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City of Vancouver *Land Use and Development Policies and Guidelines*
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29TH AVENUE STATION AREA CD-1 GUIDELINES (28TH AVENUE AND KASLO STREET SITE) (BY-LAW NO. 6315)

Adopted by City Council March 22, 1988

CONTENT

NOTE: The guidelines in this document are organized under standardized headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading.

1 Application and Intent

These guidelines should be used in conjunction with the CD-1 By-law for multiple residential developments on the 28th Avenue and Kaslo Street site, zoned CD-1 (Figure 1). The guidelines will be used by City staff in the evaluation of projects. Applicants should also refer to Chapter 3: New Development Opportunities and Chapter 7: Implementation and Development Principles in the Nanaimo/29th Avenue Station Areas Plan.

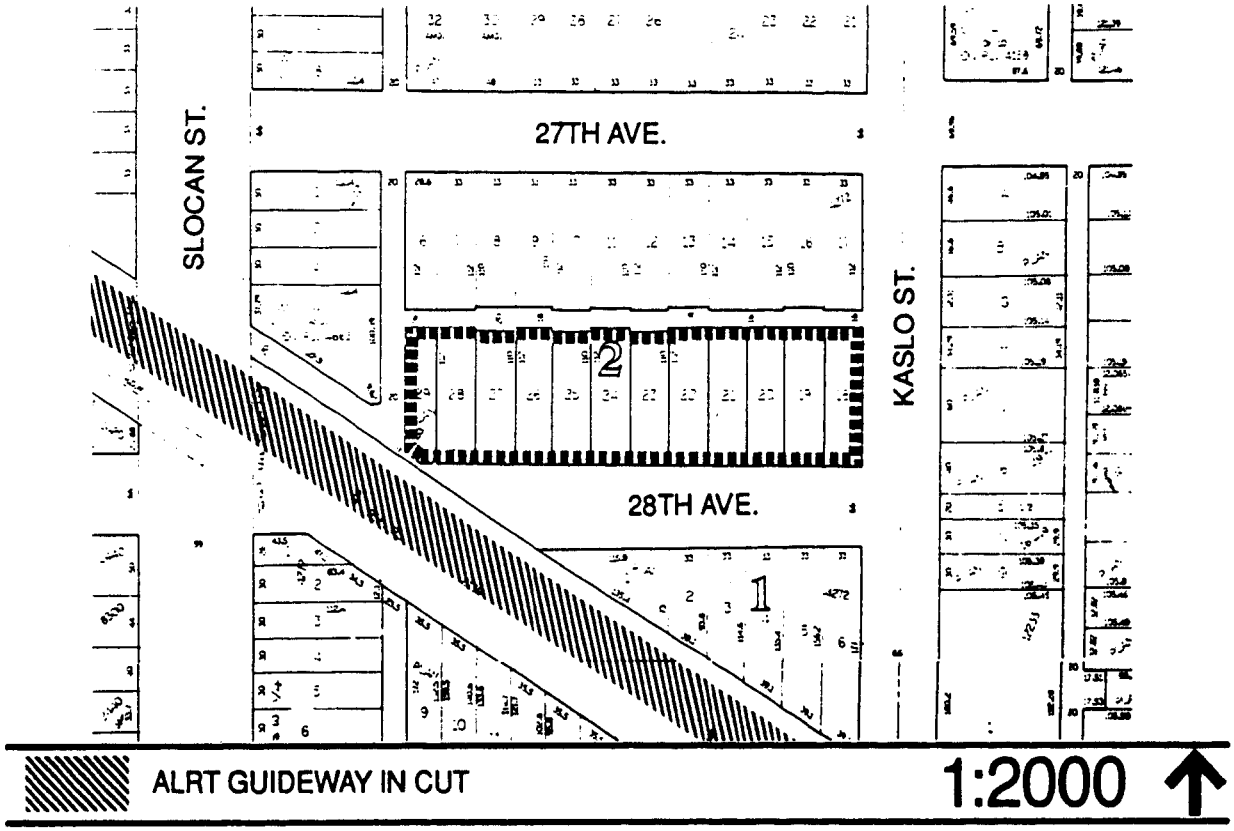
The ALRT redevelopment sites are mainly located in established single-family neighbourhoods. Most sites are also adjacent to and physically impacted by the ALRT system or busy, arterial streets. The major guideline objectives are:

(a) To ensure that new development is compatible with the physical character of the neighbourhood;
(b) To achieve residential liveability by dealing with the impacts of the ALRT system and arterial streets; and
(c) To achieve high quality development that assists in establishing a stronger neighbourhood character and image.

It may not always be possible to achieve all the guideline objectives outlined in this document. On each site trade offs will be considered to achieve the major guideline objectives.

The intent in developing this site is to permit construction of duplexes on individual lots and townhouses on assemblies of a maximum of three parcels. This housing should be scaled to fit into the surrounding single-family area with particular regard to maintaining privacy in the rear yards of adjacent homes.

Figure 1. 29th Avenue Station Area 28th Avenue and Kaslo Street Site



2 General Design Considerations

2.1 Site Context

This site is located in a stable residential area and is surrounded by single-family homes to the north, east and south. The site fronts on 28th Avenue and is nearby the depressed ALRT guideway.

Although there are few prominent design elements in the surrounding neighbourhood there is potential for emphasizing the positive characteristics to create an more identifiable community. Elements that establish character include topography, view, landscaping, building scale and building features such as roof types, windows, entrances and finishing materials.

Objective:
New development should respond positively to the site context and the existing scale and character of the surrounding neighbourhood.

This can be achieved by:

(a) Being compatible with the scale and character of the surrounding neighbourhood.
(b) Ensuring that the liveability of any new dwelling units is not compromised by ALRT noise.
(c) Helping establish a stronger neighbourhood character and image.

2.4 View

Views are a major amenity in residential development. Good views of the downtown and northshore mountains are possible from the site. New development that takes advantage of this view opportunity must also respect the views from homes to the east. A view analysis which illustrates the impact of new development on existing views will be required with any development permit application.

Objective:
New development should take advantage of any potential views without unduly compromising existing views enjoyed by nearby homes.

This can be achieved by articulating and providing breaks in roofs to open up views.

2.6 Light and Ventilation

Adequate natural light and ventilation are necessary for residential liveability. Below grade dwelling units and their private outdoor spaces do not receive adequate light.

Objective:
New development should provide adequate natural light and ventilation to all dwelling units.

This can be achieved by:

(a) Maximizing the number of exterior walls with windows for each dwelling unit.
(b) Locating dwelling units at or above grade only.
(c) Minimizing the impact of building massing on present light levels enjoyed by adjacent properties.

2.8 Noise

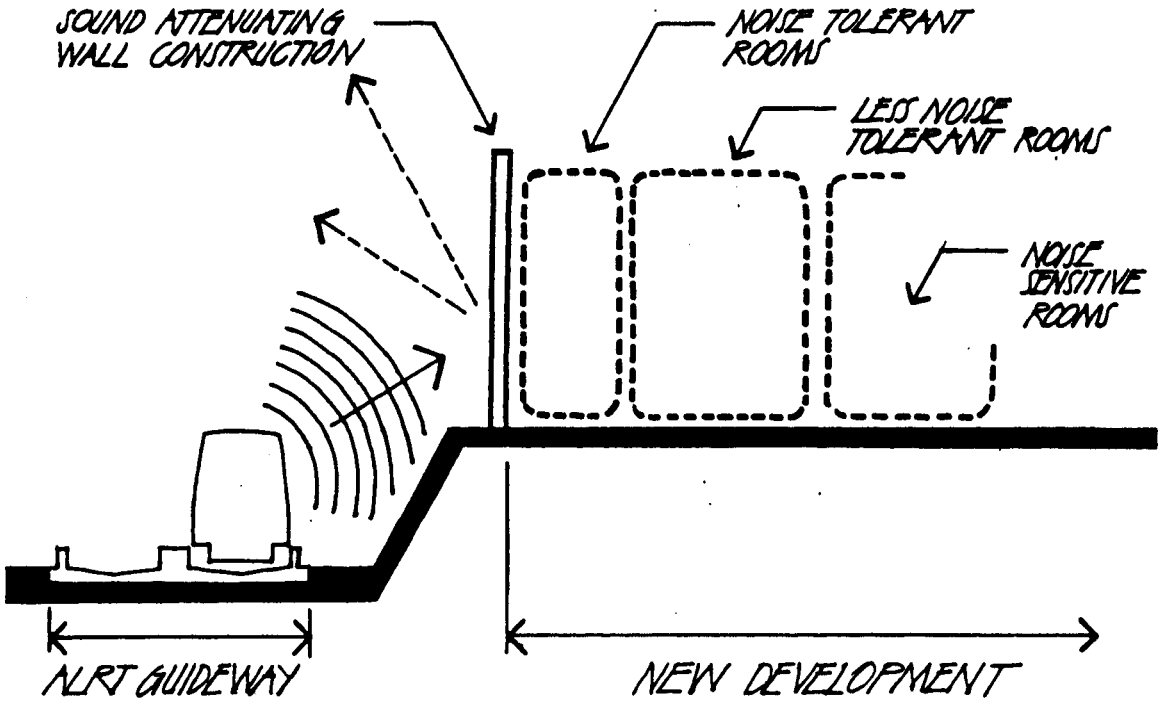
Low noise levels are a major element in residential liveability. The western portion of this site is affected by noise from ALRT trains. New development must be noise tolerant.

Objective:
New development should minimize ALRT noise in dwelling units.

This can be achieved by:

(a) Locating rooms most affected by noise such as living rooms and bedrooms away from the noise source (Figure 2).
(b) Locating areas not affected by noise such as stairwells and single loaded corridors between the noise source and dwelling units.
(c) Using materials and construction methods that limit noise transmission such as masonry construction, double stud insulated walls, triple glazing and glass block.
(d) Locating noise buffers such as glazed balconies, walls, fences and beams between the noise source and the dwelling units.
(e) Providing alternate ventilation systems such as baffled wall vents.

Figure 2. Example of New Development Responding to Noise Impacts



2.9 Privacy

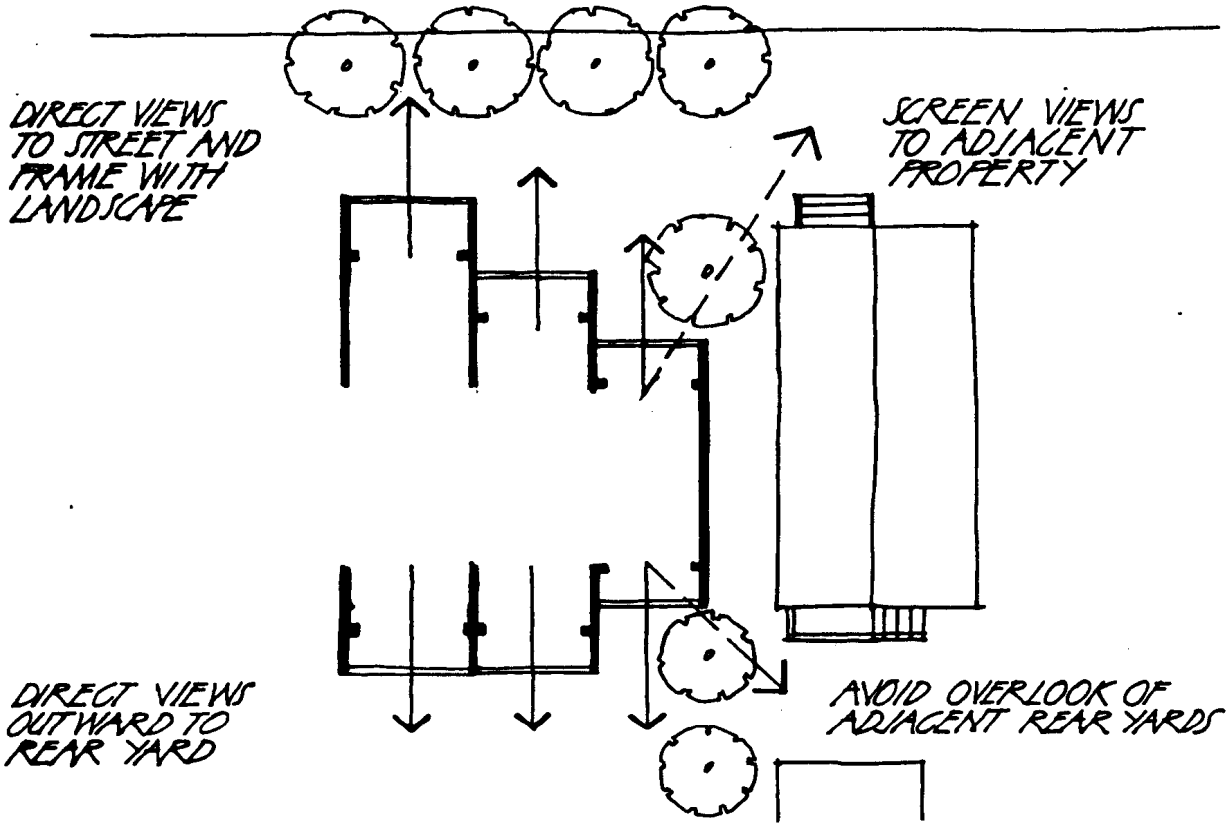
New development that is higher than adjacent buildings could create privacy problems due to overlooking. However, sensitive site and dwelling unit planning can minimize loss of privacy on adjacent sites.

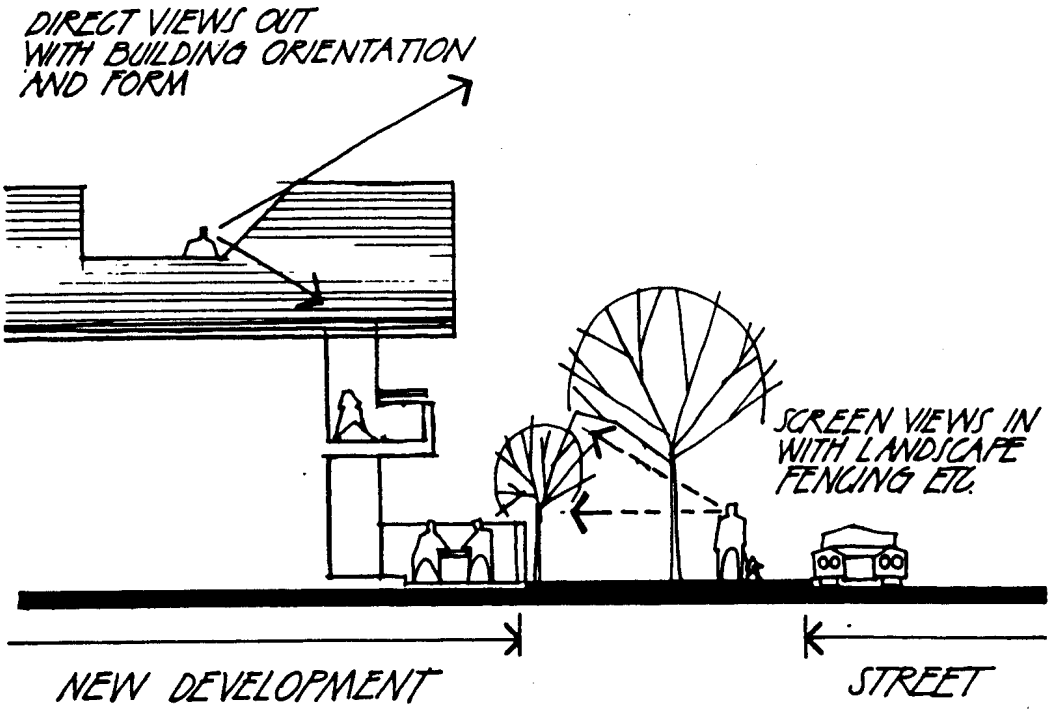
Objective:
New development should respect existing levels of privacy.

This can be achieved by:

(a) Designing and landscaping new development to ensure that the privacy of adjacent sites is not unduly compromised.
(b) Ensuring that new development has a high degree of individual unit privacy through careful location and treatment of windows and balconies.

Figure 3. Examples of Building Configuration to Ensure Privacy





2.13 Parking

Any surface parking area should be well landscaped and screened from nearby homes.

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

4.2 Frontage

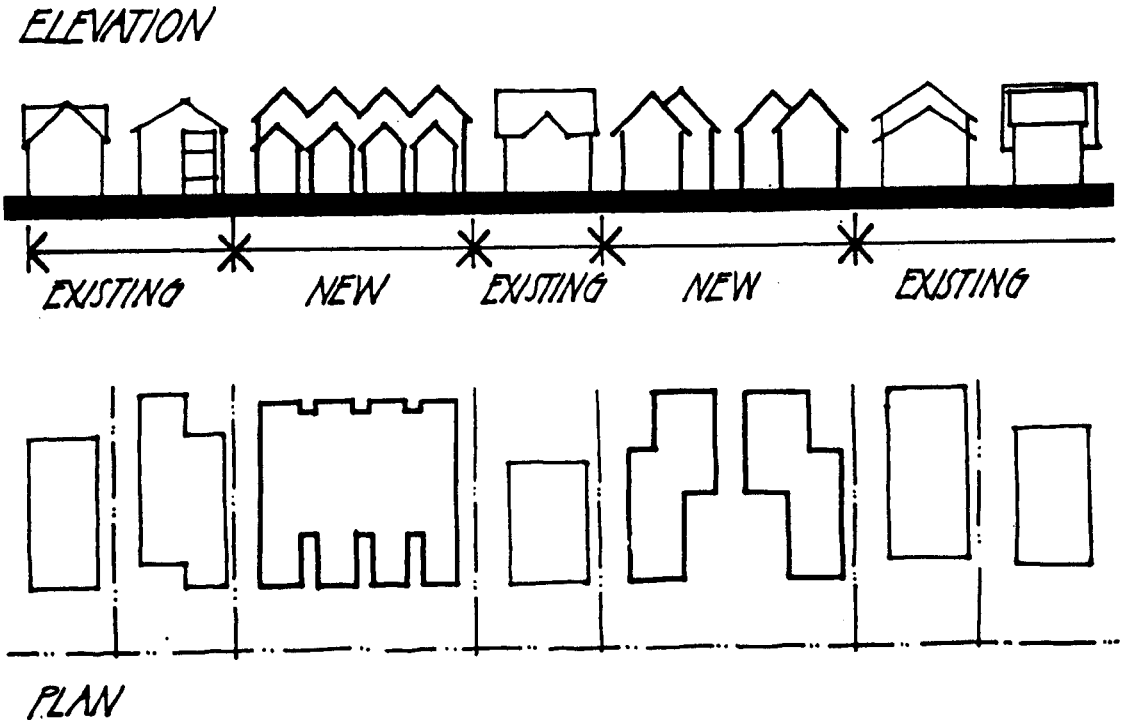
The most common building frontage in the neighbourhood is that of a single-family home on a single lot. This sets up a recognizable rhythm of spacing from house to house. New higher density development built on more than one lot could possibly disrupt this established pattern.

Objective:
New development should provide a frontage character that is compatible with existing single-family development. It should also create visual interest and avoid an anonymous box-like image.

This can be achieved by:

(a) Visually breaking facades on multi-lot development into smaller individual components.
(b) Articulating building facades to express individual units.

Figure 4. Example of New Development Creating Frontage Character



4.3 Height

The existing character of the surrounding neighbourhood is in part created by the predominant one to two-storey height of single-family development. While new development will be higher to achieve its maximum density, it should also respond to lower building heights in the surrounding neighbourhood.

Objective:

New development should provide a visual transition to the lower height of nearby single-family homes.

This can be achieved by:

(a) Providing variations in height to create visual interest.
(b) Reducing the height of new multi-lot development when next to a single-family home.

4.4 Yards

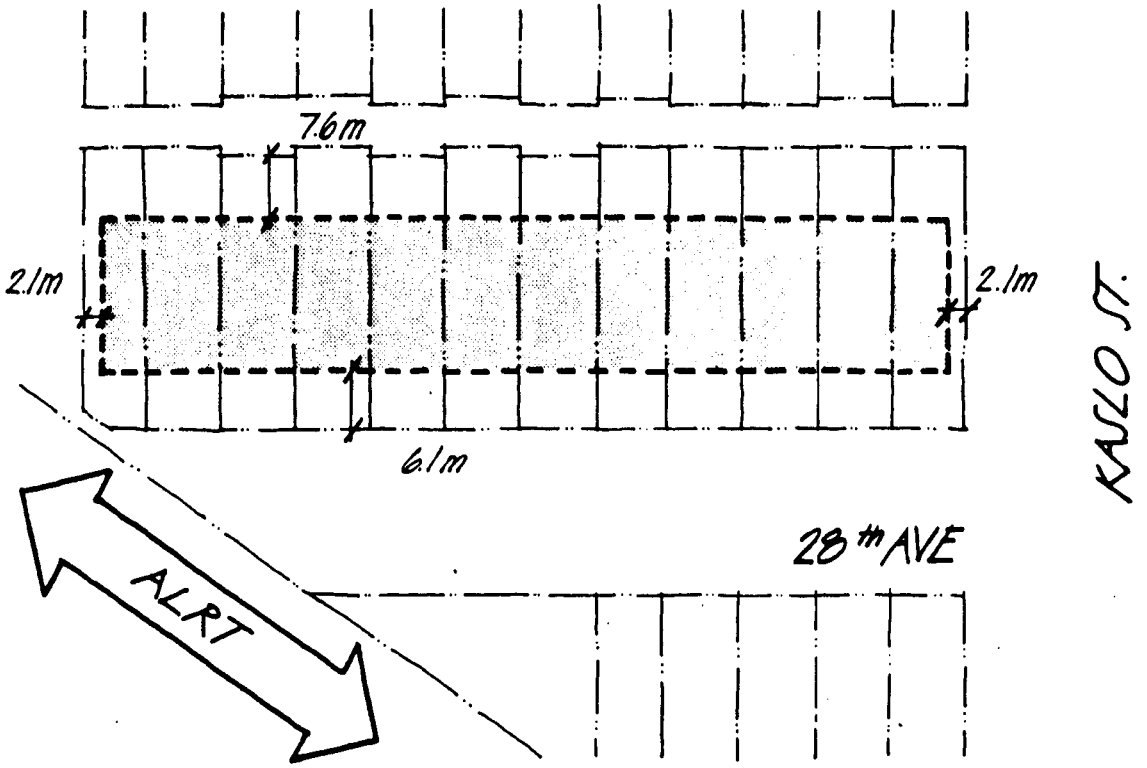
Yards are an important element that create scale and character for an area. Most single-family homes in the area have typical front yards of 6.1 to 7.3 metres (20 to 24 feet) and 1.0 metre (3 foot) side yards. Typical rear yards are 7.6 metres (25 feet). Front yards provide a continuous strip of open space along the street edge while rear yards provide private outdoor open space.

Objective:
New development should use building setbacks that respect and continue the existing yard rhythm and character of the neighbourhood.

This can be achieved by:

(a) Providing a 6.1 metre (20 foot) setback along 28th Avenue and a 7.6 metre (25 foot) setback from the lane (Figure 5).
(b) Providing a 2.1 metre (7 foot) setback from all other site boundaries but increased so that the outer walls are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side of property line, provided however that the Director of Planning may relax the setback from the boundary between sites where he is satisfied that such relaxation allows for improved building design and does not adversely affect an adjacent single-family home.

Figure 5. Suggested Setbacks for the 28th Avenue and Kaslo Street Site



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Arch

5.1 Roofs

Roofs can assist in giving an area character and identity and often define the building's use. There are a variety of pitched roof types in the neighbourhood, reflecting a residential character.

Objective:
New development should have roofs that are compatible with the existing neighbourhood character and create visual interest.

This can be achieved by:

(a) Integrating pitched roofs into the overall design to provide residential character. These should strengthen neighbourhood identity, be compatible with adjacent housing and avoid a "tacked-on" look.
(b) Emphasizing entrances and expressing dwelling unit identity by incorporating secondary roofs.
(c) Clustering and screening any mechanical equipment and venting.

5.2 Windows

Windows are an important element in establishing character. Generally windows in the neighbourhood are of the standard residential type. New development provides an opportunity to enhance visual interest and the sense of quality construction through window detailing. However, particular care must be taken in the treatment of any windows affected by ALRT noise.

Objective:
New development should use windows that create visual interest and reinforce the residential-character of the neighbourhood.

This can be achieved by:

(a) Emphasizing residential character by using articulated window types such as bay windows and windows with more detailing and emphasized framing that express unit individuality.
(b) Suitably treating any windows affected by ALRT impacts to reduce noise.

5.3 Entrances

Entrances are a key component in a building's design and traditionally are its major focus. Most older houses in the area have highly visible single street-facing entrances, some at grade and others accessible from a substantial staircase.

Objective:
New development should emphasize entrances.

This can be achieved by:

(a) Providing individual grade access to all dwelling units.
(b) Creating visual interest by use of porches, staircases, entrance roofs and door detailing.

5.4 Balconies

With an increase in density, balconies will provide needed outdoor space. The design of balconies should consider privacy, useability, integration with the overall design and ALRT impacts.

Objective:
New residential development should provide balconies which are useable, private and ALRT-tolerant.

This can be achieved by:

(a) Providing balconies with a minimum depth of 6 feet.
(b) Orienting and screening balconies to ensure a high degree of privacy from other units, adjacent balconies and for private areas of nearby single-family homes.
(c) Suitably screening any balconies affected by ALRT impacts to reduce noise.
(d) Integrating balconies into the overall building design to avoid a "tacked-on' look.

5.5 Exterior Walls and Finishes

Most houses in the neighbourhood are finished in combinations of stucco and wood with some use of brick and stone as trim.

Objective:
New development should employ finishing materials that create a strong, attractive and cohesive character.

This can be achieved by:

(a) Using a limited number of finishing materials common to the area.
(b) Limiting uninterrupted stucco walls.

7 Open Space

Open space is a major element in creating character and liveability in residential areas. Surrounding single-family homes provide open space in their front and rear yards. New development at a higher density will likely provide open space in the form of private patios and balconies.

Objective:
New development should provide a variety of open spaces which are useable, easily supervised, compatible with the characteristic open space of the neighbourhood and buffered from ALRT noise.

This can achieved by:

(a) Defining open space by the careful siting and massing of buildings rather than being left over areas resulting from the building design.
(b) Providing alternatives to ground floor open space when site coverage is greater than 50% such as large balconies and roof decks.
(c) Providing private outdoor open space directly accessible from each unit in the form of a yard, roof garden or large balcony. 'Ground level private open space should be defined by screening or landscaping.
(d) Suitably screening any open space affected by ALRT impacts to reduce noise.
(e) Setting back any privacy fencing from the property line to ensure the visual continuity of open space along the street. Any fencing should be designed to promote casual neighbourhood surveillance from the street by permitting some view of the dwelling unit without sacrificing unit privacy.

8 Landscaping

Landscaping defines public-private space and creates neighbourhood character. The predominant form of landscaping in the neighbourhood is simple, formal front yards with ornamental trees and gardens. Some areas have continuous street trees which help create a cohesive image and character for the street. Surface treatment in new development should respond to the variety of uses to which open space will be put. Both hard and soft surfaces should be provided as needed and may include pavers, cobblestones, tile and lawn areas.

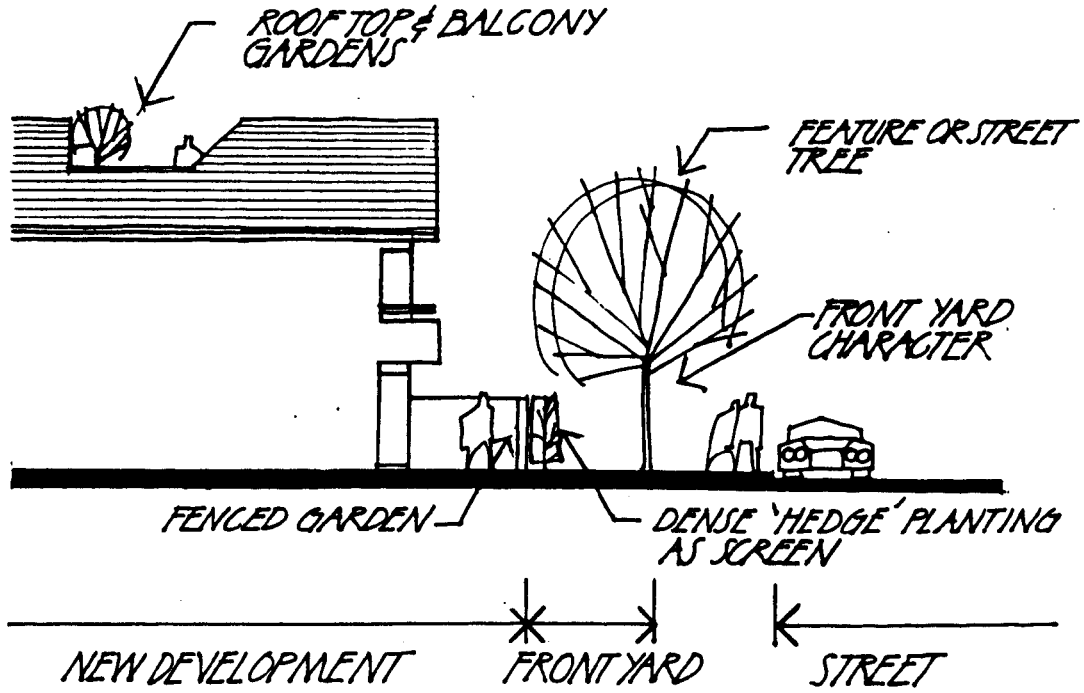
Objective:

New landscaping should compliment and enhance the predominant character of the neighbourhood. It should also help integrate the new development into the neighbourhood.

This can be achieved by:

(a) Ensuring that new landscaping is compatible with existing neighbourhood character.
(b) Providing landscaped balconies, patios and roof decks.
(c) Layering landscape materials to achieve an appropriate interface along the street (Figure 6).
(d) Providing consistent boulevard trees in agreement with the City Engineer to visually tie the neighbourhood together.

Figure 6. Suggested Street Edge Landscape Treatment



Storm Water Storage

The following table, prepared by the City Engineer rates the pervious character of various surfaces to guide applicants in the City's administration of the storm water storage provision of the by-law.

Pervious	**Impervious**
- Grass	- Buildings
- Gardens	- Concrete
- Decorative Stone	- Black Top
- Driveways and Walkways (Gravel size or smaller)	- Asphalt
- Turfstone Pavers for Driveways (use % of pervious area in pavers)	- Wood
- Overhangs such as Bay Windows with pervious ground beneath	- Wooden Decks with spaces between the slant to pervious ground beneath
- Concrete/Brick Pavers	- Swimming Pools
- Gravel Driveways	

Appendix

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in Brochure #3 **Development Permits for Major Developments**