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

Planning, Urban Design and Sustainability Department

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RT-11 and RT-11N GUIDELINES

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September 2020

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Note: These guidelines are organized under standard headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.

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1 Application and Intent

These guidelines are to be used in conjunction with the RT-11 and RT-11N District Schedules of the **Zoning and Development By-law** throughout the City. These guidelines should be consulted in seeking conditional approval. As well as assisting the applicant, the guidelines will also be used by City staff in the evaluation of projects.

The intent of these guidelines is to:

(a) Encourage the development, on sites of sufficient size, of multiple small houses and duplexes in order to introduce a wider variety of housing choice into previously single-family zoned areas;
(b) Accommodate livable secondary suites, and lock-off units, within limits, in order to provide flexible rental housing choice;
(c) Ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as earlier development under RS zoning;
(d) Encourage high quality design, but allowing architectural diversity rather than prescribing any particular architectural character; and
(e) Require or encourage the retention and renovation of character buildings (refer to 2.1.3 below for a definition of character buildings).
Note: Heritage restoration or rehabilitation to more stringent standards is a voluntary option for any older building, but is not required under these guidelines.

In the RT-11 zones, these guidelines do not apply to:
(i) a one-family dwelling or a two-family dwelling as the only principal building on a site, which are outright uses with no discretionary floor space, and;
(ii) a one-family or two-family dwelling with secondary suite, which are conditional uses, as a covenant is required, but have no discretionary elements for which these guidelines need to be applied.

Applicants are advised to consult the **Lock-off Unit Guidelines** and **Laneway House (LWH) Guidelines** where these dwelling uses are proposed.

2 General Design Considerations

2.1/ 2.2 Neighbourhood/Streetscape Character

The RT-11 and RT-11N zoning permits two general types of development: standard lot development on sites under 511 m^2 (5,500 sq. ft.) and large lot or consolidated lot development on sites 511 m^2 (5,500 sq. ft.) or greater. Depending on the type of development there may be change in the appearance of the streetscape. Where there were once single homes on wide lots, there may now be two smaller buildings facing the street on the same lot. The scale and placement of these new buildings will not be the same as the existing streetscape, but the proposed forms should be sited to achieve a compatible fit into the existing streetscape with regard to building form and minimizing of shadow and overlook to neighbouring sites.

2.1.1/ 2.2.1 Development Scenarios

(a) Small House/Duplex Development (SH/D)

(i) Sites with a minimum area of 511 m^2 (5,500 sq. ft.) qualify for more than one principal building with a combination of dwelling uses. This type of development will be referred to as Small House/Duplex (SH/D) development. Figures 1 to 5 illustrate a variety of development scenarios on larger sites and assemblies; others may be possible;
(ii) SH/D developments on sites less than 604 m^2 (6,500 sq. ft.) and 18.3 m (60 ft.) will generally be limited to two principal buildings, one at the street, the other at the lane. On corner lots, or where it may assist in the retention of an existing character house, 3 principal buildings may be considered; and

(iii) SH/D developments on sites more than 604 m^2 (6,500 sq. ft.) in area and 18.3 m (60 ft.) in frontage are eligible for multiple principal buildings corresponding to site size and allowable unit density.

Illustrative Examples of Small House / Duplex Development
[Sites over 604 m^2 (6,500 sq. ft.) and 18.3 m (60 ft.) frontage]

Figure 1: Duplex Court Development on Two 10 m (33 ft.) Lots

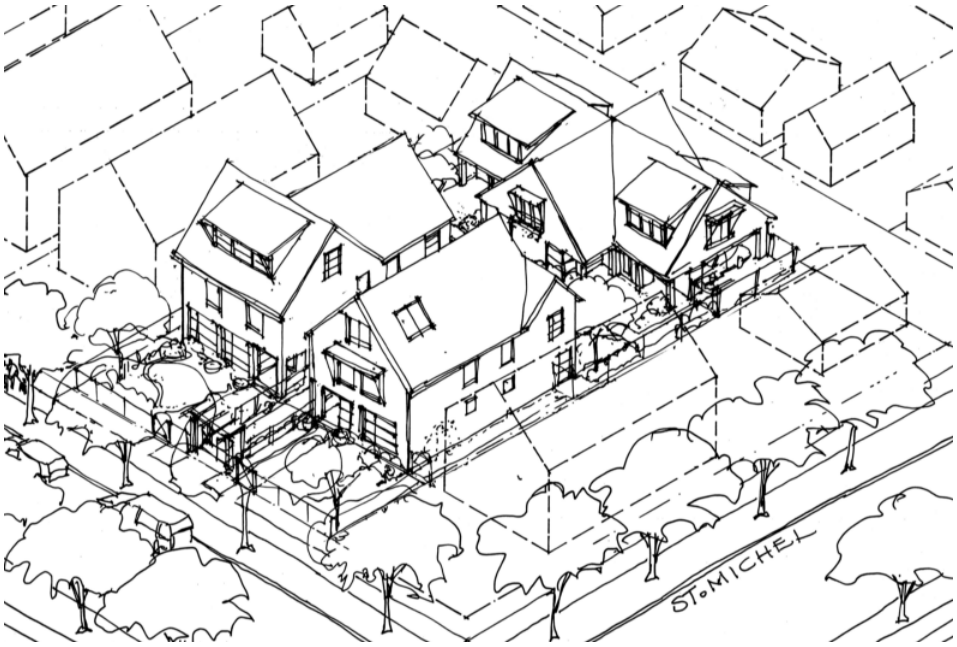


Figure 2: Four Small Houses on Two 10 m (33 ft.) Lots

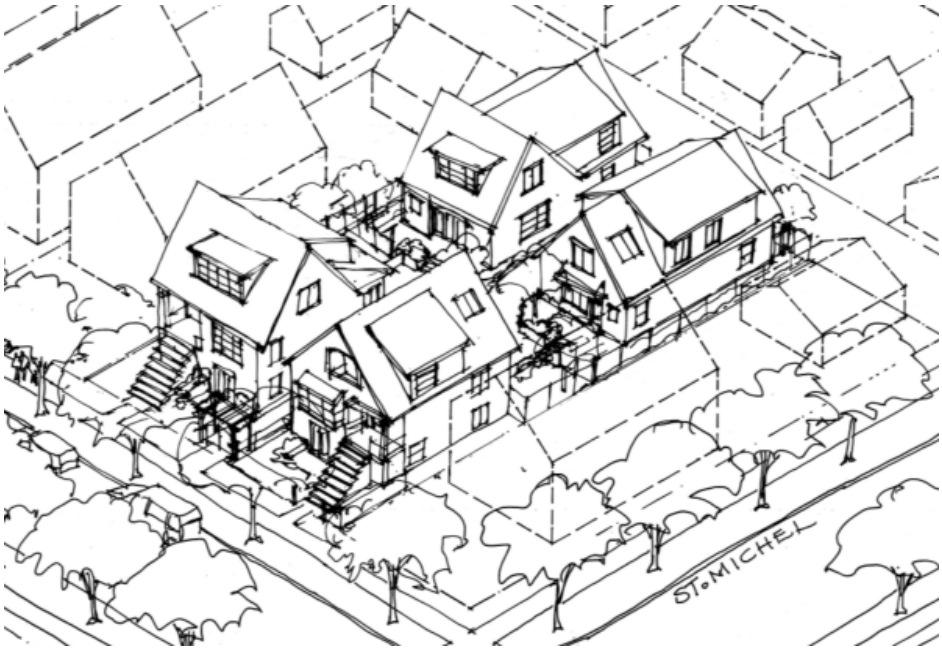


Figure 3: Four Small Houses on Two 10 m (33 ft.) Lots at a Corner

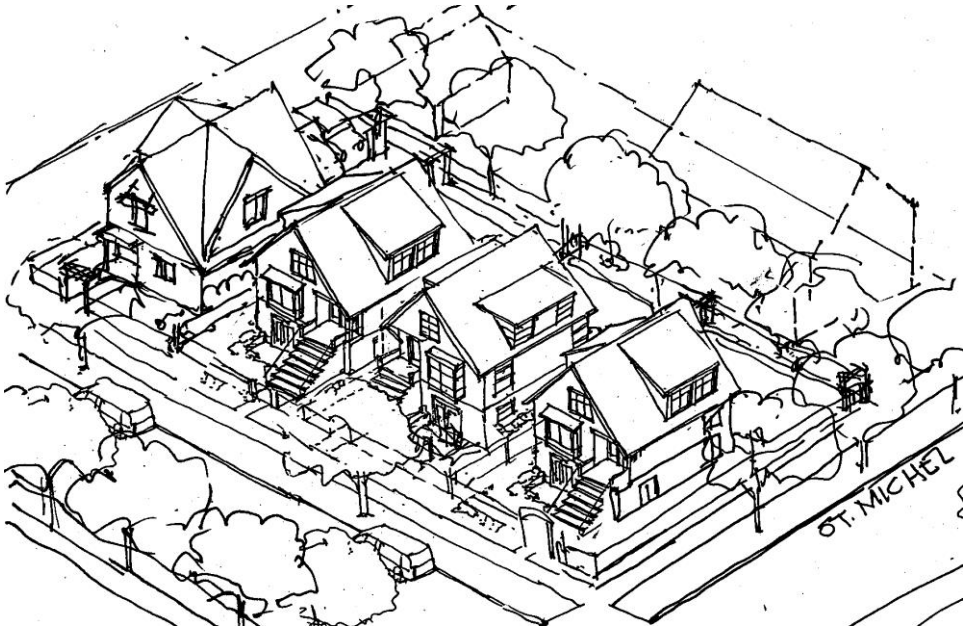


Figure 4: Cottage Development on Three 10 m (33 ft.) Lots on Two 15.24 m (50 ft.) Lots

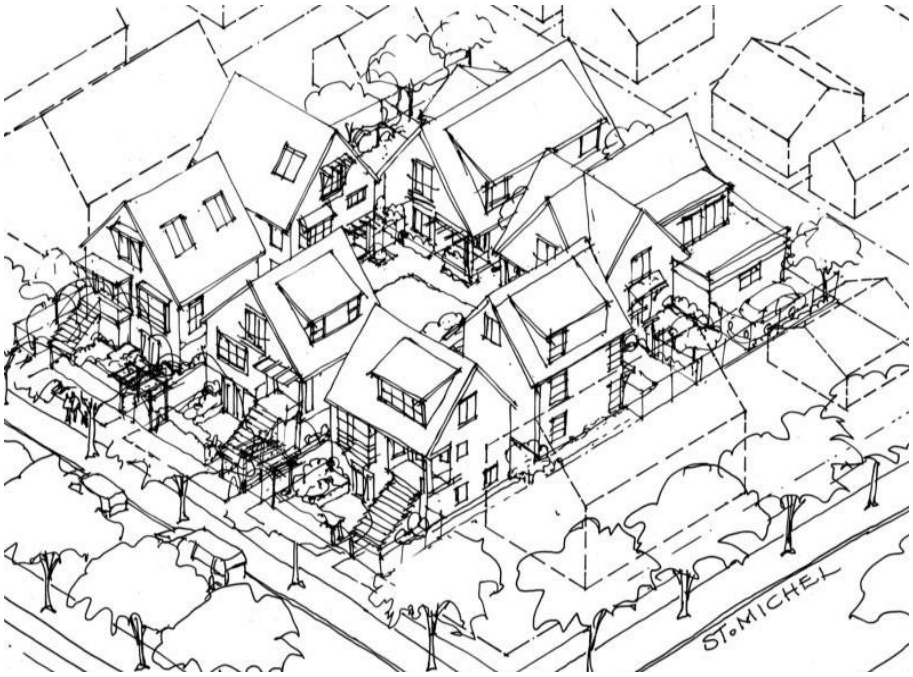
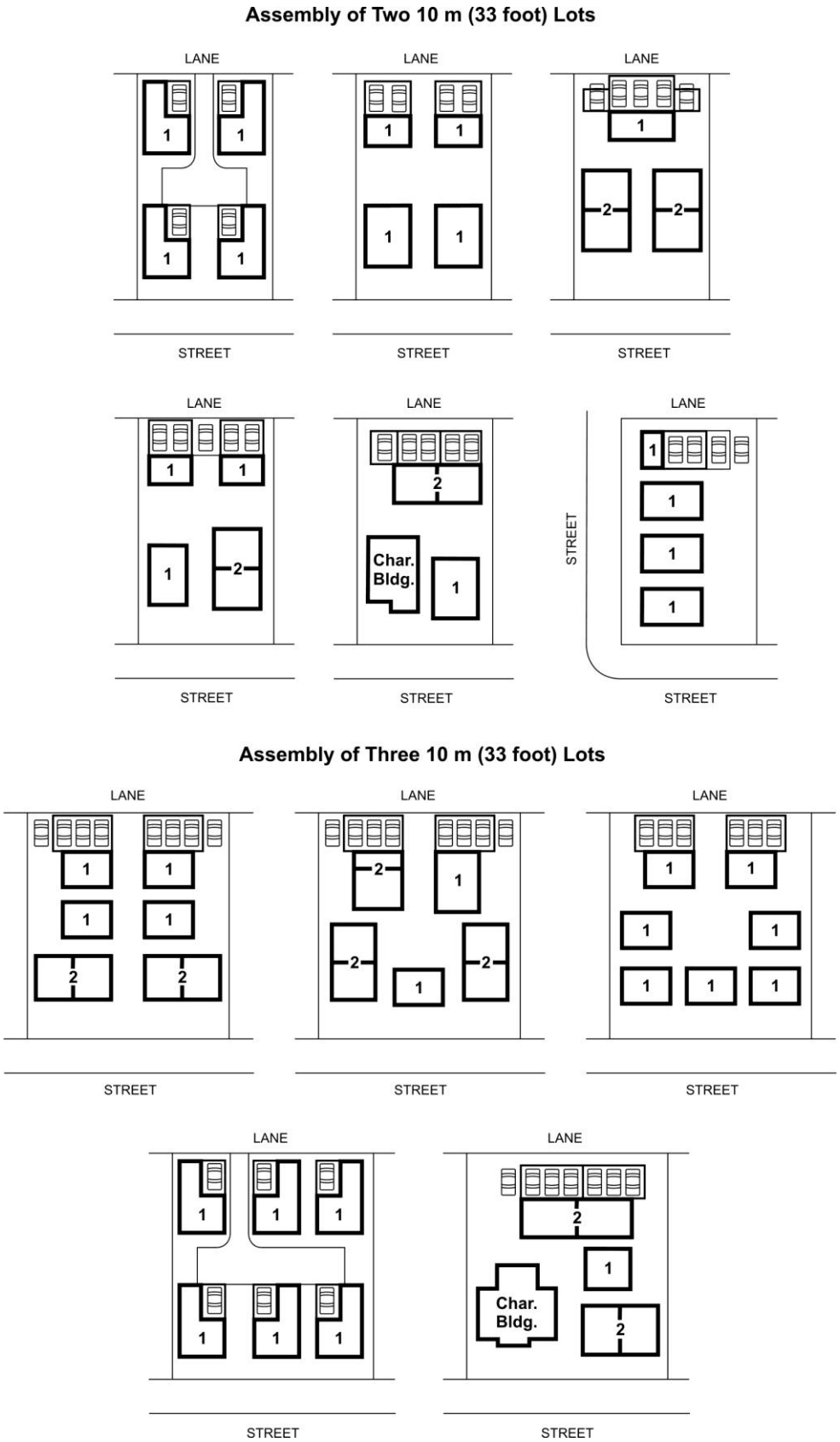


Figure 5: Small House/Duplex Development Scenario Examples: Sites over 604 m^2 (6,500 sq. ft.) and 18.3 m (60 ft.) frontage



(a) Standard Site Development

On sites that do not qualify for SH/D development or if SH/D development is not chosen, the intent is to permit development that is compatible with one-family dwellings.

(i) These sites may be developed with a one-family dwelling (with or without a secondary suite and/or a laneway house), or a two-family dwelling (with or without one or two secondary suites);

(ii) For developments where a character building is being retained, a modest FSR increase is possible, and an infill one- or two-family dwelling may be permitted in addition to the principal building (subject to being able to meet fire access requirements). Refer to 2.1.3 below, and **Norquay Village Character House and Retention Guidelines** regarding character building retention;

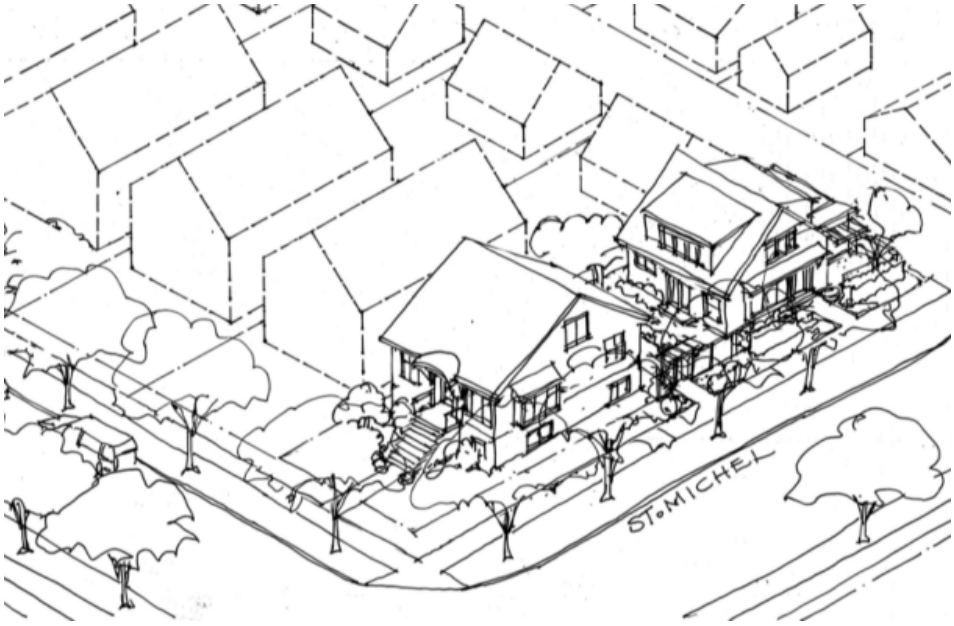
(iii) In cases where a site abuts a park or a school at the side or rear (with or without the intervention of a lane), a site is a corner site, or a site is double fronting, a second principal building may be developed at the rear of the site in addition to an existing building or a new principal building (subject to being able to meet fire access requirements); and

(iv) It should be noted that due to off-street parking requirements, it may not be possible to develop all permitted dwelling units on all sites.

(b) No building should contain more than 2 dwelling units (not including secondary suites and lock-off units), unless it is an existing building being retained as a multiple conversion dwelling.

Refer to Appendix A for a use option chart.

Figure 6: Single-Lot House with Infill (Corner Lot Location)



2.1.2/
2.2.2 Development Considerations

(a) Separations between buildings on the same site should be at least 2.4 m (8 ft.). This separation approximates the sideyards provided between other streetfacing buildings, allows for comfortable pedestrian circulation and accommodates firefighting requirements.

(b) Provided Building By-law equivalencies can be achieved, lesser building separations may be considered:

(i) to assist the retention of character buildings; and

(ii) for other buildings in exceptional circumstances, provided that they maintain their appearance as separate smaller buildings.

(c) Existing buildings, including character buildings, may be moved to achieve better siting and conform better to the regulations and guidelines.

(d) Existing buildings may be raised to achieve adequate headroom for basement livability. In the case of character buildings the resulting main floor elevation should not be more than 2.0 m (6.5 ft.) above the grade at the front of the building. This approximates a traditional main floor height in older homes. A "main floor" located more than 2.0m (6.5ft.) above grade is technically determined to be a second storey by the **Zoning and Development By-law.**

(e) Requirements for firefighting access may limit the number of units that can be achieved on certain sites in particular those with unusual depths.

2.1.3/
2.2.3 Character Building Retention

Character buildings are those built before 1940 and maintaining significant elements of their original character. (Refer to Norquay Village Character House and Retention Guidelines for details on the determination of whether a building qualifies as a character building.) Various incentives and relaxations for retaining character buildings are possible.

(a) If a site for SH/D development contains a character building, it must be retained and renovated;

(b) If more than one character building exists on an SH/D development site, only one need be retained, with the choice of building at the discretion of the Director of Planning. On assemblies with frontages larger than 30.4 m (100 ft.), the Director of Planning may require more than one character building to be retained, taking into consideration the architectural quality of the character buildings;

(c) In non-SH/D developments, retention of a character building is at the applicant's discretion;

(d) On standard sites (where SH/D is not occurring) an increase to 3 principal dwelling units may be considered when a character building is being retained and renovated. This may be a 1 Family Dwelling plus Infill Two-family Dwelling, a 2 unit MCD plus Infill One-Family or a 3 unit MCD; and

(e) Pre-1940 buildings which have been too altered to qualify as character buildings may, if character elements are fully restored as part of the development proposal, allow the development to be considered for the incentives and relaxations available to developments with character buildings.

Refer to **Norquay Village Character House and Retention Guidelines** regarding character building retention.

2.3 Orientation

(a) Front entries that are clearly marked and visible from the street give a dwelling identity, and enliven the street. This can be achieved by orienting main entrances of buildings to the street;

(b) Corner sites offer an opportunity for entries to face both streets; and

(c) Entrances to Secondary Suites and Lock-off Units may be located on a building elevation that is not directly oriented toward the street.

2.9 Privacy

Given the intent of having multiple buildings on one site, some overlook of private open space and direct lines of sight into windows is to be expected within a development. However, effort should be made to minimize these impacts on existing adjacent development.

(a) The location and orientation of windows, decks and balconies in new development should be considered carefully to reduce looking into close-by windows of existing adjacent development;

(b) Within the development, efforts should be made to orient major rooms and outdoor spaces of the units so that they do not overlook adjacent units; and
(c) Privacy for patios, balconies, porches and decks can be achieved by, insetting, or screening. This is particularly important when they are located above grade.

2.10 Security

Security is improved when casual surveillance by neighbours and passers-by is possible.

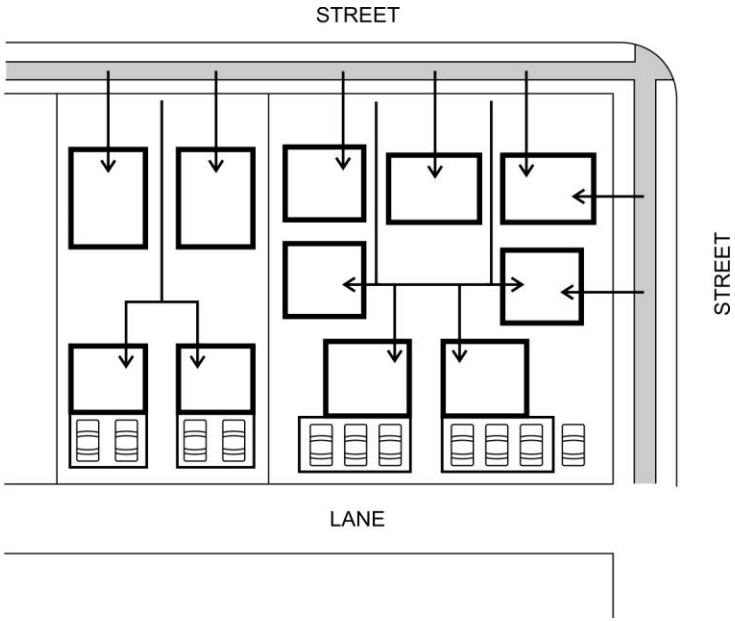
(a) Visibility of unit entrances from the sidewalk is desirable wherever possible.
(b) Discreet lighting of paths and entries should be provided.

2.11 Access and Circulation

2.11.1 Pedestrian Access

(a) Pedestrian access to the front doors of units should be from the street where the units abut a street;
(b) Where feasible, entry doors for units near the rear of the lot should address both the site and access from the lane;

Figure 7: Pedestrian Access



(c) On double fronting lots, pedestrian access to units may be best accommodated from the nearest street;
(d) For access to parking, garbage and recycling pedestrian passage should be provided between the site and the lane; and
(e) It is important to consider fire access to buildings at the rear of sites. On deep lots and lots without lanes, additional requirements for firefighter access, or upgrades to fire protection standards may affect the placement, separation, or construction of buildings. Applicants should review the specific siting conditions of these lots with City Fire Prevention staff at the outset of a proposed project involving infill or small houses at the rear of a site.

2.11.2 Vechicle Access

Vehicular access should be from the lane, where one exists. Where a site is wide enough to allow the driveway to be internal to the site (i.e., well separated from the neighbouring site), or where there is no developed lane, parking may be provided internally to the site, subject to the related guidelines in 4.9.

3 Uses

The RT-11 Districts Schedule allows a variety of housing options. The development of multiple small houses and duplexes on larger lots and assembled sites is described in Development Scenarios above. Many development options on smaller sites, such as two-family dwellings, are permitted through an outright process. The following sections describe conditional uses for standard sites.

Refer to Appendix A for a use option chart.

3.1 Infill and Second Principal Buildings

(a) One and two-family infill is permitted on sites retaining a pre-1940's character house. The two-family infill option is offered in this situation to help limit the size of additions to the existing character house. The most successful solution in retaining a character house will have very modest additions to the character house with little impact on its appearance from the street; and

(b) Any site located adjacent to a park or school, a double fronting site or a corner site may propose a one-family infill or second principal building, regardless of whether there is a new or existing building on the site. The intent is to create more overlook onto parks and school sites, to make them safer, and to make better use of this open space.

3.2 Secondary Suites and Lock-Off Units

(a) The RT-11and RT-11N zones permit secondary suites on all sites. Secondary suites are particularly encouraged on non-SH/D lots where the permitted floor space is intended to accommodate secondary suites at the basement level. Secondary suites may be permitted on other levels of a building, assuming that all circulation is maintained inside the building; and

(b) Lock-off units may be permitted on SH/D sites with a frontage of 18.3 m (60ft.) or greater, and more than two principal buildings. A Lock-off unit is a separate dwelling unit that can be locked off from the principal unit which may be rented out. Lock-off units have to meet minimum size and design standards, as specified in the **Lock-off Unit Guidelines** and Section 10 of the Zoning and Development Bylaw. In order to allow for flexible use of the space, they must have a separate entrance from the exterior or a common foyer, as well as be interconnected with the principal dwelling unit through an interior door that can be locked off from both sides.

3.3 Multiple Conversion Dwellings with More than Two Units

(a) Multiple conversions to more than two units are permitted in order to retain an existing building. In considering development permit applications for multiple conversion dwellings, the following factors will be taken into account: the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and on the character of the area;

(b) The Districts Schedule requires compliance with site coverage and impermeability to ensure green outdoor space, and to reduce stormwater runoff; and

(c) Both pre-1940 character homes and newer homes may be considered for multiple conversion. Note that the Vancouver Building By-law may require significant upgrades for such conversions.

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

4.2 Frontage

4.2.1 Frontage Size

There is no maximum frontage size. However for developments with frontages of 32 m (105 ft.) or more, particular care should be taken to avoid monotony in building massing and design so that the development fits with the variety that is part of the existing streetscape.

4.3 Height

The District Schedule sets out a two-part height envelope.

(a) In general, the maximum height in the front 60% portion of the site will be achieved within two storeys. Where it is compatible with adjacent buildings, or it assists with superior site layout with regard to neighbourliness, a partial third floor may be supported. This upper level should approximate a half storey, and ideally be contained in a simple roof form;

(b) The intent of the lower 7.7 m (25 ft.) rear height in the rear 40% of the site is to ensure that buildings that abut the rear yards and garages of neighbouring single family properties will be lower. Infill or principal buildings located in the rear should be one- story plus partial second storey, with or without a basement. In considering the partial second storey, the guidelines in Section 5.1 should be followed;

(c) The Director of Planning may relax the 7.7 m (25 ft.) height limit on corner sites and on sloping sites to 9.1 m (30 ft.) where the infill or principal building is more than 4.9 m (16 ft.) from the adjacent property. However, a maximum height of 7.7 m (25 ft.) shall be maintained within 4.9 m (16 ft.) of adjacent properties; and

(d) The Director of Planning may vary the height in the rear 40% of the site to allow projecting eaves and secondary roof forms on buildings in the front 60% of the site.

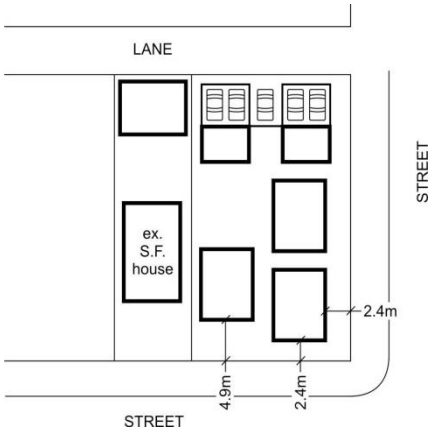
4.4 Front Yard

(a) As provided for in the District Schedule, the front yard requirement may be decreased as follows:

- (i) On corner sites with SH/D development, and a frontage of 18.3 m (60 ft.) or more, the front yard of new buildings at the corner may be reduced to 2.4 m.(8 ft.);
- (ii) Where the site is less than 36.5 m (119.7 ft.) in depth;
- (i) to assist with the retention of character buildings ;and
- (ii) on double fronting sites.

A compatible transition to the neighbouring properties should be considered at the site edges.

Figure 8: Front Yard Variation on Corner Site



(b) Where the site is more than 41 m (135 ft.) deep the front yard may be increased to provide a compatible transition to the neighbouring sites.

(c) The District Schedule permits entries, porches and verandahs to project into the required front yard. In SH/D developments, the location of projecting porches should consider the impact on neighbouring sites. A full projection should be a minimum of 4.9 m (16 ft.) from the adjacent property line, while smaller projections may be closer.

4.5 Side Yards

4.5.1 Standard Side Yards

On all sites a basic side yard is required along the full depth. This 4 ft. (1.2 m) is wider than what was previously required under RS zoning, but provides a minimum for a comfortable entry to the rear unit in a duplex, a secondary suite or lock-off unit.

4.5.2 Additional Side Yards

In addition to the standard side yards, a wider enhanced side yard is also required on all sites. This is in order to allow a neighbourly relationship to the rear yards of adjacent development. The location of the enhanced side yard is flexible, in order to allow a variety of development scenarios. As illustrated in Figure 9, the enhanced side yard need not be located in the same position on both sides.

As provided for in the District Schedule, the required side yards may be varied as follows:

(a) On the flanking side of corner sites, the enhanced side yard need not be provided;
(b) The size of the enhanced side yard may be reduced to assist in the retention of a character house. The reduction of the enhanced side yard should retain a minimum separation between an infill building and the character house of 4.9 m (16 ft.);
(c) A reduction in the size or alternate location of the enhanced side yard may also be considered on lots less than 36.5 m (119.7 ft.) deep, more than 41 m (135 ft.) deep, or on laneless lots. The resulting yards should remain compatible with neighbouring outdoor space; and
(d) Section 4.5.6 of the District Schedule allows consideration of unspecified projections into the side yards. This is intended to allow only:
    (i) Steps accessing main levels or basements to be located in the larger, enhanced side yard provided they are not closer than 2.4 m (8 ft.) to the side property line; and
    (ii) Steps to accommodate grade changes in pathways to be located in any side yard, provided they stay more or less even with grade.

    In general, the relaxation is not intended for the expansion of the building.

4.6 Rear Yard

The minimum rear yard of 0.6 m (2 ft.) is intended to provide space for vehicle access as well as space for planting at the lane. Note that the enhanced side yard effectively replaces the normal rear yard requirement.

Where the rear property line does not abut a lane, and a lane dedication is not required, the Director of Planning may increase the required setback to mitigate privacy or shadowing concerns that may arise in atypical situations. These situations may involve short lots, atypical siting of adjacent buildings, preservation of landscape, especially if it benefits privacy, and other similar situations.

Figure 9: Yards Illustration

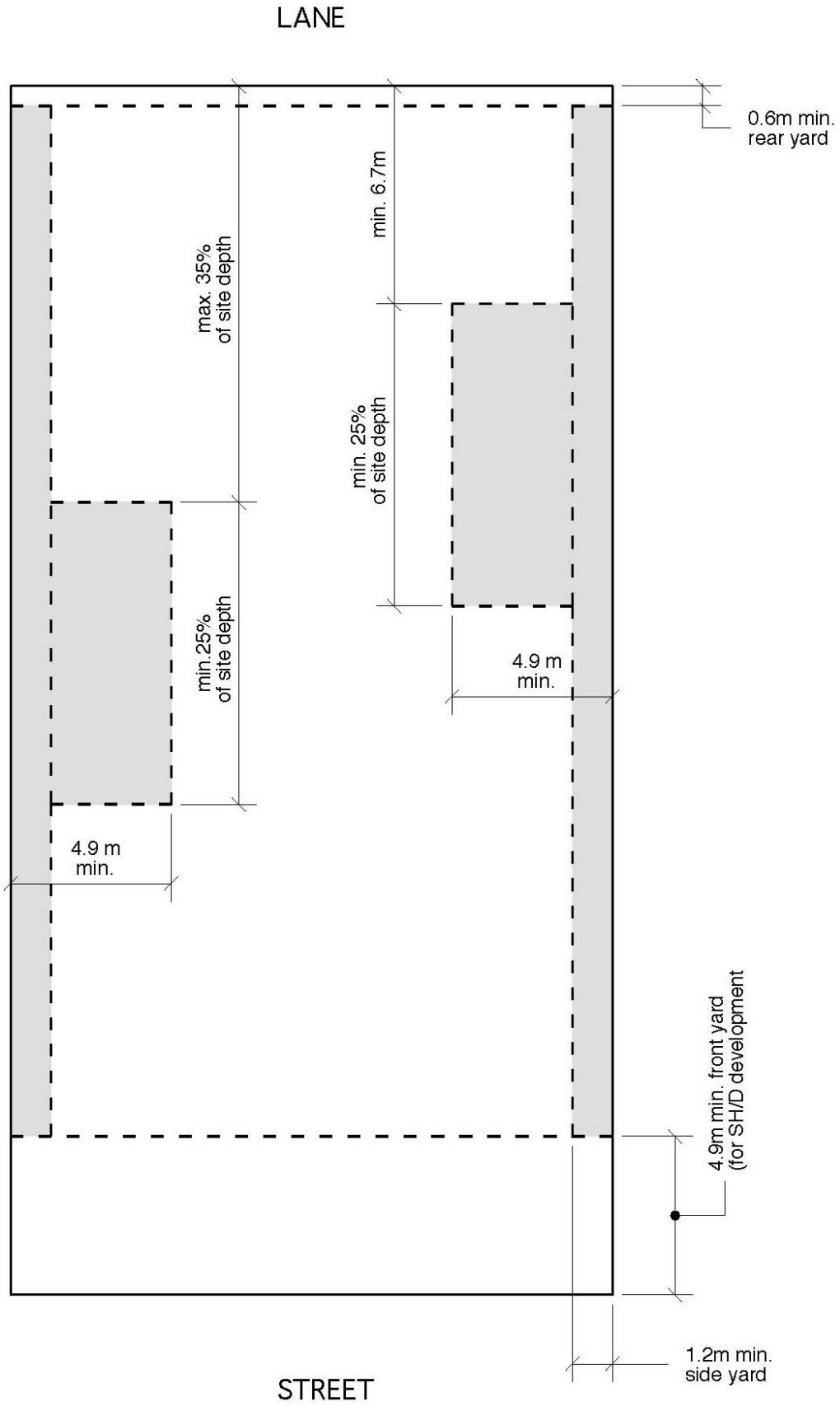


Figure 10a: Side Yard Variations

Enhanced Sideyard placement closer to lane

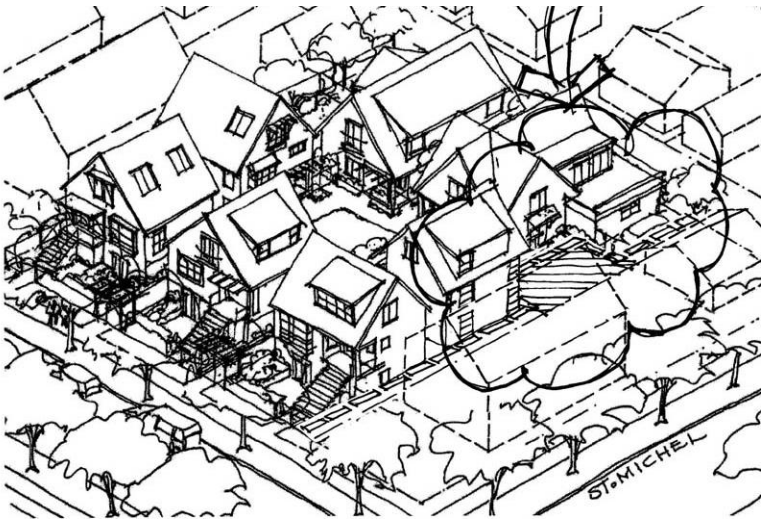
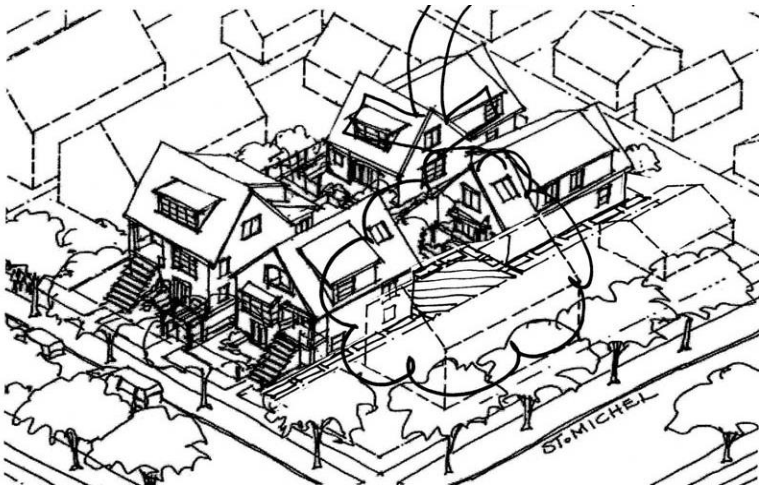


Figure 10b: Side Yard Variations

Forward Placement of Enhanced Sideyard



4.7 Floor Space Ratio

(a) The additional floor space for development retaining character buildings is intended to provide an incentive for retention, and to accommodate the existing basement space most of these buildings will have. (Refer to Section 2.1.2/2.2.2(d) regarding raising character houses.)

(b) To achieve the maximum FSR with a neighbourly form and siting, some floor space will need to be in the basement and/or under the roof. In these zones, there is a particular emphasis on providing liveable basements, in part to enable secondary suites. In lower-scale contexts, some floor space under a sloping roof will be less than standard height.

(c) The Districts Schedule places a limit on the floor space allocated to an infill or second principal building in the rear 40% of the site. The floor space limit is intended to assist with a neighbourly fit for the second principal dwelling or infill.

(d) For Seniors Supportive or Assisted Housing, the maximum FSR to be considered should be the same as other dwelling uses. While the guidelines in this document do not specifically address this use, they should be used as a guide for these buildings especially in regard to neighbourliness and compatibility with their immediate surroundings.

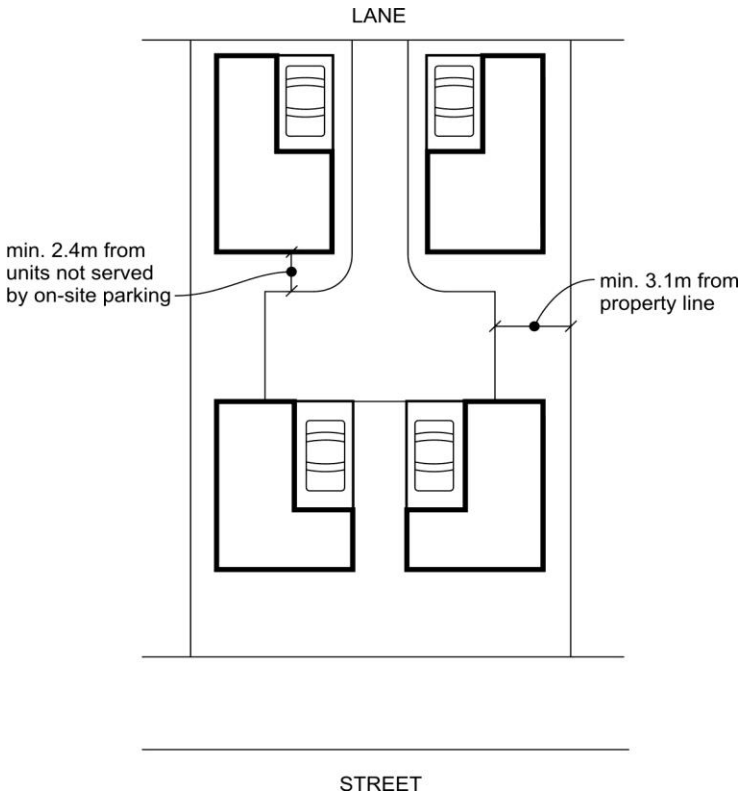
(e) The Districts Schedule limits the floor space ratio for non-dwelling uses to 0.60. This is the same density potential these mainly conditional uses (e.g. schools, community centres, libraries) have historically been able to achieve in RS zones. While there are no further guidelines in this document for these uses because of their diversity in size, scale, age and style, their design should strive for neighbourliness and compatibility with their immediate surroundings.

4.9 Off-Street Parking and Loading

It is intended that parking be provided at grade in order to assist with affordability. Parking spaces will normally be located in garages accessed directly off the lane. On larger sites, parking at the lane may be accommodated in a combination of enclosed garages, carports, and surface parking.

Garbage areas should be purpose-designed as an integral part of the development either in the building or the lane.

Figure 11: Parking Internal to the Site



4.9.1 Parking Internal to Site

Parking may be considered on the interior of an SH/D development to enable one-family dwellings to have internal parking for one vehicle. The following should be considered:

(i) Parking spaces should be enclosed within the unit;

(ii) Parking spaces accessed from the interior of the site should generally be located a couple of feet below grade in a 'basement', with the main floor of the unit located above;

(iii) Manoeuvring areas should be minimized and those for more than one car should be at least 3.1 m (10 ft.) from neighbouring properties; and should be at least 2.4 m (8 ft.) from units not served by the parking;

(iv) Hard surface areas should be paved with permeable paving to reduce stormwater sewer loads and improve natural groundwater infiltration; and

(v) Landscape treatment to soften the appearance of paved surfaces (refer to Section 8).

4.9.2 Front Garages

(a) In general, street-facing garage doors should only be used when other options are not available, such as non-SH/D developments without developed lane access. These garages should be designed to integrate with the overall building, and be single width doors where possible;
(c) Curb cuts should be minimized and off-set rather than centred; and
(d) Some older houses have existing front garages which may be kept. Inserting new front garages in older houses should be avoided whenever possible.

4.16 Building Depth

In general, the 40 % maximum building depth should be respected, however increases may be considered for both existing and new buildings in exceptional circumstances such as:

(a) additions to a pre-1940 building in order to better relate to its own massing or floor plans, or its neighbours;
(b) retention of existing trees or other significant landscape material; and
(c) buildings on sites with depths less than 30.5 m (100 ft.).

Where building depth is increased it should be limited to the lower floor, or 60% of the building width. and be compatible with neighbouring buildings.

4.18 Dwelling Unit Density

(a) On Small House/Duplex development sites of lesser widths, limited space for parking may affect the dwelling unit density. As permitted in 4.18.1.of the Districts Schedule the Director of Planning may consider an additional principal dwelling unit for these sites if adequate parking and a practical site plan are possible;
(b) On sites less than 511 m^2 (5,500 sq. ft.) described in 4.18.2 in the Districts Schedule, three principal dwelling units are permitted in addition to two secondary suites. The intent is to encourage a dwelling at the rear of the site. This dwelling near the rear of the site may be an infill or second principal building; and
(c) On lots described in 4.18.1 and 4.18.2 in the Districts Schedule which are less than 13.7 m (45 ft.) in width, it may not be possible to achieve all the allowable units due to limited space for parking. A choice can be made between providing a two-family dwelling with two secondary suites, or a two-family dwelling with a one-family dwelling near the rear of the site.

5 Architectural Components

This section applies to all new buildings *seeking conditional approval*, whether a two-family dwelling with second principal building, an infill building, or a small house/duplex development on a larger lot or lot assembly. It also applies to renovations and additions to existing 'non-character' buildings when development with 3 or more dwelling units are proposed. The guidelines allow for a choice of traditional and contemporary architectural styles in new and non-character buildings.

Guidelines for renovations and additions to existing pre-1940's character buildings are outlined in **Norquay Village Character House and Retention Guidelines**. These guidelines are aimed at ensuring that changes to 'character' buildings are done in a manner consistent with the original character.

To determine whether an existing building is considered a 'character' building refer to 2.1.3 and **Norquay Village Character House and Retention Guidelines**.

5.1 Building Form

The intent of these guidelines is to encourage a variety of architectural styles, so that neighbourhoods may continue to evolve, but in a way that respects the character of existing streetscapes. The guidelines are intended to ensure that all new development, of any architectural style, demonstrates high quality design and neighbourhood fit.

The guidelines can be interpreted in a contemporary style, or in a traditional style, with the choice of direction being the proponent's. The design of contemporary style buildings should perform as well as a traditional form building with regard to minimizing shadowing and overlook onto neighbouring properties.

5.1.1 Building Massing

(a) General Massing

Building forms should begin as a simple mass, with a clear, simple roof. The integrity and simplicity of the main building forms should be readable from the street and from the lane.

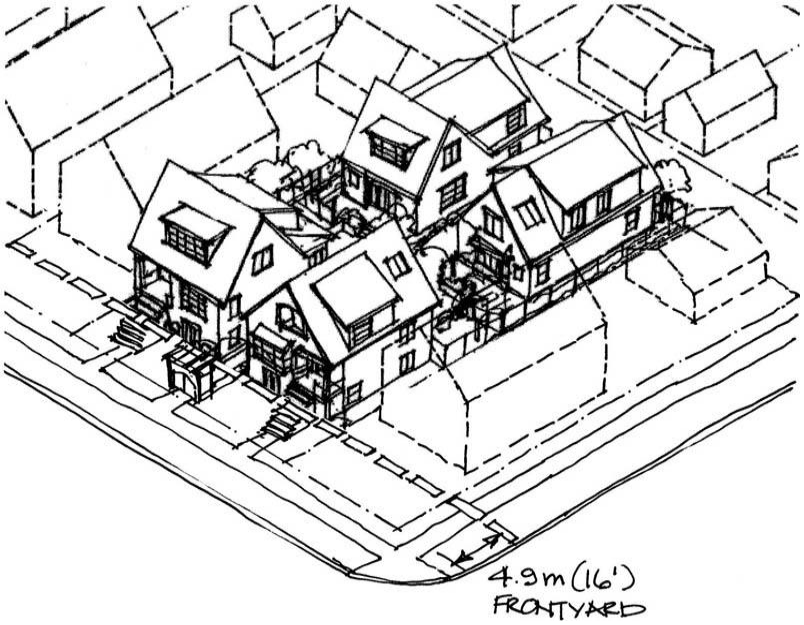
The scale and form of new buildings is an important part of compatibility with an existing streetscape. In addition to roof design, discussed below, other massing and design aspects including floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings, should seek to modulate the scale of new development, to assist with a compatible fit in the streetscape.

(b) Massing at the Front Yard

For some forms of development the district schedule permits a smaller front yard than is typically required in single family zones. This will result in some new buildings being located closer to the street than existing adjacent buildings. It is particularly important in these circumstances that the buildings be designed to reduce apparent massing as they approach the street and adjacent properties.

Portions of a building located ahead of its neighbour's should suggest the massing of a one and a half storey structure and have a height less than 9.2 m (30 ft.).

Figure 11: Front Yard on SH/D development with over 18.3 m (60 ft.) frontage



(c) Massing at the Rear Yards and Lane
The zoning allows for several different options for small house, duplex, and infill forms at the rear of the site, next to neighbouring yards and to the lane.
(i) Buildings in the rear section of the site should be designed to reduce apparent massing adjacent to the lane and neighbouring properties by adopting massing of a one and a 'half' storey structure, with or without a basement. The form of these buildings should minimize shadowing and overlook to adjacent properties.
(ii) Principal buildings along the lane that are over 12 m (40 ft.) in width should be designed with a massing that suggests two buildings as viewed from the lane. This may be accomplished through setback portions of building at grade and distinct main roof lines.

5.1.2 Roof Form

Most of the original housing forms in Vancouver have pitched roofs with eaves that descend far enough to fully or partially envelop the top floor. Bringing the eaves closer to grade reduces the apparent mass of a building as viewed from the street and can assist with a compatible transition to smaller existing homes on the street. Further, a substantial pitch is excellent for shedding rainwater and decreases shadowing onto neighbouring properties.

(a) The use of a pitched roof form is encouraged for both traditional and contemporary style buildings. If a flat roof design is chosen it should perform as well as a pitched roof form with regard to shadowing by setting back the top storey, preferably from the front and rear of the building. Overlook to neighbouring yards from roof decks must be minimized.
(b) The maximum allowable roof height as defined in the regulations may only be attained as a local point within the development rather than as a continuous height around the perimeter of the building. In general, the eave height of a sloped roof or second-storey cornice line on flat roof buildings should not be higher than 7.3 m (24 ft.).
(c) In buildings where additional floor area is located in a partial third storey the floor area will be substantially contained within a steeply pitched roof. The main roof should spring from the upper floor level. Some allowable floor space will be less than 2.4 m (8 ft.) in height.
(d) Secondary roof forms and dormers should be clearly subordinate to the main form in size and number. If a secondary roof or gable interrupts the eave line of the main roof, it should do so to mark or cover a significant element such as an entry, a porch, or a substantial projection. Smaller secondary roof elements and dormers may vary from the pitch of the main roof and may include flat roofs and shallow pitches.
(e) Proposals with large areas of flat roof are encouraged to improve the project sustainability by providing a green roof system.
(f) When older 'non-character' buildings are being renovated, changes to the main roof line or to the basic building form will not be expected.

5.2 Composition

(a) Regardless of the architectural style of the building, a clear sense of order is important in the alignment, proportion and placement of building elements and features.
(b) Building elements should be designed and placed in a way that considers the building as a whole, and how it is viewed from the street or lane, not simply as an outwards expression of interior program.

(c) Street-facing and lane-facing building facades can be enriched through a limited number of simple voids and projections that create visual interest and a strong play of light and shadow on the façade. A balanced, though not necessarily symmetrical, visual expression is desirable. This can be achieved with inset porches on main and upper floors, projecting or recessed entry porches, bay windows and box window bays, overhangs, etc. These features should enliven the basic form, but should not overwhelm it.

5.3 Entrances, Stairs and Porches

5.3.1 Entry Transition

Site and building design should work together to create a transition from the public space of the street to the private space of the home. This is especially important on larger site development where a shorter front yard is provided. New street-fronting buildings should be designed with a progression of elements that emphasize the principal entrance such as:

(a) a defined garden edge with landscaping and/or fencing;
(b) an entry gate or other entry marker such as an arbor or feature landscape marking the transition from the street to the semi-private space of the front garden;
(c) steps or a change in level; or
(d) a well defined porch.

5.3.2 Entries, Porches and Verandahs

The provision of porches is encouraged to enliven the streetscape and provide flexible outdoor living space.

(a) Street fronting units should generally have entries, porches or verandahs that are big enough to allow access to the front door and to provide a place for seating. Generally a minimum area of 3.7 m^2 (40 sq. ft.) and a minimum dimension of 1.6 m (5 ft.) is appropriate.
(b) Front entries, porches or verandahs should be one-storey, have sufficient cover and be integrated into the overall building design. Porch roofs on traditional designs should have a clear means of support – columns, brackets, ties, etc.
(c) The zoning allows for a raised main level of up to 2.0 m (6.5 ft.) to enable houses to reflect the entry step and porch sequence seen in Vancouver's older neighbourhoods, and allow liveable basements with good access to light and outdoor space. Alternatively, where basement secondary suites are not provided, the main floor may be close to grade, but in these cases a main floor level one or two feet above grade is encouraged to provide a comfortable relationship between the inside space of the dwelling unit and the public space of the street.

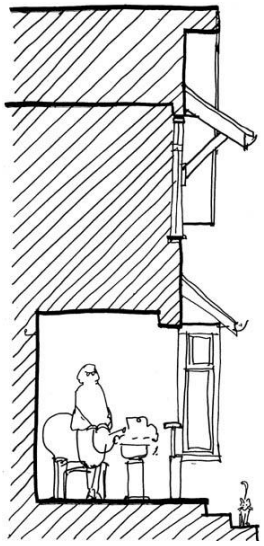
5.3.3 Stairs

(a) Exterior entry stairs should be generous in width and constructed of durable materials that are complementary to the building design.
(b) Stairs to levels above the main or ground floor must be accommodated within the internal space of the house or unit. Exterior stairs and landings that directly access levels above the main or ground floor are not supportable as they may negatively impact neighbours by creating the potential for noise and overlook.

5.3.4 Doors and Entrances

(a) Whenever possible each principal dwelling unit should have one clearly expressed entrance facing the street. Other doors may be located on the front façade as long as clarity is maintained with respect to which is the main entrance. These secondary doors may include french doors and sliding glass doors.
(b) The number of unit entries located side by side should be limited to two, to avoid a barracks-like appearance.
(c) Where entries to units are not clearly visible from a street (e.g. units at the rear of the site, secondary suites or lock-off units), the presence and location should be announced through architectural or landscape gateway elements.
(d) When a main entrance to a dwelling unit is from a side yard, a larger side yard setback should be considered for the portion of travel between the front property line and the front entrance. This would enable space for a sense of arrival as well as the opportunity for some landscape edge planting.
(e) Most developments will include entries for more than two dwelling units. Care must be taken to create clear paths and identities for each unit, including secondary suites and lock-off units to assist with wayfinding.
(f) The lane will become a focus of development, and in effect, an exposure that is as important as the streetscape. The lanescape should be visually interesting, while at the same time accommodating parking, garbage and recycling areas.

Garage doors should be high quality, preferably single width. Projections and overhangs such as arbours over the garage doors can add depth to the façade, create a shadow line, and potentially create places for planting to enrich the lanescape.



5.4 Windows and Skylights

Windows and skylights play a significant role in the liveability of higher density housing because they provide natural light and air to a dwelling unit. Their placement also plays a strong role in the appearance of the building.

(a) Window placement and design need to be considered in the overall visual composition of a building and be well ordered. When facing adjacent buildings window placement must avoid direct overlook into neighbouring dwellings.
(b) When a window or skylight is the only source of natural light for a room, it should be openable to guarantee natural ventilation throughout the dwelling.
(c) Skylights may be used to access light on upper levels as long as a strong and simple roof line is maintained.

5.5 Balconies and Decks

Balconies and decks, like porches, increase the private outdoor space for a dwelling unit, and can contribute to the liveability of a dwelling. In higher-density developments particular care must be taken to ensure that these outdoor spaces do not negatively impact the privacy of adjacent dwellings.

(a) Balconies and decks should be designed as integral parts of the building massing and façade composition.
(b) Roof decks are most successful when integrated into a sloping roof form as the roof itself provides privacy screening. When roof decks are incorporated into a flat roof, particular care must be taken to ensure that the visual appearance of the deck, and the potential for overlook is minimized.
(c) Projecting balconies should generally not be located on the front façade. Decks located over projecting porches or similarly incorporated into the building form may be supportable if they are modest in size and do not have a negative impact with regard to privacy. Small balconies, projecting up to 0.6 m (2 ft.), may be acceptable.

5.6 Exterior Walls and Finishing

The finish 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 overall affordability of a dwelling.

In addition to durability, the following should be considered when choosing exterior materials:
(a) Use materials in a way that is true to their nature. For example, stone facing has traditionally been used as a foundation element, and as the base of columns, as its size and weigh indicate a means of support.
(b) Changes in cladding should relate to the building design, such as to express the base or foundation of the building. Transitions between materials require careful detailing to ensure durability.
(c) 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’.
(d) All sides of a building that extend forward of an adjacent building warrant detailed treatment appropriate to a visible location.
(e) Large blank walls, including interior sidewalls, should be avoided whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale.
(f) Materials and detailing adjacent to areas accessible to cars should be designed with resilience and durability to stand up well over time.

7 Open Space

The provision of open space will be part of the 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.

The front yard in new developments will play a more active role than on a traditional single family site, as it will become the primary outdoor space of some dwellings. The flexible siting options for different housing types will result in a variety of patterning of rear yard space. In larger assemblies, some open space will be brought into the centre of the space as a garden courtyard.

7.1 Private open space

Ground-orientation is an important aspect of the housing types contemplated under this zoning.

(a) A private outdoor space should be provided immediately adjacent to and accessible from each unit;
(b) Balconies, decks and porches with a minimum depth of 1.8 m (6 ft.) may augment, or substitute where semi-private open space is provided on site;
(c) Small units approx. 56 m2 (602 sq. ft.) or less need not be provided with private open space if access is available to a shared open space; and
(d) Units that could accommodate families (2-bedroom and larger) should provide open space suitable for children.

7.2 Semi-private or shared open space

Some siting options will create shared semi-private space, or garden/entry courtyards in the centre of the site.

(a) Semi-private open space should be designed:
    (i) as a focus of development and an organizing element, not as 'leftover' space;
    (ii) as a primary outlook and entrance for units in the middle and rear sections of a site
    (iii) to provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking the space.

8 Landscaping

The variety of housing types allowed may result in some increased coverage of the ground plane by building. It is therefore very important to ensure that outdoor space and landscaping is well designed to enhance the street and lane, and the enjoyment of private outdoor space. Larger scale planting, such as trees, improve the definition and screening of private outdoor space. More importantly they contribute to improving the local micro-climate and reduce the rate and amount of stormwater run-off.

(a) In general landscaping should be varied, with use of shrubs, larger perennials, and trees, not just grassed areas. Existing trees and landscape features (such as stone walls) should be kept wherever possible;
(b) Front yard areas and City boulevards should be landscaped as green space, providing layered screening to a seated height for patios, and a visual amenity for the street. Arbours or trellis may be used to assist with wayfinding or unit identity. Where walls or fences are provided they should be combined with soft landscape to provide visual depth and layering;
(c) Landscaping in semi-private common spaces should be designed to provide screening and filtering of views, without reliance on fences. Planting larger caliper trees is particularly necessary in this location; and
(d) Where dwelling units are located at the lane, every opportunity to enhance the lanescape with landscaping should be taken, such as:
    (i) Entry gates and arbors over pedestrian or driveway entrances;
    (ii) Trellised areas to enable 'vertical greening' with vines;
    (iii) Planting of trees near the lane where possible; and
    (iv) Providing uncovered parking spaces with landscaped edges, decorative or permeable paving, or gravel surfaces.

(e) Particular attention is required for landscape when parking and manoeuvring is provided within a site. This space should be designed as a semi-private courtyard and function as a space for pedestrians, an outlook for dwellings, as well as a vehicle space. It should be paved primarily with high quality, permeable or porous paving material as well as maximize opportunities for soft landscaping and vertical greening elements. Larger calliper trees that are able to thrive are strongly encouraged. It should be anticipated that trees in close proximity to manoeuvring areas may need tree guards, and the design of these should be an integral part of the landscape and building design; and

(f) Where a driveway is located adjacent to a neighbouring property there should be a well landscaped setback of about 1m (3.3 ft.). Landscaping along this edge should include fencing, hedging, and closely spaced tree planting.

9 Additional Guidelines for Arterial Locations (RT-11N)

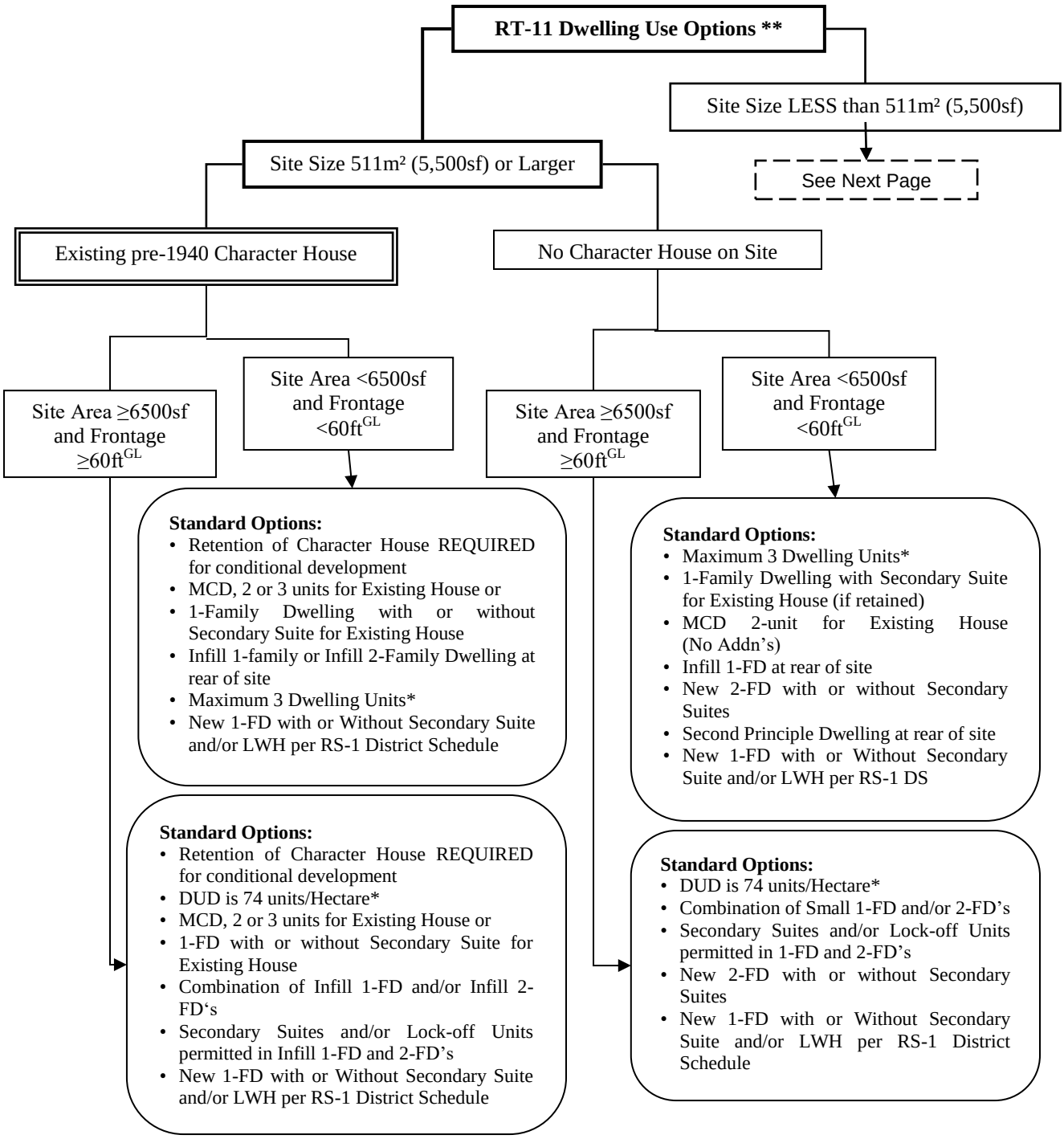
9.1 Noise

The RT-11N District Schedule which applies along noisy arterials contains acoustic standards and require an acoustical report. Noise impacts to habitable areas in new development should be minimized through measures which may include:

(a) Building construction (eg. masonry construction, triple glazing); and

(b) Site planning and unit design (in particular, locating living rooms and bedrooms away from the noise source where possible).

Site Size 511 m² or Larger



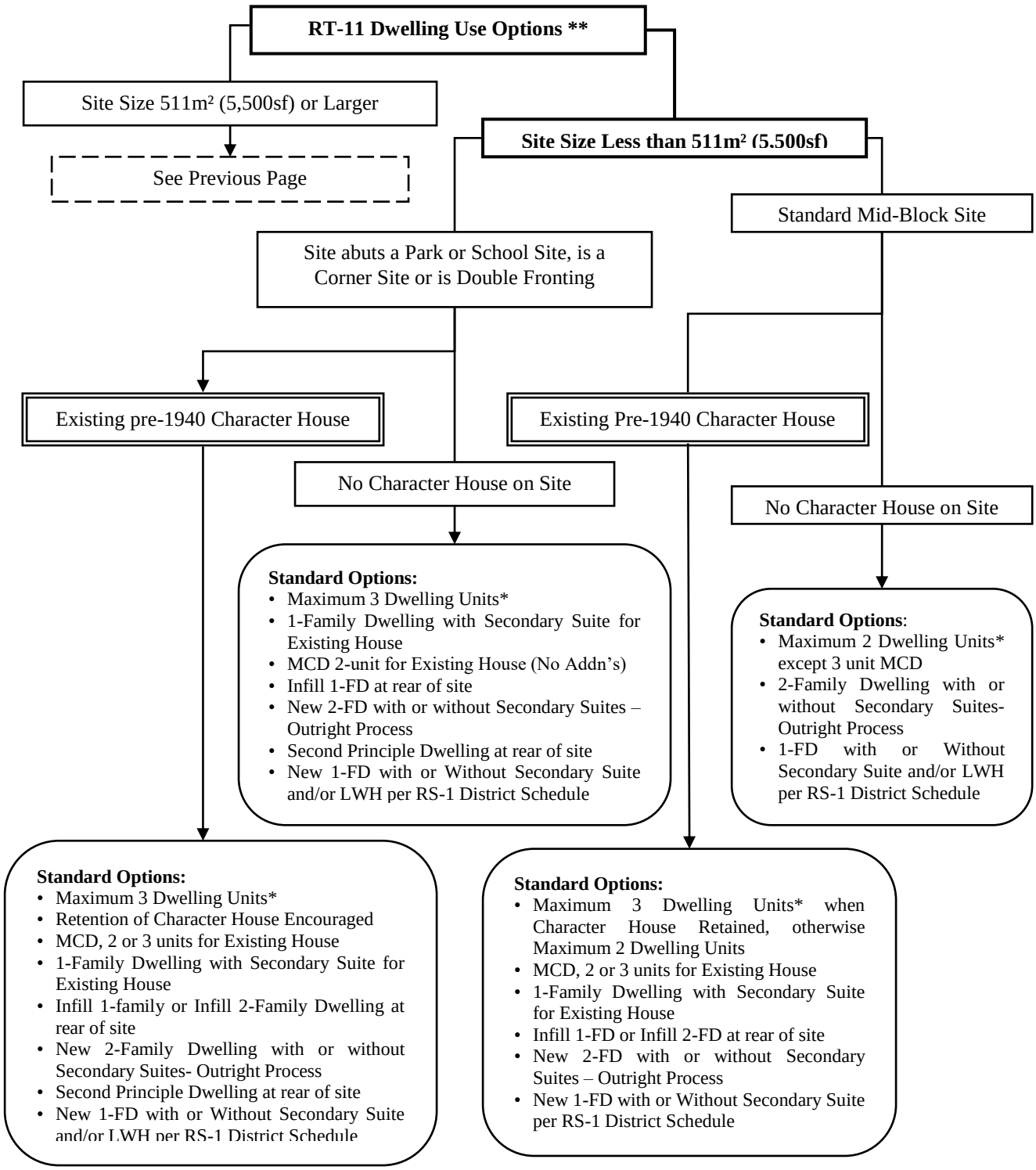
*Dwelling Unit numbers do not include Secondary Suites or Lock-off Units (where permitted)

** Refer to RT-11 and RT-11N Districts Schedule and RT-11 and RT-11N Small House /Duplex Guidelines for specific conditions

GL Approximate size - refer to RT-11 and RT-11N Small House /Duplex Guidelines

FD = Family Dwelling; MCD = Multiple Conversion Dwelling; DUD = Dwelling Unit Density

Site Size Less than 511 m^2



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