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

Planning, Urban Design and Sustainability Department

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RM-7 GUIDELINES

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Amended on September 18, 2018, September 10, 2019, July 20, 2022, October 17, 2023, March 11, 2025, and April 1, 2025

Contents

1 Application and Intent

These guidelines are to be used in combination with the RM-7 and RM-7A 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 townhouses, triplexes and freehold rowhouses, the majority of which are suitably sized for families (i.e. three-bedroom units).
(b) Ensure a high level or activation of residential street life;
(c) Ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as development under R1-1 zoning;
(d) Ensure a high standard of liveability 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;
(e) Ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and
(f) Encourage the retention and renovation of pre-1940s character houses (refer to the footnote in Table 1 for the definition of character buildings), and to permit infill single detached houses on these sites.

1.2 Application

These guidelines apply to the following types of new development, as well as renovations or additions to:

(a) Townhouses, which may be arranged side-by-side or stacked;
(b) Triplexes, which may be side-by-side or stacked;
(c) Freehold rowhouses;
(d) Multiple Conversion Dwellings, other than those permitted outright in the RM-7 district;
(e) Pre-1940s Character House renovations and additions (refer to the footnote in Table 1 and Norquay Village Character House and Retention Guidelines;
(f) Infill in combination with the retention of a pre-1940s character house; and
(g) Two principal buildings (duplex and single detached house or two single detached houses) on a lot that backs or flanks onto a school or park, on a corner lot or on a lot that is more than 52 m (170 ft.) deep.

These guidelines do not apply to the development of a duplex, a duplex with secondary suite, a single detached house or single detached house with secondary suite (and/or laneway house). Single detached house and single detached house with secondary suite as the only principal building on a site refer to R1-1. For laneway housing, see regulations in Section 11.3.8 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 neighbourhood consists of single detached houses and shows many characteristics of a typical Vancouver single detached house neighbourhood, such as a regular spacing of houses, individual front yards, etc. New development 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 detached houses, 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;
(c) Locating garages and vehicular access at the rear of the site; and
(d) Compatible front yard setback.

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

The RM-7 district 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 of these guidelines.

Table 1: Typical Development Scenarios

Typical Lot Characteristics	Permitted Uses	Maximum Allowable FSR	Notes
(A) Site area minimum 3,260 sq. ft. (303 m²)	• Single detached house • Single detached house with secondary suite and/or laneway house (per R1-1)	0.60FSR + laneway house; subject to R1-1	• R1-1 District Schedule applies, RM-7 Guidelines do not apply
(B) Site area minimum 3,260 sq. ft. (303 m²)	• Duplex (with or without secondary suites)	0.75 FSR	• Each unit may contain one secondary suite • No guidelines, but section 4.7 in the District Schedule applies
(C) Site area minimum 3,260 sq. ft. (303 m²)	• 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 approval • MCD to max 3 units conditional approval
(D) Site area minimum 3,260 sq. ft. (303 m²)	• Two principal buildings or infill with existing single detached house or duplex 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 52 m (170 ft.)	0.85 FSR	• RM-7 Guidelines do apply • Number of units determined by site area and width and ability to meet parking requirements
(E) Site area minimum 3,260 sq. ft. (303 m²)	• Infill with retention of pre-1940s character building *	0.90 FSR, of which 0.20 FSR can be allocated to the infill	The Infill should be located at the rear of the lot, close to the lane.
(F) Site area minimum 3,260 sq. ft. (303 m²) and minimum lot width 32 ft. (9.8 m)	• Triplex (with option for lock-off units)	0.90 FSR	• Max. Dwelling Unit Density 100/ha • One lock-off unit for three principal dwelling units
(G) Site area minimum 4,790 sq. ft. (445 m²) and lot width minimum 42 ft. (12.8 m)	• Townhouses (with option for lock off units)	1.20 FSR	• Max Dwelling Unit Density 132/ha • One lock-off unit for every three principal dwelling units

* Character Building Retention:

Character buildings are those built before January 1, 1940, and which maintain significant elements of their original character. Please refer to Norquay Village Character House and Retention Guidelines for

details on the determination of whether a building qualifies as a character building, as well as for guidelines for the renovation and addition to retained 'Character' Buildings.

(a) Retention of a character building is at the applicant's discretion. However, to incentivise the retention of character houses, an FSR increase to 0.9 may be granted.
(b) Pre-1940 buildings which have been too altered to qualify as character buildings may, if character elements are fully restored as part of the development proposal, allow the proposed development to be considered for the incentives and variances available to developments with character buildings.

2.2.2 Building Typologies

The RM-7 district encourage the following forms of development: townhouses, triplexes and freehold rowhouses.

(a) Characteristics of Side-by-Side Townhouse, Triplex or Freehold Rowhouse:
  (i) Units are not stacked on top of each other (see Figure 1).
  (ii) Each unit has access to the front and rear yard.
  (iii) Developments consist of one row of units at the front of the site. The row may be broken up into more than one building. The main difference between a strata townhouse and a freehold rowhouse development is the minimum width of the unit. Fee simple rowhouses need to provide a minimum width of 5.0 m (16.4 ft.) each to be able to meet servicing requirements (e.g. water, sewer, gas). The developer needs to decide at the initial stage of the application whether a development will be freehold rowhouse or strata townhouse. For freehold rowhouse developments, additional regulations in Section 11 of the Zoning and Development By-law apply.
  (iv) Triplex and townhouse units 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 liveability is provided (e.g. end units with three exposures).

Figure 1: Side-by-side Townhouse, Triplex or Freehold Rowhouse

(b) Characteristics of Stacked Townhouse or Triplex:
  (i) A stacked townhouse or triplex development is comprised of units that are stacked on top of each other. This can include three units located on top of each other, two-level units stacked on top of one-level units, or two-level units stacked on top of two-level units. Other layout solutions may be possible (see Figures 2 and 3).
  (ii) Stacked townhouses and triplexes feature private open spaces for all units and entries that are directly accessible and visible from the front yard.
  (iii) Access to each unit is achieved through external and internal stairs.
  (iv) 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.).

Figure 2: Stacked Triplex on single lot

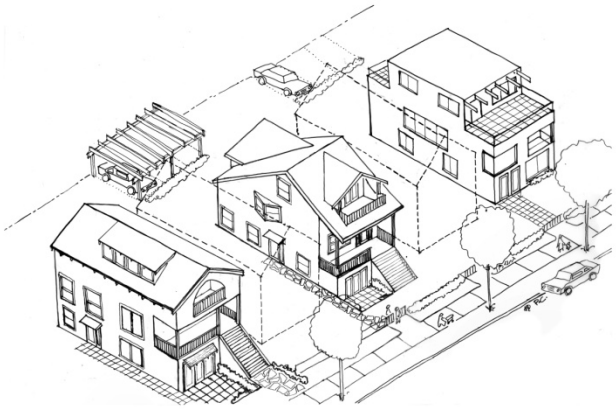
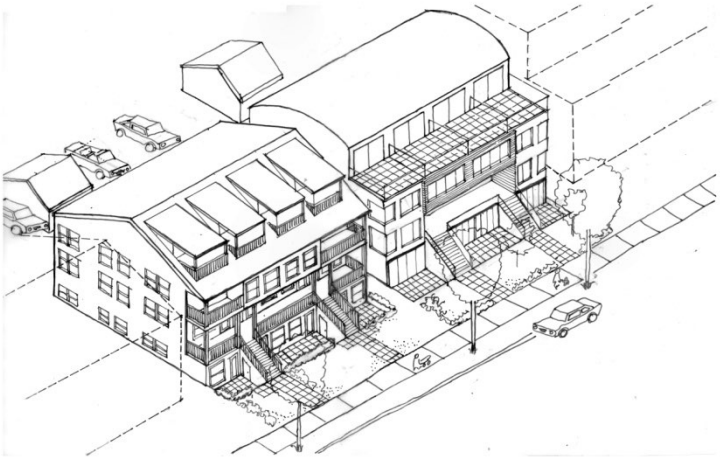


Figure 3: Stacked townhouse on assembled site or large lot



2.3 Orientation

An important aspect of units which face the street is the emphasis on street-facing front door entries and private outdoor spaces for all dwelling units to face the street. An apartment form with single entry to the building and common interior corridors as the primary access to units is generally not permitted in the RM-7 and RM-7A Districts Schedule.

The intent is to maximize active street life, and the following elements are strongly encouraged: Front entry porches, front doors, external porch stairs and living room windows. In addition, covered balconies, front patios and secondary patios help activate the street for the stacked townhouses form (see Figures 4 and 5).

(a) Developments should orient the main entrances to the street, and entries should be clearly visible from the street and the sidewalk. Discrete lighting of paths and entries should be provided.
(b) On corner sites, building fronts and entrances should be located facing both streets.
(c) Stacked townhouses and triplexes 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 8 ft. (2.4 m) should be provided for the portion of travel between the front property line and the front entrance.
(d) Entrances to lock-off units may be located on a building elevation that is not directly oriented toward the street; however, there must be a wayfinding element at the front of the site that clearly directs individuals to the entrance of the lock-off unit.
(e) Each unit should have a rear entrance to give access to the rear yard and allow for light and cross-ventilation.

Figure 4: Example of front elevation of nine unit stacked townhouse development

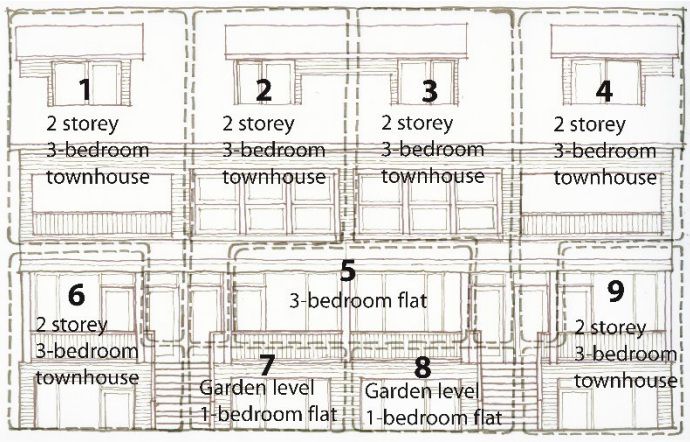
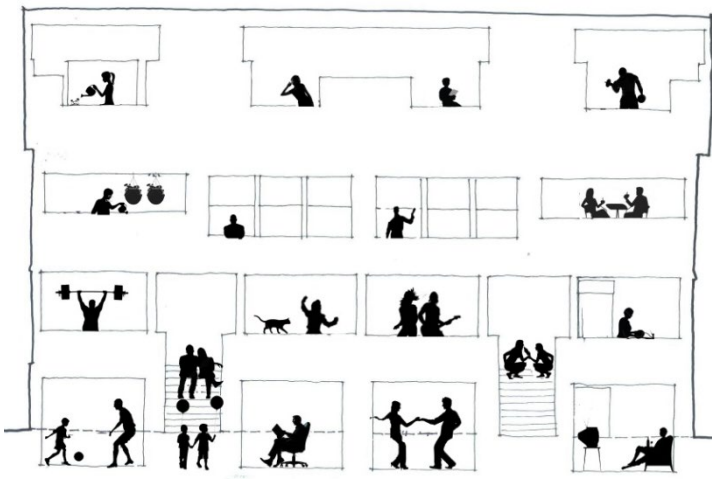


Figure 5: Porches and balconies activate the building



2.4 Light and Ventilation

Access to natural light and ventilation affects the liveability of dwelling units. While it is relatively easy to provide for these qualities in a single detached house, a stronger design effort is required to ensure these qualities in multiple dwellings and mixed-use residential buildings.

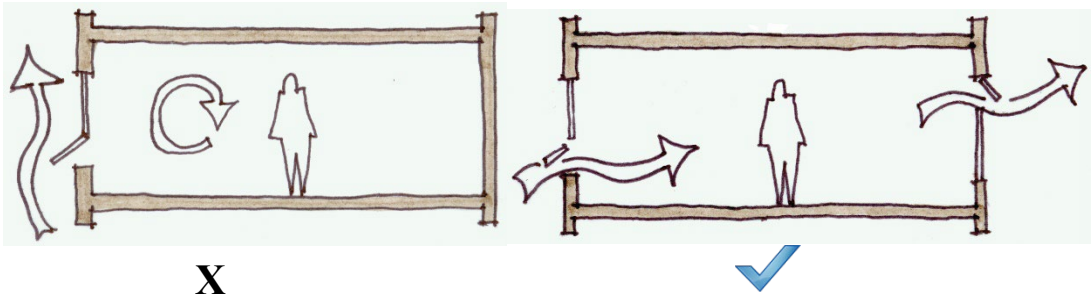
2.4.1 Access to Natural Light

(a) Daylight for interior and exterior spaces for all housing types should be maximized.
(b) Shadowing on adjacent sites should be minimized.
(c) For all housing types, all habitable rooms (not including bathrooms and kitchens) should have at least one window on an exterior wall.

2.4.2 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 (see Figure 6).

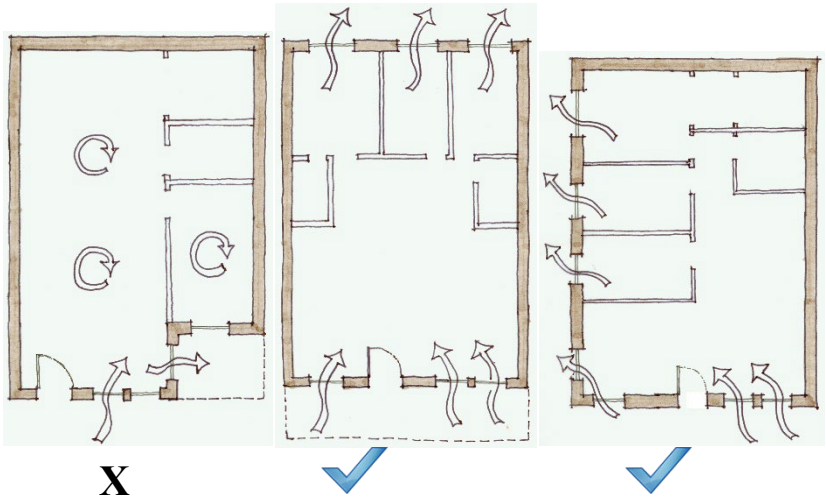
Figure 6: Dwelling Unit with minimum fresh-air displacement despite an open window (left) and dwelling unit with fresh-air displacement with two windows of different orientations (right).



(a) All dwelling units should have at least two major exposures that face either in opposite direction or at least at right angles to each other (see Figure 7).

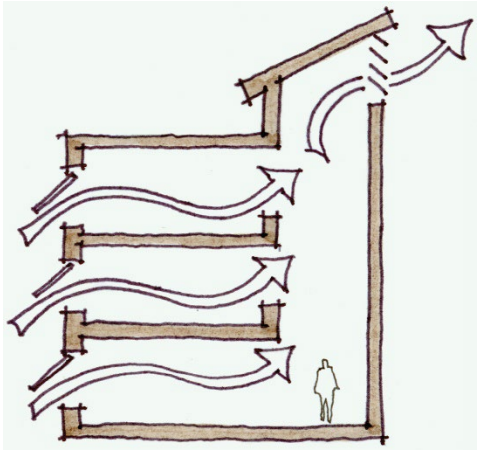
(b) The provision of natural ventilation should ensure that each habitable room is equipped with an openable window.

Figure 7: Dwelling Unit with a single exposure lacks the opportunity for natural displacement of indoor air (left) vs dwelling units with two exposures (right)



(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 (Figure 8).

Figure 8: Stack effect



(d) Ceiling heights greater than 2.4 m (8 ft.) are encouraged, especially for the floor where the majority of living space is located.
(e) 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 windows, can facilitate air flow from outside into interior spaces (scoop effect).

2.5 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) The overall room 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 10 of the Zoning and Development By-law.

2.6 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.
(d) Developments without a basement are encouraged to raise the ground floor at least 0.9 m (3 ft.) above the sidewalk to enhance residents' privacy.

2.7 Access and Circulation

(a) Pedestrian access to the front doors of units should be from the street.
(b) For proposals with buildings containing dwelling units at the rear of the site, applicants should review specific siting conditions with Building By-law and Fire Prevention staff.
(c) Side yards should be designed as pathways to allow access to lock-off units, car parking, bike parking, garbage and recycling located at the rear of the building.
(d) Vehicular access should be from the lane, where one exists.
    (i) Sites for townhouse, triplex, and freehold rowhouse development should be assembled in such a way that vehicular access from a lane is possible.
    (ii) On sites without lane access, for developments other than those referred to in section 2.7(d)(i), access may be from the street to a garage that faces the street if the curb cut is minimized. The manoeuvring area in front of the garage door should be limited to what is necessary to get the vehicles into the garage. An offset, rather than a centred curb cut should be considered in order to consolidate space left for landscaping.

(e) For freehold rowhouse applications, applicants should consult in advance with the City of Vancouver Engineering Department and third-party utilities to determine lot layouts and access locations that will accommodate the required services and utilities.

2.8 Internal Storage in Stacked Townhouses and Triplexes

The internal design of stacked townhouses and triplexes 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.

3 Uses

3.1 Lock-off Units

(a) The Districts Schedule permits a "Principal Dwelling with a Lock-off Unit" in a townhouse, triplex, or freehold rowhouse. 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 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 has to 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 4.6 of these guidelines).
(e) In order to ensure safety and acceptable standards of liveability, lock-off units have to comply with the Lock-off Unit Guidelines.
(f) The maximum number of lock-off units in townhouse and triplex developments is one lock-off unit for every three principal dwelling units.
(g) The maximum number of lock-off units in freehouse rowhouse developments is one lock-off unit for every freehold rowhouse.

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

4.1 Frontage

The minimum frontage in the Districts Schedule for townhouses is 12.8 m (42 ft.).

4.2 Building Height

(a) For triplexes and freehold rowhouses, the maximum building height is 10.7 m (35 ft.) and a partial third storey, provided the partial third storey does not exceed 50% of the storey immediately below. In order to achieve better compatibility with adjacent existing development, the massing and roof forms should be designed to reduce apparent scale (refer to additional guidelines in section 5 of these guidelines).
(b) For townhouses, the Director of Planning may permit an increase in building height to 11.5 m (37.5 ft.) and a partial third storey, provided the partial third storey does not exceed 60% of the storey immediately below. The intention of this building height increase is to achieve higher liveability for units primarily located at basement level. There are generally two approaches to the design of the third storey:
    (i) a pitched roof design where some of the floor space does not have full floor-to-ceiling height; or
    (ii) a flat roof where the top level massing only occupies a portion of the footprint of the floor below and is well set back from the front elevation.
(c) On sites encumbered by a right-of-way granted to the Greater Vancouver Sewerage and Drainage District where minimum side yards for stacked townhouses must be increased to permit development, the Director of Planning may permit a height increase to 11.5 m (37.5 ft.) and a full third storey. Please see section 10 of these guidelines for more detail.
(d) Infill or principal buildings located in the rear should be one storey with a partial second storey, provided the partial second storey does not exceed 50% of the storey immediately below. In considering the partial second storey, the guidelines in section 5 of these

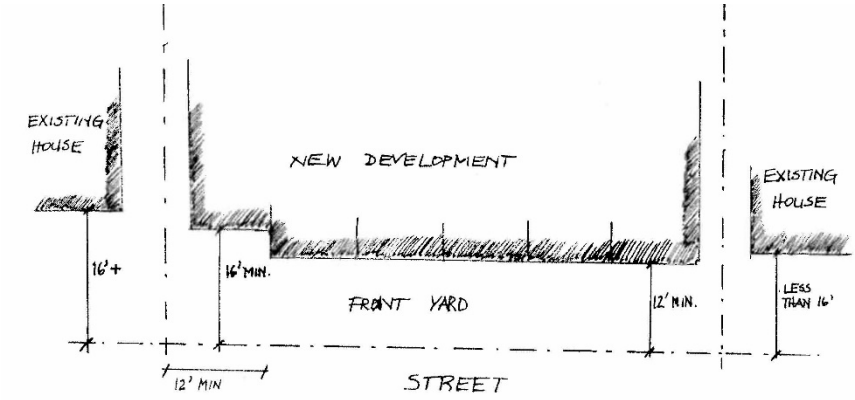
guidelines should be followed. The Director of Planning may vary the 7.7 m (25 ft.) building height limit on corner sites and on sloping sites to 9.1 m (30 ft.) where the infill or principal building is more than 4.9 m (16 ft.) from the adjacent property. However, a maximum building height of 7.7 m (25 ft.) should be maintained within 4.9 m (16 ft.) of adjacent properties.

4.3 Front Yard

For side-by-side townhouses, triplexes and freehold rowhouses on shallow sites less than 27.4 m (90 ft.) in depth, variations in the front yard may be as follows (see Figure 9):

(a) Where the front yard of the existing adjacent building is 4.9 m (16 ft.) or more, the front yard on that side of the proposed development should be 4.9 m (16 ft.) within 3.7 m (12 ft.) of the side property line.
(b) Where the front yard of the existing adjacent building is less than 4.9 m (16 ft.), the front yard on that side of the proposed development may be 3.7 m (12 ft.).
(c) The front yard of the remainder of the development may be reduced to 3.7 m (12 ft.).

Figure 9: Front yard setbacks depend on the setback of adjacent buildings



4.4 Floor Space Ratio

Floor space ratios for different building types are specified in the RM-7 and RM-7A Districts Schedule and further explained in Table 1 of these guidelines.

Sites that back or flank onto a school or park, corner sites and sites over 52 m (170 ft.) deep, qualify for two principal buildings (i.e. two single detached houses or a duplex with a single detached house) or an infill with an existing non-character house. On these sites, the maximum floor space ratio that can be achieved on the site is a floor space ratio of 0.85, of which a floor space ratio of 0.2 can be allocated to the infill or second principal building.

For developments where a pre-1940s character house is being retained can achieve a maximum floor space ratio of 0.9. The additional floor space for development retaining character buildings is intended to provide an incentive, and to accommodate the existing basement space most of these buildings will have. (Refer to Norquay Village Character House and Retention Guidelines)

For townhouse and freehold rowhouse developments to achieve the maximum floor space ratio of 1.2 with an acceptable form and siting, it is likely that some floor area will need to be on a third level, under a sloped roof, and will not be full height space.

In the RM-7 and RM-7A Districts Schedule, some floor space ratio exclusions for parking and bike storage differ from other districts. Please refer to section 4.6 Off-Street Parking and Bicycle Storage of these guidelines for more detail.

The intent of section 4.1.1(c) of the RM-7 and RM-7A Districts Schedule is to allow and encourage 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 3.7m

may result for small portions of this space. 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. This means that the space on the top floor below a roof with a steep pitch that is in excess of 3.7 m will not be counted twice towards overall floor space calculation. High ceilings in excess of 3.7m height that are proposed for storeys that are below the top storey, however, will be counted twice towards the overall floor space calculation.

4.5 Site Coverage and Impermeability

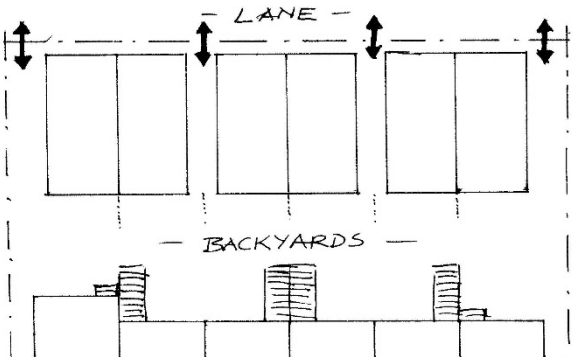
For stacked townhouses and triplexes, the Director of Planning can increase the area of impermeable materials to 75% of the site. However, for townhouse developments with underground parking, a further variance can be granted for access to underground parking.

4.6 Off-Street Parking and Bicycle Storage

4.6.1 Parking

(a) Parking should be located at the rear of the site with access from the lane.
(b) For side-by-side townhouses, triplexes and rowhouses, the following applies:
  (i) Parking can be provided 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 in accessory buildings for the purpose of floor space ratio calculations.
  (ii) Underground parking structures are discouraged. However, they are permitted and do receive a standard exclusion for the purpose of floor space ratio calculations (see Districts Schedule).
  (iii) To be able to provide one garage per unit, the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m^2 (258 sq. ft.) for each unit and may increase the proportion of the width of the site that can be occupied by an accessory building to a maximum of 80%.
  (iv) Up to two spaces may be located in one accessory building. Garages with three or more spaces are not permitted. Garages containing one or two parking spaces should be interspersed with areas of open space to break up the massing of the buildings at the lane and provide pedestrian access from the rear yard to the lane (see Figure 10).
  (v) Some freehold rowhouse units may be limited to a parking pad, in order to allow sufficient space to accommodate servicing and third-party utilities.
  (vi) 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.

Figure 10: Parking garages at the lane interspersed by open space for access (for side-by-side townhouses)



(c) For stacked townhouses and triplexes, the following applies:
  (i) Surface parking is to be provided off the rear lane.
  (ii) Enclosed parking garages are discouraged and, if proposed, would therefore be counted as part of the allowable floor space. There is, therefore, no exclusion for

above ground parking in accessory buildings for the purpose of floor space ratio calculations.

(iii) Underground parking structures are permitted and do receive a standard exclusion for the purpose of floor space ratio calculations (see Districts Schedule).

(iv) For stacked townhouses on smaller sites where underground parking cannot be provided, the Director of Planning can increase the amount of the width of the site that is occupied with accessory building to a maximum of 80%

(v) 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.

4.9.2 Bicycle Storage

(a) While there is no floor space ratio exclusion for above grade parking, the Districts 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.

(c) In side-by-side townhouse, triplex and freehold rowhouse developments, bicycle parking for a lock-off unit should be provided in a location separate from the garage for the principal dwelling, such as underneath the external stair or in a bike box located at the rear of the garage or at the entrance to the lock-off unit.

(d) For each lock-off unit, 0.75 bicycle spaces need to be provided.

4.7 Access to Natural Light

The Access to Natural Light 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 variance of access to natural light requirements provided for in the RM-7 and RM-7A 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) With the exception of lock-off units, the main living space for each dwelling unit should face either a street or a rear yard. Variance of the access to natural light regulations cannot be considered for primary living spaces (i.e., living rooms).

(c) To ensure the liveability of rooms at the basement level, the basement floor should not be placed more than 0.9 m (3 ft.) lower than the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.

4.8 Building Depth and Building Width

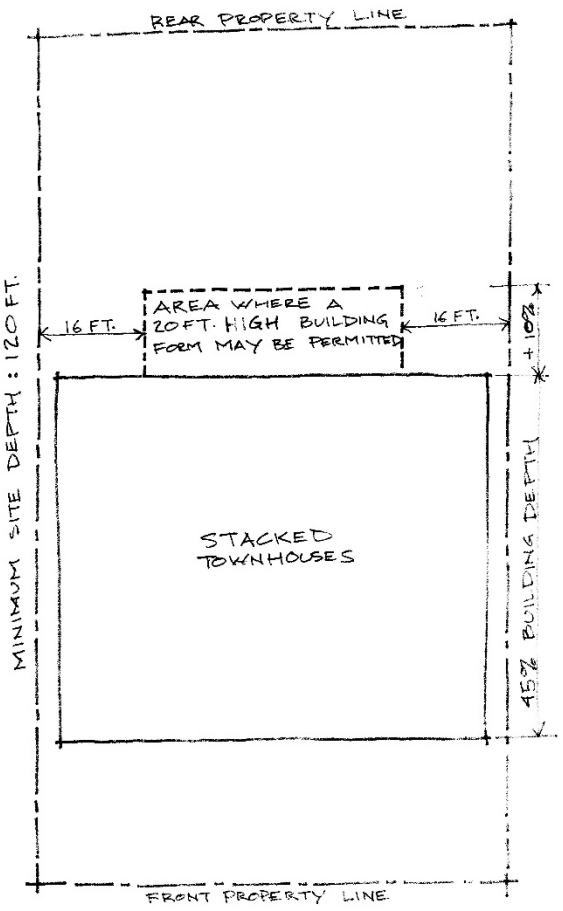
4.8.1 Building Depth

(a) For all housing types permitted, except infill and two principal dwellings on a site, the maximum building depth is 40% of the depth of the site, as specified in the RM-7 and RM-7A Districts Schedule.

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

(c) For stacked townhouses and triplexes 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 11). 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 liveability 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 11: Increased building depth for middle section of a stacked townhouse building



4.8.2 Building Width

The housing types permitted in the RM-7 district are larger than the existing single detached houses in the neighbourhood. To ensure that new forms of development are compatible in massing with the existing streetscapes, building width should be limited.

(a) For side-by-side townhouses, stacked townhouses, and triplexes, the specified building width in the District Schedule can be increased. However, for developments 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 developments.

(b) For side-by-side townhouses, stacked townhouses and triplexes on sites 24 m (78 ft.) and wider, the maximum building width should be 22 m (72 ft.). Limiting the building width allows more windows on the sides and allows for better cross-ventilation and access to natural light. In some situations, this building width can be slightly larger.

4.9 External Design

4.9.1 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.

4.10 Number of Buildings on Site

(a) For side-by-side townhouses, stacked townhouses and freehold rowhouses on sites over 703 m^2 (7,560 sq. ft.), more than one building can be considered where this helps to break up the massing of the development and therefore creates a streetscape that is more consistent with the existing streetscape in the block.
(b) For side-by-side townhouse and stacked townhouses, buildings should be limited to 22 m (72 ft.) in width. Therefore, on larger sites, more than one building can be permitted.

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.

For renovations and additions to existing 'character' buildings as defined in section 2.2 of these guidelines, please refer to Norquay Village Character House and Retention Guidelines.

5.1 Roof and Massing

5.1.1 Roofs

The orientation, form and massing of the roof is limited by the desire to locate liveable 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 single detached houses:

(a) The maximum allowable roof height as specified in the Districts 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) Upper floor massing should be reduced by:
    (i) Substantially containing the top floor in a steeply pitched roof (see Figure 12). For sloped roofs, the maximum height refers to the height of the roof peak, while the eaves of the roof should be significantly lower; or
    (ii) For a flat or shallow pitch roof development, by significantly setting back any building mass located higher than 8.0 m (26 ft.) - see Figure 13. This setback should arrive at an overall visual effect from the street and the rear yard that is comparable to that of a pitched roof building.
(c) The main roof should spring from somewhere between the upper floor level and approximately 1.2 m (4 ft.) above it. 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.).
(d) 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.
(e) Roof top terraces should be set back from the edge to minimize the view into adjacent yards.

Figure 12: Illustration of upper floor contained in pitched roof

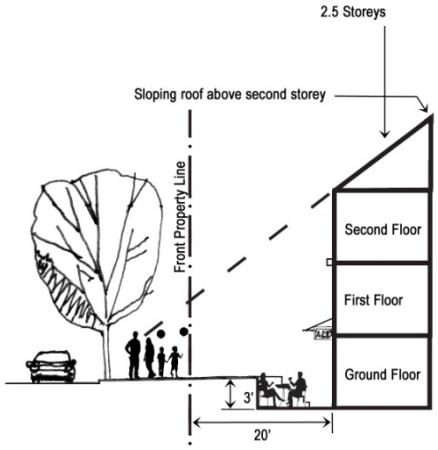
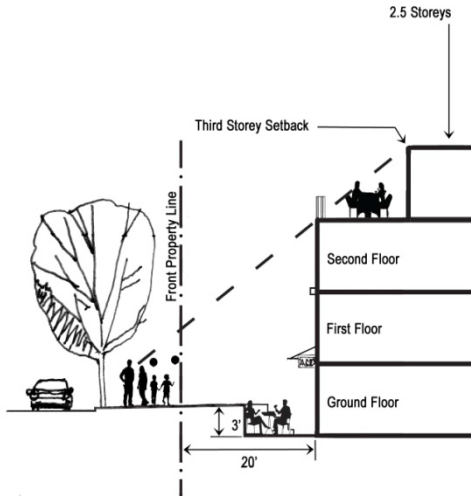


Figure 13: Illustration of upper floor setback for flat or shallow pitched roofs (NEW DIAGRAM)



5.1.2 Massing of Side-by-Side Townhouses, Triplexes and Freehold Rowhouses

(a) Developments should visually emphasize individual units. While many successful 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. End units should be reduced in massing whenever possible (see Figure 14). This can be achieved by reducing the overall building height of the units (e.g. through eliminating the top half storey or the basement) or by sloping the roof towards the adjacent development. End units can also be set back further from the front property line to reduce their massing.

Figure 14: Illustration of reduced massing of end unit

(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 on the Lane

(a) Infill buildings at the rear of the site should be designed to reduce apparent massing adjacent to the lane and neighbouring properties.
(b) The form of infill should minimize shadowing impacts on adjacent properties.
(c) Consideration should be given to stepping back the upper floor along the lane to reduce the massing along this exposure. Where a building nears the rear yard of an adjacent residential property, the massing should be further reduced by increased setbacks and/or bringing roof lines down to between the first and second level.

5.2 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.

5.2.1 Entrances

(a) Each principal dwelling unit should have one clearly expressed main entrance area facing the street. In some instances, the Director of Planning may permit a main entry door located off the rear elevation of a stacked townhouse building.
(b) Other entrances, such as lock-off units, should be located on the front façade wherever possible. However, clarity should be maintained with respect to which is the main entrance. These entrances may include French doors and sliding glass doors.
(c) Pedestrian access to the main entries should be clearly visible from the street. Pedestrian pathways to units facing the side yards or rear yards should be clearly visible for wayfinding purposes (such as through lighting, addressing and trellises).

5.2.2 Porches

(a) For stacked townhouses and triplexes, all dwelling units, except for lock-off units, 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) On side-by-side townhouse, triplex and freehold rowhouse developments, each unit should have an entry porch, which can range from a small stoop area to a large, more usable porch.

5.2.3 Stairs

(a) For side-by-side townhouses, triplexes and freehold rowhouses, stairs to upper levels above the main floor must be accommodated within the internal space of the house or unit.
(b) In stacked townhouses and triplexes, stairs play an important role as places for informal social interaction.
(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.

5.3 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.

5.4 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 should be limited.
(c) Windscreens on roof top terraces should be transparent so that their visibility from the street and adjacent properties is minimized.

5.5 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 forward 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.

6 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 side-by-side townhouse, triplex and freehold rowhouse developments, open space should be organized in a way that every unit has its own front and rear yard.
(b) 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.
(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.

7 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.
(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 Boulevard Gardening Guidelines. The space between the sidewalk and the front property line should receive similar treatment.
(e) In general, the Zoning and 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.

8 Garbage and Recycling

(a) For stacked townhouse developments with five or more units, not including lock-off units, appropriate areas for group garbage and recycling bins directly off the lane should be provided. The size of these areas should be approximately 1.2 m (4 ft.) by 2.4 m (8 ft.) for garbage containers and 2.4 m (8 ft.) by 0.9 m (3 ft.) for recycling containers.

(b) For stacked townhouse developments with less than five units, not including lock-off units, and for side-by-side townhouses and triplexes, appropriate areas for garbage container and blue box pick-up at the lane should be provided.

9 Special Considerations for Development Along "Ravine Way" Linear Park in Norquay

An area of particular importance in Norquay is located on the 2700-2800 block of Duke, Ward, Horley, Cheyenne and Euclid Avenues (see Map 1). A pre-existing underground Metro Vancouver Sewer and Drainage pipe system bisects these blocks running in a general north-south direction. Located directly above this system is a collection of right-of-way easement agreements that prevent the construction of permanent structures on top of the easements.

An important aspect of the Norquay Village Neighbourhood Centre Plan is the development of a new linear park system (referred to as "Ravine Way Linear Park system", see Figure 15) that will be publicly accessible, acting as added green space and also as a necessary pedestrian link from Kingsway to the 29th Avenue Skytrain station. Once completed, the Ravine Way Linear Park System will form a major addition to the public realm and pedestrian network in Norquay.

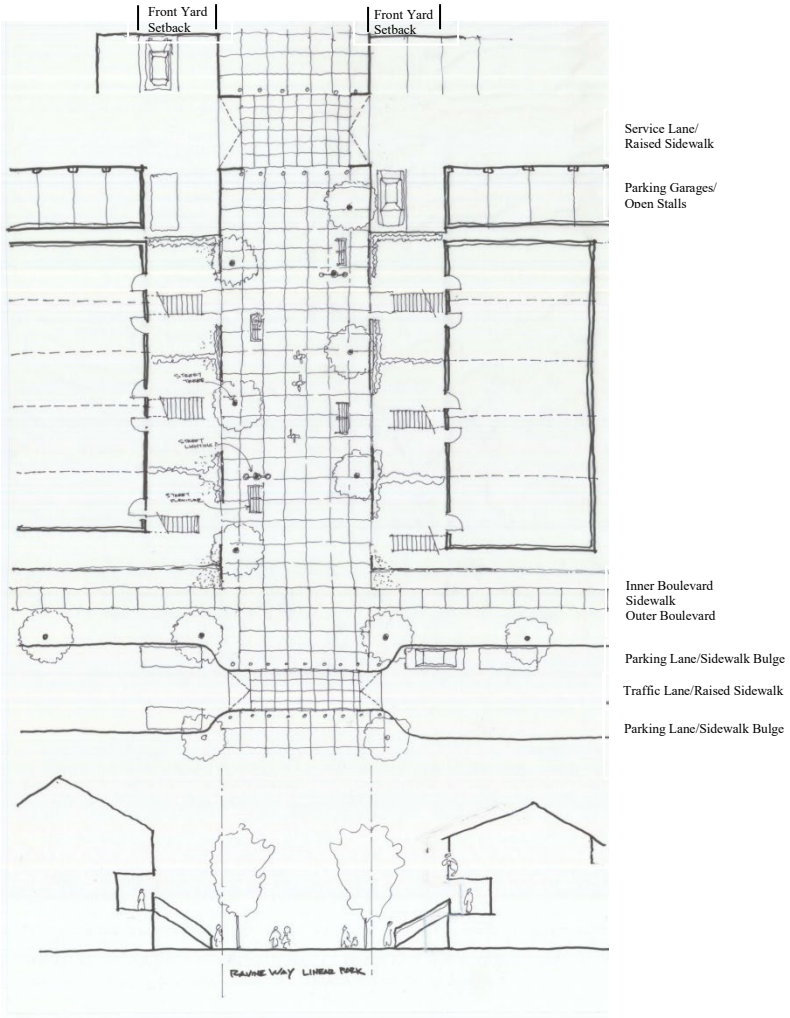
Map 1: Ravine Way parcels that qualify for height variance to full third storey

The development of Ravine Way will occur in an ongoing, incremental process, where opportunities for land acquisition by the City will slowly occur along with the gradual private

development of the flanking sites. Figure 15 shows the basic urban design aspirations for Ravine Way. The existing easement is generally 6.1m (20 ft.) in width. The sketch shows an aspirational 40 ft. width in order to maximize capacity for pocket parks, pedestrian traffic, and seating areas. In locations where 40 ft. cannot be achieved, other design solutions will be explored. While the City of Vancouver will be looking to acquire key properties that contain major portions of the existing easement as they become available for sale, the completion of a 40 ft. wide right-of-way will likely involve minor building setbacks and right-of-way agreements on small portions of private properties for new development only. As such, the RM-7 and RM-7A Districts Schedule allows the Director of Planning to vary the maximum height of a building to a full three storeys in order to accommodate development scenarios where required enhanced setbacks can limit the overall site coverage of a building.

New development on properties that contain or are directly adjacent to this right-of-way will typically be required to be oriented towards Ravine Way. For these sites, a series of side-by-side and stacked townhouses or freehold rowhouses are envisioned to be oriented towards Ravine Way as a priority, rather than towards the flanking streets. The assembly of two or more properties will therefore be encouraged in order to arrive at a building typology that properly addresses Ravine Way with a critical mass of active dwelling unit frontages.

Figure 15: Conceptual sketch of future Ravine Way



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