



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

Planning, Urban Design and Sustainability Department

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KITSILANO RT-8 GUIDELINES

Adopted by City Council on May 17, 1994

Amended January 20, 1998, June 25, 2002, June 20, 2018, July 20, 2022, and June 30, 2024



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1 Application and Intent

These guidelines are to be used in conjunction with the RT-8 District Schedule of the Zoning and Development By-law within the portions of Kitsilano shown in Figure 1.

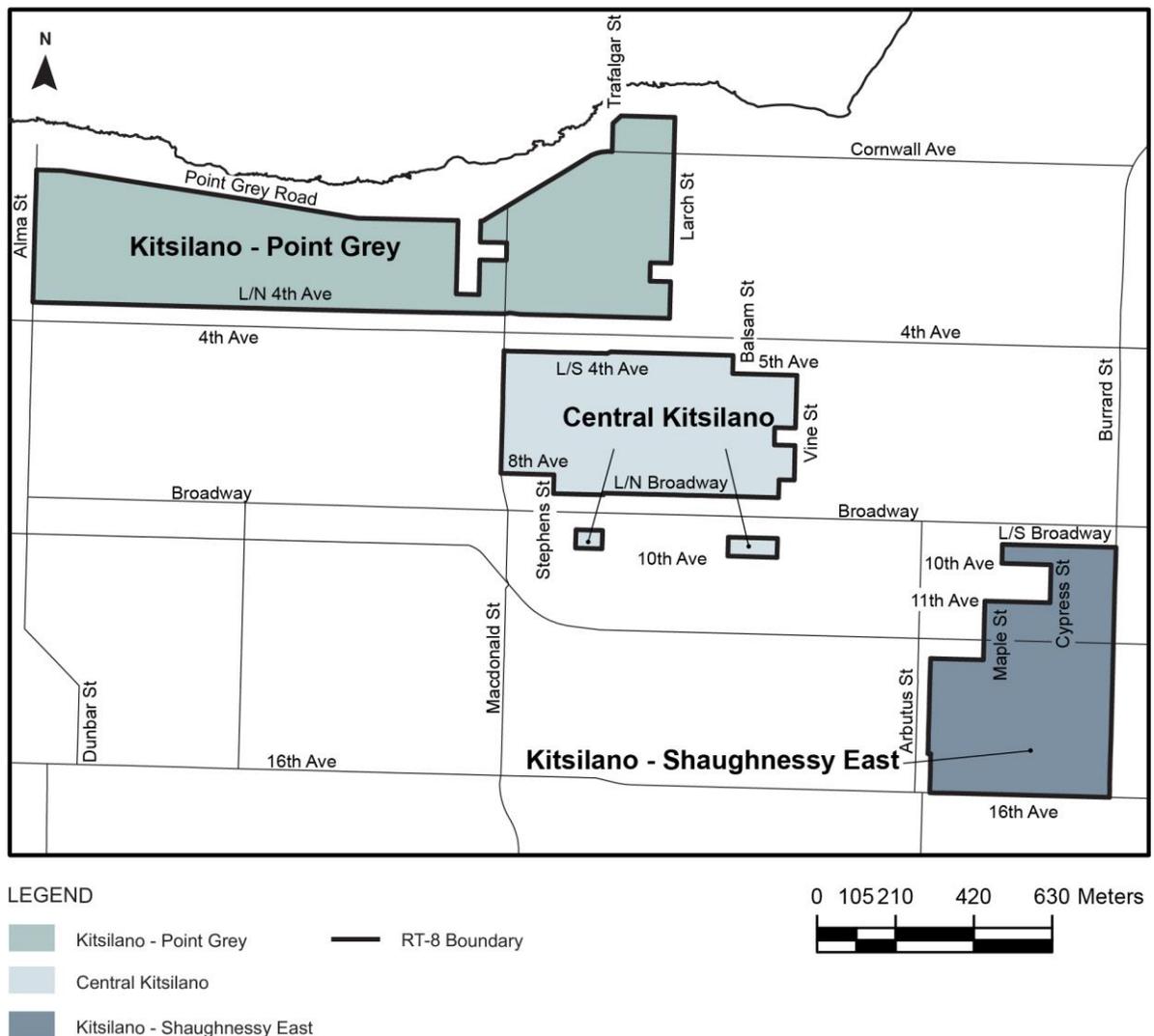
The intent of these guidelines is to:

- (a) encourage retention and renovation of existing buildings, ensuring they maintain an architectural style and form consistent with their original character;
- (b) ensure that new development is compatible with the traditional character of surrounding street and area;
- (c) ensure neighbourliness;
- (d) maintain high quality design; and
- (e) maintain a range of choice of housing.

The guidelines will be used to:

- (a) assist owners and applicants in designing developments; and
- (b) provide a basis on which City staff evaluate projects for approval of conditional approval uses and discretionary variations in regulations.

Figure 1. Kitsilano RT-8 Districts



1.1 Minor Applications

Under RT-8, almost all development permit applications will involve a conditional approval use, or a discretionary variation in the regulations. This means a discretionary review process, which can be quite time-consuming.

There will be situations where an applicant wishes to make only a minor change, and the application of the full set of guidelines would be onerous.

- (a) Where guidelines in section 5 do not suggest any exterior upgrading of the building, and where:
- (i) exterior alterations are not proposed by the applicant, or if proposed are not visible to the street(s); and/or
 - (ii) additions are not proposed; or if proposed are less than 9.3 m² and not visible from the street(s);
- the application will be evaluated against the guidelines in Sections 3 and 4, but not against those in Sections 5, 6, and 7.

1.2 Traditional Design Principles

Despite variations in form and style, the traditional Kitsilano houses built between 1910 and about 1930 followed certain basic principles of siting and design. These underlie the design guidelines in this document. They are described here as background to the guidelines, in order to avoid repetition later in the separate sections.

1.2.1 Siting

Lot sizes within RT-8 tend to be orderly and consistent.

Traditional houses were always sited with open front and rear yards, although the depth of these varied. Narrow side yards separated buildings.

Most sub-areas have lanes, with garages and parking areas accessed from them. In areas without lanes, the older houses often had narrow single driveways at the side from the front street to rear parking.

Figure 2. Traditional Siting

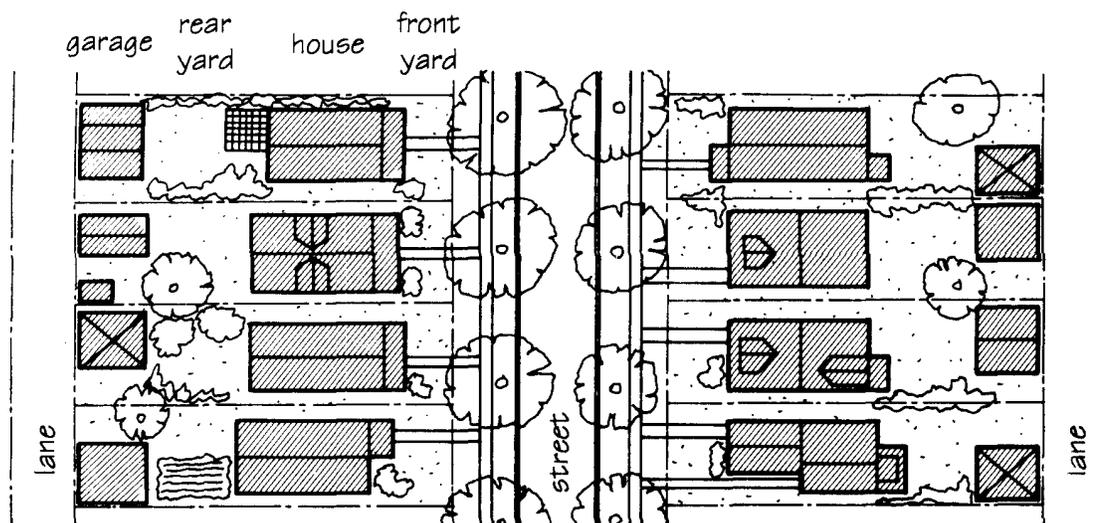
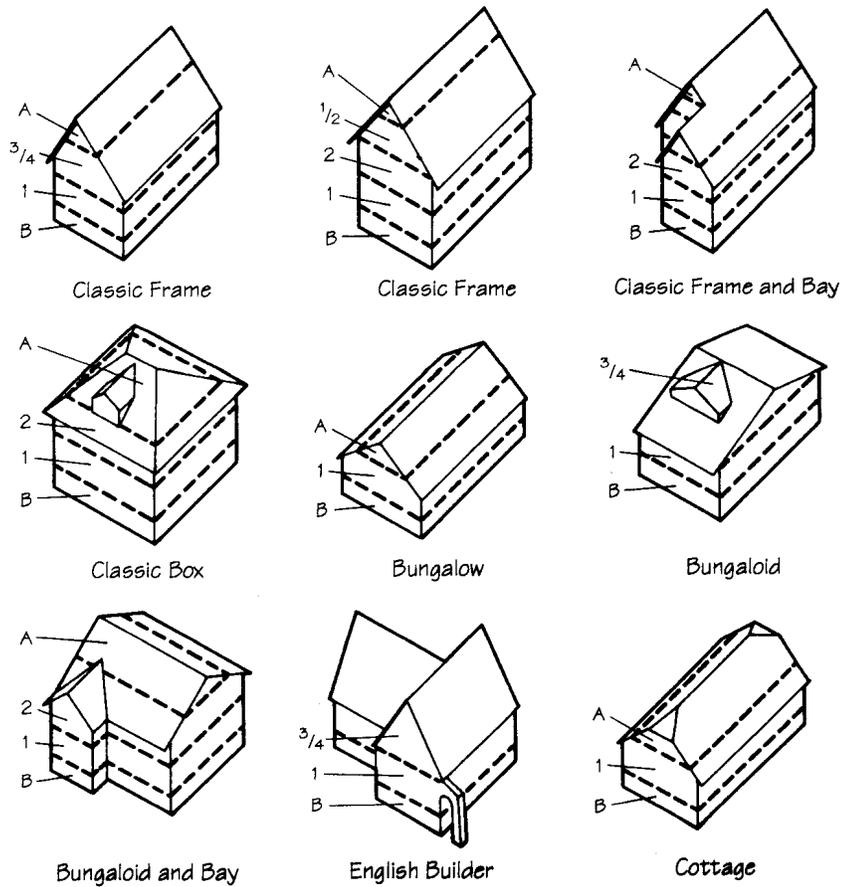


Figure 3. Traditional House Forms Showing Simple Masses and Roofs



1.2.2 Simple Mass with a Simple Roof

The traditional house began with a simple box, with basement projecting 1.2 to 1.8 m above ground, a main floor, and optional full or partial second floor. In some cases, a projecting major bay occurred on one side. (See Figure 2.)

On the basic box was a simple roof form, either end-gable (gable facing the street, ridge running lengthwise on the lot) or cross-gable (slope facing the street, ridge running across the lot). Where a major bay occurred, it had a gable roof form. Roof pitch was usually substantial. Cross-gable roofs were sometimes more shallowly pitched on the rear to allow a higher second level. Hip roofs and composite roof forms were infrequent.

Some end-gable roofs had “saddle bag” dormers. Cross-gable roofs almost always had large central dormers of varying design, to allow for more headroom on the second floor. While these dormers, which were sometimes double, were often quite wide, the main roof shape was always strongly expressed.

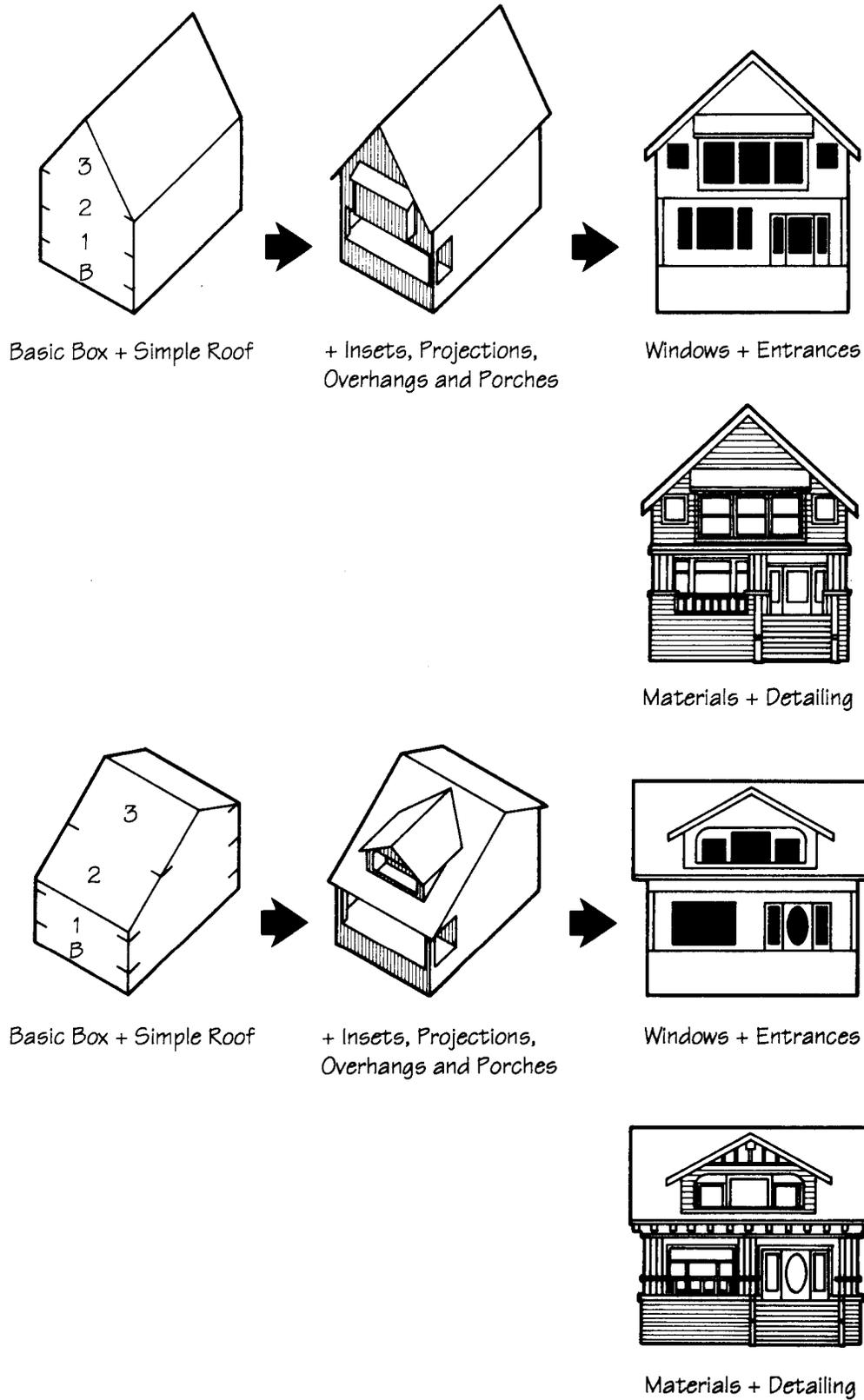
Projecting porches had a simple shed roof, or less frequently a hip or end-gable roof. Window bays had small, shallowly-pitched shed roofs that appeared more as horizontal elements than roofs.

1.2.3 Insets, Projections, and Overhangs

The basic box was enriched through a limited number of simple voids and projections: inset porches on main and upper floors; projecting porches with solid bases; and simple box window bays. (Hexagonal window bays were much less common.) These features enlivened the basic box, but never subordinated it. In all cases a large portion of the original wall plane remained to ensure the visual strength and unity of the whole.

The roof was emphasized through the use of large overhangs. In some cases the roof ends of a gable roof returned to form a pediment expression.

Figure 4. Traditional House Design Principles



1.2.4 Porches

Covered porches on the main (entry) level were a universal feature, and were of several types:

- projecting from the facade under a separate roof structure, but with a solid base;
- projecting, but under an extension of the main roof; and
- inset from the facade (Inset porches also occur in projecting major bays).

Upper level porches were also common. They were inset into the second storey wall, or partially inset into the wall and the porch roof below.

Porches had in common:

- substantial depth;
- single storey height;
- robust wood supporting beams and columns; and
- robust picket type wood railings, or solid balustrade formed by an extension of the wall below.

1.2.5 Windows and Entrances

Older buildings were characterized by limited amounts of window area (relative to wall) and simple rectangular shapes. Window placement on the front facade was geometrically ordered. Decorative window shapes were comparatively rare.

Front entrances to the older buildings were customarily located on the main level, about 1.2 to 1.8 above grade, and accessed by a wide, substantial stair. Doors were generally single, not double, but were usually panelled, with windows. Entry sidelights were common. Usually there were no stair railings, although over the years these have been added, often in an incompatible manner.

Figure 5. A Portfolio of Traditional Houses

a



b



a, b, c, d

Craftsman style used on four different building forms. This was the most popular style during the 1910 to 1930 period of development in the Kitsilano RT districts.

Characteristics:

- sweeping low-pitched roof with large overhangs and large porch;
- narrow bevelled wood siding or cedar shingle cladding;
- robust wood detailing: decorative brackets, exposed rafter ends, porch beams and pillars, balustrades, window mullions and frames; and
- rough granite or clinker brick porch supports and foundations often used.

Figure 5. (Continued)

c



d



e



f



e, f

Edwardian Builder style popular between 1900-1910, used on various building forms.

Characteristics:

- steep roof and large porch;
- narrow bevelled wood siding or cedar shingle cladding;
- plain classical-inspired details such as small eaves brackets or dentils mouldings, porch column capitals, pediment roof forms;
- multi-paned or diamond-patterned windows; and
- stone/brick or porch supports or foundations not commonly used.

g



g

English Builder style began to be built in the late 20's. It was an economical version of the more elaborate English Arts and Crafts or Tudor revival styles popular for estates. Characteristics:

- steep cross-gable main roof, with one or more large, steep, front-facing gables, usually asymmetrical placed;
- very small front porch;
- stucco cladding; and
- detailing limited; plain facias and window frames; leaded windows; sometimes small pointed arches above windows, doors, etc.

Figure 5. (Continued)



h

Germanic Cottage style (also called Eastern Cottage) began to be used in the late 20's.

Characteristics:

- always small, 1½ storey form, with shallow-pitched end-gable roof, usually chamfered;
- stucco cladding;
- very small front porch; and
- detailing limited: plain facias and window frames; small window panes.

1.2.6 Materials and Detailing

The popular architectural styles were expressed most clearly in the materials and detailing used. “Craftsman” was the predominant style in the pre-1930 period. There are some “Edwardian Builder” style houses dating from earlier in the period of development. In the late 1920s and early 1930s, some “English Builder” or “Germanic Cottage” houses were built, particularly in Bayview.

Wood predominated as the wall material, in the form of shingles or horizontal 3 to 4 inch clapboard. Stucco was used in some later “English Builder” and “Germanic Cottage” style houses.

Generally only one material was used on walls of the main levels of the house. Foundations, basements and porch column bases were most often of the same material, although sometimes a different type of wood siding was used to express a plinth – e.g., a wood shiplap base for a shingle house. On some houses, rough granite was used for foundations or porch columns. Brick was used much more rarely, in rough “clinker” form.

For “Craftsman” houses, the prevalent type, decorative detailing took the form of robust expression of the wood trim and structural elements. Emphasis was given through exposing the elements, contrasting their colour, or exaggerating their scale. These elements include:

- bargeboards and brackets, or exposed ends of “roof joists” under the roof overhangs;
- heavy beam and columns in porch structures;
- heavy balustrades and balustrade caps; and
- window casings, frames and mullions.

While a string course was sometimes used between basement and main floor, (or between other floors), contrasting trim boards on the corners of houses were not very common. On some houses, small amounts of decorative shingling or imitation plaster and beam work were used, particularly in the upper parts of gables.

While decorative elements were often fewer on the sides and rear of the house, basic materials were used consistently on all facades.

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

2.1.1 Massing

- (a) Additions to existing buildings should always appear secondary in visual prominence to the main house, as seen from the street. Additions on the existing front facade are not desirable. Additions may occur at the side, or at the rear. In order to create a clear break line between old and new, side additions should be set back from the line of the front facade. For the same reason, it may sometimes be helpful to set rear additions in or out from the existing side wall. However, this is usually less critical since the junction between old and new is not normally

visible from the street. Existing buildings may be raised to achieve adequate headroom for basement renovations, provided the increase in main floor elevation is not more than .45 m.

- (b) Some existing houses have basement headroom too low to allow the floor space to be fully usable. Often the renovation project will involve extensive reconstruction of the foundations. In these cases, digging deeper is preferred to raising the building to obtain the needed headroom. However, in some cases, significant foundation work may not be being undertaken. In these cases, raising the house may be considered provided it meets the following conditions.

The main floor should be raised by no more than .45 m; the main floor level should end up not more than 2 m above grade at the front; and the basement level should continue to conform to the requirements of the basement definition in the Zoning and Development By-law.

Raising should not be considered where it will significantly alter old stone or brick foundation walls or pillars unless these can be added to with the same material, and maintaining their overall design and appearance.

- (c) New buildings, as seen from the street, should follow the traditional pattern—a simple mass with a simple roof, with perhaps a single major projecting bay. More complex massing and roofs may be used at the rear. Insets and projections should be used to add interest, but should always allow the main wall plane to dominate. If there is a consistent massing and silhouette on the block, the new building should adapt this form. Where there is a variety in the block, there is more flexibility to choose among the traditional massing patterns.

Figure 6. Massing



- a**
The addition on front of house compromises its traditional massing.



- b**
The addition to the side is set back from front facade line, allowing the original house to dominate.



- c**
The addition of a partial second floor is set well back from front allowing the original bungalow form to remain.

Figure 6. (Continued)

d



e



d, e

New development which is not compatible with traditional Kitsilano forms due to over-complicated massing, open frames instead of roofs, skirt roofs at multiple levels on facades.

f



g



f, g

New development which is compatible with traditional Kitsilano forms due to strong, simple massing and pitched roofs.

2.2 Orientation

The subdivision pattern includes lots that orient to side streets as well as to east-west avenues.

- (a) Buildings should continue the existing orientation pattern in locating entrances and main facades; and
- (b) On a corner lot, all elevations which face a street should be fully designed and detailed.

2.3 Views

Some parts of the area have partial views to mountains, by virtue of being on a slope, or because glimpses are available through the “valleys” between end-gable roofs of the houses to the north.

Buildings (whether existing or new ones) will generally be two storeys, with a partial third level located under a pitched roof. This results from the overall floor space and the need to keep the building depth within reasonable limits. While the views available to neighbours will often be affected, sometimes the choice of a roof shape can protect some view potential.

- (a) Choice of roof forms (cross gable vs. end gable), and shape and size of dormers, should balance the desired provision of views for the applicant with the need to preserve the views of neighbours.

2.4 Privacy

Some overlook of yards and decks between buildings on lots of this size is unavoidable. Direct lines of sight into side windows can also be a problem. However, detailed design consideration of specific problem areas can be beneficial.

- (a) The location and orientation of windows should be considered carefully to reduce overlooks where possible. Window openings on the side wall should be planned so that they do not directly align with those of adjacent buildings. Privacy should be considered when locating dormers and skylights; and
- (b) At the option of the applicant, or where requested by neighbours during the development application review process, privacy for patios, porches, balconies or decks (including refuge decks) may be provided by inseting or screening with light lattice work or landscaping. This is a more important consideration for porches, balconies and decks located above grade. If screening is used, it should be designed in character with the building.

2.5 Safety

Security is improved in areas where casual surveillance by neighbours and passersby is possible.

- (a) Visibility of entrances should be ensured from the sidewalk; and
- (b) Discrete lighting should be provided at entries and along paths at the side of the building.

2.6 Access and Circulation

- (a) Pedestrian access to front doors of units should be from the street. Pedestrian access to infill should be separate from the main house and clearly identifiable from the street. Most of the area has lanes, but some blocks do not. In these cases, where access must be from the street, the result in the past has frequently been large curb cuts across sidewalks, major areas of paving, bulkier houses, inadequate unit entrance design, and little landscaping;
- (b) Vehicular access should be only from the lane, where one exists;
- (c) Where, at the option of the applicant, adjacent owners wish to share driveway access, this should be allowed, provided that the respective owners are responsible for all legal agreements needed;
- (d) Where the street is the only access available, a side driveway into parking located either under the house or in a rear garage is desirable, where the lot width permits; and
- (e) Where a garage must be accessed from the street:
 - (i) Minimum width curb cut should be used. The manoeuvring area in front of the garage door should be limited to what is necessary to get the vehicles into the garage. An offset, rather than centred, curb cut should be considered in order to consolidate space left for landscape and entries;
 - (ii) A sloped drive and manoeuvring area should be used and the garage floor placed below grade. (The depth should be maximized depending on Engineering ramp slope standards and the front yard size.); and
 - (iii) However, flexibility in any or all of these guidelines should be allowed, whenever the retention of a street tree or significant on-site tree will be achieved.

3 Uses

3.1 Infill

3.1.1 General Conditions

Infill is permitted, on appropriate sites, as an incentive to retain existing buildings, by allowing the construction of a second residential building. All development permits for infill will be subject to the condition that the existing house cannot be demolished without the approval of the Director of Planning.

The existing house should be retained and restored in accordance with the guidelines in section 5.1. (If it has been significantly altered in the past, the guidelines in section 5.3 may be used.)

Relocation of the original house may be considered, with due regard to the zoning and guidelines regarding front and rear yards, provided significant features such as stone foundations and pillars will not be jeopardized.

Figure 7. Infill Examples

a



b



a, b

Examples of rear yard infill buildings.



c

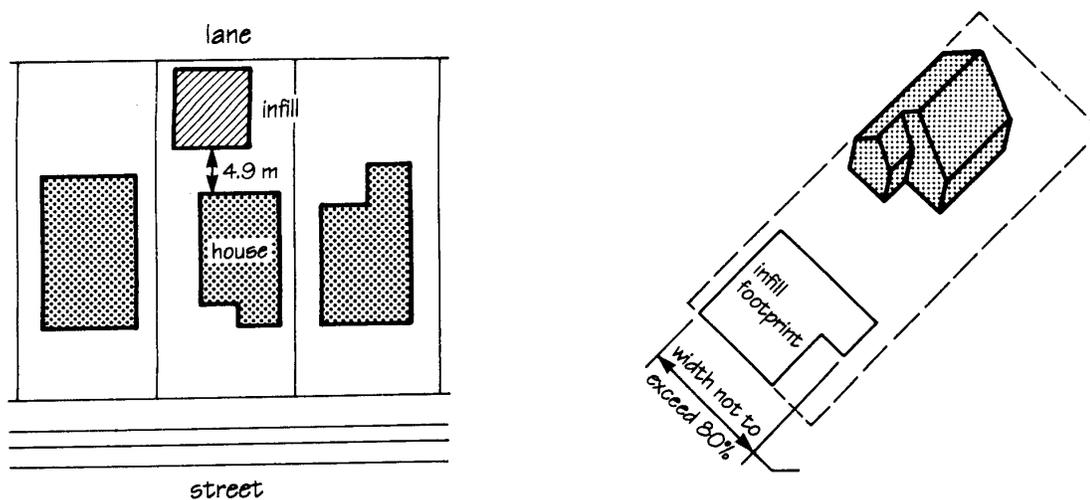
Rear yard infill unit visible from the street.

3.1.2 Sites For Infill

The following guidelines will be used to consider whether the site of an existing building qualifies for infill.

- (a) Rear yard infill:
 - (i) minimum existing rear yard area should be 195 m²;
 - (ii) on mid-block sites, minimum existing side yard adjacent to existing building should be equal to the minimum side yard acceptable for pedestrian access under the Vancouver Building By-law (VBBL).
- (b) Front yard infill:
 - (i) where siting of the existing building meets guidelines for rear yard infill site area and site coverage.
- (c) Side yard infill:
 - (i) minimum existing side yard area should be 306 m² (3,000 sq. ft).

Figure 8. Infill Sites



a. Infill separation

b. Infill width

3.1.3 Building Height

- (a) The maximum building height of rear yard infill (including garage or accessory building that may be attached or under) should be the lesser of 7.7 m or one storey plus partial second storey. In considering the partial second storey the guidelines in Section 4.1 should be followed.

The building height of front yard and side yard infill should respond to the streetscape.

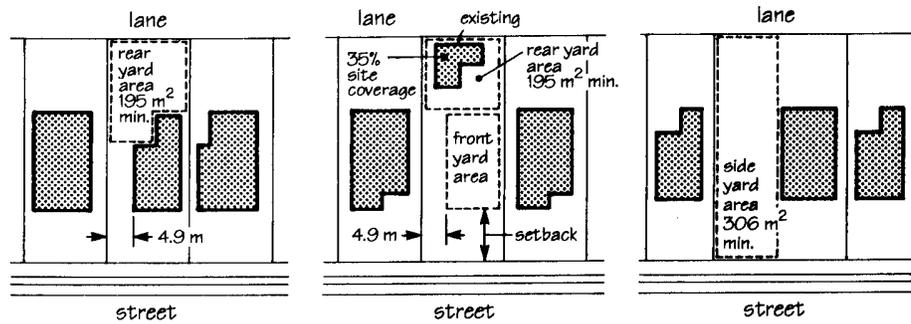
3.1.4 Yards, Building Widths, and Separations

- (a) The minimum side yard should be 1.2 m, except front yard infill which should have one side yard of 4.9 to 5.5 m for access to an existing building in the rear;
- (b) The minimum separation between an existing building and a front or rear yard infill, including accessory building should be 4.9 m. This separation space should be clear across the site, not significantly jogged; and
- (c) The maximum width of rear yard infill and accessory building should be 80% of site width (including building projections such as bay windows, turrets, etc.).

3.1.5 Site Coverage

- (a) Rear yard infill, including accessory building, should have maximum site coverage of 35% of existing rear yard area; and
- (b) Side yard infill, including accessory building, should have maximum site coverage of 45% of existing side yard area.

Figure 9. Infill Yards, Widths, Separation and Site Coverage



a. Rear yard infill sites

b. Front yard infill sites

c. Sideyard infill sites

3.2 Multiple Conversion Dwellings (with More than Two Units or with Additions)

Conversions are permitted in order to provide incentives to retain existing buildings and to provide additional housing choice.

- (a) In considering development permit applications for multiple conversion dwellings, the following factors will be taken into account:
 - (i) quality and liveability of the resulting units;
 - (ii) suitability of the building for conversion in terms of age and size; and
 - (iii) effect of conversion on adjacent properties and on the character of the area.
- (b) Additions may be permitted to facilitate meeting these criteria, and to accommodate requirements of the Building By-law. While there is no set limit to the size of additions, it is noted that a .75 maximum floor space ratio may not be fully achievable within these guidelines; and
- (c) Any building may qualify for conversion, within the limits set out in the zoning schedule, regardless of its existing architectural character. However, expectations for architectural design and exterior finishing are set out in Section 5 of these guidelines.

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

Where infill is being proposed, the following guidelines for the main building may be subject to modification to maintain livability and neighbourliness of the overall site development.

4.1 Building Height

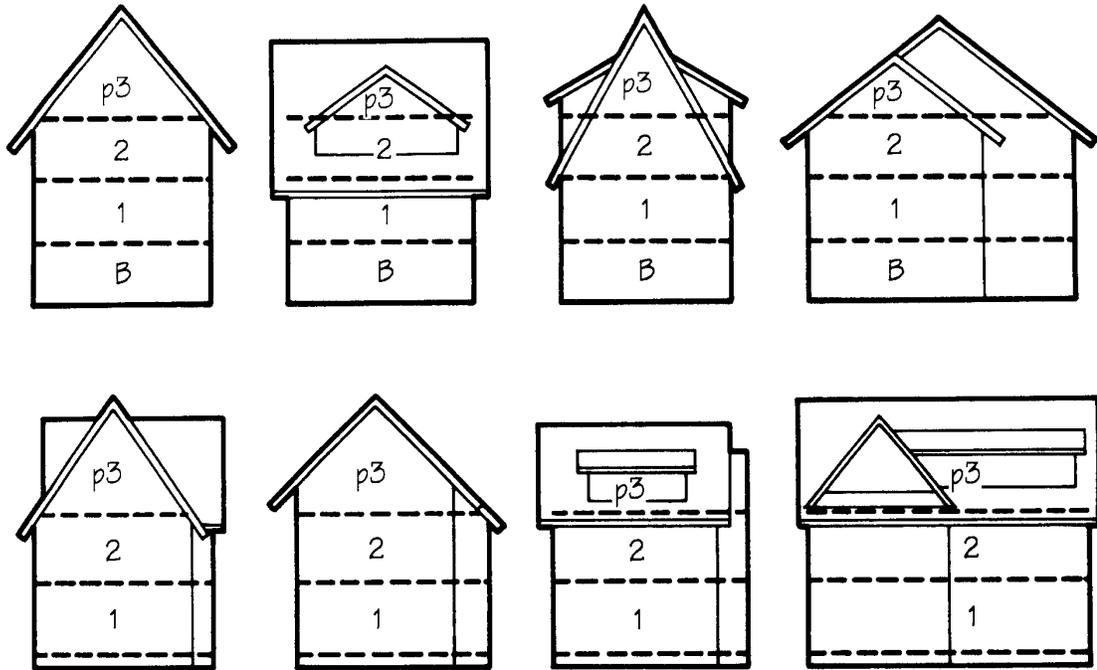
The building height limit allows for a partial third story, by discretion. The intent of this is to allow more area under the roof than is allowed by the “partial storey” definition in the Zoning and Development By-law. This will allow buildings to have less building depth, and to conform better to traditional house forms.

- (a) While various roof forms may be used—end-gable, cross-gable, or hip, for example—the partial third storey should be within the pitched roof. The eaves level should come down to approximately the level of the second floor ceiling, or lower. Variations, e.g. where the roof is higher on one side and lower on the other, may be considered; and
- (b) On an infill building whose first floor is at or near grade (no basement), the general practice should be that the eaves come down to a level approximately 1.2 m above the normal level of the first floor ceiling. On any infill building with a basement, the eaves line should be lower.

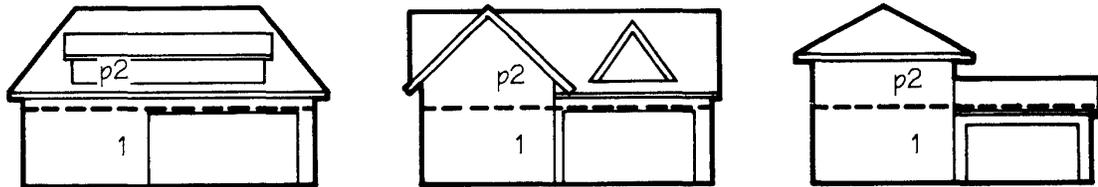
However, there will be flexibility in these guidelines for infill building heights. In some cases, to be compatible with the form of the original house, it may be preferable to have the roof form and eave line higher or lower.

Figure 10. Building Heights

a Partial third storey within pitched roofs



b Partial Second storey within pitched roofs of infill



4.2 Front Yard

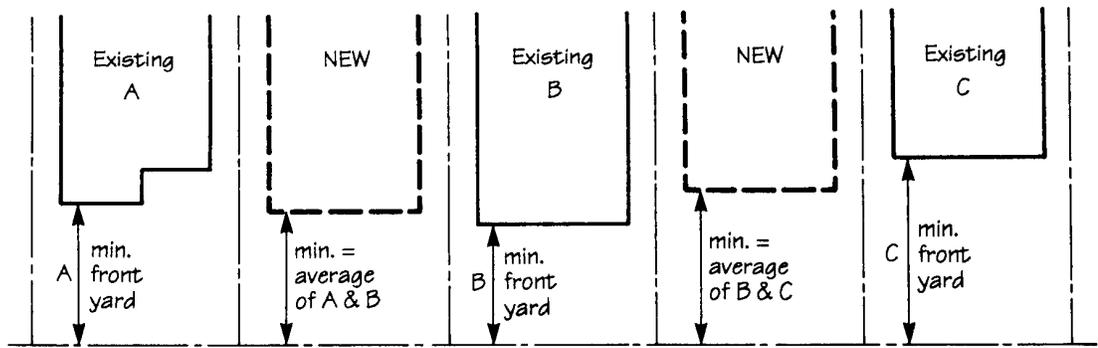
As provided for in the district schedule, variations in the front yard requirement may be considered as follows.

- (a) In cases where:
 - (i) a site is less than 36.5 m in depth; or
 - (ii) where the front yard of one of the houses immediately adjacent to the site is significantly forward or back from the average of other front yards on that block face, i.e., approximately 3.0 m or more.

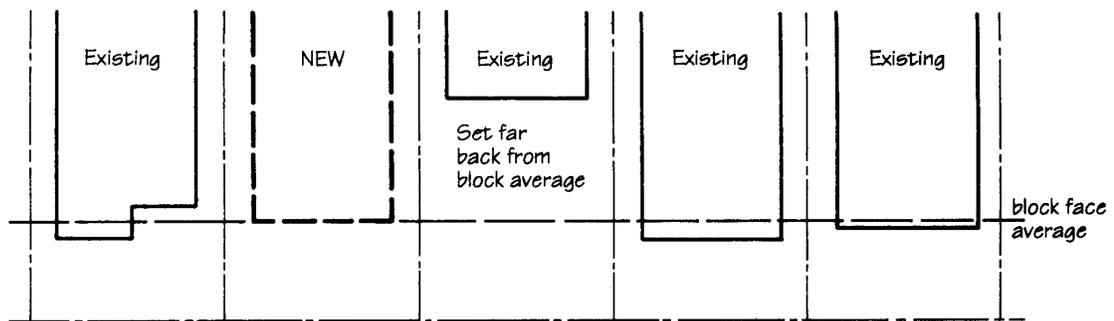
the front yard may be adjusted to maintain the appearance of the block.

Figure 11. Front Yards

a *Normal minimum front yard averaging*



b *Anomalous existing buildings*



4.3 Floor Space Ratio

(a) The discretionary increases in floor space ratio, provided for in the district schedule, may be considered as described in the following chart and notes:

Circumstances for FSR Increases for Various Uses

USE	TYPE OF SITE*			
	Pre-date	Post-date	Under-utilized	Severely Altered
Additions to any of the uses listed below existing legally as of May 17, 1994	✓	✓	✓	✓
MCD	✓	✓	✓	✓
Infill	✓	✓	✓	✓
Single Detached House (new)		✓	✓	✓
Duplex (new)		✓	✓	✓
Multiple Dwelling (new)		✓	✓	✓

* Notes:

✓: discretionary increase will be considered

- Pre-date: sites where existing buildings contribute to historical character of the area, having been constructed before January 1, 1930 in RT-8 (as determined by building permit or water connection records).
- Post-date: sites where existing buildings do not contribute to the historical character of the area, having been constructed on or after January 1, 1930 in RT-8 (as determined by building permit or water connection records).
- Under-utilized: sites under-utilized as of May 17, 1994, with under-utilization considered to be as follows:

Frontages up to 14.0 m	Frontages 14.0 m
RT-8 less than 0.45 FSR	less than 0.40 FSR

- Severely Altered: sites where the building existing as of May 17, 1994 fulfils four or more of the following six criteria, in the opinion of the Director of Planning:

Altered Character Criteria

The street-facing facade(s):

- (i) does not maintain its original massing and roof form—significant additions have been made;
 - (ii) has had an original full front porch fully or partially filled in;
 - (iii) does not have at least 50% of the walls in typical period cladding, i.e., the cladding is original, or if replaced, has not been replaced with cladding typical of the building’s period;
 - (iv) has 50% or more of typical period window openings altered and/or casings and trim removed. Whether the windows themselves have been replaced is not counted. If the porch has been filled in, resulting in window alteration, then only the remaining windows should be assessed, in order that the porch infill not count double;
 - (v) has no other intact period detailing beyond simple facias, e.g., brackets, exposed beam or joist ends, feature windows (special shapes, bay windows), half-timbering, decorative shingling, porch columns; and
 - (vi) has none of the following period features:
 - secondary porch intact;
 - brick or stone piers or foundations;
 - entry door, frame, and sidelight complex; and
 - turrets.
- (b) In considering discretionary increases in FSR outlined in (a) above for additions to uses existing legally as of May 17, 1994 the Director of Planning may take into consideration whether the building substantially conforms to the building depth guidelines in section 4.5.

Figure 12. Altered Character Houses Rated on Criteria

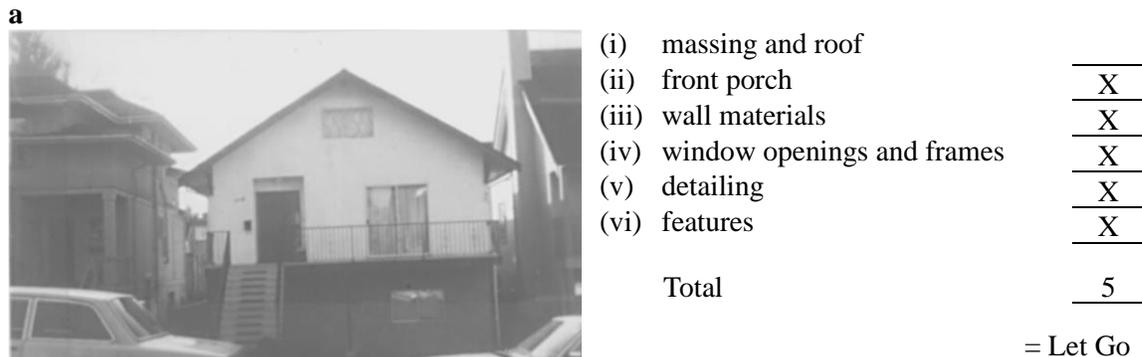


Figure 12. (Continued)

b



(i) massing and roof	<u> X </u>
(ii) front porch	<u> X </u>
(iii) wall materials	<u> X </u>
(iv) window openings and frames	<u> X </u>
(v) detailing	<u> X </u>
(vi) features	<u> X </u>
 Total	 <u> 6 </u>

= Let Go

c



(i) massing and roof	<u> </u>
(ii) front porch	<u> X </u>
(iii) wall materials	<u> </u>
(iv) window openings and frames	<u> X </u>
(v) detailing	<u> </u>
(vi) features	<u> </u>
 Total	 <u> 2 </u>

= Retain

d



(i) massing and roof	<u> </u>
(ii) front porch	<u> X </u>
(iii) wall materials	<u> </u>
(iv) window openings and frames	<u> X </u>
(v) detailing	<u> </u>
(vi) features	<u> </u>
 Total	 <u> 2 </u>

= Retain

- (c) When additional floor space on small lots is being requested under section 3.1.1 of the District Schedule, consideration should be given to locating the additional space or new massing where it will have least impact on neighbours' yards, as well as on existing building character;
- (d) The amount of floor space exclusion for garages incorporated in the main building should be limited to about 42 m². However, on wider sites, this may be increased to allow for additional internal manoeuvring space, where the proposed garage arrangement will allow for less obtrusive driveways, and garage entries. The garage floor should be located as far below grade as practical, given ramp slope limits; and
- (e) The district schedule provides for a discretionary increase in floor space ratio to a total of 0.60 for developments other than those in (a) above. This is the same density potential these mainly conditional approval uses (e.g., schools, community centres, library) have historically been able to achieve in these and similar 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.

4.4 Off-Street Parking and Loading

4.4.1 Garages

- (a) Where front accessed garages are permitted, ensure that they appear to be set into the building massing, rather than as a base alien to the house on top. A number of design directions can assist in this:
 - (i) the garage door area should be as small as possible, so that the wall reads strongly as a base for the whole building;
 - (ii) the garage doors should tone in to the wall through avoiding high contrast in colour or tone (e.g., between light and dark);
 - (iii) generally the garage face should be kept in the same plane as upper building massing (i.e., with the same walls carrying down to grade); and
 - (iv) use of contrasting horizontal trim, skirt roofs, decks, etc., at the top of the garage, which act to emphasize it as separate from the building, should be avoided.
- (b) Some older houses have existing front garages, usually quite unobtrusive in appearance. They may be kept. New front garages in old houses should be avoided wherever possible.

4.4.2 Multiple Conversion Dwellings/Infill Dwellings

The intent of the floor space relaxations provided for in Section 4.3 is to allow bicycle parking to be located in the garage for a multiple conversion dwelling containing three or more units, or in the garage under an infill building. The increase is not intended to accommodate more than two vehicles.

- (a) Two single entrance garage doors or one double garage door are acceptable, but the maximum number of garage doors shall be two;
- (b) Each single entrance garage door shall be large enough to accommodate one vehicle, but no bigger; and
- (c) Double garage doors shall be large enough to accommodate two vehicles but no bigger.

4. Building Depth

Increases in the 35% maximum building depth may be considered for both existing and new buildings provided they meet both percentage limits and placement limits, as follows.

- (a) Percentage Limits
 - (i) For the cellar or basement, and first storey, a maximum average building depth of 45% may be allowed. A low roof, low parapet, or open or transparent guardrail for deck or balcony may be allowed on top of the extension without counting towards the building depth of the floor above.

Figure 13. Front Garage Treatment



a

Wide doors, contrasting tone and horizontal overhang make front garages appear more dominant.



b

Smaller doors, greater area of surrounding wall and similar tone, make garages less dominant. Less paving, more landscaping and sloped drive would help further reduce impact.

Figure 13. (Continued)



c
On wider lots, a single garage entry is sometimes feasible.

- (ii) For the second floor and above, a maximum average building depth of 40% may be allowed;
 - (iii) An increase in the 40% average limit on the upper floors may be considered when the adjacent building(s) upper floors project beyond;
 - (iv) At no point should the building depth be greater than 50%; and
 - (v) Greater percentage building depth than described in (i) to (iv) above may be considered on any floor in cases of:
 - additions to a pre-date building in order to better relate to its own massing or floor plans, or its neighbours;
 - retention of existing trees or other significant landscape material; and
 - buildings on sites with depths less than 30.5 m.
- (b) Placement
- (i) The flexibility provided by the averaging of building depth percentages should be used to respond to the configuration of neighbouring buildings. Considerations include privacy, shadowing, and visual impact of the addition or new building. The best massing solution may vary, depending on the particulars of the neighbouring buildings; and
 - (ii) Portions of the building may project up to 0.6 m into the front yard in order to allow flexibility in placement to further benefit neighbours' rear yards. However, this should not increase overall average percentage depth as outlined in (a). In providing this projection allowance, it is not intended that the whole building will be moved forward. For example, buildings may put the first floor forward over the whole width of the building, or the full height forward over part of the width. In designing the projection, attention should be given to creating transitions to the adjacent front yard lines through small insets, location of porches, and so forth.

Figure 14. Building Depth

a Percentage Limits

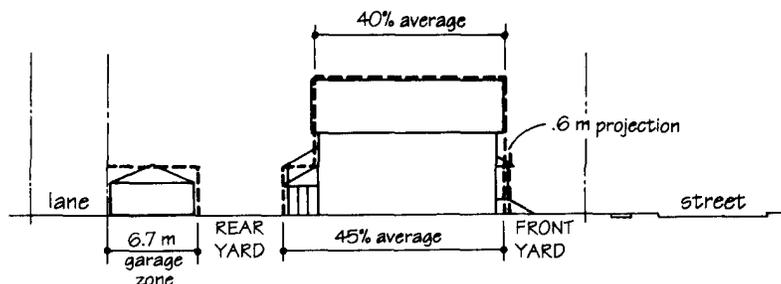
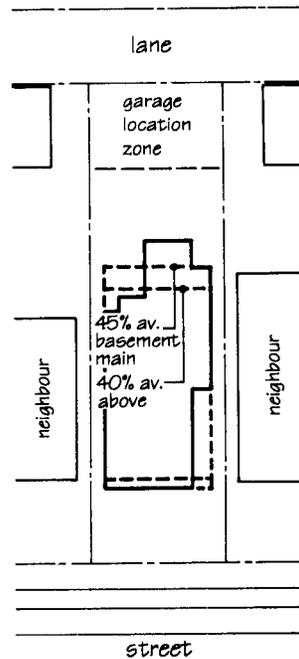


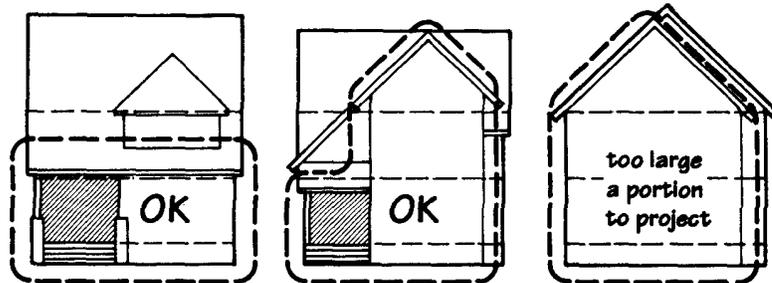
Figure 14. (Continued)

b Placement

- (i) Use flexibility to benefit neighbours



- (ii) .6 m projections for part of building front



5 Architectural Components

For the convenience of applicants, these architectural guidelines have been divided into separate Sections 5.1, 5.2 and 5.3, corresponding to various types of applications:

- (a) Renovation/Addition/Infill In Character with the Original Building;
- (b) New Development of Compatible Appearance; and
- (c) Renovation/Addition/Infill of Altered Pre-Date Buildings.

5.1 Renovation/Addition/Infill In Character with Original Building

Objective:

To ensure that changes to an existing building maintain its original form and character, and that additions and infill are compatible in character.

(Heritage restoration or rehabilitation to more stringent standards is a voluntary option for any older building, but is not required under these guidelines.)

General Principles:

- (a) Where a renovation is occurring to a pre-date building, the new architectural components should maintain the original character of the building. The original building fabric should be retained where feasible. However, it is recognized that replacement of a good deal of material may be necessary in some cases, particularly with smaller houses. The amount of original exterior building fabric that is to be replaced is not limited, as long as it is replaced in a manner closely similar to the original, as set out in the following guidelines. Where extensive replacement is to occur, the City may require as a condition prior to issuance of a development permit, an assurance letter and retention drawings.
- (b) Where a renovation is occurring to a post-date building, it is generally desirable for the design to be of the same period style as the building, and the guidelines below reflect this. However, the applicant may wish to introduce some traditional Kitsilano character, and this may be supported if the basic massing and roof form of the building can be made similar to traditional houses. The guidelines in section 5.2 for New Development to Compatible Appearance should be used for guidance.

5.1.1 Roof and Chimneys

- (a) The original roof forms should be maintained;
- (b) Where dormers are being added to an end-gable house, on a portion of the roof visible from the street, they should be placed back from the edge of the roof, and their size should be limited to ensure the original roof line remains visually predominant. For cross-gable houses, dormers added on the street side should be in character with the typical forms of the original period;
- (c) Roofs on additions (other than flat roofs) should be compatible with the existing building's roof forms, or similar ones of the period. Flat roofs may be acceptable on small additions at the rear, or on a side if not readily visible from the street;
- (d) If roofing material is to be replaced, either wood shingle or asphalt shingle should be used. Other materials may be considered where it can be shown they were characteristic of the original house style. If roofing is to be repaired, material should match existing. Roofing material of additions should match that of the main building; and
- (e) Original chimneys should be retained and repaired wherever possible. While matching new chimneys to existing ones is desirable, boxed-in chimneys clad with a material that matches the building wall is also acceptable. Metal chimneys, while not desirable, may be considered in locations not visible from the street.

5.1.2 Windows and Skylights

- (a) Original window openings on the front facade of existing buildings should be maintained, as should original frames and exterior window trim where these exist. If replacement is necessary, it should match the original design and material as closely as possible. It is desirable to maintain existing window pane shapes and mullions as well, where they are salvageable. However, in some cases reproduction of these may be too costly and plain glass can be used. Use of false ("stick-on") mullions or leading is not acceptable;
- (b) On facades not visible from the street, more substantial alterations to existing window shape and size may be considered. Materials and detailing of frames should be compatible with existing style;
- (c) In the case of some newer buildings, it may be possible to improve the building's appearance by altering windows on the front facade. If the applicant wishes, this may be considered, taking into account the overall facade proportions and the need to maintain overall architectural consistency in the building;
- (d) When additions or infill will be seen together with the existing building from the street, the addition's windows should follow the same general practices as in the original building regarding shape, placement, materials and trim. When they will not be visible from the street, variations may be considered; and
- (e) Skylights should be modest in size, and should be set flat into the roof, rather than projecting.

Figure 15. A Portfolio of Renovations and Additions



a
The house on the left has been sensitively renovated, with a new window into the attic level as the only major facade change.

The originally similar house on the right illustrates the effects of removing detailing, stuccoing and infilling porches.



b
A well-handled porch infill: a large portion of the porch remains open, and the design and detailing of the infill window and wall match the existing house.

Figure 15. (Continued)



c
The dormers at the right and at the top are both new. However, they still allow the main roof to dominate, are similar in form to the original left dormer, and are similarly detailed.



d
This renovation includes four units while keeping character. Additional space is located at the rear. Infill of upper sleeping porch keeps balustrade, beam and brackets. The entry stair for one upper unit is tucked at side. another upper unit entry stair is hidden within the building rather than exposed. Integrity of massing and detailing is maintained. (Fake window mullions do not conform to guidelines, however.)



e
This renovation has lost much of the original character by removing porch, relocating and replacing front door, altering window shapes.

Figure 15. (Continued)



f

This renovation maintains existing character, adding sympathetic french doors to give light to basement space.

5.1.3 Entrances, Stairs, and Porches

(a) Entrances and Stairs

- (i) Original front entrance frames, trim, and stairs should be maintained where these exist. If replacement is necessary, the design should match the original design and material as closely as possible;
- (ii) Maintaining the original front door and any sidelights is desirable. Where doors must be replaced, similar quality doors should be used;
- (iii) When an original door and sidelights have been compromised, and an additional entrance is needed to a unit on the same level as the main entrance, a number of solutions are acceptable:
 - placing the door inside the original entry in a lobby arrangement;
 - placing two doors side-by-side; or
 - placing one entry at the side of the building.
- (iv) When an additional entrance is desired to a basement unit, it may be located on the front facade, but it should not detract from the visual dominance of the original entry;
- (v) Entrances located above the main floor should not be located on the front facade;
- (vi) Entrances to utility rooms should be located at the side of the building. If unavoidably located on the front of the building, they should be located and detailed to be as inconspicuous as possible;
- (vii) In the case of newer post-date buildings, it may be possible to improve the building's appearance by altering doors, sidelights, and stairs. If the applicant wishes, this may be considered, taking into account the overall facade proportions and the need to maintain overall architectural consistency in the building;
- (viii) Separate units in additions and infill should have the location of the principle entry evident from the street.

Alternative ways of doing this include:

 - a visible entry door
 - a visible entry canopy or porch
 - a trellis and/or other modestly-scaled gate

- (ix) Interior fire stairs are preferred. However, where exterior fire stairs from upper level units are necessary, they should be located at the side or rear, and incorporated as an integral part of the building design.
- (b) Porches

The RT-8 District Schedule provides a floor space exclusion for porches, in order to both encourage new porches, and facilitate the opening up of some old ones which have been filled in for extra living space.

 - (i) Original porches on existing buildings should be kept and restored;
 - (ii) If possible within the scope of a renovation/addition proposed by the applicant, porch infill should be removed. If maintaining the enclosed space is required for liveability of units, the detailing of the enclosure, particularly of any windows within it, should be made consistent with the original style of the building;
 - (iii) If porches are to be included on the front of new additions, they should be compatible in style with those on the existing building; and
 - (iv) In the case of some newer buildings, it may be possible to improve the building's appearance by altering or adding porches. This should be considered, taking into account the overall facade proportions and the need to maintain architectural consistency in the building, overall.

5.1.4 Balconies and Decks

- (a) Projecting balconies and decks should not be located on the front facade of older houses, or on the front of additions to them. Decks located on, or partially within a roof (i.e., semi-porch) may be acceptable on the front of the building, provided they appear integrated and are modelled on traditional examples;
- (b) Where balconies or decks exist on the front of newer houses, they may be maintained. They may be included in additions if architecturally compatible with the existing building, subject to guidelines regarding privacy and building depth; and
- (c) Projecting balconies and decks may be located at the rear, subject to guidelines regarding privacy and building depth.

Figure 15. (Continued)



g
The modern window shape and details, as well as the vertical siding used to infill the porch, detract from the character of this house.

Figure 15. (Continued)



h
Stuccoing old buildings and adding new windows (even with trim around them) removes the visual interest and depth provided by siding or shingles and window frames.



i
The character which this renovation could have had is undermined by large areas of blank wall, new windows with thin trim, porch infill and oddly placed additions to the building mass.

5.1.5 Exterior Walls and Finishing

(a) Materials

- (i) Original materials should be retained and repaired where practical. If replacement is necessary, the same material should be used, although it may be manufactured in a different way. (For example, narrow wood clapboard is available in sheets.) With appropriate detailing and application, this type of replacement is acceptable for an original material. However, completely imitative materials, such as aluminum or vinyl siding configured to imitate wood siding, asbestos or asphalt shingle to imitate wood shingle, should not be used (unless already in place on a newer building);
- (ii) Materials on additions should match those of the existing building;
- (iii) Materials on newer buildings may be replaced with different materials if it is judged that this will improve the overall architectural quality of the building; and
- (iv) The same materials should be used consistently on all facades, including the interior of inset porches. The use of a material only as a “paste-on” on one or two facades is not acceptable.

(b) Detailing

- (i) Existing detailing on buildings should be kept and restored. If it has been removed, it should be replaced in the original style and material;
- (ii) Uncharacteristic detailing (e.g., gingerbread to “Victorianize” buildings) should not be added; and

- (iii) Detailing on additions should be compatible with that on the original building, but the degree of detailing may vary considerably, depending on the overall design intent of the addition and its visibility from the streets.

5.2 New Development to “Compatible Appearance”

Objective:

To ensure that new buildings (single detached house, duplex or multiple dwellings) are compatible with the traditional character of the surrounding street and area. While key aspects of the historical Kitsilano building character should be reflected, historical reproduction is not the objective.

General Principles:

- (a) New development should adapt certain key aspects of the traditional development forms in Kitsilano, as outlined in the guidelines below; and
- (b) New development should be designed to appear as a single house on a single lot. While the same interior plans may be used, identical (or “flipped” identical) exterior designs are not desirable on adjacent lots. On wider lots, side by side duplexes benefit from asymmetrical treatment, or from having the two units clearly subordinate in an overall whole.

5.2.1 Roof and Chimneys

- (a) Main roofs should be simple in shape, with substantial pitch (at least 9 in 12) and significant overhangs. The roof form may change or become more complex at the rear. Various roof forms—end-gable, hipped, cross-gable and combinations are acceptable. However, mansard roofs or pitched roofs with a flat top are not desirable. Where there is a roof form typical of the block, an adaption of this form is desirable. Flat roofs are generally discouraged, other than for minor portions of the building at the rear or on a side not visible from the street;
- (b) The apparent height and proportion of the facade should be considered in locating the main eave line of the roof. Where a new development has a partial third storey, the eave line should be located low enough so that this storey is clearly seen from the street as being contained within the roof;
- (c) Cross-gable roofs may incorporate dormers of various forms. If the building is low (i.e., the roof is over the first storey, or encloses the second), the dormers can be quite large. If, however, the roof encloses the third or partial third storey, the scale of the dormers should be smaller to maintain the appearance referred to in (c);
- (d) Dormers on end-gable roofs over the third level should generally be limited in size, allowing head room and light for stairs, baths, etc., that occur in the centre of the building;

Figure 16. A Portfolio of New Development

a



b



c



a, b, c

These examples show successful adaptations of the classic frame, classic frame plus bay, and bungalow building forms (see figure 3). They use simple massing, projections, and voids. Window placement is orderly and allows the solid wall to dominate. Robust trim adds interest to wall.

Figure 16. (Continued)

d



The overly complex massing and excessive use of glass of this development is not compatible with traditional Kitsilano character.

e



f



e, f

Two examples showing how side-by-side units can successfully appear as a single house. Example uses asymmetrical, linked gables. Example uses a strong continuous porch and single entry stair. The cross gable roof is continuous, with the twin gables kept small and subordinate to it.

Figure 16. (Continued)

g



h



g, h

The “mirror image” approach is unsuccessful in making the two side-by-side units appear to be a single traditional style house.

- (f) Porch roofs should follow tradition with substantial shed or gable forms. Minor roof elements should be associated with architectural forms such as bays. Superfluous “skirt roofs”, e.g., girdling the building at first floor level, should be avoided.
- (g) Roofs should be of wood shingle or asphalt shingle; and
- (h) Chimneys should be of brick, stone, or boxed in and clad with material to match the building. Metal chimneys, while not desirable, may be considered in locations not visible from the street.

5.2.2 Windows and Skylights

- (a) Portions of new buildings visible from the street, while they may use larger openings than traditional houses, should maintain a feeling of solidness and geometric order, avoiding overly extensive areas of glass;
- (b) Window openings should have depth, with substantial frames and mullions, and should be installed with surrounding trim to emphasize their presence; and
- (c) On the front plane of buildings, skylights and greenhouse elements should be used in moderation. They may be used more liberally when well set back or at the rear.

5.2.3 Entrances, Stairs, and Porches

- (a) Entrances and Stairs
 - (i) At least one main entry should be placed on the front facade at the main floor level located at or above grade. This should be treated to give it visual prominence, as was the case with the older houses. The basement projecting 1.2 to 1.8 m above ground with raised main entry, is traditional, but is often not desired in new development. When the main entry is placed at or slightly above grade, it is desirable to express the first floor through architectural means, such as the use of a string course, or change in wall material or colour;
 - (ii) Placing two unit entrances on the front facade at the main level is acceptable. Where providing an entry visible from the street is not practical, its location should be clearly indicated, for example with a walkway, trellis, or modest gate;
 - (iii) When an additional entrance is desired to a basement unit, it may be located on the front facade, provided careful attention to design of doorway, windows, and steps down to the entry ensures it does not detract from the dominance of the main entry;
 - (iv) Entrances located above the main floor should not be located on the front facade; and
 - (v) Entrances to utility rooms should be located at the side of the building. If unavoidably located on the front of the building, they should be located and detailed to be as inconspicuous as possible.

- (b) Porches
 - A floor space exclusion is provided for covered porches in order to encourage new development to incorporate them.
 - (i) New development should include covered entry porches;
 - (ii) Porches may be inset, or may project, as did those of the older buildings. If projecting, their roof forms should conform to 5.2.1 above. Upper level porches should be fully or partially inset, as traditional ones were;
 - (iii) Porches should be only one floor in height. Two-storey porches or porticoes are not part of the traditional character;
 - (iv) The beams and columns forming the porch structure should appear substantial, taking their cue from the older houses;
 - (v) Balustrades should be formed either from substantial wood or metal members, or by extending the lower wall (with a contrasting wood cap). Main floor porches should be open above the balustrade level, although some trellis type screening may be added at the sides if privacy to neighbours is a consideration; and
 - (vi) Porches may be located at the rear of the building.

5.2.4 Balconies and Decks

- (a) Projecting balconies and decks located on the front facade are not part of the traditional character. Decks located on, or partially within a roof (i.e., semi-porch) facing the front may be acceptable, provided they appear integrated into the massing of the building, and are not visually prominent. Small balconies projecting up to 0.6 m may also be acceptable, provided they are unobtrusive; and
- (b) Projecting balconies and decks may be located at the rear, subject to guidelines regarding privacy and building depth.

Figure 16. (Continued)

i



Stucco wall finish should be enlivened by detailing, as in this example.

j



Minimalist detailing creates an overly flat appearance even though the siding is similar to traditional.

Figure 16. (Continued)

k



Traditional siding, strong facias, and window trim provide detailing that is compatible with traditional houses, yet contemporary in feeling.

l



Victorian “applique” derives from the earlier Queen Anne style. It is not characteristic of traditional Kitsilano houses.

5.2.5 Exterior Walls and Finishing

(a) Materials

- (i) A single wall material should be used. Wood should be narrow horizontal wood clapboard or wood shingle. Stucco is also acceptable if pebble-dashed or untrowelled cement dashed, and if detailing as described below is employed. (Neither smooth-finished nor heavily-textured trowelled are acceptable.) “Imitative” materials such as vinyl and aluminum siding configured to imitate wood siding, asbestos or asphalt shingle to imitate wood shingle, are not acceptable;
- (ii) The material finish or colour may be varied on the basement level, or first floor level if there is no basement, following the traditional pattern;
- (iii) Foundations, basement walls, and/or porch column bases may be of (or faced in) brick, or stone provided the material is selected and detailed so that it looks like it has structural strength; and
- (iv) The same materials should be used on all facades, including the interior of inset porches. The use of a material that appears as a “paste-on” is not desirable.

(b) Detailing

- (i) New development should incorporate contrasting details of a substantial scale and depth, to enliven the facades.

Minimum detailing:

- bargeboards and facias;
- window frames and trim;
- porch beams, columns, and balustrades; and
- sloped soffits under overhangs (rather than flat soffits).

Optional detailing:

- window mullions (real);
- roof brackets or extended joist ends;
- string courses at top of basement, as an extension of porch beam line, and (more rarely) at second floor and attic floor levels;
- contrasting corner trim on wood clad buildings;
- decorative patterned shingling in limited amounts, if the main material is shingle or narrow wood siding; and
- small areas of “plaster and beam” (or just the wood beam arrangement, as a free standing decorative element) provided the scale and proportions of the members are similar to the traditional usage.

Undesirable detailing (examples):

- fretwork “gingerbread”; and
- applied fancy “Victorian” wall panels and mouldings.

5.3 Renovation/Addition/Infill to Altered Pre-date Buildings

Objective:

To ensure that pre-date buildings whose traditional exterior character has been altered and which are applying for significant change, also include improvements to elevations visible from the streets in order to become more compatible in appearance with the traditional character of the area.

General Principles:

- (a) In all cases, original architectural elements which remain should be kept, repaired, or replaced in a similar manner. Relevant parts of section 5.1 should be consulted for guidance;
- (b) Applications involving one or more of the following will be considered as significant change, and should follow the guidelines in this section:
 - (i) multiple conversion dwellings which are increasing or decreasing by 2 or more units;
 - (ii) sites proposing infill; and
 - (iii) additions to floor space of more than 93 m².
- (c) Where an applicant voluntarily wishes to go further than these guidelines in facade improvements, it is generally desirable for the changes to be in the direction of the original house design. Relevant parts of section 5.1 should be consulted for guidance.

In cases where applicants have later buildings and wish to introduce traditional Kitsilano character, this may be supported if the basic massing and roof form of the building can be made similar to traditional houses.

5.3.1 Roofs and Chimneys

In most cases, buildings have not altered their roofs and chimney to a great degree.

- (a) Where roofs and chimneys have been altered, it is not expected that applicant will return roofs and chimneys to their original state.

5.3.2 Windows and Skylights

One alteration frequently made to older houses is to replace the windows.

- (a) The replacement of modern windows with ones more compatible with traditional styles, while desirable, is voluntary.

Figure 17. Improvement to Altered Pre-Date Buildings

a



b



a, b

Changes to windows, porches, colour and trim can improve the compatibility of altered character buildings.

5.3.3 Entrances, Stairs and Porches

(a) Entrances and Stairs

- (i) The guidelines in section 5.2.3 for new development should be followed; and
- (ii) Fire stairs currently located on the street elevations should be removed or relocated to the side or rear, even if this involves a new exit pattern for the units.

(b) Porches

- (i) Many porches have been partially filled in, but have left some porch where the entry is located. The removal of porch infill is optional, as noted in section 5.1.4. However, in some cases the porch has been completely filled in, and/or replaced with a projecting balcony or deck. In these cases the building should be altered to include a covered entry porch, with appearance and detailing compatible with the traditional types.

5.3.4 Balconies and Decks

- (a) In terms of adding balconies and decks, the guidelines in section 5.2.4 for new development should be followed; and
- (b) Other than as noted in section 5.3.3 above, the removal of existing balconies or decks from visible elevations will not be expected. An exception would be those which contravene other provisions of the by-law or guidelines regarding building depth or privacy.

5.3.5 Exterior Walls and Finishing

(a) Materials

One of the most frequent alterations has been the replacement of original wall material—most frequently with stucco, but sometimes with asphalt or asbestos shingle, wood siding of a type uncharacteristic of the period, aluminum or vinyl siding.

- (i) A single wall material should be used, except for the basement level which may be different. If the altered building has a number of wall materials, this should be rectified, bearing in mind the guidelines below;
- (ii) Removal of stucco is not expected. However, plain concrete stucco or “bottle” stucco should be painted a solid colour, to provide a background for trim in a contrasting colour;
- (iii) Removal of wood, vinyl or aluminum siding is not expected;
- (iv) Asphalt or asbestos shingle should be removed from walls and replaced with materials as noted in section 5.2.5(a)(i); and
- (v) The same materials should be used on all facades including the interior of porches. The use of a material only on the front facade as a “paste-on” is not acceptable, and should be corrected.

(b) Detailing

Detailing has frequently been removed from houses when the siding was removed, and/or windows replaced.

- (i) Facade improvements should include the following contrasting details, executed to a substantial scale, to enliven the facades:
 - bargeboards and fascias
 - window frames and trim
 - door frames and trim
 - porch columns and balustrades

Other detailing is optional. Sections 5.2.5(b) provides some suggestions.

6 Open Space

Open space on private sites in Kitsilano has traditionally been of two kinds. The semi-private space of the front yard provided a green streetscape—a public face for the visual enjoyment of both the residents and neighbours. The backyard was normally private open space for active use, while also mainly “green” in appearance.

These two types of space are still critical to the liveability of both the units and the neighbourhood as a whole. However, variations are occurring to accommodate changed lifestyles. The front yard must often accommodate the useable patio of a unit, as well as be the public face on the streetscape. The rear yard is often smaller than in the past. Above-grade open spaces such as balconies and decks are often used to increase the amount of open space available to units.

6.1 Private Open Space

- (a) A minimum of 4.5 m² of private open space should be provided for each unit, with a minimum single dimension of 2.0 m. Wherever possible, this should be at grade. Above-grade balconies and decks may augment, or substitute, where on-grade space is limited; and
- (b) Private open space should be oriented to take advantage of sun and views wherever possible. It should be designed to ensure adequate visual privacy from the street.

7 Landscaping

While there is a variety of architectural styles in Kitsilano, the green landscape sets a cohesive framework, improving the chances of a compatible fit between buildings. The most important aspect in this is the front yard which, while having various landscape treatments, is primarily green with a combination of lawn and informal plantings. Some old stone retaining walls exist, but solid walls and solid fences at the property line are not traditional.

- (a) Existing trees and landscape features (such as stone walls) should be kept, wherever possible;
- (b) Where a boulevard exists between curb and sidewalk it should be grassed. The “inside” City boulevard (between sidewalk and property line) should also be landscaped;
- (c) At least part of the front yard should be grassed and/or planted as a visual amenity for the street. The impact of this area can be enhanced through layering of planting (including vines on any fences or walls located behind it);

- (d) A significant portion of both front and rear yards should be planted rather than paved. Soft landscape materials should be considered near garages to enhance the appearance from the lane. Some unpaved area in private patio areas should be considered;
- (e) Landscape treatment of front driveways is critical. As much soft landscaping as possible should be provided to soften the appearance of the paved area. Special decorative paving (interlocking pavers, brick, exposed aggregate etc.) should be used in driveway and manoeuvring areas. Where the drive is simply an access to a side or rear garage (no manoeuvring in the front), consideration should be given to using only two paved wheel strips;
- (f) The normal front yard fence height limit of 1.2 m in front yards should not be increased. Higher screening for patios may be provided by hedges and planting set back from the front property line; and
- (g) Screening, fencing, or walls should be coordinated with the building. Some types (lattice, low walls with higher planting) allow views and light to penetrate, and may be more suitable to create a friendly appearance near the street, or to allow informal surveillance from the street into the property for security.

Figure 18. Landscape



a
Keeping existing trees is especially important on streets which lack curbside boulevards and street trees.



b
Green front yards and gardens that are visible to passersby are a traditional feature of Kitsilano.



c
Low fences in front yards allow gardens to be visible.