



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

Planning, Urban Design and Sustainability Department

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RM-11 GUIDELINES

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1 Application and Intent

These guidelines are to be used in conjunction with the RM-11 District Schedule of the Zoning and Development By-law.

Under the District Schedule, Multiple Dwelling and mixed-use residential buildings are conditional approval uses. Multiple Dwelling in this District will generally take the form of a 4-storey apartment building in a “T” form located on an arterial street. Other Multiple Dwelling options, including triplex, townhouses in a courtyard configuration and stacked townhouses, are provided for Locked-in Lots with no opportunity to consolidate with adjacent lots to meet the minimum site frontage and site area to develop a 4-storey apartment building.

New duplexes (with or without Secondary Suite or Lock-off Units) are only permitted on Locked-in Lots in this zone.

Multiple Conversion Dwelling and Infill in combination with retention of a Character House are only permitted in Locked-in Lots in these districts.

New single detached houses (with or without a secondary suite) and Laneway House are not permitted in these districts.

1.1 Intent

The intent of these guidelines is to:

- (a) Strongly encourage the development of medium-density 4-storey apartment buildings and mixed-use buildings in a “T” form that include a range of unit sizes, many of which are suitably sized for families (i.e. two- and three-bedroom units);
- (b) Ensure a high standard of liveability for all new dwelling units, including Lock-off Units, with emphasis on natural light and cross-ventilation;
- (c) Ensure the design of common outdoor space in courtyards that accommodates social interaction and children’s play; and,
- (d) Ensure durable and sustainable design, while allowing architectural diversity.

1.2 Application

These guidelines apply to conditional approval 4-storey apartment buildings and mixed-use residential buildings.

For a development on a Locked-in Lot proposing triplexes, townhouses in a courtyard configuration or stacked townhouses, refer to the RM-8A Guidelines.

For a development on a Locked-in Lot proposing new Duplex (with or without Secondary Suite or Lock-off Units), refer to the RT-5 District Schedule.

For a development on a Locked-in Lot proposing Multiple Conversion Dwelling and Infill in combination with retention of a Character House, refer to the RT-5 District Schedule and RT-4, RT-4A, RT-5, and RT-6 Guidelines.

For renovations to existing buildings including single detached house, single detached house with Secondary Suite, and Laneway House, refer to the RT-5 District Schedule and Section 11 of the Zoning and Development By-Law.

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhood consists primarily of detached houses with characteristics such as regular spacing of houses, individual front entries and landscaped yards. New development should reflect desirable characteristics of the existing area as practical for 4-storey apartment developments such as:

- (a) A clear architectural identity for the main building entrance from the street, and individual front entries and patios for ground level units;
- (b) Rich landscape character by providing varied plants of substantial size throughout the site;
- (c) Visually open rear courtyard spaces with a neighbourly relationship to adjacent sites; and,
- (d) Vehicular access at the rear of the site and underground parking.

As new development occurs, there will be a change in the character of the street. New buildings are encouraged to have varied architectural character to provide visual interest, and will maintain a consistent primary building face and front yard setback to create a consistency to the streetscape.

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

Development of 4-storey apartment buildings and mixed-use residential buildings, not including Lock-off Units, will require lot consolidation to meet a minimum site frontage of 36.6 m (120 ft.) and site area of 1 000 m² (10 764 sf.). This will generally require consolidation of a minimum of 4 standard 33 feet wide lots. A maximum site frontage of 50 m (164 ft.) is intended to encourage incremental development and variety within the streetscape. This is generally a maximum consolidation of 5 standard 33 feet wide lots.

Consolidation:

Consolidation (i.e. assembly) of lots should avoid the creation of locked-in lots on the remainder of the block. In cases where locked-in lots cannot be avoided, there are lower density options for development as outlined below.

Locked-in Lots:

The following development scenarios will only be considered on locked-in lots where there is no opportunity to assemble to meet the minimum site frontage of 36.6 m (120 ft.) and site area of 1 000 m² (10 764 sf.) to develop a 4-storey apartment building or mixed-use residential building. A lot is considered to be locked-in if private properties directly adjacent have already been developed as multiple dwellings.

Development on locked-in lot(s) of townhouses, not including Lock-off Units, is permitted with a minimum site frontage of 12.8 m (42 ft.) and site area of 556 m² [5 985 sf.] For these developments, refer to the RM-8A District Schedule and RM-8A Guidelines. Townhouses are not supported for lots meeting the minimum frontage 36.6 m (120 ft.) for 4-storey apartments and mixed-use residential buildings.

Development on a locked-in lot(s) of a triplex may be considered on an existing single lot with a minimum site frontage of 42 ft. and site area of 303 m² (3 294 sf.). For these developments, refer to the RM-8A District Schedule and RM-8A Guidelines.

Development on a locked-in lot(s) of other dwelling options including duplexes (with or without Secondary Suite or Lock-off Units) and Multiple Conversion Dwelling and Infill in

combination with retention of a Character House may be considered on an existing single lot in accordance with the RT-5 District Schedule and RT-4, RT-4A, RT-5, and RT-6 Guidelines.

Table 1: RM-11 Development Scenarios

	Frontage	Site Area	Building Typology	FSR	Reference Document
	Min. 120' Max. 165'	1,000 m ²	T-shaped 4-storey Apartment or Mixed-Use Residential Building (Mid-Block Site)	1.7	Continue with RM-11 Guidelines
L-shaped 4-storey Apartment or Mixed-Use Residential Building (Corner Site)					
Standard 4-storey Apartment or Mixed-Use Residential Building (All Sites - Passive House)					
Locked-in Lots Only	Min. 42' Max. 119'	556 m ²	Townhouses	1.2	Refer to RM-8A Guidelines
	Min. 42'	303 m ²	Triplex	0.9	
	N/A	306 m ²	Duplex	0.75	Refer to RT-5 and District Schedule

2.2.2 Building Typologies

(a) Objectives

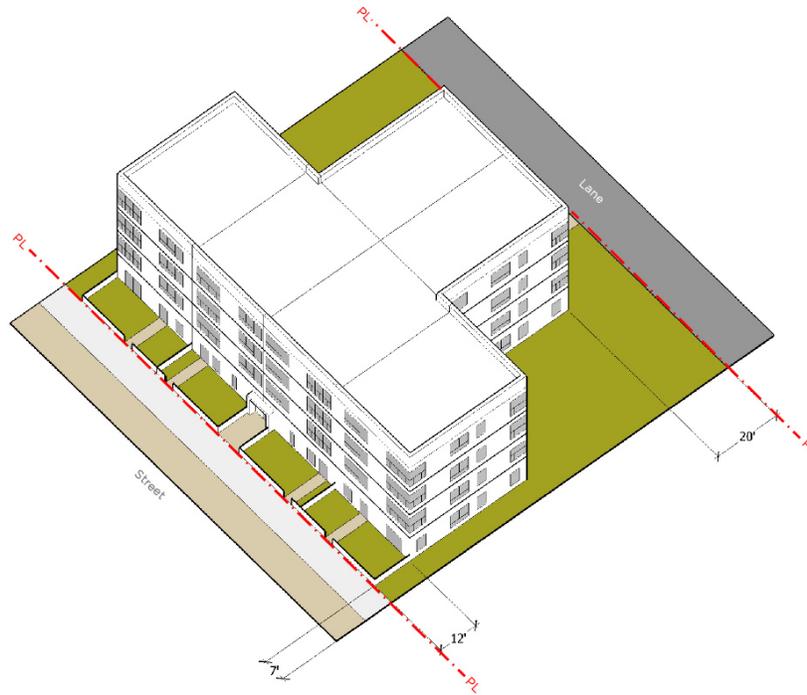
All 4-storey apartments and mixed-use residential buildings should provide:

- (i) Ground floor units with entry doors at the street (in addition to unit entries from the interior corridor);
- (ii) A range of unit types, including a minimum number of 2- and 3-bedroom units;
- (iii) Private outdoor space for all units (exception may be made for studio units where generous common outdoor space is provided);
- (iv) Unit layouts that maximize natural lighting and provide cross-ventilation to units to the greatest extent possible (i.e. two exterior walls);
- (v) A minimum width of primary living spaces (e.g. living room) of any dwelling unit with 2 or more bedrooms of not less than 4.2 m (14 ft.);
- (vi) Common outdoor space in conjunction with an indoor amenity room; and
- (vii) Quality, durability and a sense of permanence in architectural design.

(b) 4-Storey Apartment and Mixed-Use Residential Building: “T” form

The T-form building has a street expression similar to a standard 4-storey apartment form, but has a “wing” extending toward the rear of the site from the centre of the building. This building type presents a strong primary building face at the street, and allows two generous courtyards toward the rear of the building.

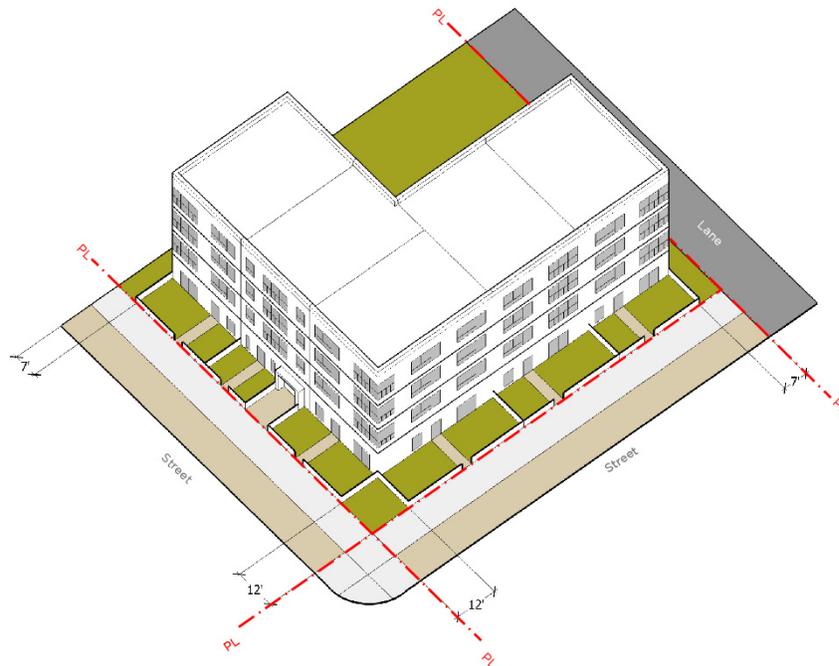
Figure 1: 4-Storey Apartment: “T” form



(c) 4-storey Apartment and Mixed-Use Residential Building: “L” form

On corner sites along arterial streets, the building wing should extend along the flanking street(s) to create enclosure and acoustic protection for the rear courtyard, and continuity of open space with the courtyard at the adjacent site. For non-arterial streets a “T” form may be provided at the corner, particularly on south-facing corners where a courtyard at the south side will have better sunlight access. Corner sites along Garden Drive may use either the “T” or “L” form.

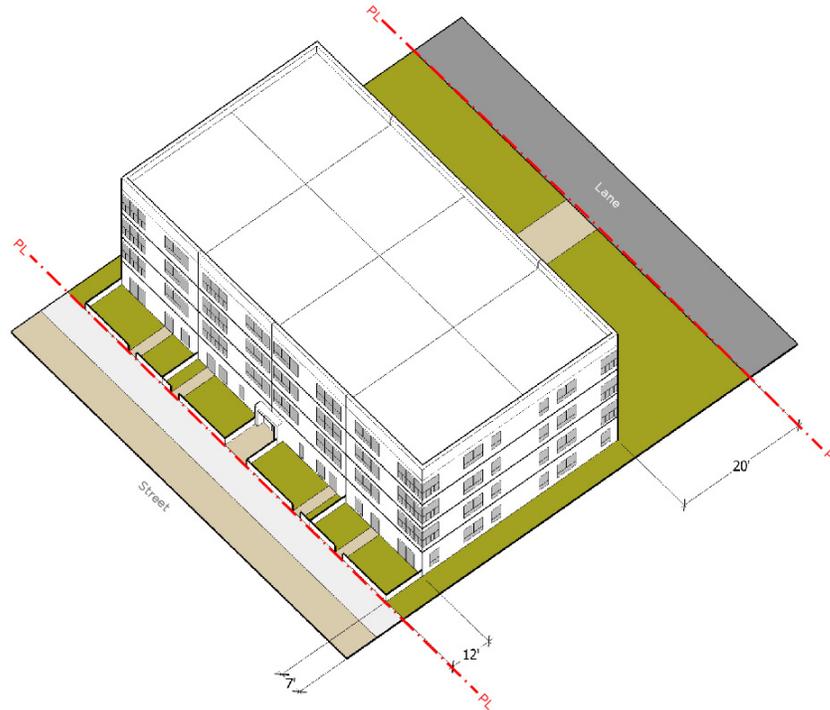
Figure 2: 4-storey Apartment: “L” form



(d) 4-storey Apartment and Mixed-Use Residential Building: Standard Form – Passive House

For sites seeking to develop under the certified Passive House or International Living Future Institute Zero Energy standards program, a more conventional apartment form with a double-loaded corridor will be considered, rather than a “T” or “L” typology. This is intended to allow for a more compact building form consistent with the objectives of the Passive House/International Living Future Institute Zero Energy criteria.

Figure 3: Passive House - Standard Apartment



2.3 Orientation

New buildings should present an active, social edge to streets and lanes where feasible. Direct street access to ground level units at the front should be provided. Private outdoor spaces for ground-level dwelling units may be located in front yards.

- (a) Developments should orient the main residential entrance to the street, and front unit entries should be clearly visible from the street and the sidewalk. Unit entries should be made welcoming with landscaped patios, lighting and street-facing living room windows.
- (b) On corner sites, unit entries should be located facing both streets. The primary facade and building entrance should be oriented to the primary street, if a primary street is apparent. All elevations which face a street should be fully designed and detailed as a “front”.
- (c) Units located at the rear of the site should have entrances oriented to the internal courtyard. A generous and clearly marked passage from the street to the courtyard should be provided (See section 2.7 Access and Circulation of these guidelines). Discrete lighting of paths should be provided.

2.4 Topography

On sloping sites, care must be taken when siting the building to ensure that units have adequate access to daylight. The main building (entry) level may need to be stepped to avoid units that are too far below grade. Units should not be located more than 0.6 m (2 ft.) below grade. The District Schedule offers a building height variance for sloping sites that may be requested in exceptional situations where other design measures do not resolve the building height overage. (See section 4.2 Building Height of these guidelines).

2.5 Light and Ventilation

Access to natural light and ventilation affects the liveability of dwelling units. A focused design effort is required to ensure these qualities in 4-storey apartments and mixed-use residential buildings.

2.5.1 Access to Natural Light

- (a) Daylight for interior and exterior spaces for all dwelling units should be maximized.
- (b) Units may be located facing the street or rear courtyards; units with a single orientation to the side yard are not supported.
- (c) Units with two exterior walls (i.e. corner or full depth units) should be maximised.
- (d) Dwelling units that do not have two exterior walls should not be any deeper than 9.1 m (30 ft.) to ensure adequate natural light to the primary dwelling spaces.
- (e) For all dwelling units (including lock-offs), all habitable rooms (not including bathrooms and kitchens) must have at least one window on an exterior wall.
- (f) Floor to floor heights of 3.1 m (10 ft.) are supported and are encouraged for floors at the ground level.
- (g) Some shadowing on adjacent sites is expected but should be minimized where possible.

2.5.2 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.

- (a) The “T” building typology is intended to maximize units with two major exposures that face opposite directions or at right angles to each other;
- (b) The provision of natural ventilation should ensure that each habitable room is equipped with an openable window;
- (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;
- (d) Employing window types that facilitate air exchange are encouraged. Windows with openers at both a high and low level can help create air flow. Casement windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).

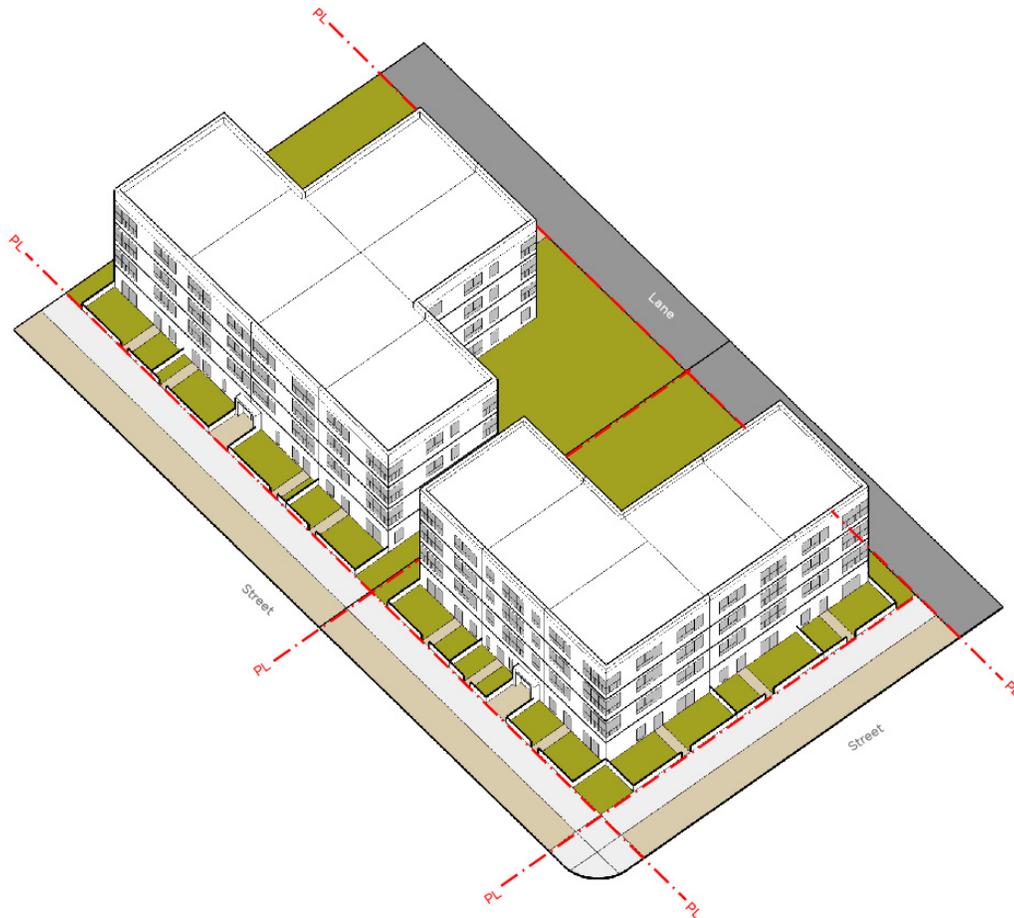
2.5.3 Courtyards:

The “T” building typology creates two generous courtyards at the rear of the site to provide light and ventilation to adjacent units, as well as outdoor amenity space.

- (a) Courtyards for T-form buildings should each be a minimum of 12 m (40 ft.) wide, measured from the side property line (See section 4.4 Side Yard of these guidelines);
- (b) There are no restrictions on what rooms can face the courtyard, but privacy and light access should be considered;

- (c) Discrete balcony projections are permitted into courtyards to a maximum of 1.8 m (6 ft.). Continuous balconies that extend for the full façade width and read as an extension of the building mass are discouraged.

Figure 4: “T” and “L” courtyards (Axonometric showing adjacent lots)



2.6 Privacy

While overlook of private open space and some lines of sight into windows may be unavoidable, reasonable effort should be taken to ensure that privacy is not unduly compromised.

- (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 or translucent railings.
- (c) Particular care should be taken for units located at inside corners of the “T” and “L” form due to the greater potential for overlook and privacy impact.

2.7 Access and Circulation

- (a) Fire-fighter access to units in a 4-storey apartment or mixed-use residential building will be from the principal residential entry and common corridors.

- (b) In addition, ground floor units at the street should have pedestrian access to front doors from the street to provide activation and a residential character.
- (c) Ground floor units at the rear should have entry doors from a common courtyard.
- (d) Corridors should be limited in length to assist with wayfinding and a sense of place. Corridors should not exceed 22.9 m (75 ft.) in any one direction from the main entry point. To assist with orientation and improve atmosphere, introduce natural light and ventilation into corridors, whenever possible.
- (e) Hard surface circulation should be minimized to provide only what is necessary to access dwelling units, common outdoor space or services located at the rear of the site.
- (f) Vehicular access should be from the lane, where one exists.
 - (i) Sites must be assembled in such a way that vehicular access from a lane is possible.
 - (ii) On sites without lane access, and with no means to acquire lane access through consolidation, access may be from the street and the curb cut should be minimized.
- (g) Vehicle parking will be located below grade.
 - (i) Exit stairs and access to the underground parkade should not be located in yards, as they impede site circulation at grade, and impact privacy. Ideally, these stairs should be located in, or incorporated in to the building forms. Their location and access points should be reviewed with regard to the principles of Crime Prevention Through Environmental Design.
 - (ii) Vehicle ramps should provide the minimum buffer from a property line of 1 m, as required by the Parking By-law.

2.8 Internal Storage

The internal design of dwelling units should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units (preferred) and/or within residential storage areas located in the underground parkade. A floor space exclusion is provided for bulk residential storage space. Refer to the administration bulletin Bulk Storage and In-Suite Storage – Multiple Family Residential Developments.

3 Uses

3.1 Apartments and Mixed-Use Residential Buildings

4-storey apartments and mixed-use residential buildings are required to include a minimum number of 2- and 3-bedroom units as per the use-specific regulations in Section 2.2 of the District Schedule:

In 4-storey storey apartments and mixed-use residential buildings, not including lock-off units, with a floor space ratio greater than 1.2:

- (a) a minimum of 25% of the total dwelling units must be two-bedroom units;
- (b) a minimum of 10% of the total dwelling units must be three-bedroom units;

This is to ensure that there continues to be a good supply of housing suitable for families, as an alternative to single detached houses. The required distribution of 35% reflects the historic percentage of family households in the city. The requirement for 10% 3-bedroom units will help augment the supply of 3-bedroom units typically provided in apartment buildings.

In addition, to further support the functionality and liveability of family units, it is recommended that:

- (a) a minimum of 50% of the two- and three-bedroom units must be located within the first three floors of the building;
- (b) there must be private open space directly accessible from each unit; and
- (c) there must be a common outdoor area, in an appropriate location so that it could be developed as a children's play area.

3.2 Lock-off Units

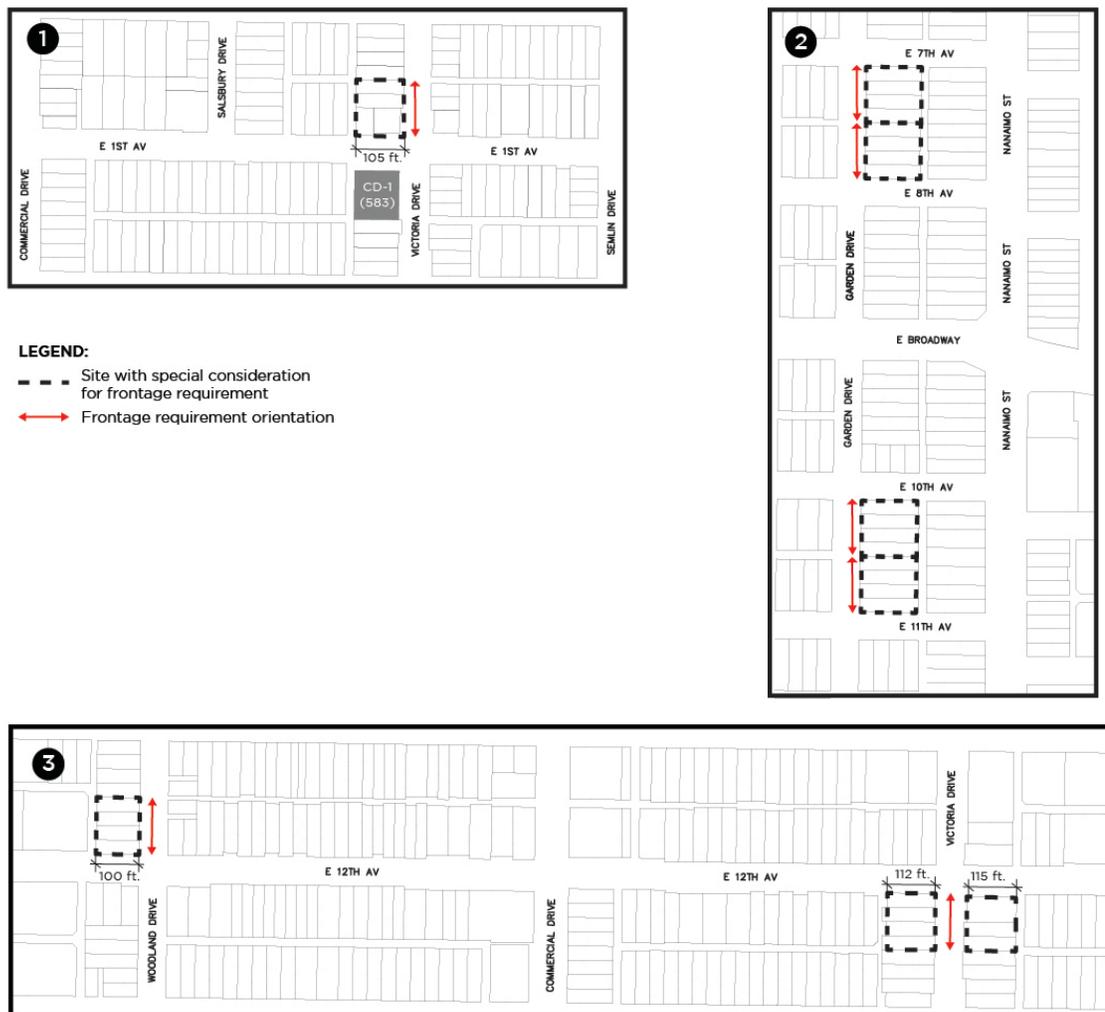
- (a) The District Schedule permits a “Principal Dwelling with a Lock-off Unit” in multiple dwellings and mixed-use residential buildings. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing lock-off units in multiple dwellings 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 single detached houses and duplexes).
- (b) Principle dwelling units that provide a lock-off unit may include the lock-off in the bedroom count. That is to say that a 2-bedroom unit with a studio lock-off can be considered a 3-bedroom unit in this district.
- (c) 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.
- (d) A lock-off unit cannot be strata-titled. This is secured by covenant.
- (e) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking.
- (f) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the Lock-off Unit Guidelines.
- (g) The maximum number of lock-off units in developments is one lock-off for every three units.

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

4.1 Frontage

- (a) The minimum frontage in the District Schedule for a 4-storey apartment or mixed-use residential building (not including lock-off units) is 36.6 m (120 ft.).
- (b) For corner sites on East 1st Avenue and East 12th Avenue, the flanking street may meet the minimum frontage. For corner sites on Garden Drive, the frontage must be met along Garden Drive.

Figure 5: Maps identifying sites that require special consideration for frontage requirement along East 1st Avenue, East 12th Avenue, and Garden Drive.



- (c) Minimum frontage requirements may be varied for sites seeking to develop buildings designed to achieve the Passive House or International Living Future Institute Zero Energy standards.
- (d) The District Schedule prescribes a maximum frontage width of 50m (175 ft.) to encourage a variety of smaller developments. The Director of Planning can vary this maximum only to ensure that individual lots are not “locked in” or “orphaned” with no opportunity to consolidate and develop with other adjacent lots. Where the maximum frontage is varied, an exceptional effort should be made to avoid a monotonous street frontage. Consolidations that exceed 70m (230 ft.) or approximately 7 lots should be treated as separate developments with more than one building with minimum 4.3 m (14 ft.) spacing between buildings which would be equivalent to the combined side yard setback between buildings on adjacent lots.
- (e) Section 3.1 of the District Schedule provides options for apartments and mixed-use residential buildings on a site with a frontage less than 36.6 m for locked in lots.

4.2 Building Height

The permitted building height for 4-storey apartments and mixed-use residential buildings is 13.7 m (45 ft.). The floor-to-floor height is not anticipated to exceed 3.1 m (10 ft.).

For sloping sites where the building cannot reasonably be accommodated in the building height envelope, the Director of Planning may permit an increase in building height. Any building height increase should achieve good liveability and functionality for units located at the lowest level.

4.3 Front Yard

The front yards of existing development vary among properties, and may be 7.3 m (24 ft.). New development will have shallower front yards down to a minimum of 3.7 m. To better assist with this transition the sidewalls of these new buildings should be treated with materials and fenestration that avoid the appearance of a “blank wall”. Inset balconies should be located at corners to soften the transition between properties.

Discrete balcony projections are permitted into front yards to a maximum of 1.8 m (6 ft.). Continuous balconies that extend for the full façade width and read as an extension of the building mass are discouraged.

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.10 of these guidelines.

4.4 Side Yard

A side yard setback of 2.1 m (7 ft.) is required for 4-storey apartment or mixed-use residential building developments.

For the “T” typology, the side yard of 2.1 m (7 ft.) will apply to the portion of the building closest to the street (the top of the “T”). Wider side yards toward the rear of the site will form courtyards. These courtyards should have a minimum width of 12.2 m (40ft.) for the remainder of the site depth. On sites with a width less than 39.6 m (130 ft.), this courtyard may be reduced in width to 7.3m (24 ft.). See Section 2.5.3 of these guidelines.

For the “L” typology on corner sites see Figure 2. Generally, exterior side yards on corner sites should be treated as front yards, and should have a setback of 3.7m (12ft).

Balconies should not project into the side yard.

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.10 of these guidelines.

4.5 Rear Yard

The rear yards of existing development vary among properties, and may be 10.6 m (35 ft.). The District Schedule prescribes a shallower rear yard to a minimum of 6.1 m to enable the “T” form, noting that larger rear setbacks are provided at the courtyards on either side of the “T”.

Yards are measured from the ultimate property line, i.e. after any dedication. See also Section 4.10 of these guidelines.

4.6 Floor Space Ratio (FSR)

The discretionary increase in the floor space ratio provided for in the District Schedule may be considered up to the maximums below:

- i) 4-storey apartment or mixed-use residential building 1.7 FSR

On a Locked in Lot:

- ii) Townhouse 1.2 FSR
- iii) Triplex 0.9 FSR
- iv) Duplex 0.75 FSR

Depending on the site dimensions (particularly lot depth), site features such as existing trees and topography, and the requirements of redevelopment (particularly parking requirements), it may not be possible to achieve the highest FSR on all sites.

4.7 Site Coverage and Impermeability

Generally, site coverage should not be varied, as provision of open space and landscaped surfaces are encouraged. However, for apartment buildings otherwise achieving the intent of the guidelines, the Director of Planning may increase the area of site coverage to 65 per cent of the site area.

For developments providing underground parking, the Director of Planning may increase the area of impermeable materials of the site, provided landscaped surfaces are maximized and impermeable surfaces minimized to what is absolutely necessary for site function. Provision of green roof infrastructure to aid with the on-site retention of rainwater will also be considered.

4.8 Off-Street Parking, Loading and Bicycle Storage

4.8.1 Parking and Loading

Underground parking structures should be absolutely minimized, and held back from site edges to allow for tree planting and rain water infiltration. See Section 9 Rain Water Management of these guidelines.

- (a) For 4-storey apartments, parking may be located underground with access from the lane;
- (b) Underground parkades should not project into the front or side yards, but should align with the exterior walls of the building above;
- (c) Underground parkades should not project above grade in courtyard spaces, but should provide continuity of grades across property lines for adjacent courtyards;
- (d) Sufficient depth of soil should be provided to allow substantial landscaping of the courtyards located on the parkade roof;
- (e) For “T”-form buildings the parking access should enter into the “leg” of the “T” in the middle of the site, rather than through the courtyards on either side, in order to maximize usable courtyard space;
- (f) For triplexes, parking is located within the rear 6.1 m (20 ft.) of the site. Parking may be provided as surface spaces located at grade or in a garage. The garage is limited in size to a two-car garage of 42 m² (400 s.f.);
- (g) Open parking spaces should be paved with permeable pavers to reduce storm water sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface; and,
- (h) Open exit stairs from the underground parkade are discouraged due to Crime Prevention Through Environmental Design concerns. Covered exit stairs are not permitted in the yards. Exit stairs may be located within the building massing. Alternately, covered exit stairs may be located in the courtyard provided they do not compromise the courtyard open space.

4.8.2 Bicycle Storage

- (a) Bicycle parking should be accommodated in the underground parking structure;
- (b) Creative bike parking solutions can be considered in above grade locations. However they should not detract or compete with at-grade open space.

4.9 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 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-11 District 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) The main living space for each dwelling unit should face a street, rear yard, or courtyard. Variance of the access to natural light regulations for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in courtyard developments;
- (c) To ensure the liveability of rooms at the ground level, the floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.7 m (9 ft.) should be provided.

4.10 Dedication of Land for the Purpose of Road Widening

Dedications are required with conditional approval redevelopment to facilitate increased street right-of-way width to provide improvements. In consideration of the additional dedication required along East 1st Avenue (Commercial Drive to Salsbury Drive) for a potential future left-turn lane, a variance of the front yard to 3.0 m (10 ft.) may be considered. The decreased setback is intended to allow the buildings to align at the front with sites not as impacted by dedications.

In consideration of the combined impact of two road dedications required for sites at the corners of E 12th Avenue and Victoria Drive, a setback of 3.0 m (10 ft.) along E 12th Avenue may be considered.

4.11 Building Depth

For “T” form apartment buildings, the objective is to provide relatively shallow building depths at the front or top of the “T” which may be between 15.2 m (50 ft.) and 18.3 m (60 ft.). The shallow building depth in this location will allow a high degree of natural light into the corner units and improve compatibility with adjacent sites which have not been redeveloped. The “T” form allows standard depth sites to be used efficiently to enable more dwelling units.

A maximum building depth of 21.3 m (70 ft.) should not be exceeded for 4-storey apartments and mixed-use residential buildings in standard form. This is intended to ensure good daylight access into units with only one exterior wall. This dimension should generally not be increased for mid-block Standard Form (double-loaded corridor) buildings.

As new buildings will project further into the site, designs should consider the impacts on privacy and shadowing to neighbours. Design revisions that still achieve the building allowance for the subject site, and minimize overlook and shadowing to neighbour sites should be explored, such as creating larger side yards in the rear portion of the site, and setting back upper storeys.

4.12 Number of Buildings on Site

The Director of Planning may permit more than one building on a site as outlined in Section 4.1(d) of these guidelines with regards to maximum frontage.

In all cases, allowing more than one building on a site should provide a superior site planning solution, maintain common outdoor space, and assist with achieving natural light and ventilation.

5 Architectural Components

New development will differ in scale from existing buildings. Development should not seek to emulate “house-like” architectural styles, but rather compose a design appropriate to the larger scale of the building. In spite of the generally larger scale, the building form should respond to particular site conditions, e.g. corner locations and adjacent heritage buildings, and create an appropriate transition.

High-quality design is expected of all developments. All walls 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.

5.1 Roof and Massing

5.1.1 Roofs

- (a) New development is not expected to emulate the building style of existing lower-scale development. Roof forms on new development should have a clear, simple concept.
- (b) Roof decks should be set back from the building edge to minimize the view into adjacent yards.
- (c) Elevator penthouses, mechanical rooms, equipment and vents should be screened and integrated with the architectural treatment of the roof, and located to minimize their visibility.
- (d) Green roofs are encouraged for all buildings, whether accessible or passive.
- (e) For roof decks with common outdoor amenity space, a modest roof top amenity room is encouraged, and should be located to minimize its prominence.

5.1.2 Building Massing

A variety of architectural expression is encouraged. To maintain a cohesive street expression a consistent front yard should be provided.

Buildings on arterials should not provide deep street-facing courtyards as they can amplify street noise. Vertical articulation and modulation can be created through other architectural devices on the front of the building.

5.2 Entrances, Stairs and Porches

Entrances are a place of interest and interaction on the street or in the courtyard. They provide opportunities for individual expression and identity. Provision of individual entries to all ground level dwellings should be provided.

5.2.1 Entrances

- (a) The common entrance to the building should be clearly identified, and differentiated from the individual private entries. It can be a welcoming place with weather-protection, a glazed lobby and seating.
- (b) On a corner site, the primary entry may be located at either street frontage.
- (c) Ground level units should have individual entrances and patios oriented to the street(s). They should read as secondary in prominence to the principal entry.

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) Windows should be placed to create a rationale pattern on the building exterior, not just function of interior layout;
- (b) 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;
- (c) Operable skylights can provide a source of natural ventilation to upper level units. A floor area exclusion is available through the District Schedule for compliant skylights.

5.4 Balconies and Decks

- (a) Private outdoor space for each unit is a requirement of the District Schedule, and should be a minimum of 5.6 m² (60 square feet) in area, and with a minimum dimension of 1.8 m (6 ft.);
- (b) In limited situations, “Juliet” balconies that maximize light and opening, may be used for 1-bedroom or studio units where it is not practicable to provide a balcony or roof deck;
- (c) Balconies and decks should be designed as integral parts of the building massing and façade composition;
- (d) Inset, rather than projecting, balconies should be used where privacy of neighbouring properties may be a concern;
- (e) Balconies should not project into yards.

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 unit.

In addition to durability, the following guidelines should be considered when choosing exterior materials:

- (a) Create a cohesive image by limiting the number of different finishing materials used;
- (b) Material changes and transitions should have a strong relationship to the overall design of the building;
- (c) 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;
- (d) 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’;
- (e) All sides of a building that extend in front 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;
- (f) 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;
- (g) Exposed concrete foundations should be limited to 30 cm (12 in.).

6 Open Space

6.1 Public Open Space

A goal of this District is to foster neighbourliness and social connection. One way this can be accomplished is to make walking safe, comfortable, convenient and delightful. This ensures that streets and sidewalks support a vibrant public life that encourages a walking culture, healthy lifestyles, and social connectedness.

6.1.1 Sidewalks and Street Trees

The streets adjacent to new development should be provided with wide sidewalks and street trees, if none exist.

6.2 Semi-Private Open Space

The provision of open space is required as 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. Open space should be varied, including a mix of soft and hard surfaces, passive and active areas, canopied and open spaces.

- (a) The District Schedule requires that any 4-storey apartments and mixed-use residential buildings provide open space on site of which a portion is programmable as children's play area. The High-Density Housing for Families with Children Guidelines should be consulted to direct the design;
- (b) Organize semi-private open space as an organizing element, not as 'leftover' space. Provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking or adjacent to the space;
- (c) Opportunities to use semi-private open space to encourage neighbourliness (between building residents, as well as with the broader neighbourhood) is encouraged. This can be supported through the provision of seating, tables, or other fixtures, and the thoughtful utilization of transitional spaces. Planting can create some screened privacy, however fences should be kept low.
- (d) In "T"-form buildings the larger side yards at the rear of the property should primarily be used as semi-private open space, rather than being broken up into smaller, private patios;
- (e) Utilities such as sumps should be integrated with a paved pathway and not interrupt open space.

6.3 Private Open Space

- (a) Provide useable private open space for all units as follows:
 - (i) For ground level units, a private garden and/or patio;
 - (ii) For upper level units, a generous balcony or roof deck with a minimum depth of 1.8 m (6 ft.) should be provided. Units with 2 or 3 bedrooms should have a minimum area of 5.6 m² (60 s.f.);
 - (iii) "Juliet" balconies that maximize light and ventilation may be used in limited situations for 1-bedroom or studio units where it is not practicable to provide a balcony or roof deck.
- (b) 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.
- (c) For units in "T"- form buildings that face the side courtyards a small area may be used as a private patio, however it should not be closed off from the semi-private courtyard. Rather soft landscaping can provide some privacy between units, but retain visual openness to the common open space.

7 Landscaping

- (a) Existing trees should be kept wherever possible and new trees introduced. To enable this, below grade parking structures should be held back from site edges, or designed with a notched or angled top edge to allow for tree root development;
- (b) Patio areas in the front yard should be screened with planting that provides some visual porosity, and can be maintained at a height of 1.5m or less;
- (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 or environmental design

(e.g. bioswale or rain garden) is encouraged where appropriate (see also Boulevard Gardening Guidelines).

- (e) In general, the 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 landscaping to provide visual depth, screening, and layering.
- (g) Landscaping in semi-private common spaces should be designed to provide screening and filtering of views, relying on plant material rather than fences. Planting larger caliper trees is particularly necessary in these locations.

8 Garbage and Recycling

For 4-storey apartment and mixed-use residential developments, garbage and recycling will be collected by private contractors. Measures should be taken to ensure that waste bins are not left in the lane. Appropriate areas for garbage and recycling bins should be provided to ensure convenient pick up – either in the underground parkade or directly off the lane. The administrative bulletin, Garbage and Recycling Storage Facility Supplement, provides detailed information on the number of containers required and dimensions and specifications of commonly used storage containers.

9 Rain Water Management

Underground parking structures should be minimized, and held back from site edges to allow for tree planting and rain water infiltration. The parking structure should not project into front or side yards as possible.

Figure 6: Parkade Structure - Plan and Typical Section

