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

Planning, Urban Design and Sustainability Department

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RS-2 AND RS-7 INFILL AND MULTIPLE DWELLING GUIDELINES

Adopted by City Council on December 20, 1983
Amended September 11, 1984, February 4, 1992, January 9, 2001, July 19, 2005, and July 20, 2022

1   Application and Intent

These guidelines are to be used in conjunction with the RS-2 and RS-7 Districts Schedule of the Zoning and Development By-law. The guidelines are intended to guide the discretion of the Director of Planning when he considers applications for infill or multiple dwellings (i.e., apartments or townhouses) in RS-2 and RS-7 areas.

Maintaining and enhancing the physical and social character of these older residential areas is considered an important goal. Infill or multiple dwelling proposals will therefore only be considered on sites which consist of:

(a)   One single parcel, on record in the Land Title Office for Vancouver prior to December 20, 1983, which has an area not less than 929 m².

(b)   A site assembly comprising a maximum of two contiguous parcels, on record in the Land Title Office for Vancouver prior to December 20, 1983, where each parcel has a depth greater than 48.8 m or an area greater than 668 m².

(c)   A site developed with non-conforming uses.

(d)   A site assembly comprising more than two contiguous parcels where it can be satisfactorily demonstrated that such an assembly would improve an irregular subdivision situation. Examples of irregular subdivision situations are illustrated in Figure 1.

**Figure 1. Examples of Irregular Subdivision Situations**

Excluding the hatched lot from the assembly would leave a very deep narrow lot.
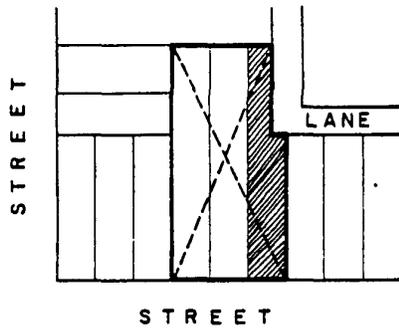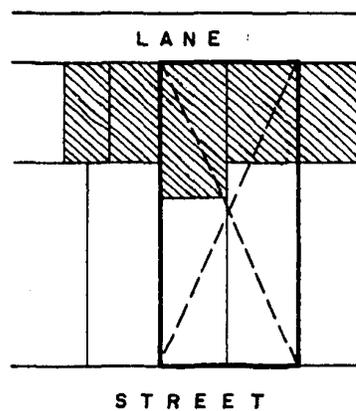

Excluding the hatched lots would force access to the development site directly off an arterial, and very small, shallow lots would remain.
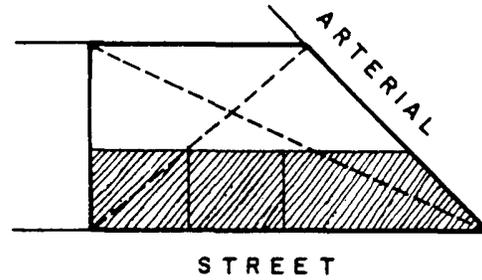
Without an assembly greater than two lots, the interior lots would be land-locked and undevelopable.
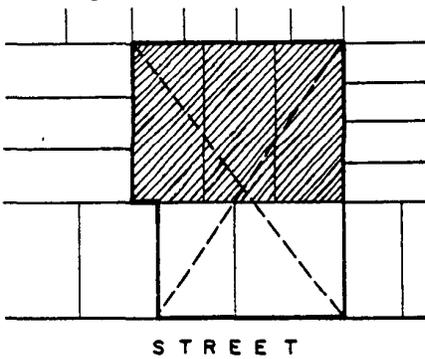

Excluding the lots fronting the lane would result in the continuation of this undesirable situation.

No assembles or individual parcel developments should "lock in" the infill or multiple dwelling development potential of an abutting large or deep lot. In these instances, assemblies which include the potentially locked-in parcels will be encouraged (Figure 2).

Figure 2. Assemblies Which Create Locked-in Parcels Will Be Discouraged
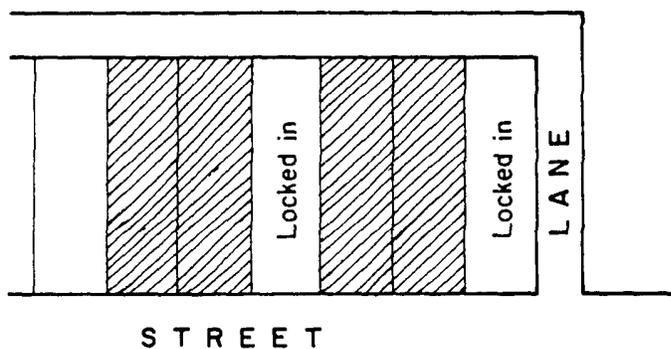
2   General Design Considerations

The project design should reflect the character of the streetscape, including for example, roof shapes, exterior materials, and design details of nearby housing. The design should be neighbourly and compatible with the character of adjacent uses with respect to noise, privacy, neighbours' windows, and sunlight penetration. The design should also complement existing topography, landscape, and elements such as walls and fences.

For development in the RS-7 zone, consult the RS-7 District Schedule for External Design regulations and the RS-7 Guidelines.

Appendix

Submission Requirements

Development permit applications should include, in addition to the items in Section 4 of the Zoning and Development By-law:

(a)   A site plan which locates buildings on abutting parcels including their windows, doors, and outdoor living spaces;

(b)   A landscape plan which indicates major trees to be retained or removed, the species, number and sizes of new plant materials, paving materials, walls, fences, arbors, and trellises;

(c)   A drawing showing the view of the proposed development and the developments on the two abutting parcels as seen from the street on which the proposal fronts;

(d)   Photographs showing development on surrounding lots and the streetscape.