

KITSILANO NEIGHBOURHOOD PLAN

ADDENDUM (1984)

Since the Kitsilano Neighbourhood Plan was published, a number of actions have been taken and decisions made which affect its accuracy. The plan should now be considered primarily as a source of historical information.

Many of the plan's policies have been implemented through amendments to the Zoning and Development By-law and through the adoption of guidelines (see Appendix G of the By-law). There are, however, some guidelines pertaining to development which have not been incorporated into another document. These guidelines are listed below.

Point Grey Road, North Side

- No relaxation of side yards should be granted for new development.

West Broadway, C-2C and C-2C1 Zoning Districts

- Physical changes should enhance the appearance and character of West Broadway, and should include such design features as storefront awnings, canopies, fascia signage, individuality of shop frontages, and general high quality of architectural design.
- No general relaxation of parking requirements should be granted although minor relaxations should be allowed.

West Broadway, C-2C Zoning District

- Continuous storefront facades should be provided at the property line except where commercial courtyards are provided which do not seriously interrupt the storefront continuity. Ground level setbacks may be permitted in order to create a protective overhang or pedestrian arcade provided that a significant part of the building facade is located on the property line.
- Parking and loading should be provided off the lane. Vehicular access should be provided from the lane where a lane exists. In the absence of a lane, vehicular ingress and egress may be permitted from the street.
- Parking for retail and office uses should not be permitted on residentially-zoned land.

City of Vancouver
Planning Department

January 1984

