A.11

MOTION

11. RM-11 and RM-11N Guidelines, RM-12N Guidelines, Strata Title Policies for RS, RT and RM Zones, C-2 Guidelines, and RM-8 and RM-8A Guidelines

THAT the documents entitled “RM-11 AND RM-11N GUIDELINES”, “RM-12N GUIDELINES”, “STRATA TITLE POLICIES FOR RS, RT AND RM ZONES” and that the amendments to the document entitled “C-2 GUIDELINES”, as considered by Council at the Public Hearing on June 26, 2018, be approved by Council for use by applicants and staff for development applications in the relevant districts; and the document entitled “RM-8A and RM-8AN GUIDELINES” as considered by Council at the Public Hearing on September 5, 2018, be approved by Council for use by applicants and staff for development applications in the relevant districts.

* * * * *

RM-11 AND RM-11N GUIDELINES

Adopted by City Council on September 18, 2018

Contents

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-11and RM-11N Districts 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 zone.

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 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 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 m^2 (10 764 sf.). This will generally require consolidation of a minimum of 4 standard 33 feet wide 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 standard 33 feet wide 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 of 36.6 m (120 ft.) and site area of 1 000 m^2 (10 764 sf.) 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 locked-in lot(s) of a Multiple Dwelling with 4 or more units, not including Lock-off Units, in a townhouse form is permitted with a minimum site

frontage of 12.8 m (42 ft.) and site area of 556 m^2 [5 985 sf.] For these developments, refer to the *RM-8A District Schedule and Guidelines*. Townhouses are not supported for lots meeting the minimum frontage 36.6 m (120 ft.) for 4-storey apartments.

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 42 ft. and site area of 303 m^2 (3 294 sf.). For these developments, refer to the *RM-8A District Schedule and 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 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) L-shaped 4-storey Apartment (Corner Site) Standard 4-storey Apartment (All Sites - Passive House)	1.7	Continue with RM-11 and RM-11N Guidelines
Locked-in Lots Only	Min. 42' Max. 119'	556 m^2	Townhouses	1.2	Refer to RM-8A Guidelines
	Min. 42'	303 m^2	Tri-plex	0.9	
	N/A	306 m^2	Duplex	0.75	Refer to RT-5 District Schedule

2.2.2 Building Typologies

(a) Objectives

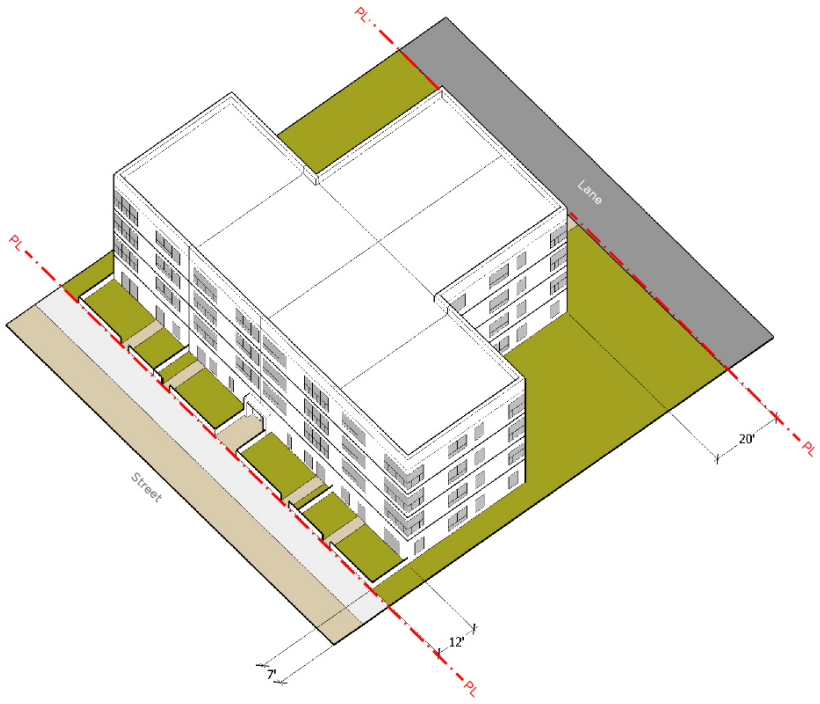
All multiple dwellings should provide:

(i) Ground floor units with entry doors at the street (in addition to unit entries from the interior corridor);
(ii) A range of unit types, including a minimum number of 2- and 3-bedroom units;
(iii) Private outdoor space for all units (exception may be made for studio units where generous common outdoor space is provided);
(iv) Unit layouts that maximize natural lighting and provide cross-ventilation to units to the greatest extent possible (i.e. two exterior walls);
(v) 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.);
(vi) Common outdoor space in conjunction with an indoor amenity room; and
(vii) 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.

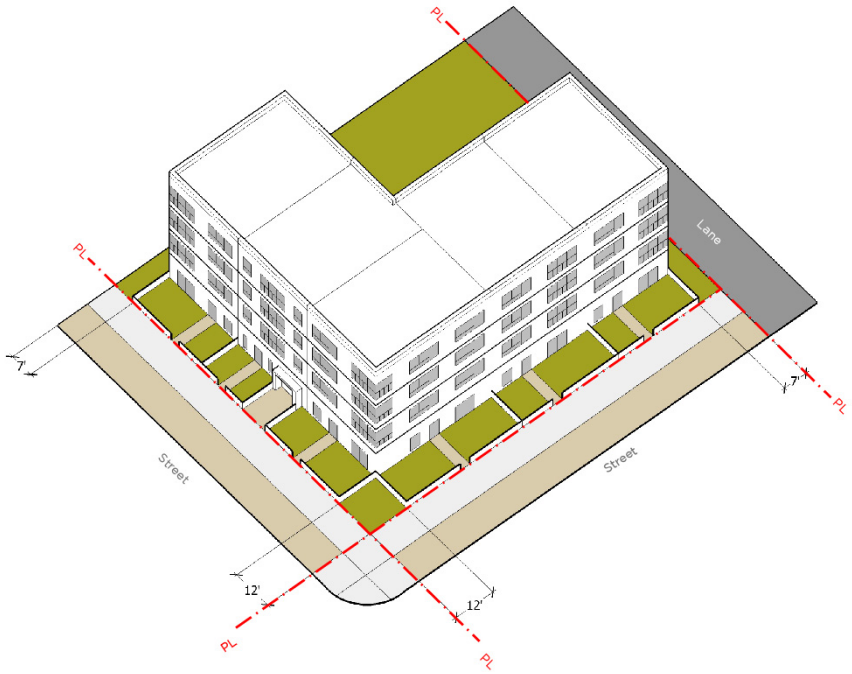
Figure 1: 4-Storey Apartment: “T” form



(c) 4-storey Apartment: "L" form

On corner sites along arterial streets, the building wing should extend along the flanking street(s) to create enclosure and acoustic protection for the rear courtyard, and continuity of open space with the courtyard at the adjacent site. For non-arterial streets a "T" form may be provided at the corner, particularly on south-facing corners where a courtyard at the south side will have better sunlight access. Corner sites along Garden Drive may use either the "T" or "L" form.

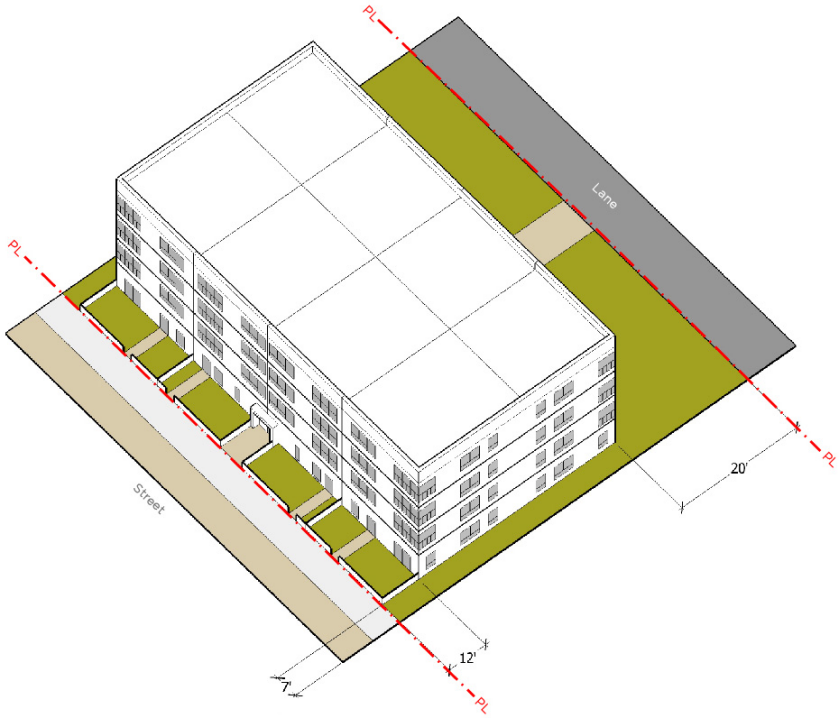
Figure 2: 4-storey Apartment: "L" form



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

For sites seeking to develop under the certified Passive House or International Living Future Institute Zero Energy standards 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/International Living Future Institute Zero Energy 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 focused 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.
(d) 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.
(e) 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.
(f) Floor to floor heights of 3.1 m (10 ft.) are supported and are encouraged for floors at the ground level.
(g) 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 and RM-11N Districts 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

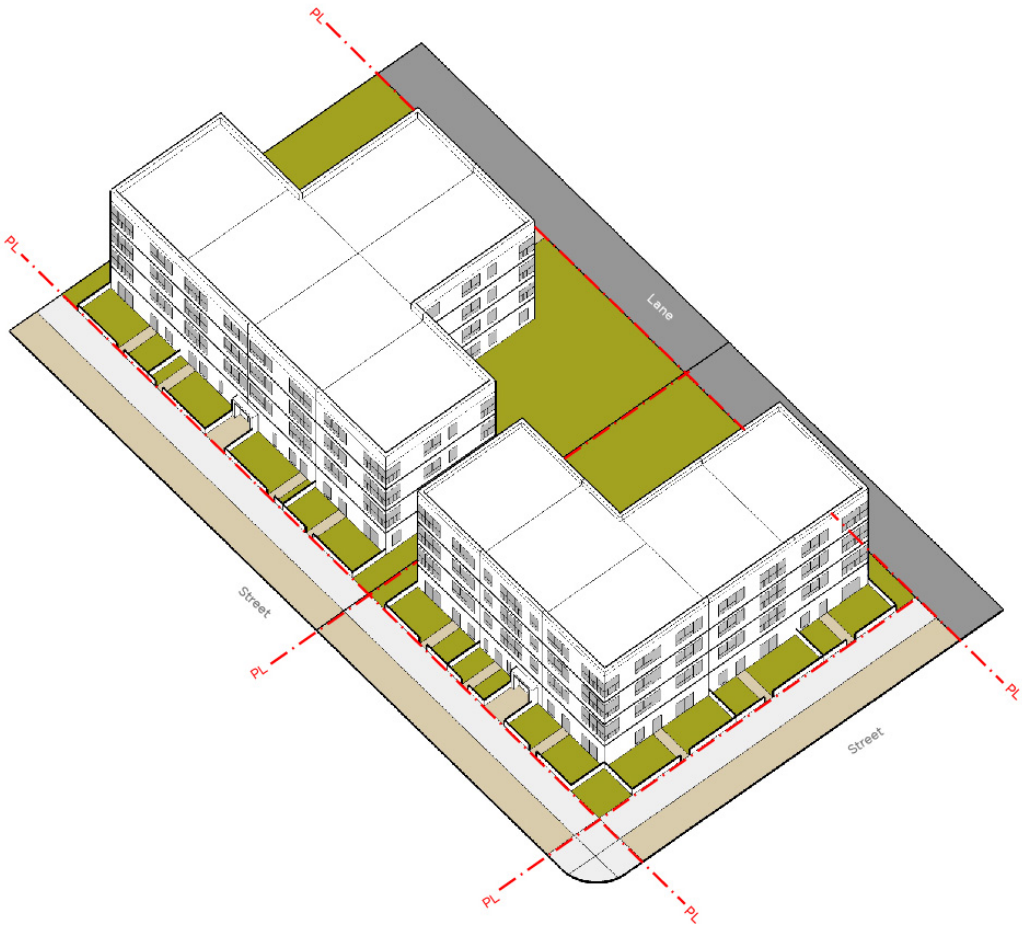
windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).

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 are discouraged.

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



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.
(g) 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 of the Districts 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. 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.

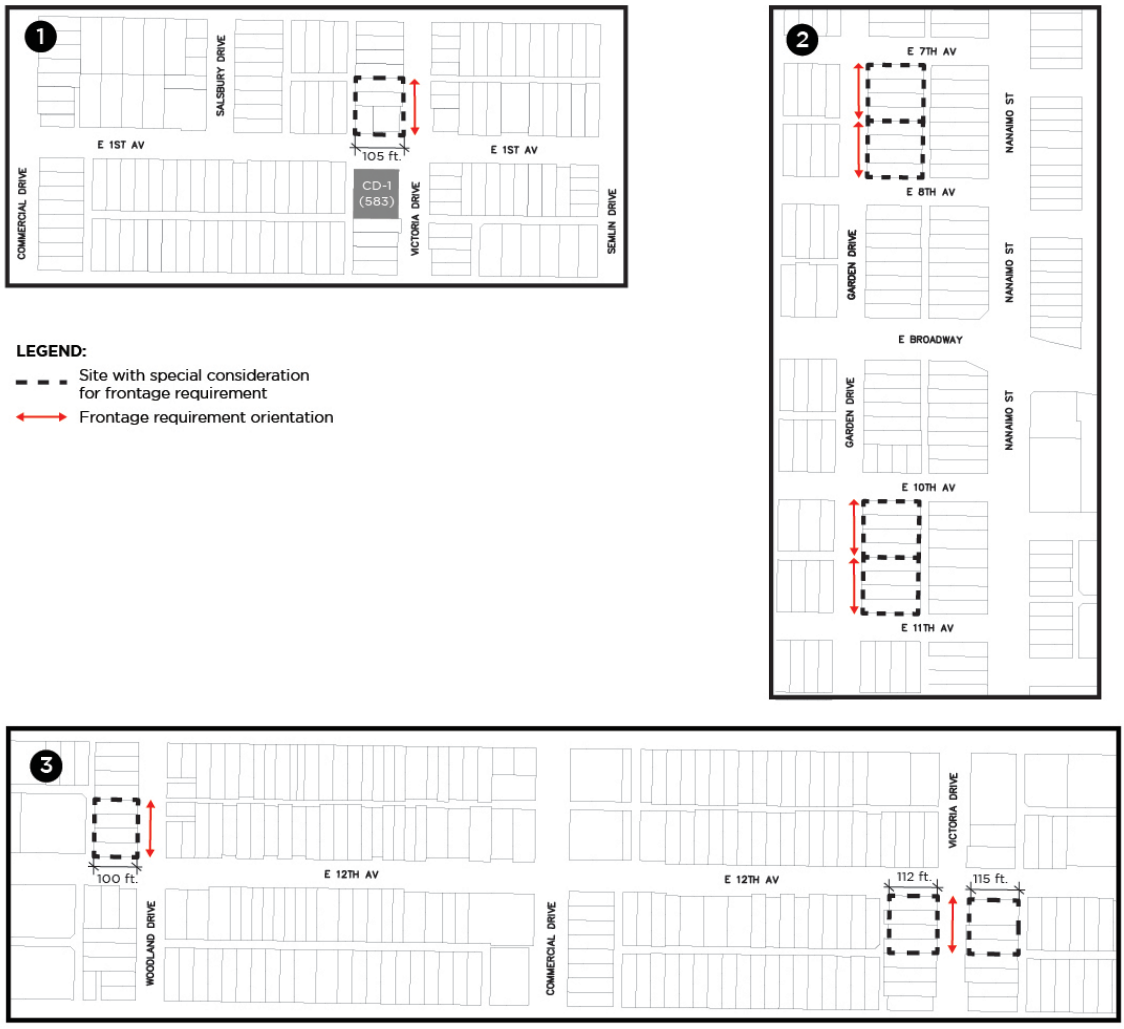
4 Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws

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 of 50m (175 ft.) 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 Districts 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. See also Section 4.14.

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 12.2 m (40ft.) for the remainder of the site depth. On sites with a width less than 39.6 m (130 ft.), this courtyard may be reduced in width to 7.3m (24 ft.). See Section 2.6.3.

For the "L" typology on corner sites see **Figure 2**. Generally, exterior side yards on corner sites should be treated as front yards, and should have a setback of 3.7m (12ft).

Balconies should not project into the side yard.

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.14.

4.6 Rear Yard

The rear yards of existing development vary among properties, and may be 10.6 m (35 ft.). The Districts 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".

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.14.

4.7 Floor Space Ratio (FSR)

The discretionary increase in the floor space ratio provided for in the Districts 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 6.1 m (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 m^2 (400 s.f.);
(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-11 and RM-11N 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 East 1st Avenue (Commercial Drive to Salsbury Drive) for a potential future left-turn lane, a relaxation of the front yard to 3.0 m (10 ft.) may be considered. The decreased setback is intended to allow the buildings to align at the front with sites not as impacted by dedications.

In consideration of the combined impact of two road dedications required for sites at the corners of E 12th Avenue and Victoria Drive, a setback of 3.0 m (10 ft.) along E 12th Avenue may be considered.

4.16 Building Depth

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 improve 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.

A maximum building depth of 21.3 m (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 4.2(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 and 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 a 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 exclusion 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 m^2 (60 square feet) in area, and with a minimum dimension of 1.8 m (6 ft.);
(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 neighbourliness (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 5.6 m^2 (60 s.f.);
    (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.

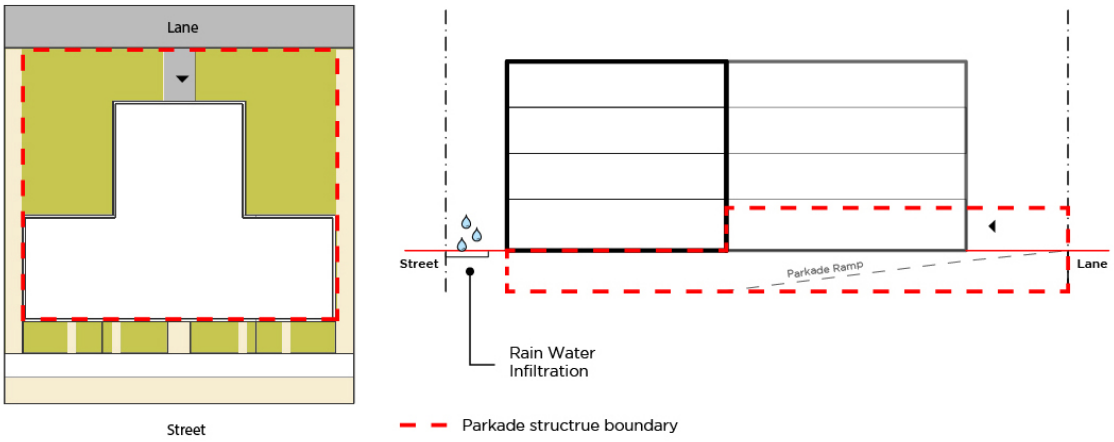
9 Garbage and Recycling

For multiple dwelling developments, garbage and recycling will 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 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



RM-12N GUIDELINES

Adopted by City Council on September 18, 2018

Contents

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-12N 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 Houses are **not** permitted in this District. Renovations to existing buildings with these uses are permitted, and 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 and RM-11N 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 Guidelines.*

For renovations to **existing** buildings including One-Family Dwellings, One-Family Dwellings with Secondary Suite, and Laneway Houses, 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 entrance porches and patios;
(b) Visually open courtyard spaces with a neighbourly relationship to adjacent sites;
(c) Rich landscape character by providing varied plants of substantial size throughout the site; 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 -12N 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 m^2 (9 688 sf.). This will generally require consolidation of a minimum of 3 lots, but may require 4 lots depending on the lot width and 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 m^2 (10 764.3 sf). This will generally require consolidation of a minimum of 4 lots depending on the lot width and depth. *Refer to the RM-11 and RM-11N District Schedule and Guidelines.*

The RM-12N District provides a three-unit Multiple Dwelling ("tri-plex") option on single lots with a minimum site frontage of 12.8 m (42 ft.) and site area of 306 m^2.

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 Guidelines*.

Table 1: Development Scenarios

	Frontage	Site Area	Building Typology	FSR	Reference Document
With Lot Consolidation	Min. 90' Max. 165'	900 m²	Courtyard (Rowhouse or Stacked Townhouse)	1.45	Continue with RM-12N Guidelines
	Min. 120' Max. 165'	1,000 m²	4-storey Apartment	1.7	Refer to RM-11 and RM-11N Guidelines
Without Lot Consolidation	Min. 42'	306 m²	Tri-plex	0.9	Continue with RM-12N Guidelines
	N/A	306 m²	Duplex	0.75	Refer to RT-5 District Schedule

2.2.2 Building Typologies

The RM-12N 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 and a partial fourth storey height at the front row and 2 and a partial third storey height at the rear row. See Section 4.3: Height.

(ii) Midblock sites will have two rows of units with one row located at the front of the site parallel to the street and one row located at the rear parallel to the lane, separated by a central courtyard 24 to 30 feet wide. See Section 2.5.3 for courtyard width requirements. See **Figure 1**.

(iii) Corner sites should provide a row of units parallel to each street with a separation 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 (not through a common corridor).

(vi) Each unit has private outdoor space.

(vii) Building frontages at the street or lane should not exceed 26 m (85 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 Vancouver Building By-Law should be reviewed carefully to ensure compliance with maximum travel distance from the uppermost storey to an exit. The lowest storey of a stacked townhouse may be located ***partly*** below grade to provide compliance with exiting from the uppermost storey, but careful attention should be paid to livability of below grade storeys. See Section 2.4.1.

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

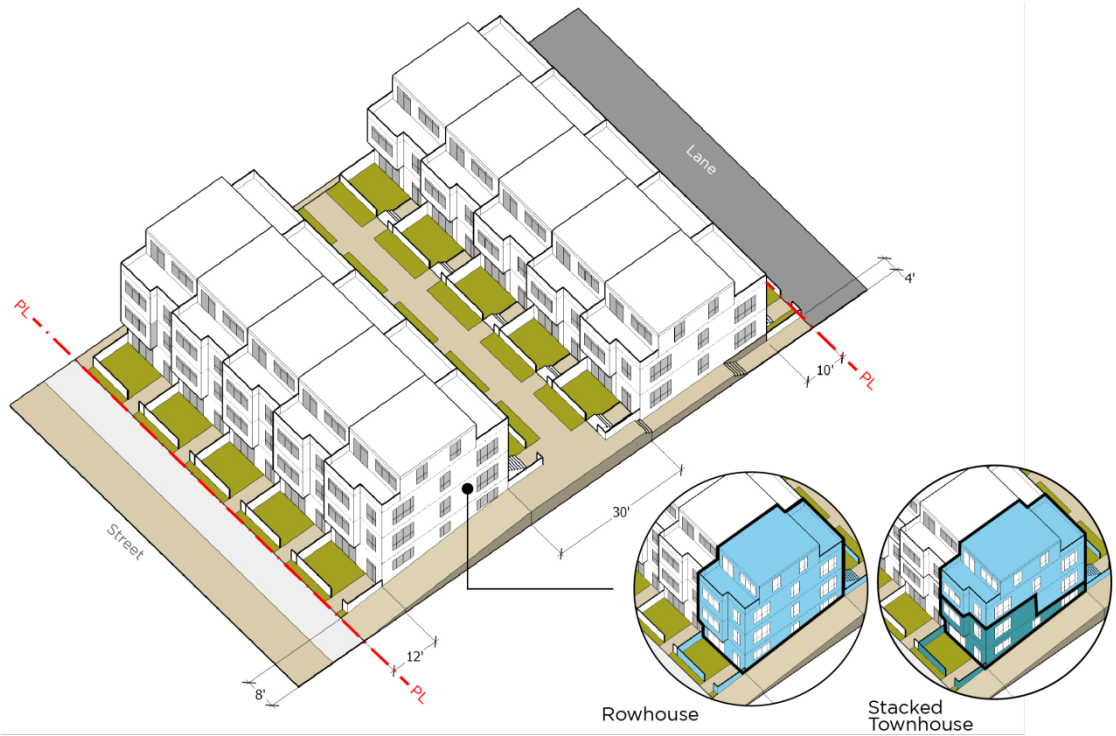
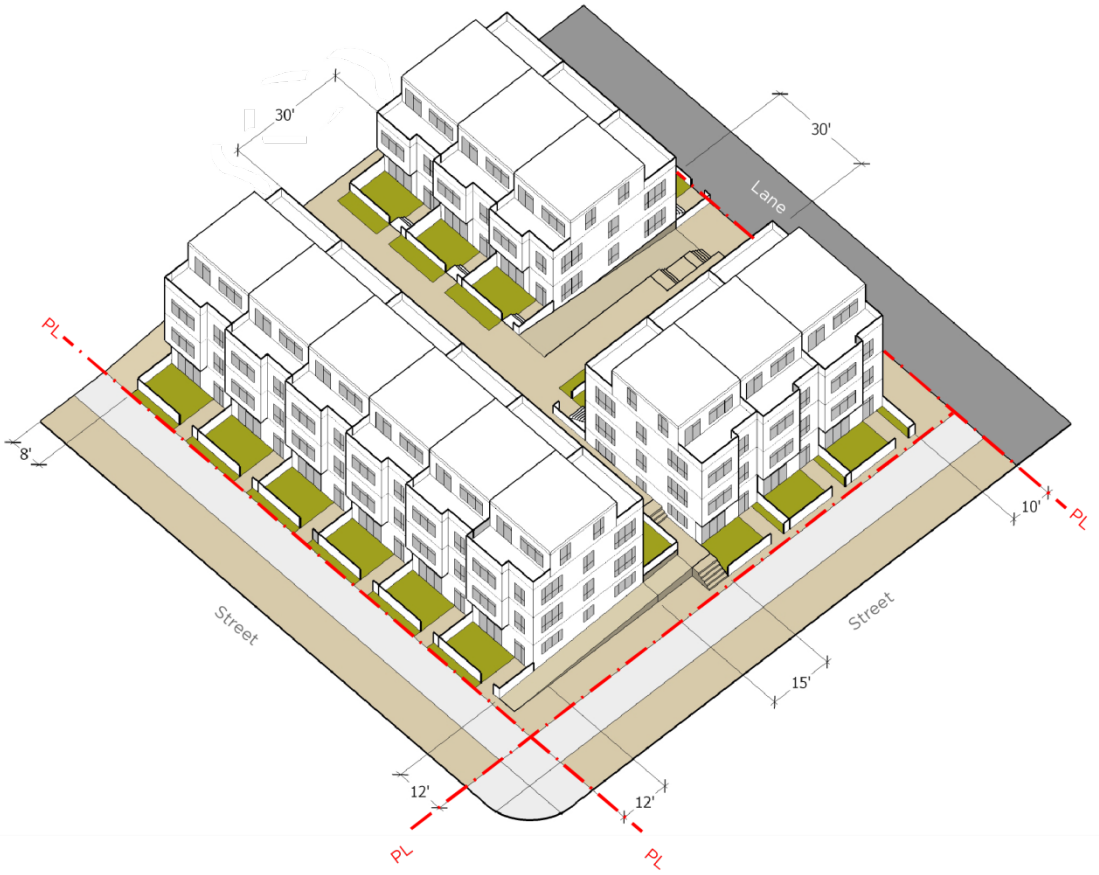


Figure 2: Corner site – Example Courtyard Rowhouse or (Courtyard) Stacked Townhouse



(b) Back-to-Back Townhouses

Additional Characteristics:

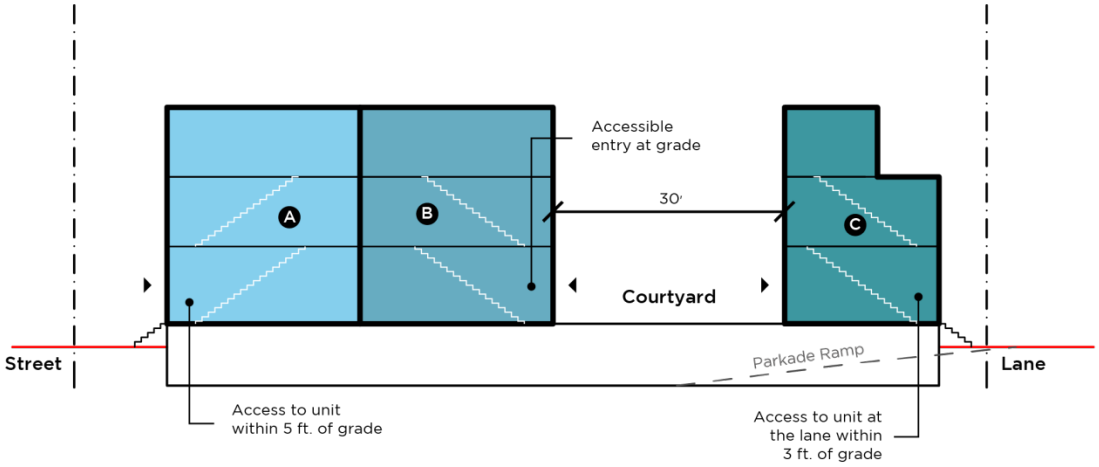
(i) Back-to-back townhouses share side and back walls with neighbouring units and have individual unit entrances facing the street or the courtyard/rear yard. See **Figure 3**.

(ii) Back-to-back townhouses may be located in a single building on the site or within the front or rear building of a courtyard configuration.

(iii) Back-to-back townhouses may also be stacked.

(iv) 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 ft.) 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: Section – Example Back to Back Townhouse



(c) Hybrid Townhouse Building

Additional Characteristics:

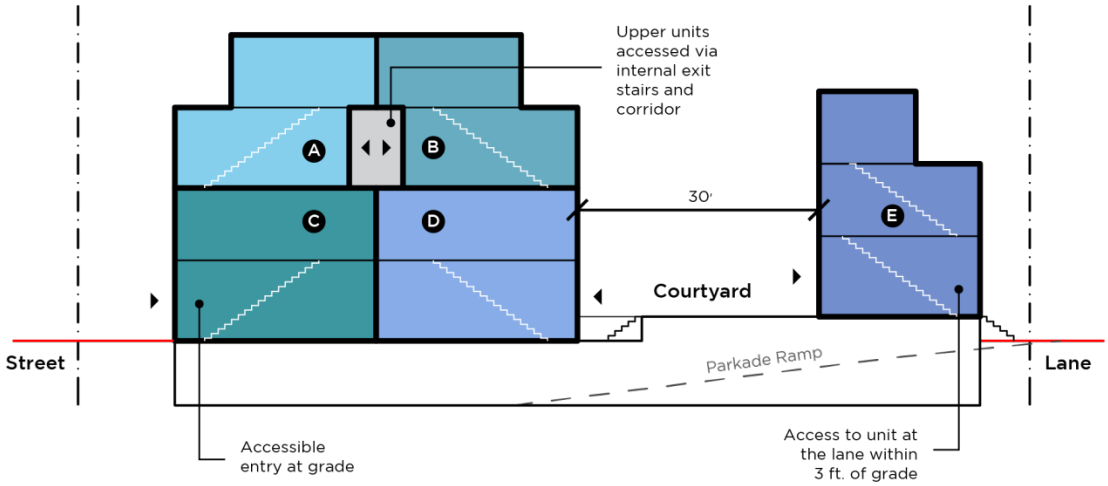
(i) Hybrid Buildings combine features of townhouses and apartment buildings:

a. The lower units have direct access to grade like townhouses; and,

b. The upper units are accessed via a common main entrance and corridor like an apartment building. See **Figure 4**.

(ii) A hybrid configuration may assist in resolving exiting from the uppermost storey while maintaining the lowest storey at grade (i.e. not necessitate recessing of the lowest storey below grade). However, it is noted that any proposal should be reviewed carefully to ensure compliance with the Vancouver Building By-Law with regards to the maximum travel distance from the uppermost storey to an exit.

Figure 4: Section – Example Hybrid Townhouse



(d) Three-unit Multiple Dwelling ("Tri-plex")

Characteristics:

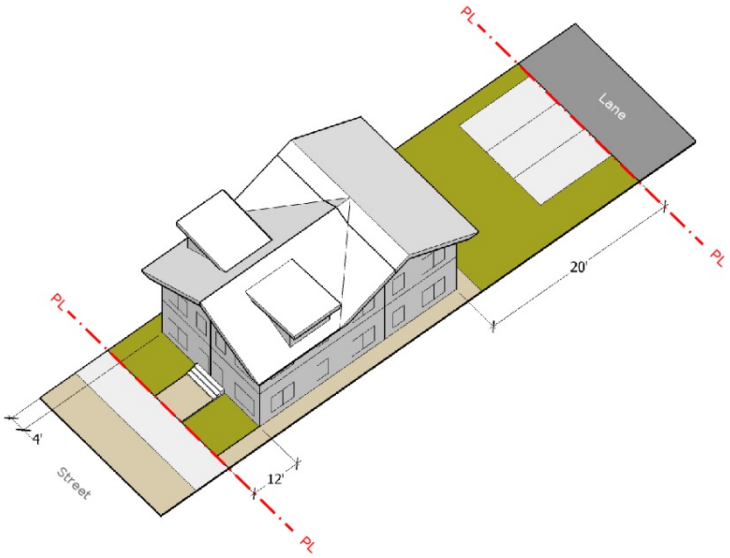
(i) Tri-plexes may have side-by-side units, back-to-back units and/or units that are stacked on top of each other. See **Figure 5**.

(ii) Individual unit entrances have direct access to grade.

(iii) Each unit has private outdoor space.

(iv) Parking is located within the rear 6.1 m (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 m^2 (400 sf.).

Figure 5: Example 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 may have balconies 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.) from the street to the unit entrance(s) is required to provide fire-fighter access to more than 2 dwelling units.

(ii) The fire-fighter access path will serve as the main entrance path to the courtyard/rear yard and may be located:
   i. 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. in a separation between the front buildings with a minimum dimension of 3.1m (10 ft.).

(c) 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.

(d) 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 provided.

2.4.1 Access and Daylighting of Below Grade Storeys

Townhouses that exceed 3 storeys should be reviewed carefully to ensure compliance with the Vancouver Building By-Law, in particular the maximum travel distance from the uppermost storey to an exit. The travel distance should not typically exceed 2-storeys or 25 m to an exit within 1.5 m (5 ft.) of grade. Hence, for a townhouse with a partial fourth storey, the lowest storey may need to be located below grade to comply with the maximum travel distance. The main unit entrance typically serves as the required exit under the code. The establishment of the "main" floor elevation should be considered carefully to respond to site topography and to ensure livability and daylighting of the storey below while meeting exiting requirements. The lowest storey may be located below grade in order to comply with the maximum travel distance as outlined above, provided the following conditions are met (see **Figure 6** and **Figure 7**):

(i) The lowest storey of a unit with two exposures (i.e. exterior walls) wherein at least one exposure is at or above grade for its full width may be located below grade at the second exposure provided it is no more than 1.5 m (5 ft.) below grade.

(ii) The lowest storey of a unit with two exposures wherein both exposures are located below grade should not be located more than 0.6 m (2 ft.) below grade on either side.

(iii) When a storey is located below grade on both exposures, combine with an above-grade storey with primary living space (i.e. living and dining areas) located at the above-grade storey and secondary spaces which require less daylight (i.e. bedrooms) below.

(iv) For the lowest storey, units may be wider in order to maximize the extent of the exterior wall that is at or above grade to provide more opportunities for windows and daylighting. I.e. the lower units may extend below two of the upper units.

(v) Primary unit entrances should be located at or above grade.

(vi) A primary unit entrance at a sunken patio may be considered if the patio is within 0.6 m (2 ft.) of grade and is without guardrails.

(vii) 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.

(viii) Sunken patios more than 0.6 m (2 ft.) below the courtyard/rear yard may be considered to provide outdoor space and daylighting, but should be designed to minimize impact on usable courtyard/rear yard space.

Figure 6: This below-grade unit is not supported due to compromised livability.

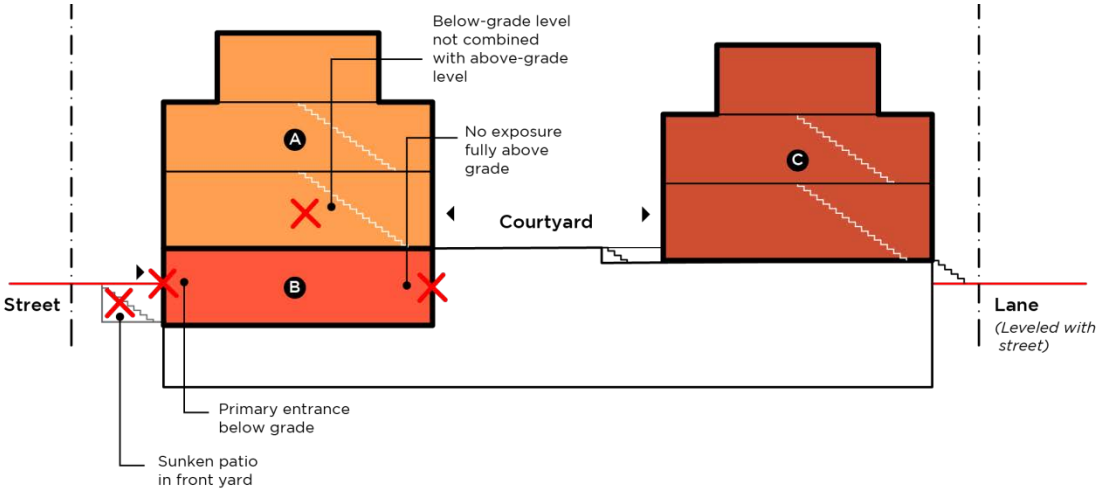
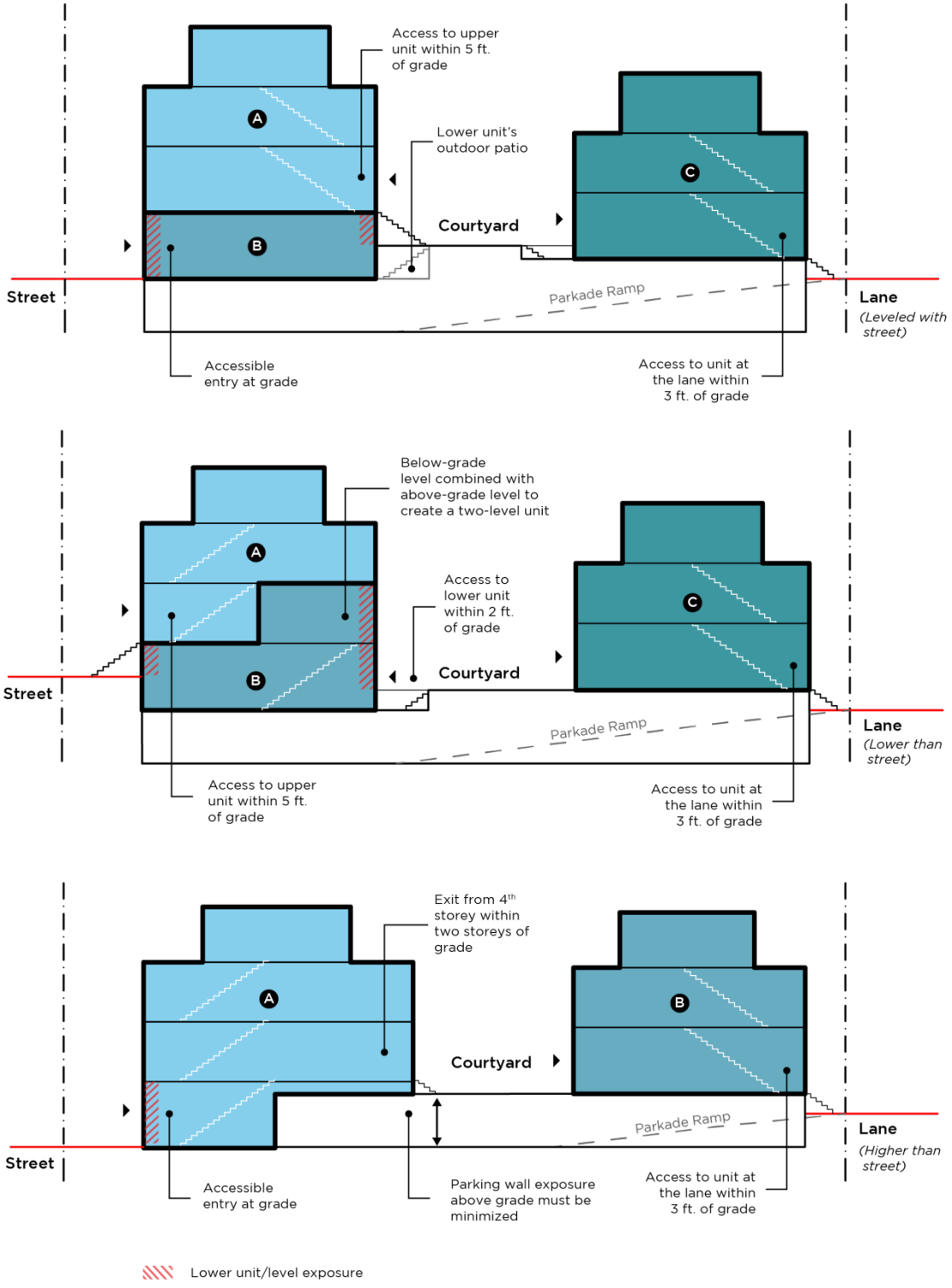


Figure 7: The following stacked townhouse configurations respond to site topography to provide improved livability for the lower unit.



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-12N 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 ft.).

(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 ft.) below the courtyard level and equipped with

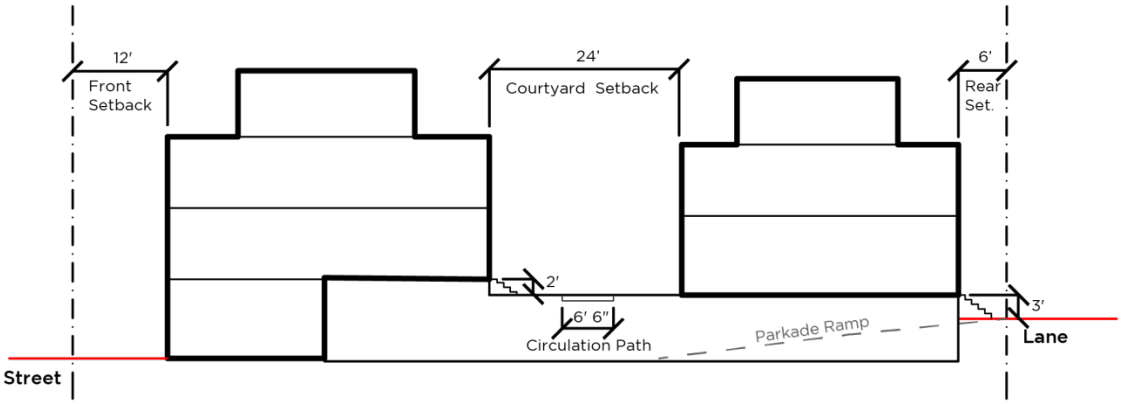
guardrails, project within the courtyard space, the minimum clear width should be increased to 9.1 m (30 ft.).

(d) There are no set restrictions on what rooms can face the courtyard, but privacy should be considered.

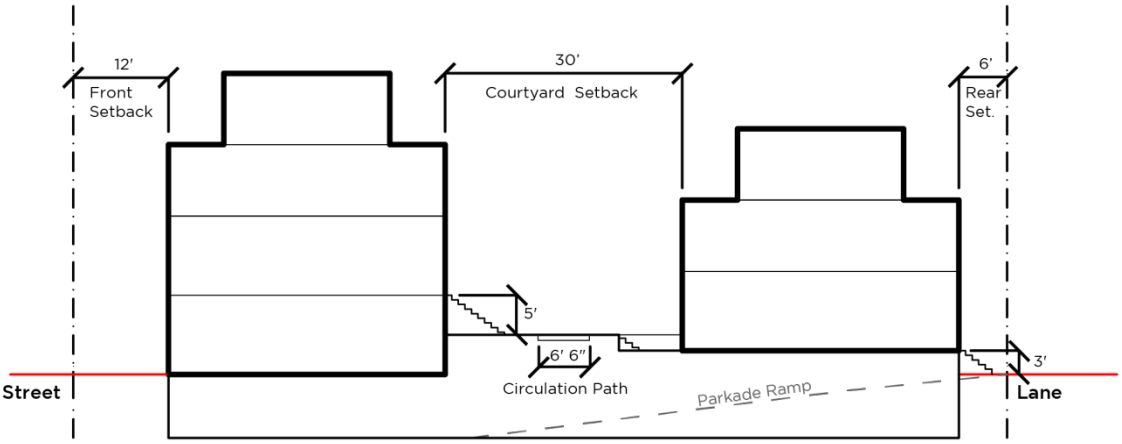
(e) The partial 3rd storey at the lane may be centered with setbacks on either side as illustrated in **Figure 8** or flush with the courtyard elevation. The partial third storey may be shifted to be flush with the lane elevation to allow for greater solar access in the courtyard, or if a larger rear yard setback is provided. Also see Section 4.3 (Height) and Section 5.1 (Roof and Massing).

Figure 8: Courtyard configurations – Typical Sections

8.1: 24 ft. Courtyard



8.2: 30 ft. Courtyard



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 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 Conditions of Use

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 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;
(c) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking;
(d) 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***;
(e) The maximum number of lock-off units in courtyard row house or stacked townhouse development is one lock-off for every three units.
(f) 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 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

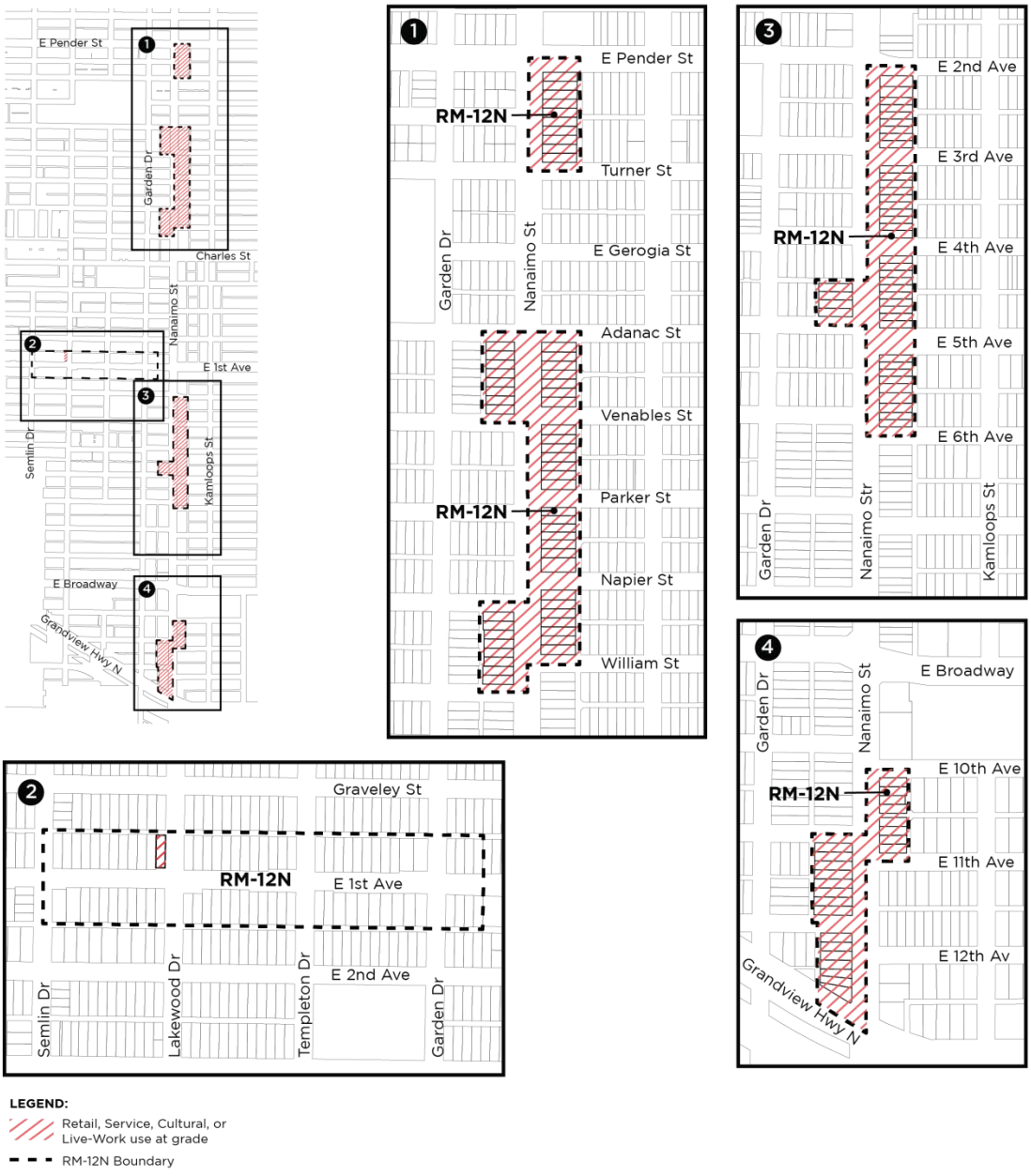
Retail, service, cultural (including artist studio) or live-work use may be permitted at grade for town house developments on sites fronting on Nanaimo Street as shown on maps 1, 3 and 4 in **Figure 9**. These areas were identified as suitable for choice of use at grade in the Grandview-Woodland Community Plan, to provide opportunities for commercial uses as the neighbourhood develops. 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.

For developments providing retail, service, cultural (including artist studio) and live-work uses in conjunction with multiple dwelling, a 4 storey building may be considered. **See Section 4.3: Height**. The development should otherwise comply with the regulations of the district schedule to ensure compatibility with adjacent multiple dwellings in the streetscape. Due to the mixed commercial and residential use, requirements of the Vancouver Building By-law should be reviewed carefully to ensure compliance, particularly with regards to fire separations between commercial and residential uses, and exiting from the uppermost storey. Further,

(a) Uses that serve the surrounding residential neighbourhoods are encouraged, such as a small grocery store or café;
(b) Retail and service 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

The height limit of 10.7 m and 2.5 storeys is applicable to multiple dwelling with 3 units (triplex).

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

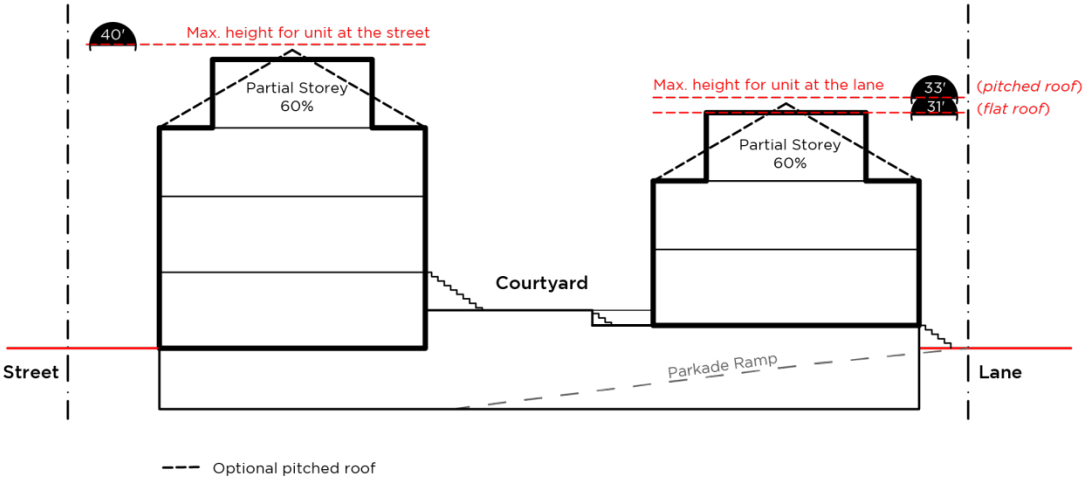
(a) For the front building: height to 12.2 m (40 ft.) and a partial fourth storey provided the partial fourth storey does not exceed 60% of the storey immediately below; and,

(b) For the rear building:
  (i) For a minimum 7:12 pitch roof, height to 10.1 m (33 ft.) and a partial third storey; and,
  (ii) For a flat or less than 7:12 pitch roof, height to 9.4 m (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 10.7 m (35 ft.).

The partial 3rd storey at the lane may be centered with setbacks on either side as illustrated in **Figure 10,** or may in some cases be flush with the courtyard or lane elevation as described in Section 2.5.3 (Light and Ventilation at Courtyards).

For townhouses, floor-to-floor height should not exceed 3.1 m (10 ft.) for primary living space, and floor-to floor height for secondary living space (bedrooms) may be lower [approximately 2.7 m (9 ft.)].

Figure 10: Maximum allowable heights – Typical Section



For developments providing retail, service, cultural (including artist studio) and live-work uses in conjunction with multiple dwelling, a height up to 13.7 m (45 ft.) and 4 storeys may be considered to accommodate functional commercial ceiling heights which are typically a minimum 4.3 m (14 ft. floor-to-floor).

4.4 Front Yard

The front yard of existing development varies and may be 7.3 m (24 ft.). 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.

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.14.

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 ft.) fire-fighter access path from the street to the units at the courtyard and the rear of the site. See Section 2.4.
Generally, exterior side yards on corner sites should be treated as front yards, and should have a setback of 3.7m (12 ft.). See **Figure 2**.

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.14.

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 ft.) clear continuous path and, as such, will be located facing the courtyard and the front of the site.

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.14.

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 6.1 m (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 m^2 (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 East 1st Avenue (Garden Drive to Nanaimo Street), a relaxation of the front yard to 2.44 m (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-12N 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 26 m (85 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 adjacent 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

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 ft.) 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.
(d) Roof top decks should be set back from the roof edge to minimize the view into adjacent yards.
(e) 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 3.1 m (10 ft.) for primary living space, and floor-to-floor height for secondary living space (bedrooms) may be 2.7 m (9 ft.).
(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'.
(b) For courtyard configurations, units in the rear building should have main entrances facing to the internal courtyard and secondary entrances facing the lane.
(c) 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 1.5 m (5 ft.) 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.

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 and 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.
(b) 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.
(c) 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.
(d) Roof decks add considerably to the amenity of any unit. Care should be taken to avoid direct sightlines to neighbouring windows, balconies and yards. Roof decks should be well-integrated into the overall form, such as cut into sloped roofs in a way that does not upset roof geometry 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.

  (iv) Planting of trees near the lane where possible.

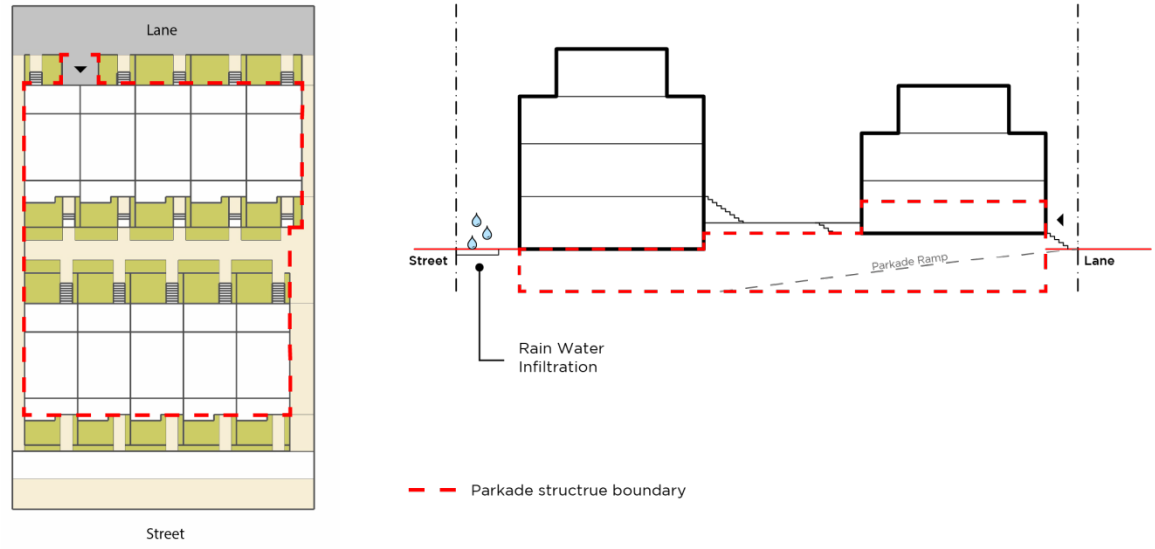
9 Garbage and Recycling

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 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



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

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

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 September 18, 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).

$3

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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 Φ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

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

C-2 GUIDELINES

Adopted by City Council on December 2, 2003
Amended September 18, 2018

Contents

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.

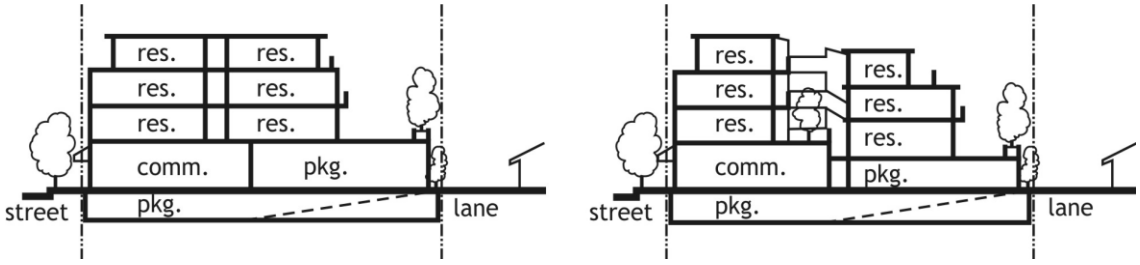
In 1989 C-2 was amended to remove a disincentive to residential, and provide more opportunity for needed housing. While this was successful in generating housing, the developments sparked complaints from community residents about impacts on adjacent residential, scale on the street, and design quality.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

2.1/2.2 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.

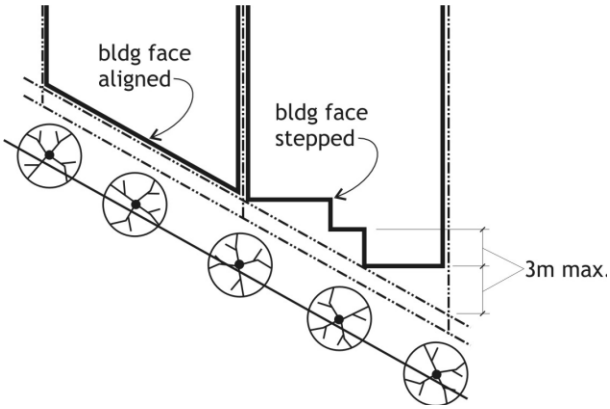
C-2 zoning exists in many areas of the city, and these guidelines are not area-specific.

(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;

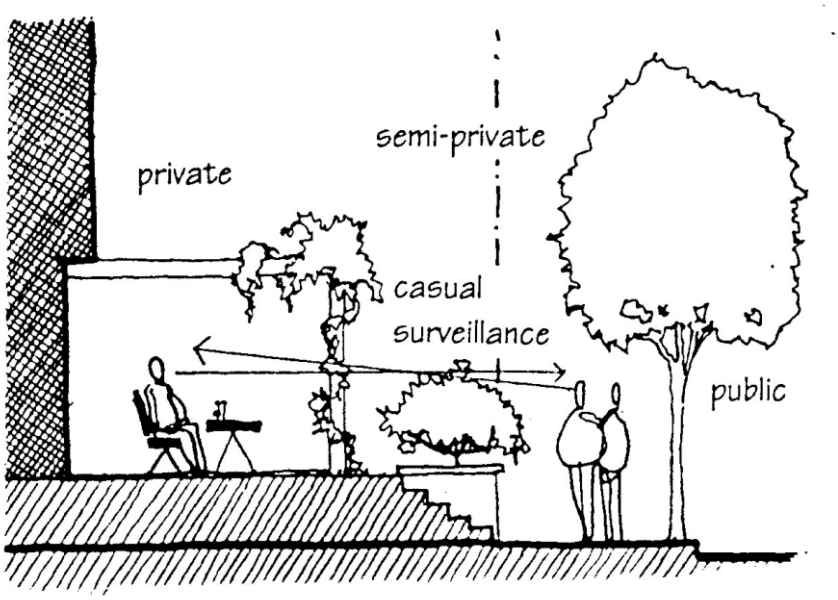
(d) Both residential and non-residential uses should maximize opportunities for surveillance of sidewalks, entries, circulation routes, semi-private areas, children's play areas and parking entrances. Blind corners and recessed entries should be avoided. Visibility into stairwells and halls is desirable. 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;

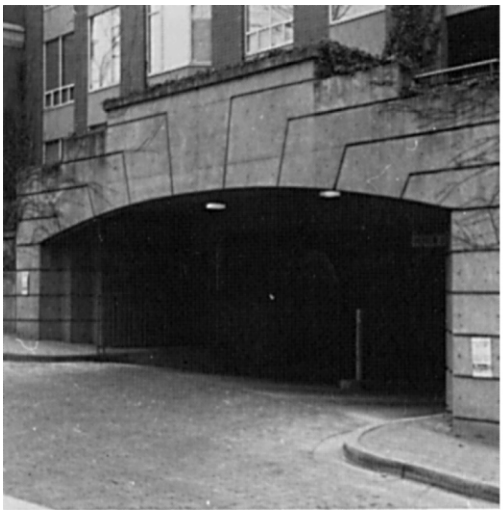
(d) Open exterior corridors are discouraged due to concern over building bulk and privacy, unless it can be demonstrated that benefits to the site and neighbouring sites will result in terms of massing and building organization; and
(e) Pedestrian access to commercial uses should be at street sidewalk 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

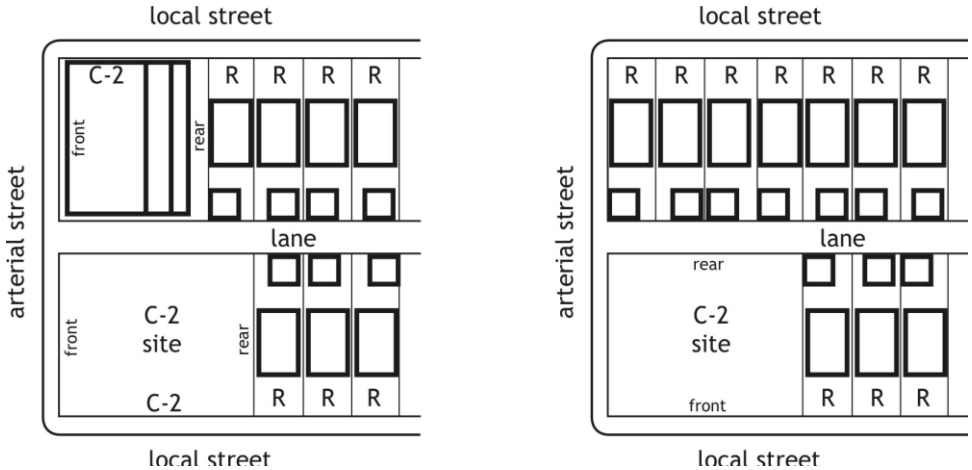


Figure 8. Rear of C-2 site benefiting units in C-2 development

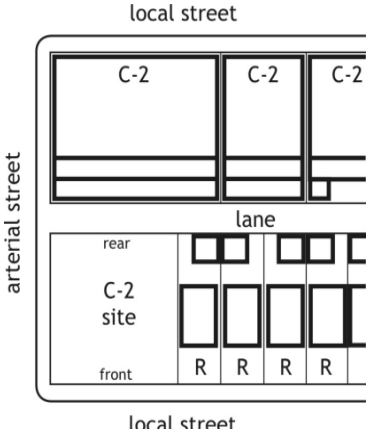
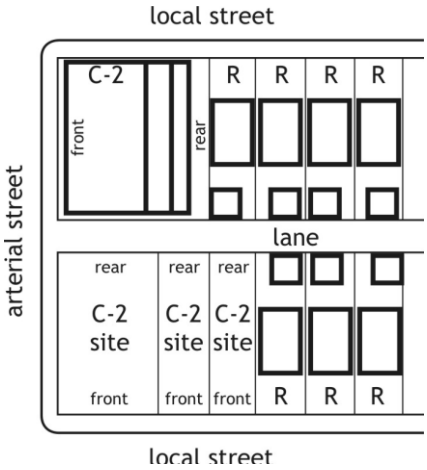


Figure 9. Rear of C-2 to fit pattern of adjacent C-2



4.2.2 Frontage Size

The maximum frontage for any commercial unit (individual occupancy) located in the area described in Figure 1 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 t~~T~~here is no maximum or minimum frontage for development. However:

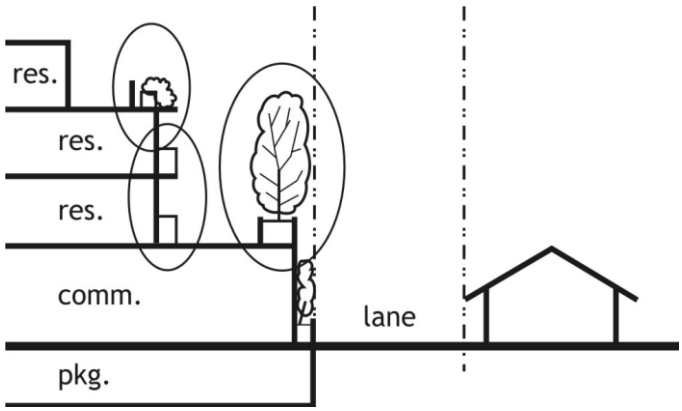
(a) On developments with frontages of 50.0 m or more, monotonous facades should be avoided by incorporating variety, articulation, vertical elements, colours and material changes to add interest. Creating breaks in the massing above the retail frontage may also be considered where it does not diminish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



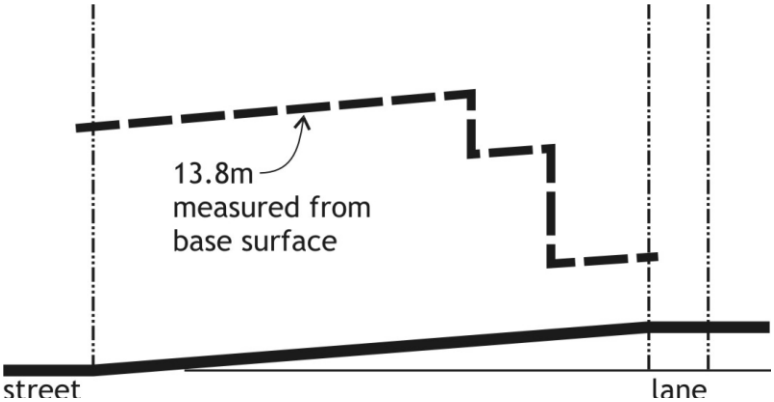
(a) The 4.6 m and 10.7 m height limits at the rear may be relaxed to provide for balconies, railings, and for the planters required to accommodate the desired landscape screening as described in section 8 below.

(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.

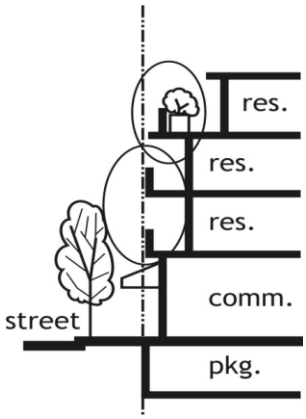
(b) An increased front setback may be considered above grade to accommodate building articulation and balconies, provided the effect is not to move the entire building face back.

(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

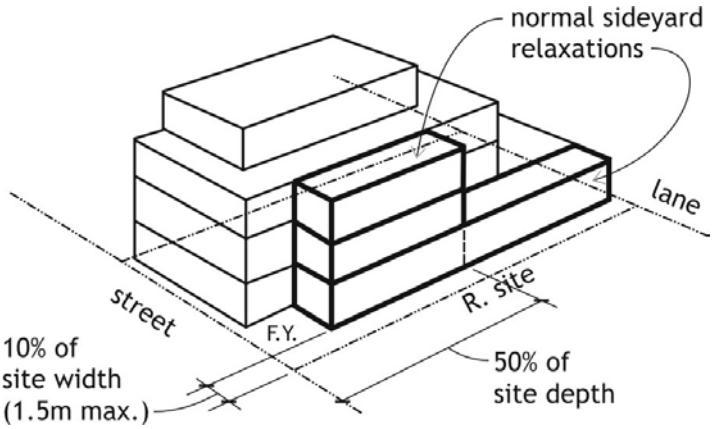
For sites adjacent to R zoned sites, without an intervening lane, Section 4.5.2 of the District Schedule sets out side yards and setbacks, and allows for reductions. The following reductions are considered the norm in these situations.

(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



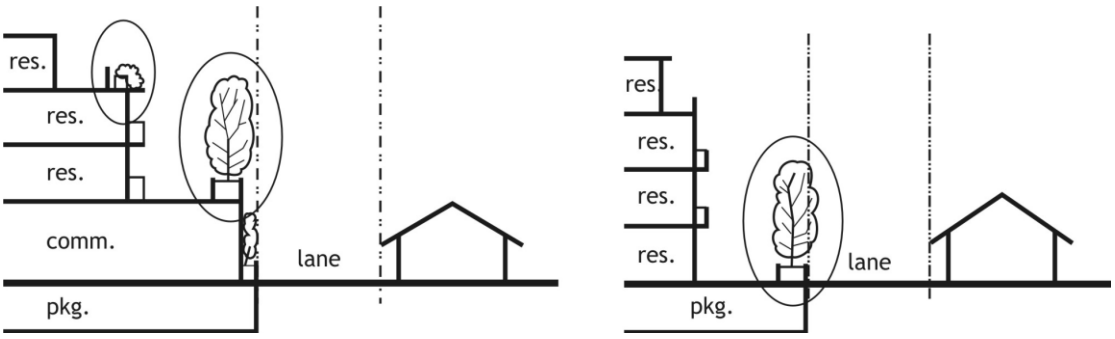
4.6 Rear Yard and Setback

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.

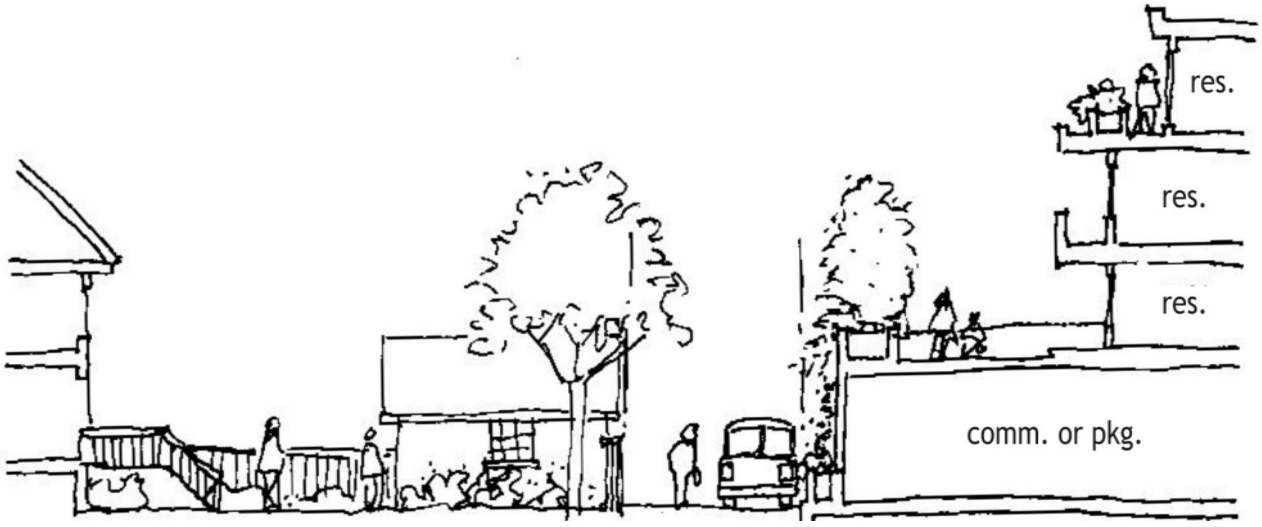
(a) Private open space should be provided for each unit in the form of balconies, decks or patios with a minimum single horizontal dimension of 1.8 m and minimum area of 4.5 m^2; and
(b) Private open space should be designed to capture sun and views where possible, as well as to avoid noise and to take 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.

City of Vancouver *Land Use and Development Policies and Guidelines*
Planning and Development Services, 453 West 12th Avenue, Vancouver, BC V5Y 1V4 tel 604.873.7000 fax 604.873.7060
planning@vancouver.ca

RM-8A and RM-8AN GUIDELINES

Adopted by City Council on June 24, 2014
Amended September 18, 2018

Contents

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-8A and RM-8AN Districts Schedule of the **Zoning and Development By-law**.

1.1 Intent

The intent of these guidelines is to:

(a) Encourage the development of ground-oriented, medium-density multiple dwellings in the form of stacked townhouses and rowhouses. Units can be arranged in a courtyard form, or as single or back-to-back rows. A certain percentage of medium-sized units between 900 and 1,200 sf. is required to ensure a greater variety of units sizes, and thereby a greater variety of price points. The majority of units will be 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. Emphasis is placed on ground-oriented access, natural light and cross-ventilation, as well as usable private outdoor space for each unit;
(c) Ensure a high level of activation and residential street life;
(d) Ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as development under RS zoning;
(e) Ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and
(f) Support the retention and renovation of pre-1940s houses that retain original character elements by permitting infill one-family or infill two-family dwellings on these sites.

1.2 Application

These guidelines apply to most new conditional residential development, as well as significant renovations or additions:

(a) Multiple Dwelling such as stacked townhouses and strata rowhouses (referred to as "rowhouses" in these guidelines);
(b) Freehold rowhouses (also referred to as "rowhouses" in these guidelines);
(c) Multiple Conversion Dwelling, other than those permitted outright in the RM-8A and RM-8AN Districts Schedule;
(d) Infill in conjunction with the retention of a pre-1940s house; and
(e) Two principal buildings (one duplex and one one-family dwelling or two one-family dwellings, or, on sites of sufficient width to accommodate the required parking, two two-family dwellings) on a lot that backs or flanks onto a school or park, on a corner lot or on a lot that is more than 45.7 m (150 ft.) deep.

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

In situations where an applicant proposes an addition of less than 9.3 m² (100 sq. ft.) that is not visible from the street, the application will only be evaluated against Sections 2 and 4 of these guidelines.

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhoods consist of single family homes and show many characteristics of typical single-family neighbourhoods, such as a regular spacing of houses, individual front yards, etc. While new development will be different in size and massing, it should be compatible with the existing pattern with respect to:

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

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

The RM-8A and RM-8AN zone provides an array of options for individual lots and consolidated sites, as shown in Table 1. Lock-off units are permitted, as per section 3.1.

Table 1: Typical Development Scenarios*

Typical Lot Characteristics	Permitted Uses	Maximum Allowable FSR	Notes
(A) Site area minimum 3,260 sq. ft. (303 m²)	• One-family dwelling • One-family dwelling with secondary suite and/or laneway house (per RS-1)	0.60-0.70 FSR + laneway house; subject to RS-1	• RS-1 District Schedule applies • RM-8A/ RM-8AN Guidelines do not apply
	• Two-family dwelling (duplex) (with or without secondary suites)	0.75 FSR	• Each ½ Duplex may contain one secondary suite • No guidelines, but section 4.17 in District Schedule applies
	• Conversion of existing house (Multiple Conversion Dwelling - MCD)	Existing FSR; up to 0.90 FSR for pre-1940 character building retention	• MCD to two units outright • MCD to max 3 units conditional
	• Two principal buildings or infill with existing one-family dwelling or two-family dwelling on: - sites where the rear or side property line abuts a park or school site, with or without the intervention of a lane, - corner sites, or - sites with a lot depth of more than 45.7 m (150 ft.)	0.85 FSR, of which 0.25 FSR can be allocated to the infill or the principal building at the rear of the site	• RM-8A/ RM-8AN Guidelines apply • Maximum number of dwelling units is 4
	• Infill with retention of pre-1940s building**	0.90 FSR, of which 0.25 FSR can be allocated to the infill	• The infill should be located at the rear of the lot, close to the lane.
(B) Site area minimum 3,260 sq. ft. (303 m²) and minimum lot width 32 ft. (9.8 m)	• Multiple dwelling with three units (triplex) • Lock-off units permitted (maximum one)	0.90 FSR	Maximum number of dwelling units is 3, not including lock-off unit
(C) Site area minimum 4,790 sq. ft. (445 m^2) and lot width 42 ft. (12.8 m) or more	• Multiple dwelling in the form of stacked townhouses or rowhouses • Unit size requirement applies • Lock-off units permitted (maximum one for three stacked townhouse units or one for each rowhouse unit)	1.2 FSR	• Max Dwelling Unit Density 145/ha

* Other development scenarios may be possible.

** Pre-1940 Building Retention:

Buildings constructed before January 1, 1940, and which maintain significant elements of their original character, may be eligible for incentives such as an infill building and/or an FSR increase to 0.9.

(a) Retention of a character building is at the applicant's discretion;
(b) Pre-1940 buildings which have not retained significant elements of their original character may, if character elements are fully restored as part of the development proposal, allow the proposed development to be considered for the incentives and relaxations available to developments with pre-1940 buildings.

2.2.2 Building Typologies

The RM-8A and RM-8AN Districts Schedule is intended to accommodate multiple dwellings with a variety of units sizes. Units have individual entrances with direct access to private open space. This is generally accomplished with two types of multiple dwelling: the stacked townhouse and the rowhouse.

Stacked Townhouses are units that are stacked on top of each other. This can include three units located on top of each other, or two-level units stacked on top of one-level units. Other layouts may be possible.

Rowhouses are units that are arranged side-by-side, sharing a wall, occupying all levels, from the ground floor to the top floor. Each rowhouse has access to the front and rear yard or courtyard.

Unit Arrangements:

Stacked townhouse and rowhouse units can be arranged in various layouts, and both unit forms can be combined in the same development. Layouts include:

- Back-to-back arrangement of stacked townhouses or rowhouses (see Figure 1)
- Courtyard arrangements on sites of sufficient depth, with one row of units near the street, and one near the lane (see Figure 2).
- Rows perpendicular to the street can only be considered on corner sites, where an "L" shape configuration is possible, or on large assemblies where the perpendicular building is at least 66 ft (i.e. 2 standard lots) away from the neighbouring properties.
- 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.).
- A combination of back-to-back and courtyard arrangements (see Figure 3).
- Other layout arrangements are possible and will be considered, provided they meet the requirements of the RM-8A and RM-8AN District Schedule and Guidelines.
- On single lots, smaller townhouse developments can be accommodated, including triplexes on most standard lots with a minimum lot width of 32 ft. (see Figure 4).

Stacked townhouse Characteristics:

(i) Stacked townhouses feature private open spaces for all units and entries that are directly accessible and visible from the front yard or courtyard.
(ii) Access to each unit is achieved through external and internal stairs.
(iii) Private open space is located at ground level for the lower units, accessible from the street or the courtyard, and on roof tops or decks for the upper units.
(iii) The minimum width of major living spaces (e.g. living room) of any dwelling unit should not be less than 4.2 m (14 ft.).
(iv) Stacked townhouse developments may be broken up into more than one building.

Rowhouse Characteristics:

(i) Rowhouses feature access to private open space and entries that are accessible from the street (for the front row of units) or the courtyard (for the rear row of units).
(ii) The individual rowhouse unit should be no less than 3.6 m (12 ft.) clear, measured from internal wall finish to internal wall finish. Narrower units can be considered if improved livability is provided (e.g. end units with three exposures).
(iii) Rowhouses may be broken up into more than one building.
(iv) Rowhouses can be strata titled or freehold (the term "rowhouse" in these guidelines refers to both types).

Freehold Rowhouses

The main difference between a strata rowhouse and a freehold rowhouse development is the minimum width of the rowhouse. In order to provide services (e.g. water, sewer, gas)

to a freehold rowhouse and subdivide the development into fee simple lots, a minimum lot width and frontage of 5.0 m (16.4 ft.) is required.

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

Figure 1: Illustration of back-to-back arrangement of stacked townhouses or rowhouses

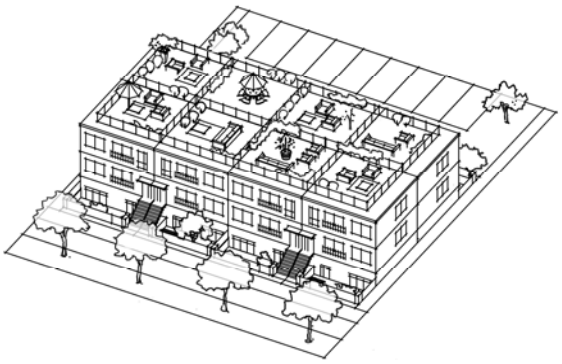


Figure 2: Illustration of courtyard arrangement of stacked townhouses or rowhouses

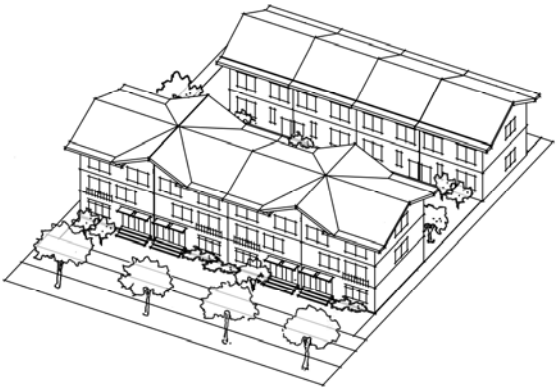


Figure 3: Illustration of combination of back-to-back and courtyard arrangements

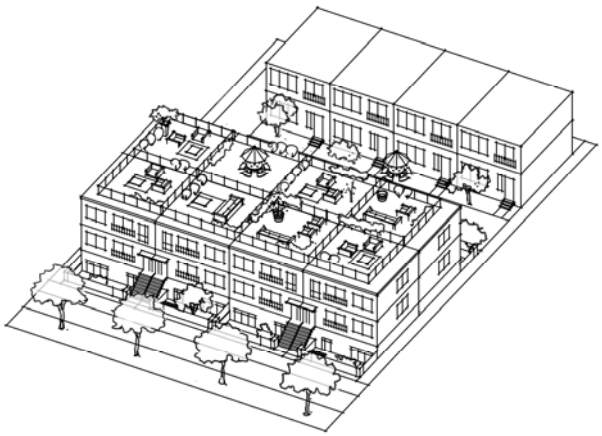


Figure 4: Illustration of triplex on single lot

2.3 Orientation

(a) Unit entrances should be clearly identified architecturally and oriented to the street or courtyard/rear yard.

(b) 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.

(c) On corner sites, building fronts and entrances should be located facing both streets and both street-facing elevations should be fully designed and detailed.

(d) Stacked townhouses on interior sites may have the main entrance to the dwelling unit from a side yard. However, a larger side yard setback with a minimum of 2.4 m (8 ft.) should be provided for the portion of travel between the front property line and the front entrance.

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.), or

  (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.).

(c) 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.

(d) 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.

2.6 Light and Ventilation

Access to natural light and ventilation affects the livability of dwelling units.

2.6.1 Access to Natural Light

(a) Daylight for interior and exterior spaces for all housing types should be maximized.

(b) Multiple dwellings have to meet the Horizontal Angle of Daylight requirements of the RM-8A and RM-8AN Districts Schedule.

(c) Shadowing on adjacent sites should be minimized.
(d) Shadowing of courtyards and other open spaces should be minimized.
(e) For all housing types, all habitable rooms (not including bathrooms and kitchens) should have at least one window on an exterior wall.

2.6.2 Natural Ventilation

(a) The majority of dwelling units should aim to have at least two major exposures that face opposite directions or are at right angles to each other.
(b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an 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. Double-hung windows offer the choice of ventilating a high zone, a low zone or a combination thereof, of interior space. Casement windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).

2.6.3 Light and Ventilation for Courtyard Rowhouses:

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 of 7.3 m (24 ft.) clear width on the first and second levels. In general, the partial 3rd storey at lane should be centralized to provide solar access to the courtyard and reduce the apparent height on the lane. Alternately, configuration can be revised on case by case basis.
(b) For courtyards with external stairs to upper stacked townhouse units, a minimum of 9.1 m (30 ft.) clear width on the first and second levels should be provided to accommodate external stairs.
(c) There are no set restrictions on what rooms can face the courtyard, but privacy should be considered.
(d) Projections permitted into the courtyard should be the same as the allowable projections into yards in Section 10.7 of the Zoning and Development Bylaw, except that:
    (i) On the first level, entry porches and bay windows may project into the minimum courtyard width;
    (ii) the minimum distance between projecting bay windows should be 7.3 m (24 ft.) on the second level; and
    (iii) on the third level, portions of roofs sloping away from the courtyard, balcony rails, pergolas and similar architectural features should also be permitted to project into the courtyard width.
(e) Some units in courtyard rowhouse buildings may be in close proximity to commercial lanes. Windows to ground level bedrooms in these units should not be located within 3 m (10 ft.) of a commercial lane.

2.8 Noise

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

(a) All shared walls between separate dwelling units should strive to achieve an STC rating of 65. This will most likely require a wall thickness of 25 cm (10 in.).
(b) 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.
(c) Locating building elements such as stairs and closets to act as noise buffers against shared walls is also an effective design solution to minimize noise impact from neighbouring units.

(d) For structural floors between separate stacked townhouse dwelling units, a high acoustical rating is recommended. Furthermore, other measures designed to dampen the transfer of vibrations should also be provided.
(e) 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) In stacked townhouse developments, external stairs leading to upper level units should be located close to the entry doors so that people do not need to pass the front doors and windows of other units in order to access their own units. Where shared access occurs, livability and privacy should be considered.
(d) Developments along the lane are encouraged to raise the ground floor at least 0.9 m (3') above the lane to enhance residents' privacy provided the proposed development meets the City's accessibility requirements.

2.12 Internal Storage in Stacked Townhouses

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

3 Uses

3.1 Lock-off Units

(a) The District Schedule permits a "Principal Dwelling with a Lock-off Unit" in multiple dwellings. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing lock-off units in stacked townhouses and rowhouses is to increase the rental stock in the neighbourhood and to provide the option of having a mortgage helper for the owner of the unit (similar to the option of having a secondary suite in one- and two-family dwellings).
(b) A lock-off unit is an optional and flexible use, and therefore the lock-off unit must be equipped with an internal access to the main unit.
(c) A lock-off unit cannot be strata-titled (secured by covenant).
(d) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking (see Section 4.9).
(e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the **Principal Dwelling Unit with a Lock-off Unit Guidelines**.
(f) The maximum number of lock-off units in stacked townhouse developments is one lock-off for every three units.
(g) The maximum number of lock-off units in rowhouse developments is one lock-off unit for every rowhouse unit.
(h) The bedroom in a lock-off unit does **not** count toward the required percentage of 3-bedroom units under the Conditions of Use in Section 3.3.1 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).

3.2 Conditions of Use for Three-bedroom Units

In order to ensure an adequate 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 of 25% of three-bedroom units.

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

4.2 Frontage

The minimum frontage in the District Schedule for a multiple dwelling with four or more units (not including lock-off units) is 12.8 m (42 ft.). This is the minimum frontage for a townhouse development. It allows for small townhouse developments on individual sites, and for larger developments on assembled sites.

4.3 Height

Adjacent to the street at the front of the site, and, in the case of corner sites, on the flanking street side:

(a) For stacked townhouses and rowhouses, the Director of Planning may permit an increase in building height to 11.5 m (37.5 ft.) and 3 storeys. This will allow for adequate layouts and livability of both upper and lower units.

Adjacent to the lane at the rear of the site:

(b) For courtyard rowhouses or courtyard stacked townhouses, the Director of Planning may permit an increase in building height if the rear yard setback at the lane is 10 ft or more, or if there are specific site conditions (e.g. tree retention).

(i) For a minimum 7:12 pitched roof, the Director of Planning may permit an increase in building height to 10.1 m (33 ft.) and a partial third storey; and,
(ii) For a flat or less than 7:12 pitched roof, the Director of Planning may permit an increase in building height to 9.4 m (31 ft.) and a partial third storey.

(c) Infill or principal buildings, other than courtyard rowhouses, located in the rear should be one and a partial second storey with or without a basement. In considering the partial second storey, the guidelines in Section 5 should be followed. The Director of Planning may relax the 7.7 m (25 ft.) height limit on corner sites and on sloping sites to 9.5 m (31 ft.) where the infill or principal building is more than 4.9 m (16 ft.) from the adjacent property. However, a maximum height of 7.7 m (25 ft.) shall be maintained within 4.9 m (16 ft.) of adjacent properties.

4.4 Front Yard

(a) For townhouse developments, front yards may be reduced to 3.7 m (12 ft.) to allow for sufficient courtyard width and help in the provision of useable outdoor space for all units. Adjacent existing buildings may have deeper front yards. 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 ft.) 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 for courtyard townhouse developments to provide space for secondary entrance porches and patios as well as space for planting at 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 ft.) clear continuous path and, as such, will be located facing the courtyard and the front of the site.

A minimum rear yard of 3.0 m (10 ft.) is required for courtyard developments to achieve a partial third storey for the building at the lane (see Section 4.3).

4.7 Floor Space Ratio (FSR)

Floor space ratios for different building types are specified in the RM-8A and RM-8AN District Schedule and further explained in Table 1 of these guidelines. Depending on site features such as existing trees, topography, and site dimensions (particularly site depth), as well as the other requirements, such as parking requirements, it may not be possible to achieve the maximum permitted FSR on all sites.

For townhouse developments to achieve the maximum FSR of 1.2, a certain unit size requirement has to be met. The intent of this unit size requirement is to achieve a mix of unit sizes, which in turn can offer a greater variety of price points. The requirement of a minimum of 45% of the units to be between 900 and 1,200 sq. ft. in size will be easily achievable on most sites. Floor area should be measured from the inside of all outer walls (i.e. “paint-to-paint”), and should exclude a maximum of 3.7 m^2 (40 sq. ft.) of residential storage space. The provision of some wider ground floor units is anticipated for developments to be able to meet the requirement. However, the Director of Planning can accept slightly lower percentage of units in the 900 to 1,200 sq. ft. range where site-specific circumstances (such as tree retention or slope) prevent the development from achieving the required 45%.

Parking and bicycle storage exclusions

The intent of Section 4.7.8 (e) of the RM-8A and RM-8AN Districts Schedule is to exclude accessory buildings used for bicycle parking only. Garages used for vehicular parking are counted in floor area.

Floor space under pitched roof

The intent of Section 4.7.8 (c) of the RM-8A and RM-8AN District Schedule is to allow sloped ceilings where they occur directly underneath the structure of a steeply-pitched roof (9:12 pitch or greater). Where such a condition occurs, ceiling heights in excess of 3.7 m (12 ft.) may result for small portions of this space. This means that the space on the top floor below a roof with a steep pitch that is in excess of 3.7 m (12 ft.) will not be counted twice towards overall floor space calculation. The intent of this section is not to permit excessively high ceilings for the lower storeys as this would contribute to the overall external bulk of the building. High

ceilings in excess of 3.7 m (12 ft.) height that are proposed for storeys that are below the top storey, therefore, will be counted twice towards the overall floor space calculation.

4.8 Site Coverage and Impermeability

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

(a) The outer limits of the underground parking areas does not protrude into the required setbacks on the site, other than the access ramp.
(b) The proposed development meets stormwater and groundwater requirements for the area. See Section 10 for more detail.

4.9 Off-Street Parking and Bicycle Storage

4.9.1 Parking

For townhouse developments, the following applies:

(a) Parking can be provided underground or above ground at 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) Open exit stairs from the underground parkade are discouraged due to CPTED (Crime Prevention Through Environmental Design) concerns.
(f) 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.
(g) Where parking is located above ground at the lane, it can be accommodated in open parking spaces or garages, however, enclosed parking is counted as part of the allowable floor space. There is no exclusion for above ground parking within the residential buildings at the lane or accessory buildings for the purpose of FSR calculations.
(h) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.

For three-unit multiple dwellings (triplex), parking should be 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 m^2 (400 sq. ft.).

4.9.2 Bicycle Storage

(a) The District Schedule specifies that the portion of required bicycle parking located in an accessory building may be excluded from floor area calculations.
(b) Creative bike parking solutions should be sought, such as under stairs and patios, in crawl spaces and in freestanding boxes. They should not compromise the functionality of courtyards or private outdoor amenity space.

4.14 Dedication of Land for the Purpose of Road Widening

Dedications are required from conditional development to facilitate increased street right-of-way width to provide Complete Streets or other public realm improvements on Oak Street and King Edward Avenue.

4.16 Building Depth and Building Width

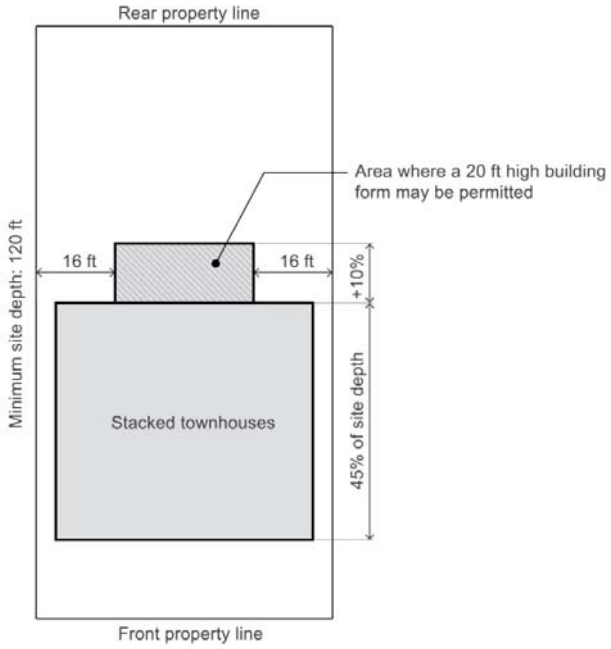
4.16.1 Building Depth

(a) For all housing types permitted, the maximum building depth is 40% of the depth of the site, as specified in the RM-8A and RM-8AN Districts Schedule.

(b) For stacked townhouses or back-to-back townhouses, the building depth can be increased to 45% of the site depth, provided all units meet livability guidelines for light and ventilation.

(c) For stacked townhouses or back-to-back townhouses on sites that have a minimum depth of 36.6 m (120 ft.), the building depth can be increased to 55% for any portion of the building located at least 4.9 m (16 ft.) from any side property line (See Figure 5). This would allow the middle section of a building to extend further into the back yard, thereby giving more options for window placement and achieve better livability for the units in the centre of the development. The portion of the building that extends beyond 45% building depth cannot be more than 6 m (20 ft.) high. While the increase in building depth improves the internal layout, it will be achieved at the expense of ground level rear yard space. Therefore, an adequate amount of outdoor space should be provided in the form of a generous porch or balcony.

Figure 5: Increased building depth for middle section of a stacked townhouse building



4.16.2 Building Width

The housing types permitted in the RM-8A and RM-8AN Districts are larger than the existing single-family dwellings in the neighbourhood. To ensure that new forms of development are compatible in massing with the existing streetscapes, building width should be limited. Limiting the building width allows more windows on the sides and allows for better cross-ventilation and access to natural light.

(a) Building width over 27 m (90 ft.) should be avoided.

(b) On sites with frontages of 40 m (132 ft.) or more, particular care should be taken to avoid monotony in building massing and design. Buildings may be broken up in sections to fit with the variety of the existing streetscape. Other forms of architectural articulation can also be used to reduce the massing of long rowhouse developments.

4.17 External Design

4.17.1 Separation between infill and other dwellings

(a) The minimum separation between an infill located in the rear yard and any other dwelling uses on the site is 4.9 m (16 ft.). This distance can be reduced to assist in the retention of a pre-1940 building, provided all building code and fire separation regulations can be met.

4.17.2 Separation between adjacent multiple dwelling buildings

(a) Where a development includes two or more townhouse buildings, the minimum distance between the exterior side walls of the adjacent buildings should be 3.1 m (10 ft.). This does not apply to the 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) On a lot that backs or flanks onto a school or park, on a corner lot or on a lot that is more than 45.7 m (150 ft.) deep, a second principal building may be permitted. Development scenarios include:
   i. one duplex and one one-family dwelling;
   ii. two one-family dwellings; and
   iii. on sites of sufficient width to accommodate the required parking, two duplexes.

(b) On sites over 445 m^2 (4,790 sq. ft.), a second principal building in combination with a multiple dwelling can be considered.

5 Architectural Components

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

5.1 Roof and Massing

5.1.1 Roofs

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

(a) The maximum allowable roof height as specified in the District Schedule may only be attained as a localized point within the development, rather than as a continuous height around the perimeter of the building.
(b) For pitched roofs, the main roof should spring from the upper floor level. It is expected that some of the allowable floor space will be between 1.2 m (4 ft.) and 2.4 m (8 ft.) in height in most developments. In general, the eave height of a sloped roof or the second-storey cornice line on flat roof buildings should not be higher than 7.9 m (26 ft.).
(c) Secondary roof forms and dormers should be clearly subordinate to the main form in size and number. They may vary in the pitch of the main roof.
(d) Roof top terraces should be set back from the edge to minimize the view into adjacent yards.

(e) Roof top stairwell 'penthouses' should be located to minimize the visual prominence of these elements.

5.1.2 Massing of Rowhouses and Courtyard Rowhouses on the Street

(a) Rowhouses and courtyard rowhouses should visually emphasize individual units. While many successful rowhouse developments rely on simple repetition of identical or near identical side-by-side units, the boundaries of each unit should be obvious and clearly expressed on the street façade.

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

5.1.3 Massing of Infill and Courtyard Rowhouses on the Lane

(a) Courtyard rowhouses 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 entries and 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'.
(b) For back-to-back townhouses, units in the back row can have their entrance facing the courtyard/rear yard.
(c) 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. It is recommended that landings are generally no more than 1.5 m (5 ft.) 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 can be accommodated within the internal space of the house or partially externally.
(c) Steps are allowed in required side yards where they are designed to facilitate grade changes from the front to the rear of the site.

5.4 Windows and Skylights

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

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

5.5 Balconies and Decks

(a) Balconies and decks should be designed as integral parts of the building massing and façade composition.
(b) In order to minimize overlook of neighbouring properties, projection of balconies located above the first floor 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.) in height so that their visibility from the street and adjacent properties is minimized.

5.6 Exterior Walls and Finishing

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

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

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

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 rowhouse developments, the lane will become a focus of development, and in effect, an exposure that is as important as 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 and create places for planting.

(c) Garbage and recycling storage is provided in the underground parkade, or within a screened enclosure.

7 Open Space

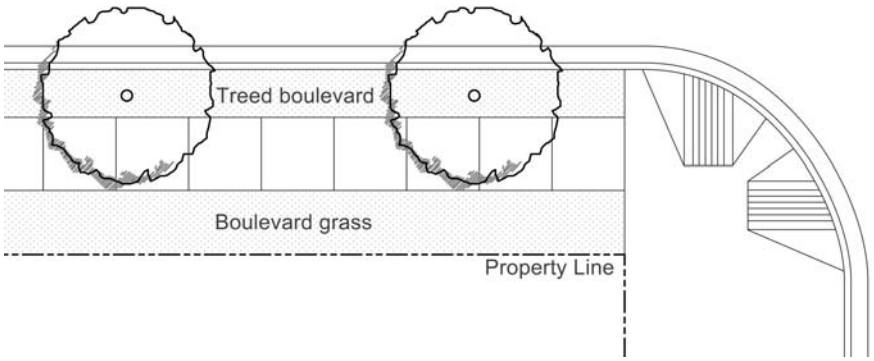
The provision of open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns, including parking, existing landscape features, sun access, privacy and usability.

(a) In rowhouse developments, open space should be organized in a way that every rowhouse unit has its own front and rear yard.
(b) For courtyard rowhouse developments, semi-private space or garden/entry courtyards in the centre of the site, should be designed:
  (i) as a focus of development and an organizing element, not as 'leftover' space.
  (ii) as a primary outlook and entrance for units in the middle and rear sections of a site.
  (iii) to provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking the space.
(c) For stacked townhouses:
  (i) a ground-level yard is preferable, particularly for larger units;
  (ii) alternatively, a spacious balcony or deck with a minimum depth of 1.8 m (6 ft.) should be provided;
  (iii) units that could accommodate families with children (2 bedrooms or larger) should provide open space that is suitable for children'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.

8 Landscaping

(a) Existing trees should be kept and new trees introduced wherever possible.
(b) Patio areas in the front yard should be screened with planting.
(c) Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping. Sidewalk and boulevard arrangement should be consistent with the City's **Streetscape Design Guidelines** or, in the case of sites in Cambie Corridor, with the **Cambie Corridor Public Realm Plan**. Typically, a treed boulevard should be provided between the sidewalk and the street (see Figure 6).

Figure 6: Typical sidewalk and boulevard arrangement



(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. 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 should assist with the definition of outdoor space but should not prevent all views or glimpses of the outdoor space from the street. Any over height element should be largely transparent and limited in extent.

(f) Where walls or fences are provided, they should be combined with soft landscape to provide visual depth, screening and layering.

(g) Landscaping in semi-private common spaces in courtyard rowhouse developments should be designed to provide screening and filtering of views. Planting larger caliper trees is particularly necessary in these locations.

(h) Where courtyard rowhouses are located at the lane, every opportunity to enhance the lanescape with landscaping should be taken. This includes:
  (i) Entry gates and arbors over pedestrian entrances.
  (ii) Arbors over driveway entrances.
  (iii) Planted areas or planter boxes between garage doors.
  (iv) Trellised areas along the lane façade, between and above garage entries, to enable "vertical greening" with vines.
  (v) Planters overhanging the lane on balconies and outside the windows of dwellings on upper levels.
  (vi) 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.

10 Rainwater and Groundwater 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 (See Figure 7).

For sites in Cambie Corridor, specific rainwater and groundwater management requirements apply. Please refer to the **Rainwater Management Bulletin** (insert link once document available) and the **Groundwater Management Bulletin** (insert link once document available) for more detail.

Figure 7: Parkade Structure - Plan and Typical Section