

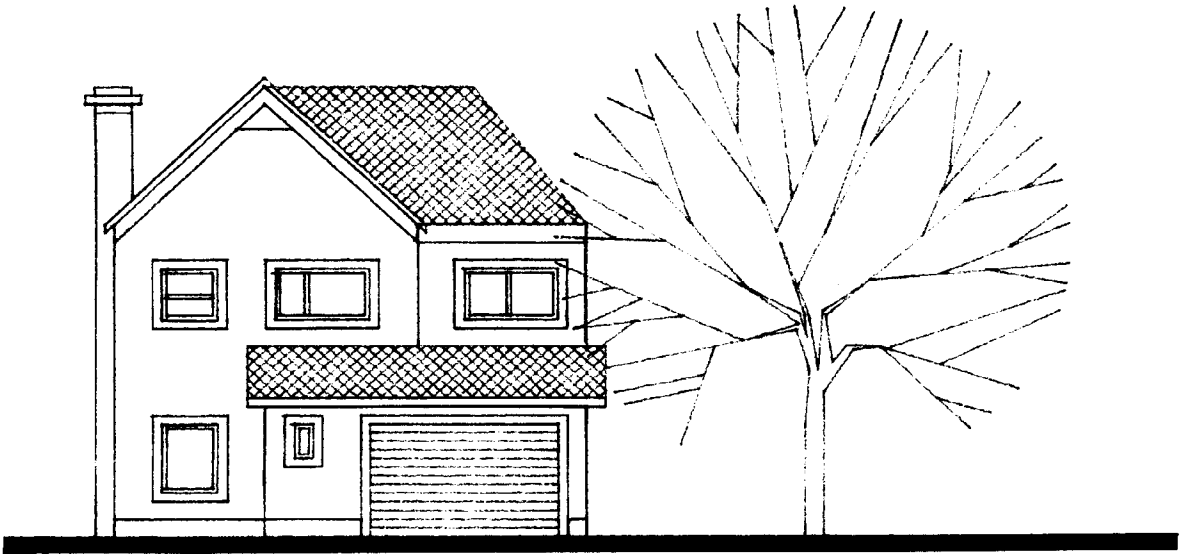


City of Vancouver *Land Use and Development Policies and Guidelines*

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BOUNDARY AND TANNER RS-1 GUIDELINES

Adopted by City Council May 31, 1988



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NOTE: The guidelines in this report are organized under standardized headings, which are to be used for all future guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading. For example, heading "4.1 Site Area" is omitted from this report since there are no applicable guidelines.

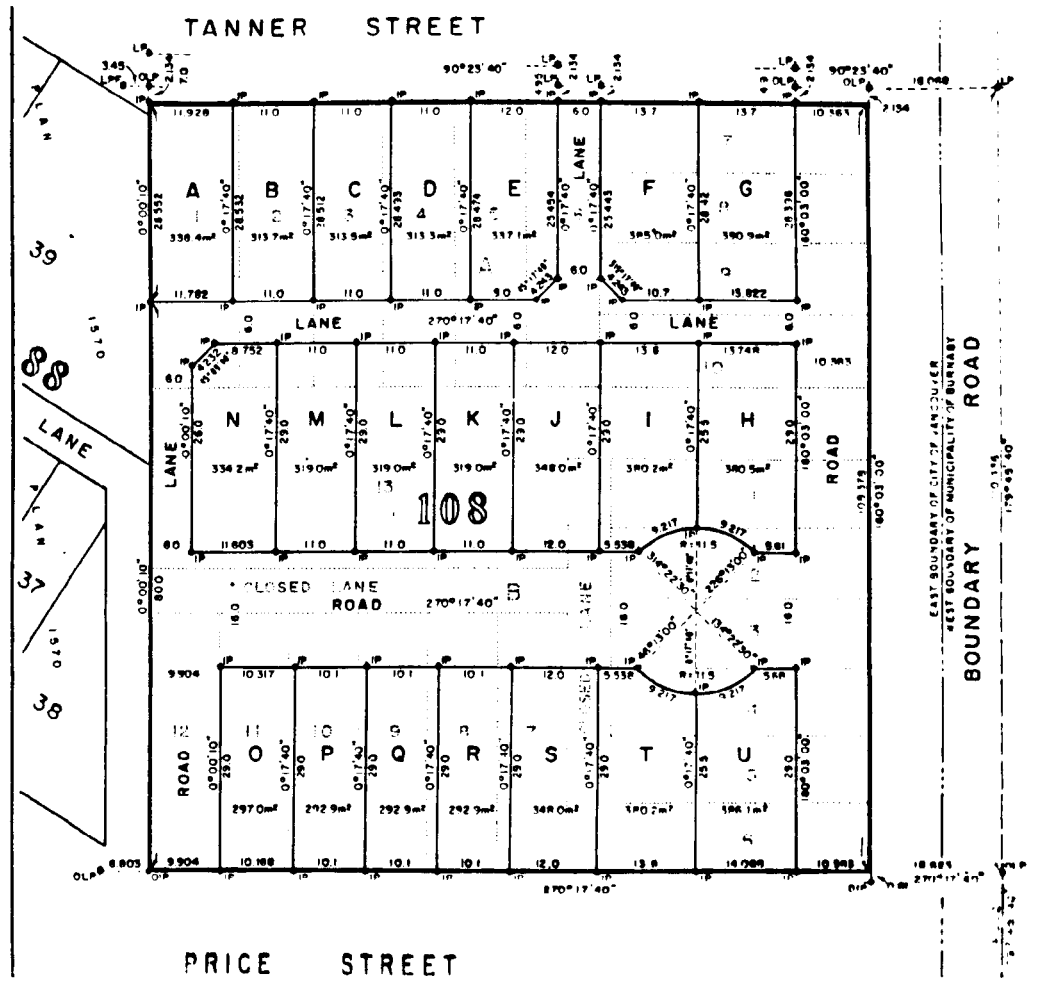
The headings and heading numbers of Section 4 correspond to those in the Regulations section of the RS-1 District Schedule of the Zoning and Development By-law to allow easy cross referencing.

1 Application and Intent

These guidelines are to be used in conjunction with the RS-1 District Schedule of the Zoning and Development By-law for developments on the lots in the Boundary Road and Tanner Street area (Figure 1). The guidelines illustrate design opportunities to help applicants in the design of projects, as well as assist city staff in their evaluation.

The intent of the guidelines is to stimulate good design and achieve high quality development on the lots while recognizing and addressing the issues of alleviating noise from traffic along Boundary Road.

Figure 1. Lots in the Boundary Road and Tanner Street Area



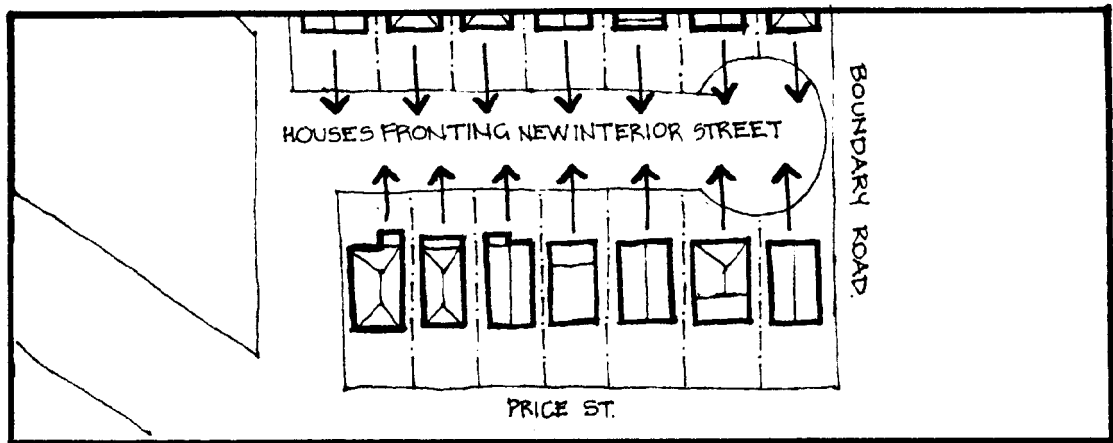
2 General Design Considerations

2.3 Orientation

The seven double-fronting lots along Price Street should have a consistent orientation to ensure a compatible spatial and character relationship with adjacent lots.

New development should establish a consistent orientation by locating its frontage along the new interior street (Figure 2).

Figure 2. Double-Fronting Lots Establishing a Consistent Orientation



2.8 Noise

Noise generated by traffic along Boundary Road affects the lots. The impact of such noise on new development must be recognized and minimized to the greatest extent possible to ensure an acceptable residential environment.

New development should:

- (a) Ensure that uses that are more susceptible to noise such as bedrooms are located or oriented away, or screened from the noise from Boundary Road. Lots G, H and U can take advantage of the noise attenuation created by the fence along Boundary Road by locating their bedrooms on the ground floor.
- (b) Consider minimizing frontage orientation to the noise source by creating entrance courts. This is especially applicable to Lots G, H and U (Figure 3).
- (c) Locate accessory buildings (garages) on Lots G, H and U towards Boundary Road property line to help screen adjacent rear yard areas from "spill over" traffic noise (Figure 4).

Figure 3. Example of Creating Entrance Courts

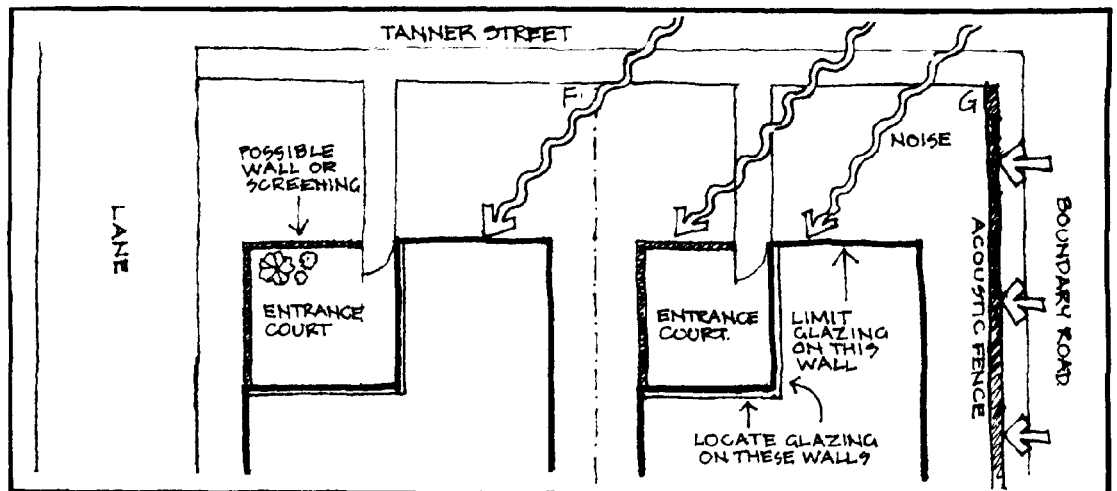
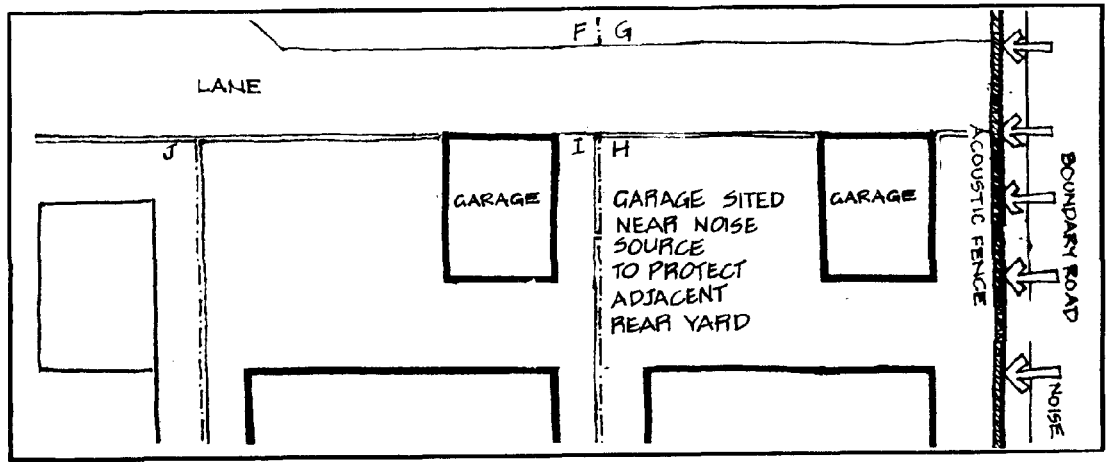


Figure 4. Example of Minimizing Rear Yard Noise



Lots G, H and U should ensure that an acceptable indoor noise environment is maintained by providing adequate noise insulation. Glazing should be a minimum of 4-16-4 for all bedroom windows directly facing Boundary Road. Windows in any bedrooms on the upper floors should be no larger than 10 percent of the bedroom's floor area. Any opening sections should be kept small and be located at the base of the window.

Lots A-F, N-I and O-T should consider taking advantage of the noise screening supplied by adjacent houses by locating opening windows along the side yard.

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

4.2 Frontage

Development which is built to the maximum height and massing permitted by the Zoning and Development By-law without facade articulation can have an anonymous box-like character. Greater facade articulation is sought to provide visual interest and variety.

New development should emphasize facade articulation to prevent a flat, boring facade. This can be achieved by ensuring that the entire facade does not achieve its maximum height on a single plane (Figure 5) and by creating variations in the setback from the front property line (Figure 6).

Figure 5. Examples of Height Variations

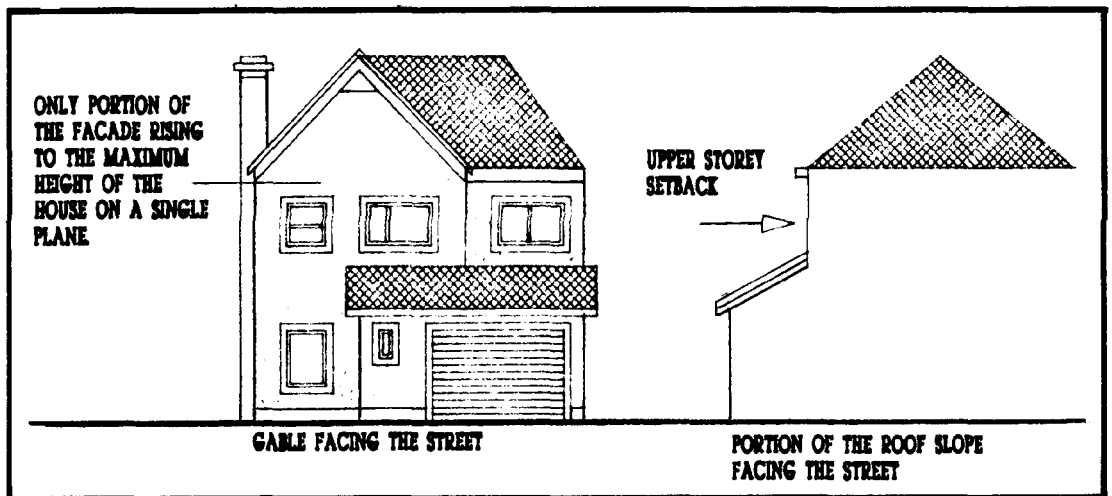
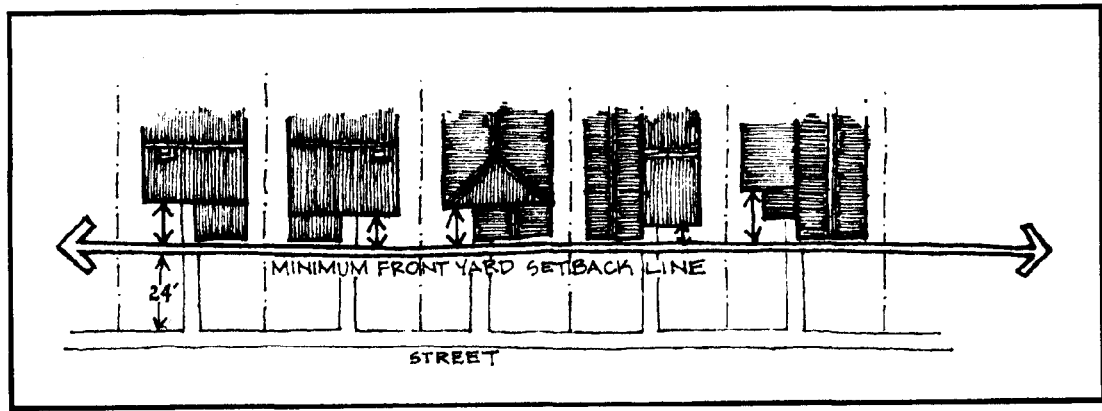


Figure 6. Examples of Setback Variations

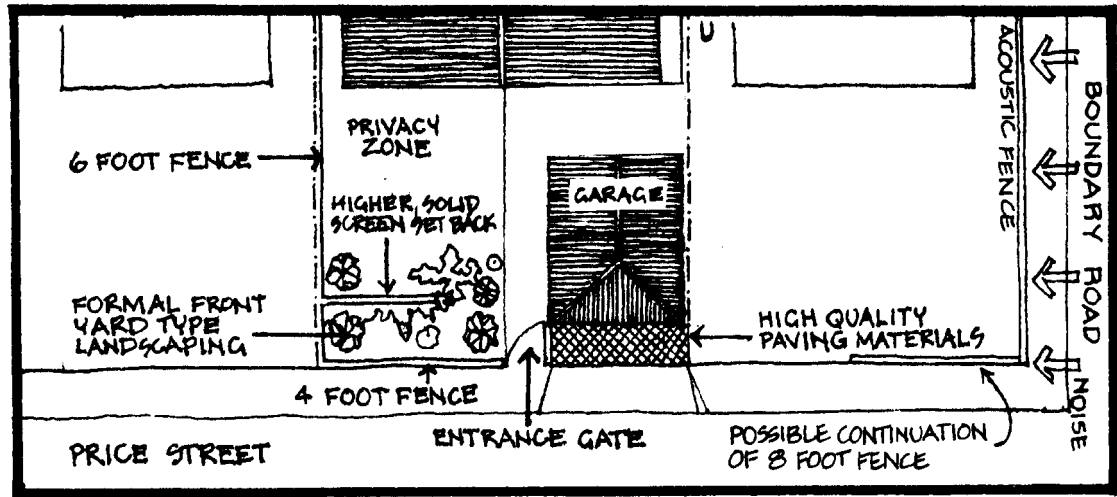


4.6 Rear Yard

Lots O-U will have their rear yards facing onto Price Street. These rear yards should have a front yard character to integrate them into the existing neighbourhood in order to achieve a visually pleasing image.

New development which backs onto Price Street should create a front yard character along the rear property line. This should be achieved by limiting the height of the rear property line fence to four feet, and by providing an entrance gate. Fences that offer some transparency are most appropriate, with higher, solid privacy screens set back from the property line. Landscaping of a more formal front yard type along the rear property line is suggested. Any paved area adjacent to the property line should be finished with high quality materials such as concrete or decorative pavers (Figure 7).

Figure 7. Example of Suggested Rear Yard Treatment



4.9 Off-Street Parking and Loading

The double-fronting lots will front onto the new interior street. Parking must be accommodated while maintaining a frontage character along Price Street, and creating a consistent character along the new interior street.

New development should provide parking access from Price Street where no lane exists. A visually pleasing front yard type character should be created for Price Street by visually integrating any garage or parking structures with the principal building. This can be achieved by using similar finishing materials, roof pitches, window details and colour schemes, and by ensuring that the structures have a solid, enclosed appearance.

5 Architectural Components

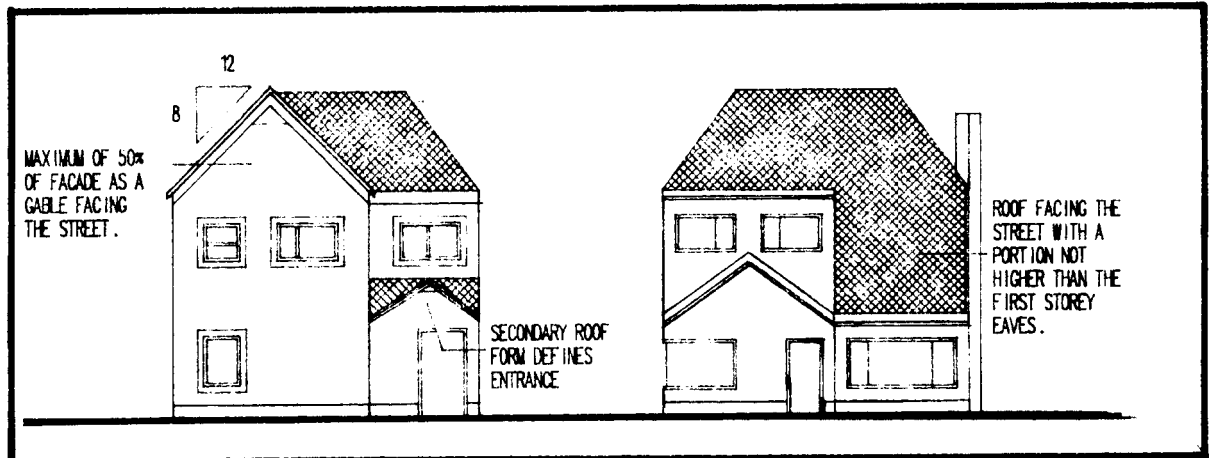
5.1 Roofs and Chimneys

A roof form with greater emphasis can provide strong character, visual interest and help bring variety to the Boundary and Tanner area.

New development should:

- (a) Create a strong roof character. This may be achieved by having a minimum roof pitch of 8:12 (Figure 8). Secondary roof elements may be used to help define entrances and to provide variety.
- (b) Provide an articulated roof by ensuring that the entire facade does not terminate as a gable facing the street (Figure 8).
- (c) Break down the scale of an entire roof surface facing the street by ensuring that some portion of its eaves are no higher than one storey (Figure 8).

Figure 8. Example of Suggested Roof Pitch and Gable Treatment



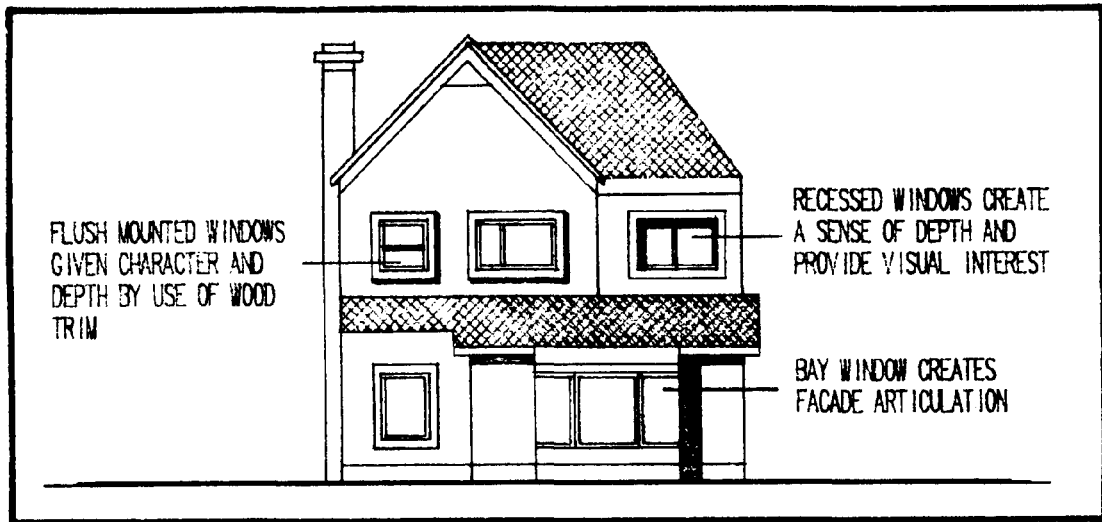
5.2 Windows and Skylights

A more articulated and visually pleasing facade can be created by skillful treatment of windows.

New development should:

- (a) Consider using projecting windows (i.e. bay windows) or recessed windows to create an articulated facade (Figure 9).
- (b) Establish a sense of depth to flush mounted windows by providing trim pieces such as 2 x 6s (Figure 9).

Figure 9. Example of Suggested Window Treatments



5.5 Exterior Walls and Finishing

By limiting the number of finishing materials used on a house, a more cohesive, controlled and solid image will result.

New development should create a cohesive and restrained image. This can be achieved by using only one major finishing material. If stucco is the predominant material, it should be visually broken into smaller elements by an articulated facade. Stucco should be of muted shades rather than temporarily bright whites that do not stand up to Vancouver's climate and tend to discolour and stain very quickly.