



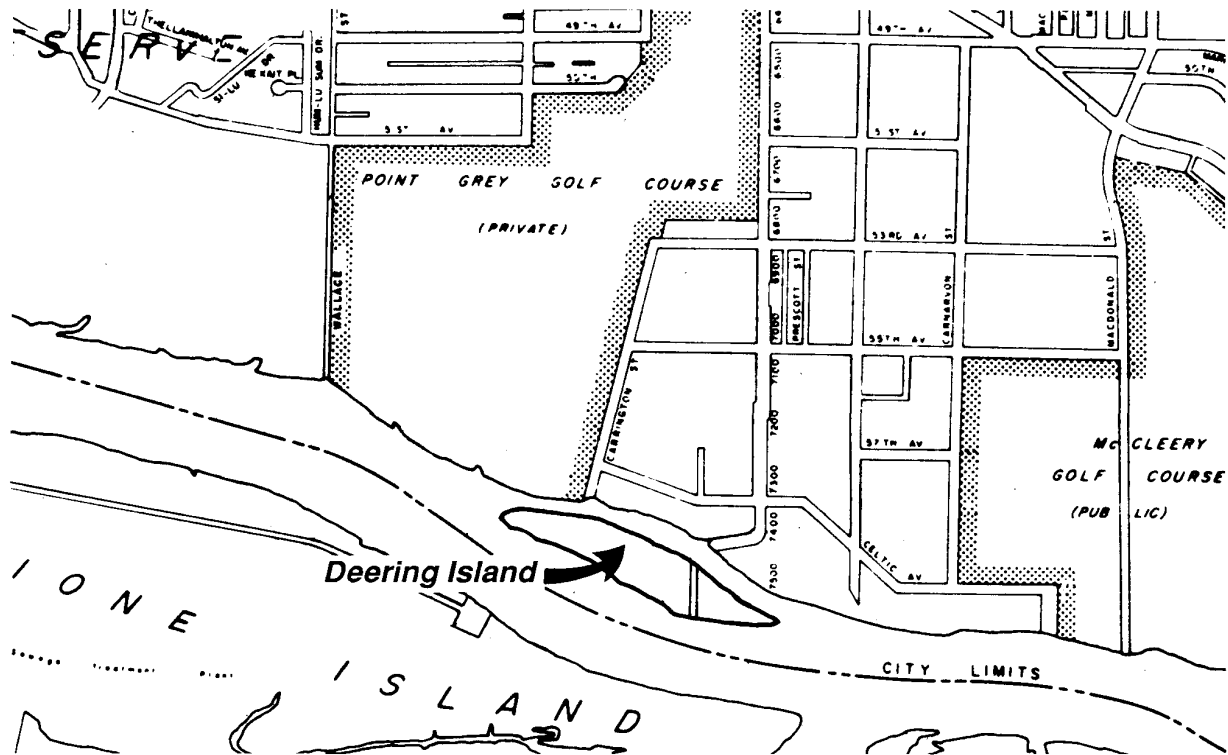
DEERING ISLAND RS-1 GUIDELINES

Adopted by City Council on November 5, 1991

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 developments on Deering Island (Figure 1). The guidelines are extracted from the document "Deering Island Design Guidelines", prepared by Park Georgia Properties Ltd. The Director of Planning intends to follow these guidelines in exercising discretionary approval for development applications on Deering Island.

Figure 1



4.1 Floor Space Ratio

The Director of Planning has indicated a willingness to favourably consider a Development Application seeking a floor space ratio not exceeding 0.30 plus 1,000 square feet [93 m²] in accordance with these guidelines, unless otherwise precluded by the By-law.

While the Director of Planning will not support an FSR in excess of this amount, the developer acknowledges that given the unique circumstances of Deering Island, an appeal to the Board of Variance could be justifiable and supported by the developer provided any FSR increase did not increase the apparent bulk of the building nor have any negative impact on adjacent properties.

4.2 Setbacks

Yard setbacks must conform to the applicable provisions of the RS-1 District Schedule except that the Director of Planning is prepared to consider certain relaxations to front and rear yards.

Front Yard

The Director of Planning is prepared to consider a relaxation of the required front yard to 20 feet [6.1 m] or 60% of the front yard requirement, whichever is greater, unless otherwise precluded by the By-law.

Where a garage is designed with its entrance perpendicular to the street, the Director of Planning is prepared to consider a relaxation to 60% of the required front yard setback, provided that he first considers the submission of any advisory group, property owner and tenant, and the relaxation is not otherwise precluded by the by-law.

Rear Yard

Rear yard setbacks must conform to both City of Vancouver and Provincial Ministry of the Environment (MOE) setbacks, as follows:

The City requirement is 45% of the legal lot depth measured from the rear lot line. However, the Director of Planning has indicated a willingness to favourably consider a relaxation to permit a projection at the ground floor only, up to a maximum of 12 feet [3.7 m] in depth and 35% of the permitted building width, provided it meets design and privacy criteria, and does not project into the MOE setback. Decks and balconies over the rear yard projection will not be permitted.

The MOE setbacks vary for individual lots and are set out in Appendix A.

A 7.5 metre easement, measured from the top of the bank shall also be provided to allow for shoreline maintenance. No permanent structures will be permitted within this easement.

4.3.1 Building Height

Given that basements are not permitted, and in order to facilitate the design of 2 1/2 storey buildings, the Director of Planning has indicated a willingness to favourably consider a building height in excess of 30 feet [9.2 m], but not to exceed a height of 35 feet [10.7 m]. Height shall be measured from a hypothetical surface determined by joining the established building grades at the street, and top of the lock block wall near the rear of the property (elevation 4.25).

Please refer to Park Georgia Properties Ltd., #201 - 5701 Granville Street, Vancouver, B.C. for the document "Deering Island Design Guidelines.