



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

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

29TH AVENUE STATION AREA CD-1 GUIDELINES (SLOCAN STREET AND 29TH AVENUE SITE) (BY-LAW NO. 6316)

Adopted by City Council on March 22, 1988

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Note: The guidelines in this document are organized under standardized headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading.

1 Application and Intent

These guidelines should be used in conjunction with the CD-1 By-law for multiple residential development on the Slocan Street and 29th Avenue site, zoned CD-1 (Figure 1). The guidelines will be used by City staff in the evaluation of projects. Applicants should also refer to Chapter 3: New Development Opportunities and Chapter 7: Implementation and Development Principles in the Nanaimo/29th Avenue Station Areas Plan.

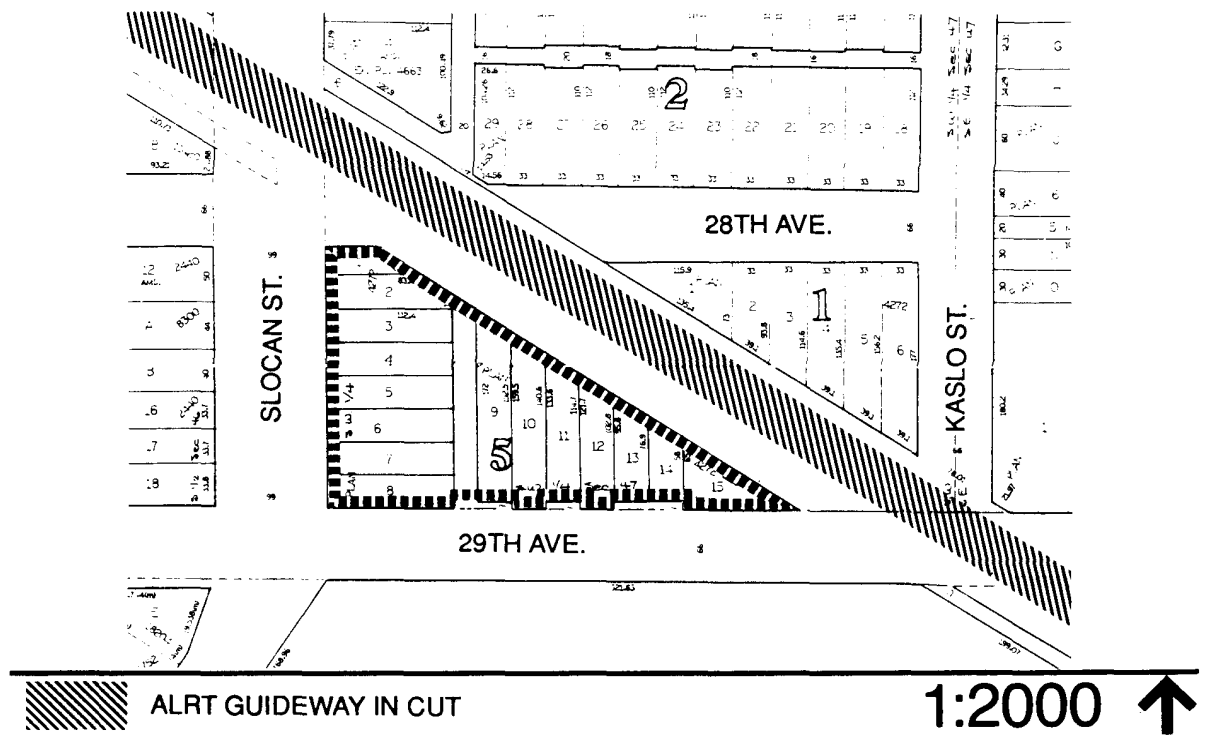
The ALRT redevelopment sites are mainly located in established single-family neighbourhoods. Most sites are also adjacent to and physically impacted by the ALRT system or busy arterial streets. The major guideline objectives are:

- (a) To ensure that new development is compatible with the physical character of the neighbourhood;
- (b) To achieve residential liveability by dealing with the impacts of the ALRT system and arterial streets; and
- (c) To achieve high quality development that assists in establishing a stronger neighbourhood character and image.

It may not always be possible to achieve all the guideline objectives outlined in this document. On each site trade offs will be considered to achieve the major guideline objectives.

The intent in developing the Slocan Street and 29th Avenue site is to provide housing that can deal with ALRT and traffic noise impacts. This housing should be scaled to fit into the surrounding single-family area and should create a frontage character for both Slocan Street and 29th Avenue.

Figure 1. 29th Avenue Station Area - Slocan Street and 29th Avenue Site



2 General Design Considerations

2.1 Site Context

This site is located in a stable residential area although it is somewhat isolated from nearby single-family homes. The site fronts on both Slocan Street and 29th Avenue and is bordered by the depressed ALRT guideway on its north side. Slocan Park is located on the south side of 29th Avenue.

Although there are few prominent design elements in the surrounding neighbourhood, there is potential for emphasizing the positive characteristics to create a more identifiable community. Elements that establish character include topography, view, landscaping, building scale and building features such as roof types, windows, entrances and finishing materials.

Objective:

New development should respond positively to the site context and the existing scale and character of the surrounding neighbourhood.

This can be achieved by:

- (a) Being compatible with the scale and character of the surrounding neighbourhood.
- (b) Ensuring that the liveability of any new dwelling units is not compromised by ALRT and traffic noise impacts.
- (c) Helping establish a stronger neighbourhood character and image.

2.3 Orientation

The ALRT creates noise problems which limit the orientation of new development. The neighbourhood subdivision pattern results in existing homes on Slocan Street being oriented to the east or west and those on 29th Avenue oriented north-south. The site follows this pattern fronting on both Slocan Street and 29th Avenue. New development provides the opportunity to limit noise impacts and reinforce the predominant development pattern.

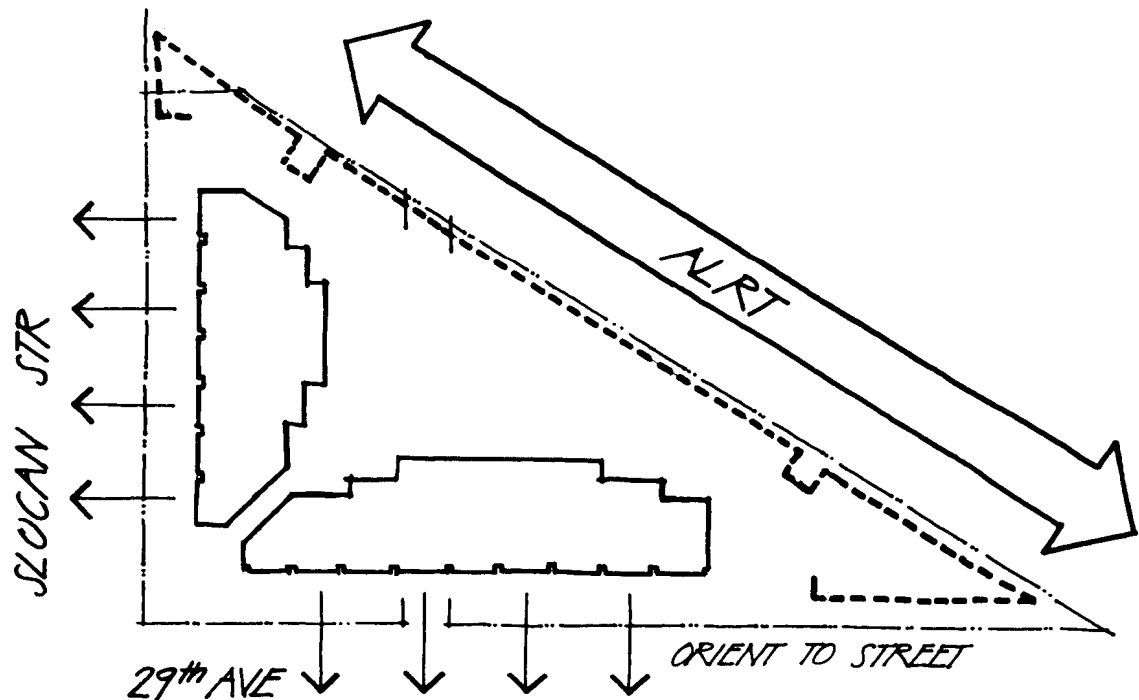
Objective:

New development should be oriented to limit ALRT noise impacts and reinforce the existing pattern of development.

This can be achieved by:

- (a) Orienting new development away from the ALRT guideway and towards existing streets, major open spaces and views.
- (b) Orienting entrances and frontages to establish a frontage character for both Slocan Street and 29th Avenue.

Figure 2. Suggested Orientation for New Development



2.4 View

Views are a major amenity in residential development. Good views of the downtown and northshore mountains are possible from the site. New development that takes advantage of this view opportunity must also respect views from homes to the east. A view analysis which illustrates the impact of new development on existing views will be required with any development permit application.

Objective:

New development should take advantage of any potential views without unduly compromising existing views enjoyed by nearby homes.

This can be achieved by articulating and providing breaks in roof lines to open up views.

2.6 Light and Ventilation

Adequate natural light and ventilation are necessary for residential liveability. However, the need to mitigate noise impacts could conflict with providing light and ventilation along building walls facing the ALRT guideway. New development must achieve solutions to this conflict to ensure residential liveability. Below grade dwelling units and their private outdoor spaces do not receive adequate light.

Objective:

New development should provide adequate natural light and ventilation to all dwelling units.

This can be achieved by:

- (a) Maximizing the number of exterior walls with windows for each dwelling unit not impacted by the ALRT.
- (b) Using alternatives to standard windows such as skylights and glass block to allow light through walls facing the guideway.
- (c) Locating dwelling units at or above grade only.

2.8 Noise

Low noise levels are a major element in residential liveability. This site is impacted by noise from ALRT trains and, to a lesser extent, traffic on Slocan Street. New development must be noise tolerant.

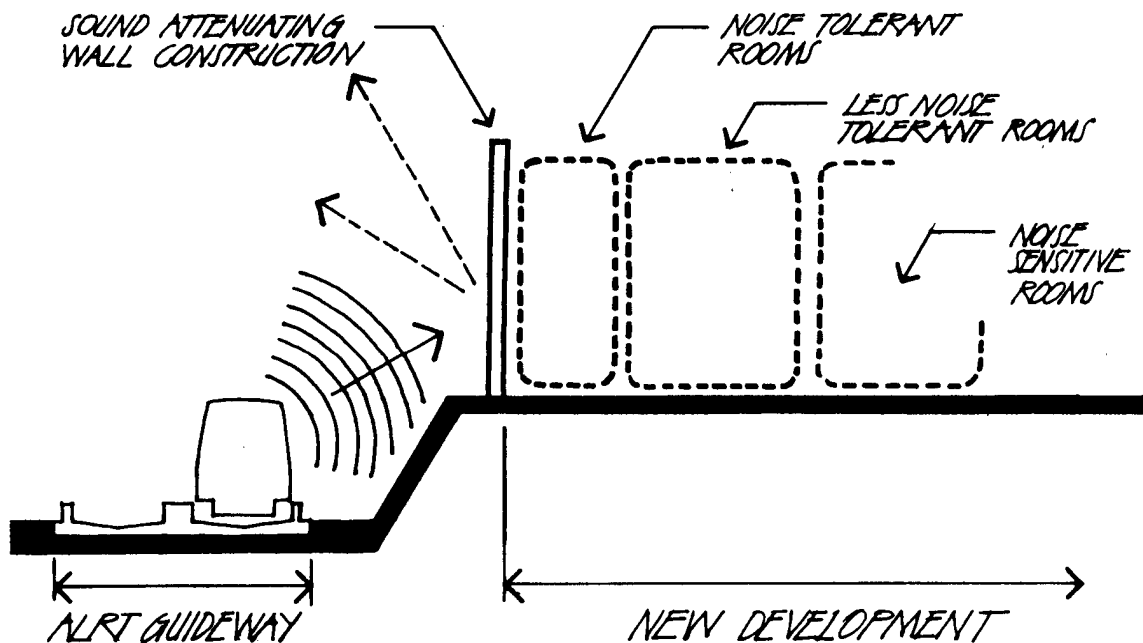
Objective:

New development should minimize ALRT and traffic noise in dwelling units.

This can be achieved by:

- (a) Locating rooms most affected by noise such as living rooms and bedrooms away from the noise source (Figure 3).
- (b) Locating areas not affected by noise such as stairwells and single loaded corridors between the noise source and dwelling units.
- (c) Using materials and construction methods that limit noise transmission such as masonry construction, double stud insulated walls, triple glazing and glass block.
- (d) Locating noise buffers such as glazed balconies, walls, fences and berms between the noise source and dwelling units.
- (e) Providing alternate ventilation systems such as baffled wall vents.
- (f) Constructing noise fences adjacent to the ALRT guideway using materials compatible with the main building.

Figure 3. Example of New Development Responding to Noise Impacts



2.9 Privacy

New development that is higher than adjacent buildings could create privacy problems due to overlooking. However, sensitive site and dwelling unit planning can minimize the loss of privacy on adjacent sites.

Objective:

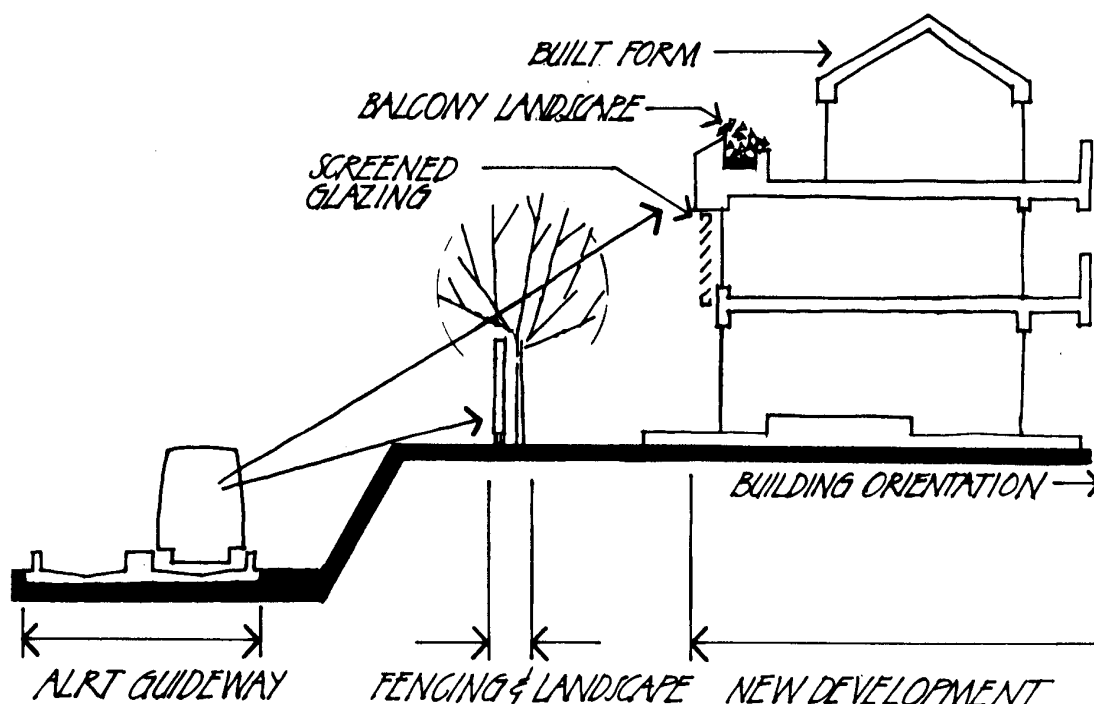
New development should respect existing levels of privacy.

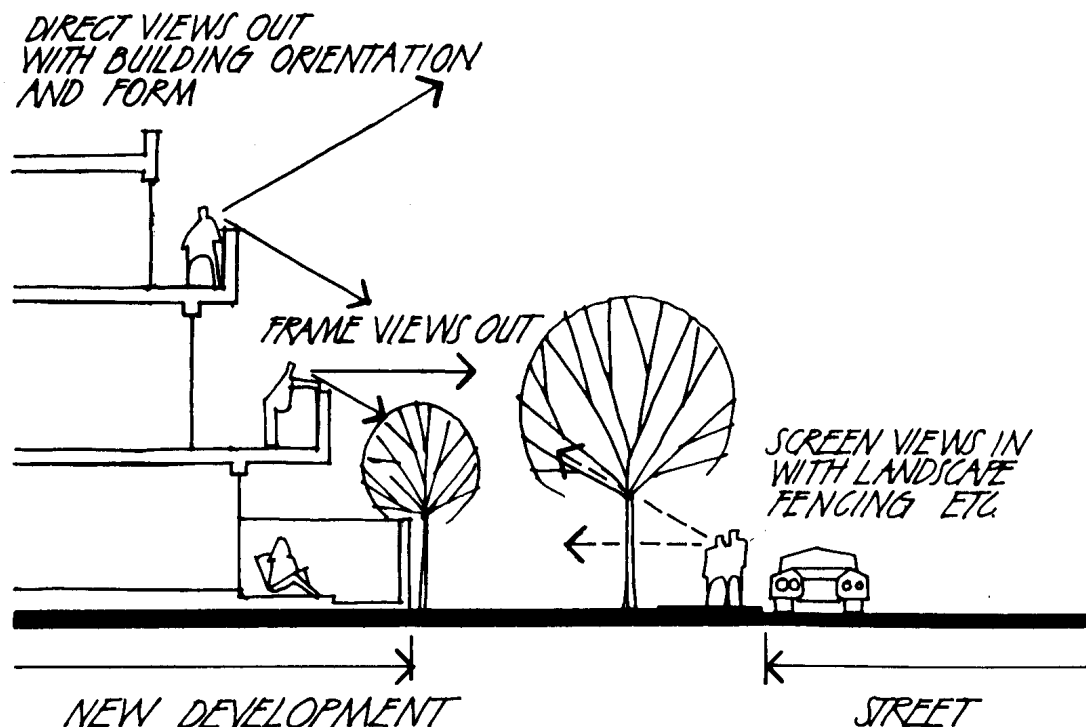
This can be achieved by:

- (a) Designing and landscaping new development to ensure that the privacy of adjacent sites to the north is not unduly compromised.
- (b) Ensuring that new development has a high degree of individual unit privacy through careful location and treatment of windows and balconies.
- (c) Locating solid fences between the ALRT guideway and new dwelling units.

Figure 4. Examples of Building Configuration to Ensure Privacy

Figure 4A





2.13 Parking

Underground parking should be located below grade limiting any exposed structure. Any exposed structure and surface parking areas should be well screened and suitably treated.

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

4.2 Frontage

The most common building frontage in the neighbourhood is that of a single-family home on a single lot. This sets up a recognizable rhythm of spacing from house to house. New higher density development will be built on larger sites possibly disrupting this established pattern.

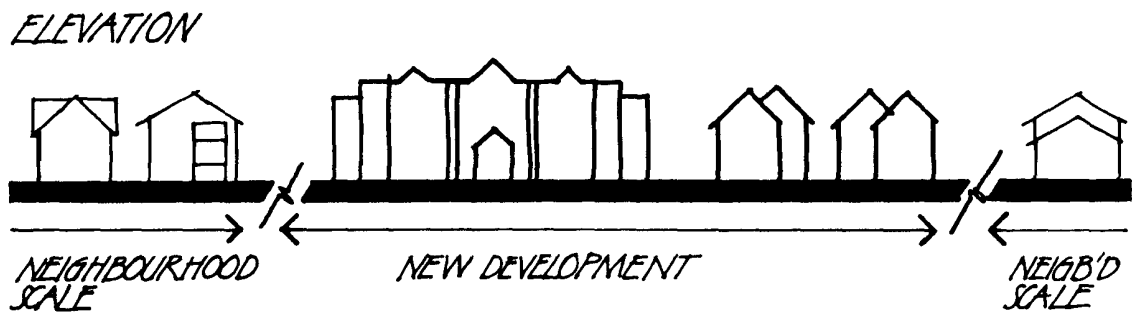
Objective:

New development should provide a frontage character that is compatible with existing single-family development. It should also create visual interest and avoid an anonymous box-like image.

This can be achieved by:

- (a) Physically breaking the building into a number of smaller elements.
- (b) Visually breaking facades into smaller individual components.
- (c) Articulating building facades to express individual units.

Figure 5. Example of New Development Creating Frontage Character



4.4 Yards

Yards are an important element that create scale and character for an area. Most single-family homes in the neighbourhood have typical front yards of 6.1 to 7.3 metres (20 to 24 feet). These front yards provide a continuous strip of open space along the street edge. The issue of providing setbacks from the ALRT is complex and requires consideration of the benefits to site development and impact mitigation.

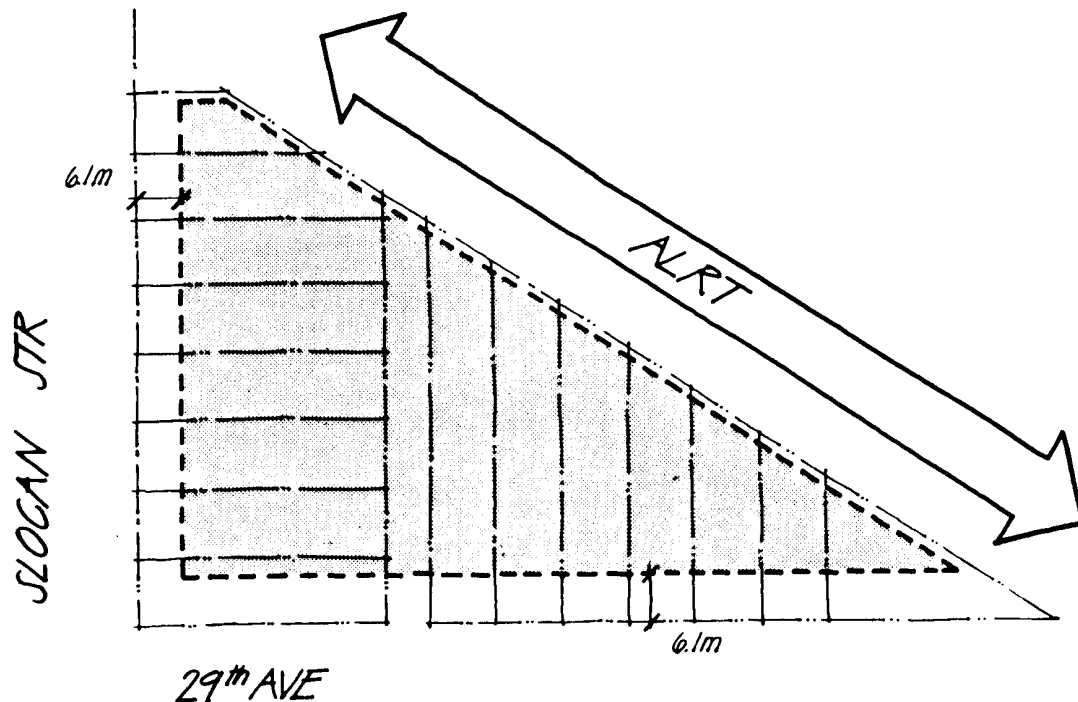
Objective:

New development should use building setbacks that respond to ALRT impacts and respect and continue the existing yard rhythm and character of the neighbourhood.

This can be achieved by:

- (a) Providing a 6.1 metre (20 foot) setback along both Slocan Street and 29th Avenue (Figure 6).
- (b) Providing no setback between the building and the ALRT when the exposed wall has been designed to deal with noise impacts. This permits more flexible site planning, creates more useable open space and encourages more units oriented away from the ALRT guideway.

Figure 6. Suggested Setbacks for the Slocan Street and 29th Avenue Site



5 Architectural Components

5.1 Roofs

Roofs can assist in giving an area character and identity and often define the building's use. There are a variety of pitched roof types in the neighbourhood, reflecting a residential character.

Objective:

New development should have roofs that are compatible with the existing neighbourhood character and create visual interest.

This can be achieved by:

- Integrating pitched roofs into the overall design to provide residential character. These should strengthen neighbourhood identity, be compatible with adjacent housing and avoid a "tacked-on" look.
- Emphasizing entrances and expressing dwelling unit identity by incorporating secondary roofs.
- Clustering and screening any mechanical equipment and venting.

5.2 Windows

Windows are an important element in establishing character. Generally windows in the neighbourhood are of the standard residential type. New development provides an opportunity to enhance visual interest and the sense of quality construction through window detailing. However, particular care must be taken in the treatment of any windows affected by ALRT and traffic noise impacts.

Objective:

New development should use windows that create visual interest and reinforce the residential character of the neighbourhood.

This can be achieved by:

- (a) Emphasizing residential character by using articulated window types such as bay windows and windows with more detailing and emphasized framing that express unit individuality.
- (b) Suitably treating any windows affected by ALRT and traffic impacts to reduce noise.

5.3 Entrances

Entrances are a key component in a building's design and traditionally are its major focus. Most older houses in the area have highly visible single street-facing entrances, some at grade and others accessible from a substantial staircase.

Objective:

New development should emphasize entrances.

This can be achieved by:

- (a) Providing individual grade access to as many dwelling units as possible.
- (b) Creating visual interest by use of porches, staircases, entrance roofs and door detailing.
- (c) Locating and designing lobbies to be clearly visible and directly accessible from the street.

5.4 Balconies

With an increase in density, balconies will provide needed outdoor space. The design of balconies should consider privacy, useability, integration with the overall design and noise impacts.

Objective:

New residential development should provide balconies which are useable, private and noise-tolerant.

This can be achieved by:

- (a) Providing balconies with a minimum depth of 6 feet.
- (b) Orienting and screening balconies to ensure a high degree of privacy from other units and adjacent balconies.
- (c) Suitably screening any balconies affected by ALRT and traffic impacts to reduce noise.
- (d) Integrating balconies into the overall building design to avoid a "tacked-on" look.

5.5 Exterior Walls and Finishes

Most houses in the neighbourhood are finished in combinations of stucco and wood with some use brick and stone as trim. The need to mitigate ALRT noise impacts may result in blank walls facing the guideway. The detailing and finishing of these walls require careful attention to ensure an attractive image when viewed from nearby homes.

Objective:

New development should employ finishing materials that create a strong, attractive and cohesive character and minimize the usual impact of continuous building walls.

This can be achieved by:

- (a) Using a limited number of finishing materials common to the area.
- (b) Limiting uninterrupted stucco walls.
- (c) Articulating and texturing building walls adjacent to the ALRT.

7 Open Space

Open space is a major element in creating character and liveability in residential areas. Surrounding single-family homes provide open space in their front and rear yards. New development at a higher density will likely provide open space in the form of large communal spaces or private patios and balconies.

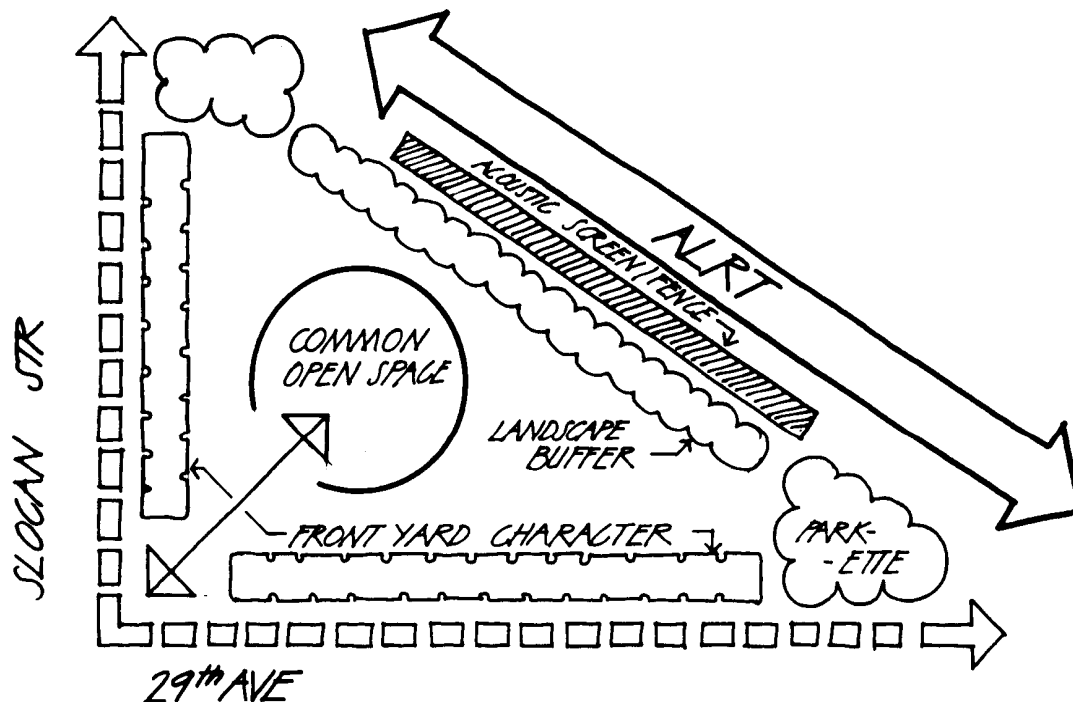
Objective:

New development should provide a variety of open spaces which are useable, easily supervised, compatible with the characteristic open space of the neighbourhood and buffered from ALRT and traffic impacts.

This can be achieved by:

- (a) Defining open space by the careful siting and massing of buildings rather than being left over areas resulting from the building design (Figure 7).
- (b) Providing alternatives to ground floor open space when site coverage is greater than 50% such as large balconies and roof decks.
- (c) Providing private open space directly accessible from each unit in the form of a yard, roof garden or large balcony. Ground level private open space should be defined by screening or landscaping.
- (d) Suitably screening any open space affected by ALRT and traffic impacts to reduce noise.
- (e) Setting back any privacy fencing from the property line to ensure the visual continuity of open space along the street. Any fencing should be designed to promote casual neighbourhood surveillance from the street by permitting some view of the dwelling unit without sacrificing unit privacy.

Figure 7. Open Space Opportunities



8 Landscaping

Landscaping defines public-private space and creates neighbourhood character. The predominant form of landscaping in the neighbourhood is simple, formal front yards with ornamental trees and gardens. Some areas have continuous street trees which help create a cohesive image and character for the street. Surface treatment in new development should respond to the variety of uses to which open space will be put. Both hard and soft surfaces should be provided as needed and may include pavers, cobblestone, tile and lawn areas.

Objective:

New landscaping should compliment and enhance the predominant landscape character of the neighbourhood. It should also help mitigate ALRT impacts and help integrate new development into the neighbourhood.

This can be achieved by:

- (a) Ensuring that new landscaping is compatible with the existing neighbourhood character.
- (b) Providing landscaped balconies, patios and roof decks.
- (c) Using landscape treatments adjacent to the ALRT guideway to visually screen new developments and soften the impact of continuous building walls (Figure 8).
- (d) Layering landscape materials to achieve an appropriate interface along the street (Figure 9).
- (e) Providing consistent boulevard trees in agreement with the City Engineer to visually tie the neighbourhood together.

Figure 8. Suggested Landscaping Adjacent to the ALRT

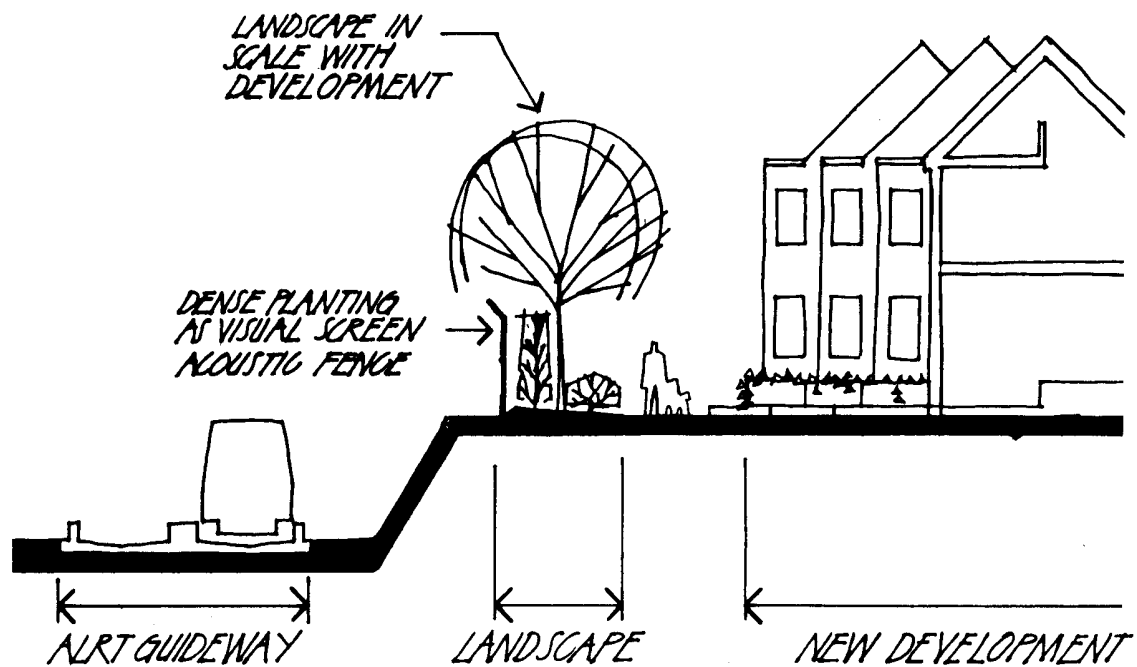
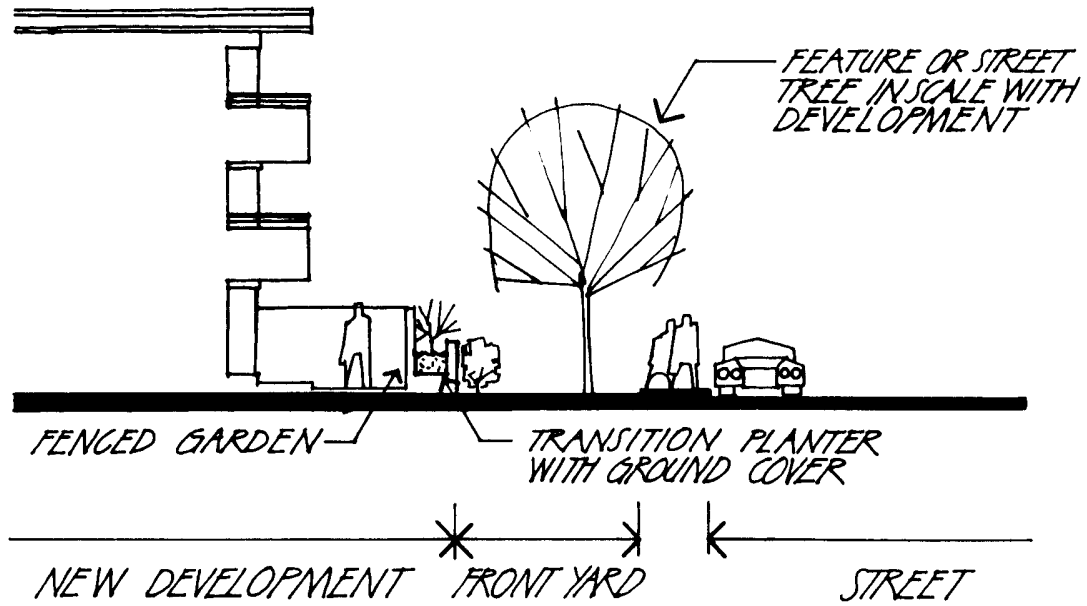


Figure 9. Suggested Street Edge Landscape Treatment



Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in Brochure #3 **How To... Development Permits for Major Applications**.