



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

Planning, Urban Design and Sustainability Department

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STRATHCONA/KIWASSA RT-3 GUIDELINES

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1 Application and Intent

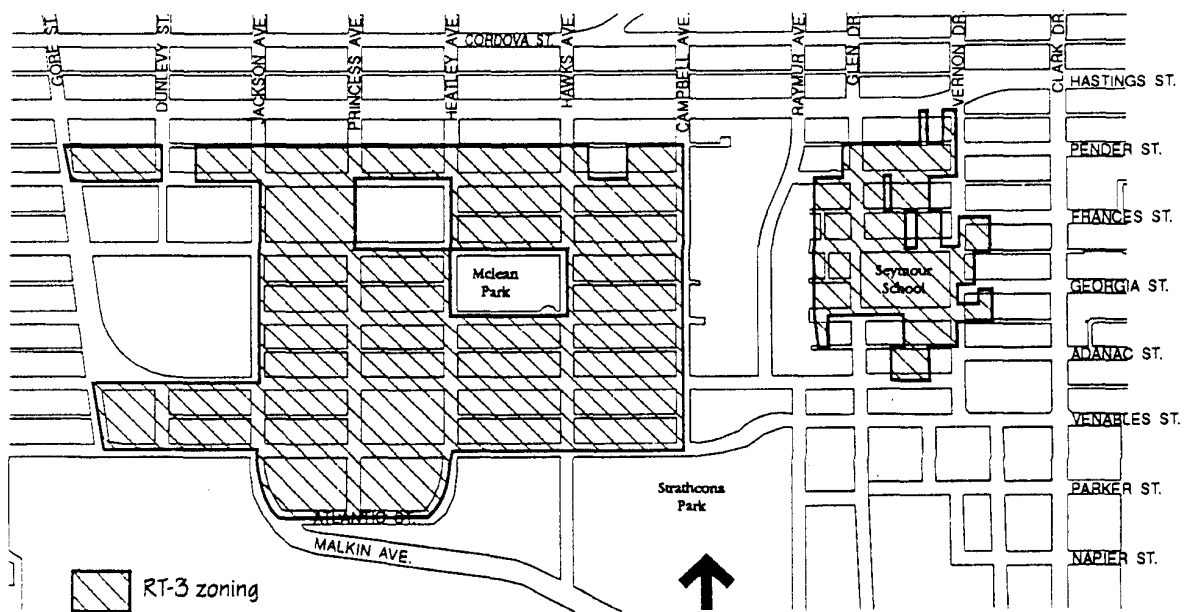
These guidelines are to be used in conjunction with the RT-3 District Schedule of the Zoning and Development By-law for development in the Strathcona and Kiwassa RT-3 areas of the city (see Figure 1). These guidelines should be consulted in the consideration of development applications for conditional approval uses. 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:

- 1) ensure that the physical character of buildings with "character merit" is retained;
- 2) improve the character of less distinguished historic buildings; and
- 3) ensure that all development is compatible with surrounding buildings and the neighbourhood as a whole.

Character may vary from one area to another or even within a block. For this reason, these guidelines are intended to be flexible.

Figure 1. Strathcona and Kiwassa RT-3 Boundaries



2 General Design Considerations

2.1 Neighbourhood Character

The Strathcona/Kiwassa RT-3 area is one of the oldest residential districts in the city. The neighbourhood was generally developed during the period 1880 through to 1900. About 60% of the existing building stock is original, although additions and other changes have occurred over the neighbourhood's first century.

Figure 2. Typical Streetscape



The character element which separates the RT-3 areas of Strathcona and Kiwassa from most other RT districts of the city is the standard lot width of 7.6 m. This narrow lot width has translated into a narrow building width, narrow side yards and a high building height-to-width ratio. Within this pattern exists a variety of roof and building styles which work together to create one of the most distinctive and unique neighbourhood characters in the city.

2.2 Street Character

The integrity of the buildings on a specific street will be an important consideration in the design review of conditional approval developments in RT-3. Streetscapes have been identified in Old Strathcona and Kiwassa and classified under two broad categories:

"A" Streetscapes include:

- (a) buildings of historic and architectural value listed on the City of Vancouver Heritage Register as of (date of adoption of these guidelines) as Class A and Class B buildings;
- (b) buildings which were constructed during the primary construction era up to 1920, which maintain their original building form, architectural elements and detail, and which are a part of an integral streetscape (Streetscape "A" in Appendix B); and

"B" Streetscapes include:

- (a) buildings which were constructed during the primary construction era up to 1920, of lesser architectural quality but representative of the cultural, economic and social fabric of the community and which are an integral part of the neighbourhood (Streetscape "B" in Appendix B).

The intent of the RT-3 District Schedule and these design guidelines is to promote retention of as many of these buildings and streetscapes as is possible.

Several blocks still contain a high concentration of buildings from the prime building period of 1880-1920. In these areas, a higher level of design attention will be necessary. In areas where newer development or changes to existing buildings has been less sensitive, overall massing, form and inclusion of elements such as window openings and verandahs will be the focus of attention. Figure 3 demonstrates the level of design attention.

The level of design attention to be devoted to individual buildings is determined by locating the property as indicated in Appendix B to these guidelines. Where a property is situated within an integral streetscape, an increased level of detail will be required, as indicated in Figure 3.

Generally in the RT-3 areas it is difficult to dictate a single building style, because of the existing variety. Where no consistent silhouette exists on the block or on neighbouring structures, new development should either relate most closely to the silhouette of immediately adjacent pre-1920 buildings, or choose from other pre-1920 examples in the neighbourhood.

2.3 Topography

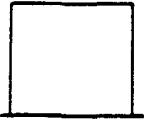
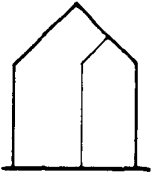
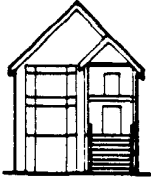
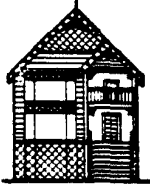
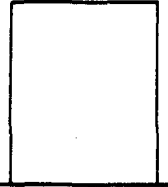
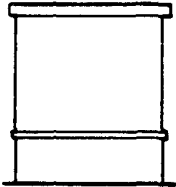
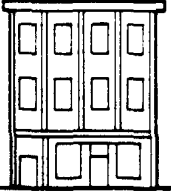
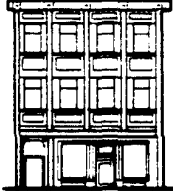
The natural, sometimes dramatic, topography of Strathcona hills and valleys can be seen in the back lanes. The natural topography should be preserved. Building height relaxations are provided in the RT-3 District Schedule to overcome difficulties which might be experienced in standard building height envelope calculations.

2.4 Heritage

Strathcona is one of several neighbourhoods which is identified as a heritage character area. Significant relaxations are provided under RT-3 in recognition that many buildings are non-conforming with respect to regulation. Further relaxations are available under sections 5.1.2 and 5.2.7 of the Zoning and Development By-law to provide flexibility beyond the RT-3 District Schedule.

Appendix B also indicates properties which have been listed on the City's heritage register. Staff are available to provide assistance in working through the opportunities represented by these buildings.

Figure 3. Design Considerations

	Scale	Form	Elements	Detail
Nature of Development				
				
Renovation/ Addition	■	■	■	■
Multiple Conversion Dwelling	■	■	■	■
Reconstruction	■	■	■	■
New Development (within "A" streetscape)	■	■	■	■
New Development (within "B" streetscape)	■	■	■	
New Development (in non- streetscape area)	■	■	■	
Infill	■	■	**	**

*** Infill to be designed in manner
compatible with principle building*

3 Uses

3.1 Artist Studio

3.1.1 Objectives

Artist studios are permitted in a number of areas of the city as an opportunity to provide low-cost housing combined with work space for creative individuals who may be struggling to make ends meet. The relatively inexpensive housing in Strathcona presents yet another opportunity for such space, particularly in many of the older apartments, rooming houses, and existing non-residential buildings throughout the community. Allowing artist studios in existing buildings is also seen as a moderately inexpensive means of supporting retention of many heritage and character buildings in the neighbourhood.

3.1.2 Outdoor Areas

Semi-private or shared outdoor areas should be provided adjacent to a dwelling unit or in a common area such as a roof deck. Reasonable compromise of normal standards can be expected in dealing with existing buildings in the Strathcona and Kiwassa areas.

3.2 Infill

3.2.1 Objectives

Infill is permitted as an incentive to retain existing buildings by allowing the construction of secondary residential buildings on a site. Infill is an important development option but it may not be feasible or practical in all cases. The standard approach towards infill, used in other areas, is further complicated in Strathcona by the 7.6 m wide lot pattern which makes infill on a single lot difficult, although historic examples exist throughout the community.

The design of the infill building should be in character with existing buildings and the neighbourhood context, with special attention to privacy and shadows on immediately neighbouring properties.

3.2.2 Identification of Potential Infill Sites

All sites identified within a streetscape in Appendix B provide potential for infill development.

In addition, consideration may be given to the inclusion of a single adjoining, non-streetscape lot into an infill proposal. Consideration under this clause must be in conjunction with the retention of an identified streetscape building.

3.2.3 Massing and Siting Controls

Site Requirement

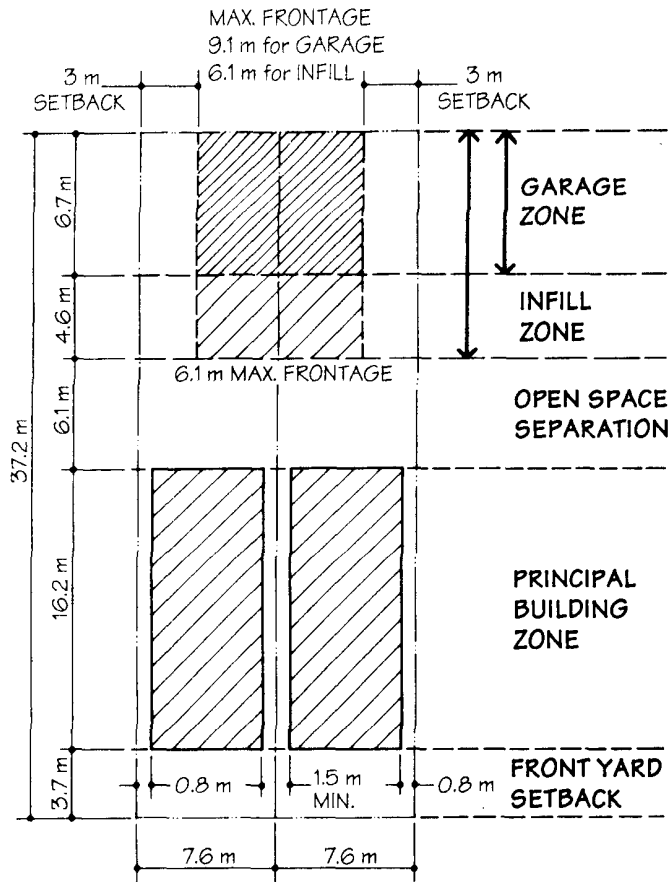
The standard site area for infill development is expected to be two lots or 565 m². The RT-3 District Schedule provides for infill on one and a half lots or 418 m².

Infill Building Frontage and Width

The width of any rear yard infill structure, including parking structures, should not exceed 9.2 m. In addition, the following provisions shall apply:

- (a) the maximum width of the principal facade of an infill building should be 6.1 m. All other facades should be set back at least 3.0 m; and
- (b) the maximum width of an infill building at the rear property line not including parking structures, should be 6.1 m. All other building elements, except parking structures, should be set back at least 1.5 m from the rear property line.

Figure 4. Infill Frontage and Depth



Separation

There should be a minimum separation of 6.1 m between any buildings at the front and any building in the rear yard of a proposed infill development (and any accessory buildings). No protrusions, such as stairs, decks, balconies, etc., should extend into this space.

The separation for side yard infill should respect the existing pattern of development on the street.

Side Yard Setback

Side yard setbacks of a minimum of 3.0 m from the site boundaries should be provided for infill buildings situated in a rear yard.

Fire Separation (Side Yards Between Principal Buildings Located at Front of Site)

For rear yard infill, a minimum 1.5 m clear separation should exist between existing buildings situated at the front of the site. Building code requirements must be met, including the provision of sprinklers in all buildings.

This separation may be relaxed to 1.2 m clear separation, but subject to further conditions to be set by the Director of Permits and Licenses and Fire Department.

In the case of side yard infill, where a new building is to be placed beside an existing building at the front of a site, a minimum of 2 m clear separation should be provided between the existing building and the proposed new building.

Building Form and Building Height

Infill roof form should be consistent with the character of buildings which are being retained as part of the proposal. Flat roofs are not appropriate.

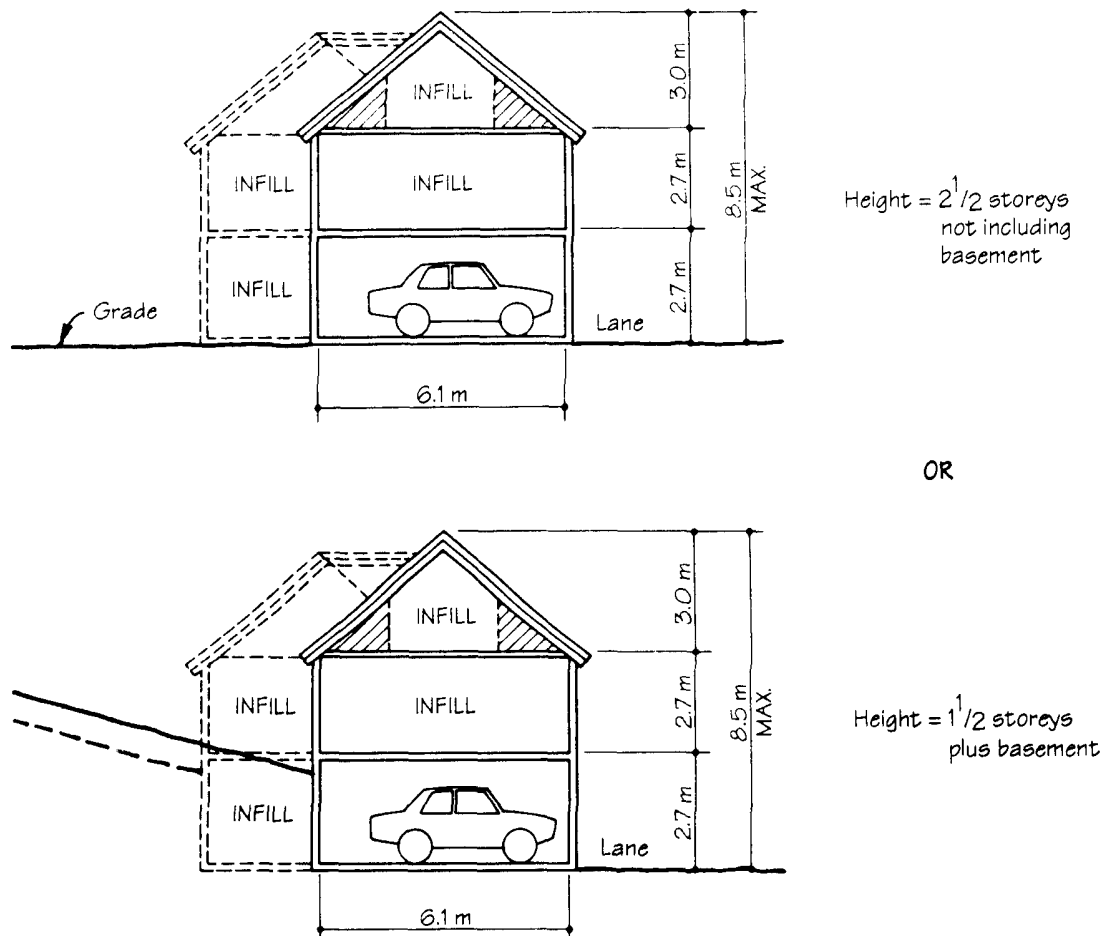
Where side yard or front yard infill are possible, building height should respond to the adjoining buildings in accordance with the RT-3 building height provisions.

Infill should comply with the form and building height envelope shown in Figure 5 and 6, and described as follows:

- (a) Infill development in a rear yard should occur within a distance of 11.3 m of the rear property line, as shown in Figure 4; and
- (b) Maximum building height should be the lesser of 8.5 m, 2½ storeys (not including a basement) or 1½ storeys plus a basement.

Semi-private or shared outdoor areas should be provided at grade, adjacent to and convenient for each unit in the infill building and in the existing building. The amount of open space provided should be useable and relate to the size of each dwelling unit.

Figure 5. Infill Definition of Building Height



3.2.4 Residential Unit Density for Infill Development

Density for the site should not exceed 108 units per hectare except that the calculation may be rounded to the nearest whole number.

3.3 Multiple Conversion Dwellings With More Than Two Units

Conversions are permitted in order to retain an existing building. Appendix B should be consulted in respect to buildings which are considered suitable for such conversion.

The overall architectural character and important exterior features of an existing building must be maintained and/or enhanced. This will generally include the roof line, exterior finishing materials, windows, doors, brackets, columns, balustrades and any other feature that the Director of Planning considers to be a special feature contributing to a building's character. Because of the narrow side yards prevalent in the Strathcona and Kiwassa areas, retention of existing wooden cladding may require that a building be sprinklered or provide other equivalency to meet the requirements of the Building By-law.

Exterior finishing materials that are deteriorated, attached to structural components that are deteriorated or need to be replaced because of Building By-law requirements, need to be replaced with the same material and finish. Exterior cladding may be totally replaced with new material that replicates original cladding if the original material has been lost in a previous renovation.

3.3.1 Residential Unit Density for Multiple Conversion Dwellings

Density should not exceed 108 units per hectare, except that the calculation may be rounded to the nearest whole number, and except as follows:

An increase in unit density may be permitted for a proposed multiple conversion dwelling, where:

- (a) the existing number of units approved under a previous development permit is greater than 108 units per hectare; and
- (b) the proposed conversion will decrease the number of units; and
- (c) larger and more liveable units will be created.

3.4 Multiple Dwellings

3.4.1 Objectives

Redevelopment for multiple dwellings is encouraged in a limited number of circumstances, where existing buildings are considered to be out of character with the neighbourhood.

Multiple dwelling projects are limited to two lots, and the design must give the appearance of two separate buildings to resemble the standard 7.6 m lot width.

3.4.2 Identification of Potential Multiple Dwelling Sites

Multiple dwelling proposals will only be considered on sites:

- (a) vacant prior to November 3, 1992 as determined by the City of Vancouver Assessment Roll; or
- (b) underutilized prior to November 3, 1992, where existing buildings have a floor space ratio less than 0.30 and where applicants can satisfactorily demonstrate that making additions or building infill is not practical; or
- (c) where existing buildings have been constructed after January 1, 1930 (as determined by building permit or water connection records); or
- (d) which maintain buildings of a style and form which is inconsistent with those residential buildings in RT-3 listed in the Vancouver Heritage Register, and it can be demonstrated that the building is so lacking in character as to warrant demolition, in keeping with the intent of these guidelines (Appendix B to these guidelines may be consulted as a general guide in this regard).

3.4.3 Building Form

The design of multiple dwellings should respect the streetscape, building height of adjoining buildings and the existing pattern of buildings along the street. A multiple dwelling proposal on a larger site should have the appearance of two individual buildings, rather than one single

Rear elevations should be articulated and achieve architectural consistency with the rest of the building.

Diagram illustrating a lot with dimensions and setbacks:

- Overall lot width: 15.2 m
- Overall lot depth: 37.2 m
- Shaded area represents the building footprint.
- Setback from the front boundary (Front yard): 3.7 m
- Setback from the side boundary: 3 m MIN.
- Setback from the rear boundary: 1.5 m
- Maximum width of the building footprint: 6 m MAX.
- Maximum width of the building footprint: 6 m MAX.

Density should not exceed 108 units per hectare, except that the calculation may be rounded to the nearest whole number.

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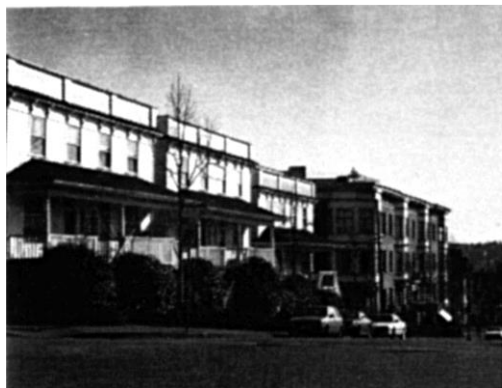
3.5 Corner Lot Development (involving multiple conversion dwellings, infill and multiple dwellings)

A pattern established throughout "Old Strathcona" is a higher intensity of use on corner sites, as exhibited in Figure 8. Townhouses, duplexes, single detached houses and apartments are some of the examples, usually located cross-width on two lots. Narrow but functional "rear" yards separate these developments from development on the flanking street.

Applicants may propose comparable forms of development on corner sites not already developed in such a manner. Such proposals may require the retention of existing buildings on the site if identified in an existing streetscape. New development may be expected to not only meet high standards of design, but parking may also be a stipulation.

Potential applicants under this section are urged to meet with City staff in advance of proceeding.

Figure 8. Corner Lot Development



Three duplexes and apartment building on Jackson Avenue.



Single detached houses on Hawks Avenue.

3.6 Single Detached Houses and Duplexes

The design of all single detached houses and duplexes will be required to meet both the external design regulations of the RT-3 District Schedule (Section 4.4) and the general standards set throughout these guidelines, and in accordance with Figure 3 (Design Considerations).

Single detached house and duplex proposals at floor space ratio of greater than 0.60 will only be considered on sites:

- (a) vacant prior to November 3, 1992 as determined by the City of Vancouver Assessment Roll; or
- (b) under-utilized prior to November 3, 1992, where existing buildings have a floor space ratio less than 0.30 and where applicants can satisfactorily demonstrate that making additions or building infill is not practical; or
- (c) where existing buildings have been constructed after January 1, 1930 (as determined by building permit or water connection records); or
- (d) which maintain buildings of a style and form which is inconsistent with those residential buildings in the RT-3 listed in the Vancouver Heritage Register, and it can be demonstrated that the building is so lacking in character as to warrant demolition, in keeping with the intent of these guidelines (Appendix B to these guidelines may be consulted as a general guide in this regard).

3.7 Relaxation of Regulations: Existing Single Detached Houses and Duplexes

This relaxation is intended to provide the opportunity for long-term resident property owners to reconstruct in total, through replication, an existing single detached house or duplex.

Applicants under this section will be required to verify the building's original form, features, materials and decorations through documentation such as photos, archival building plans, or references to buildings in the area of the same style and date of construction or other related documentary evidence.

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

4.1 Front Yard

Where consistent front yards exist in Strathcona and Kiwassa, the average depth is only 3.7 m. The distinct feature of front yards in the two neighbourhoods is variation that occurs in any typical block. In some areas, one or two developments may provide no front yard at all. An example is shown in Figure 9.

The RT-3 District Schedule recognizes the need for flexibility through a clause which provides for the calculation of front yards to be based on the average of the two adjoining sites.

Figure 9. Limited Front Yards



Front yards vary throughout the neighbourhood. These houses on East Pender Street are right up to sidewalk. Building placement should take into account the varied nature of both yards and building height.

Where a consistent front yard building setback exists on the block or in the sequence of buildings on either side of the subject site, that setback should be respected. New development should neither protrude in front of nor create a gap in an established building line. Where no consistent building line can be identified, new development should relate to immediately adjacent buildings.

4.2 Rear Yard

When additions to existing buildings extend beyond the line of existing buildings on adjoining sites, problems may occur in respect to overview, privacy and shadowing. Design should reduce or eliminate these problems as much as possible. Designs which impose severe impacts on adjoining sites may not be approved.

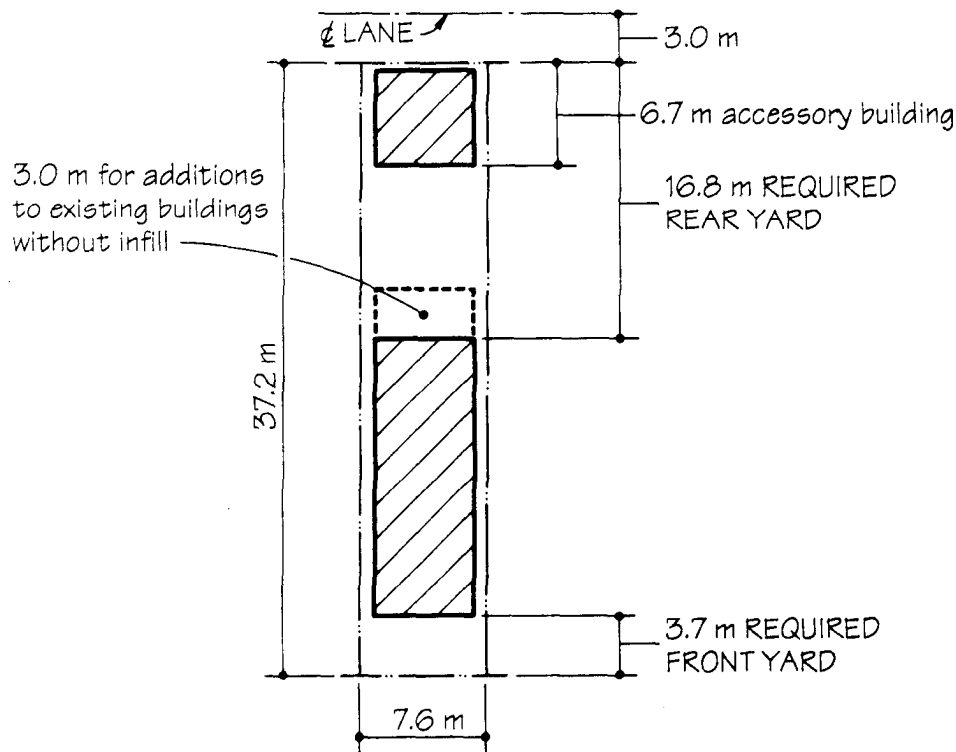
Development should respect existing rear yard setbacks, particularly where a uniform rear yard exists in a number of adjoining sites.

Additions to existing buildings should not extend more than 3 m beyond the required rear yard, as shown in Figure 11. Additions which extend beyond neighbouring buildings should step down in building height to reduce shadowing and massing impacts. Stairs, fire escapes, decks, balconies or similar structures should not protrude beyond the 3 m limit. In all other cases, protrusions into the rear yard are not permitted.

Where a neighbouring building is unusually shallow, sufficient to unreasonably restrict the subject development site, the standard rear yard building line should apply.

Building height and profile should be carefully manipulated close to the side property line to reduce potential shadowing problems. Windows should be carefully oriented and positioned to face away from neighbouring yards or be screened to ensure privacy. Particular care should be taken so that such projections do not block views from neighbouring properties.

Figure 10. Required Rear Yard



4.3 Off-Street Parking and Loading

For developments involving existing buildings, relaxations will be favourably considered for existing dwelling units. Additional units in existing buildings or new development will be expected to comply with Parking By-law requirements.

Where garages are provided, the design should be compatible with the main building. Carports should have attractive screen walls. Screening of surface parking should be included in an overall landscape plan.

Accessory buildings should be located within 6.7 m of the rear property line as shown in Figure 4.

4.3.1 Sites Without Lanes

Lane access is available to most properties in Strathcona and Kiwassa. In the case where lane dedication is not completed, the policy is to require construction and/or surfacing of the parking area in anticipation of lane access. In the meantime, parking is effectively relaxed until such time as laneways are developed. Dedication of lane right-of-ways is to be a condition of all conditional approval applications.

In the rare situation where lane access is impossible, parking access may have to be taken from the front of the site. Narrow lot widths in the area mean that parking areas will have a considerable visual impact on the street and sidewalk. Parking areas should be hidden from street view as much as possible, by being enclosed or placed below grade under the building. Specific attention is needed to reduce the impact of driveways on pedestrian walkways and

adjoining lots and their respective yards. Use of "grass crete" concrete blocks and other soft approaches should be explored. Large concrete or asphalt surfaces are not acceptable.

4.3.2 Sites With Lanes

Where lanes do exist, surface parking and parking structures should be located within 6.7 m of the rear property line. Other open space should not be taken up with driveways or carports.

4.4 More than One New Principal Building in RT-3

The RT-3 District Schedule permits in certain situations the new development of more than one principal building on a site. This provision has been introduced to allow applicants to propose a development involving two or more new buildings, particularly where a single new principal building would overwhelm an existing streetscape. Proposals under category must meet the same existing site criteria as multiple dwellings:

Development of more than one principal building on a site proposal will only be considered on sites:

- (a) vacant prior to November 3, 1992 as determined by the City of Vancouver Assessment Roll; or
- (b) under-utilized prior to November 3, 1992, where existing buildings have a floor space ratio less than 0.30 and where applicants can satisfactorily demonstrate that making additions or building infill is not practical; or
- (c) where existing buildings have been constructed after January 1, 1930 (as determined by building permit or water connection records); or
- (d) which maintain buildings of a style and form which is inconsistent with those residential buildings in the RT-3 listed in the Vancouver Heritage Register, and it can be demonstrated that the building is so lacking in character as to warrant demolition, in keeping with the intent of these guidelines (Appendix B to these guidelines may be consulted as a general guide in this regard).

The guidelines for infill development should be consulted in respect to the proper relationship to be established between buildings.

5 Architectural Components

The descriptions of architectural forms, styles and details contained in this section are intended to provide the design context for all development in Old Strathcona and Kiwassa. For development involving existing buildings, features described herein should be retained and, where possible, rehabilitated to "original" condition. For new development, the objective is not to create "false" heritage, but to ensure that new buildings augment and strengthen the distinctive architecture character of important streetscapes. In areas where the historic streetscape is no longer intact, emphasis should be placed on design which fits the scale and form of the neighbourhood.

The general architectural components of the neighbourhoods of Old Strathcona and Kiwassa are best described visually. Figure 11 describes the distinctive forms, styles and details that make up the architecture of the area.

Figure 11. Architectural Components

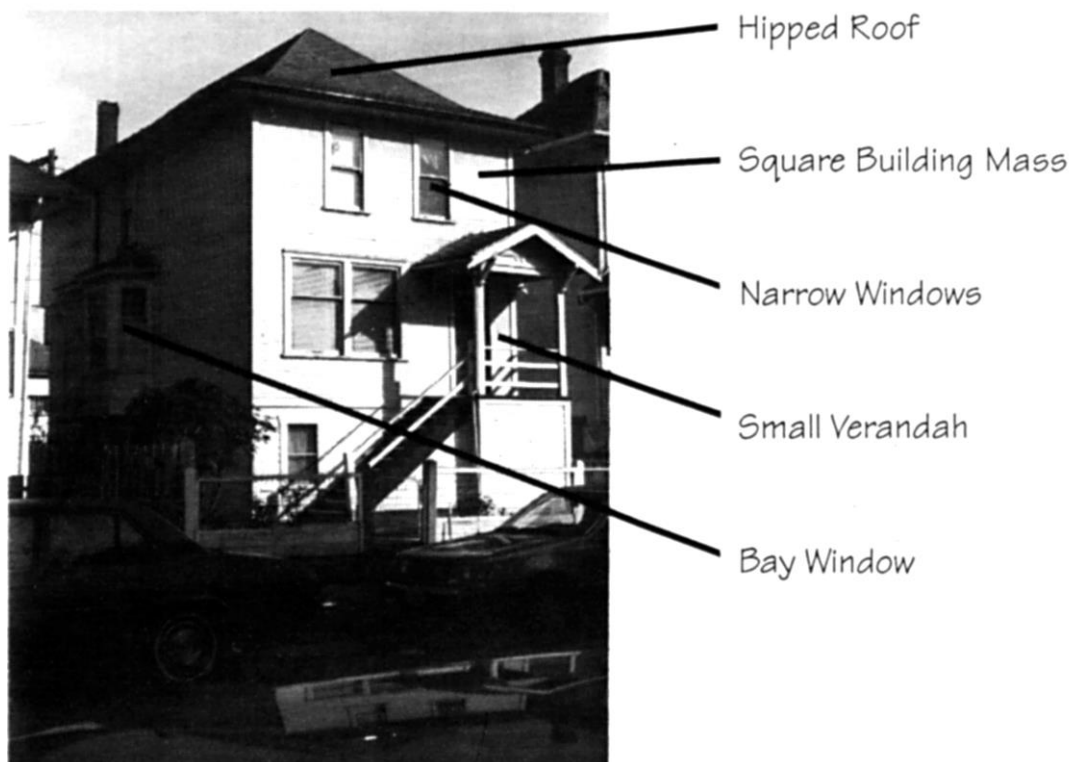


Figure 11. Architectural Components (cont'd.)



Single Gable

Decorative Fretwork

Prominent Bay Window

Decorative Shingles

Turned Posts



Multiple Gables

Fish Scale Shingles

Full Height Bay Window

Plain Posts

Upper Porch

It is important to maintain as much of the original integrity of existing buildings as possible. The appearance of the building as seen from the street is particularly important. Window locations and sizes, verandahs and recessed balconies should be retained. Verandahs and inset balconies are specifically excluded from floor space ratio calculations so no penalties apply for their retention. For developments involving buildings on the Heritage Register or on a noted streetscape, the retention of all architectural features will be required.

Filling in of porches and balconies is inappropriate. Similarly pulling forward a recessed portion of a facade to align with a projecting portion is also inappropriate. Adding volume which is not compatible with the facade or an exterior staircase to the second floor on the street facade should also be avoided.

Figure 12. Inappropriate Enclosure



Verandahs and porches are an important feature of the buildings in this area. Enclosure as shown here is inappropriate. Floor space ratio exclusions exist in RT-3 to ensure retention of such important elements.

Sometimes an existing building has questionable character merit or has been compromised by insensitive modifications. In these cases, an attempt should be made to improve the character of the building. This may be achieved by incorporating character elements (described above) or restoring aspects which have been compromised by previous alterations.

On corner sites, both street facades should have a frontage character. Turrets, wrap-around verandahs or other architectural features which "turn the corner" may be appropriate in adding visual interest. The Principal's House on the corner of Princess and Keefer is a successful response.

5.1 Roofs and Chimneys

5.1.1 Roofs

Numerous roof forms exist in Strathcona and Kiwassa: single gabled roof, gable facing the street; multiple gables; Queen Anne style; and the "classic box" low-pitched hipped roof.

Development should incorporate characteristic roof forms. Large unbroken sloped roof areas should not face the street. A specific and characteristic roof style should be chosen to cover the main body of the building and this roof should be a dominant or principal component as seen from the street. On corner sites, roofs should be designed to acknowledge both streets. Additions and renovations to character buildings should retain the shape of the principal roof. Added volumes (such as dormers) should be compatible in shape with main roof.

Figure 13. Roof Treatments



Example of multiple gable roof.



Example of Classic box Roof with Dormers.

5.1.2 Chimneys

Chimneys are generally located in the centre of the building, and exterior chimneys are uncommon. Therefore care should be taken to design chimneys so that their visual impact is minimized.

5.2 Windows and Skylights

5.2.1 Windows

Window sizes, placement and treatment will need special design consideration, particularly with renovations and additions. The typical character window has a double-hung operation, rectangular shape of single or double width and wood construction. The sill is typically placed close to waist level and the top just above head height.

Window openings tend to be small in area relative to each face of the building. Typical windows are not decorated but are simply trimmed with 25 mm x 150 mm wood trim boards. Aluminum replacement windows, if used, should have a thicker section sashes, typical mullion patterns and be wood trimmed.

Patio sliding doors and floor to ceiling windows, especially facing the street, are not typical character elements. Similarly greenhouses, solariums and sun deck enclosures, if used, should not be placed on principal building faces.

Figure 14. Window Treatments



As shown in this example, retention of the original window pattern and trim is encouraged.



Introduction of a sliding glass patio door to front of this building is not in keeping with the character of the neighbourhood and should be avoided.

5.2.2 Skylights

Effort should be made to place skylights on roof surfaces which do not face the street, in order to preserve the overall general appearance of a building and its relationship to the street.

5.3 Entrances, Stairs, and Porches

The narrow lot configuration of Strathcona and Kiwassa has emphasized entry elements such as stairs, porches, verandahs and doorways. Typical staircases run perpendicular to the street and lead to a small porch landing or wide verandah and a single panelled entry door. To assist work involving renovations, additions and new development, these elements are further described below:

5.3.1 Entrances

Development should have a minimum of one principal entry clearly visible from the street. No more than two entry doors should be placed side-by-side. This is to avoid a barracks or motel-like appearance. When more than two suite entries are located in close proximity, it is best to share a single, well-defined entry to a common vestibule. Secondary entrances to units may also be located in a side yard or at the rear, if a sense of unit identity and address can be maintained. Aluminum glass storefronts are not character elements and should not be used for residential entrances.

Figure 15. Entrance Treatments



Entryways to both these developments are readily identified from the street. Detailing of doorway and verandah in left example typical throughout area.

5.3.2 Stairs

Stairs should be designed in a manner sympathetic to the particular building and its streetscape. Most typical front stairs are constructed of wood. Handrails are constructed in a free-standing, "ranch-style" (see Figure 16), without fancy balusters or enclosure.

Unusually long staircases disrupt the intricate scale that exists between the verandah and the street.

Building By-law requirements often require second exits from the upper floors of multiple conversion dwellings. These should be located at the rear of buildings wherever possible and incorporated as an integral part of the total design.

Figure 16. Stair Treatment



Short staircase leading at right angles from sidewalk to verandah; both elements in close proximity to street.



Raising of the house has led to extended staircase which is out of proportion to the street and the building itself.

5.3.3 Porches

Porches are semi-public in their nature because of the shallow front yards throughout the area. They serve as a socializing place for residents and passersby. In the "Classic"-style box buildings, the verandah is large and usable. In the "Queen Anne"-style houses verandahs provide little more than a temporary waiting area out of the rain. Balconies at the second level provide little more than room to stand outside.

Porches are usually waist height, with solid plain board balusters.

Existing porches should be restored. Porches are encouraged in new construction through exclusion from floor space ratio calculations.

Figure 17. Porch Treatments



Porch sizes and treatment differ depending on architectural building style. Queen Anne style on right features small, "standing only" porch and deck; Classic Box style features building wide verandah with building mass set behind.

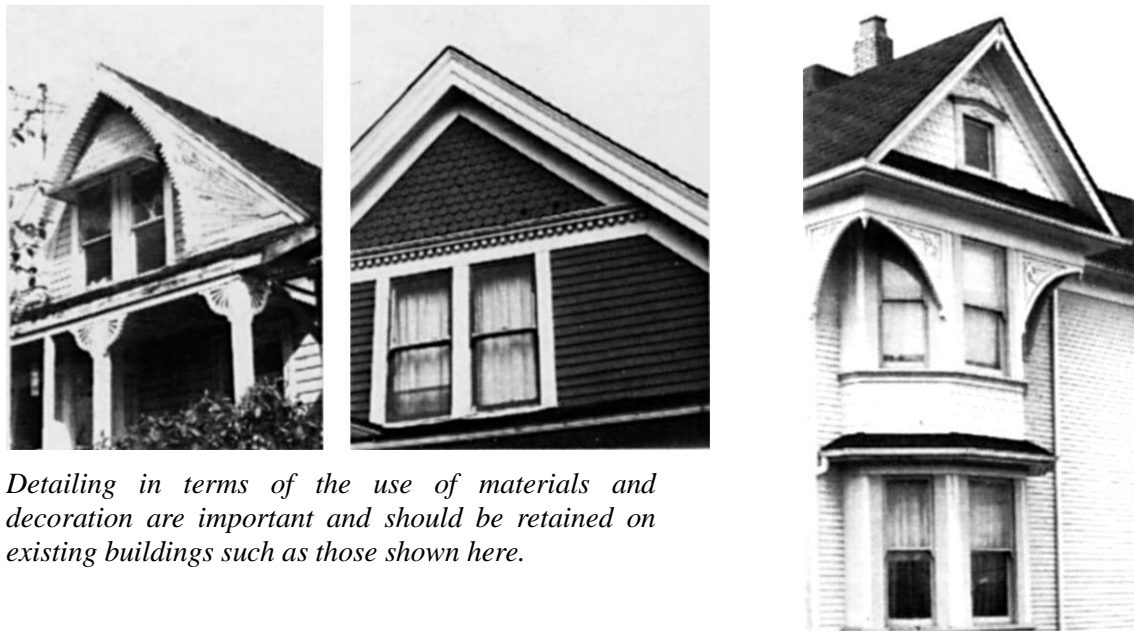
5.4 Exterior Walls and Finishing

5.4.1 Detailing

Original development in Strathcona and Kiwassa contained numerous examples of rich detailing, such as fancy, jig-sawn gable screens, roof/porch brackets, "twisted-rope" and lath-turned columns, etc.

Detailing/ornamentation should be retained, restored or enhanced in character buildings. New construction should be detailed in a manner consistent with surrounding buildings (see Figure 3), except where replication of an existing single detached house or duplex is involved, where details must be re-created.

Figure 18. Detailing



Detailing in terms of the use of materials and decoration are important and should be retained on existing buildings such as those shown here.

5.4.2 Materials

Wood is the predominate exterior finishing material in the area, occurring in (1) a "bevel" style, more frequently called "shiplap" or "clapboard" siding; (2) tongue and groove; and (3) drop siding styles. Typical width is 75 mm or 100 mm (3 or 4 inches). Rare examples of shingle siding exist, most notably at 814-822 Jackson Street, which employs a fish scale pattern.

The quality, detailing and arrangement of characteristic materials is such that they have an intrinsic structural property - a thickness and authenticity which does not look "pasted on".

Development should employ traditional materials. Arbitrary mixing of materials is to be avoided. Horizontal siding (75 or 100 mm wide with a reveal or lap rather than flush joint) or shingle siding are the preferred materials. Aluminum or vinyl siding is not encouraged, even though some brands can approximate the same effect as wood.

While stucco is a common response to building code requirements, applicants will be urged to pursue alternative means of meeting such requirements. Measures required may include use of 16 mm gypsum board type 'X' under wood siding, intumescent paint, or other "equivalent" approaches aimed at preserving the overall integrity of the building and the neighbourhood. Naturally finished cedar siding is not a characteristic material since wood has traditionally been painted. Solid stains are available in appropriate colours for cedar.

Figure 19. Materials



Often a variety of wood treatments occur on the same building. Existing materials in their original patterns should be retained or replicated where necessary.

6 Internal Design and Facilities

The following items should be considered in the design of dwelling units:

- (a) Room sizes appropriate for their uses and furnishings;
- (b) Internal circulation pattern adequate for access and furniture moving;
- (c) Adequate storage, including long term bulk storage adequate for each unit (e.g. 3.6 m³ for a 3-BR unit);
- (d) Acoustic separation between units and separation of quiet and noisy spaces within each unit;
- (e) Access to outdoor open space; and
- (f) Privacy - overlooking of neighbouring private open space and windows should be avoided.

7 Open Space

7.1 Private Open Space

The narrow width of lots in Strathcona and Kiwassa, combined with the variety of building forms, means that most open spaces are semi-public. Back yards, porches, landings and other small, defined spaces invariably have direct public visibility or neighbours in close proximity. In older rooming houses and apartments, there may be no existing opportunity for communal open space.

All these factors mean that special attention need be given to the layout and design of open spaces, recognizing that total privacy is unlikely. Rear yards, for example, should be designed to include a number of small areas with pathways through for sitting, for gardening, for composting, and for childrens' play areas. Seldom are rear yards in Strathcona or Kiwassa simply grassed.

Open space needs will largely be met through specially designed, smaller spaces. In some cases, public park space will be the only opportunity for recreational or passive uses.

Roof decks have traditionally been a means of providing open space. In the case of numerous rooming houses and apartments in the area which utilize almost all of their sites, this may be the only opportunity to provide open space. Other means could include inseting residential dwellings back from the original building face and developing inset balconies.

For many dwellings, roof decks should be considered only to the rear of the building. Decks which cut into sloped roofs are likely to destroy the geometry and shape of a roof, and should not be considered.

8 Landscaping

Front yards in Strathcona expand the visual space of the street for pedestrians. These areas also serve a wide variety resident-defined uses such as extensions of verandahs, space for small vegetable or flower gardens, childrens' play areas, etc. The landscape treatment is usually informal and lacks the grassed lawns traditionally found in other neighbourhoods. Stone walls, tall hedges and other forms of privacy screening are unwelcome additions. Simpler approaches such as wire screen or low picket fences are more appropriate.

When using a portion of the front yard for private open space is unavoidable, a public transition zone should be created. A portion of the front yard should be simply treated and visually retained to expand the street edge. Screening for patios should be provided by low-level landscaping and short fences that allow some visual penetration. Solid walls of greater than 1.0 m are not considered appropriate.

Figure 20. Characteristic Landscaping



Landscaping through the use of traditional lawns is unusual, rather informal gardens, vegetable garden plots, terraces and shrubbery are the norm. Fences tend to be low and transparent. Privacy is not the priority, but rather the separation of street from private property in a clear and precise manner.

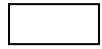
Appendix A

Streetscape Inventory

The following Appendix accompanies the RT-3 Zoning District Schedule. It is intended to assist in the determination of where particularly conditional approval uses may or may not be permitted.

The Strathcona-Kiwassa RT-3 Guidelines should be consulted.

Legend



Buildings on Heritage Register



Streetscape A: Important streetscapes (buildings intact; should be retained)



Streetscape B: Buildings weak in character but still original; provide good context





