



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

## Planning, Urban Design and Sustainability Department

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# CHARLES/ADANAC RS-1 GUIDELINES

Adopted by City Council on April 28, 1987

**Note:** These guidelines 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.

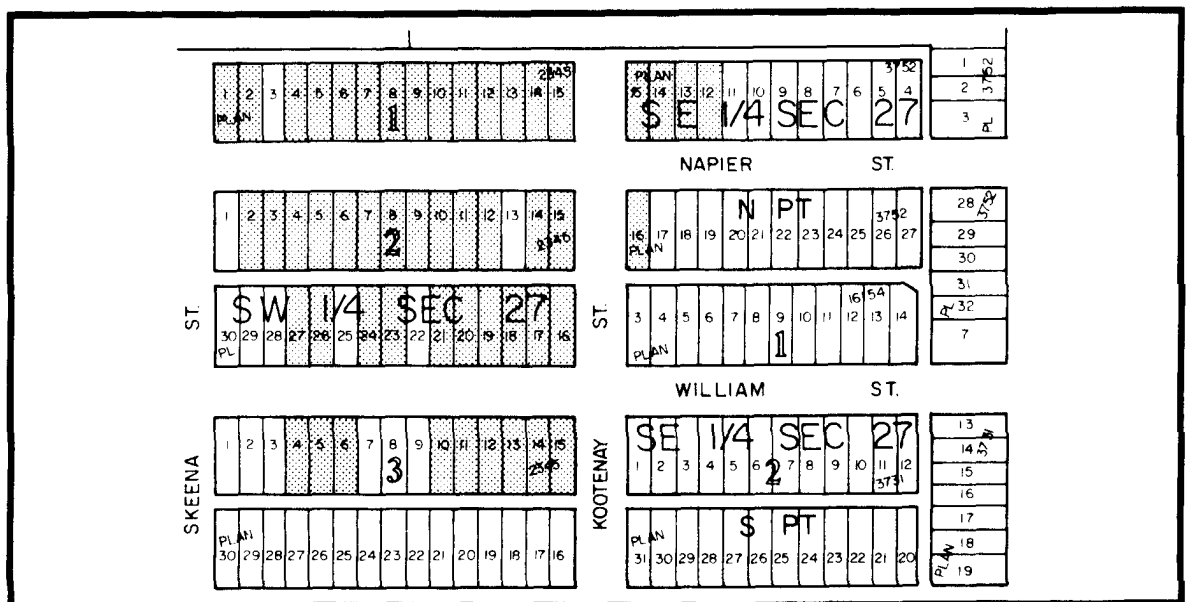
## 1 Application and Intent

These guidelines are to be used in conjunction with the RS-1 District Schedule of the **Zoning and Development By-law** for new development on the lots highlighted on Figure 1. It should be noted that these guidelines also apply to houses relocated onto these lots.

The subject lots are:

- Lots 1, 2, 4-15, Block 1, SW 1/4 Sec. 27, Plan 2345;
- Lots 2-12, 14-21, 23, 24, 26, 27, Block 2, SW 1/4 Sec. 27, Plan 2345;
- Lots 4-6, 10-15, Block 3, SW 1/4 Sec. 27, Plan 2345;
- Lots 12-16, SE 1/4 Sec. 27, Plan 3752.

**Figure 1. Lots Subject to Guidelines**



The guidelines illustrate design opportunities to help applicants in the design of projects, as well as assist city staff in their evaluation. The intent of the guidelines is to stimulate good design and achieve high quality development.

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

##### 4.2 Frontage

Development which is built to the maximum height and massing permitted by **Zoning and Development By-law** without facade articulation can have an anonymous character. Greater facade articulation is sought to provide visual interest and variety.

New development should emphasize facade articulation to prevent a flat, boring facade. This can be achieved by ensuring that the entire facade does not achieve its maximum height on a single plane (Figure 2) and by creating variations in the setback from the front property line (Figure 3).

Figure 2. Examples of Height Variations

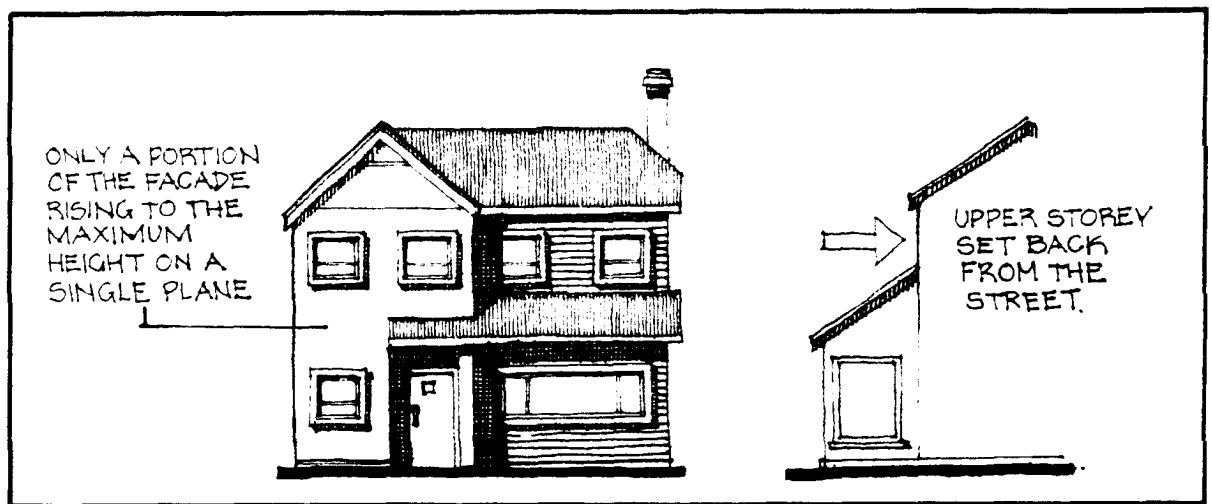
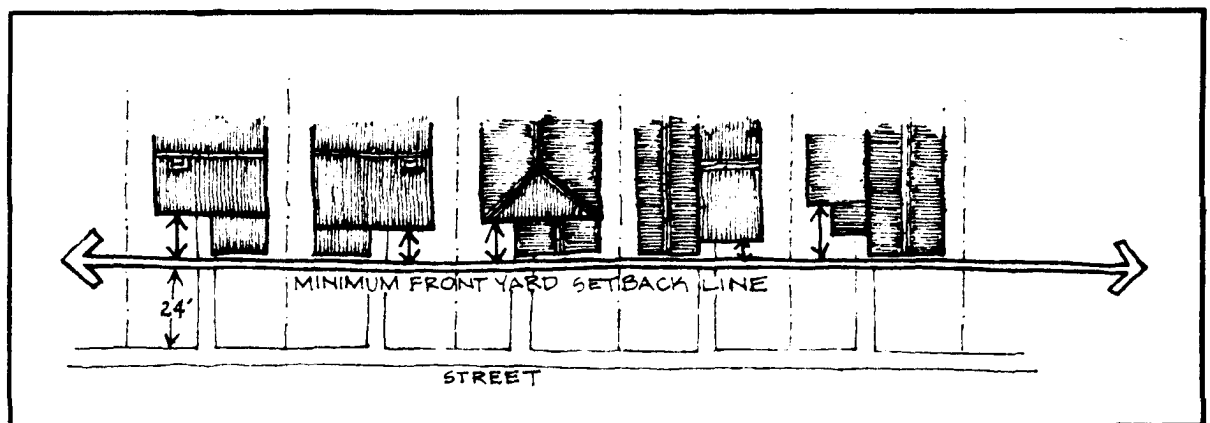


Figure 3. Examples of Setback Variations



## 5 Architectural Components

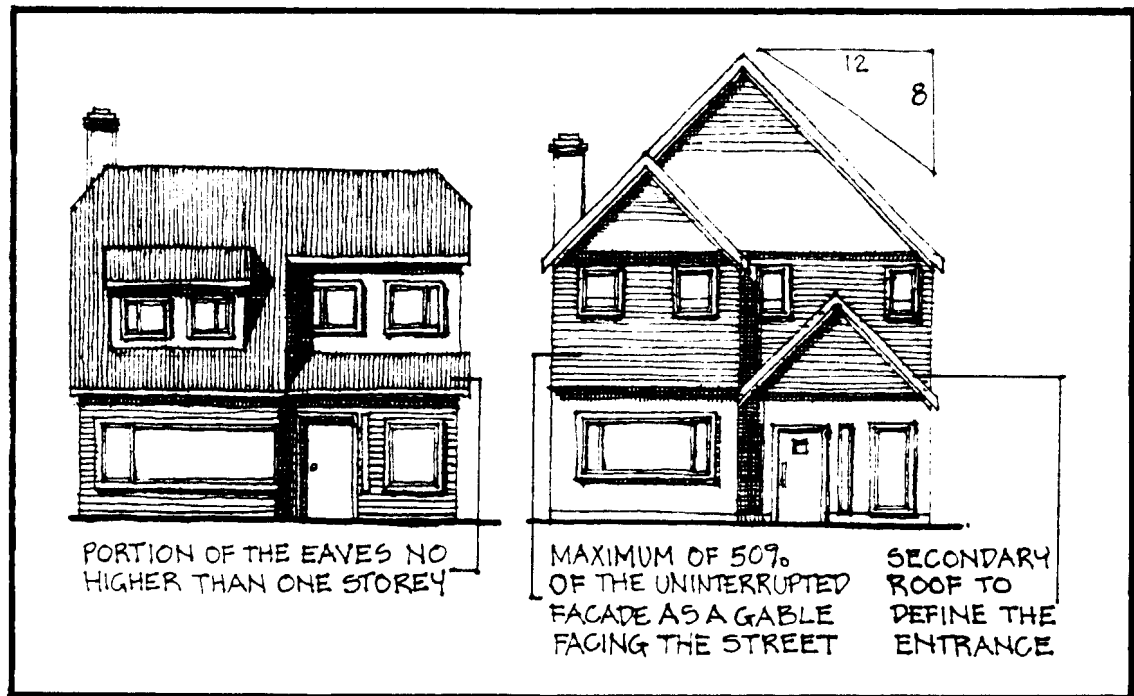
### 5.1 Roofs and Chimneys

A roof form with greater emphasis can provide strong character, visual interest and help bring variety to the area.

New development should:

- (a) Create a strong roof character. This may be achieved by having a minimum roof pitch of 8:12 (Figure 4). Secondary roof elements may be used to help define entrances and to provide variety.
- (b) Provide an articulated roof by ensuring that the entire facade does not terminate as a gable facing the street (Figure 4).
- (c) Break down the scale of an entire roof surface facing the street by ensuring that some portion of its eaves are no higher than one storey (Figure 4).

Figure 4. Example of Suggested Roof Pitch and Gable Treatment



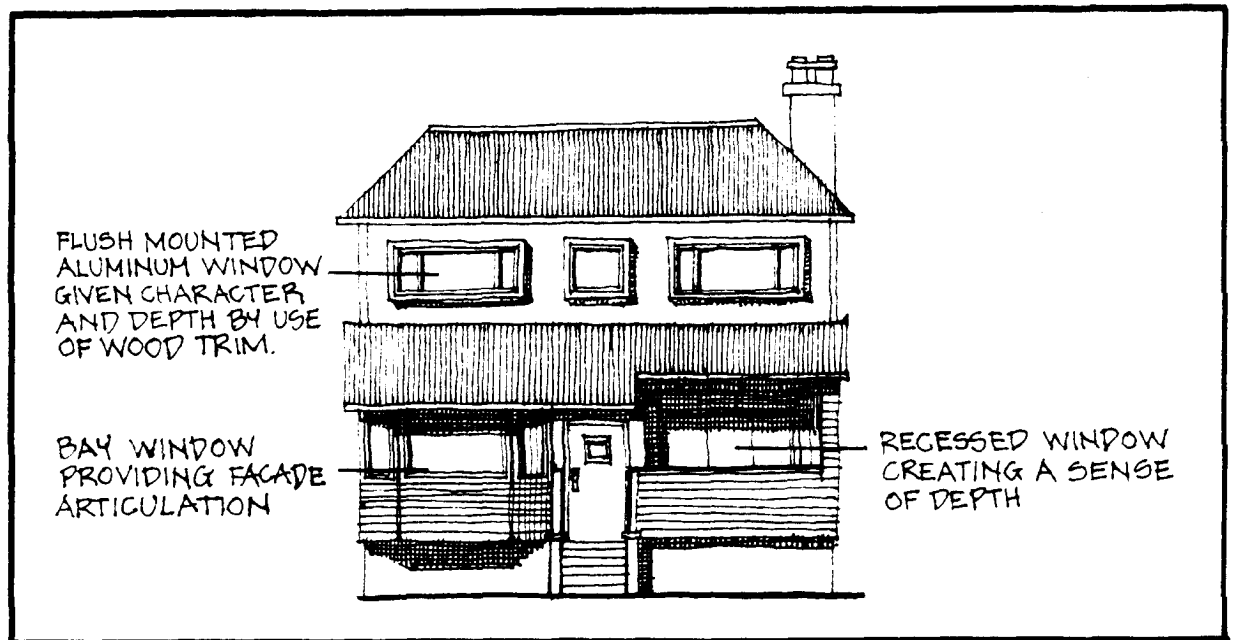
### 5.2 Windows and Skylights

A more articulated and visually pleasing facade can be created by skillful treatment of windows.

New development should:

- (a) Consider using projecting windows (i.e. bay windows) or recessed windows to create an articulated facade (Figure 5).
- (b) Establish a sense of depth to flush mounted windows by providing trim pieces such as 2 x 6's (Figure 5).

**Figure 5. Example of Suggested Window Treatments**



### 5.5 Exterior Walls and Finishing

New development should create a cohesive and restrained image. This can be achieved by limiting the number of finishing materials used on a house. In this way, a more cohesive, controlled and solid image will result.

Where stucco is the predominant material, it should be visually broken into smaller elements by an articulated facade. Stucco should be of muted shades rather than temporarily bright whites that do not stand up to Vancouver's climate and tend to discolour and stain very quickly.