



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

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FAIRVIEW SLOPES FM-1 GUIDELINES

*Adopted by City Council September 21, 1976
Reaffirmed March 9, 1982 and May 5, 1987
Amended February 4, 1992*

Application and Intent

These guidelines are to be used in conjunction with the FM-1 District Schedule of the **Zoning and Development By-law** for applications involving conditional approval. The guidelines are intended to assist developers, staff and the community in preparing and assessing proposed development.

In March 1982, Council reaffirmed the FM-1 zoning and guidelines subject to amendments that may be necessary for clarification or similar purposes. Council also reaffirmed the development approval process subject to the Development Permit Board paying special attention to the public amenity and compatible aspects of new development, including semi-public open space, view corridors and interior amenities. Council noted that any increase over 0.6 floor space ratio should be well earned.

In May 1987, Council again reaffirmed the zoning and guidelines and requested the Director of Planning to inform the Development Permit Board that Council would prefer closer consultation between developers and neighbours, and that greater emphasis should be placed on the importance of views, compatibility and streetscapes in considering applications in Fairview Slopes. Council also requested the Director of Planning to involve the Fairview Slopes Association as early as possible in discussions on development permit applications.

Views

The height and massing of new developments should respect neighbours' views of False Creek, Downtown and North Shore mountains. Protrusions above the permitted building envelope such as chimneys, roof garden parapets and access, and elevator penthouses should be avoided. Where protrusions are necessary, their impact should be kept to a minimum.

Compatibility and Streetscape

New developments should be generally limited to 30.5 m frontage in one building so as to respond to the small scale residential character. Where a building exceeds 30.5 m in frontage, view corridors should be provided.

Facades of buildings should present a "broken-up" or non-monolithic appearance to emphasize small-scale character and individual dwelling units or commercial space. Facades should be articulated to give pedestrian-scale appearance.

The visual impacts of parking garages on the street should be minimized. Where garage entries are on the street, solid doors instead of grills should be used. Garbage containers should be at the rear or properly screened.

Exterior finish should be wood, brick, natural stone or other materials of warm appearance. Substantial areas of concrete should be avoided. Once a development permit is issued, a change in exterior finish or any other significant change in the exterior aspect of the development, should be regarded as a change requiring an amendment to the permit.

New developments immediately adjacent to a designated heritage building or to a substantially renovated house should provide a five foot side yard so as to permit the use of compatible facing material in the new building facing the existing building, and to allow for light penetration and for plants and trees.

Privacy of adjacent residences should be respected.

Existing Buildings

The retention and renovation of existing houses is encouraged, and if included in the final design of a development scheme will be regarded as a significant positive feature in the analysis of an application. Infill is encouraged.

Open Space

The provision of semi-private courtyards is encouraged.

The value of adjacent outdoor amenity areas should not be diminished by overshadowing from new development.

High-quality landscaping should be provided and maintained as an integral part of a development. The retention of existing trees and plants is encouraged.