storey Apartment: “T” form

The T-form building has a street expression similar to a standard 4-storey apartment form, but has a “wing” extending toward the rear of the site from the centre of the building. This building type presents a strong primary building face at the street, and allows two generous courtyards toward the rear of the building.

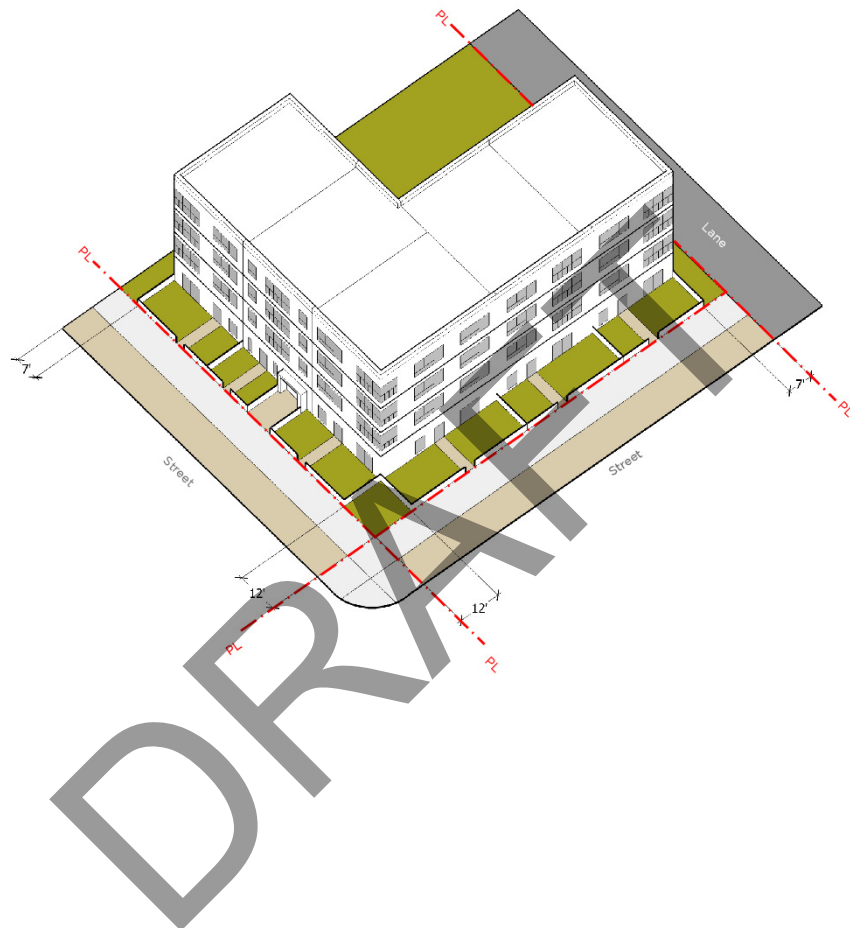
Figure 1: 4-Storey Apartment: “T” form



(c) 4-storey Apartment: “L” form

On corner sites, the building wing should extend along the flanking street(s) to create enclosure for the rear courtyard and continuity of open space with the courtyard at the adjacent site.

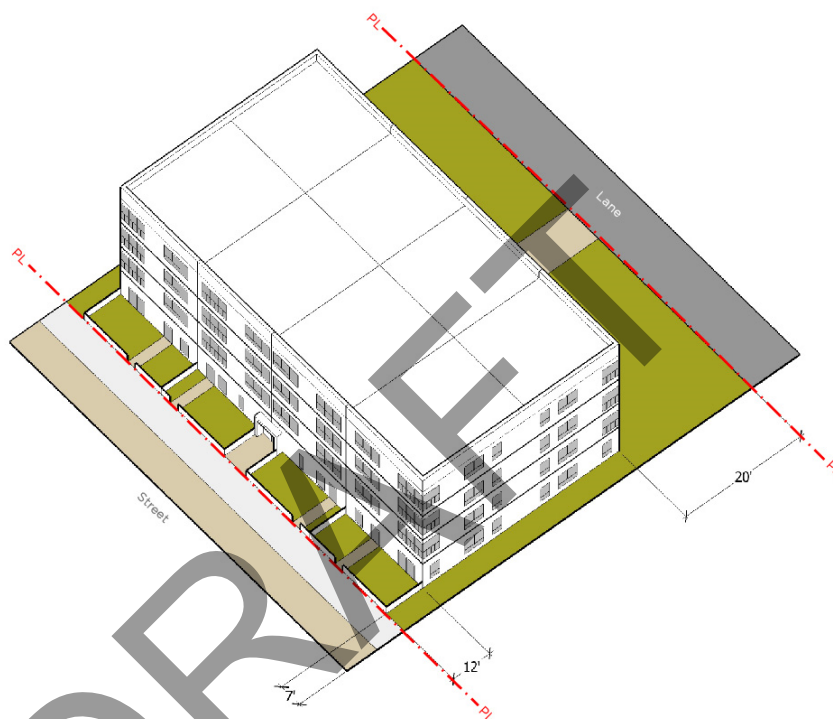
Figure 2: 4-storey Apartment: “L” form



(d) 4-storey Apartment: Standard Form – Passive House

For sites seeking to develop under the certified Passive House program, a more conventional apartment form with a double-loaded corridor will be considered, rather than a T” or “L” typology. This is intended to allow for a more compact building form consistent with the objectives of the Passive House criteria.

Figure 3: Passive House - Standard Apartment



2.3 Orientation

New buildings should present an active, social edge to streets and lanes where feasible. Direct street access to ground level units at the front should be provided. Private outdoor spaces for ground-level dwelling units may be located in front yards.

- (a) Developments should orient the main residential entrance to the street, and front unit entries should be clearly visible from the street and the sidewalk. Unit entries should be made welcoming with landscaped patios, lighting and street-facing living room windows.
- (b) On corner sites, unit entries should be located facing both streets. The primary facade and building entrance should be oriented to the primary street, if a primary street is apparent. All elevations which face a street should be fully designed and detailed as a “front”.
- (c) Units located at the rear of the site should have entrances oriented to the internal courtyard. A generous and clearly marked passage from the street to the courtyard should be provided (See 2.11 Access and Circulation). Discrete lighting of paths should be provided.

2.5 Topography

On sloping sites, care must be taken when siting the building to ensure that units have adequate access to daylight. The main building (entry) level may need to be stepped to avoid units that are too far below grade. Units should not be located more than 0.6 m (2 ft.) below grade.

The District Schedule offers a height relaxation for sloping sites that may be requested in exceptional situations where other design measures do not resolve the height overage. (See 4.3 Height).

2.6 Light and Ventilation

Access to natural light and ventilation affects the livability of dwelling units. A focussed 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 dwelling units should be maximized.
- (b) Units may be located facing the street or rear courtyards; units with a single orientation to the side yard are not supported.
- (c) Units with two exterior walls (i.e. corner or full depth units) should be maximised.
- (b) Dwelling units that do not have two exterior walls should not be any deeper than 9.1 m (30 ft.) to ensure adequate natural light to the primary dwelling spaces.
- (c) For all dwelling units (including lock-offs), all habitable rooms (not including bathrooms and kitchens) must have at least one window on an exterior wall
- (d) Floor to floor heights of 3.1 m (10 ft.) are supported and are encouraged for floors at the ground level.
- (e) Some shadowing on adjacent sites is expected but should be minimized where possible.

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.

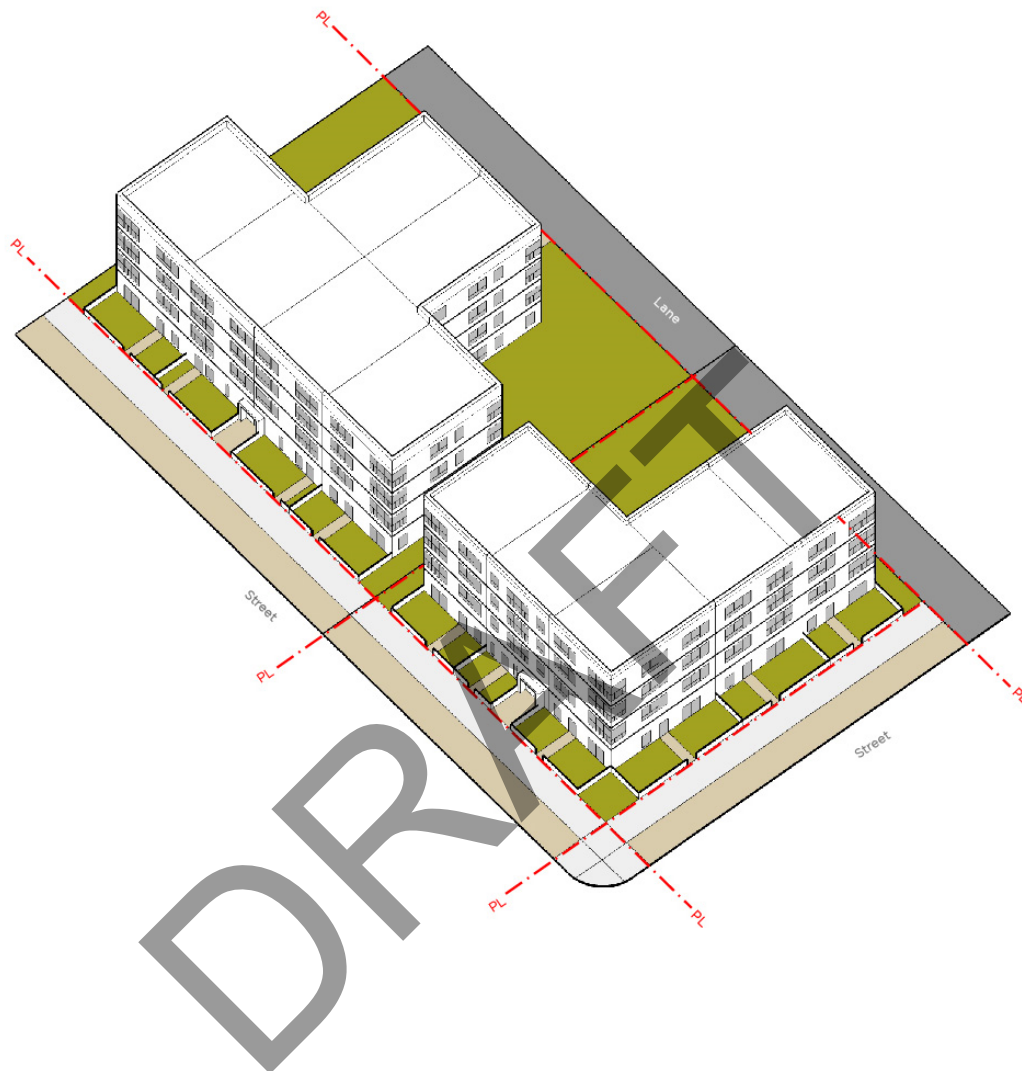
- (a) The “T” building typology is intended to maximize units with two major exposures that face opposite directions or at right angles to each other;
- (b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations in the RM-11 District Schedule to ensure that each habitable room is equipped with an openable window;
- (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;
- (d) Employing window types that facilitate air exchange are encouraged. Windows with openers at both a high and low level can help create air flow. Casement windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).

2.6.3 Courtyards:

The “T” building typology creates two generous courtyards at the rear of the site to provide light and ventilation to adjacent units, as well as outdoor amenity space.

- (a) Courtyards for T-form buildings should each be a minimum of 12m (40 ft) wide, measured from the side property line (See 4.5 Side Yard);
- (b) There are no restrictions on what rooms can face the courtyard, but privacy and light access should be considered;
- (c) Discrete balcony projections are permitted into courtyards to a maximum of 1.8 m (6 ft.). Continuous balconies that extend for the full façade width and read as an extension of the building mass and are discouraged.

Figure 4: "T" and "L" courtyards (Axonometric showing adjacent lots)



2.8 Noise

Noise from both internal and external sources can disrupt the comfort of dwelling environments. Measures should be undertaken to ensure that noise is minimized, through design and construction methods.

2.8.1 External noise sources

Vehicular traffic along arterial roads is heavy and the noise impacts adjacent sites. New development should minimize the noise impacts to their habitable areas through measures which may include:

- (a) Sensitive site and building planning, where flexibility exists;
- (b) Building construction (e.g. masonry construction, triple glazing), noise buffers (e.g. balconies and landscaping) and alternate ventilation system (e.g. baffled wall vents).
- (c) Details reflecting the method of noise mitigation proposed for the exterior walls should be included with the drawing set as required in section 4.15 of the RM-11 District Schedule.

Noise mitigation measures should not detract from the recommendations in other sections of these guidelines such as Streetscape Character and Orientation and Access.

2.8.1 Internal noise sources

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 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 overlook of private open space and some lines of sight into windows may be unavoidable, reasonable effort should be taken to ensure that privacy is not unduly compromised.

- (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 or translucent railings.
- (c) Particular care should be taken for units located at inside corners of the “T” and “L” form due to the greater potential for overlook and privacy impact.

2.11 Access and Circulation

- (a) Fire-fighter access to units in a 4-storey apartment will be from the principal residential entry and common corridors.
- (b) In addition, ground floor units at the street should have pedestrian access to front doors from the street to provide activation and a residential character.
- (c) Ground floor units at the rear should have entry doors from a common courtyard.
- (d) Corridors in apartment buildings should be limited in length to assist with wayfinding and a sense of place. Corridors should not exceed 22.9 m (75 ft.) in any one direction from the main entry point. To assist with orientation and improve atmosphere, introduce natural light and ventilation into corridors, whenever possible.
- (e) Hard surface circulation should be minimized to provide only what is necessary to access dwelling units, common outdoor space or services located at the rear of the site.
- (f) Vehicular access should be from the lane, where one exists.
 - (i) Sites must be assembled in such a way that vehicular access from a lane is possible.
 - (ii) On sites without lane access, and with no means to acquire lane access through consolidation, access may be from the street and the curb cut should be minimized.
- (d) Vehicle parking will be located below grade.
 - (i) Exit stairs and access to the underground parkade should not be located in yards, as they impede site circulation at grade, and impact privacy. Ideally, these stairs should be located in, or incorporated in to the building forms. Their location and access points should be reviewed with regard to the principles of CPTED (crime prevention through environmental design).
 - (ii) Vehicle ramps should provide the minimum buffer from a property line of 1 m, as required by the Parking Bylaw.

2.12 Internal Storage

The internal design of dwelling units should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units (preferred) and/or within residential storage areas located in the underground parkade. A floor space exclusion is provided for bulk residential storage space. Refer to the administration bulletin *Bulk Storage and In-Suite Storage – Multiple Family Residential Developments*.

3 Uses

3.1 Multiple Dwelling

Multiple dwellings with four or more units in the form of a 4-storey apartment are required to include a minimum number of 2- and 3-bedroom units as per the Conditions of Use in Section 3.3.2 of the District Schedule:

In Multiple Dwellings consisting of four or more dwelling units, not including lock-off units, with a floor space ratio greater than 1.2:

- (a) a minimum of 25% of the total dwelling units must be two-bedroom units;
- (b) a minimum of 10% of the total dwelling units must be three-bedroom units;

This is to ensure that there continues to be a good supply of housing suitable for families, as an alternative to single-family houses. The required distribution of 35 percent reflects the historic percentage of family households in the city. The requirement for 10 percent 3-bedroom units will help augment the supply of 3-bedroom units typically provided in apartment buildings.

In addition, to further support the functionality and livability of family units, it is recommended that:

- (a) a minimum of 50% of the two- and three-bedroom units must be located within the first three floors of the building;
- (b) there must be private open space directly accessible from each unit; and
- (c) there must be a common outdoor area, in an appropriate location so that it could be developed as a children's play area.

3.2 Lock-off Units

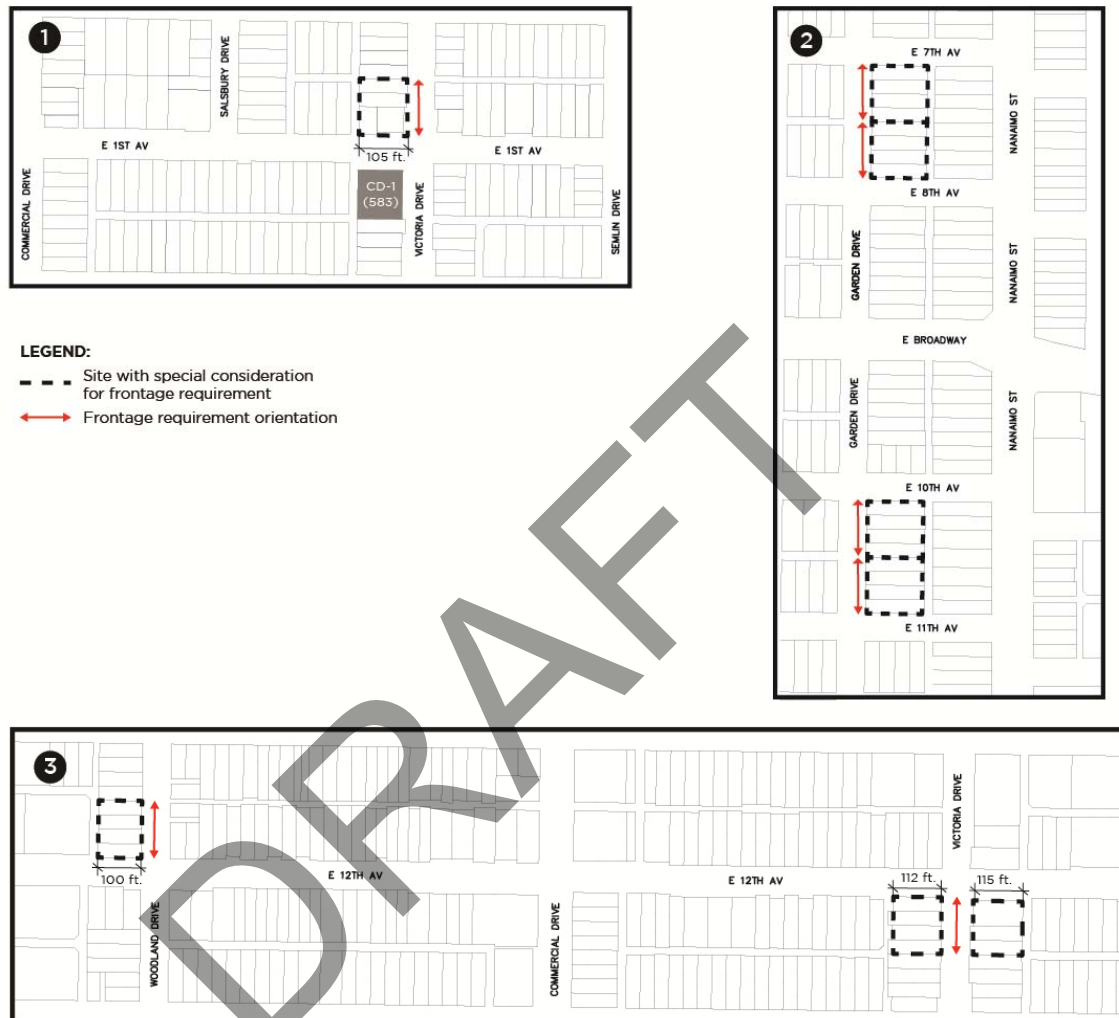
- (a) The Districts Schedule permits a "Principal Dwelling with a Lock-off Unit" in multiple dwellings. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. A lock-off unit cannot be strata-titled to be sold separately. The intent of allowing lock-off units in multiple dwellings is to increase the rental stock in the neighbourhood and to provide the option of having a mortgage helper for the owner of the unit (similar to the option of having a secondary suite in one- and two-family dwellings).
- (b) Principle dwelling units that provide a lock-off unit may include the lock-off in the bedroom count. That is to say that a 2-bedroom unit with a studio lock-off can be considered a 3-bedroom unit in this district.
- (c) 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.
- (d) A lock-off unit cannot be strata-titled. This is secured by covenant.
- (e) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking.
- (f) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the *Principal Dwelling Unit with a Lock-off Unit Guidelines*.
- (g) The maximum number of lock-off units in developments is one lock-off for every three units. This may be increased modestly if there is no negative impacts to the livability of the building or the area.

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

4.2 Frontage

- (a) The minimum frontage in the Districts Schedule for a multiple dwelling with four or more units (not including lock-off units) is 36.6 m (120 ft.).
- (b) For corner sites on East 1st Avenue and East 12th Avenue, the flanking street may meet the minimum frontage. For corner sites on Garden Drive, the frontage must be met along Garden Drive.

Figure 5: Maps identifying sites that require special consideration for frontage requirement along East 1st Avenue, East 12th Avenue, and Garden Drive.



- (c) Minimum frontage requirements may be relaxed for sites seeking to develop buildings designed to achieve the Passive House or International Living Future Institute Zero Energy standards.
- (d) The Districts Schedule prescribes a maximum frontage width to encourage a variety of smaller developments. The Director of Planning can relax this maximum only to ensure that individual lots are not “locked in” or “orphaned” with no opportunity to consolidate and develop with other adjacent lots. Where the maximum frontage is relaxed, an exceptional effort should be made to avoid a monotonous street frontage. Consolidations that exceed 70m (230 ft.) or approximately 7 lots should be treated as separate developments with more than one building with minimum 4.3 m (14 ft.) spacing between buildings which would be equivalent to the combined side yard setback between buildings on adjacent lots.
- (e) Section 5.0 of the District Schedule provides options for multiple dwelling on a site with a frontage less than 36.6 m for locked in lots.

4.3 Height

The permitted height for multiple dwellings is 13.7 m (45 ft.). The floor-to-floor height is not anticipated to exceed 3.1 m (10 ft.).

For sloping sites where the building cannot reasonably be accommodated in the height envelope, the Director of Planning may permit an increase in building height. Any height increase should achieve good livability and functionality for units located at the lowest level.

4.4 Front Yard

The front yards of existing development vary among properties, and may be 7.3 m (24 ft.). New development will have shallower front yards. To better assist with this transition the sidewalls of these new buildings should be treated with materials and fenestration that avoid the appearance of a “blank wall”. Inset balconies should be located at corners to soften the transition between properties.

Discrete balcony projections are permitted into front yards to a maximum of 1.8 m (6 ft.). Continuous balconies that extend for the full façade width and read as an extension of the building mass are discouraged.

Yards are measured from the ultimate property line, i. e. after any dedication.

4.5 Side Yard

A side yard setback of 2.1 m (7 ft.) is required for multiple dwelling developments.

For the “T” typology, the side yard of 2.1 m (7 ft.) will apply to the portion of the building closest to the street (the top of the “T”). Wider side yards toward the rear of the site will form courtyards. These courtyards should have a minimum width of 12.2m (40ft.) for the remainder of the site depth. On sites with a width less than 130ft, this courtyard may be reduced in width to 7.3m (24 ft.). See section 2.6.3.

Balconies should not project into the side yard.

Generally, exterior side yards on corner sites should be treated as front yards, and should have a setback of 3.7m (12ft.).

4.6 Rear Yard

The rear yards of existing development vary among properties, and may be 10.6 m (35 ft.). The District Schedule prescribes a shallower rear yard to enable the “T” form, noting that larger rear setbacks are provided at the courtyards on either side of the “T”.

4.7 Floor Space Ratio (FSR)

The discretionary increase in the floor space ratio provided for in the District Schedule may be considered up to the maximums below:

i)	Multiple Dwelling in a 4-storey apartment form	1.7	FSR
On a Locked in Lot:			
ii)	Multiple Dwelling in a townhouse form	1.2	FSR
iii)	3-unit multiple dwelling (“tri-plex”)	0.9	FSR
iv)	Two-family Dwelling	0.75	FSR

Depending on the site dimensions (particularly lot depth), site features such as existing trees and topography, and the requirements of redevelopment (particularly parking requirements), it may not be possible to achieve the highest FSR on all sites.

4.8 Site Coverage and Impermeability

Generally, site coverage should not be relaxed, as provision of open space and landscaped surfaces are encouraged. However, for apartment buildings otherwise achieving the intent of the guidelines, the Director of Planning may increase the area of site coverage to 65 per cent of the site area.

For developments providing underground parking, the Director of Planning may increase the area of impermeable materials of the site, provided landscaped surfaces are maximized and impermeable surfaces minimized to what is absolutely necessary for site function. Provision of green roof infrastructure to aid with the on-site retention of rainwater will also be considered.

4.9 Off-Street Parking, Loading and Bicycle Storage

4.9.1 Parking and Loading

Underground parking structures should be absolutely minimized, and held back from site edges to allow for tree planting and rain water infiltration. See Section 10 Green Infrastructure.

- (a) For multiple dwelling, parking may be located underground with access from the lane;
- (b) Underground parkades should not project into the front or side yards, but should align with the exterior walls of the building above;
- (c) Underground parkades should not project above grade in courtyard spaces, but should provide continuity of grades across property lines for adjacent courtyards;
- (d) Sufficient depth of soil should be provided to allow substantial landscaping of the courtyards located on the parkade roof;
- (e) For “T”-form buildings the parking access should enter into the “leg” of the “T” in the middle of the site, rather than through the courtyards on either side, in order to maximize usable courtyard space;
- (f) For three-unit multiple dwelling, parking is located within the rear 6.1m (20 ft.) of the site. Parking may be provided as surface spaces located at grade or in a garage. The garage is limited in size to a two-car garage of 42 m² (400 sf.);
- (g) Open parking spaces should be paved with permeable pavers to reduce storm water sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface; and,
- (h) Open exit stairs from the underground parkade are discouraged due to CPTED (Crime Prevention Through Environmental Design) concerns. Covered exit stairs are not permitted in the yards. Exit stairs may be located within the building massing. Alternately, covered exit stairs may be located in the courtyard provided they do not compromise the courtyard open space.

4.9.2 Bicycle Storage

- (a) Bicycle parking should be accommodated in the underground parking structure;
- (b) Creative bike parking solutions can be considered in above grade locations. However they should not detract or compete with at-grade open space.

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-10 and RM-10N 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) The main living space for each dwelling unit should face a street, rear yard, or courtyard. Relaxation of the horizontal angle of daylight for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in courtyard developments;
- (c) To ensure the liveability of rooms at the ground level, the floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.7 m (9 ft.) should be provided.
- (d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the *Principal Dwelling Unit with Lock-Off Unit Guidelines*.

4.14 Dedication of Land for the Purpose of Road Widening

Dedications are required with conditional redevelopment to facilitate increased street right-of-way width to provide improvements.

In consideration of the additional dedication required along 1st (Commercial to Salisbury), a modest relaxation of the front yard may be supported.

4.16 Building Depth

For multiple dwellings, the building depth may be increased.

For “T” form apartment buildings, the objective is to provide relatively shallow building depths at the front or top of the “T” which may be between 15.2 m (50 ft.) and 18.3 m (60 ft.). The shallow building depth in this location will allow a high degree of natural light into the corner units and improved compatibility with adjacent sites which have not been redeveloped. The “T” form allows standard depth sites to be used efficiently to enable more dwelling units.

For corner sites that propose a wing along the flanking street, to allow the increase the Director of Planning should consider the resulting livability of units, including access to light and ventilation.

A maximum building depth of 21.3m (70 ft.) should not be exceeded for multiple dwellings with 4 or more units in standard form. This is intended to ensure good daylight access into units with only one exterior wall. This dimension should generally not be increased for mid-block Standard Form (double-loaded corridor) buildings.

As new buildings will project further into the site, designs should consider the impacts on privacy and shadowing to neighbours. Design revisions that still achieve the building allowance for the subject site, and minimize overlook and shadowing to neighbour sites should be explored, such as creating larger side yards in the rear portion of the site, and setting back upper storeys.

4.19 Number of Buildings on Site

The Director of Planning may permit more than one building on a site as outlined in Section 4.3(d) with regards to maximum frontage.

In all cases, allowing more than one building on a site should provide a superior site planning solution, maintain common outdoor space, and assist with achieving natural light and ventilation.

5 Architectural Components

New development will differ in scale from existing buildings. Development should not seek to emulate “house-like” architectural styles, but rather compose a design appropriate to the larger scale of the building. In spite of the generally larger scale, the building form should respond to particular site conditions, e.g. corner locations, adjacent heritage buildings, and create an appropriate transition.

High- quality design is expected of all developments. All walls 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.

5.1 Roof and Massing

5.1.1 Roofs

- (a) New development is not expected to emulate the building style of existing lower-scale development. Roof forms on new development should have a clear, simple concept.
- (b) Roof top decks should be set back from the building edge to minimize the view into adjacent yards.
- (c) Elevator penthouses, mechanical rooms, equipment and vents should be screened and integrated with the architectural treatment of the roof, and located to minimize their visibility.
- (d) Green roofs are encouraged for all buildings, whether accessible or passive.
- (e) For roof top decks with common outdoor amenity space, a modest roof top amenity room is encouraged, and should be located to minimise its’ prominence.

5.1.2 Building Massing

A variety of architectural expression is encouraged. To maintain a cohesive street expression consistent front yard should be provided.

Buildings on arterials should not provide deep street-facing courtyards as they can amplify street noise, Vertical articulation and modulation can be created through other architectural devices on the front of the building.

5.3 Entrances, Stairs and Porches

Entrances are a place of interest and interaction on the street or in the courtyard. They provide opportunities for individual expression and identity. Provision of individual entries to all ground level dwellings should be provided.

5.3.1 Entrances

- (a) The common entrance to the building should be clearly identified, and differentiated from the individual private entries. It can be a welcoming place with weather-protection, a glazed lobby and seating.
- (b) On a corner site, the primary entry may be located at either street frontage.
- (c) Ground level units should have individual entrances and patios oriented to the street(s). They should read as secondary in prominence to the principal entry.

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) Windows should be placed to create a rationale pattern on the building exterior, not just function of interior layout;
- (b) 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;
- (c) Operable skylights can provide a source of natural ventilation to upper level units. A floor area is available through the Districts Schedule for compliant skylights;

5.5 Balconies and Decks

- (a) Private outdoor space for each unit is a requirement of the Districts Schedule, and should be a minimum of 5.6 m² in area, and with a minimum dimension of 1.8 m;
- (b) In limited situations, Juliet balconies that maximize light and opening, may be used for 1-bedroom or studio units where it is not practicable to provide a balcony or roof deck;
- (c) Balconies and decks should be designed as integral parts of the building massing and façade composition;
- (d) Inset, rather than projecting, balconies should be used where privacy of neighbouring properties may be a concern;
- (e) Balconies should not project into yards.

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) Create a cohesive image by limiting the number of different finishing materials used;
- (b) Material changes and transitions should have a strong relationship to the overall design of the building;
- (c) 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;
- (d) 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';
- (e) All sides of a building that extend in front 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;
- (f) 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;
- (g) Exposed concrete foundations should be limited to 30 cm (12 in.).

7 Open Space

7.1 Public Open Space

A goal of this District is to foster neighbourliness and social connection. One way this can be accomplished is to make walking safe, comfortable, convenient and delightful. This ensures that streets and sidewalks support a vibrant public life that encourages a walking culture, healthy lifestyles, and social connectedness.

7.1.1 Sidewalks and Street Trees

The streets adjacent to new development should be provided with wide sidewalks and street trees, if none exist.

7.2 Semi-Private Open Space

The provision of open space is required as 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. Open space should be varied, including a mix of soft and hard surfaces, passive and active areas, canopied and open spaces.

- (a) The Districts Schedule requires that any multiple dwelling with four or more units provide open space on site of which a portion is programmable as children's play area. The *High Density Housing for Families with Children Guidelines* should be consulted to direct the design;
- (b) Organize semi-private open space as an organizing element, not as 'leftover' space. Provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking or adjacent to the space;
- (c) Opportunities to use semi-private open space to encourage neighborliness (between building residents, as well as with the broader neighbourhood) is encouraged. This can be supported through the provision of seating, tables, or other fixtures, and the thoughtful utilization of transitional spaces. Planting can create some screened privacy, however fences should be kept low.
- (d) In "T"-form buildings the larger side yards at the rear of the property should primarily be used as semi-private open space, rather than being broken up into smaller, private patios;
- (e) Utilities such as sumps should be integrated with a paved pathway and not interrupt open space.

7.3 Private Open Space

- (a) Provide useable private open space for all units as follows:
 - (i) For ground level units, a private garden and/or patio;
 - (ii) For upper level units, a generous balcony or roof-deck with a minimum depth of 1.8 m (6 ft.) should be provided. Units with 2 or 3 bedrooms should have a minimum area of 5.6m² (60 sf);
 - (iii) "Juliet" balconies that maximize light and ventilation, may be used in limited situations for 1-bedroom or studio units where it is not practicable to provide a balcony or roof deck.
- (b) 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.
- (c) For units in "T"- form buildings that face the side courtyards a small area may be used as a private patio, however it should not be closed off from the semi-private courtyard. Rather soft landscaping can provide some privacy between units, but retain visual openness to the common open space.

8 Landscaping

- (a) Existing trees should be kept wherever possible and new trees introduced. To enable this, below grade parking structures should be held back from site edges, or designed with a notched or angled top edge to allow for tree root development;
- (b) Patio areas in the front yard should be screened with planting that provides some visual porosity, and can be maintained at a height of 1.5m or less;

- (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 or environmental design (e.g. bioswale or rain garden) is encouraged where appropriate (see also *Guidelines for Planting City Boulevards*).
- (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 landscaping to provide visual depth, screening and layering.
- (g) Landscaping in semi-private common spaces should be designed to provide screening and filtering of views, relying on plant material, rather than fences. Planting larger caliper trees is particularly necessary in these locations.

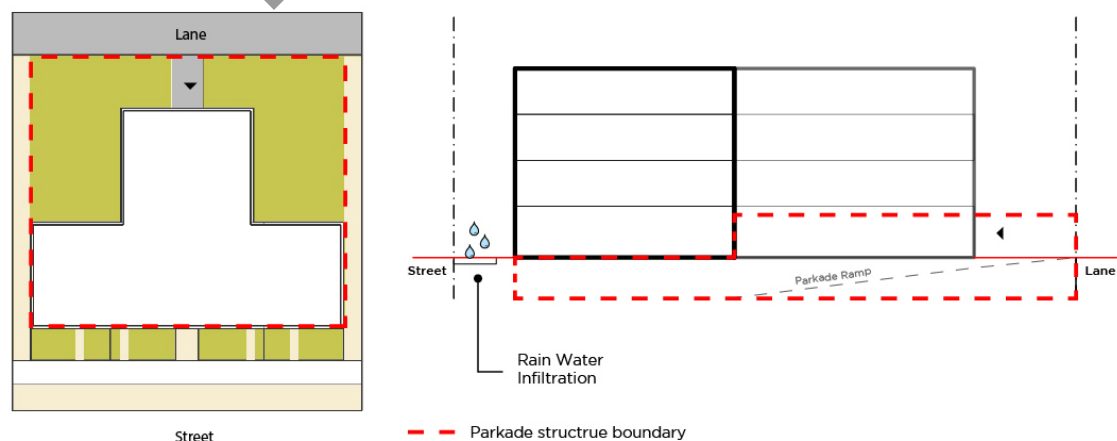
9 Garbage and Recycling

For multiple dwelling developments, garbage and recycling will be collected by private contractors. Measures should be taken to ensure that waste bins are not left in the lane. Appropriate areas for garbage and recycling bins should be provided to ensure convenient pick up – either in the underground parkade or directly off the lane. The document, *Garbage and Recycling Storage Facility Supplement*, provides detailed information on the number of containers required and dimensions and specifications of commonly used storage containers. It is available online or at the Enquiry Centre, 1st floor, 515 West 10th Avenue.

10 Rain Water Management

Underground parking structures should be absolutely minimized, and held back from site edges to allow for tree planting and rain water infiltration. The parking structure should not project into front or side yards as possible.

Figure 6: Parkade Structure - Plan and Typical Section



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RM-12N GUIDELINES

Adopted by City Council on [date], 2018

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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-12 District Schedule of the **Zoning and Development By-law**.

Under the District Schedule, Multiple Dwelling is a conditional use. Multiple Dwelling in this District will generally take the form of a courtyard row house or stacked townhouse development located on an arterial street. For larger sites, there is also the opportunity for Multiple Dwelling in the form of a 4-storey apartment building. Multiple Dwelling development will require consolidation of existing lots to meet the minimum site frontage requirement.

The District also provides opportunities for new development on single lots of Two-Family Dwelling (with or without Secondary Suite or Lock-off Units) and three-unit Multiple Dwelling (“tri-plex”). As well, for single lot development, Multiple Conversion Dwelling and Infill in conjunction with retention of a Character House may be permitted.

New One-Family Dwellings, One-Family Dwellings with Secondary Suite, and Laneway House are **not** permitted in this District. Secondary suites may be added to existing One-Family Dwellings.

1.1 Intent

The intent of these guidelines is to:

- (a) Encourage development of ground-oriented, medium-density Multiple Dwelling in the form of courtyard row houses and stacked townhouses that include a majority of units which are sized for families (i.e. two- and three-bedroom units);
- (b) Ensure a high standard of livability for all new dwelling units, including Lock-off Units, with emphasis on ground-oriented access, natural light and ventilation, and usable private outdoor space for each unit;
- (c) Ensure the design of common outdoor space in courtyards that accommodates social interaction and children’s play; and,
- (d) Ensure durable and sustainable design, while allowing architectural diversity.

1.2 Application

These guidelines apply to conditional Multiple Dwellings with 4 or more units, not including lock-off units, in a courtyard row house or stacked townhouse form, as well as multiple dwellings with three units (“tri-plex”).

For Multiple Dwelling with 4 or more units in the form of a 4-storey apartment building, refer to the *RM-11 Design Guidelines*.

For Two-Family Dwelling (with or without Secondary Suite or Lock-off Units), refer to the *RT-5 District Schedule*.

For Multiple Conversion Dwelling and Infill in conjunction with retention of a Character House, refer to the *RT-5 District Schedule and Design Guidelines*.

For renovations to **existing** buildings including One-Family Dwellings, One-Family Dwellings with Secondary Suite, and Laneway House, refer to the *RT-5 District Schedule and Section 11.24 of the Zoning and Development By Law*.

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhood consists primarily of detached houses with characteristics such as regular spacing, individual front entrances and landscaped yards. New development should reflect desirable characteristics of the existing area as practical for a multiple dwelling such as:

- (a) A clear architectural identity for individual dwelling units as viewed from the street or courtyard/rear yard through elements such as individual front entrances, porches, steps, yards, decks and patios;
- (b) Rich landscape character by providing varied plants of substantial size throughout the site;
- (c) Visually open courtyard spaces with a neighbourly relationship to adjacent sites; and,
- (d) Vehicular access at the rear of the site.

As new development occurs, there will be a change in the character of the street. New buildings are encouraged to have varied architectural character to provide visual interest, and will maintain a consistent primary building face and front yard to create a consistency to the streetscape.

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

The RM -12 District provides Multiple Dwelling options depending on site frontage and site area. See Table 1.

Development of Multiple Dwelling with 4 or more units, not including Lock-off Units, in the form of a courtyard row houses or stacked townhouses will require lot consolidation to meet a minimum site frontage of 27.4 m (90 ft.) and site area of 900 m² (9 688 sf.) This will generally require consolidation of a minimum of 3 lots, but may require 4 lots depending on the lot depth.

Development of Multiple Dwelling with 4 or more units in the form of a 4-storey apartment building will require lot consolidation to meet a minimum site frontage of 36.6 m (120 ft.) and site area of 1 000 m² (10 764.3 sf). This will generally require consolidation of a minimum of 4 lots. *Refer to the RM-11 District Schedule and Design Guidelines.*

The RM-12 District provides a three-unit Multiple Dwelling (“tri-plex”) option on single lots with a minimum site frontage of 12.2 m (42 ft.) and site area of 306 m².

Other dwelling options may be considered on single lots including Two-Family Dwelling (with or without Secondary Suite or Lock-off Units) and Multiple Conversion Dwelling and Infill in conjunction with retention of a Character House in accordance with the *RT-5 District Schedule and Design Guidelines*.

Table 1: Development Scenarios

	Frontage	Site Area	Building Typology	FSR	Reference Document
With Lot Consolidation	Min. 90' Max. 165'	900 m ²	Courtyard (Rowhouse or Stacked Townhouse)	1.45	Continue with RM-12 Design Guidelines
	Min. 120' Max. 165'	1,000 m ²	4-storey Apartment	1.7	Refer to RM-11 Design Guidelines
Without Lot Consolidation	Min. 32'	306 m ²	Tri-plex	0.9	Continue with RM-12 Design Guidelines
	N/A	306 m ²	Duplex	0.75	Refer to RT-5 District Schedule

2.2.2 Building Typologies

The RM-12 District Schedule is designed to accommodate multiple dwelling in courtyard row house and stacked townhouses configurations, as follows.

(a) Courtyard Rowhouse or (Courtyard) Stacked Townhouse

Characteristics:

- (i) 3 to 4 storey height. See Section 4.3.
- (ii) Midblock sites will have two rows of units with one row located at the front of the site along the street and one row located at the rear along the lane, separated by a central courtyard 24 to 30 feet wide. See Section 2.6.3. See Figure 1.
- (iii) Corner sites should provide a row of units along each street with a “break” at the corner of a minimum of 4.6 m (15 ft.). See Figure 2.
- (iv) Units may be “row houses” (side-by-side units) or “stacked townhouses” (side-by-side units and units stacked on top of each other).
- (v) Individual unit entrances have direct access to grade.
- (vi) Each unit has private outdoor space.
- (vii) Building frontages at the street or lane should not exceed 24.4 m (80 ft.). Rows of units may be broken up into more than one building with a minimum spacing of 3.1m (10 ft.) between buildings.
- (viii) Individual units should be no less than 3.6 m (12 ft.) in width and the minimum width of major living spaces (e.g. living rooms) should not be less than 4.2 m (14 ft.). The width is a clear interior dimension and does not include walls.
- (ix) Stacked townhouses typically include three-level units stacked on top of one-level units (“flats”), or two-level units stacked on top of two-level units. Other configurations may be possible.
- (x) The building code requirements for 4-storey townhouses should be reviewed carefully to ensure compliance, in particular the maximum travel distance from the 4th storey to an exit. The lowest level of a stacked townhouse may be located partly below grade to provide compliance with the exiting requirement but careful attention should be paid to livability of below grade levels. See Section 2.4.1.

Figure 1: Midblock Site - Courtyard Rowhouse or (Courtyard) Stacked Townhouse

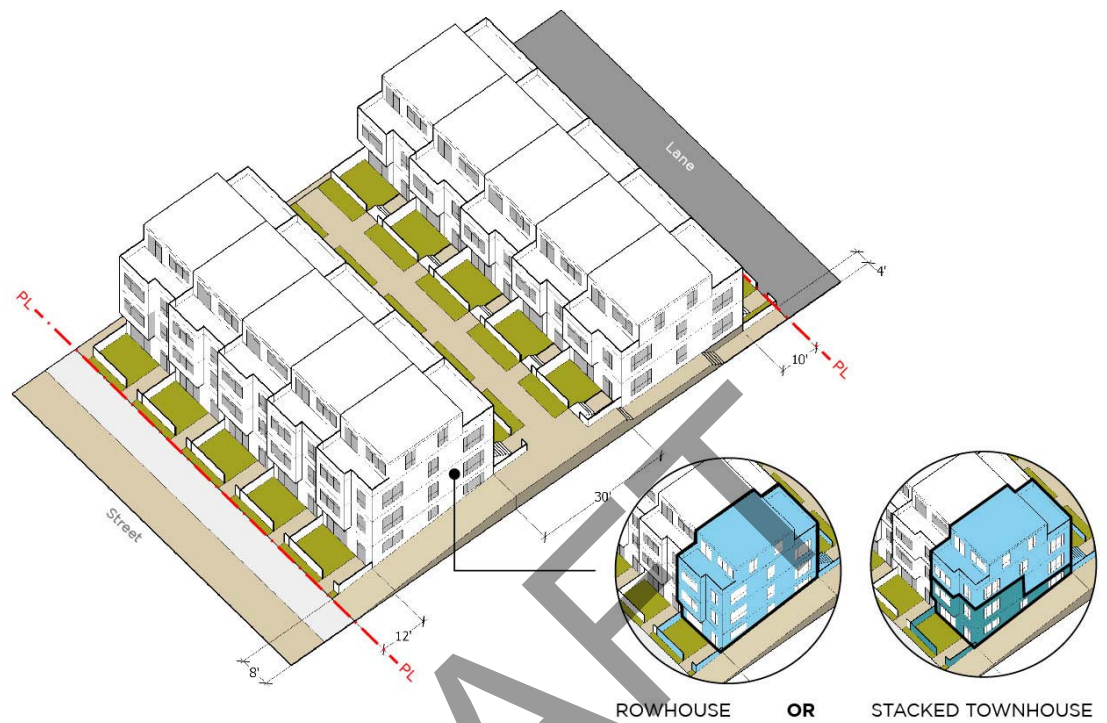
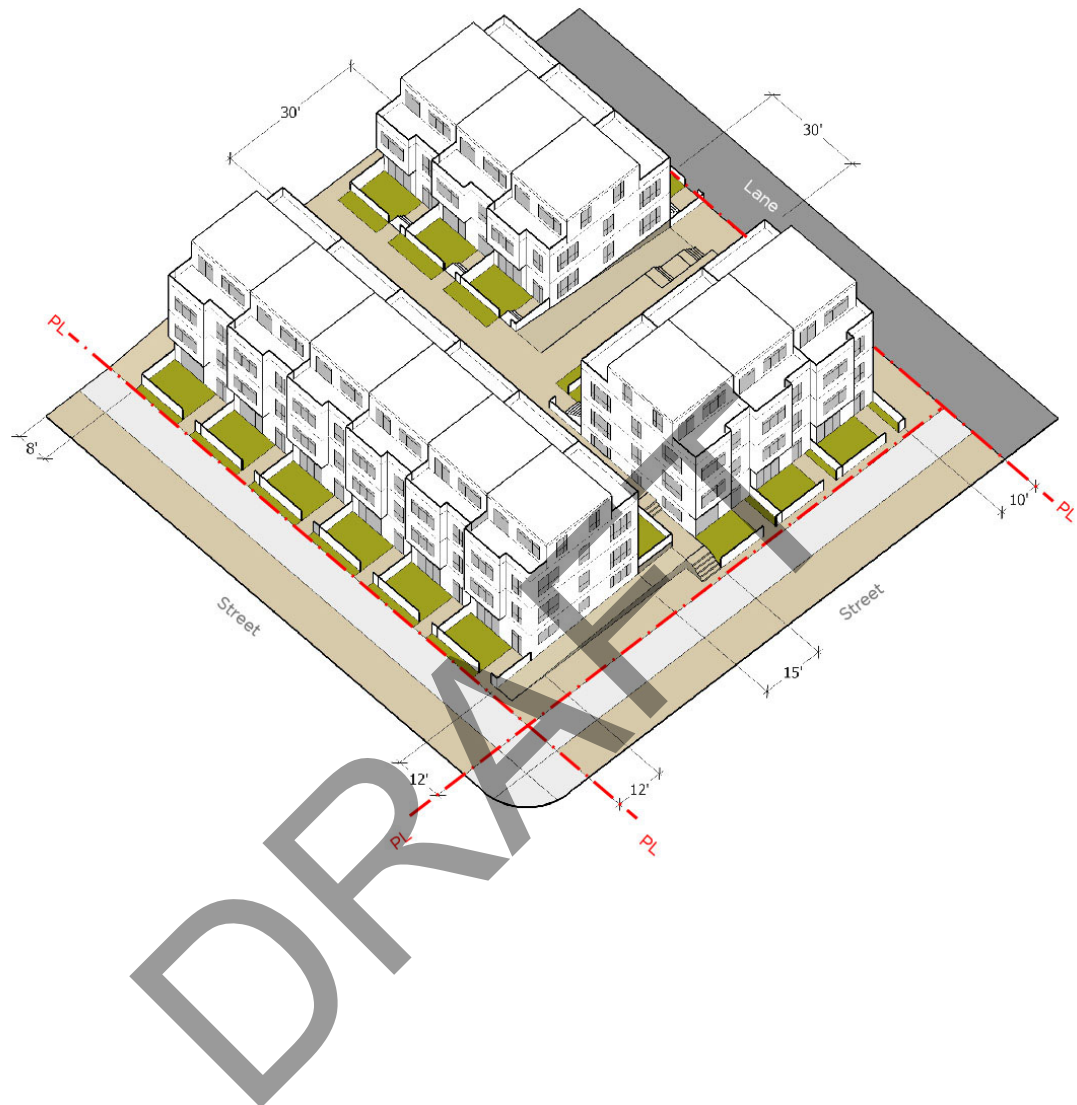


Figure 2: Corner site – Courtyard Rowhouse or (Courtyard) Stacked Townhouse

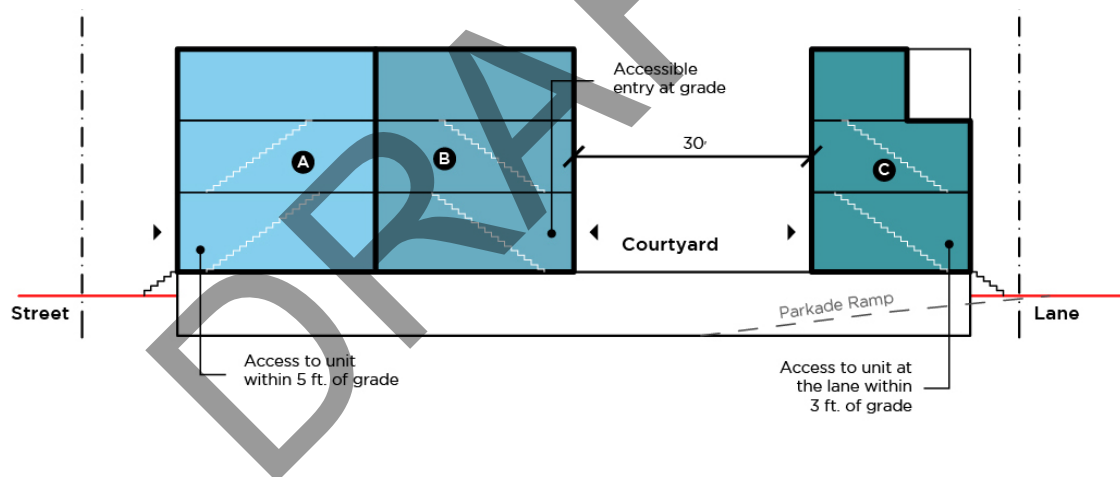


(b) Back-to-Back Townhouses

Additional Characteristics:

- (i) 3 storeys
- (ii) Back-to-back townhouses may be located in a single building on the site, or within the front building of a courtyard configuration.
- (iii) Back-to-back townhouses share side and back walls with neighbouring units and have individual unit entrances facing the street or the courtyard/rear yard.
- (iv) Back-to-back units may be “interlocking” in order to provide an exposure (i.e. exterior wall) at the front and rear over two levels.
- (v) It is understood that (with the exception of corner units) units in the front row of a back-to-back townhouse building will not have direct access to the rear of the site. These developments may provide a semi-private path on-site along the front property line running parallel to the side walk to link to the path in the side yard or the break between the buildings which leads to the rear of the site. A 0.91 m (3 feet) setback may be provided for this path and the surface should be permeable and provide a “green” appearance (such as structural grass grid or “grass-crete”).

Figure 3: Back to Back Townhouse – Typical Section

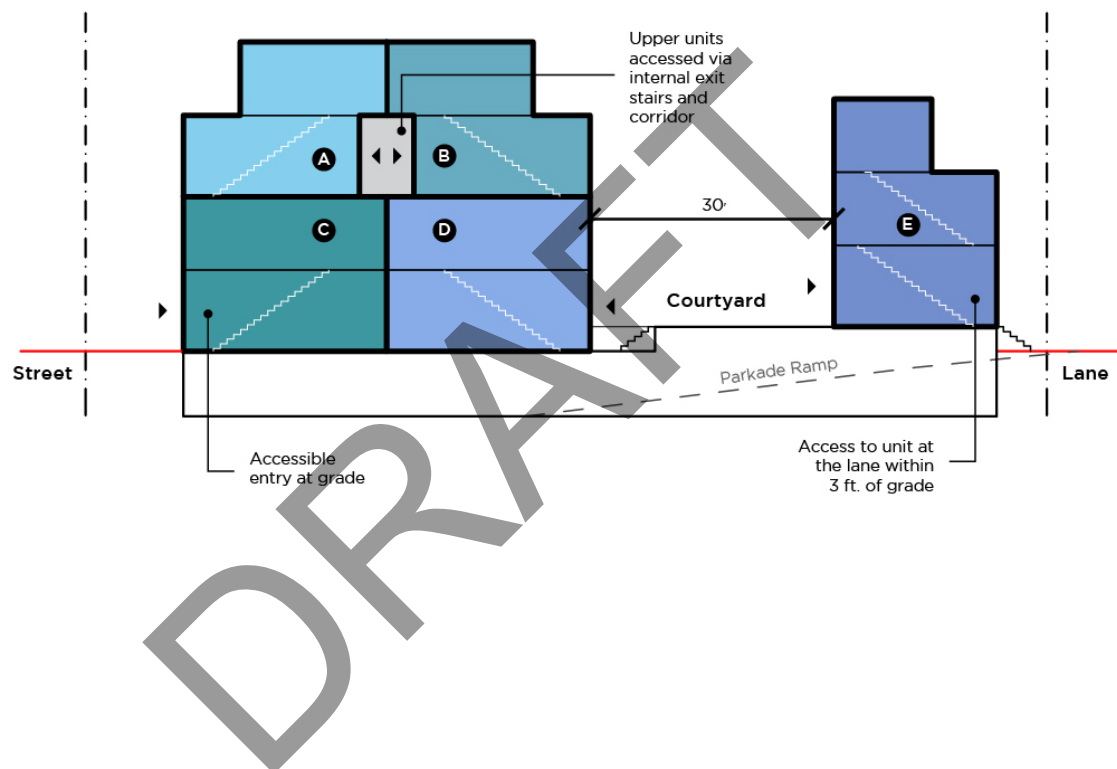


(c) **Hybrid Building**

Additional Characteristics:

- (i) 4 storeys
- (ii) Hybrid Buildings combine features of townhouses and 4-storey apartment buildings.
- (iii) The lower units have direct access to grade. The upper units are accessed via a common corridor.

Figure 4: Hybrid Townhouse – Typical Section

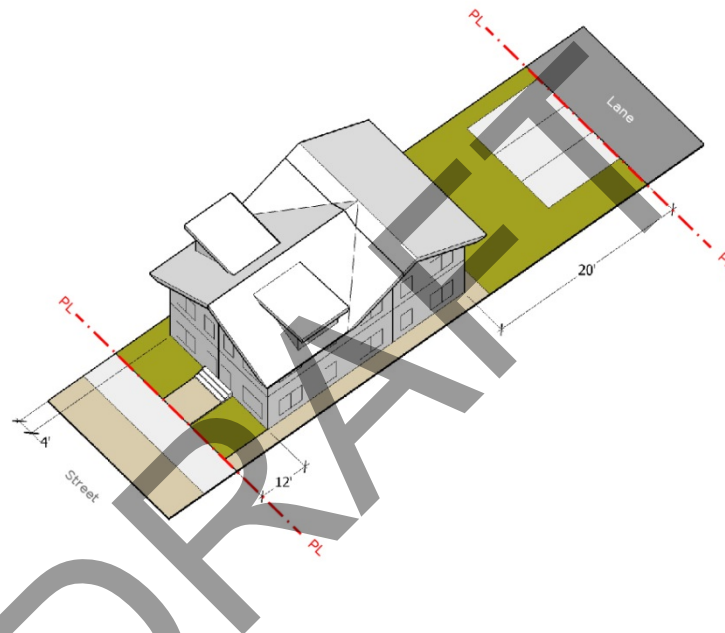


(d) Three-unit Multiple Dwelling (“Tri-plex”)

Characteristics:

- (i) Tri-plexes may have side-by-side units, back-to-back units and/or units that are stacked on top of each other.
- (ii) Individual unit entrances have direct access to grade.
- (iii) Each unit has private outdoor space.
- (iv) Parking is located within the rear 6.1m (20 ft.) of the site. Parking may be provided as surface spaces located at grade or in a garage limited in size to a two-car garage of 42 m² (400 sf.).

Figure 5: Tri-plex



2.3 Orientation

- (a) Unit entrances should be clearly identified architecturally and oriented to the street or courtyard/rear yard.
- (b) For the front building of a courtyard configuration, upper level units of stacked townhouses should have balconies or decks oriented to the street to further activate the street and articulate the form.
- (c) For the rear building of a courtyard configuration, a secondary entrance oriented to the lane is encouraged to activate the lane interface, noting the primary entrance will be from the courtyard.
- (d) On corners sites, unit entrances should be located facing both streets and both street-facing elevations should be fully designed and detailed.

2.4 Access and Circulation

- (a) Pedestrian access to unit entrances should be from the street or via a clearly marked path on site to the courtyard/rear yard.
- (b) The path should provide a sense of entrance to the courtyard and the rear of the site, and also meet Vancouver Building By-Law requirements for fire-fighter access to dwelling unit entrances, as follows:

- (i) A continuous path of 2.0 m (6.56 ft.) may be provided for fire-fighter access in a side yard with a minimum 2.4 m (8 ft.) width. The other side yard may be 1.2 m (4 ft.).
- (ii) A continuous path of 2.0 m (6.56 ft.) may be provided for fire-fighter access at a “break” in the front building with a minimum building separation of 3.1 m (10 ft.).
- (d) Side yards not providing fire-fighter access may be designed with paths to allow access to garbage and recycling areas and parking located at the rear of the site. These convenience paths are not required to be continuous surface, and may be pavers or gravel to increase site permeability.
- (a) Vehicular access should be from the lane, where one exists. Sites for multiple dwelling should be assembled in such a way that vehicular access from a lane is possible.

2.4.1 Access and Daylighting of Below Grade Levels

For 4-storey townhouses, the establishment of floor elevations should be considered carefully to respond to site topography and to ensure livability of any below grade level, while meeting the building code requirement with regards to the maximum travel distance for exiting from the 4th storey. The lowest level of a 4-storey building may be located partly below grade in order to comply with the maximum travel distance of 2-storeys and 25 meters to an exit within 1.5 m (5 ft.) of grade, subject to:

- (i) The lowest level may be located partly below grade wherein at least one exposure (i. e. exterior wall) is at or above grade and a second exposure may be located up to a maximum of 1.5 m (5 feet) below grade. The lowest level should not be located 0.6 m (2 feet) or more below grade on both sides.
- (ii) When a level is located partly below grade combine with an above-grade level , where possible, with primary living space (i.e. living and dining areas) located at the above-grade level and secondary spaces which require less daylight (i. e. bedrooms) below.
- (iii) For the lowest level, units may be wider in order to maximize the extent of the exterior wall that is at or above grade and opportunities for windows and daylighting. I.e. the lower units may be wider than a single ‘module’ of the upper units.
- (iv) Primary unit entrances should be located at or above grade, where possible.
- (v) A primary unit entrance at a sunken patio may be permitted if the patio is within 2’-0” of grade and is without guardrails.
- (vi) Sunken patios more than 0.6 m (2 ft.) below grade in the front yard facing an arterial street are to be avoided due to noise and traffic impacts.
- (vii) Sunken patios more than 0.6 m (2 ft.) below the courtyard level maybe be considered to provide outdoor space and daylighting of a level located partly below grade, but should be designed to minimize impact on usable courtyard space.

Figure 6: Incorrect below-grade unit configuration – Typical Section

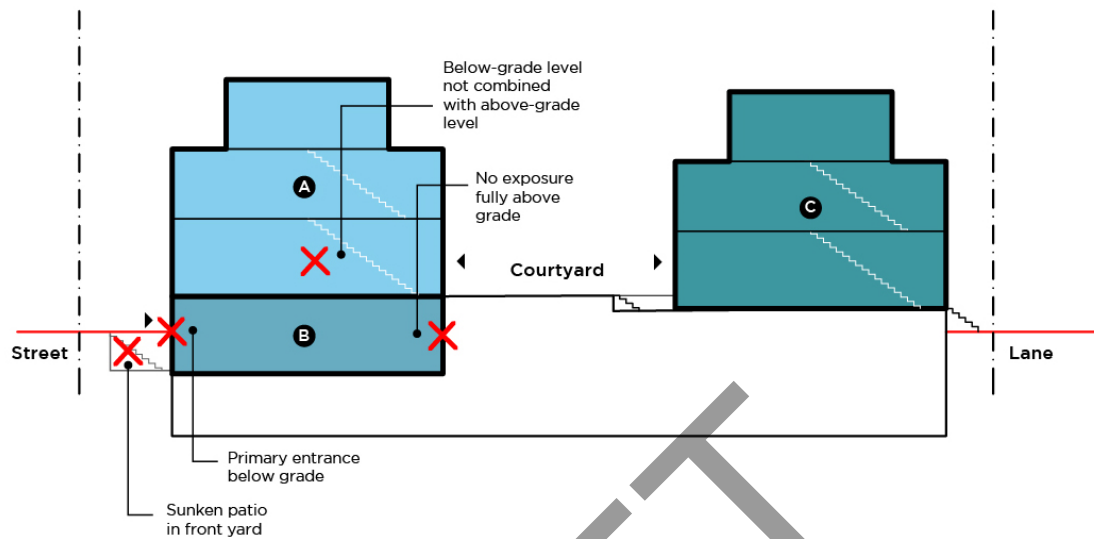
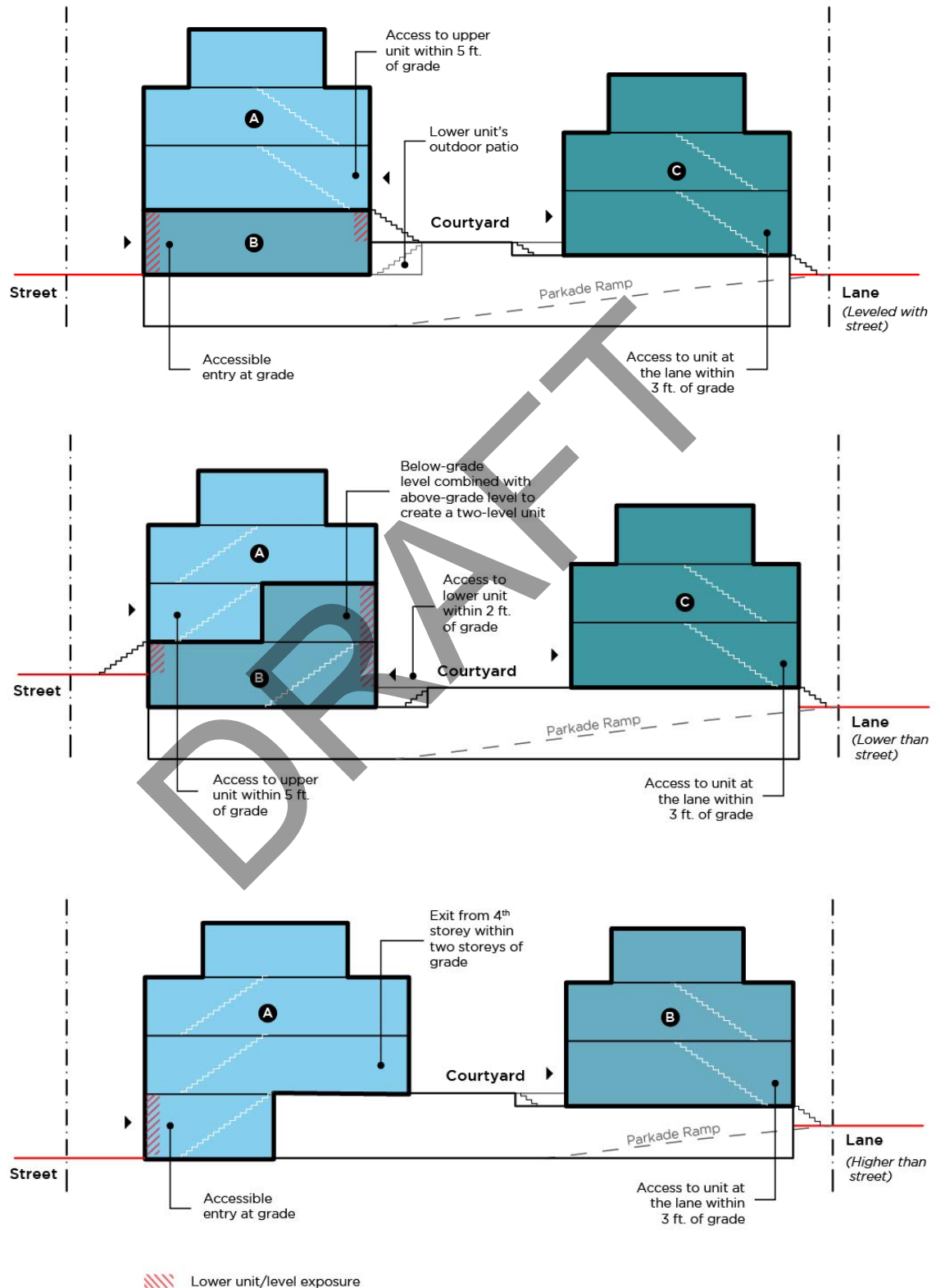


Figure 7: Site configurations in response to changes in grade – Typical Sections



2.5 Light and Ventilation

- (a) Access to natural light and ventilation affects the livability of dwelling units. Multiple dwellings are required to meet the Horizontal Angle of Daylight requirements of the RM-12 District Schedule which require that all habitable spaces are provided with windows in an exterior wall. Internal rooms with no windows (except storage rooms, bathrooms and small kitchens) are not permitted. The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations so that each habitable room is equipped with an *openable* window.
- (b) Units within row houses and stacked townhouses will generally have two exposures (i.e. exterior walls at the front and rear) with units extending for the full depth of the building to maximise access to daylight and natural ventilation for the unit. Corner units will have three exposures and therefore more opportunities for windows.
- (c) Back-to-back units will be shallower units and may have a single exposure (i.e. exterior wall). These units will be wider to maximise the extent of exterior wall and provide opportunities for windows and habitable rooms. Corner units will have two exposures and therefore more opportunities for windows.

2.5.1 Access to Natural Light

Dwelling units (or portions thereof) that do not have two exterior walls should not be deeper than 7.62 m (25 ft.) to ensure adequate natural light to the primary dwelling spaces.

2.5.2 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.

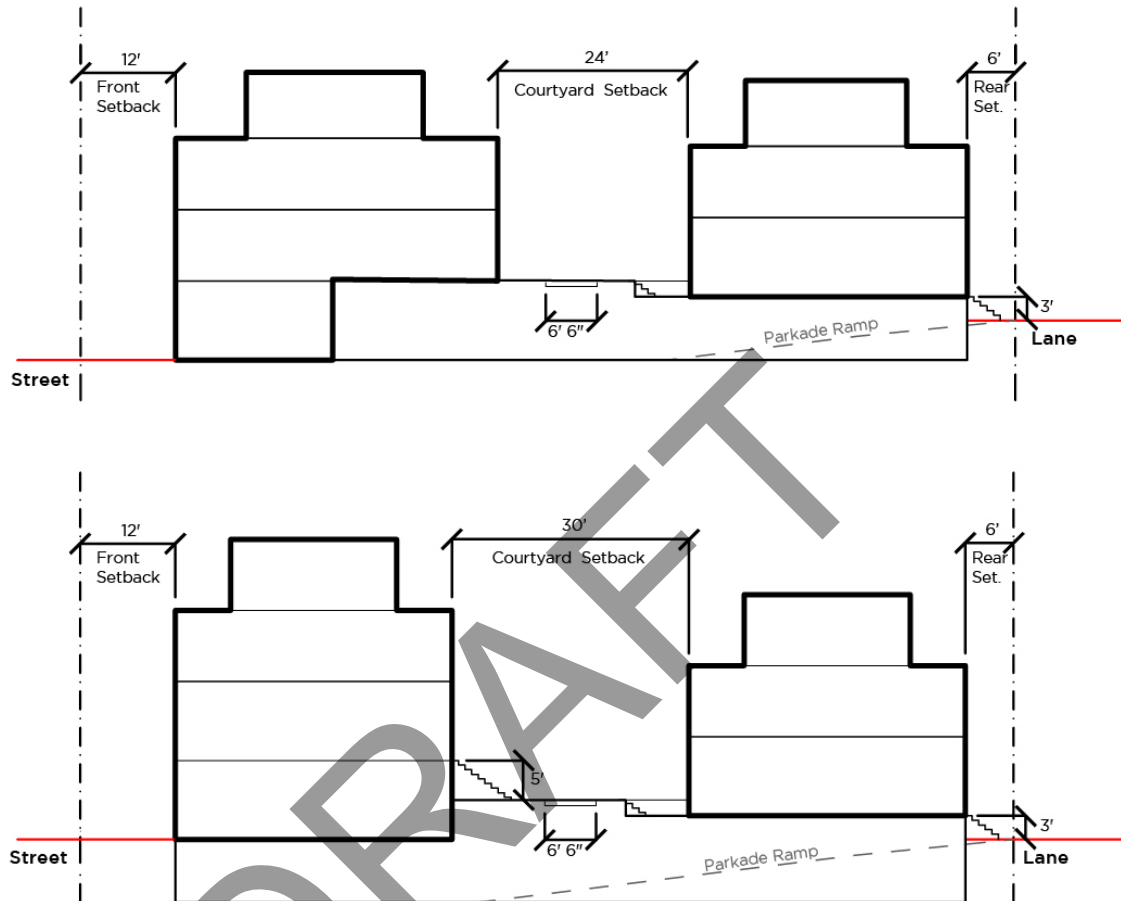
- (a) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof;
- (b) Employing window types that facilitate air exchange are encouraged. Double-hung windows with openers at both a high and low level can help create air flow. Casement windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).

2.5.3 Light and Ventilation at Courtyards

The central courtyard plays an important role in providing light and ventilation to both rows of units and should be adequately sized to ensure performance.

- (a) The courtyard should have a minimum clear width of 7.3 m (24 feet).
- (b) Allowable projections into the courtyard are generally the same as the allowable projections into yards in Section 10.7 of the Zoning and Development Bylaw, except that entrance porches may project 1.2 m (4 ft.) into the minimum courtyard width and upper level balconies should not project into the minimum courtyard width.
- (c) When building elements such as entrance porches, landings/steps or sunken patios greater than 0.6 m (2 feet) below the courtyard level and equipped with guardrails, project within the courtyard space, the minimum clear width should be increased to 9.1 m (30 feet).
- (d) There are no set restrictions on what rooms can face the courtyard, but privacy should be considered.

Figure 8: Courtyard configurations – Typical Sections



2.8 Noise

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

- 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.).
- 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.
- Unit 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.
- 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.
- Details reflecting the method of noise mitigation proposed for the exterior walls should be included with the drawing set as required in Section 4.15 of the District Schedule.

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) External shared landings and stairs should not serve more than two side-by-side units so that residents do not need to pass the front doors and windows of other units in order to access their own units.
- (d) Buildings at the lane are encouraged to raise the ground floor 0.9 m (3 ft.) above the adjacent grade of lane to enhance residents' privacy, noting that an accessible entry may still be provided from the courtyard.

2.12 Internal Storage in Stacked Townhouses

The design of stacked townhouses should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units (preferred) or within storage areas located in underground parking structures. Refer to the administration bulletin *Bulk Storage and In-Suite Storage – Multiple Family Residential Developments*.

3 Uses

3.1 Multiple Dwelling

In order to ensure a good supply of housing suitable for families, as an alternative to single-family houses, multiple dwellings with four or more units are required to include a minimum number of family units as per the Conditions of Use in Section 3.3.2 of the District Schedule.

- (i) Multiple dwellings with four or more units in the form of courtyard row houses or stacked townhouses are required to include a minimum of 25% 3-bedroom units.
- (ii) Multiple dwellings with four or more units in the form of a 4-storey apartment are required to include a minimum number of 2- and 3-bedroom units as follows:
 - (a) a minimum of 25% of the total dwelling units must be two-bedroom units;
 - (b) a minimum of 10% of the total dwelling units must be three-bedroom units;

The required distribution of 35 percent reflects the historic percentage of family households in the city. The requirement for 10 percent 3-bedroom units will help augment the supply of 3-bedroom units typically provided in apartment buildings.

In addition, to further support the functionality and livability of family units, it is recommended that:

- (a) a minimum of 50% of the two- and three-bedroom units are located within the first three floors of the building;
- (b) private open space is directly accessible from each unit; and,
- (c) common outdoor space is provided in an appropriate location to be developed as a children's play area.

3.2 Lock-off Units

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 is primarily to increase the rental stock in the neighbourhood, and, secondly, to provide the option of having a mortgage helper for the owner of a townhouse (similar to the option of having a secondary suite in one- and two-family dwellings).

- (a) A lock-off unit cannot be strata-titled (secured by covenant);
- (b) A lock-off unit is an optional and flexible use, and therefore the lock-off unit must be equipped with an internal access to the main unit;
- (d) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking;
- (e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the **Principal Dwelling Unit with a Lock-off Unit Guidelines**;
- (f) The maximum number of lock-off units in courtyard row house or stacked townhouse development is one lock-off for every three units.
- (g) The bedroom in a lock-off unit does **not** count toward the required percentage of 2- and 3- bedroom units under the Conditions of Use in Section 3.3.2 of the District Schedule. I.e. a 2-bedroom unit with a lock-off unit is a 2-bedroom unit, not a 3-bedroom unit.

3.3 Choice of Use

This district permits retail, service, cultural (including artist studio) and live-work uses in conjunction with a multiple dwelling.

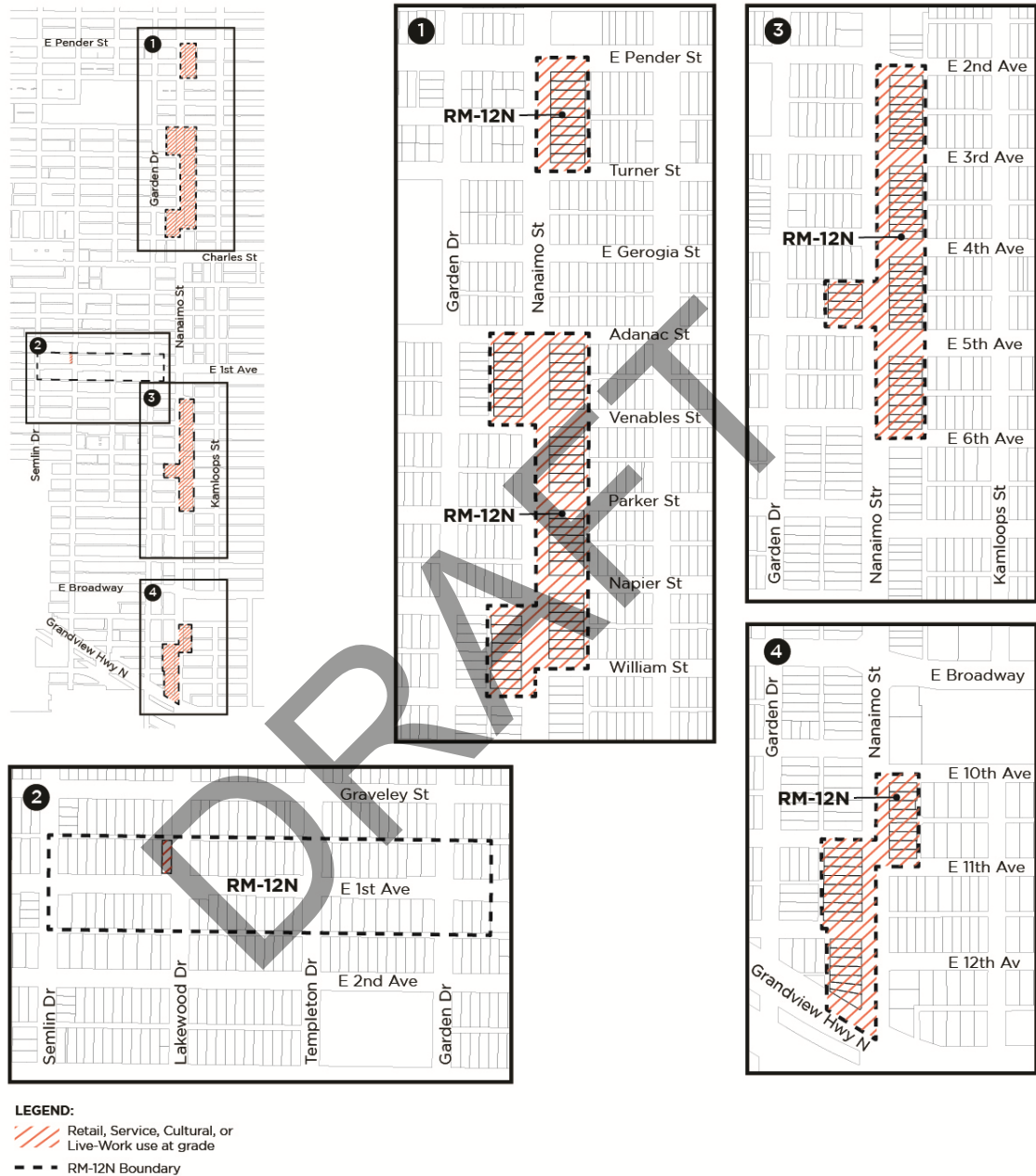
Retail, service, cultural (including artist studio) or live-work use should be provided at grade at the site at the corner of East 1st and Lakewood as shown on map 2 in Figure 9 noting this site was identified as Local-Serving Retail in the Grandview-Woodland Community Plan. These uses may be permitted at grade for town house developments on sites fronting on Nanaimo Street as shown on maps 1, 3 and 4 in Figure 9. These areas were identified as suitable for choice of use at grade in the Grandview-Woodland Community Plan, to provide opportunities for commercial uses as the neighbourhood develops.

For developments providing retail, service, cultural (including artist studio) and live-work uses in conjunction with a multiple dwelling, a site height relaxation will be considered to accommodate functional commercial ceiling heights which are typically a minimum 4.3m (14 feet floor-to-floor). The development should otherwise meet the regulations of the district schedule with regards to density and yards. Due to the mixed commercial and residential uses, requirements of the Vancouver Building By-law should be reviewed carefully to ensure compliance. Further,

- (a) Uses that serve the surrounding residential neighbourhoods are encouraged, such as a small grocery store or café;
- (b) Retail uses, which could expect an increased number of visitors, should be accessed from the street and not internal courtyards;
- (c) Artist studio and live-work units may have access to the residential portion of the unit from an internal courtyard; and,
- (d) Parking and loading for non-residential uses should meet the requirements of the Parking Bylaw, and should be separated from residential spaces (where possible).

For further direction on live-work uses, see *Live-Work Use Guidelines*.

Figure 9: Maps identifying areas where choice of use is allowed



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

4.2 Frontage

The minimum site frontage for a multiple dwelling with four or more units (not including Lock off Units) in a courtyard row house or stacked townhouse form is 27.4 m (90 ft.). This is a practical minimum intended to encourage efficient multiple dwelling development.

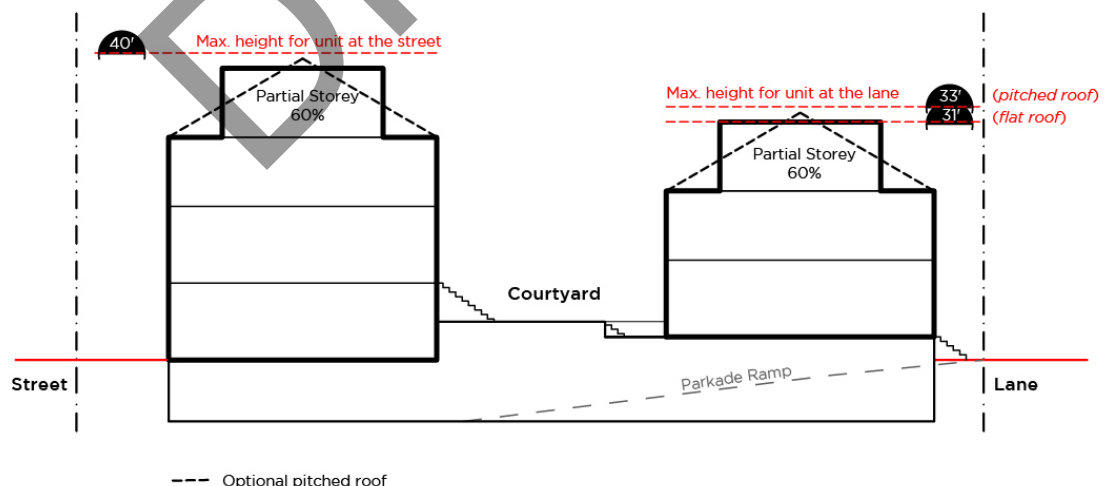
4.3 Height

For multiple dwellings with a minimum of 4 units in a courtyard row house or stacked townhouse form, the Director of Planning may permit:

- (a) For the front building: Height to 12.2 m (40 ft.) and a partial fourth storey provided the partial fourth storey does not exceed 60% of the storey immediately below; and,
- (b) For the rear building:
 - (i) For a minimum 7:12 pitch roof, height to 10.1m (33 ft.) and a partial third storey; and,
 - (ii) For a flat or less than 7:12 pitch roof, height to 9.4m (31 ft.) and a partial third storey.
 - (iii) In special cases where due to site topography the building cannot reasonably be accommodated in the height envelope, the Director of Planning may permit an increase in building height to 10.7m (35 ft.).

Floor-to-floor height should not exceed 3.1m (10 feet) for primary living space, and floor-to-floor height for secondary living space (bedrooms) may be 2.7 m (9 feet).

Figure 10: Maximum allowable heights – Typical Section



4.4 Front Yard

The front yard of existing development varies and may be 7.3 m (24 feet). New development will have a shallower front yard to a minimum 3.7 m (12 ft.). To assist with this transition the sidewalls of new buildings should be well composed and treated with materials and fenestration to avoid the appearance of a blank 'end wall' condition.

4.5 Side Yard

The minimum side yard is 1.2 m (4 ft.)

A 2.4 m (8 ft.) side yard may be required at **one side** of the front building to provide space for a 2.0 m (6.56 feet) fire-fighter access path from the street to the units at the courtyard and the rear of the site. See Section 2.4.

4.6 Rear Yard

A minimum rear yard of 1.8 m (6 ft.) is required to the rear building of a courtyard configuration from the lane to provide space for secondary entrance porches and patios, as well as planting along the lane.

Secondary entrances from the lane are encouraged to provide a residential scale and character. However the lane entry is not considered to be the primary unit entrance for fire-fighter access as required by the Vancouver Building By-Law. The primary unit entrance must be accessed from the street via a 2 m (6.56) clear continuous path and, as such, will be located facing the courtyard and the front of the site.

4.7 Floor Space Ratio (FSR)

The discretionary increase in the floor space ratio for multiple dwellings may be considered up to the maximums below:

- | | | |
|-------|---|----------|
| (i) | Four or more units in a courtyard rowhouse or stacked townhouse | 1.45 FSR |
| (ii) | Four or more units in a 4-storey apartment | 1.7 FSR |
| (iii) | Three-unit multiple dwelling ("Tri-plex") | 0.9 FSR |

Depending on site features such as existing trees, topography, and site dimensions particularly depth, as well as the requirements of redevelopment, such as parking requirements, it may not be possible to achieve the highest FSR on all sites.

4.8 Site Coverage and Impermeability

The Director of Planning can permit an increase in the area of impermeable materials.

4.9 Off-Street Parking and Bicycle Storage

4.9.1 Parking

Underground parking structures should be absolutely minimized, and held back from site edges to allow for tree planting and rain water infiltration. See Section 10 Rainwater Management.

- (a) For multiple dwelling, parking may be located underground with access from the lane.
- (b) Underground parkades should not project into the front, side or rear yards and should align with the exterior walls of the buildings above.

- (c) Where elevated courtyards are proposed, exposed portions of underground parking should be clad with high-quality, durable materials and screened with plantings at-grade.
- (d) For planting over structures, provide substantial growing medium volumes within irrigated planters (to meet BCSLA latest Standard).
- (e) For three-unit multiple dwelling, parking is located within the rear 6.1m (20 ft.) of the site. Parking may be provided as surface spaces located at grade or in a garage. The garage is limited in size to a two-car garage of 42 m² (400 sf.).
- (f) Open parking spaces should be paved with permeable pavers to facilitate rainwater infiltration and reduce storm water sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.
- (g) Open exit stairs from the underground parkade are discouraged due to CPTED (Crime Prevention Through Environmental Design) concerns.
- (h) Covered parkade exit stairs are encouraged and may be located within the building massing or within the courtyard provided they do not compromise the functionality of the courtyard or livability of adjacent units. Covered parkade exit stairs are not permitted in the side yards.

4.9.2 Bicycle Storage

- (a) Bicycle parking may be located in the underground parkade.
- (b) Creative options for above grade bike storage will be considered provided they do not compromise the functionality of courtyards or private outdoor amenity space.

4.10 Horizontal Angle of Daylight

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

4.14 Dedication of Land for the Purpose of Road Widening

Dedications are required with conditional redevelopment to facilitate increased street right-of-way width to provide improvements.

In consideration of the additional dedication required for sites along 1st (Garden to Nanaimo), a relaxation of the front yard to 8 ft. may be supported, or a reduced courtyard separation.

4.16 Building Depth and Building Width

4.16.1 Building Depth

The maximum building depth of 40% of the depth of the site is applicable to three-unit multiple dwellings ("Tri-plex").

4.16.2 Building Width

The housing types permitted in the RM-12 District 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 is limited. Limiting the building width also allows more windows on the sides and better cross-ventilation and access to natural light.

The maximum building width for a multiple dwelling should be 24.4 m (80 ft.).

The Director of Planning may relax the building width provided particular care is taken to avoid monotony in building massing and design. Articulation of the massing may be used to reduce the apparent width of the building and to avoid a sense of relentlessness in the repetition of identical units.

4.17 External Design

4.17.2 Separation between adjacent multiple dwelling buildings

- (a) Where a development includes two or more buildings to the street or lane, the minimum distance between the exterior **side** walls of the adjacent buildings should be 3.1 m (10 ft.).
- (b) This minimum separation distance but does not apply to the internal courtyard between the front and rear buildings which must meet the separation requirements in section 2.6.3.

4.19 Number of Buildings on Site

- (a) For sites over 40.2 m (132 ft.) in frontage, more than one building should be provided at the street to break up the massing and to create a streetscape that is more consistent with the existing streetscape on the block.

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 facades should provide a cohesive and well-designed composition of cladding materials, trim, fenestration and relief elements such as bays, recesses, porches, balconies which provide shadow play, texture, rain protection and human scale.

5.1 Roof and Massing

5.1.1 Roofs

- (a) Massing of the partial upper storey should be minimized by:
 - (i) For pitched roofs, substantially containing the top floor in the roof form; or,
 - (ii) For a flat or shallow pitch roof roofs, by significantly setting back any building mass at the upper most storey. This setback should arrive at an overall visual effect from the street or the lane that is comparable to that of a pitched roof building. A minimum of 1.8 m (6 feet) should be provided.
- (b) For pitched roofs, the roof should spring from the upper floor level. It is expected that some of the allowable floor space will be under sloped ceilings between 1.2 m (4 ft.) and 2.4 m (8 ft.) in height in most developments.
- (c) For pitched roofs, secondary roof forms and dormers should be clearly subordinate to the main form in size and number.
- (e) Roof top decks should be set back from the roof edge to minimize the view into adjacent yards.
- (f) Roof top stairwell 'penthouses' should be located to minimise the visual prominence of these elements.

5.1.2 Massing of Row houses and Stacked Townhouses on the Street

- (a) Row houses and stacked townhouses should visually emphasize individual units. The boundaries of each unit should be obvious and clearly expressed on the street façade.

While many successful developments rely on simple repetition of identical or near identical side-by-side units, more variety in massing and expression may be brought to a design, particularly in the case of wider buildings (See section 4.16.2.)

- (b) The apparent scale may be reduced by other aspects, such as floor-to-floor heights, horizontal elements, hierarchical elements, changes in material, and the proportion and placement of openings. Floor-to-floor height should not exceed 3.1m (10 feet) for primary living space, and floor-to-floor height for secondary living space (bedrooms) may be 2.7 m (9 feet).
- (c) The upper floor facing the street or lane should be stepped back or contained in a roof form. See section 5.1.1. (a).

5.1.3 Massing of Row houses on the Lane

- (a) Courtyard row houses at the rear of the site should be designed to reduce apparent massing adjacent to the lane and neighbouring properties.
- (b) The upper floor facing the lane should be stepped back or contained in a roof form. See section 5.1.1. (a).

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 entry porches and front facing yards.

5.3.1 Entrances

- (a) For stacked townhouses, each stacked unit should have one unit entrance facing the street and the other unit in the 'stack' may have their entrance facing the courtyard/rear yard. The location of unit entrances should generally align with adjacent units in the 'row'.
- (d) For courtyard configurations, units in the rear building should have main entrances facing to the internal courtyard and secondary entrances facing the lane.
- (d) Pedestrian pathways to units facing the courtyard should be clearly visible for wayfinding purposes (such as through lighting, addressing and arbours/trellises).

5.3.2 Porches

- (a) For stacked townhouses, each stacked unit 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) Entrance porches can range from a small stoop area to a large, more usable porch.

5.3.3 Stairs

- (a) Exterior porch landings and stairs ("stoops") may access the first storey above grade and play a role as places for informal social interaction. Due to building code requirements with regards to exiting, landings are generally no more than 1.5m (5 feet) above grade or a courtyard.
- (b) Stairs to upper levels above the main floor either within a unit or to provide access to an upper level stacked unit must be accommodated within the internal space of the house or unit.
- (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 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 within courtyards, projections of balconies located above the main floor are discouraged.
- (c) Privacy screens on roof top decks should be set back from the roof edge and not exceed 1.8 m (6 ft.) 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 building elevations including courtyard, side and lane elevations warrant appropriate design.
- (d) For corner buildings, the side façade should be articulated and have sufficient windows and detailing, comparable to the front façade.
- (e) 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.
- (f) Exposed foundations should be limited to 30 cm (12 in.).

5.7 Relationship to Finished Grade and Public Realm

The establishment of floor elevations should be considered carefully to respond to existing site topography. Conspicuous retaining walls should be avoided. Wherever possible, protrusions of the underground parking garage should not be evident above the natural grade, particularly in front and side yards.

6 Lane Frontage

For courtyard developments, the lane will become a focus of development, and in effect, an exposure that is as important the streetscape. The “lanescape” should be a visually interesting experience for passersby and a pleasant outlook for residences near the lane, while at the same time accommodating necessary services.

- (a) Entry porches, insets, projections and overhangs should be used to lend interest to the lane façade, and to emphasize the presence of living space;
- (b) Trellises should be provided to screen parkade entries create places for planting.
- (c) Garbage and recycling storage is provided in the underground parkade, or within a screened enclosure.

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. Individual private outdoor spaces provide amenity and unit identification, and lend scale to the form.

- (a) For courtyard developments, the center of the site should be designed:
 - (i) as a focus of development and an organizing element, not as ‘leftover’ space, or solely as circulation space. Children’s play space, as well as seating nodes may be incorporated along the central path to provide opportunities for social interaction.
 - (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.
- (c) For stacked townhouses:
 - (i) Ground level units should have a front yard or patio associated with the front entry.
 - (ii) Upper level units should have a spacious balcony or deck with a minimum depth of 1.8 m (6 ft.), or access to a roof top deck.
 - (iii) Units that accommodate families with children (2 bedrooms or larger) should provide open space that is suitable for children’s play.
- (d) For each Lock-off Unit, a minimum area of 1.8 m² (19 sq. ft.) should be provided immediately adjacent to and accessible from the unit.
- (e) 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 or set back from the edges of flat roofs.

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. Each front patio should be provided with a new tree to demarcate the individual dwelling unit, where possible.
- (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 **Guidelines for Planting City Boulevards**). The space between the sidewalk and the front property line should receive similar treatment.

- (e) In general, the Zoning & Development 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 may 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.
- (g) Landscaping in semi-private and private spaces in courtyard developments should be used to provide screening and filtering of views, and solid fencing should be avoided as it creates visual clutter and compartmentalises the courtyard space which should read as open. Planting trees is particularly encouraged in these locations.
- (h) For the rear building of a courtyard configuration, every opportunity to enhance the “lanescape” with landscaping should be taken. This includes:
 - (i) Entry gates and arbors to support planting over pedestrian entrances.
 - (ii) Trellises over driveway entrances to parkades.
 - (iii) “Vertical greening” with vines.
 - (iv) Planters on balconies and outside the windows of dwellings on upper levels.
 - (v) Planting of trees near the lane where possible.

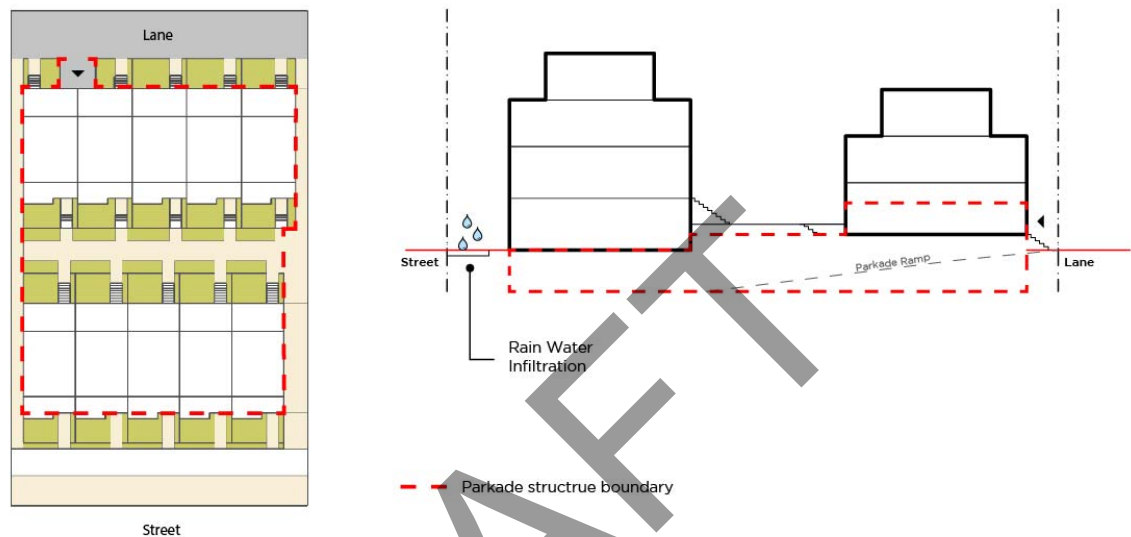
9 Garbage and Recycling

For multiple dwelling developments, garbage and recycling will be collected by private contractors. Measures should be taken to ensure that waste bins are not left in the lane. Appropriate areas for garbage and recycling bins should be provided to ensure convenient pick up – either in the underground parkade or directly off the lane. The document, ***Garbage and Recycling Storage Facility Supplement***, provides detailed information on the number of containers required and dimensions and specifications of commonly used storage containers. It is available online at: <http://vancouver.ca/home-property-development/garbage-and-recycling-storage-facilities.aspx>. or at the Enquiry Centre, 1st floor, 515 West 10th Avenue.

10 Rain Water Management

Underground parking structures should be absolutely minimized, and held back from site edges to allow for tree planting and rain water infiltration. The parking structure should not project into front or side yards as possible. See Figure 11.

Figure 11: Parkade Structure - Plan and Typical Section



NOTE: **STRIKE OUTS** INDICATE DELETIONS
ITALICS INDICATE ADDITIONS

C-2 GUIDELINES

Adopted by City Council on December 2, 2003
Amended June , 2018



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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 C-2 District Schedule of the Zoning and Development By-law. The guidelines should be consulted in seeking approval for conditional uses

or discretionary variations in regulations. They apply to all development, whether it includes residential use or not. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

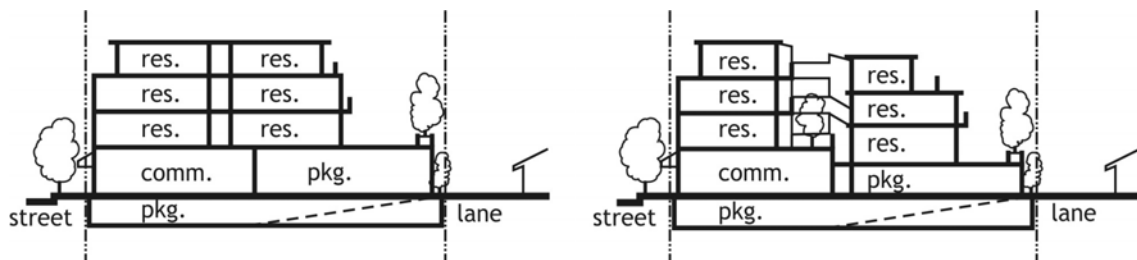
In 1989 C-2 was amended to remove a disincentive to residential, and provide more opportunity for needed housing. While this was successful in generating housing, the developments sparked complaints from community residents about impacts on adjacent residential, scale on the street, and design quality. A zoning review was undertaken to address these issues, and the zoning revised in 2003.

The height and setback regulations in the District Schedule were revised to achieve a greater distance to adjacent R zoned residential; to reduce the apparent height on the street; and to provide space for landscaping, cornices, and bays. Various clauses in the District Schedule allow the Director of Planning to vary the heights and setbacks. The intention is that these variations occur in accordance with these guidelines.

The intent of the District Schedule and guidelines is to:

- (a) to address the wide range of lot sizes, orientations, uses, and neighbouring buildings that occur in C-2, and to achieve compatibility among a variety of uses, as well as between existing and new development;
- (b) to guide building massing and design for neighbourliness, including mitigation of privacy and visual impacts on adjacent residential, with particular consideration for situations where there is no lane between a C-2 zoned site and an R zoned site;
- (c) to ensure appropriate street scale and continuous street enclosure and pedestrian interest. In the exceptional cases where residential is located at grade along the street, to ensure appropriate setbacks and treatments;
- (d) to ensure a high standard of livability for housing; and
- (e) to ensure that both corridor and courtyard forms of residential continue to be possible in mixed use development, in order to allow a measure of housing variety

Figure 1. Typical corridor and courtyard forms of mixed use development



Wherever reference is made in these guidelines to residential uses, the provision also applies to Artist Studio - Class A, Artist Studio - Class B and the associated residential unit.

2 General Design Considerations

2.1/2.2 Neighbourhood and Street Character

C-2 zoning occurs along arterials throughout the city, largely following the pattern of early 20th century streetcar lines that set the commercial structure of Vancouver. In most cases the C-2 sites are adjacent to low density residential zones such as RS or RT. Older development in C-2 consists of one and two storey buildings, some with front parking lots. Since 1989, a significant number of four storey mixed use commercial/residential developments have been built.

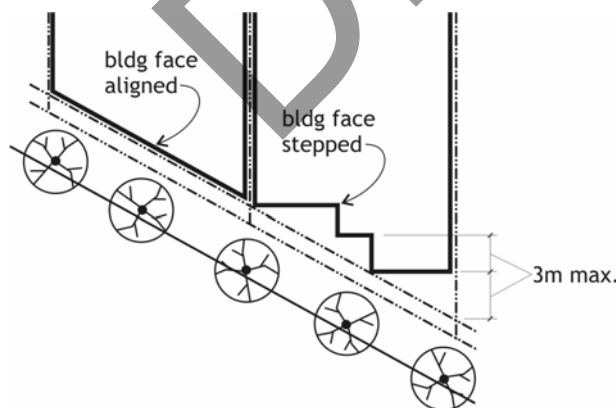
C-2 zoning exists in many areas of the city, and these guidelines are not area-specific.

- (a) Mixed use or all-commercial development should have strong pedestrian orientation, with buildings at the street edge. While some of the grade level tenancies may be of more inherent public attraction than others (e.g. retail, restaurant, personal service), it is important that pedestrian comfort and interest be maintained in all development.
- (b) In cases where residential uses occur at grade along the street, site-by-site solutions will be required to ensure compatibility with neighbouring buildings and uses. Flexibility is provided in the District Schedule and guidelines to adjust form and setbacks.
- (c) The architectural treatment and landscaping of the rear and the sides is as important as the front elevations.

2.3 Orientation

- (a) Building faces should be oriented to respect the established street grid;
- (b) Where the street is diagonal to the established grid such as along Kingsway, building faces should preferably be aligned with the front property line. Orientation of the facades at right angles to the side property lines rather than aligning them to the street may be permitted if the facades step back to the street property line in increments not to exceed 3.0 m; and
- (c) On corner sites, both street-facing facades should be fully developed as front elevations. (See section 4.2 regarding determination of frontage.)

Figure 2. Incremental stepping back from front yard line



2.4 Views

- (a) Council-approved view cones and other significant public views should not be compromised;
- (b) Existing views enjoyed by adjacent developments should not be unduly compromised by incompatible siting, massing or orientation; and

- (c) Opportunities for near views of gardens and landscaped areas should be provided for residents.

2.6 Light and Ventilation

Provision of sufficient daylight access is one of the most challenging aspects in the design of high density low rise housing. C-2 height and setback limits are designed to ensure a greater distance from rear neighbours than in many other zones. Given that it is an objective for both corridor and courtyard forms of housing to be feasible in C-2, the expectations regarding what types of rooms may have exposure to courtyards are different from other zones.

- (a) Living rooms should not face into courtyards;
- (b) Secondary living spaces (bedrooms, dining rooms, dens) in double-fronting units (i.e. street/courtyard or lane/courtyard) may face into a courtyard, provided it has a minimum clear dimension of 6.1 m and a maximum height/width ratio of 1.5 to 1.0
- (c) Courtyard width will be measured to any obstruction including exterior corridors;
- (d) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels on the south side of courtyards;
- (e) Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential liveability.
- (f) Development should locate residential units and open spaces away from areas of noxious odours and fumes related to nearby traffic or land uses.

2.7 Weather

Weather protection should be provided, unless the use at grade is residential or special needs residential facility.

- (a) The ground floor of arterial frontages should have a continuous, architecturally integrated weather protection and signage system. This may be composed of glass and steel, canvas or vinyl, but should be designed as part of the building and function principally as weather protection.
- (b) Weather protection should be provided for common entrances, and for grade level and upper level individual residential entrances.

Figure 3. Examples of desired weather protection



2.8 Noise

Most C-2 sites are located on busy arterials, with traffic noise. A few are located abutting rail lines or industrial areas. In addition, commercial components of mixed use developments such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. An acoustical report is required for all new developments with residential units.

- (a) Some of the methods which may be used to buffer residential units from external noise include:
 - (i) orienting bedrooms and outdoor areas away from noise sources;
 - (ii) providing mechanical ventilation (to allow the choice of keeping windows closed);
 - (iii) enclosing balconies or using sound absorptive materials and sound barriers;
 - (iv) using sound-deadening construction materials (e.g., concrete, acoustically rated glazing or glass block walls) and other techniques; and
 - (v) for sites directly adjacent the rail right-of-way, additional noise mitigation measures should be considered:
 - locating areas not affected by noise such as stairwells and single-loaded corridors between the noise source and the dwelling units; and
 - constructing noise fences adjacent to the right-of-way using materials compatible with the main building.
- (b) Local noise generated by the development itself, such as parking and loading activities, exhaust fans, and restaurant entertainment, should be mitigated by location and design; and
- (c) The City has regulations governing the noise levels that may be produced in various areas. These may affect some non-residential uses proposed. The Permits and Licences or Health Departments should be contacted for details.

2.9 Privacy

Privacy in relation to other units, passers-by, and adjacent development is a crucial aspect of project livability and neighbourliness. In particular, the height limits, setbacks, and landscape screening discussed elsewhere in the guidelines have been designed to reduce overlooking.

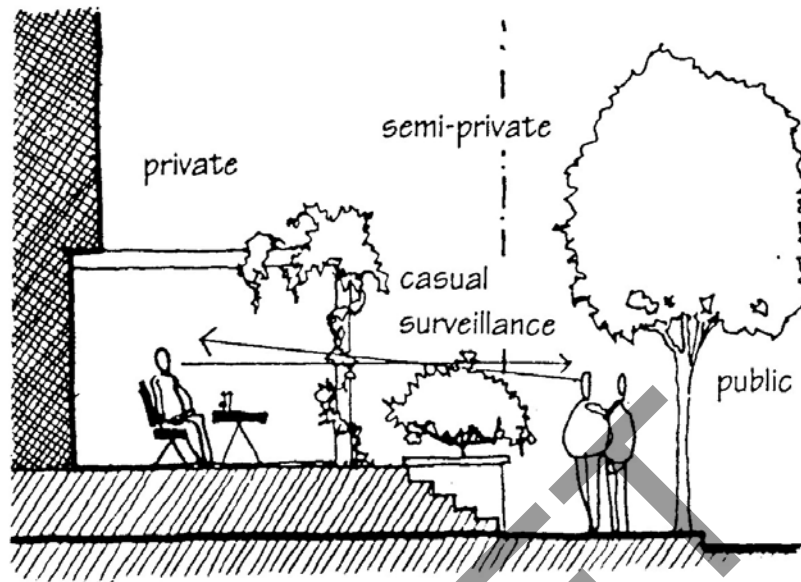
- (a) Unit orientation, window placement and screening should be used to enhance privacy;
- (b) Balconies and decks should be oriented, screened or landscaped to reduce direct overlook of adjacent residential uses or other units in the project;
- (c) Habitable rooms within the developments should be oriented away from pedestrian circulation routes, noting, however, that this may not be possible in courtyard developments (see Section 2.6 above);
- (d) Residential units located at street level should ensure privacy through setbacks, level changes, and/or screening; and
- (e) In developments with courtyards, stacked units are encouraged to reduce privacy conflicts resulting from access corridors or stairs.

2.10 Safety and Security

Safety and a sense of security are key components of livability. New development, both residential and non-residential, must provide a secure environment. The principles of "crime prevention through environmental design" (CPTED) should be incorporated in all new development.

- (a) Public, private and semi-private territories should be clearly defined. Public and semi-private spaces should be configured to maximize surveillance. Spaces which are neither clearly public nor private spaces tend to be unsupervised and unkempt areas, and should be avoided;
- (b) Separate lobbies and circulation (including elevators) should be provided for non-residential and residential uses. Lobbies should be visible from the street and main entrances to buildings should front the street;
- (c) Personal safety and security should be integral to the design of parking facilities. Underground residential parking, including pedestrian access routes from parking into the building, should be secure and separate from commercial parking;
- (d) Both residential and non-residential uses should maximize opportunities for surveillance of sidewalks, entries, circulation routes, semi-private areas, children's play areas and parking entrances. Blind corners and recessed entries should be avoided. Visibility into stairwells and halls is desirable. Laundry facilities, amenity rooms, and storage rooms should be grouped together and visible for surveillance;
- (e) Residential lighting should ensure good visibility of access routes and landscaped areas without excessive lighting levels, glare or overspill to neighbours;
- (f) Landscaping and screening design should not provide opportunities for intruders to hide; and
- (g) Access routes from the building to residential garbage facilities should be separate and secure from those to non-residential garbage facilities.

Figure 4. Territory Definition



2.11 Access and Circulation

2.11.1 Pedestrian Access

- (a) On corner sites, side street residential entries should be provided. At mid-block, residential entries should be separate and distinct from retail or office entries or lobbies;
- (b) Elevators should be provided on sites with frontage exceeding 15.0 m, where the vertical travel distance from parking to the highest unit entry exceeds three storeys. On sites with frontage exceeding 70.0 m, a second entry and elevator core should be considered;
- (c) Corridors should be adequately sized for moving furniture and should not be overly long or circuitous;
- (d) Open exterior corridors are discouraged due to concern over building bulk and privacy, unless it can be demonstrated that benefits to the site and neighbouring sites will result in terms of massing and building organization; and
- (e) Pedestrian access to commercial uses should be at street sidewalk elevation. This may require stepping the commercial units to match the street elevation on sites with sloping topography.

2.11.2 Vehicular Access Lane Access

An active pedestrian environment with a strong sense of street enclosure is envisaged along C-2 zoned arterial streets. To this end it is important that vehicular and service functions remain on the lane, so as not to conflict with street frontage and pedestrian activity.

- (a) Vehicular access to underground parking, loading, and service areas should be provided from the lane; and
- (b) Negative impacts of vehicular entrance parking ramps and service areas should be minimized through proper treatment such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping.

Figure 5. Good and poor quality treatments of parking access



2.11.3 Street Access

There are a few situations where, because of site peculiarities or special user needs, a street access may be considered. For example:

- (a) Street access will be considered for sites without lanes, and may be considered for sites having street grade so much lower than the lane grade that providing a ramp from the lane is extremely difficult. In these cases, impacts on street continuity will also be taken into account;
- (b) Where a hotel use is proposed as part of a mixed-use building containing residential uses, street access may be considered (for hotels over 75 rooms), due to their need for on-site passenger and (when over 100 rooms) tour bus facilities; and
- (c) Vehicular entrance should be designed integrally with the building. Any vehicular entrance from the street should minimize interruption to pedestrian movement and building frontage on the street. In particular, large or long access ramps located directly off the street should be avoided.

2.12 Heritage

Council policy is to give special attention to encourage retention of the resources on the Vancouver Heritage Register by considering a wider choice of uses, heritage bonuses and density transfers.

- (a) All options for retention of heritage listed buildings and trees should be explored through early inquiry with a Development Planner and a Heritage Planner to discuss the various development opportunities;
- (b) Developments adjacent to buildings on the Vancouver Heritage Register should not detract from their importance and character; and
- (c) Other buildings and artifacts of heritage character, although not listed on the Register, should also be considered for retention and/or integration into new developments.

3 Uses

The C-2 zone is intended to accommodate a wide variety of commercial uses--retail, service, and office--serving both local and citywide markets. In addition, it has been identified as an opportunity to locate needed housing near transit and shopping.

3.1 Residential Uses

Residential use is conditional in C-2. Under the District Schedule, it is generally not permitted along the front of buildings at grade, but is intended to be located in mixed use development, i.e. as “Dwelling units in conjunction with...” other uses. However, “Multiple Dwelling”, i.e. all-residential development, is also listed as a conditional use.

- (a) Residential use above grade is appropriate on any site.
- (b) Residential use at grade along the arterial street(s) will only be considered in exceptional situations where in the opinion of the Director of Planning the continuity of retail or services uses at grade will not be interrupted or significantly reduced, and where the dwelling units can be designed to withstand the environmental impacts of traffic adjacent to the site.
- (c) Residential use at grade along the rear or a side street (i.e. non-arterial) may be considered on any site. The project should be designed to mitigate negative impacts on unit livability of vehicular accesses, parking, loading, garbage and service areas, whether in the same project or in nearby development.

3.2 Other Uses

C-2 zoning permits a wide range of outright and conditional non-residential uses. For the most part they may be considered on any site. However, Council-adopted Community Visions identify, and describe policy directions for, key local shopping areas in some C-2 areas. Where Visions have not yet been completed, the Director of Planning may identify anticipated key local shopping areas.

- (a) Retail, restaurant, and service uses are encouraged at grade across the full width along all arterial street(s)—even if deemed to be the side of the site rather than the front. (See section 4.2 below). Other uses are also permitted at grade, but should be designed to ensure pedestrian scale and interest as per section 5.5 (b) below.

Figure 6. Active pedestrian interest



- (b) Conditional auto-oriented uses should not be considered in key local shopping areas.

- (c) Large scale retail or service uses are permitted by the District Schedule. In the key local shopping areas, retailers like large grocery stores and drug stores may function as beneficial retail “anchors”, and are appropriate at grade provided they are designed to ensure pedestrian interest as per section 5.5 (b) below. Other large scale retailers like electronics, office specialty, or home improvement should be encouraged to locate above grade, behind smaller retail units, or in portions of the C-2 zone that are outside the key local shopping areas.
- (d) When non-residential uses are to be located along a side street (i.e. non-arterial) across from R-zoned sites, commercial expression (e.g. bright or large signage, illuminated awnings) should be reduced.

4 Guidelines Pertaining to the Regulations of the Zoning and Development By law and the Parking By-law

4.2 Frontage

4.2.1 Determination of Frontage

For sites with a boundary on more than one street, Section 10.5 of the Zoning and Development Bylaw allows the Director of Planning to determine which side will be deemed the front. Because the objective of continuous setbacks and commercial uses along both front and side is assured by other provisions of the district schedule and guidelines, the key factor in determining the frontage should be where the rear height and setbacks would be best located.

- (a) In most cases where the C-2 site directly abuts an R zoned site without the intervention of a lane, the determination of the front and the rear should be made so as to benefit the most existing, and likely future, residential units on neighbouring sites (Figure 7). Note that in some cases there may be fewer affected residential units on the R zoned sites than the adjoining C zoned sites, in which case the rear should benefit the C sites (Figure 8).
- (b) In some cases where there are a number of adjoining C-2 sites, the location of the rear will already have been determined, or will not be discretionary because the sites do not bound 2 streets. In these cases, the deeming should be such as to continue the pattern (Figure 9).

Figure 7. Rear of C-2 site benefitting units on R zoned sites

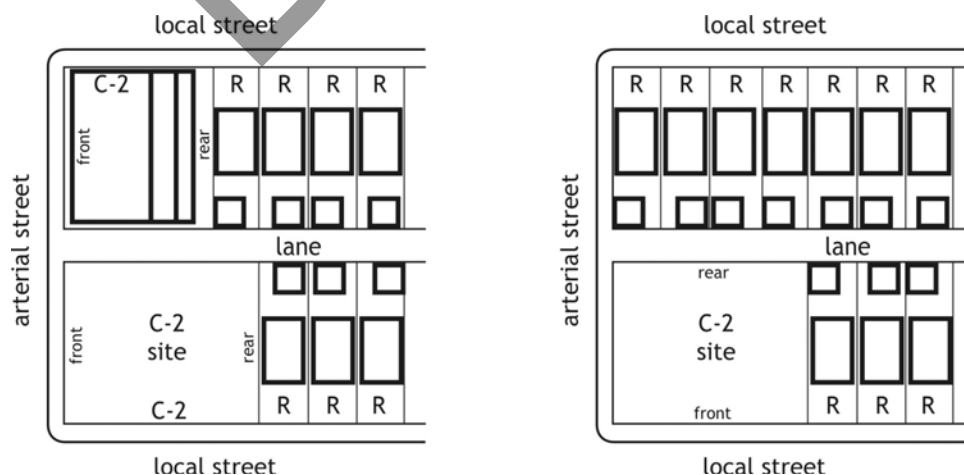


Figure 8. Rear of C-2 site benefiting units in C-2 development

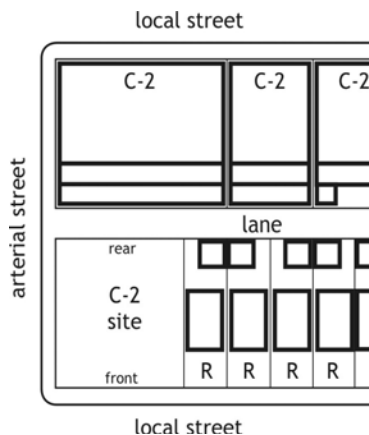
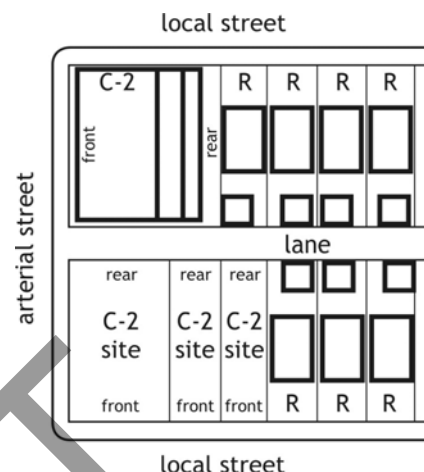


Figure 9. Rear of C-2 to fit pattern of adjacent C-2



4.2.2 Frontage Size

The maximum frontage for any commercial unit (individual occupancy) located in the area described in Figure 5 of the C-2 District Schedule shall be 15.3 m. A relaxation of this requirement may be permitted if pedestrian interest and the expression of a finer grain of development are otherwise maintained through the architectural design of the façade.

For other C-2 areas There is no maximum or minimum frontage for development. However:

- (a) On developments with frontages of 50.0 m or more, monotonous facades should be avoided by incorporating variety, articulation, vertical elements, colours and material changes to add interest. Creating breaks in the massing above the retail frontage may also be considered where it does not diminish the apparent continuity of street enclosure.

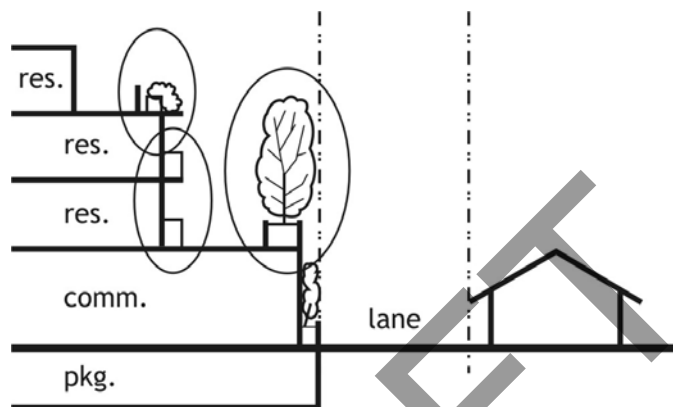
Figure 10. Example of broken massing on large frontage



4.3 Height

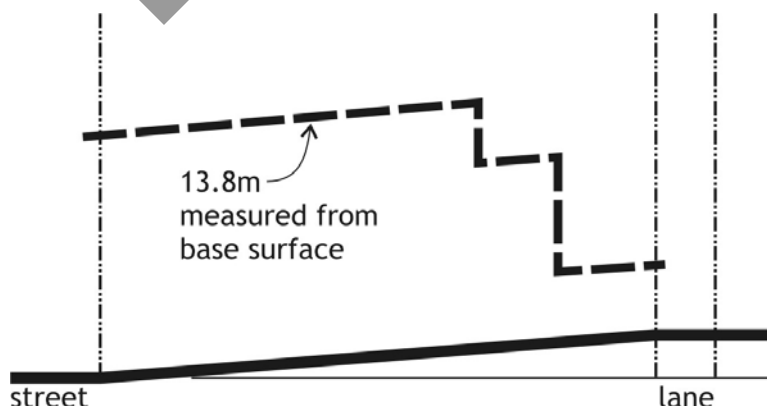
Beyond the normal height relaxations permitted by the Zoning and Development Bylaw General Regulations, the following relaxations are intended, so as to allow use of roof levels for patios (other than the uppermost roof level); to provide for desired landscape screening; to allow for sloped roofs; and to address unusual site conditions or locations.

Figure 11. Height envelope relaxed for balconies, railings and planters at rear



- (a) The 4.6 m and 10.7 m height limits at the rear may be relaxed to provide for balconies, railings, and for the planters required to accommodate the desired landscape screening as described in section 8 below.
- (b) The 10.7 m height limit may be relaxed to accommodate portions of a sloped roof provided these remain within line joining the top corner of the 10.7 m envelope with the top corner of the 13.8 m. overall height.
- (c) For sites whose ultimate depth after dedications for streets (building lines), or lanes will be less than 30.5 m, the extent of the 10.7m height may be reduced from the 4.6 m set out in the District Schedule.
- (d) For sites which slope upward from street to lane by more than 3.1 m, the 13.8 m portion of the height envelope may be measured from base surface.

Figure 12. Height envelope relaxed for upward sloping sites



- (e) Relaxation of the 13.8 m portion of the height envelope may be considered up to a maximum of 16.8 m:

- (i) for sites that are exceptionally large in both depth and width, to achieve benefits such as increased neighbourliness, open space and amenity;
- (ii) for sites adjacent to active rail lines or industrially zoned land, to achieve a more livable form of development; and
- (iii) for sites located beside and/or across the lane from zones permitting heights greater than 13.8 m;
provided that the impacts of a height relaxation on over-shadowing, overlook, or views of neighbouring residential development are not unduly worse than with a development that conformed to the height limit.

4.4 Front Yard and Setback

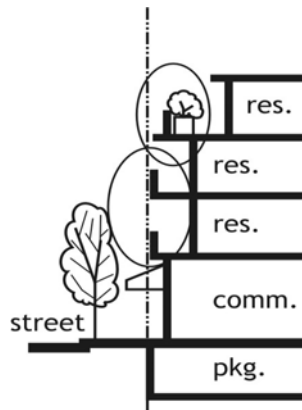
For mixed use development with non-residential at grade, the 0.6 m front yard is both a setback and “build-to” line. Flexibility is intended to allow for cornices, overhangs, and bays at the upper storeys, while providing more sidewalk space. The fourth storey setback 2.4 m is intended to reduce apparent scale on the street. Beyond the normal projections permitted by the Zoning and Development Bylaw General Regulations, the following relaxations are intended.

Figure 13. Example of Upper Level Setback



- (a) An increased front yard may be considered at grade
 - (i) for a pedestrian courtyard or other features benefiting pedestrian character
 - (ii) to permit a transition to a larger neighbouring front yard.
- (b) An increased front setback may be considered above grade to accommodate building articulation and balconies, provided the effect is not to move the entire building face back.
- (c) A decreased front setback may be considered above grade to allow projection of balconies and bays, provided their effect is not to move the entire building face forward.
- (d) Railings and planters may occur in the upper 2.4 m setback to accommodate roof gardens.
- (e) The upper 2.4 m setback may be relaxed to accommodate portions of a sloped roof provided these remain within a line joining the top corner of the 10.7 m envelope with the top corner of the 13.8 m. overall height.

Figure 14. Projections into front yard/setback



For development with residential at grade along the front, the front yard requirement is intended to provide for livability, but is expressed as an average to allow flexibility.

- (a) Where there is residential at grade along the front, the yard should be configured to provide open space and buffer for the units, and also to create transitions to adjacent existing buildings, where necessary.

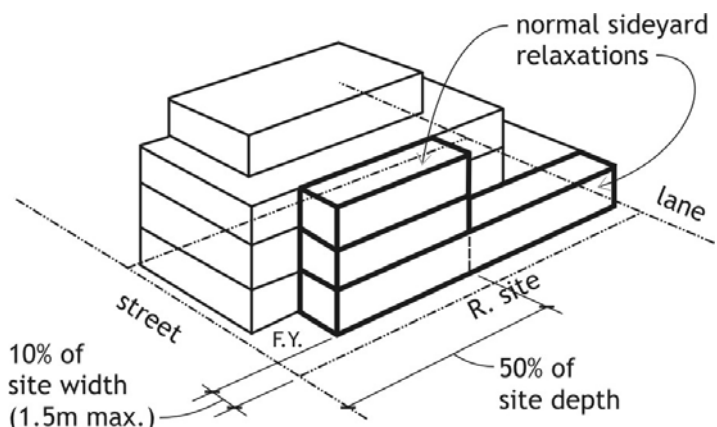
4.5 Side Yards and Setbacks

For sites adjacent to R zoned sites, without an intervening lane, Section 4.5.2 of the District Schedule sets out side yards and setbacks, and allows for reductions. The following reductions are considered the norm in these situations.

- (a) Buildings may project into the side yard and setback, up to a line set at a distance equal to 10% of the site width (up to a maximum of 1.5 m), as follows:
 - (i) for the first level of the building (which may or may not be the first storey).
 - (ii) above the first level, up to the fourth storey, for a distance equal to 50% of the site depth from the front property line.
- (b) Railings and planters may occur in the setbacks to accommodate patios and roof gardens.

Note that these reductions do not override the 3.7 m. front yard required by Section 4.4.3 of the District Schedule.

Figure 15. Normal relaxations to side yard adjacent to R zoned site



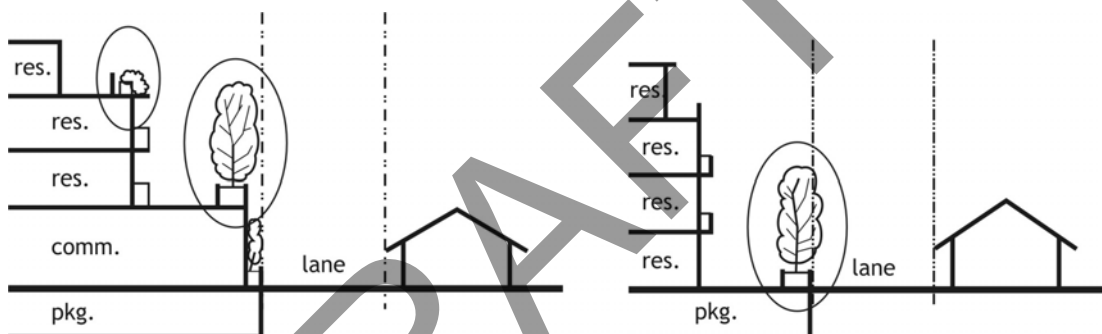
4.6 Rear Yard and Setback

The rear yard regulations act in conjunction with the height envelope to position the rear of the building at a distance from residential neighbours. Beyond the normal projections permitted by the Zoning and Development Bylaw General Regulations, the following are intended, so as to allow use of roof levels for patios (other than the uppermost roof level); and to provide for desired landscape screening.

- (a) Planters and/or railings may project into the rear yard and setbacks to achieve the landscape screening described in Section 8 below, and to accommodate patios and roof gardens.

(Refer to Section 4.2 of these Guidelines regarding determining front and rear of a site with more than one boundary on a street.)

Figure 16. Projections into rear yard/setback



4.7 Floor Space Ratio

The maximum discretionary densities in the District Schedule have been tested with the height and setback requirements, and should be achievable in most cases. However,

- (a) Not all projects and sites will be able to achieve the maximum discretionary densities. Factors influencing the achievable density include:
 - (i) site size and frontage, particularly sites less than about 465 m² or 15.3 m frontage
 - (ii) corner or mid-block location
 - (iii) unusually sloped conditions
 - (iv) location adjacent to an R zoned site, with no intervening lane
 - (v) ability to provide required parking

4.9 Off-Street Parking and Loading

Parking and loading are essential service functions. However, they can detract from residential livability unless skilful design is used to screen them from residential uses in and near the development.

- (a) Parking should generally be located underground. Exceptions may be considered for small sites, or where a limited number of at-grade stalls are provided for visitor parking;

- (b) Where it is not possible to place all parking underground, any at-grade stalls should be located at the rear of the site. However, direct access to parking stalls from the lane is discouraged, except in smaller sites, e.g. 15.3 m or less in width.

Figure 17. Example of poor treatment of parking and service area off the lane



- (c) For slabs over parking/loading areas, under-slab height at the point of parking access should be limited to 3.8 m, other than when a higher loading bay is required under the Parking Bylaw. When structural or mechanical elements must project below the slab, requiring an increase in the 3.8 m slab height, these elements should be screened from view;
- (d) Parking at or above grade should be screened effectively from view of pedestrians and neighbours. Depending on the specific site, this should include solid roofs to avoid noise and visual impacts to dwelling units above, appropriate lighting, architecturally treated surfaces, screen walls, doors, and landscaping along the lane to reduce impacts on adjacent dwelling units;
- (e) Parking for non-residential uses and residential visitors should be separate from residential parking, which should be secured by garage doors; and
- (f) Convenient loading of furniture to residential units should be facilitated by the design of loading areas and access routes.

4.10 Horizontal Angle of Daylight

- (a) The relaxation of horizontal angle of daylight requirements provided for in the C-2 District Schedule should be used to achieve the courtyard conditions described in Section 2.6 above.
- (b) Where the horizontal angle of daylight is relaxed, the distance of unobstructed view should not normally be less than 12.0 m for living rooms and 6.0 m for bedrooms and dens; and
- (c) In situations where the horizontal angle of daylight needs to be relaxed to the minimum of 3.7 m, additional overshadowing of windows by overhead balconies or other projections should be avoided.

5 Architectural Components

The architectural expression of mixed-use buildings along arterial streets differs from the single family character of residential streets. While the use of traditional “house-like” forms for new projects is not considered appropriate in C-2, the design should respond to particular site conditions, e.g. corner locations, adjacent heritage buildings.

5.1 Roofs and Chimneys

- (a) Roofs should be designed to be attractive as seen from above through landscaping, choice of materials and colour. Elements such as roof gardens and roof decks should be provided on lower roof terrace levels whenever issues of overview and privacy can be adequately addressed; and
- (b) Elevator penthouses, mechanical rooms, equipment and vents should be integrated with the architectural treatment of the roof.

5.3 Entrances, Stairs and Porches

- (a) When residential uses are located on the ground level, as many individual units as possible should have their entries directly from the street to emphasize the residential nature of the area, create pedestrian interest and provide better street surveillance.
- (b) Shared residential entrances to buildings should be designed as attractive, visible features.

5.4 Balconies

- (a) Balconies should be designed to maximize light into the unit.
- (b) Open balconies can be excluded from FSR to a maximum of 8% of residential floor area. Enclosed balconies may be excluded subject to compliance with the Balcony Enclosure Guidelines and further, that no more than 50% of the excluded balcony floor area may be enclosed.

5.5 Exterior Walls and Finishing

- (a) While a range of exterior walls and finishes may be used—including brick, concrete, stucco, vinyl siding, and other forms of cladding—care should be taken with the selection, proportions, detailing, and finishing to ensure a quality appearance and durability.

Figure 18. Examples of stucco, brick, and vinyl siding used well





- (b) The lower levels of developments should be carefully designed to relate to pedestrian scale, and enhance the close-up view of the pedestrian, even when the uses are not intended to attract the general public. Measures to achieve this should include transparency (display windows, windows onto store or other activity), high quality materials, and more intensive detailing that contribute to pedestrian interest.
- (c) When party walls are likely to remain exposed for the foreseeable future, as a result of adjacent low-scale development, they should be carefully designed emphasizing quality materials, textures, articulation, colour and/or landscaped with climbing or hanging plants; and
- (d) Walls abutting the lane should be carefully designed to be attractive to neighbouring developments and passerby through articulation, the use of quality materials, and landscaping.

5.6 Awnings and Canopies

Section 2.7 describes where weather protection should be located.

- (a) Awnings and canopies should be of high quality. Consideration should be given to a continuous, architecturally integrated system that incorporates the signage.
- (b) Awnings and canopies should be deep enough and close enough to the ground to provide shelter.

Figure 19. Examples of architecturally integrated, high quality awnings and canopies



5.7 Lights

- (a) Buildings, open spaces and parking areas should have lighting located and designed to ensure that all areas are well lit. However, exterior lighting should be sensitive to the residential uses in the project and adjacent buildings. Visible glaring light sources can be

avoided through using down-lights mounted on lower walls or on landscaped elements, or free-standing pole lights with shaded fixtures.

Figure 20. Example of pedestrian-friendly frontage



7 Open Space

7.2 Semi-Private Open Space

Typically in C-2 developments the residential units are geared to singles and families without children, who do not require on-site play space. However, “active” or “social” semi-private open space is desirable to provide an amenity, particularly where a known user group such as a co-op or other non-market housing is involved.

In courtyard projects, the courtyards typically serve a combination of functions, such as circulation, buffer between units, and as a source of daylight and air to courtyard-facing rooms. Owing to these functions, they are rarely suitable locations for the kind of social use mentioned above.

- (a) Semi-private open space, accessible to residents, should be provided wherever possible. It should preferably occur in the rear, either on top of the commercial/parking level or on levels above, but not on the uppermost roof level. Impacts on privacy, view, and noise for nearby units and properties should be addressed.

7.3 Private Open Space

Usable private open space should be provided for each residential unit.

- (a) Private open space should be provided for each unit in the form of balconies, decks or patios with a minimum single horizontal dimension of 1.8 m and minimum area of 4.5 m²; and
- (b) Private open space should be designed to capture sun and views where possible, as well as to avoid noise and to take account of visual privacy and security. Balcony enclosure to reduce noise will be appropriate in many cases.

8 Landscaping

Landscaping can improve the livability of dwelling units and minimize impacts on adjacent residential uses.

- (a) Existing trees and significant landscape features should be retained where possible;
- (b) When the lower level of the development projects close to the lane:
 - (i) the narrow rear yard at the lane edge should be planted with vines, trailing, and upright plants in order to soften the project as seen from neighbouring residential. Provision to protect the planting from lane traffic should be made through the use of a low planter and/or substantial curb and bollards.
 - (ii) at the edge of the second level there should be a continuous planter about 1.5 m wide, with plant material designed to screen neighbours' yards from overlook by project residents.
- (c) When the first level at the rear is set back substantially (usually, but not exclusively, because it contains residential) there should be a minimum 1.5 m wide strip of planting located at the lane edge. Private fencing, if present, should be located on the inside of this planting area. Provision to protect the planting from lane traffic should be made through the use of a low planter and/or substantial curbs and bollards.
- (d) Choice of plant material should take into account the need to keep branches out of the lane right-of-way and overhead wires.
- (e) Landscape design on other parts of the site should relate to anticipated activities.

Figure 21. Landscaping treatment to soften lane edge, reduce overlook and enhance privacy



9 Utilities, Sanitation, and Public Services

9.2 Underground Wiring

- (a) In order to improve the visual environment for residents, developments on larger sites (45.0 m frontage or wider) should investigate with the City Engineer the feasibility of using underground wiring for electric, telephone and cable services, including the removal or partial removal of existing overhead plant.

9.3 Garbage and Recycling

Garbage and recycling are essential services. They can seriously detract from residential livability unless skillful design is used to screen them from residential uses in and near the development.

- (a) Garbage and recycling facilities should be fully enclosed on roof and sides, with screening to the lane.

DRAFT

NOTE: STRIKE OUTS INDICATE DELETIONS
ITALICS INDICATE ADDITIONS

STRATA TITLE POLICIES FOR RS, RT AND RM ZONES

Adopted by City Council on July 28, 2009

Amended May 15, 2013, July 9, 2013, June 24, 2014, February 2, 2016, October 4, 2016,

January 16, 2018, ~~and~~ January 30, 2018, and [date], 2018.

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, RM-7N, RM-8, RM-8N, RM-10, ~~and~~ RM-10N, RM-11, RM-11N, and RM-12N 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 zones and RT-5 and RT-5N, RT-6, RT-11 and RT-11N, and RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN, RM-9BN, RM-10 and RM-10N 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-5 and RT-5N, RT-6, 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 m² (5,500 sq. ft.) or greater in size.

In the RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN, RM-9BN, RM-10, ~~and~~ RM-10N, RM-11, RM-11N, and RM-12N 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 Character Houses in RS Zones

In RS zones, Multiple Conversion Dwelling and Infill are conditionally permitted in conjunction with retention of a character house.

In these cases, Council or the Approving Officer may consider an application to convert a 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).

6 Policies

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

6.1 In the RS-1, RS-1A, RS-2, RS-3, RS-3A, RS-4, RS-5 and RS-6 Zones

Conversions

Except as previously noted in Section 5, 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.

6.2 In the RS-7 Zone

Conversions

Except as previously noted in Section 5, 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 m²;
- (b) a suite is approved as a One-Family Dwelling with Secondary Suite as defined in the Zoning and Development By-law;
- (c) a suite is approved as a Secondary Suite as defined in the Vancouver Building By-law;
- (d) a unit is approved as a Laneway House as defined in the Zoning and Development By-law; or
- (e) 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 Two-Family Dwelling on a site less than 668 m²;
- (b) a new One-Family Dwelling with a Secondary Suite;
- (c) a new One-Family Dwelling with a new Laneway House; or
- (d) 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.

6.3 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 One-Family Dwellings, 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).

"Nanaimo East" Market Rental		
	Number of Units	Average Monthly Rent
Existing Market Rental Units (Current zoning: RM-3A)	188	\$1,050*
Potential New Market Rental (4-Storey Secured Market Rental Zone Proposed in Plan)	372	\$2,111**
Difference	184	\$1,061
Summary: Anticipate approximately 184 additional units under proposed zoning change, with all 372 new units paying a minimum of approximately \$1,000 more in rent.		
Approximate number of parcels without existing purpose-built market rental housing:		25
*From CHMC Rental Market Report Vancouver 2016		
**R100 East Area Maximum Average Rent for 2016		

Rowhouse, Townhouse, 4-Storey Apartment, and 4-Storey Mixed-Use Grandview-Woodland Community Plan Public Engagement Summary

July 2016

Grandview-Woodland Community Plan adopted by Council.

January - April 2018

As part of the Plan's implementation, zoning changes to allow for new housing choices in Grandview-Woodland were proposed. In January 2018, staff held two open house events to share information about the proposed City-initiated zoning changes in Grandview-Woodland. These included options for rowhouses, townhouses, 4-storey apartments, and 4-storey mixed-use buildings in specific locations.

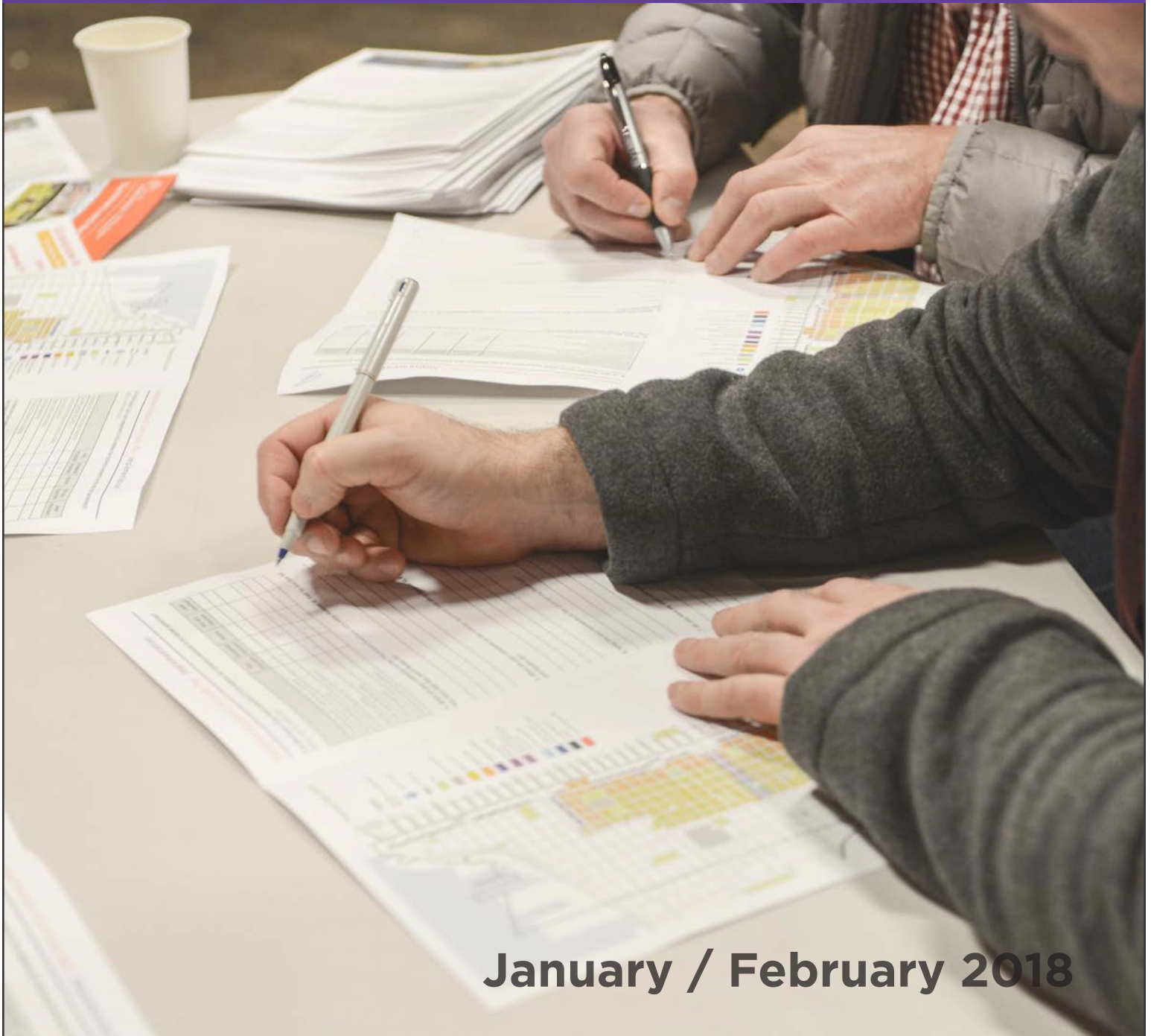
Based on feedback received at the January open houses and via an online survey, staff further refined the proposals. In March 2018, staff held two open house events to share further detail on the refined proposed zoning changes, in conjunction with providing a second opportunity for feedback via an online survey.

A combined 706 people attended the four open house events in January and March 2018. A further 774 feedback forms and surveys were received. The remainder of the Appendix briefly summarizes the responses received via the feedback forms and online surveys from the January and March open houses.

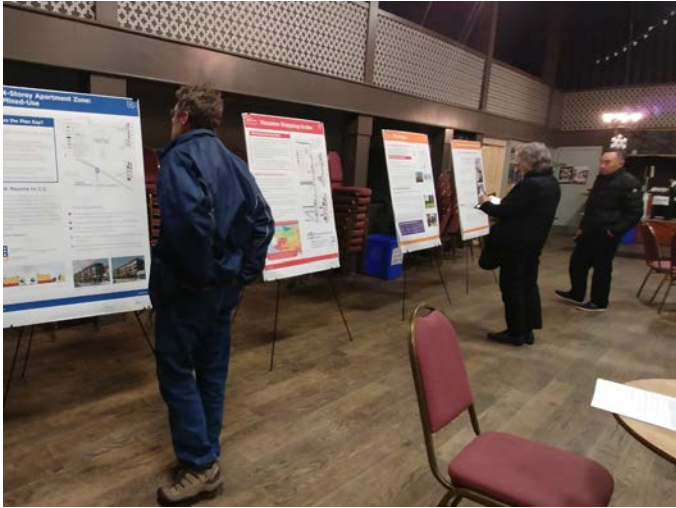


WHAT WE HEARD

Grandview-Woodland Community Plan Implementation



January / February 2018



350+
people attended

400+
forms submitted

In January 2018, staff held two open house events to share information about proposed City-initiated zoning changes to allow new housing choices in parts of Grandview-Woodland. During the consultation period, 420 feedback forms were received, including those completed at the open house events, as well as online through the City's website (survey closed February 22, 2018).



GENERAL COMMENTS: Proposed Zoning Changes Grandview-Woodland Community Plan

68% either agreed or strongly agreed in general with the proposed zoning changes described in the January open house boards.

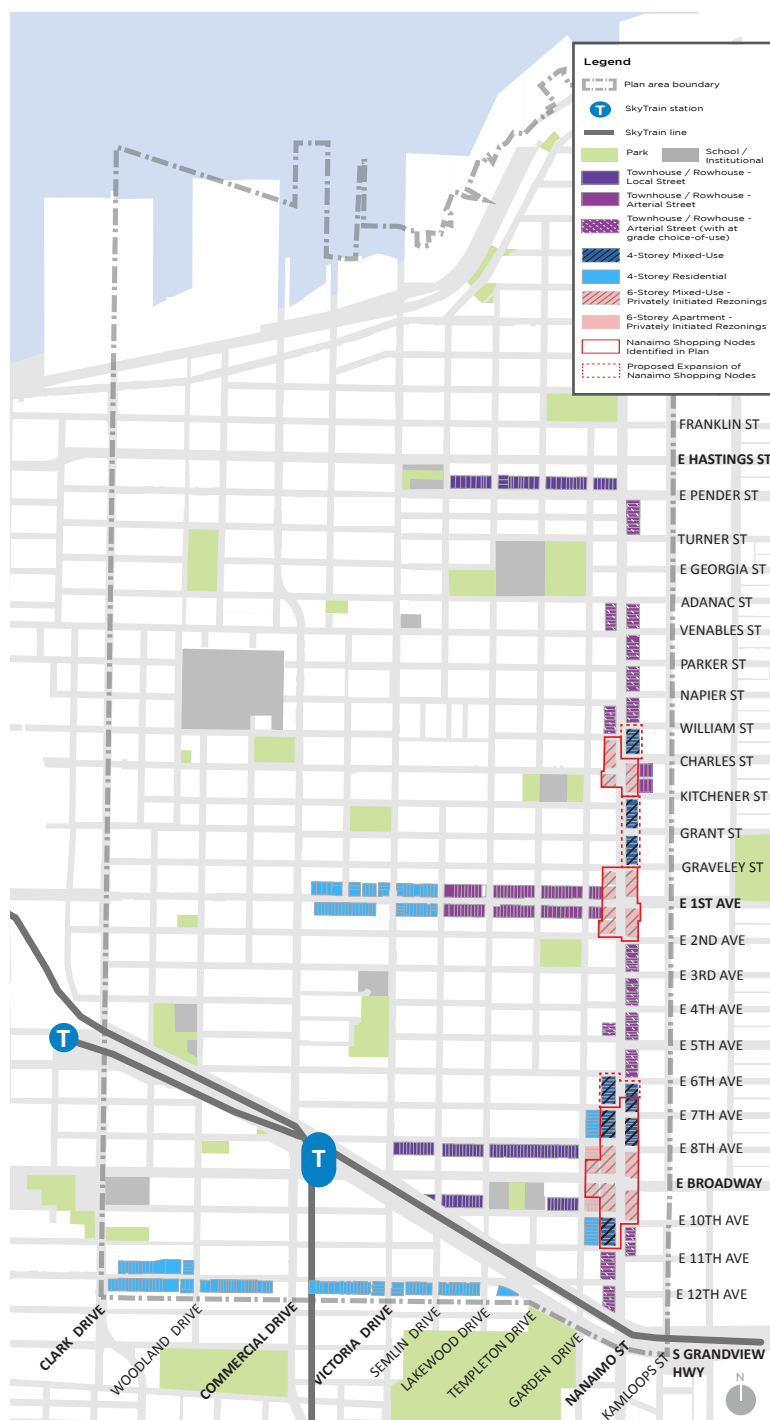
Generally there was a desire for increased density in the proposed zones to address concerns about housing supply and affordability. However, some responses indicated that the proposed density seemed too high, causing concerns related to shadowing, views and privacy for adjacent homes. There was a strong desire for new units to be affordable, especially for renters and families. Opinions on the proposed location of the new zones on arterial streets were split evenly with some in favour and others not.

Support

- For increased density (townhouses and 4-storey apartments)
- For new local-serving commercial at shopping nodes, especially commercial at grade
- For more affordable housing options for renters and families

Concerns

- Density proposed not high enough on arterial streets
- Proposed height too high
- Affordability of new units compared to existing housing in area (displacement of existing residents)
- Adjacency issues for homes located behind proposed buildings on arterials (shadows, privacy, view obstruction)
- Displacement of small, independent businesses
- Overseas interest and speculation



TOWNHOUSE/4-STOREY ZONE: ARTERIAL STREETS

Grandview-Woodland Community Plan

Respondents were asked two questions about the new townhouse zone along arterial streets:

- **75%** either agreed or strongly agreed to increase the floor area of the new townhouse zone to 1.5 FSR
- **77%** either agreed or strongly agreed with adding the option for 4-storey apartments on larger sites (sites with a minimum 120' frontage)

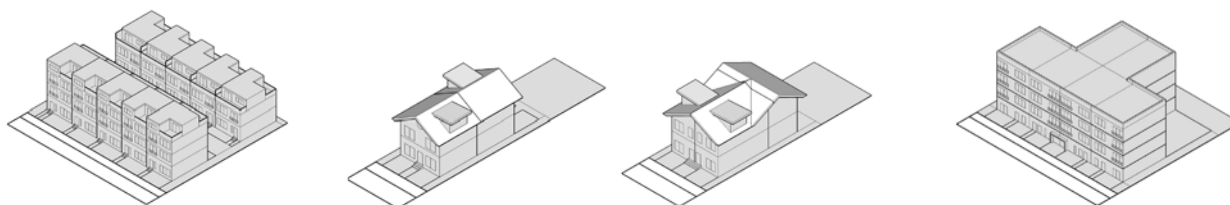
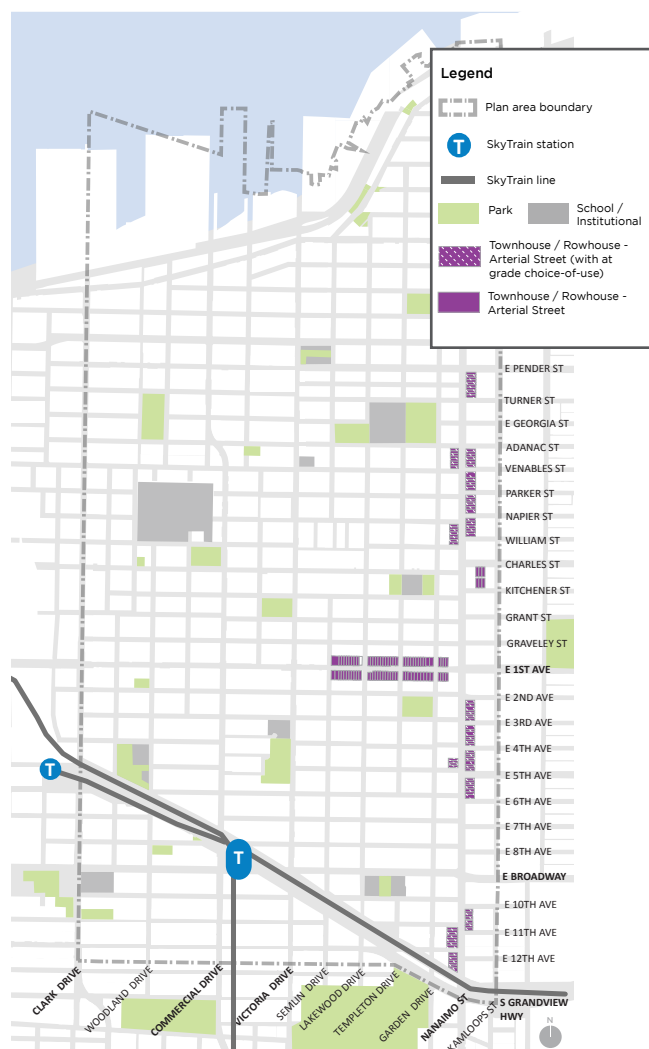
Comments regarding updates to this zone to allow greater floor area for townhomes and 4-story apartments on larger sites were evenly split on support and concerns. A slightly greater number of respondents favoured more density, while others thought the proposed height was too high.

Support

- For increased density, to increase housing supply and provide greater housing choice
- For increased density on arterial streets
- For apartments with commercial at grade

Concerns

- Density is not high enough (missed opportunity)
- Prefer 3-storey max
- Increased traffic and parking issues
- Housing inappropriately placed on main arterials; pollution and noise will have negative impacts on families
- Allow higher density on local streets
- Adjacency issues for homes located close to arterials (shadowing, privacy, view obstruction)



Examples from conceptual testing of development options for this zone (refer to open house boards for more detail).

4-STOREY APARTMENT ZONE: PASSIVE HOUSE

Grandview-Woodland Community Plan

62% either agreed or strongly agreed with the option for simpler building shapes (e.g. rectangles) for passive house construction.

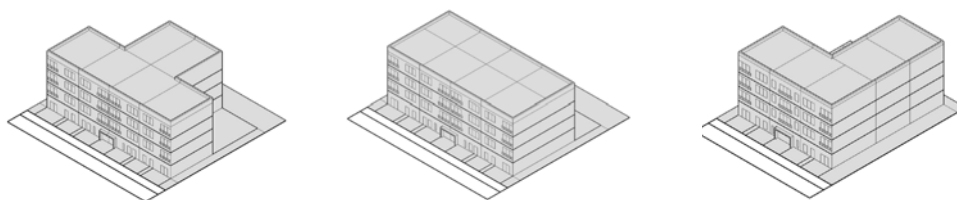
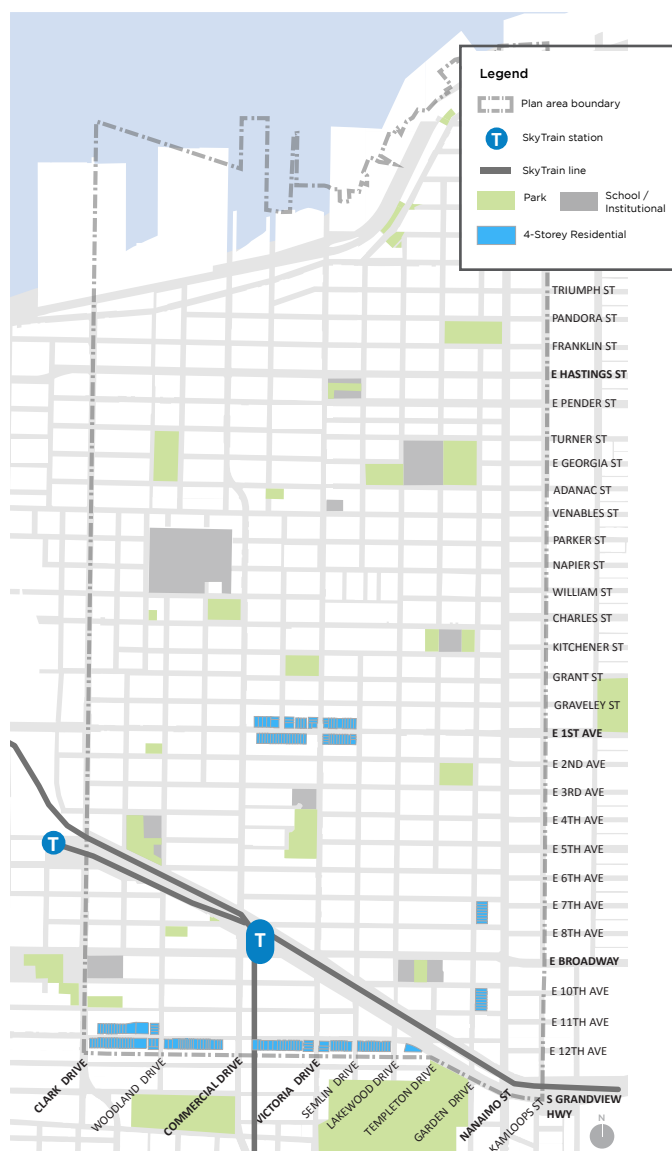
There was general support for Passive House buildings, citing increased livability, acoustic and air quality benefits, and that this form maximizes density. Many respondents were concerned that allowing simpler building shapes for Passive House buildings will compromise the quality of design and result in a loss of green space.

Support

- For the addition of courtyards, gardens and green space
- For environmentally sound/sustainable building practices

Concerns

- Preference for maximum 2.5 FSR (instead of 1.7 FSR)
- Simpler shape of Passive House buildings won't allow for green space; strong preference for green space and courtyards associated with "T-shape" apartment buildings
- Simpler building shapes (rectangle box) for Passive House means unattractive building design, adding to the loss of neighbourhood character
- Proposed locations on arterials are not appropriate (noise, pollution)
- Builders don't have experience with Passive House; high construction costs will lead to less affordability



Examples from conceptual testing of development options for this zone (refer to open house boards for more detail).

NANAIMO SHOPPING NODES

Grandview-Woodland Community Plan

73% either agreed or strongly agreed with the expansion of the Nanaimo shopping nodes and more mixed-use buildings.

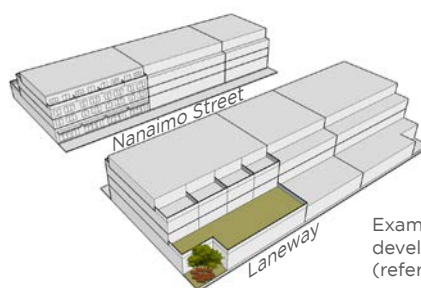
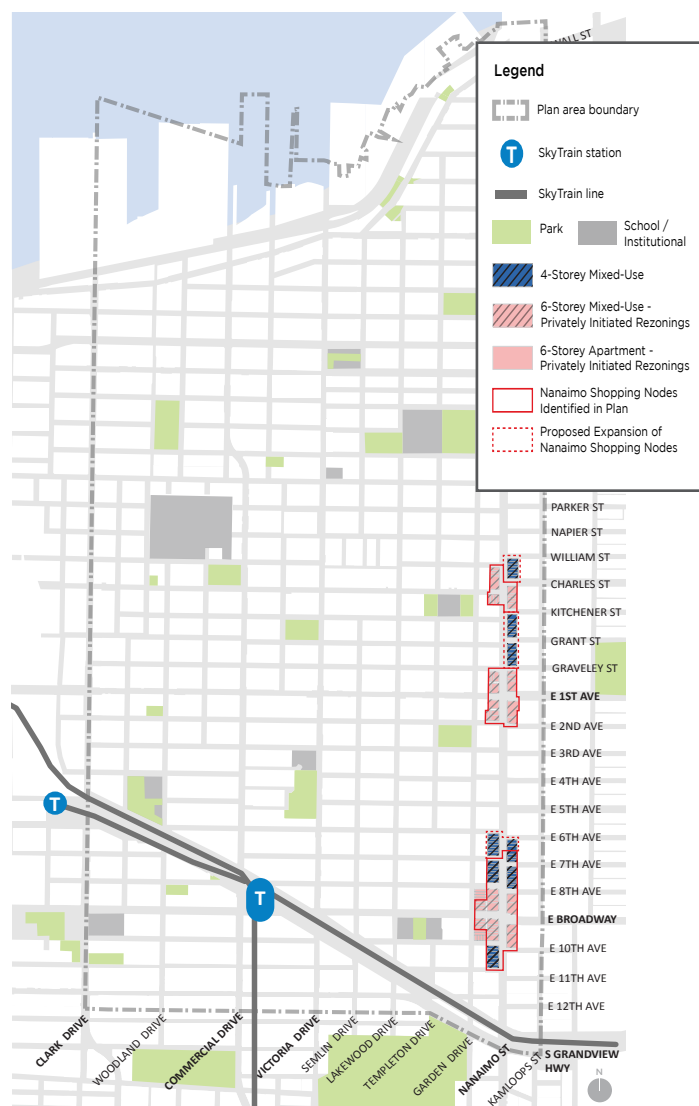
There was a significant number of respondents who generally supported the expansion of the Nanaimo shopping nodes, particularly favouring the addition of new local-serving, small scale businesses. With the addition of new commercial space, concerns about parking and increased traffic were also highlighted.

Support

- For small spaces, allowing local entrepreneurs and neighbourhood-serving businesses to thrive at the proposed shopping nodes
- For expanding commercial areas beyond proposed shopping nodes (e.g. greater small-scale commercial presence on local streets and outside of plan area up to skytrain)
- For increased walkability of neighbourhood

Concerns

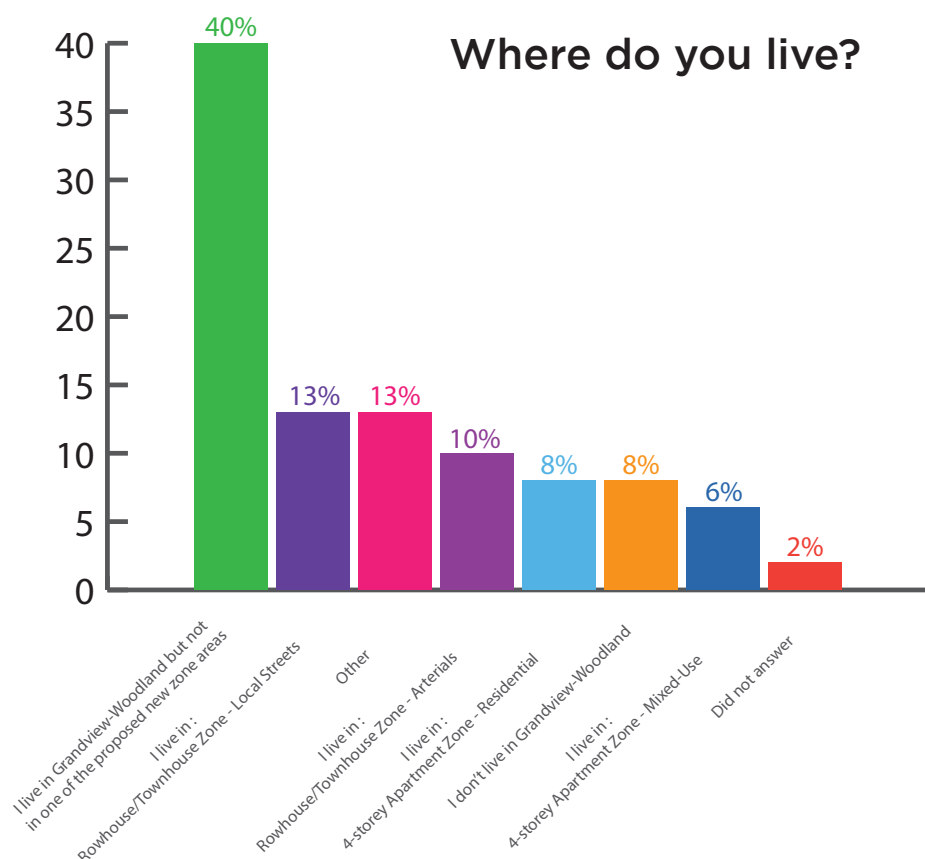
- Affordability of rent for small, local businesses
- Commercial space will be occupied by undesirable retail (ex. dispensaries) or chain stores
- Shopping needs already fulfilled by Commercial Drive and Hastings Street
- 6-storey too high for mixed-use; prefer townhouse or up to 4-storey
- Infrastructure concerns, including parking and safe pedestrian crossings on Nanaimo Street



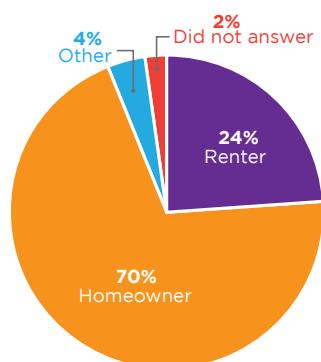
Example from conceptual testing of development options for this zone (refer to open house boards for more detail).

RESPONDENT PROFILE

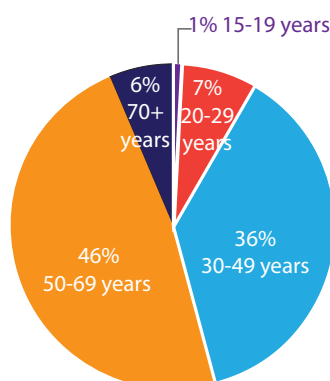
Grandview-Woodland Community Plan



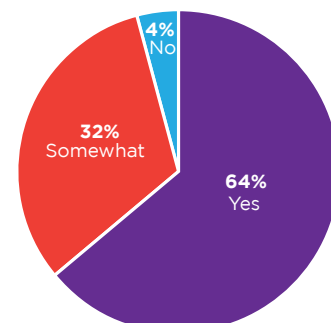
Do you rent or own your home?



How old are you?



Are you familiar with the Grandview-Woodland Community Plan?

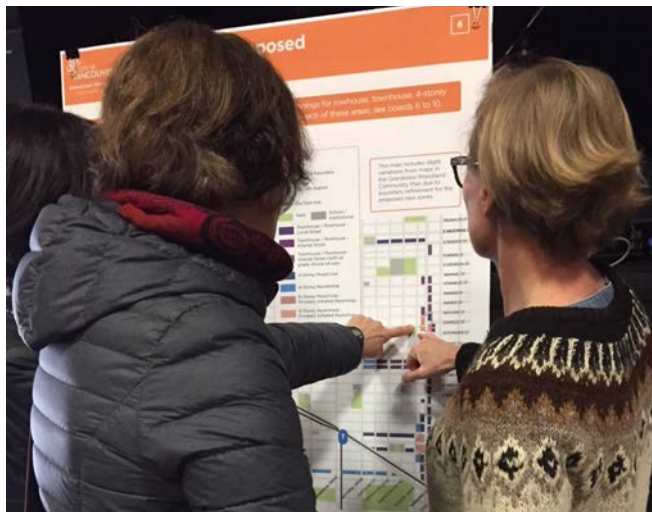


WHAT WE HEARD

Grandview-Woodland Community Plan Implementation



March / April 2018



350+

people attended

350+

forms submitted

In March 2018, staff held two open houses to show more detailed information on the proposed rowhouse/townhouse, 4-storey apartment, 4-storey mixed-use City-initiated zoning changes in Grandview-Woodland. During the consultation period, 355 people attended the open house events, and 354 feedback forms were received. The feedback forms were either completed at the open houses or online via Talk Vancouver (survey closed April 2, 2018).

The community open houses were held on March 14, 2018 from 5:30PM to 8:30PM at Lord Nelson Elementary School, and March 17, 2018 from 12PM to 3PM at WISE Hall. A total of 8,619 postcard notifications to community members and 605 notification letters to owners were distributed in the Grandview-Woodland area two weeks prior to the March 14 open house. Additionally, this information was made available on the City's website and through an email distribution list to those previously subscribed to receive updates on the Grandview-Woodland Community Plan.

The remainder of this Appendix briefly summarizes responses to the multiple-choice questions of the survey followed by a summary of general comments.

Unless otherwise specified, response categories for all the questions in the multiple-choice section ranged from "strongly agree" to "strongly disagree" with an option of "not sure" for those who were undecided. For the purpose of this summary, positive "agree" answers (strongly agree and agree) have been merged. Similarly, negative "disagree" answers (strongly disagree and disagree) have also been merged.



Familiarity with the Grandview-Woodland Community Plan

Overall, 60% of survey respondents were familiar, and 35% somewhat familiar, with the Grandview-Woodland Community Plan. The remaining 5% had no previous knowledge of the plan.

General Support for the proposed zoning changes

64% of the survey participants either strongly agreed or agreed with the general zoning changes proposed at the March open houses. Conversely 29% of respondents strongly disagreed or disagreed, and the remaining 7% were either unsure or did not answer.

Specific zoning proposals

Respondents were asked to provide their opinion on the four specific zoning changes proposed at the open house. These included a townhouse/rowhouse zone on local streets, a townhouse/rowhouse zone on arterial streets, a 4-storey apartment zone, and a 4-storey mixed-use zone.

- Townhouse/rowhouse – local streets: agree merged (71%); disagree merged (21%); not sure/no answer (8%)
- Townhouse/rowhouse – arterial streets: agree merged (70%); disagree merged (22%); not sure/no answer (8%)
- 4-storey residential apartment: agree merged (67%); disagree merged (26%); not sure/no answer (7%)
- 4-storey mixed-use: agree merged (68%); disagree merged (24%); not sure/no answer (8%)

Additional comments on proposed zoning changes

A total of 196 additional written comments were received regarding the proposed zoning changes. The following themes that arose in order of frequency were:

Support

- For the density increases proposed
- For the type and form of buildings permitted through the proposed zoning changes
- For added density along arterial streets

Concerns

- The proposed densities were too low
- Some of the proposed density was ill-suited for specific locations
- Proposed zoning changes were not extensive enough and other locations in the neighbourhood should be considered for higher density
- The densities proposed were too high
- Concerns about pressure the proposed zoning changes will have on parking in the neighbourhood
- Not enough housing options for low income residents
- Higher volume of traffic caused by increased density

General comments

Survey respondents were given the opportunity to leave a general comment on the proposed zoning changes. A total of 155 written comments addressing a variety of topics were received. The following themes that arose in order of frequency were:

Support

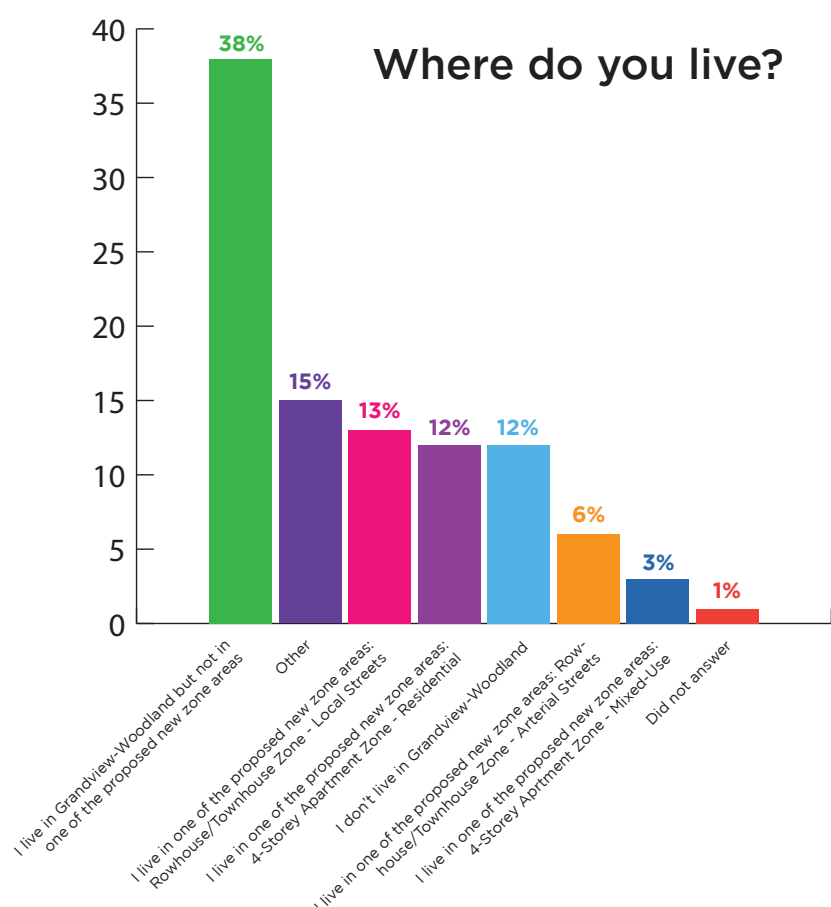
- For the proposed zoning changes general comments of support
- For the density increases proposed

Concerns

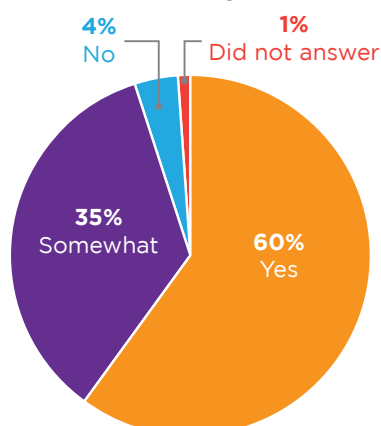
- The proposed densities were too low
- Proposed zoning changes were not extensive enough and other locations in the neighbourhood should be considered for higher density
- Higher volume of traffic caused by increased density
- Some 6-storey areas identified in the Grandview-Woodland Community Plan to be rezoned through privately-initiated rezoning
- Increased pressure on amenities that service the community, including schools and community centres
- Concerns about pressure the proposed zoning changes will have on parking in the neighbourhood

RESPONDENT PROFILE

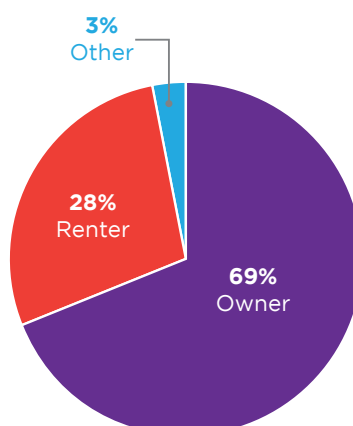
Grandview-Woodland Community Plan



Are you familiar with the Grandview-Woodland Community Plan?



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How old are you?

