

Guidelines

C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential
Rental Tenure Buildings

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1 Application and Intent

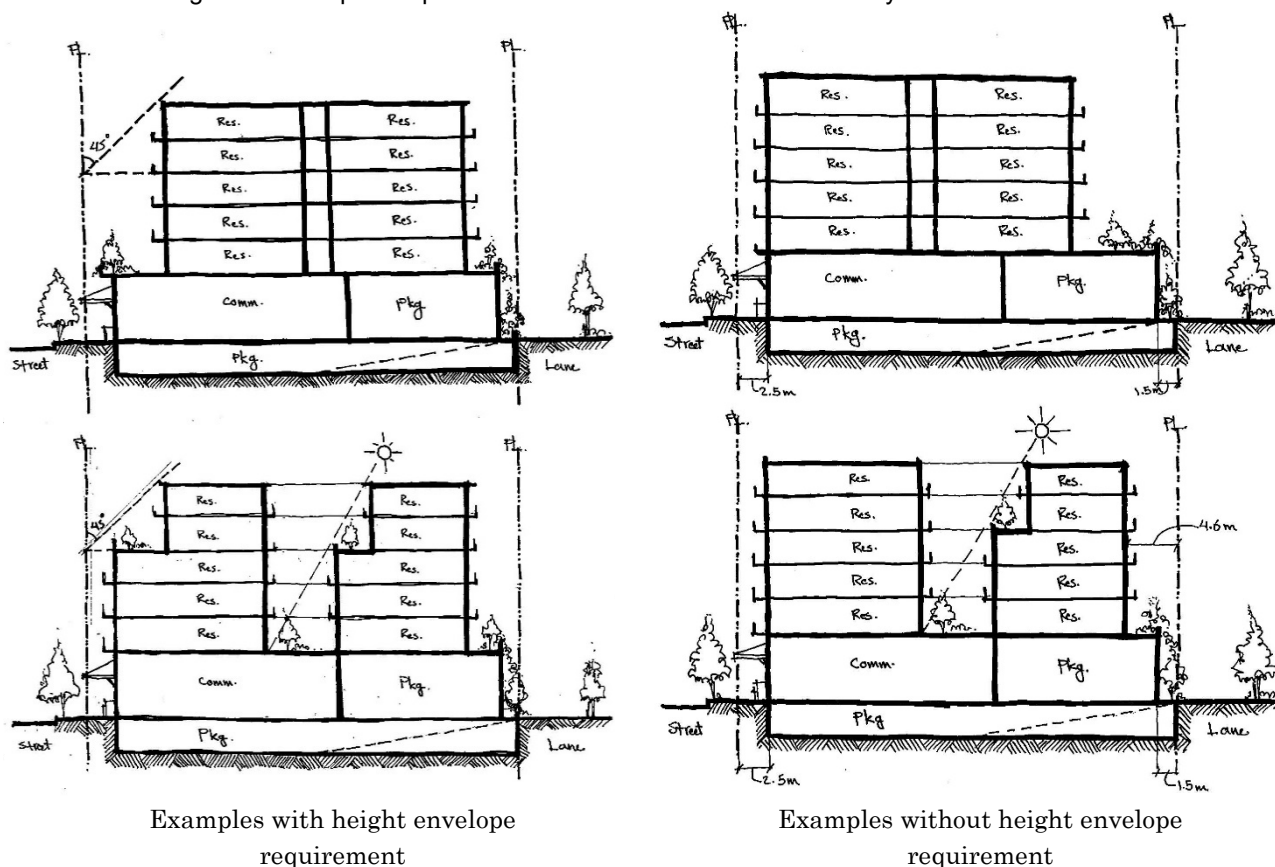
These guidelines are to be used in conjunction with the C-2, C-2B, C-2C, or C-2C1 District Schedules of the Zoning and Development By-law for development permit applications involving mixed use residential rental tenure buildings. Generally, these developments will take the form of 6 storey mixed-use apartment buildings, consisting of commercial uses at the ground level and residential rental tenure for the storeys above.

1.1 Intent

The intent of the district schedule and guidelines is:

- (a) to encourage secured rental development to boost the city's rental supply through the introduction of residential rental tenure zoning in conjunction with building height and density bonus provisions, and simpler building forms;
- (b) to create more sustainable buildings by enabling simpler building forms;
- (c) to address the wide range of lot sizes, orientations, uses, and neighbouring buildings that occur in C-2 District Schedule areas, and to achieve compatibility among a variety of uses, as well as between existing and new development;
- (d) to guide building massing and design with particular consideration for situations where there is no lane between a site and an R zoned site;
- (e) to ensure appropriate street scale and spatial enclosure that is sensitive to the orientation and widths of the street, anchors pedestrian interest, and strengthens the public realm interfacing with ground-floor uses for local-serving retail and services;
- (f) to ensure a high standard of liveability for rental housing; and
- (g) to ensure that both internal double-loaded corridor and courtyard forms of building typologies continue to be possible in mixed-use development, in order to allow a measure of housing variety.

Figure 1: Examples of potential built-forms for corridor and courtyard forms of mixed use

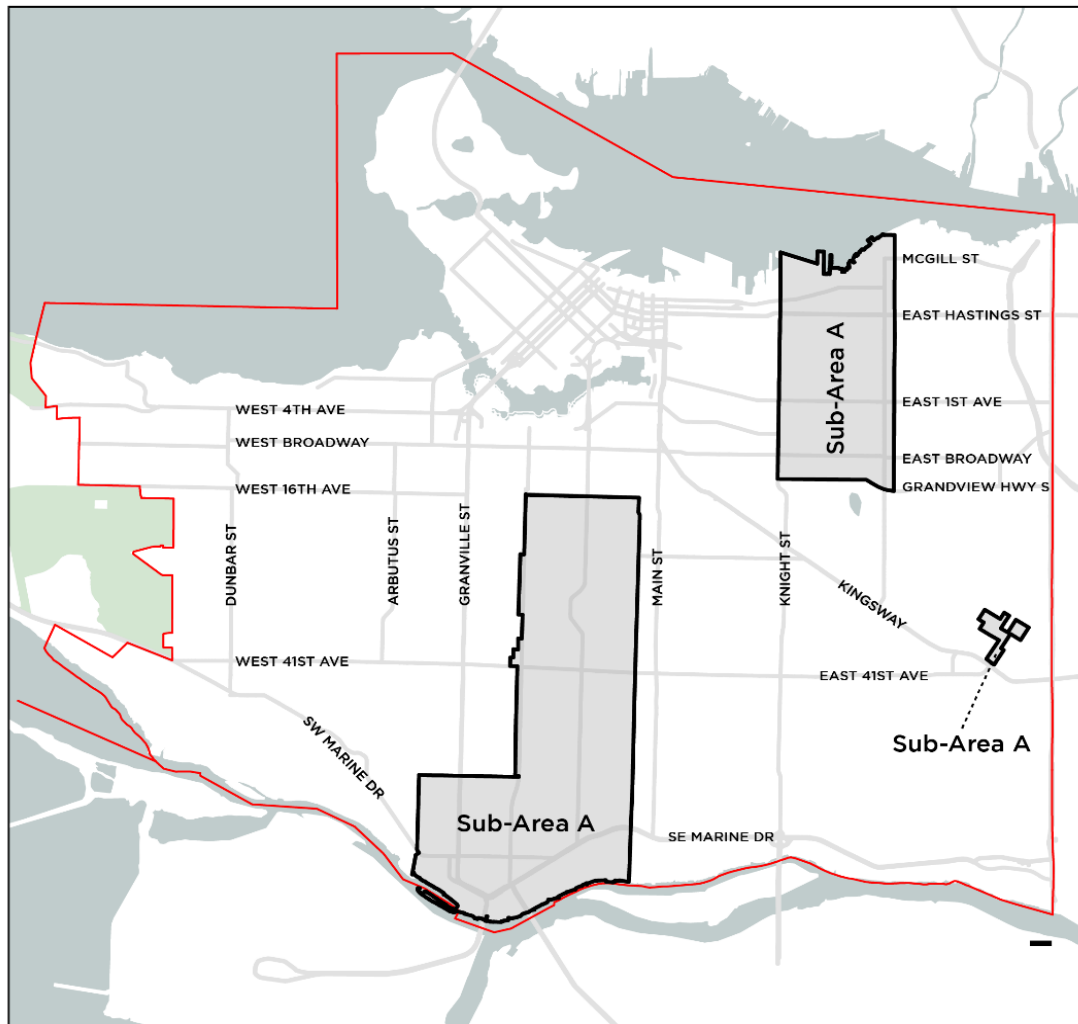


1.2 Application

The C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings are only applicable to mixed use residential rental tenure applications seeking building height, floor space ratio, or setback allowances specific to residential rental tenure buildings. For these development permit applications, the C-2 Guidelines and C-2B, C-2C, and C-2C1 Guidelines do not apply. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects. For the purposes of this document, “C-2 zoning districts” refers to C-2, C-2B, C-2C, and C-2C1 District Schedule areas.

The C-2 District Schedule enables 6 storey mixed use residential rental tenure development to be conditionally approved; however, 6 storey mixed use residential rental tenure development is not permitted in areas which have recently approved Council plans or policies with different direction for C-2 districts. The areas where 6 storey mixed use residential rental tenure development will not be considered are illustrated as Sub-Area A in Map 1. For more details on the boundaries of Sub-Area A, see the C-2 District Schedules.

Map 1: Areas Where Regulations for Residential Rental Tenure Do Not Apply (Sub-Area A)



Various clauses in the district schedules allow the Director of Planning to vary the building heights and setbacks. The intention is that these variations occur in accordance with these guidelines.

Wherever reference is made in these guidelines to residential uses, the provision also applies to Artist Studio - Class A, Artist Studio - Class B and the associated residential unit.

2 General Design Considerations

2.1 Neighbourhood and Street Character

The C-2 districts occur along arterials throughout the city, largely following the pattern of early 20th century streetcar lines that set the commercial structure of Vancouver. Developments along these arterials have historically served as local hubs for retail and services serving the residents living within walking distance. In most cases, these sites are adjacent to low density residential zones such as R1-1 or RT. Older development in C-2 consists of one and two storey buildings, some with front parking lots. Beginning in the 1990s, a significant number of mixed use commercial/residential developments have been built. Generally, these developments have been four storey developments where the residential units are stratified condominiums, or more recently, six storey developments where the residential units are secured rental housing.

C-2 zoning districts exist in many areas of the city, and these guidelines are not area-specific.

- (a) Mixed use or all-commercial development should have strong pedestrian orientation, with buildings at the street edge. While some of the grade level tenancies may be of more inherent public attraction than others (e.g. retail, restaurant, personal service), it is important that pedestrian comfort and interest be maintained in all development.
- (b) The architectural treatment and landscaping of the rear and the sides is as important as the front elevations.

2.2 Orientation

- (a) Building faces should be oriented to respect the established street grid; and
- (b) On corner sites, both street-facing facades should be fully developed as front elevations; however, for sites where a 135 degree height envelope requirement applies to the site frontage facing the arterial street, as described in section 4.2 regarding building height, the 135 degree height envelope requirement will not apply to the side-street elevation. (See section 4.1 regarding determination of frontage.)

2.3 Views

- (a) Council-approved view cones should not be compromised.

2.4 Light and Ventilation

Provision of sufficient daylight access is one of the most challenging aspects in the design of high density low rise housing. Given that it is an objective for both corridor and courtyard forms of housing to be feasible in C-2 zones, the expectations regarding what types of rooms may have exposure to courtyards are different from other zones. However, a courtyard form of housing may not always be feasible for all sites. Given the required front yard and rear yard setbacks and the minimum courtyard depth, the courtyard typology will likely be achievable only on sites with site depths measuring a minimum of 35 m or more. Design of courtyard housing forms should include the following design parameters to ensure high liveability of dwelling units, including:

- (a) Living rooms should be oriented towards a main street or a service lane and not face into courtyards;
- (b) Secondary living spaces (bedrooms, dining rooms, dens) in double-fronting units (i.e. street/courtyard or lane/courtyard) may face into a courtyard, provided the courtyard has a minimum clear dimension of 6.1 m with a maximum height/width ratio of 2.5 to 1.0 as illustrated in Figure 2 , and a minimum width/length ratio of 1:2 in plan, as illustrated in Figure 3;

- (c) Courtyard width will be measured to any obstruction including exterior corridors and guards;
- (d) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels and providing massing breaks on the upper levels on the south side of courtyards as illustrated in Figure 2;
- (e) Developments should utilize finish materials to optimize the sun access to courtyard levels, including but not limited to light coloured building envelope finishes, transparent guards, and transparent weather protections.

Figure 2: Typical Courtyard Section

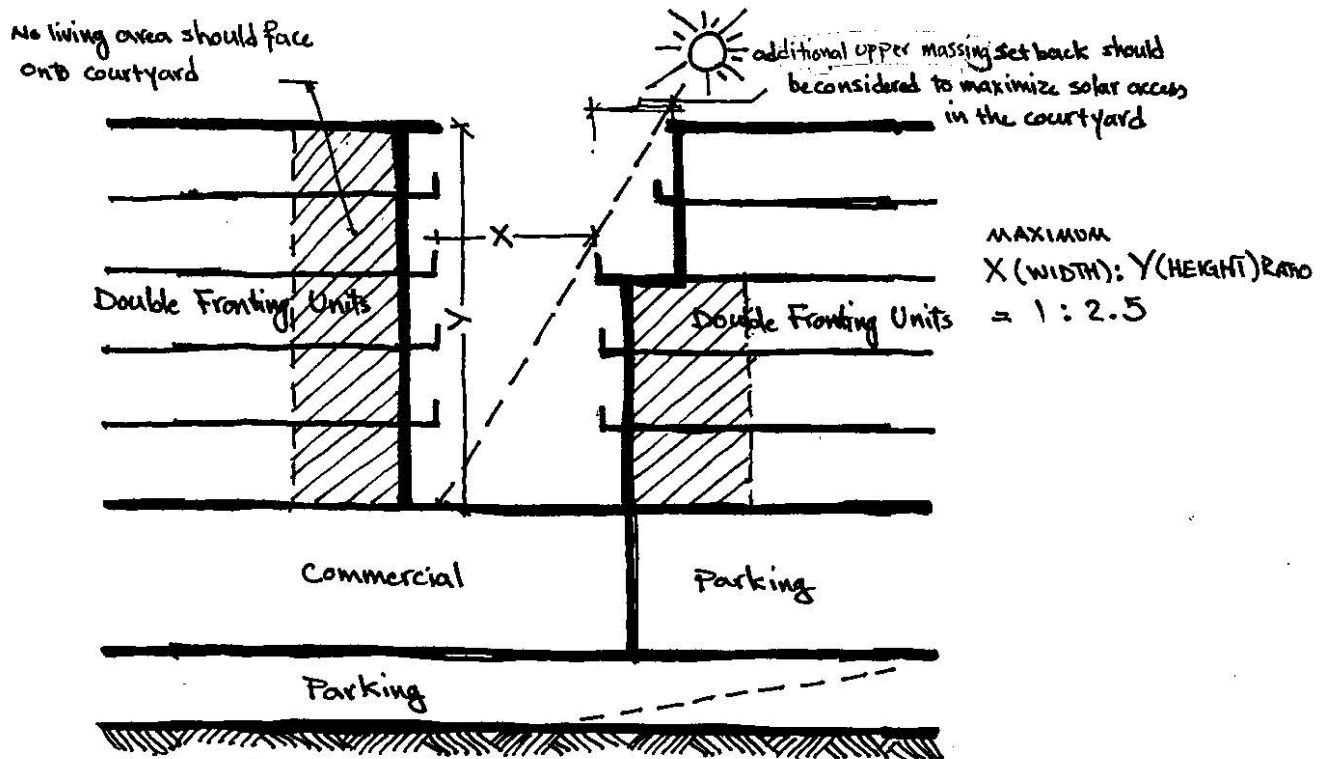
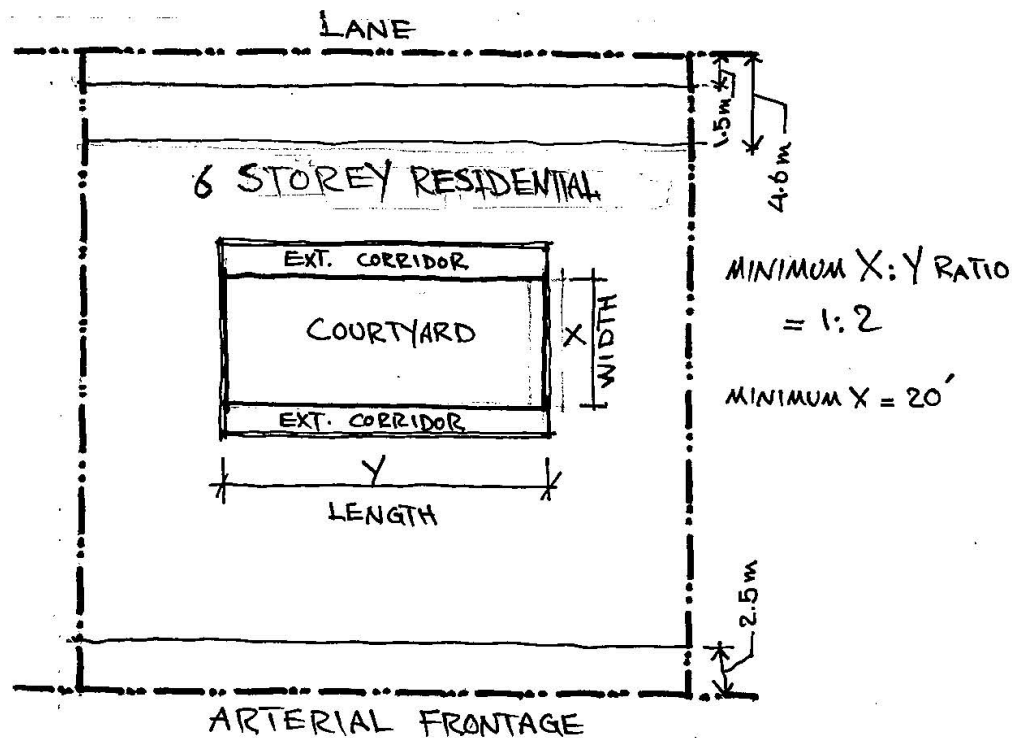


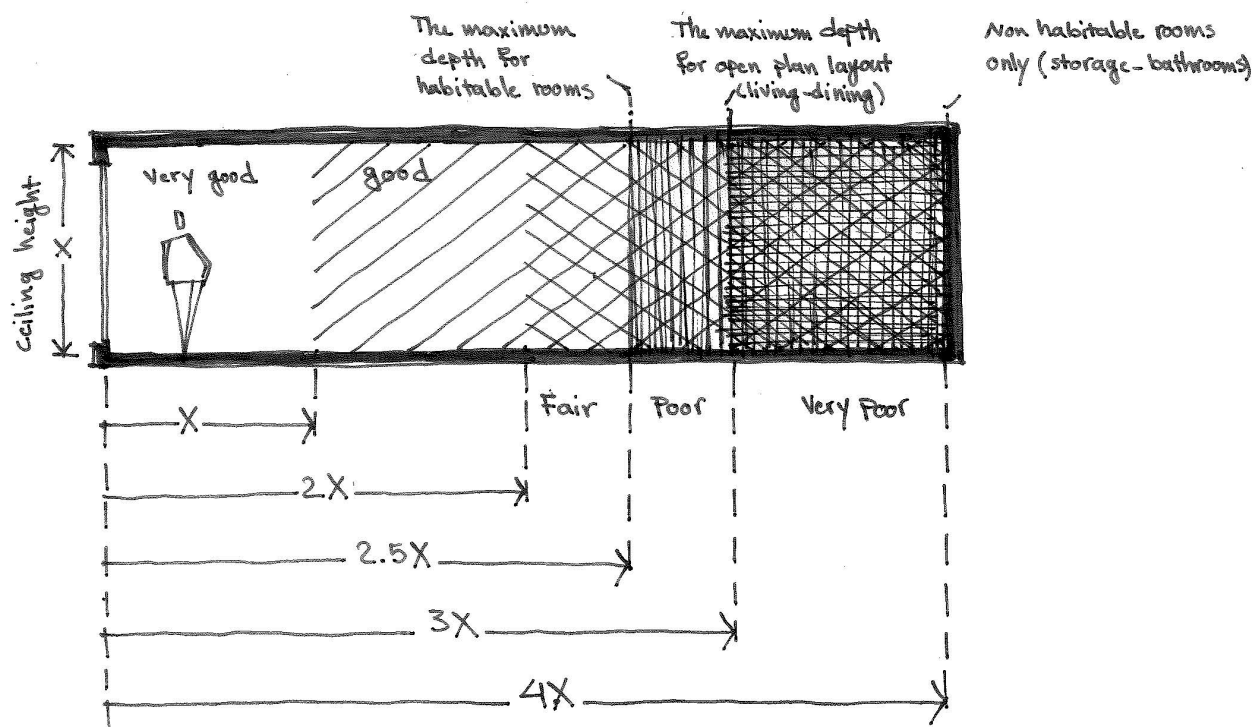
Figure 3: Typical Courtyard Plan



All developments should ensure:

- Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential liveability and pedestrian public realm. Ideally, the exhaust should be vented located on the roof, above the height of any occupiable roof space.
- Development should locate residential units and open spaces away from areas of noxious odours and fumes related to nearby traffic or land uses.
- Overall unit depth is also a crucial aspect that impacts the overall liveability of a dwelling unit. For units with a single exterior façade (i.e., single oriented solar and ventilation access), overall unit depth should be generally limited to 10.7 m. Unit depth greater than 12.2 m, without a secondary solar and ventilation access (e.g., courtyard scheme), should generally be avoided to ensure adequate light and ventilation access for the dwelling unit. See Figure 4 for reference.

Figure 4: Unit Depth and Liveability



2.5 Weather

Continuous weather protection should be provided.

- The ground floor of arterial frontages should have a continuous, architecturally integrated weather protection and signage system. This may be composed of glass and steel, canvas or vinyl, but should be designed as part of the building and function principally as weather protection.
- Weather protection should be provided for common entrances, and for exterior residential entrances.
- Although effectiveness of weather protection is dependent on both height of the protection as well as the depth, weather protection should be within 3.0 m of the level it serves to ensure effective protection.

Figure 5: Examples of Desired Weather Protection



2.6 Noise

Most C-2 zoning districts sites are located on busy arterials, with traffic noise. In addition, commercial components of mixed use developments such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. An acoustical report is required for all new developments with residential units.

- (a) Some of the methods which may be used to buffer residential units from external noise include:
 - (i) orienting bedrooms and outdoor areas away from noise sources;
 - (ii) providing mechanical ventilation (to allow the choice of keeping windows closed);
 - (iii) using sound absorptive materials and sound barriers;
 - (iv) using sound-deadening construction materials (e.g., concrete, acoustically rated glazing or glass block walls) and other techniques; and
 - (v) for sites directly adjacent a rail right-of-way, additional noise mitigation measures should be considered:
 - locating areas not affected by noise such as stairwells and single-loaded corridors between the noise source and the dwelling units; and
 - constructing noise fences adjacent to the right-of-way using materials compatible with the main building.
- (b) Local noise generated by the development itself, such as parking and loading activities, exhaust fans, and restaurant entertainment, should be mitigated by location and design; and
- (c) The City has regulations governing the noise levels that may be produced in various areas. These may affect some non-residential uses proposed. The Noise Control By-law should be consulted.

2.7 Privacy

Privacy in relation to other units, passers-by, and adjacent development is a crucial aspect of project liveability and neighbourliness.

Unit orientation, window placement and screening should be used to enhance privacy;

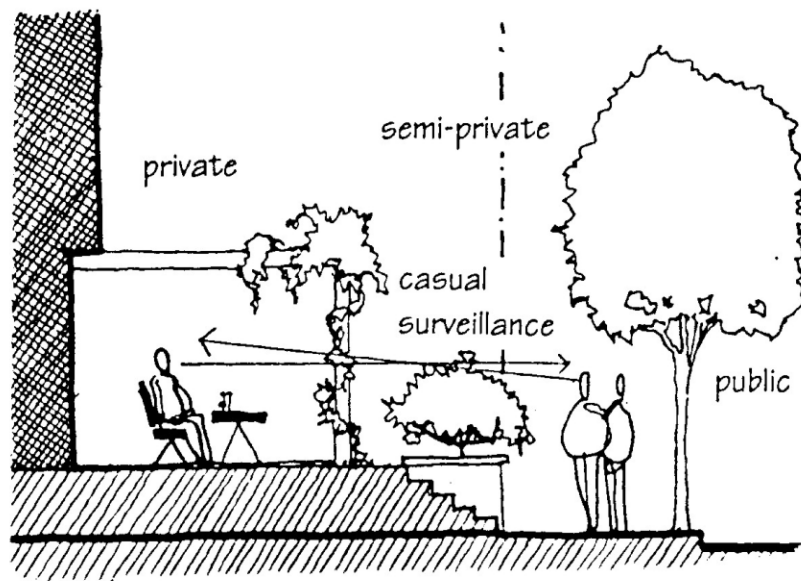
- (a) Balconies and decks should be oriented, screened or landscaped to enhance privacy;
- (b) Habitable rooms within the developments should be oriented away from pedestrian circulation routes, noting, however, that this may not be possible in courtyard developments (see section 2.4 above); and
- (c) Residential units located at street level should ensure privacy through setbacks, level changes, and/or screening.

2.8 Safety and Security

Safety and a sense of security are key components of liveability. New development, both residential and non-residential, must provide a secure environment. The principles of "crime prevention through environmental design" (CPTED) should be incorporated in all new developments.

- (a) Public, private and semi-private territories should be clearly defined. Public and semi-private spaces should be configured to maximize surveillance. Spaces which are neither clearly public nor private spaces tend to be unsupervised and unkempt areas, and should be avoided;
- (d) Separate lobbies and circulation (including elevators) should be provided for non-residential and residential uses. Lobbies should be visible from the street and main entrances to buildings should front the street;
- (e) Personal safety and security should be integral to the design of parking facilities. Underground residential parking, including pedestrian access routes from parking into the building, should be secure and separate from commercial parking;
- (f) Both residential and non-residential uses should maximize opportunities for surveillance of sidewalks, entries, circulation routes, semi-private areas, children's play areas and parking entrances. Blind corners and recessed entries should be avoided. Visibility into stairwells and halls is desirable. Laundry facilities, amenity rooms, and storage rooms should be grouped together and visible for surveillance;
- (g) Residential lighting should ensure good visibility of access routes and landscaped areas without excessive lighting levels, glare or overspill to neighbours;
- (h) Landscaping and screening design should not provide opportunities for intruders to hide; and
- (i) Access routes from the building to residential garbage facilities should be separate and secure from those to non-residential garbage facilities.

Figure 6: Defining public, private, and semi-private territories



2.9 Access and Circulation

2.9.1. Pedestrian Access

- (a) On corner sites, side street residential entries should be provided. At mid-block, residential entries should be separate and distinct from retail or office entries or lobbies;
- (b) Except for courtyard developments, open exterior corridors are discouraged due to concern over building bulk and privacy, unless it can be demonstrated that benefits to the site and neighbouring sites will result in terms of massing and building organization; and
- (c) Pedestrian access to commercial uses should be at street sidewalk elevation. This may require stepping the commercial units to match the street elevation on sites with sloping topography.

2.9.2. Vehicular Access Lane Access

An active pedestrian environment with a strong sense of street enclosure is envisaged along arterial shopping streets. To this end it is important that vehicular and service functions remain on the lane, so as not to conflict with street frontage and pedestrian activity.

- (a) Vehicular access to underground parking, loading, and service areas should be provided from the lane; and
- (b) Negative impacts of vehicular entrance parking ramps and service areas should be minimized through proper treatment such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping.

Figure 7: Good and poor quality treatments of parking access



2.9.3. Street Access

Not applicable

2.10 Heritage

Council policy is to give special attention to encourage retention of the resources on the Vancouver Heritage Register by considering a wider choice of uses, heritage bonuses and density transfers.

- (a) All options for retention of heritage listed buildings and trees should be explored through early inquiry with a Development Planner and a Heritage Planner to discuss the various development opportunities;
- (b) Developments adjacent to buildings on the Vancouver Heritage Register should not detract from their importance and character; and
- (c) Other buildings and artifacts of heritage character, although not listed on the Register, should also be considered for retention and/or integration into new developments.

3 Uses

The C-2 zoning districts are intended to provide an active pedestrian shopping street by accommodating a wide variety of commercial uses – retail, service, and office – serving both local and citywide markets. Uses are intended to help create an attractive local shopping area by encouraging small scale commercial, while allowing for larger scale stores (e.g. grocery stores) that fit with the neighbourhood context. In addition, C-2 districts have been identified as areas of opportunity to locate needed housing (particularly residential rental tenure) near transit and shopping, as well increase residents in these areas to help support local shopping areas.

Retail shops, restaurants and service-oriented uses such as shoe repair shops and dry cleaners are encouraged at the street level. Local real estate offices and branch banks at street level may also be appropriate in some locations. However, solely office functions which do not serve the local community are not appropriate at the street property line.

In the pedestrian-oriented C-2C District, it is particularly important that ground floor uses be retail.

Residential use above stores is encouraged, except on sites immediately adjacent to industrial districts or the ALRT guideway, as it provides life to the street and increases street security. Particular attention should be paid to alleviating traffic and ALRT noise through appropriate sound proofing measures.

Developments in C-2 zoning districts should explore options to maximize the at-grade commercial uses to better meet the intent of the zone. On corner sites, at-grade commercial use should wrap the corner, to continue pedestrian scale and interest, in combination with residential uses.

3.1 Residential Uses

For 6-storey developments, the residential floor space is limited to 100% residential rental tenure. Additional density and building envelope provisions are included in the district schedules to encourage such developments.

Residential use is generally not permitted along the front of buildings at grade, but is intended to be located in a mixed-use residential building development.

- (a) Residential use above-grade level is appropriate and encouraged on any site. The district schedules allow non-residential uses on the 2nd floor in addition to the required non-residential use at grade; however, level 3 and above must be reserved for residential use only.
- (b) Residential use at grade along the rear or a side street (i.e. non-arterial) may be considered on any site. The project should be designed to mitigate negative impacts on unit liveability of vehicular accesses, parking, loading, garbage and service areas, whether in the same project or in nearby development.
- (c) Residential rental tenure zoning in C-2 requires 35% of dwelling units to be family units with 2 or more bedrooms. Overall development should meet the High-Density Housing for Families with Children Guidelines to ensure the key issues of site, building and unit design which relate to residential liveability for families with children are addressed.

3.2 Other Uses

C-2 zoning districts permit a wide range of outright and conditional approval non-residential uses. Retail, restaurant, and service uses are encouraged at grade across the full width along all arterial street(s) – even if deemed to be the side of the site rather than the front. (See section 4.1 below). Other uses are also permitted at grade, but should be designed to ensure pedestrian scale and interest as per section 5.4(b) below.

Figure 8: Active pedestrian interest



Large scale retail or service uses are permitted by the district schedule. In the key local shopping areas, retailers like large grocery stores and drug stores may function as beneficial retail “anchors”, and are appropriate at grade provided they are designed to ensure pedestrian interest as per section 5.4(b) below. Other large scale retailers like electronics, office specialty, or home improvement should be encouraged to locate above grade, behind smaller retail units, or in portions of the C-2 zoning districts outside the key local shopping areas.

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

4.1 Frontage

4.1.1. Determination of Frontage

For sites with a boundary on more than one street, section 10.26 of the Zoning and Development By-law allows the Director of Planning to determine which side will be deemed the front. Because the objective of continuous setbacks and commercial uses along both front and side is assured by other provisions of the district schedule and guidelines, the key factor in determining the frontage should be where the rear building height and setback would be best located.

- (a) In most cases where the site directly abuts an R district site without the intervention of a lane, the determination of the front and the rear should be made so as to benefit the most existing, and likely future, residential units on neighbouring sites (Figure 9). Note that in some cases there may be fewer affected residential units on the R district sites than the adjoining C district sites, in which case the rear should benefit the C sites (Figure 10).
- (b) In some cases where there are a number of adjoining C-2 sites, the location of the rear will already have been determined, or will not be discretionary because the sites do not bound 2 streets. In these cases, the deeming should be such as to continue the pattern (Figure 11).

Figure 9: Rear of C-2 site benefitting units on R district sites

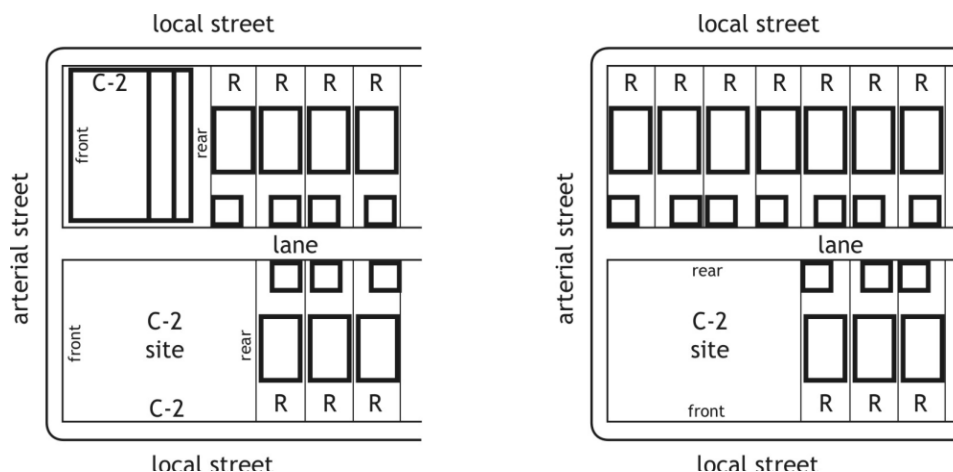


Figure 10. Rear of C-2 site benefiting units in C-2 development

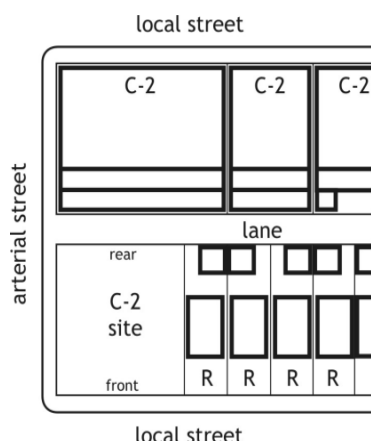
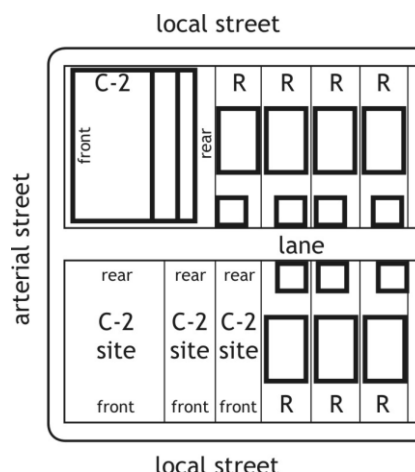


Figure 11. Rear of C-2 to fit pattern of adjacent C-2



4.1.2. Frontage Size

The C-2 zoning districts encourage residential rental tenure buildings, enabling residential rental tenure buildings with increased floor space and building height. The C-2 zoning districts also support a high level of building performance with respect to energy efficiency through insulative building envelope design.

In many cases, energy efficiency may be achieved in part through overall simplification of the building form. Whereas in the past, 4- and 6-storey buildings built in the C-2 zone typically achieved visual interest in façade design through required multiple setbacks, terracing, and required balconies, a simpler building form is now encouraged while still achieving an equivalent level of architectural interest for building facades to adequately enhance pedestrian interest and the public realm of these community shopping streets.

Building facades should therefore avoid overly flat and monotonous surfaces through the strategic use of architectural elements that are not co-planar to elicit a play of light and shadow, human-scaled texture, different cladding materials, and through the use of different colours.

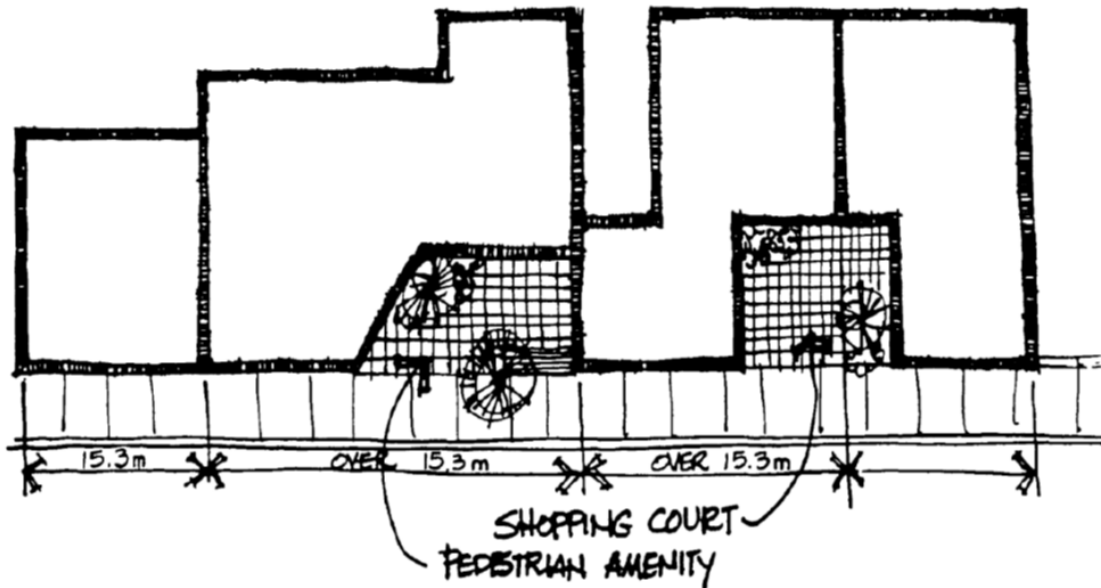
Of particular concern are larger development sites with wide façades, which may compromise pedestrian interest through repetitive façade design. On developments with frontages of 50.0 m or more, monotonous facades should be avoided by incorporating variety, secondary volumes, vertical elements, colours and material changes to add interest. While a range of exterior walls and finishes may be used—including brick, concrete, stucco, vinyl siding, and other forms of cladding, care should be taken with the selection, proportions, detailing, and finishing to ensure a quality appearance and durability. A high level of detailing of different materials can effectively provide articulated building frontage without jeopardizing sustainability goals. Creating breaks in the massing above the retail frontage may also be considered where it does not diminish the apparent continuity of street enclosure.

Figure 12: Example of articulated broken massing recommended for large frontage



In some C-2 zoning districts (C-2B, C-2C, and C-2C1), the district schedules require that the maximum frontage for any commercial (individual occupancy) be 15.3 m. A relaxation of this requirement may be permitted if a pedestrian amenity area such as a courtyard or resting area is provided or where pedestrian interest is otherwise maintained (Figure 13).

Figure 13: Example of Pedestrian Amenity Area



Amenities such as special paving, weather protection, landscaping, and benches should be provided to make the court area a positive addition to the street. Where possible, court areas should be oriented to the south to create a sunny attractive environment.

4.2 Building Height

In some cases, there will be an additional requirement for a 135 degree height envelope, described in section 3.1 the district schedules for certain site conditions.

Determination of when the requirement applies is based on site conditions, including street width and arterial street direction. The height envelope requirement does not apply to sites where:

- (a) the site frontage faces a street measuring 24.4 m or greater in total width, and generally running north south (Figure 14); or
- (b) the site frontage faces a street measuring greater than 27.5 m in total width (Figure 15).

Figure 14: Arterial street width 24.4 m or greater on an arterial street running north south

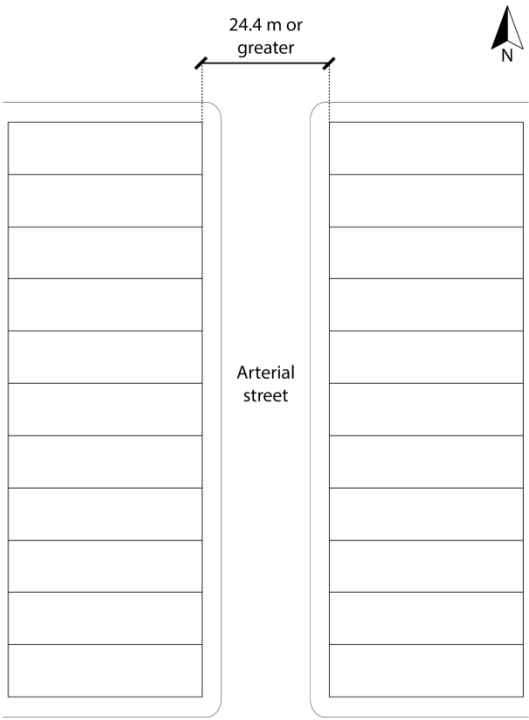
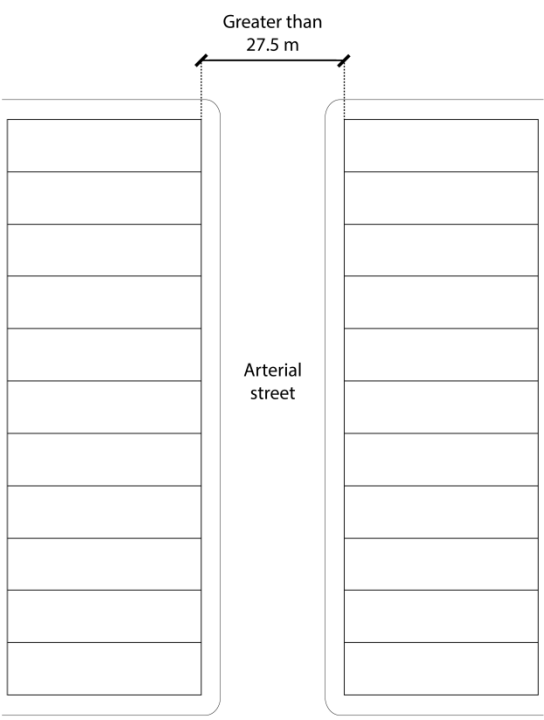


Figure 15: Arterial street width greater than 27.5 m running any direction



The street width requirements must be achieved across the entirety of the property frontage. Street width is to be measured perpendicular to the site's front property line.

Street width is measured by the distance between the site's front property line and the front property line(s) of the property or properties directly opposite the site across the arterial street (Figure 16). As per the definition of "street" in the Street and Traffic By-law, this includes the roadway, sidewalks, and any other way that is normally open to the use of the public, but does not include a private right-of-way on private property.

In cases where one or more building lines (as per Section 8 of the Zoning and Development By-law) are present, street width will be measured from building line or building lines (Figure 17).

Figure 16: Street width measurement where no building lines exist

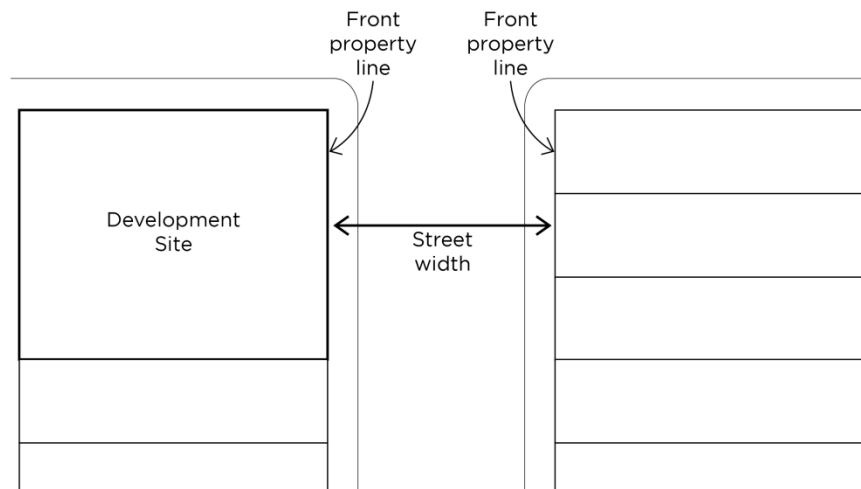
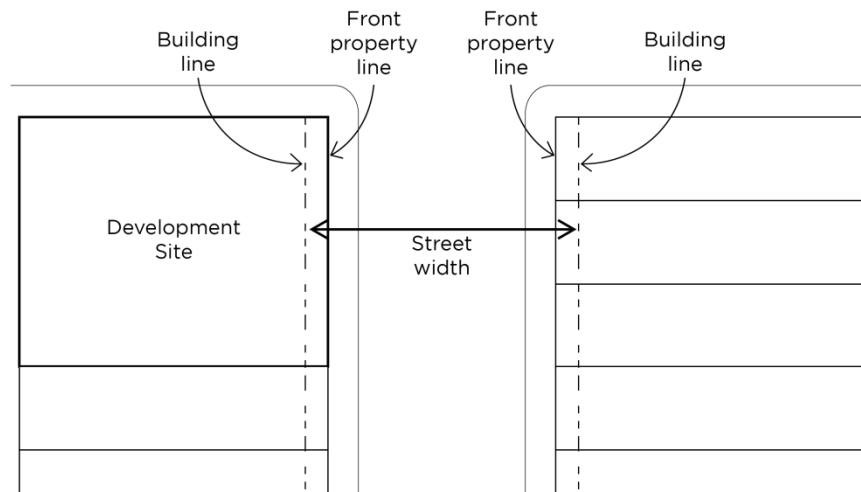
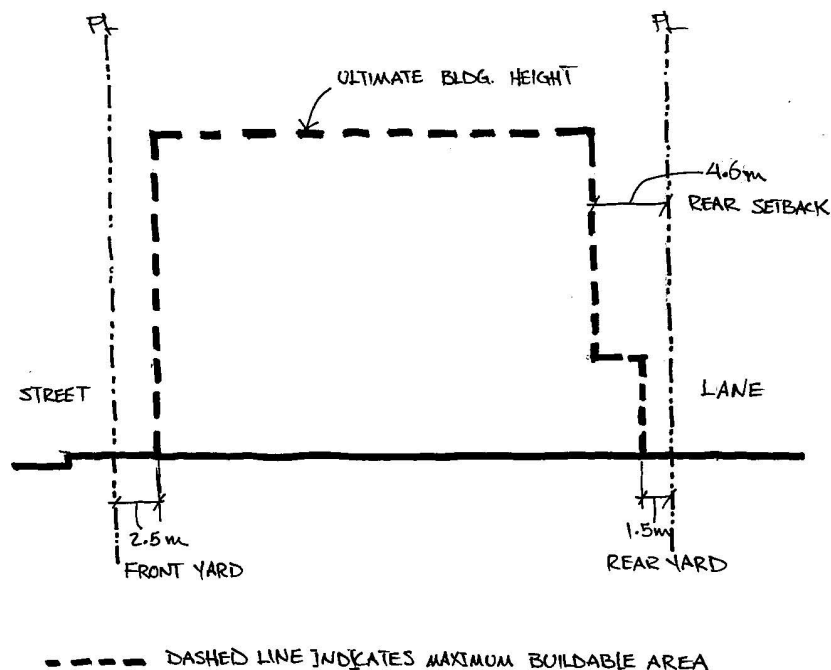


Figure 17: Street width measurement where building lines exist



Where the 135 degree height envelope requirement does not apply, the building envelope should be, as illustrated in Figure 18.

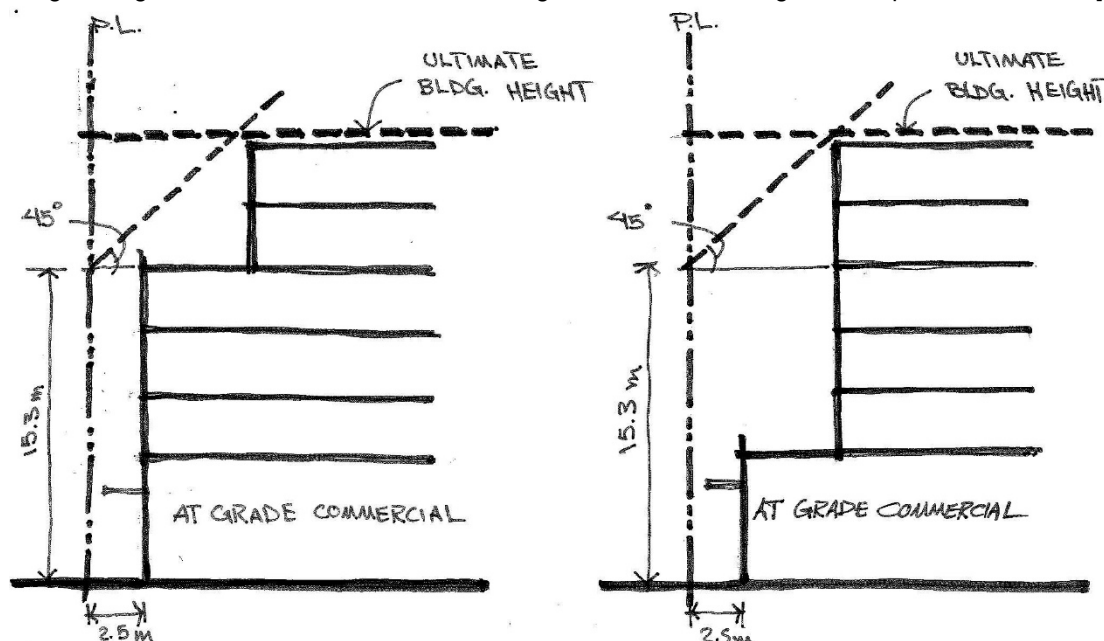
Figure 18: Allowable building envelope where 135 degree height envelope requirement does not apply



In all other cases, the 135 degree height envelope requirement applies. The requirement recognizes that C-2 zoning districts are located throughout the city, facing a varying range of street widths. It is intended to minimize shadow impacts on local shopping streets, ensure the street enclosure is maintained for the shopping street, and that overall street wall height is proportional to the street width.

The 135 degree height envelope can be achieved through several different design solutions. Potential solutions include a building step-in on the upper storeys, or increasing the distance between the building face and front property line for the residential levels as illustrated in Figure 19. No building massing, including any parapets, balconies, railings, and any planters may extend into the 135 degree envelope. Any planters or guards must be setback further from the front yard as needed.

Figure 19: Examples of methods to achieve the 135 degree envelope requirement [diagram to be updated to show 145 degree angle measured from the vertical to align with how other height envelopes are measured]



In section 3.1.2.1(a)(i) of the C-2 District Schedule and section 3.1.2.2(a)(i) of the C-2B, C-2C and C-2C1 district schedules, the maximum building height is 22.0 m subject to provision of a minimum floor-to-floor height of 5.2 m for non-residential uses located at the first storey facing the street. The intention is to accommodate various building features and site conditions, such as generous ceiling heights, roof structures and parapets associated with common roof decks, and site grades.

The building height increase is intended to achieve the following elements within 22.0 m:

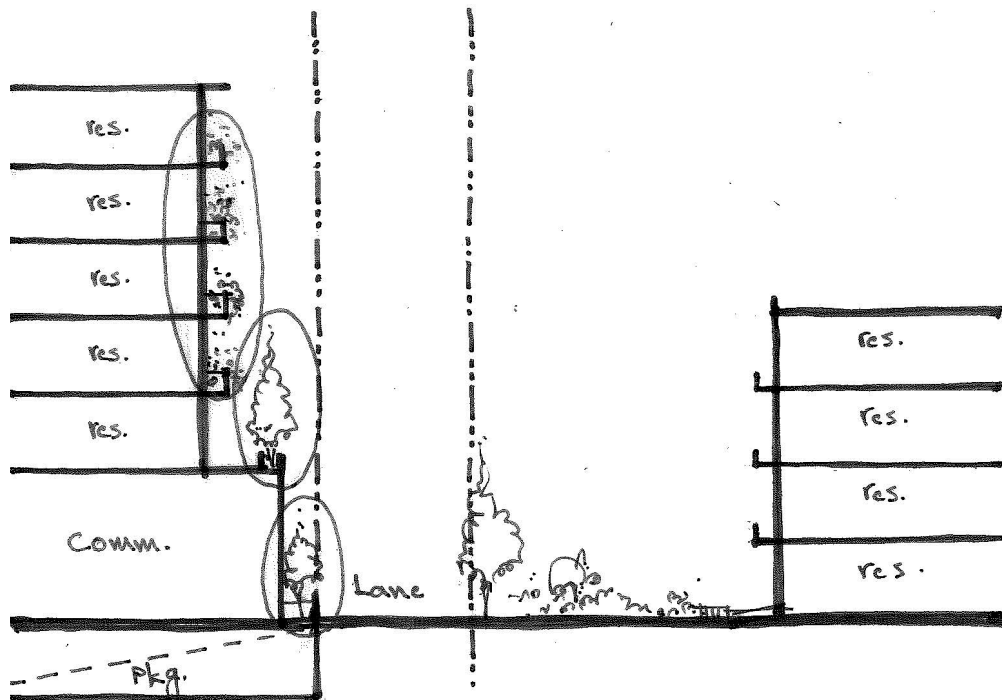
- (a) A minimum 5.2 m floor-to-floor height for the ground floor. This will enable a variety of ground-floor commercial uses which require higher ceilings, as well as provide pleasant, lofty, airy interiors that encourage gathering and socialisation. It recognises the role that shops, cafes, etc. play as “third places” in strengthening a sense of community. Third places is a term referring to places where people spend time between home (‘first’ place) and work (‘second’ place);
- (b) A clear ceiling height of 2.7 m (typically 3.1 m floor-to-floor height in conventional wood-framing) for the residential units located on the 2nd to 6th storeys, intended to improve liveability; and,
- (c) A roof structure and parapet height of maximum 1.1 m, intended to enable provision of common roof decks.

Within these general provisions, the applicant may propose variations of floor-to-floor heights, while adhering to the 22.0 m maximum building height limit and also satisfying the 5.2 m minimum ground floor height requirement. For instance, if the second storey is proposed to have offices with ceilings higher than 2.7 m, that may be achieved by reducing the ceiling heights of the residential storeys a commensurate amount.

Beyond the normal building height relaxations permitted by Section 10 of the Zoning and Development By-law, the following building height relaxations are intended. However, where the 135 degree height envelope requirement applies, any building height relaxation considered should not intrude into the 135 degree height envelope.

- (a) The building height limits at the rear may be relaxed to provide for balconies, railings, and for the planters required to accommodate the desired landscape screening as described in Figure 20 below.

Figure 20: Building height envelope relaxed for balconies, railings and planters at rear



- (b) Semi-private indoor and outdoor spaces are highly encouraged to improve liveability for apartment living. As a result, the building height limit may be relaxed to encourage access to and guardrails for a common roof deck, and/or a common amenity room on the roof deck. Railings and planters may occur to accommodate roof decks, provided they do not extend into the 135 degree height envelope.
- (c) For sites which slope upward from street to lane by more than 3.1 m, the building height envelope may be measured from the base surface, as illustrated in Figure 21. For such sloping sites, an additional minor building height relaxation may be considered to allow stepped building form, provided their effect is not to increase the overall pedestrian perceived building height above the maximum allowable building height along the shopping street. Refer to Figure 22.

Figure 21: Building height envelope relaxed for upward sloping sites

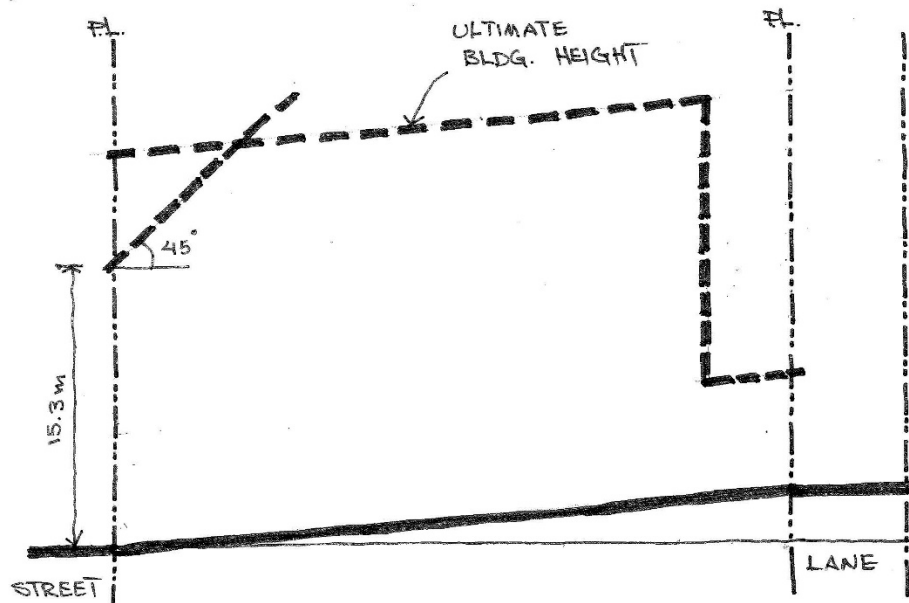
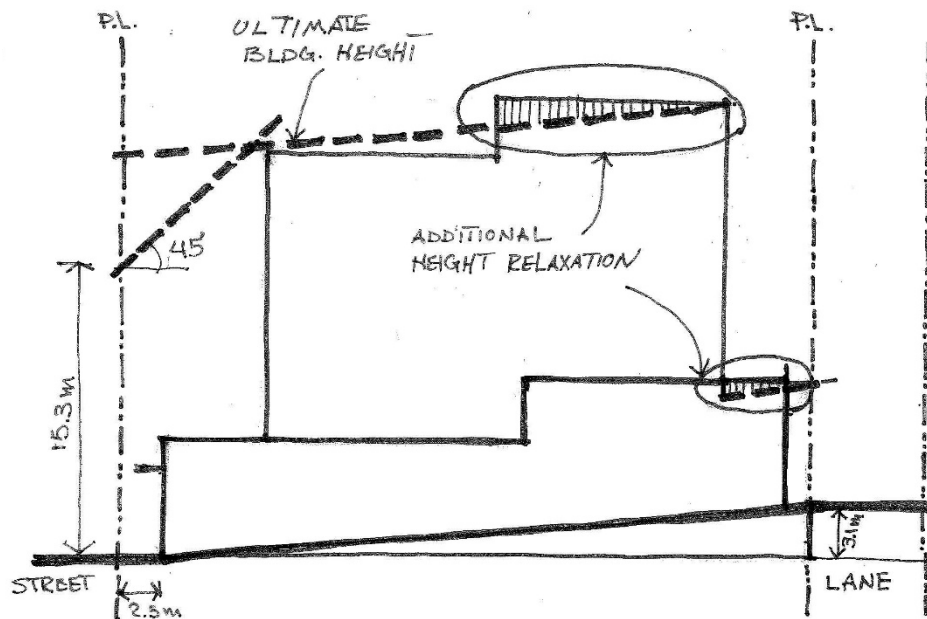


Figure 22: Building height envelope relaxed for stepped building on sloping site



- (d) For sites which slope across the frontage of the site, a minor building height relaxation may be considered to allow a stepped building form, provided that the effect is not to significantly increase the overall pedestrian perceived building height above the maximum allowable building height.

4.3 Front Yard and Setback

The front yard setback requirements are important to establishing a comfortable pedestrian realm and accommodating an enhanced sidewalk width. Where pedestrian comfort is established, the frequency and intensity of meaningful neighbourly interactions between citizens may be increased.

Furthermore, the front yard setback helps mitigate shadow impacts and overall sense of spatial enclosure on local shopping streets. Working in conjunction with section 3.1.2.7 of the C-2 District Schedule and 3.1.2.8 of the C-2B, C-2C and C-2C1 District Schedule, the setbacks help to widen the overall width of the street in proportion to the overall maximum building height.

The 2.5 m front yard is both a setback and “build-to” line for non-residential uses. Flexibility is intended to allow for cornices, overhangs, and bays at the upper storeys, while providing more sidewalk space. These considerations also apply to the 4.6 m front yard in Sub-Area B of the C-2 District Schedule (Norquay Village Neighbourhood Centre Plan Area). A reduction of the minimum front yard may be considered for upper storeys of the building above the ground floor; however, the building should not extend within 2.5 m of the front property line.

The front yard is intended to be secured as at-grade statutory right of way (SRW) as public realm, for sidewalk improvement and widening. The SRW should be clear of any encumbrance, including but not limited to:

- (a) Structure;
- (b) Stairs;
- (c) Walls;
- (d) Mechanical vents and vaults;
- (e) Kiosks and pad mounted transformers;
- (f) Door-swings and;
- (g) Landscape, including planters.

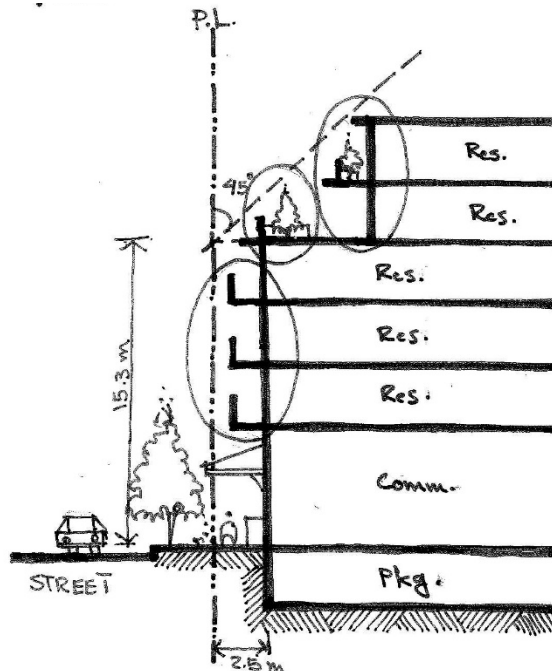
The SRW agreement will accommodate underground parking within the SRW area. Where the amount of space within the front yard required to accommodate pedestrian movement according to City engineering standards is less than 2.5 m, the SRW area will be reduced to the area required by those standards; however, any reduction of the SRW area will not impact the front yard requirement.

Beyond the normal projections permitted by Section 10 of the Zoning and Development Bylaw, the following relaxations are intended:

- (a) An increased front yard may be considered at grade
 - (i) for a pedestrian courtyard or other features benefiting pedestrian character (e.g., a transit stop, pedestrian plaza, etc.);
 - (ii) to permit a transition to a larger neighbouring front yard; or
- (b) To accommodate recessed building entry to avoid door-swings into the SRW area;
- (c) An increased front setback may be considered above grade to accommodate building articulation and balconies.
- (d) A decreased front setback may be considered above grade to allow projection of balconies and bays, provided their effect is not to move the entire building face forward. Refer to Figure 23.

- (e) In Sub-Area B (Norquay Village Neighbourhood Centre Plan Area), a decreased front yard setback may be considered if
 - (i) a distance of 7.6 m from the back of the curb to the building face can be achieved at the ground level with a front setback of less than 4.6 m; or
- (f) Canopies, awnings, or other architectural treatments for weather protection along the street-facing facades are permitted to project into required front yard.

Figure 23: Projections into front yard/setback



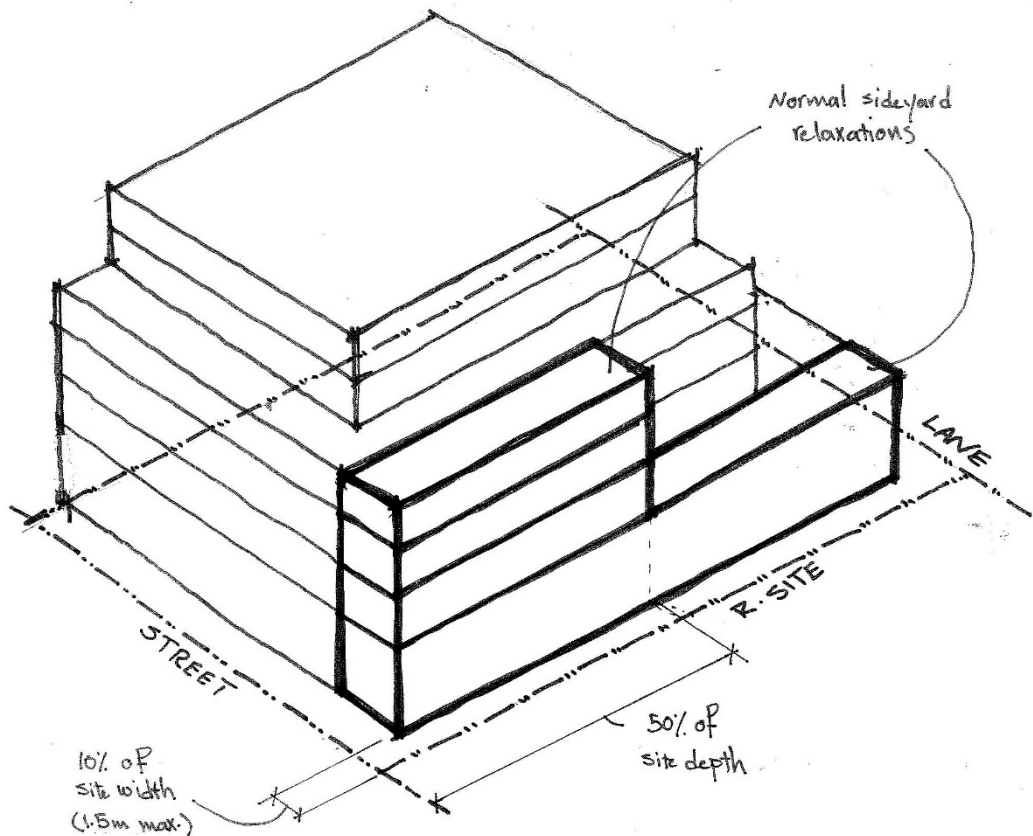
4.4 Side Yards and Setback

In the most typical situations for corner sites, the expected side yard setback for a flanking street is intended primarily to accommodate commercial patio space along the flanking street sidewalk, where some increased distancing from the from the vehicular traffic along the arterial is possible.

For sites adjacent to R district sites, without an intervening lane, the district schedules set out side yards and setbacks, and allows for reductions. The following reductions are considered the norm in these situations.

- (a) Buildings may project into the side yard and setback, up to a line set at a distance equal to 10% of the site width (up to a maximum of 1.5 m), as follows:
 - (i) for the first level of the building (which may or may not be the first storey).
 - (ii) above the first level, up to the fourth storey, for a distance equal to 50% of the site depth from the front property line.
- (b) Railings and planters may occur in the setbacks to accommodate patios and roof decks

Figure 24: Projections into front yard/setback



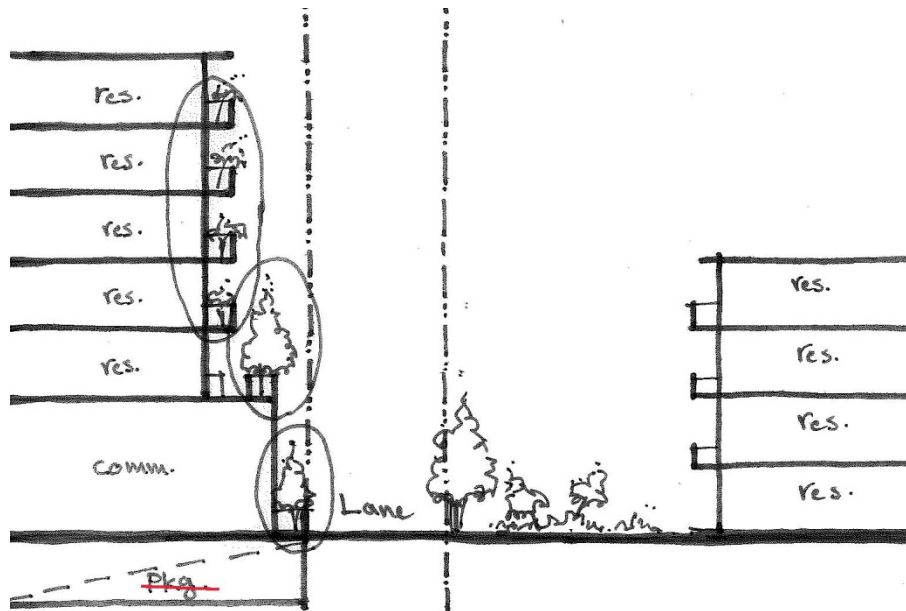
4.5 Rear Yard and Setback

The rear yard regulations act in conjunction with the building height envelope to position the rear of the building at a certain distance from residential neighbours. Beyond the normal projections permitted by Section 10 of the Zoning and Development Bylaw, the following are intended, so as to allow use of roof levels for patios roof decks; and to provide for desired landscape screening.

- (a) Planters and/or railings may project into the rear yard and setbacks to achieve the landscape screening described in section 6 below, and to accommodate patios and roof decks.

(Refer to section 4.1 of these guidelines regarding determining the front and rear of a site with more than one boundary on a street.)

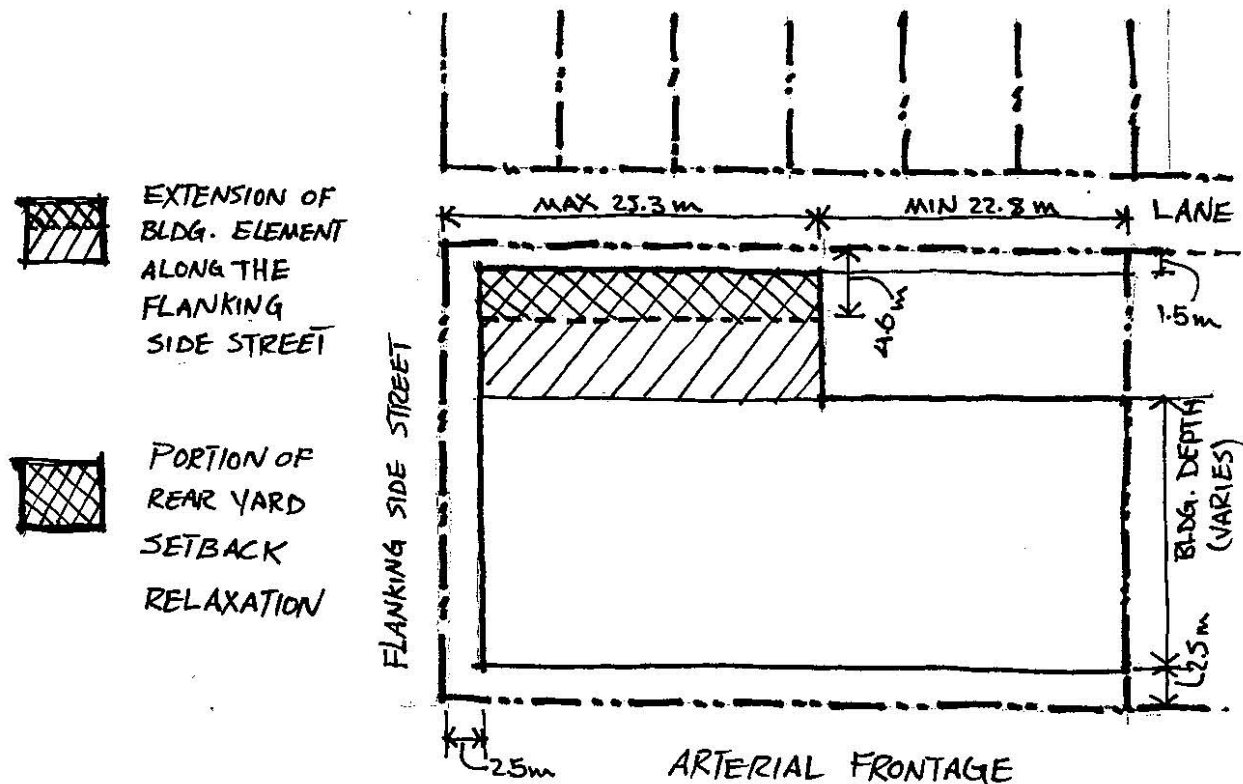
Figure 25: Projections into front yard/setback



The requirement for a minimum rear yard depth of 1.5 m from the property line is intended to provide space for the landscaping and lane improvements and beautification, and also to facilitate possible commercial patio opportunities and lane activation where the commercial units are designed to extend to the rear portion of the ground storey. Trellis, planters, pergolas and other such landscaping elements may protrude into the rear yard where these contribute to a positive, safe lane environment.

For the storeys located above the ground floor, a 4.6 m setback from the rear property line. On corner sites, however, to ensure street definition and continuation of the streetscape, it is desirable for the building to extend further along the flanking street. As a result, the 4.6 m setback may be relaxed down to 1.5 m. Furthermore, this element could also extend down the lane for a maximum distance of 25.3 m as measured from the ultimate exterior side property line, as illustrated in Figure 26. This rear yard relaxation for corner site (as per section 3.1.2.16 of the district schedules) is intended to provide continuation of street frontage in conjunction with at-grade use, and to ensure continuation of pedestrian scale and interest, while also offering a possible spatial solution to accommodating the maximum allowable floor area for corner sites which meet the criteria (as outlined in section 3.1.1.2 of the district schedules) for a maximum floor space ratio of 3.7.

Figure 26: Building element along the flanking street



4.6 Floor Space Ratio

The maximum discretionary densities in the district schedules for residential rental tenure have been tested with the building height and set back requirements, and should be achievable in most cases. Setback requirements have also been adjusted to allow for a simplified building form in most cases.

For the purposes of determining the qualification of a corner site for additional density under section 3.1.1.2 of the district schedules, the required minimal arterial street frontage is measured along the property line that is collinear with the majority of the front property lines on the same block face.

However, not all projects and sites will be able to achieve the maximum discretionary densities, or achieve the maximum discretionary densities in simplified form. Factors influencing the achievable density may include:

- (a) site size and frontage, particularly sites less than about 465 m² or 15.3 m frontage;
- (b) large corner sites, particularly sites with more than 61.0 m frontage;
- (c) unusually sloped site conditions;
- (d) irregular site shape;
- (e) location adjacent to an R zoned site, with no intervening lane;
- (f) site depth, particularly sites with less than 30.5 m of depth; or
- (g) ability to provide required parking.

In addition to the maximum densities identified for 6 storey residential rental tenure development, up to an additional 0.05 FSR may be considered, as identified in Section 3.1.1.3 of the district schedules, to be counted towards the exterior circulation for courtyard typology development.

4.7 Off-Street Parking and Loading

Parking and loading are essential service functions. However, they can detract from residential liveability unless skillful design is used to screen them from residential uses in and near the development.

- (a) Parking should generally be located underground. Exceptions may be considered for small sites, or where a limited number of at-grade stalls are provided for visitor parking. Underground parkades may project into required yards;
- (b) Where it is not possible to place all parking underground, any at-grade stalls should be located at the rear of the site. However, direct access to parking stalls from the lane is discouraged, except in smaller sites, e.g., 15.3 m or less in width;

Figure 27: Example of poor treatment of parking and service area off the lane



- (c) For slabs over parking/loading areas, under-slab height at the point of parking access should be limited to 3.8 m, other than when a higher loading bay is required under the Parking By-law. When structural or mechanical elements must project below the slab, requiring an increase in the 3.8 m slab height, these elements should be screened from view;
- (d) Parking at or above grade should be screened effectively from view of pedestrians and neighbours. Depending on the specific site, this should include solid roofs to avoid noise and visual impacts to dwelling units above, appropriate lighting, architecturally treated surfaces, screen walls, doors, and landscaping along the lane to reduce impacts on adjacent dwelling units;
- (e) Parking for non-residential uses and residential visitors should be separate from residential parking, which should be secured by garage doors; and
- (f) Convenient, stair-free loading of furniture to residential units should be facilitated by the design of internal loading areas and access routes.

5 Architectural Components

The architectural expression of mixed-use buildings along arterial streets differs from the single family character of residential streets. While the use of traditional “house-like” forms for new projects is not considered appropriate in C-2 zoning districts, the design should respond to particular site conditions, e.g., corner locations, adjacent heritage buildings.

5.1 Roofs and Chimneys

- (a) Roofs should be designed to be attractive as seen from above through landscaping, choice of materials and colour. Elements such as roof gardens and roof decks should be provided whenever issues of overview and privacy can be adequately addressed; and
- (b) Elevator penthouses, mechanical rooms, equipment and vents should be integrated with the architectural treatment of the roof.

5.2 Entrances, Stairs and Porches

- (a) When residential uses are located on the ground level, as many individual units as possible should have their entries directly from the street to emphasize the residential nature of the area, create pedestrian interest and provide better street surveillance.
- (b) Shared residential entrances to buildings should be designed as attractive, visible features.

5.3 Balconies

- (a) Balconies should be designed to maximize light into the unit.
- (b) Open balconies can be excluded from FSR up to a maximum of 8% of residential floor area. Enclosed balconies are not allowed. See section 6 Open Space, for further design considerations for balconies.

5.4 Exterior Walls and Finishing

- (a) While a range of exterior walls and finishes may be used – including brick, concrete, stucco, vinyl siding, and other forms of cladding – care should be taken with the selection, proportions, detailing, and finishing to ensure a quality appearance and durability.

Figure 28: Examples of stucco, brick, and vinyl siding used well





- (b) The lower levels of developments should be carefully designed to relate to pedestrian scale, and enhance the close-up view of the pedestrian, even when the uses are not intended to attract the general public. Measures to achieve this should include maximizing transparency (display windows, windows onto store or other activity), high quality materials, and more intensive detailing that contribute to pedestrian interest. Translucent or opaque filming of the storefront glazing is highly discouraged.
- (c) When party walls are likely to remain exposed for the foreseeable future, as a result of adjacent low-scale development, they should be carefully designed emphasizing quality materials, textures, articulation, colour and/or landscaped with climbing or hanging plants; and
- (d) Walls abutting the lane should be carefully designed to be attractive to neighbouring developments and passerby through articulation, the use of quality materials, and landscaping.

5.5 Awnings and Canopies

Section 2.5 describes where weather protection should be located.

- (a) Awnings and canopies should be of high quality. Consideration should be given to a continuous, architecturally integrated system that incorporates the signage.
- (b) Awnings and canopies should be deep enough and close enough to the ground to provide shelter.

Figure 29: Examples of architecturally integrated, high quality weather protection



5.6 Lights

- (a) Buildings, open spaces and parking areas should have lighting located and designed to ensure that all areas are well lit. However, exterior lighting should be sensitive to the residential uses in the project and adjacent buildings. Visible glaring light sources can be avoided through using down-lights mounted on lower walls or on landscaped elements, or free-standing pole lights with shaded fixtures.

Figure 30: Example of pedestrian-friendly frontage



6 Open Space

6.1 Semi-Private Open Space

An exterior common amenity space as an “active” or “social” semi-private open space is desirable.

In courtyard projects, the courtyards typically serve a combination of functions, such as circulation, buffer between units, and as a source of natural light and air to courtyard-facing rooms. Owing to these functions, they are rarely suitable locations for the kind of social use mentioned above. Although a courtyard can provide an opportunity for a common outdoor amenity space and play area, and such programming is highly encouraged, it would not be considered as an amenity space to fulfill the requirement for exterior amenity space due to the reasons outlined above.

- (a) Semi-private common open space, accessible to residents, should be provided wherever possible. It should preferably occur in the rear, either on top of the commercial/parking level or on levels above. Impacts on privacy, view, and noise for nearby units and properties should be addressed.
- (b) Roof spaces should be accessible and utilized as common outdoor amenity space, wherever possible. Accessible roof spaces may be programmed to encourage social interaction, including children's play space, seating nodes, and a variety of active and passive spaces.
- (c) Where possible, exterior amenity space should be located contiguous with an indoor amenity space.
- (d) Adequate artificial light should also be carefully designed, so not to disturb liveability of adjacent residential units.
- (e) Refer to the High-Density Housing for Families with Children Guidelines for guidance on common open space.

6.2 Private Open Space

Usable private open space should be provided for each dwelling unit, particularly for family units. Examples of usable private open space include open balconies, private terraces, and private roof decks.

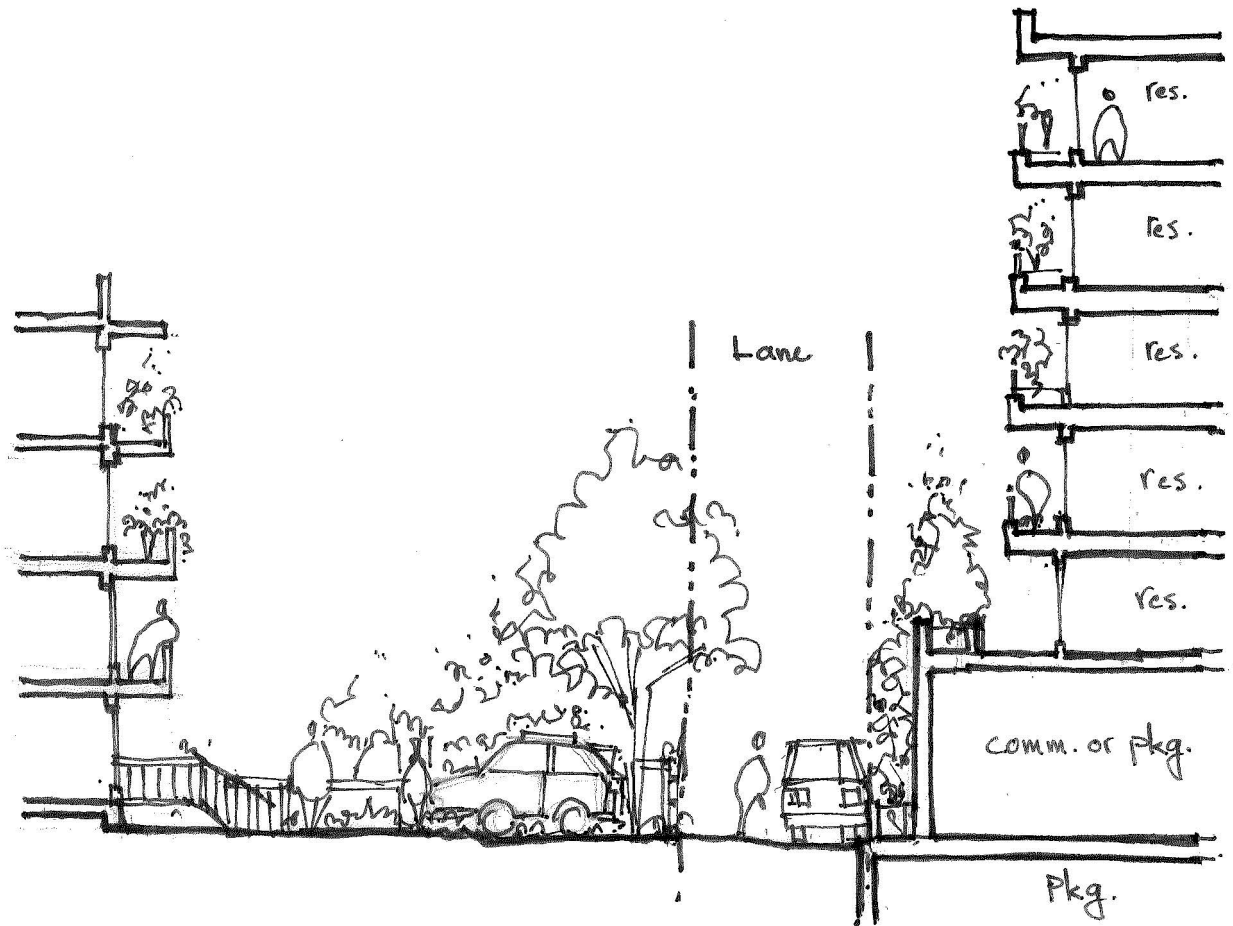
- (a) Private open space should be designed to capture sun and views where possible.
- (b) Private open space in the form of balconies, decks or patios should have a minimum single horizontal dimension of 1.8 m and minimum area of 4.5 m².
- (c) Private outdoor space shall be provided for all units with two or more bedrooms. Refer to the High-Density Housing for Families with Children Guidelines for guidance on private open space for family units.
- (d) All studio and one bedroom units shall provide private outdoor space, unless a commensurate amount of common exterior amenity space of no less than 4.5 m² per unit is provided, based on total dwelling units of the development. Courtyard floors would not be considered as an amenity space to fulfill this requirement for exterior amenity space due to the reasons outlined in section 6.1 above.
- (e) If private outdoor space is not provided for a studio or one bedroom unit, unit layout and design should maximize solar and ventilation access by maximizing operable glazing units. Provision of juliet balconies should also be considered. This guideline recognizes that the usability of private balconies which directly face a vehicular roadway may be less desirable than a semi-private rooftop open amenity space. Furthermore, this allowance may also aid the applicant in achieving the higher building energy efficiency.

7 Landscaping

Landscaping can improve the liveability of dwelling units.

- (a) Existing trees and significant landscape features should be retained where possible.
- (b) When the lower level of the development projects close to the lane:
 - (i) The narrow rear yard at the lane edge should be planted with vines, trailing, and upright plants. Provision to protect the planting from lane traffic should be made through the use of a low planter and/or substantial curb and bollards.
 - (ii) at the edge of the second level there should be a continuous planter about 1.5 m wide.
- (c) When the first level at the rear is set back substantially (usually, but not exclusively, because it contains residential) there should be a minimum 1.5 m wide strip of planting located at the lane edge. Private fencing, if present, should be located on the inside of this planting area. Provision to protect the planting from lane traffic should be made through the use of a low planter and/or substantial curbs and bollards.
- (d) Choice of plant material should take into account the need to keep branches out of the lane right-of-way and overhead wires.
- (e) Landscape design on other parts of the site should relate to anticipated activities.
- (f) Accessible roof spaces should be combined with intensive and extensive green roof systems, including planters for growing food, wherever possible.
 - (i) Intensive green roof planters with shade trees and varied plantings may be integrated with, and help spatially define, more actively programmed areas.
 - (ii) Container planters are supported; however, consideration must be given to the minimum soil volumes needed for planting types and the structural design.
 - (iii) Extensive green roofs contribute to enhancement of many City wide goals such as biodiversity, air quality and rainwater management, and may be established on non-accessible roof areas.

Figure 31: Landscaping treatment to soften lane edge and enhance liveability



8 Utilities, Sanitation, and Public Services

8.1 Underground Wiring

- (a) In order to improve the visual environment for residents, developments on larger sites (45.0 m frontage or wider) should investigate with the City Engineer the feasibility of using underground wiring for electric, telephone and cable services, including the removal or partial removal of existing overhead plant.

8.2 Garbage and Recycling

Garbage and recycling are essential services. They can seriously detract from residential liveability unless skillful design is used to screen them from residential uses in and near the development.

- (a) Garbage and recycling facilities should be fully enclosed on roof and sides, with screening to the lane.

9 Sustainability

9.1 Simplified Form

Designers may find that a simplified building form helps to improve the performance of the building envelope. The district schedule is intended to accommodate a wide range of architectural forms for residential rental tenure buildings. Projects pursuing less articulated building envelopes should demonstrate architectural expressiveness through other design choices, such as exterior cladding and external fixtures including sun shading devices.

Applications that are designed to meet the requirements of the Passive House or ILFI Zero Energy standards should also refer to the Zero Emissions Building Catalyst policy and guidelines for information on design options. For information on the regulatory variances available in the Zoning and Development By-law for zero emissions buildings, see the Guidelines for the Administration of Variances in Larger Zero Emission Buildings.