



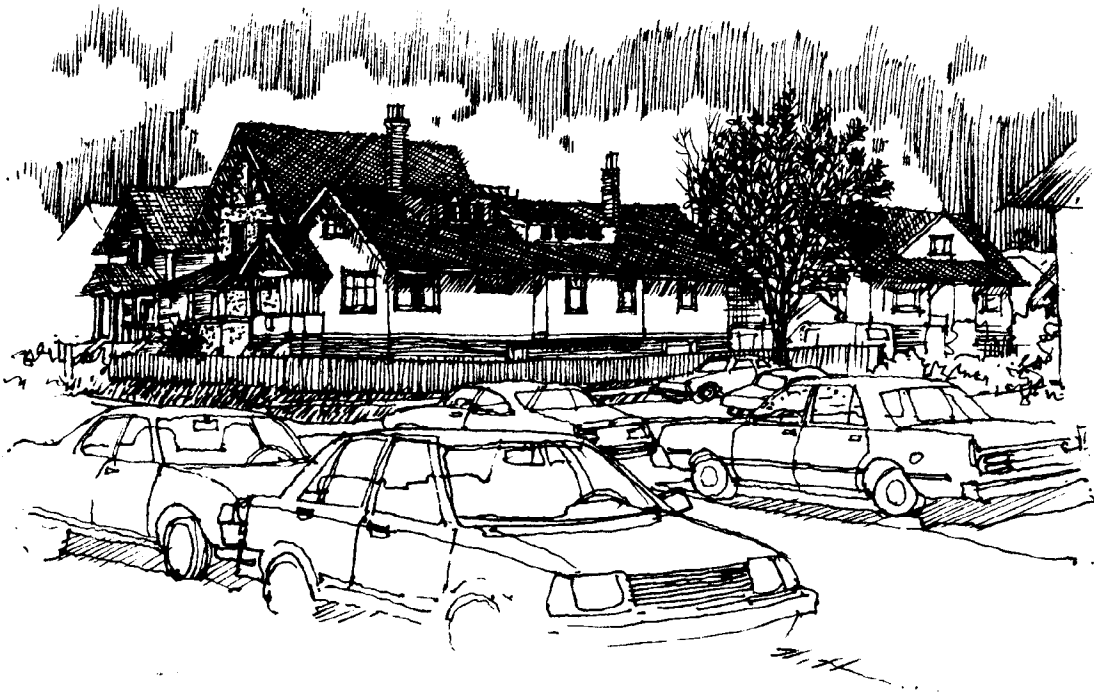
City of Vancouver *Land Use and Development Policies and Guidelines*

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FAIRVIEW HEIGHTS RM-4 GUIDELINES

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NOTE: The guidelines in this report are organized under standardized headings which are being used for all guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading. For example, heading "4.1 Site Area" is omitted from this report since there are no applicable guidelines.

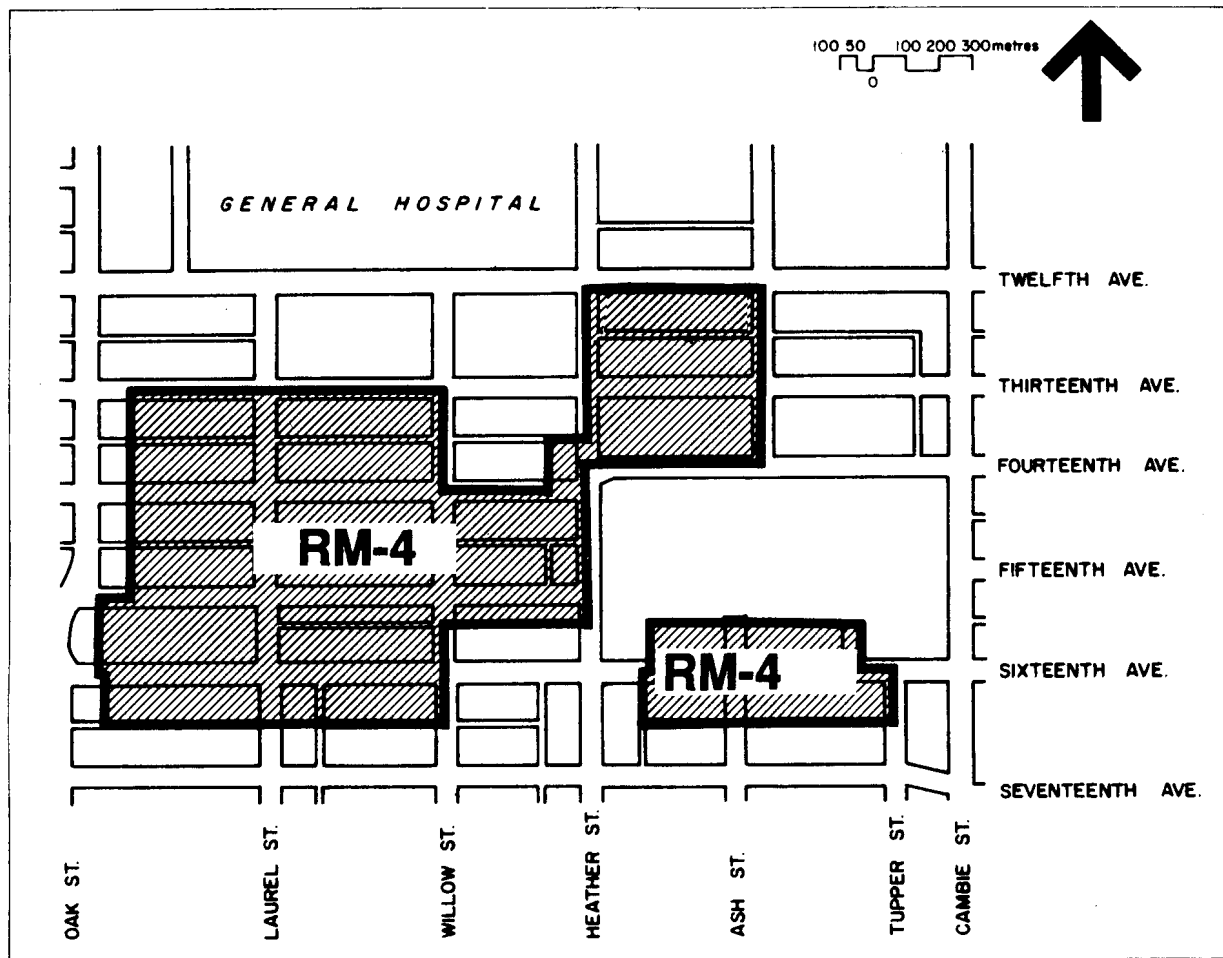
The headings and heading numbers of Section 4 correspond to those in the Regulations section of the District Schedule of the **Zoning and Development By-law** to allow easy cross referencing.

1 Application and Intent

These guidelines are to be used in conjunction with the RM-4 District Schedule of the **Zoning and Development By-law** for developments in the Fairview Heights area (Figure 1). The guidelines should be consulted in seeking approval for conditional uses or the relaxation of regulations as may be permitted by the District Schedule. They are also helpful in designing developments involving outright approval. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

The intent of the guidelines is to achieve good quality development in the Fairview Heights area and to provide guidance in the development of a variety of housing types.

Figure 1. Fairview Heights RM-4 Zoning District



2 General Design Considerations

2.1 Neighbourhood Character

The Fairview Heights area is bounded by areas of varying character. To the north is the Vancouver General Hospital and the heavy vehicular traffic of 12th Avenue. To the south is 16th Avenue, also a busy street. Oak Street to the west and Cambie Street to the east have apartment and commercial zoning. While some recent two-family and townhouse developments have occurred in Fairview Heights, the dominant character of the area is created by the older houses originally built as single-family homes and now subsequently converted into two or more units. While these houses range in architectural quality, their greatest importance is the unity of character they create as part of a streetscape. Common elements of the houses that form the characteristic streetscapes include roof forms, window types and patterns, building massing, finishing materials and landscaping.

New development should:

- (a) Respect and incorporate characteristic architectural elements of the Fairview Heights area.

- (b) When adjacent to the commercial and heavy traffic areas ensure that the livability of its units is not compromised by noise and that an acceptable acoustic environment is provided.

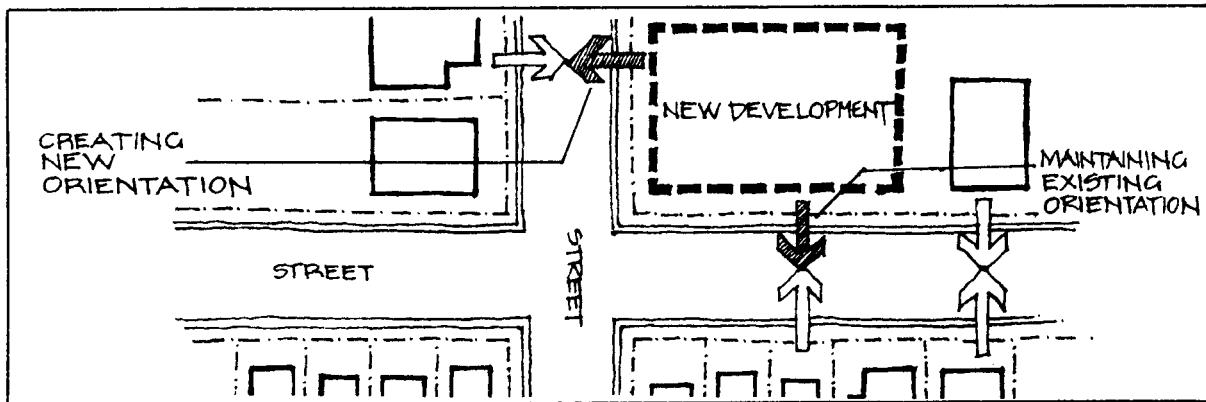
2.3 Orientation

Along most blocks in Fairview Heights, the houses are oriented in a regular pattern that is only disrupted in a few areas. In such areas, the front yards of some houses face the side yards of other houses. Since the level of finishing of the side walls is usually not as good as that of the front, this often results in a poor street image.

New development should:

- (a) Conform to the existing predominant orientation pattern.
- (b) Create a frontage character for all building walls facing the street (Figure 2).

Figure 2. New Development Establishing Frontage on Two Streets



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

4.2 Frontage

The predominant lot widths of 15.3 m and 10.1 m, in conjunction with the individual houses, creates a strong incremental rhythm and obvious individual unit identity resulting in a characteristic visual pattern to the street. New development with a frontage greater than one lot or 15.3 m can create a large frontage which disrupts the existing street pattern and can result in a development which is out of scale with the surrounding buildings.

New development should:

- (a) Create an incremental rhythm by visually breaking the larger massing into smaller individual components to express strong unit identity and to relate to the characteristic frontage of the area.
- (b) Avoid a long continuous facade frontage and respect the rhythm of the existing streetscape.

4.3 Height

While the Fairview Heights area may eventually undergo complete redevelopment, the process of incremental change is expected to be phased over many years. It is important that during the transition period new development should attempt to respect the existing scale of adjacent houses. An apartment built to the maximum height and density allowed by the zoning can, if not sensitively designed, create an overly massive image. Such a building would look out of scale with any adjacent houses and have an uninteresting box-like character. The southern boundary of the Fairview Heights RM-4 District is along the lane to the south of 16th Avenue. This is of importance as on the other side of this lane is a lower density zoning district which could be affected by the larger scale of new development along 16th Avenue.

New development should:

- (a) Create visual interest by providing variations in its height and massing.
- (b) Respect the scale and height of adjacent houses through sensitive design.

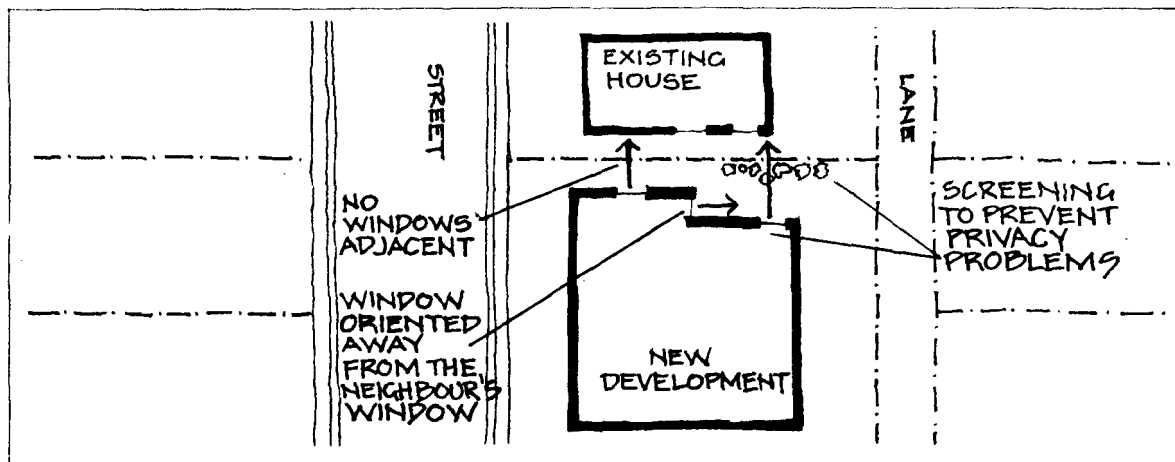
- (c) Minimize the impact of its larger scale when located along 16th Avenue and adjacent to the lower density housing to the south.

4.5 Side Yards

Many of the existing houses in the Fairview Heights area have windows, doors and open space areas along the side yards. New development should ensure that the privacy and livability of these houses and other adjacent buildings are not unduly compromised.

New development should respect the privacy of adjacent properties by locating or screening any windows or openings along the side yard so that they do not directly overlook any adjacent windows, openings, or private areas (Figure 3).

Figure 3. Example of Side Yard Treatment to Respect the Privacy of Adjacent Building



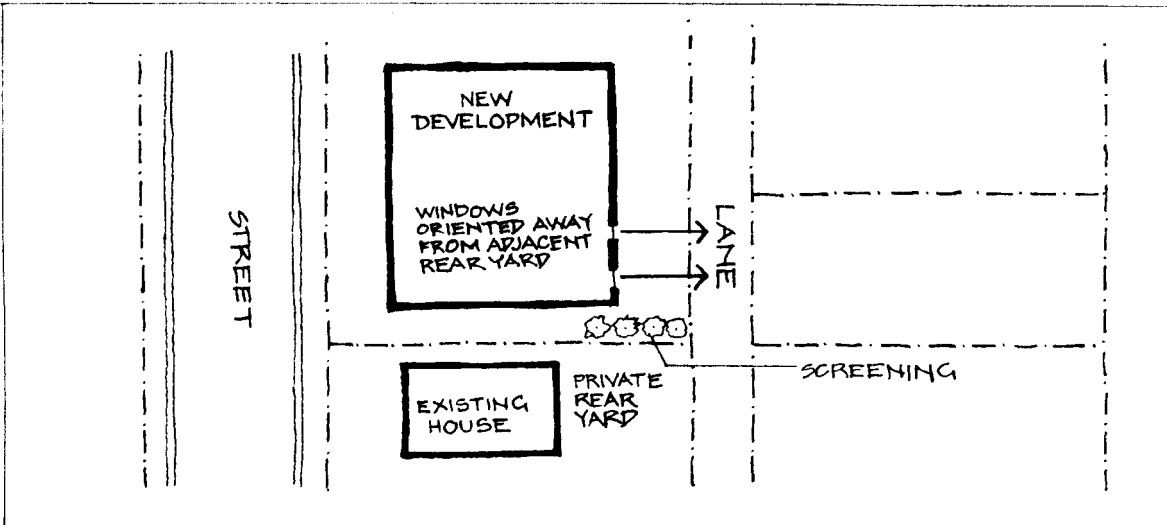
4.6 Rear Yard

New development at a density greater than that of the original houses can result in increased site coverage. This increase can create privacy and shadowing problems for adjacent properties due to more building development extending in the rear yard beyond the line of adjacent buildings. New development could result in privacy problems because of apartment units overlooking adjacent rear yards.

New development should:

- Respect the existing privacy, views and scale of adjacent buildings and their rear yards by minimizing the impact of any portion of the building protruding beyond the adjacent rear building line.
- Minimize overlooking by screening or orienting windows away from adjacent rear yards when the building or infill development protrudes into the rear yard or beyond the established building line of adjacent lots (Figure 4).

Figure 4. Examples of New Development Respecting Adjacent Rear Yards



4.9 Off-Street Parking and Loading

Not all the blocks in the Fairview Heights area have lanes. This may create problems as multiple dwellings in these blocks will require underground parking which will only be accessible from the street. Large parking garage entrances can disrupt the rhythm, scale and character of a street.

New development should:

- Maintain the existing street character by providing access to parking from the lane where possible.
- Provide lane allowances to allow for eventual complete lane access.
- Minimize the impact of parking access from the street with sensitive designs that are compatible with the character of the street and pedestrian movement.

5 Architectural Components

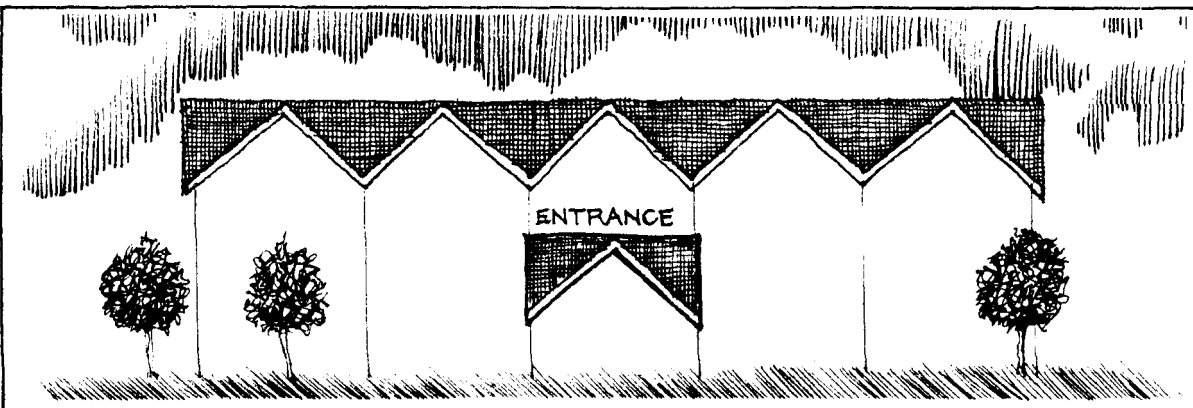
5.1 Roofs

The roof forms in the Fairview Heights area are varied, though most are pitched. The older houses have roofs with steeper pitches and more dormers, while more recent development has adopted simpler and less steep roofs.

New development should:

- Respond to the range of existing pitched roof lines by incorporating roof forms that provide texture and variety.
- Emphasize entrances and unit identity by incorporating secondary roofs (Figure 5).

Figure 5. Example of a Secondary Roof Emphasizing an Entrance



5.2 Windows

Characteristic windows in Fairview Heights have well-defined, wide frames. The glazed area of these windows is broken in smaller panes or divided by use of mullions and sidelights. Generally the main facade has a greater solid area than glazed area. Many houses have a symmetrical window arrangement.

New development should incorporate well-defined windows that emulate the existing windows of the area and respect the existing wall to window ratio.

5.3 Entrances

The existing houses in the Fairview Heights area have clearly defined main entrances. Buildings at a higher density should also attempt to incorporate defined entrances to respect the existing character and to ensure direct access.

New development should:

- (a) Define a prominent street-oriented main entrance to apartment development.
- (b) Provide distinct, separate entrances that are clearly visible from the street for all units with ground-level access including infill.

5.4 Balconies

Balconies are not a common feature in the Fairview Heights area, but are likely to become so with a potential increase in density, as balconies provide some private open space which will be needed in the area.

New development should integrate balconies into the overall design to avoid creating a tacked-on look.

5.5 Exterior Walls and Finishing

Painted horizontal wood siding, wood shingles, and stucco are the most common exterior finishing materials found in the Fairview Heights area. The majority of houses are finished in a limited number of materials. Some buildings have been refinished entirely in stucco. When stucco is used on large uninterrupted surfaces an uninteresting monotonous image often results.

New development should:

- (a) Employ characteristic finishing materials such as horizontal wood siding, wood shingles and stucco. These materials should be of high quality. New materials that also present a high quality finish such as masonry are also appropriate.
- (b) Create a cohesive image by limiting the number of different finishing materials used.

7 Open Space

The Fairview Heights area is deficient in park area. Useable private open space is therefore important.

New development should:

- (a) Provide useable open space at or near grade to meet the varied needs of residents.
- (b) Enhance the livability of units by providing roof decks and balconies in higher-density development.
- (c) Ensure that any open space used by children are protected from traffic and can be easily observed from the dwelling units.
- (d) Ensure that open space can be observed to minimize security problems.

8 Landscaping

The Fairview Heights area, like most areas that were originally single-family neighbourhoods, has simple formal landscaping in its front yards. Mature planting along some streets is the area's most prominent landscape feature and contributes strongly to its character. New development should respect and expand upon this characteristic to help, maintain and develop a strong image for the Fairview Heights area.

New development should:

- (a) Respect the characteristic simple but formal landscape by retaining prominent existing elements such as mature trees, stone walls and hedges.

- (b) Reinforce the characteristic landscaping by further planting of large specimen trees, completing existing tree colonnades along the street, and providing hedges and gardens along the front property line.
- (c) Minimize the use of incompatible materials such as bark mulch and gravel as low-maintenance ground covers.

Submission Requirements

For basic submission requirements for development permit applications, applicants should refer to the checklists prepared by the Permits and Licenses Department. For approval of a conditional use or relaxation of regulations, additional contextual information should be provided as follows:

- (a) Site plan indicating all affected adjacent properties bounding the subject site;
- (b) Elevation or photo-montage indicating the facades of at least two adjacent buildings on either side of the site in question; and
- (c) Site plan indicating the location of windows, prominent landscape elements and the uses of rooms in the buildings directly adjacent to the subject site.