



City of Vancouver *Planning - By-law Administration Bulletins*

Planning, Urban Design and Sustainability Department

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RA-1 Clustering of Buildings Near Road Intersections

Effective December 1, 2002

Amended November 14, 2022

Clustering, or grouping of buildings, is intended to reinforce a sense of openness and expansive views that is typical of Southlands. Clustering should be substantially set back from street frontages, road intersections and include clustering of buildings on one site, or with buildings on adjacent sites, along rear or side yards. Clustering in this manner respects the existing pattern of open spaces and views along street frontages, particularly on corner sites.

Buildings should not be clustered with adjacent sites across streets, lanes, or intersections. Clustering close to the street edge encourages a type of “street wall” development that is inconsistent with the RA-1 Guidelines.

There may be instances where there are exceptions to this general principle of clustering. Limiting factors such as small lot size, the location of existing buildings and other potential conflicts of use with adjacent sites that may cause an unnecessary hardship. Where these situations occur, preference will be given to preserving as large an open space as possible.

Reference Documents

Southlands Plan

- 6.0 RA-1 District, Goals
- 6.1 Policy, Intent, Dwelling and Ancillary to Dwelling Uses

Southlands RA-1 Guidelines

- 2.0 General Design Consideration
 - 2.2.1 Site Character
- 5.0 Open Space
- 6.0 Landscaping