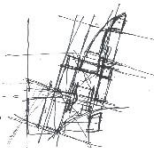


Vancouver Typological Case Studies and Generic Block/Site/Building Typologies

URBAN
DESIGN
STUDIO

 CITY OF
VANCOUVER



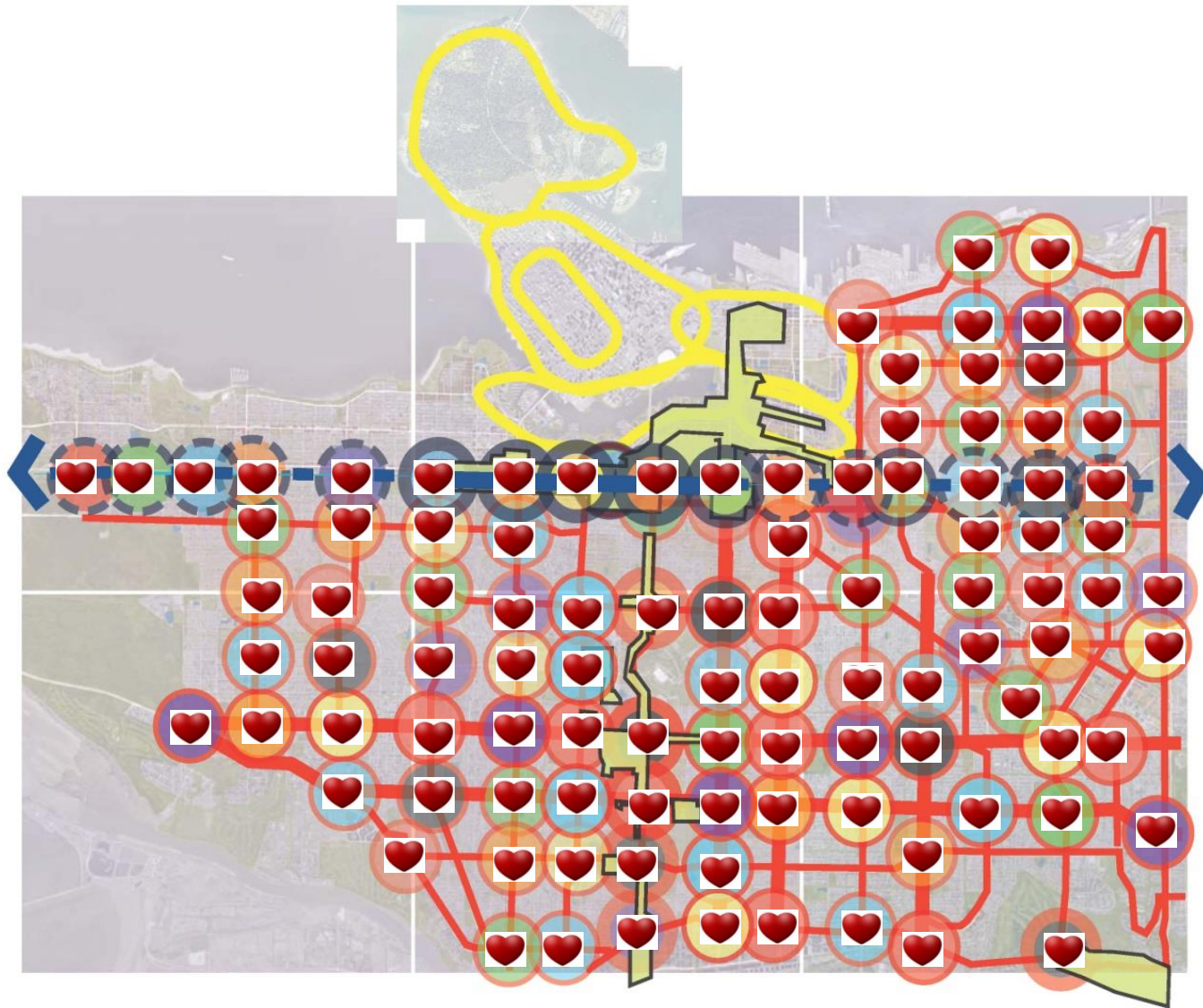
Future Urban Structure Considerations Synthesis



HOW WE IDENTIFY



HOW WE EXPERIENCE



Typical Single-Family Block



- Gross Density:
total dwelling units divided by overall area (as measured to centerline of adjacent streets)
- 6.5 DU/AC



Typical Single-Family Block



- Net Density:
*total dwelling units
divided by lot area
(exclusive of right-of-
ways)*
- 9.7 DU/AC



Rainier Vista: Townhouses



GGLO



Townhouses

8 DU on 0.6 AC

Net Density = 14 DU/AC



Lion's Gate Townhouses



GGLO



2/1 Townhouses

200 DU on 6 AC

Net Density = 34 DU/AC



Belmont Dairy Townhouses



MITHUN



Townhouses

30 DU on 0.74 AC

Net Density = 41 DU/AC



Rainier Vista: Genesee Apts.



SMR ARCHITECTS



Mixed 3/1 Stacked Flats

50 DU on 0.76 AC

Net Density = 66 DU/AC



Burien Town Square



GGLO

Mixed 3-5/1 Stacked Flats and Townhouses

396 DU on 4.43 AC

Net Density = 89 DU/AC



Broadway Crossing



GGLO



4/1 Stacked Flats

44 DU on 0.32 AC

Net Density = 138 DU/AC



Cabrini Senior Housing



GGLO



5/1 Stacked Flats

50 DU on 0.31 AC

Net Density = 162 DU/AC



Mixed Density Belltown Block



GGLO



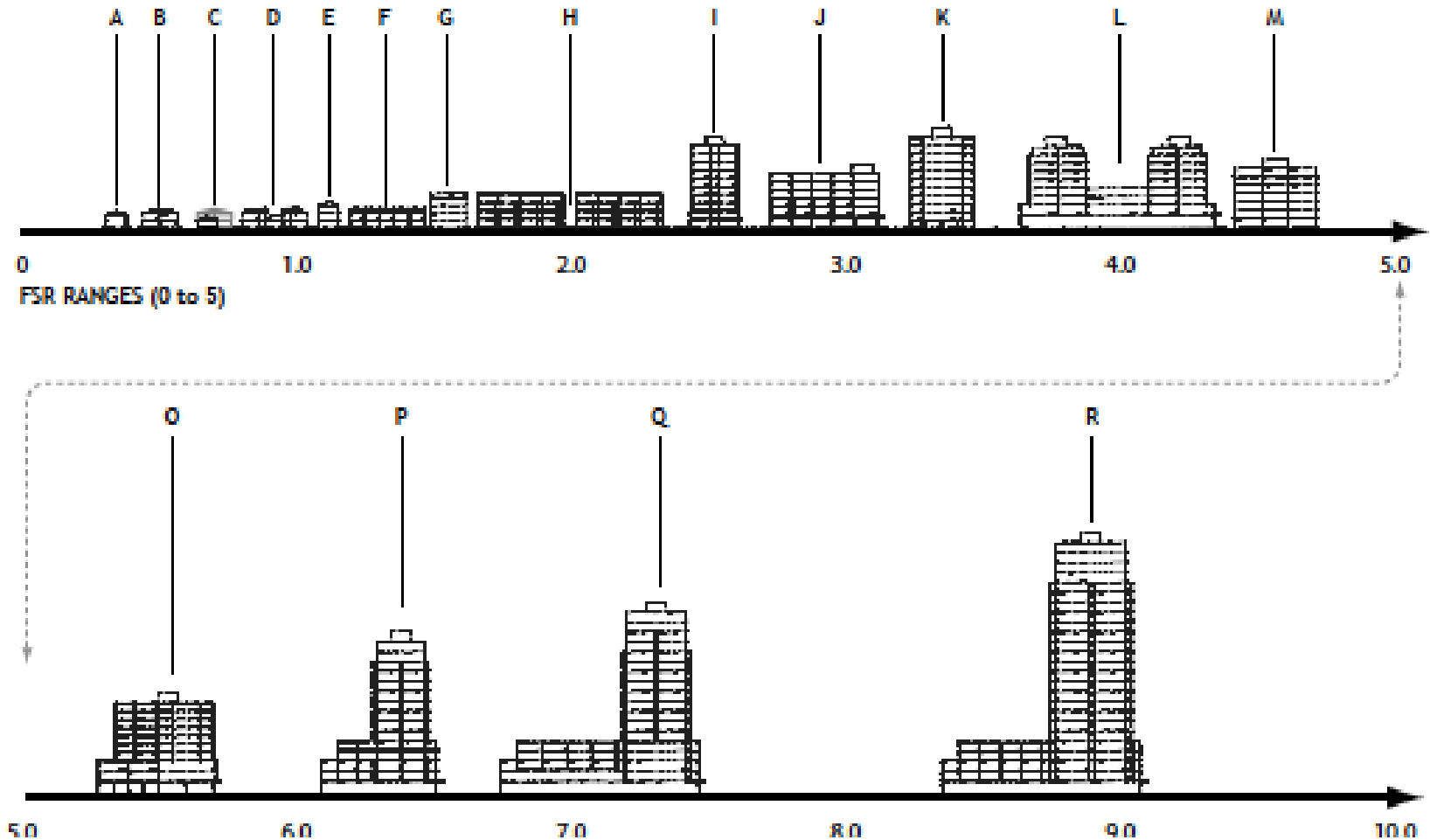
Mixed 5/1 Stacked Flats and High Rise

304 DU on 1.38 AC

Net Density = 220 DU/AC



HOUSING TYPE SPECTRUM



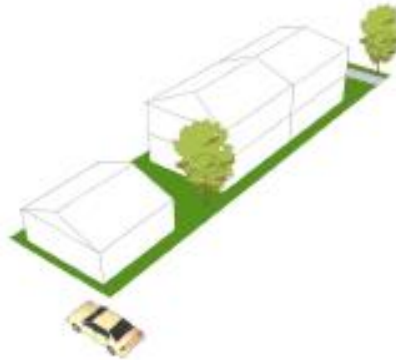
HOUSING TYPE SPECTRUM

LOW-RISE TYPES



Duplex (Front-Back)
Housing Type Spectrum: B

Land Use	Residential
Typ. Site Area	33' W X 125' D (4,125sf)
Typ. Built Floorpace	3,000 sf to 3,500sf
Typ. FSR	0.6 to 0.8
Average DU/H	50 to 60
Average Jobs Number	N/A



Duplex (Front-Back) + Laneway House
Housing Type Spectrum: C

Land Use	Residential
Typ. Site Area	33' W X 125' D (4,125sf)
Typ. Built Floorpace	3,000 sf to 3,600sf
Typ. FSR	0.6 to 0.9
Average DU/H	75 to 85
Average Jobs Number	N/A

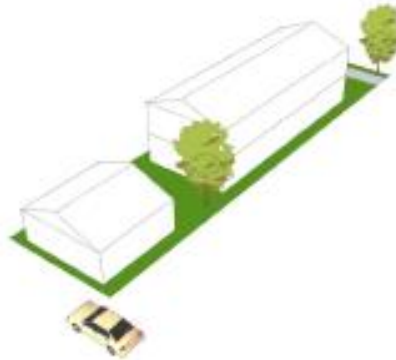
HOUSING TYPE SPECTRUM

LOW-RISE TYPES



Duplex (Stacked)
Housing Type Spectrum: B

Land Use	Residential
Typ. Site Area	33' W X 125' D (4,125sf)
Typ. Built Floorpace	3,000 sf to 3,500sf
Typ. FSR	0.6 to 0.8
Average DU/H	50 to 60
Average Jobs Number	N/A



Duplex (Stacked) + Laneway House
Housing Type Spectrum: C

Land Use	Residential
Typ. Site Area	33' W X 125' D (4,125sf)
Typ. Built Floorpace	3,000 sf to 3,600sf
Typ. FSR	0.6 to 0.9
Average DU/H	75 to 85
Average Jobs Number	N/A

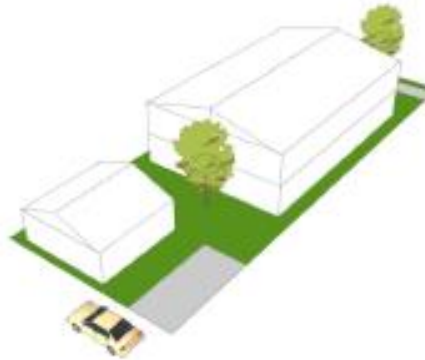
HOUSING TYPE SPECTRUM

LOW-RISE TYPES



Duplex (Side-by-Side)
Housing Type Spectrum: B
Notes:
The bigger site allows larger dwelling units to be built, but this also results in a lower overall DU/H.

Land Use	Residential
Typ. Site Area	50' W X 125' D (6,250sf)
Typ. Built Floorpace	5,000 sf to 5,800sf
Typ. FSR	0.8 to 0.9
Average DU/H	30 to 40
Average Jobs Number	N/A



Duplex (Side-by-Side) + Laneway House
Housing Type Spectrum: C
Notes:
The bigger site allows larger dwelling units to be built, but this also results in a lower overall DU/H.

Land Use	Residential
Typ. Site Area	50' W X 125' D (6,250sf)
Typ. Built Floorpace	5,200 sf to 6,000sf
Typ. FSR	0.8 to 1.0
Average DU/H	45 to 55
Average Jobs Number	N/A

HOUSING TYPE SPECTRUM

LOW-RISE TYPES



Triplex (Rowed)

Housing Type Spectrum: E

Notes:

This configuration is best suited for corner sites that allow the middle and back units to be accessed from the side street.

Land Use	Residential
Typ. Site Area	33' W X 125' D (4,125sf)
Typ. Built Floorpace	4,000sf to 5,500sf
Typ. FSR	0.8 to 1.3
Average DU/H	50 to 80
Average Jobs Number	N/A



Triplex (Rowed) + 2 Laneway Houses

Housing Type Spectrum: E

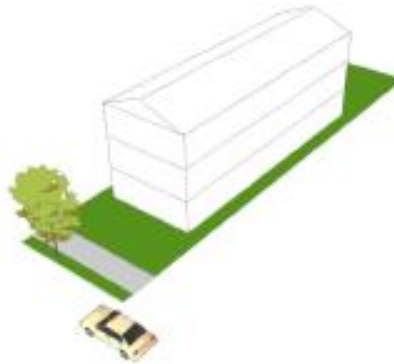
Notes:

This configuration yields a high DU/H while maintaining a general low-rise detached "house" form that fits with the RS zones.

Land Use	Residential
Typ. Site Area	50' W X 125' D (6,250sf)
Typ. Built Floorpace	7,000sf to 8,500sf
Typ. FSR	1.0 to 1.4
Average DU/H	75 to 90
Average Jobs Number	N/A

HOUSING TYPE SPECTRUM

LOW-RISE TYPES



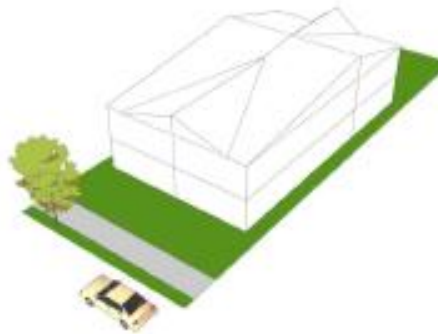
Triplex (Stacked)

Housing Type Spectrum: E

Notes:

This configuration is suitable for mid-block sites. Although a stacked form is not the best for notes.

Land Use	Residential
Typ. Site Area	33' W X 125' D (4,125sf)
Typ. Built Floorpace	4,000sf to 5,500sf
Typ. FSR	0.8 to 1.3
Average DU/H	50 to 80
Average Jobs Number	N/A



Triplex (Side-by-Side + Rear Unit)

Housing Type Spectrum: E

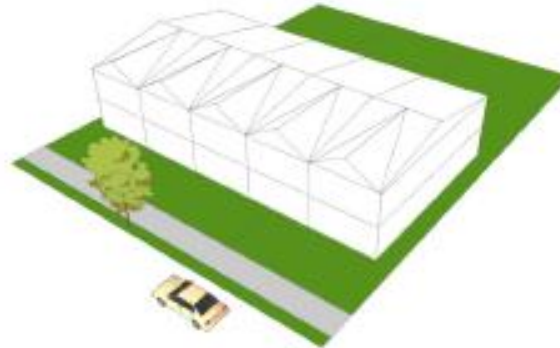
Notes:

This configuration is suitable for mid-block sites with wide frontages and adequate depths that allow access from the street and lane.

Land Use	Residential
Typ. Site Area	50' W X 125' D (6,250sf)
Typ. Built Floorpace	5,000sf to 6,000sf
Typ. FSR	0.8 to 1.0
Average DU/H	45 to 60
Average Jobs Number	N/A

HOUSING TYPE SPECTRUM

LOW-RISE TYPES



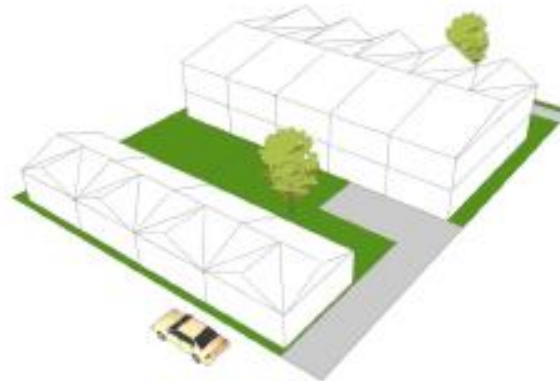
Rowhouses

Housing Type Spectrum: F

Notes:

This configuration is possible if three 33'-wide lots are assembled. The number of dwelling units increases from 3 to 5 or 6.

Land Use	Residential
Typ. Site Area	99' W X 125' D (12,375sf)
Typ. Built Floorpace	7,000sf to 9,000sf
Typ. FSR	0.6 to 0.8
Average DU/H	35 to 45
Average Jobs Number	N/A



Rowhouses + Multiple Laneway Houses

Housing Type Spectrum: F

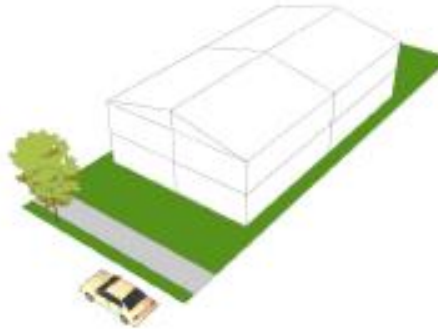
Notes:

This configuration is suitable for if the lots are deep enough to allow for a min 25' separation distance between the rowhouses and LWH.

Land Use	Residential
Typ. Site Area	99' W X 125' D (12,375sf)
Typ. Built Floorpace	8,000sf to 12,000sf
Typ. FSR	0.6 to 1.0
Average DU/H	60 to 90
Average Jobs Number	N/A

HOUSING TYPE SPECTRUM

LOW-RISE TYPES



Fourplex (Front-Back; Side-by-Side)
Housing Type Spectrum: G
Notes:

Land Use	Residential
Typ. Site Area	50' W X 125' D (6,250sf)
Typ. Built Floorpace	4,500sf to 6,000sf
Typ. FSR	0.7 to 1.0
Average DU/H	60 to 80
Average Jobs Number	N/A

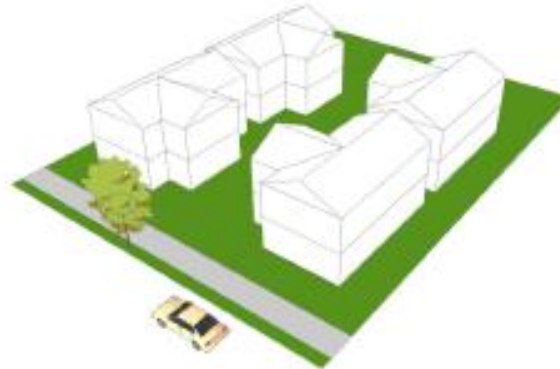


Sixplex (Stacked; Front-Middle-Back)
Housing Type Spectrum: G
Notes:
This configuration is best suited for corner lots that allow the middle and back units to be accessed from the side street.

Land Use	Residential
Typ. Site Area	50' W X 125' D (6,250sf)
Typ. Built Floorpace	5,500sf to 7,500sf
Typ. FSR	0.9 to 1.2
Average DU/H	90 to 110
Average Jobs Number	N/A

HOUSING TYPE SPECTRUM

LOW-RISE TYPES



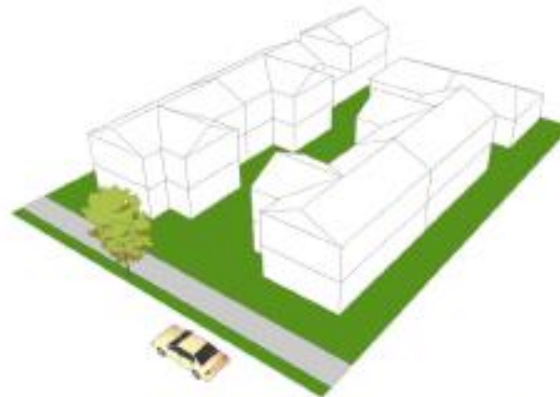
Courtyard Houses

Housing Type Spectrum: D

Notes:

This configuration works when three 33'-wide lots are assembled. The low PSR and DU/H fits within RS zones' density range.

Land Use	Residential
Typ. Site Area	99' W X 125' D (12,375sf)
Typ. Built Floorpace	6,000sf to 7,500sf
Typ. PSR	0.5 to 0.6
Average DU/H	30 to 45
Average Jobs Number	N/A



Courtyard Houses + Multiple LWHs

Housing Type Spectrum: D

Notes:

This configuration works when three 33'-wide lots are assembled. The low PSR and DU/H fits within RS zones' density range.

Land Use	Residential
Typ. Site Area	99' W X 125' D (12,375sf)
Typ. Built Floorpace	7,000sf to 10,000sf
Typ. PSR	0.6 to 0.8
Average DU/H	55 to 75
Average Jobs Number	N/A

HOUSING TYPE SPECTRUM

LOW-RISE TYPES



Eightplex
Housing Type Spectrum: G
Notes:
This typology is suitable for RW-3 zones which generally permits FSRs around 1.8.

Land Use	Residential
Typ. Site Area	50' W X 125' D (6,250sf)
Typ. Built Floorpace	9,000sf to 12,000sf
Typ. FSR	1.4 to 1.9
Average DU/H	120 to 145
Average Jobs Number	N/A



Courtyard Townhouses
Housing Type Spectrum: H
Notes:
This typology is suitable for RT zones which generally permits FSRs of 1.6. The lower scale also fits with RT and RW design guidelines.

Land Use	Residential
Typ. Site Area	230' W X 120' D (27,600 sf)
Typ. Built Floorpace	35,000sf to 50,000 sf
Typ. FSR	1.2 to 1.8
Average DU/H	90 to 125
Average Jobs Number	N/A

HOUSING TYPE SPECTRUM

MID-RISE TYPES



Alphabet Building

Housing Type Spectrum: M

Notes:

This typology can be found in the West End (e.g. Holly Lodge). Due to the small setbacks the site-coverage, this DU/H becomes high.

Land Use	Residential
Typ. Site Area	100' W X 125' D (12,500sf)
Typ. Built Floorpace	40,000sf to 55,000sf
Typ. PSR	3.0 to 4.5
Average DU/H	480 to 550
Average Jobs Number	N/A



Old Yaletown Commercial Building

Housing Type Spectrum: M

Notes:

This typology can be found in Old Yaletown (e.g. Mainland St). Mostly for commercial/office, some live-work units may exist.

Land Use	Commercial
Typ. Site Area	100' W X 125' D (12,500sf)
Typ. Built Floorpace	50,000sf to 60,000sf
Typ. PSR	4.0 to 5.0
Average DU/H	0
Average Jobs Number	120 to 180

HOUSING TYPE SPECTRUM

MID-RISE TYPES



6-Storerys Woodframe (Residential)

Housing Type Spectrum: J

Notes:

This typology is suitable for quieter zones that can accommodate more heights but is more residential in character.

Land Use	Residential
Typ. Site Area	150' W X 125' D (18,750sf)
Typ. Built Floorpace	35,000sf to 55,000sf
Typ. FSR	1.9 to 3.0
Average DU/H	250 to 320
Average Jobs Number	N/A



6-Storerys Woodframe (Mixed Use)

Housing Type Spectrum: J

Notes:

This typology is suitable for zones that can accommodate more heights and commercial at grade activities.

Land Use	Mixed Use
Typ. Site Area	150' W X 125' D (18,750sf)
Typ. Built Floorpace	40,000 sf to 60,000sf
Typ. FSR	3.0 to 3.2
Average DU/H	180 to 220
Average Jobs Number	30 to 50

HOUSING TYPE SPECTRUM

MID-RISE TYPES



Concrete Slab-Form (Mixed-Use)

Housing Type Spectrum: D

Notes:

This typology is suitable busier streets that can accommodate one or two stories of commercial/office with residential above.

Land Use	Mixed Use
Typ. Site Area	150' W X 125' D (18,750sf)
Typ. Built Floorpace	80,000sf to 100,000sf
Typ. PSR	4.2 to 5.3
Average DU/H	260 to 300
Average Jobs Number	150 to 170



Large Site Conc. Slab-Form (Mixed Use)

Housing Type Spectrum: L

Notes:

This typology is suitable busier streets that can accommodate mixed use developments (e.g. The Pinnacle on Arbutus@Broadway)

Land Use	Mixed Use
Typ. Site Area	250' W X 125' D (31,250sf)
Typ. Built Floorpace	100,000sf to 140,000sf
Typ. PSR	3.2 to 4.5
Average DU/H	320 to 360
Average Jobs Number	120 to 150

HOUSING TYPE SPECTRUM

HIGH-RISE TYPES



Tower-in-Park (Fairview)

Housing Type Spectrum: I

Notes:

This typology is common in the RM zones which allow densities of around 1.5 to 2.0 for tower forms provided adequate separations are met.

Land Use	Residential
Typ. Site Area	150' W X 125' D (18,750sf)
Typ. Built Floorpace	30,000sf to 36,000sf
Typ. PSR	1.6 to 2.0
Average DU/H	200 to 230
Average Jobs Number	N/A



Tower-in-Park (West End)

Housing Type Spectrum: K

Notes:

This typology is common in the West End.

Land Use	Residential
Typ. Site Area	132' W X 130' D (17,160 sf)
Typ. Built Floorpace	36,000sf to 50,000 sf
Typ. PSR	2.0 to 3.0
Average DU/H	300 to 360
Average Jobs Number	N/A

HOUSING TYPE SPECTRUM

HIGH-RISE TYPES



Podium Tower 160' - 180' (Mixed Use)
Housing Type Spectrum: P
Notes:
Commercial Podium + Residential Tower

Land Use	Mixed Use
Typ. Site Area	150' W X 125' D (18,750sf)
Typ. Built Floorpace	100,000sf to 130,000sf
Typ. FSR	6.5 to 6.8
Average DU/H	250 to 320
Average Jobs Number	150 to 200

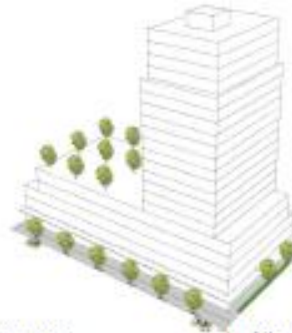


Podium Tower 160' - 180' (Commercial)
Housing Type Spectrum: P
Notes:
Commercial Podium + Commercial Tower

Land Use	Commercial
Typ. Site Area	150' W X 125' D (18,750sf)
Typ. Built Floorpace	100,000sf to 125,000sf
Typ. FSR	6.2 to 6.5
Average DU/H	N/A
Average Jobs Number	320 to 380

HOUSING TYPE SPECTRUM

HIGH-RISE TYPES



Podium Tower 200' - 220' (Mixed Use)
Housing Type Spectrum: Q
Notes:
Commercial Podium + Residential Tower

Land Use	Mixed Use
Typ. Site Area	250' W X 125' D (31,250sf)
Typ. Built Floorspace	180,000sf to 210,000sf
Typ. FSR	5.5 to 6.7
Average DU/H	380 to 400
Average Jobs Number	280 to 330



Podium Tower 200' - 220' (Commercial)
Housing Type Spectrum: Q
Notes:
Commercial Podium + Commercial Tower

Land Use	Commercial
Typ. Site Area	250' W X 125' D (31,250sf)
Typ. Built Floorspace	200,000sf to 220,000sf
Typ. FSR	6.1 to 7.0
Average DU/H	N/A
Average Jobs Number	590 to 640

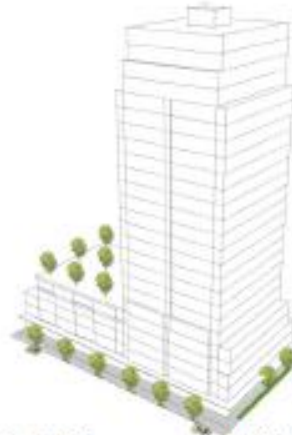
HOUSING TYPE SPECTRUM

HIGH-RISE TYPES



Podium Tower 280' - 300' (Mixed Use)
Housing Type Spectrum: R
Notes:
Commercial Podium + Residential Tower

Land Use	Mixed Use
Typ. Site Area	250' W X 125' D (31,250sf)
Typ. Built Floorpace	230,000sf to 250,000sf
Typ. FSR	7.4 to 7.9
Average DU/H	520 to 600
Average Jobs Number	300 to 340



Podium Tower 200' - 220' (Commercial)
Housing Type Spectrum: R
Notes:
Commercial Podium + Commercial Tower

Land Use	Commercial
Typ. Site Area	250' W X 125' D (31,250sf)
Typ. Built Floorpace	250,000sf to 300,000sf
Typ. FSR	7.4 to 9.2
Average DU/H	N/A
Average Jobs Number	780 to 880

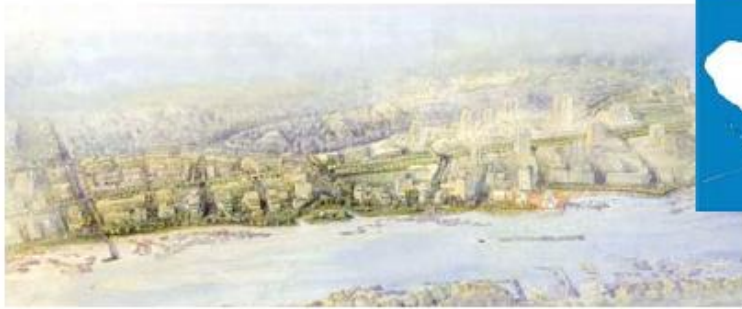
SOUTHEAST FALSE CREEK



SITE AREA	80 acres
TOTAL FLOOR AREA	579,060 m ²
ZONING	CD-1
FSR	Approx 2.6
RESIDENTIAL	556,138 m ²
BUILT FORM & MASSING	low-rise up to 4 storey and mid-rise buildings to 8 storeys, towers range from 10 to 21-storeys
COMMERCIAL	20,340 m ² minimum
PARK	10.46 ha
AFFORDABLE HOUSING	20% units in sub-areas 1A, 2A (Olympic Village) with objective to increase to 33% in sub-areas 1A+3A
FAMILY HOUSING	35% of all units on City lands; 25% of all market units; 50% of all affordable units
COMMUNITY AMENITIES	Community Centre (2,790 m ²), 3x 69 space childcare facility, 8x 7-space family daycare 2x 30-space out of school care K-7 Elementary School cultural amenity bonus for provision of the Playhouse Theatre Centre
PUBLIC ART	As per public art policy
LIBRARY	As per Library Contribution policy
GREEN BUILDINGS	City Green Building Strategy, LEED Silver
SUSTAINABILITY FEATURES	Energy, water, storm water, ecology, solid waste and recycling, landscaping, urban agriculture, habitat, movement
BUILT FORM & MASSING	low-rise up to 4 storey and mid-rise buildings to 8 storeys, towers range from 10 to 21-storeys
KEY POLICY	SEFC Official Development Plan (2005)



EAST FRASER LANDS



SITE AREA	126 acres
TOTAL FLOOR AREA	719,650 m ²
ZONING	CD-1
FSR	1.95 to 2.75
RESIDENTIAL	671,400 m ²
COMMERCIAL	23,350 m ² maximum
PARK	10.2 ha
AFFORDABLE HOUSING	20% units/17% floor area
COMMUNITY AMENITIES	Community Centre (2,790 m ²), 3x 69 space childcare facility, 8x 1x49 space childcare facility, 2x out of school care facilities K-7 Elementary School
PUBLIC ART	As per public art policy
LIBRARY	As per Library Contribution policy
GREEN BUILDINGS	City Green Building Strategy, LEED Gold
SUSTAINABILITY FEATURES	Energy, water, rainwater, ecology, solid waste and recycling, transportation, landscaping, urban agriculture, habitat, movement
BUILT FORM & MASSING	Area 1 (approved): mix of low to mid-rise and higher rise forms, towers up to 25 storeys; Area 2 (approved): townhouses, low to mid-rise buildings, towers up to 13 storeys; Area 3 (as per ODP) will include largely low to mid- rise buildings with some higher forms adjacent to the park corridor
KEY POLICY	EFL Official Development Plan (2005)

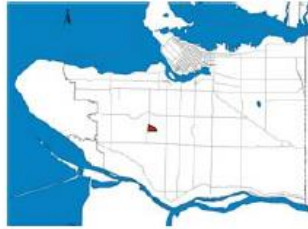
ARBUTUS WALK



SITE AREA	24.4 acres
ZONING	CD-1 (larger sites) C-7 and C-8 (smaller sites)
FSR	Approx 1.9 FSR Range of 1.54 to 3.0 (58 units/acre)
BUILT FORM & MASSING	4 to 8-storeys buildings
RESIDENTIAL	2,000 housing units
COMMERCIAL	Retail frontage on Arbutus St.
PARK	0.9 ha (2.2 ac) park and greenway on 11th Avenue and Yew Street
AFFORDABLE HOUSING	10% units (145 non-market units)
FAMILY HOUSING	25% units
BUILT FORM & MASSING	4 to 8 storey buildings
KEY POLICY	Arbutus Neighbourhood Policy Plan CD-1 & CD-7, CD-8 Design Guidelines



QUILCHENA PARK



SITE AREA	12 acres
ZONING	CD-1
FSR	Approx 1.4 (Range of 1.24 to 2.08)
RESIDENTIAL	680 units
PARK	\$450,000 allocated to upgrade Quilchena Park
COMMUNITY AMENITIES	Future CAC contributions towards further improvements of Quilchena Park, Kerrisdale Community Centre and Prince of Wales Park
BUILT FORM & MASSING	Townhouses and 4 to 7-storey apartment buildings
KEY POLICY	CD-1 (22) By-law

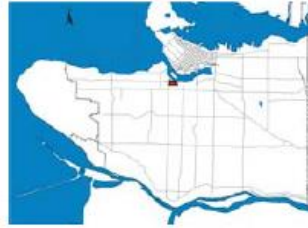


COLLINGWOOD VILLAGE



SITE AREA	27 acres
ZONING	CD-1
FSR	2.6
RESIDENTIAL	2800 units (4500 residents)
COMMERCIAL	(transit-oriented commercial node developed separately at Joyce Street and Vanness Avenue)
PARK	7.4 acres
AFFORDABLE HOUSING	15% (420 units)
FAMILY HOUSING	20%
COMMUNITY AMENITIES	930 m ² (10,000 sq. ft.) Neighbourhood House, 740 m ² (8,000 sq. ft.) community gymnasium, a childcare facility, and an elementary school, provision and endowment of a Community Policing Office
SUSTAINABILITY FEATURES	Transit-oriented development
BUILT FORM & MASSING	Mix: up to 4-storey townhouses and garden apartments, 6-storey mid-rise apartments, and several high rise towers up to 26 storeys
KEY POLICY	Zoning bylaw (1993/2001) http://www.city.vancouver.bc.ca/commsvcs/guidelines/CD-1/J008.pdf Joyce/Vanness CD-1 http://www.city.vancouver.bc.ca/commsvcs/Bylaws/cd-1/CD-1(352).pdf

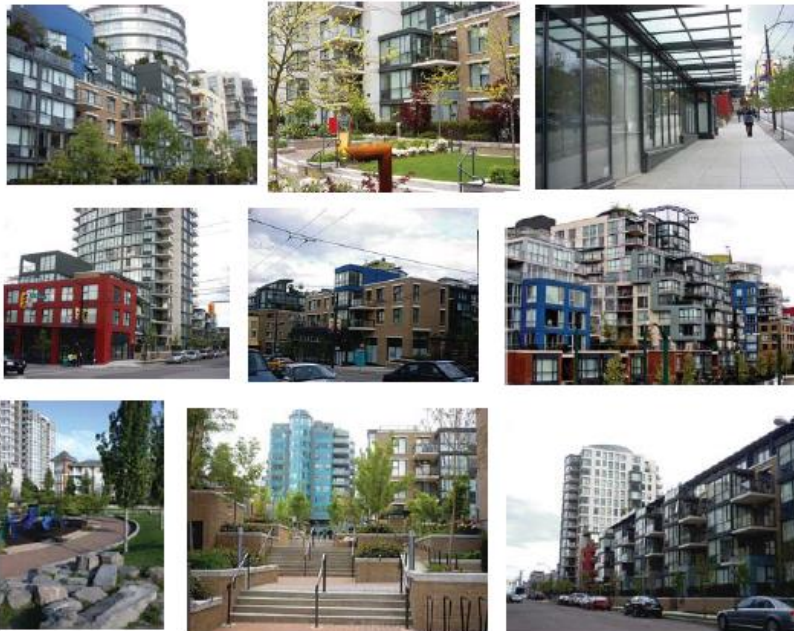
PORTICO




SITE AREA	10 acres
ZONING	C3-A
FSR	2.7
BUILT FORM & MASSING	Phase 1: 2 storey townhouses, a midrise block, towers range from 12 to 19 storey buildings
RESIDENTIAL	482 residential units
COMMERCIAL	Retail frontage on Granville St.
PARK	4-acre park
KEY POLICY	Burrard Slopes C3-A Guidelines (1993 & 1998)



All FSR numbers are Gross Numbers for the overall development. The site area used to calculate the FSR includes streets and greenways, but excludes park areas.



EXAMPLES OF MAJOR PROJECTS IN VANCOUVER

<p>2000-2005</p>	<p>2006-2010</p>	<p>2011-2015</p>	<p>2016-2020</p>	<p>2021-2025</p>	<p>2026-2030</p>																																																																																																												
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PLAN VIEW	PHOTOS	NAME	ADDRESS	Year Built	ZONE	FSR	HEIGHT	HEIGHT (ft)	UNITS	Lot Frontage (ft)	Lot Depth (ft)	Site Area (sqft)	UPA
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Heritage Infill

Category 1: Ground-oriented house

1.1 Duplex

1			2690 W 2nd Ave	1997	RT-8	0.75	3-storey	35	2	40	119.8	4,776	18.2
2			1634 Grant St	1998	RM-4	1.45	3-storey	35	16	132	122	16,054	43.4

1.2 Infill

3			Mayor's House 320 W 15th	1994	RT-6	0.84	3-storey	35	8	100	125	12,500	27.9
4			560 HAWKS Ave	2001	RT-3	0.95	3-storey	35.1	6	50	123	5,790	45.1
5			1888 W 3rd (@Cypress)	1994	RM-4	1.44	3-storey	35	6	75	118	8,850	29.5
6			1868 W 7th Ave (@Cypress St)	2001	RM-4	1.45	3-storey	35.1	6	50	120	6,001	43.6


1.3 Traditional Rowhouse

7			2632 Hemlock St	1912			3-storey		6	68	125	6,250	41.8
8			682 w 13th Ave (@Heather)	2006	RM-4	1.24	3-storey	36	4	49	100	4,915	35.5
9			950 W 15th Ave	2008	RM-4	1.43	3-storey	35.1	6	100	52	5,235	49.9
10			888 W 15th Ave	2001	RM-4	1.43	3-storey	35	4	55	70	3,877	44.9

	PLAN VIEW	PHOTOS	NAME	ADDRESS	Year Built	ZONE	FSR	HEIGHT	HEIGHT (ft)	UNITS	Lot Frontage (ft)	Lot Depth (ft)	Site Area (sqft)	UPA
11				876 W 15th Ave	2001	RM-4	1.43	3-storey	35	5	56	56	4,469	48.7
12				3101 Prince Edward St	2004	RM-4	1.13	two 3-storey, one 2-storey	35.1	11	99	124	12276	39.0
13				1208 W 72nd Ave	2007	MC-1	1.49	3-storey	33.5	7	50	115	5,748	53.0
1.4 Courtyard Rowhouse														
14			Stories	3700 Weylyn St (@E 20	2005	CD-1	1.2	4-storey & 3-storey	42	60	592	118	70576	37.0
15				2164 W 8th Ave	2002	RM-4	1.36	3-storey	38	20	175	115	20,125	43.3
16				2600 Quebec St (@E 10	2005	RM-4	1.41	3-storey	35.1	14	94	123	12446	49.0
17			Canvas	2166 W 8th Ave	2006	RM-4	1.45	3-storey	33.79	18	125	150	18,753	41.8
18				1820 Bayswater St	1961			3-storey	12	150	190	28,500	18.3	
19				1347 W 7th Ave	1982			3-storey	14	99.7	110	10,967	55.6	
20				1875 W 2nd Ave	2012	RM-4	1.45	3-storey	35	8	75	120	8,988	38.8
1.5 Stacked Townhouse														
21				218 E 12th (@Watson Sq)	2007	RM-4N	1.2	3-storey	39	8	65	110	7,150	48.7

	PLAN VIEW	PHOTOS	NAME	ADDRESS	Year Built	ZONE	FSR	HEIGHT	HEIGHT (ft)	UNITS	Lot Frontage (ft)	Lot Depth (ft)	Site Area (sqft)	UPA
22				105 E 15th Ave (@Quebec)	2006	RM-4	1.4	4-storey	34.93	9	49.5	132	6,532	60.0

1.6 Others













23			Tatlow Courts Rowhouses	1803 Macdonald St	2005	RT-8	0.75	2.5-storey	35.1	9	77.9	199.9	15,578	25.2
24				1893 W 3rd	1993	RM-4	1.21	3-storey	34.6	6	50	118	5,988	43.6
25				2305 West 10th Ave (2599 Vine Street)	1996	CD-1	1.26	3-storey	39.4	8	99.6	125	12,475	27.9
26				595 E Georgia St (@Princess Ave)	2008	RT-3	1.45	3-storey	35.1	5	50	122	6,096	35.7
27				3198 Prince Edward St (@ E 16th)	2012	RM-4N	1.45	3-storey	36.2	17	110	122	13,428	55.1
28			Bohert Place	2588 Alder St (@w 10th)	1996	RM-3	1.76	4-storey	57	25	105	125	13,125	83.0

Category 2: Low-rise (up to 4 storey) Live-Work Units







29				1332 Odium Drive	1996	M-1	1.1	3-storey	35	4	33	104	3,432	50.8
30				1832 W 1st Ave	1990	C-2B	1.5	2-storey	40	1	25	118	2,950	14.8
31			Foley Building	696 W 16th Ave	2004	C-2	3	3-storey	36	8	33	122	4,086	85.3



	PLAN VIEW	PHOTOS	NAME	ADDRESS	Year Built	ZONE	FSR	HEIGHT	HEIGHT (ft)	UNITS	Lot Frontage (ft)	Lot Depth (ft)	Site Area (sqft)	UPA
32			Shopper's drug Mart	2888 Granville St	2010	C-3A	1.83	2-storey	35	0	80	120	9,720	0.0

Category 4: Low-rise (up to 4 storey) Residential only















33				2626 Alberta St	2006	RM-4	1.45	4-storey	35.1	21	100	135	13,500	67.8
34				1725 Balsam St	2000	RM-4	1.45	4-storey	44	8	50	120	6,000	58.1
35				2688 Watson St	1999	C-3A	2.04	4-storey	44.1	27	107	118	12,634	93.1
36				2052 Cypress St	1984					8	50	110	5,500	63.4
37				980 w 21st Ave	1992	C-2	2.2	4-storey		17	66	122	8,052	92.0
38				2020 W 12th Ave	2001	C-7	2.24	4-storey	41.3	33	100	125	12511	114.9

Category 5: Low-rise (up to 4 storey) Mixed-use

39				3595 W 18th Ave (@Dunbar)	2006	C-2	2.16	4-storey	45	23	118.5	100	11,838	84.6
40				2088 W 11th Ave (@Arbutus St)	2000	C-8	2.16	4-storey	42.69	13	68	125	8,500	66.6
41				2630 Arbutus St (@w 11th)	2000	C-8	2.23	4-storey		21	68	125	8,500	107.6

	PLAN VIEW	PHOTOS	NAME	ADDRESS	Year Built	ZONE	FSR	HEIGHT	HEIGHT (ft)	UNITS	Lot Frontage (ft)	Lot Depth (ft)	Site Area (sqft)	UPA
42			Roar 1	4387 w 10th Ave	2003	C-2	2.3	4-storey	45	12	65.4	118	8,643	60.5
43			Monad	3351 W 4th Ave	2009	C-2	2.5	4-storey	46.78	4	33	113.1	3,735	46.7
44				1477 W 15th Ave (@Granville)	2004	C-3A	3	4-storey	52.66	36	134	120	16,140	97.2
45				128 w 6th Ave	1997	I-1	3		55	20	99	122	12,077	72.1

Category 6: Mid-rise (5-12 storey) Residential only

46			Birch Tower	2838 Birch St	1996	RM-3	2.04	10-storey	118.23	11	100	125	12,500	38.3
47				1350 W 13th Ave	2006	RM-3	2.14	13-storey, 18-heritage	119.26	40	150	125	18,747	92.9
48				2137 W 10th Ave	2004	C-7	2.25	7-storey	60	65	200	125	24,992	113.3
49				2036 W 10th Ave	2004	C-7	2.25	5-storey	45	23	68	125	8493	118.0
50			Arbutus Walk Housing co-op	2250 w 10th Ave	1998	CD-1	2.37	6-storey & 3-storey	70.2	53	150	125	18,641	123.8
51			Nurses Residence	700 w 12th Ave	2005	CD-1	2.6	6-storey	100.78	230	400	270	108,000	92.8
52				1601 W 14th Ave (@Fir)	2003	RM-3	2.57	12-storey	120	31	100	125	12,500	108.0

	PLAN VIEW	PHOTOS	NAME	ADDRESS	Year Built	ZONE	FSR	HEIGHT	HEIGHT (ft)	UNITS	Lot Frontage (ft)	Lot Depth (ft)	Site Area (sqft)	UPA
53				1168 Richards St	2006	DD	3	6-storey	75	12	50	120	6,004	87.1

Category 7: Arterial Focused Typology (5-12 storey)

7.1 Residential Only


54				549 E Cordova St		DEOD	2.5		49	18	50	122	6100	128.5
55			Shine	273 E 6th Ave	2014?	IC-3	3	6-storey	60	93	198	122	24169	167.6

7.2 Commercial Use







56			Containers	428 terminal ave		under rezonin E	CD-1	3	7-storey	100	NA	450	72833	NA
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7.3 Mixed-Use

57				275 E Cordova St / 250 Powell St / 211 Gore Ave	2014?	DEOD	2.9		100	95	irregular	-	99279	41.7	
58			Elements	2515 Ontario St	2002	C3-A	2.99	5-storey	59	78	248	120	27016	125.8	
59			KORE	1913 Burrard St / 1808 W 3rd Ave	2008	C3-A	3	6-storey	59	31	76	120	9112	148.2	
60			PULSE	2528 Maple St	2009	C-3A	3	7-storey	74	200	125	25000	128.9		
61			Sophia	298 E 11th Ave	2008	C3-A	3	8-storey	83	81	200	122	24252	145.5	
62			Stella	2770 Sophia / Kingway	368	2006	C3-A	3	13-storey	134	96	irregular	-	34769	120.3

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63			collection 45	125 E 8th Ave	2012	C-3A	3	6-storey	80	45	145	122	17640	111.1
64				2211 Cambie Street	2012	C-3A	3.3	6-storey	68.4	15	80	43-99	6929	94.3
65			Crossroad	507 W Broadway	2007	C3-A	3.3	8-storey		96	356	252	88305	47.4
66			Maynard's Block	1901 Wylie st	2012	C-3A	3.3	13-storey, & heritage	122	245	315	irregular	64928	164.4
67			District	255 E 7th Ave	2012	IC-3	3.41	10-storey	84.3	251	110	irregular	58377	187.3
68			Sequel 138	138 E Hastings St	under review	DEOD	3.7	6-storey	78	97	150	122	18306	230.8
69			Sorella	525 Abbott St	2009	CO-1	3.9	10-storey	107	108	126	irregular	17104	275.1
70			Paris Annex	47-53 W Hasting St	2008	DO	4.07	7-storey	80.33	16	30	132	3,957	176.1
71				71 E Pender St	2006	HA-1	4.3	6-storey	65.62	22	50	122	6,091	157.3
72			Central	1618 Quebec St	2013	CO-1	4.8	18-storey	181	304	irregular	-	70808	187.0
73			Koret Lofts	55 E Cordova st	2006	HA-2	4.96	5-storey	83	118	312	irregular	32022	160.5

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74			McLaren	1249 Howe St	2013	DD	5	12-storey	124	110	100	120	11948	401.0
75			Pacific Coast	337 W Pender St	2010	DD	5	9-storey	106	96	78	120	9354	447.1
76			First Place	188 E 1st Ave	2013	CD-1	5.42	12-storey	117	129	99	122	12056	466.1
77			Burns Block	18 W Hastings St	2011	HA-2	5.6	6-storey	81	30	50	Irregular	2551	512.3
78				66 W Cordova St	2013	HA-2	5.6	10-storey	118	108	110	131	14403	326.6
79				1142 Granville St		CD-1	5.7	10-storey	92	106	75	120	8993	513.4
80				33 W Pender St	2006		5.85	9-storey	97.75	63	77	120	54,032	50.8
81			Alex Gair	955 E Hastings St		under rezonin g CD-1	6	12-storey	120	352	400	122	48828	314.0
82				217 E Georgia St	2013	HA-1A	7	9-storey	94	28	25		3050	399.9
83				539 Main St (189 Keefer St)	2013	HA-1A	7.16	10-storey	94	81	83	120	9840	358.6
84				611 Main St		under rezonin g CD-1	7.88	16-storey	150	171	120	132	15851	469.9

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85			Ginger	718 Main St	2009	HA-1A	8.9	9-storey	89	78	100	120	12066	281.6
86				633 Main St		rezoning & review	CD-1	9.29	16-storey	149	151	120	15833	415.4
87			V&A	221 Union St	2008	HA-1A	9.68	9-storey	102	128	175	122	21317	261.6

HOUSING PRECEDENTS



SITE PLAN
 ARCHITECT: RAINIER NORDEN ARCHITECTS
 YEAR BUILT: 2015
 LOT SIZE: 800 x 100
 NUMBER OF UNITS: 48 (19 PER BUILDING)

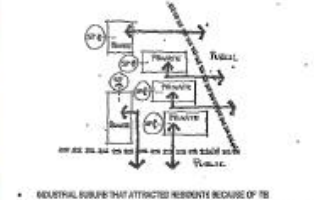


STREETSCAPE

- TYPICAL LAYOUT ALLOWS FOR VIEWS TO MOUNTAINS FROM STREET
- UNIFORM SCALE OF COURTYARD SINGLE FAMILY HOMES
- SHARED ENTRANCE MANUVERS FOSTER COMMUNITY FEEL
- INDIVIDUAL IDENTITY AT STREET ENTRY
- NO LAKE ACCESS
- MINIMAL COMMONLY SHARED SPACE
- UNDERGROUND PARKING NOT ALWAYS FINANCIALLY VIABLE FOR SINGLE FAMILY IDENTITY
- SIZE APPROXIMATE EQUIVALENT OF 4-60 LOTS COVERED



STREETSCAPE
 ARCHITECT: COLLEZA BRUN ARCHITECTURE INC
 YEAR BUILT: 2012
 LOT SIZE: 80 X 100
 NUMBER OF UNITS: 0



- INDUSTRIAL BUILDING THAT ATTRACTED RESIDENTS BECAUSE OF ITS AFFORDABILITY AND PROXIMITY TO SMALL AND REMAINING JOBS
- DEVELOPMENT REINFORCED EXISTING HOUSING STOCK FABRIC (CHARACTER OF STREET HOMES CLOSE TO THE STREET AND EACH OTHER)
- ORIGINAL STREET SCENE MAINTAINED THROUGH USE OF ALTERNATE PORCHES AND STOPS AND SHARPER LANDSCAPING
- SIX DETACHED UNITS REPLACE A FORMER SINGLE DETACHED DWELLING AND GARAGE
- PARKING HAS BEEN INCORPORATED INTO THE SITE
- SMALL PRIVATE SPACES BOTH AT GARAGE AND ON PORCH DEFINED BY PERMEABLE MATERIALS TO ALLOW LIGHT AND AIR TO FLOW BETWEEN OUTDOOR SPACES
- SMALLER UNITS SAVED LESS FOR GROWING FAMILIES
- NO BACK LAKE ACCESS
- NO COMMONITY SPACE ONLY CARRY THE FRONT SIDE-ACROSS BUILDINGS
- INDIVIDUAL IDENTITY PROVIDED WITH DETACHED GROUND ORIENTED ENTRANCES



SITE PLAN

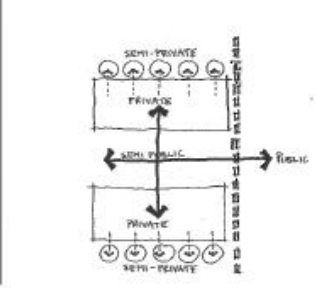


SITE PLAN
 ARCHITECT: LAMONAS
 YEAR BUILT: UNKOWN
 LOT SIZE: 180 X 100
 NUMBER OF UNITS: 19 (5 PER BUILDING)



CENTRAL DRIVEWAY

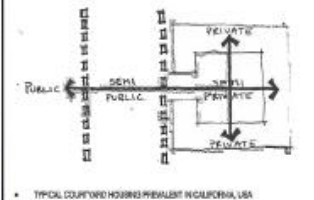
- TYPICAL HOUSING DESIGN IN HIGHWOOD, BC
- APPROXIMATELY 1/3 OF LOT TAKEN UP BY VEHICULAR CIRCULATION
- SMALL YEAR GARAGE, UNDESIRABLE NATURAL LIGHT
- ALLOWS INDIVIDUAL IDENTITY OFF MAIN STREET
- APPROXIMATELY EQUIVALENT TO 3 SINGLE FAMILY LOTS (FOUR-OR-THIRTSY)
- ONLY "COMMUNITY SPACE" SIDE-HOLLAR CIRCULATION
- NO BACK LAKE ACCESS
- VEHICLE UNIT SIZES ALLOW FOR DIFFERENT FAMILY TYPES, SINGLES, COUPLES, FAMILIES, Etc.



SITE PLAN



CLUSTER COURTYARD **RIVER COURTYARD**
 ARCHITECT: HATHUR AND NINA ZVERELL
 YEAR BUILT: 1988
 LOT SIZE: 60 X 200
 NUMBER OF UNITS: 10 (DECREASED TO 8 DURING SUBSEQUENT RENOVATIONS)



- TYPICAL COURTYARD HOUSING PREVALENT IN CALIFORNIA, USA
- NO BACK-LINE ACCESS
- LIMITED PRIVATE OUTDOOR SPACE
- AMPLE LANDSCAPED COMMUNITY COMMON SPACE
- COURTYARD BRINGS NATURAL LIGHT INTO CENTRE OF BUILDING AND ALLOWS NEW YEAR GROUND-ORIENTED ACCESS TO ALL UNITS
- APPROXIMATE SIZE OF UNITS 1,800 SF
- VEHICULAR ZONE SEPARATED FROM PERIMETER OF LYING / COMMON SPACE
- SAFE AREA FOR CHILD PLAY AWAY FROM BUSY STREET



SITE PLAN

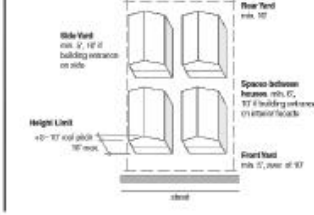


SITE PLAN
 ARCHITECT: UNKOWN
 YEAR BUILT: UNKOWN
 LOT SIZE: UNKOWN
 NUMBER OF UNITS: 4-8 (DEPENDENT ON SUBDIVISION)



STREETSCAPE

- TYPICAL "COURTYARD HOUSING" TYPOLOGY IN SEATTLE
- NO USEFUL YARD SPACE TO SPEAK OF
- SHARED SPACE BETWEEN BUILDINGS, LACK OF NATURAL LIGHT
- IDENTITY AT LEAST DOUBLED FROM TYPICAL SINGLE-FAMILY LAYOUT
- NO COMMUNITY COMMON AREA
- SOME INDIVIDUAL IDENTITY BETWEEN BUILDINGS, IF NOT BETWEEN UNITS
- REAR BUILDINGS EITHER ACCESSORS OFF LAKE OR SPACE BETWEEN BUILDINGS
- USE OF LOT ALLOWS FOR STREET PARKING ONLY
- UNIFORM UNIT SIZES ALLOW FOR DIFFERENT FAMILY TYPES, SINGLES, COUPLES, FAMILIES, Etc.

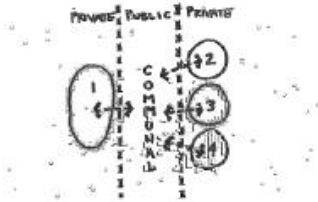


SITE PLAN

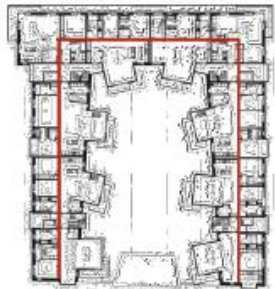
HOUSING PRECEDENTS



INTERIOR COURTYARD
 ARCHITECT: MOORE RUBEL KODZLAK ARCHITECTS
 YEAR BUILT: 2011
 LOT SIZE: 4000 SF
 NUMBER OF UNITS: 21 RENTAL UNITS



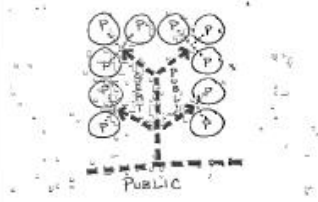
- TECHNOLOGICALLY ADVANTAGE
- WIND TURBINE AND PHOTOVOLTAIC PANELS CREATE COMPLEX ENERGY SELF-SUFFICIENCY
- CENTRAL COURTYARD ACTS AS SHARED SOCIAL SPACE
- EXTERIOR TERRACES THAT BLEND INTO EXISTING NEIGHBOURHOOD FABRIC
- NO INTERNAL CORRIDORS, EXTERIOR PRIVATE ENTRANCES AND VISUAL COLOURS PROVIDE SENSE OF IDENTITY
- OPEN LIVING SPACES POROUS TO INTERIOR SIDE WITH NON-RIGID OUTDOOR SPACES EXTENDING INTO COURTYARD FOR SOCIAL INTERACTION BETWEEN UNITS



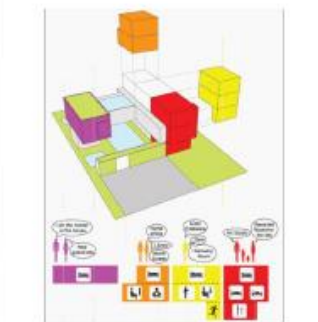
FLOOR PLAN



FRONT ELEVATION
 ARCHITECTS: POHARZENK ARCHITECTS
 YEAR BUILT: 2008
 LOT SIZE: 12000 SF (HOUSE SIZE: 10,700 SF)
 NUMBER OF UNITS: MULTI-GENERATIONAL FAMILY



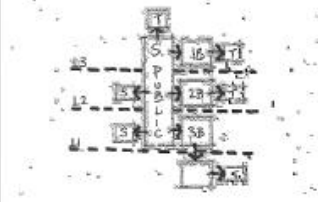
- MULTI-GENERATIONAL HOUSE
- FLEXIBLE FOR CHANGING NEEDS AND EXPANSION
- MADE UP OF SEPARATE BLOCKS, 1 FOR PARENTS' SLEEPING
- BLOCKS CAN BE EASILY SUB-DIVIDED AS ALL CIRCULATION IS LOCATED TO ONE
- MULTIPLE ENTRANCES FOR DIFFERENT FAMILY GROUPS
- COMMUNAL SPACES LOCATED MOSTLY AT GRADE LEVELS



BUILDING SECTION



FRONT ELEVATION
 ARCHITECT: ANAGRAM
 YEAR BUILT: 2009
 HOUSE SIZE: 3400 SF
 NUMBER OF UNITS: 4 BED DUPLEX, 2 BED FLAT AND FOOTPATH APARTMENT



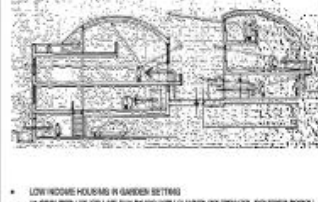
- SINGLE FAMILY LOT DEVELOPED INTO MULTIPLE RENTAL UNITS
- DISTINGUISHED COURTYARD HOMES
- EXTERNAL VOLUMES OF ARCH RESOURCES (SUN AND VENTILATION)
- VARIETY OF RENTAL OFFERS CATERING TO FAMILIES, YOUNG COUPLES, SINGLE PROFESSIONALS AND STUDENTS
- NON-TYPICAL, NON-STANDARD FLOOR PLANS ALLOW FOR MULTIPLE, ECCENTRIC SPACES
- CENTRAL COURTYARD AND STAIR CREATE COMMUNITY SPACE
- ALL UNITS HAVE PRIVATE OUTDOOR SPACES
- EACH UNIQUE SUITE IS DESIGNED TO BE A PRIVATE HOME BUT ENCOURAGES SOCIALLY VISUAL LIFE THROUGH COMMON SPACES



BUILDING SECTION



FRONT VIEW
 ARCHITECTS: SWANOS PRESCOTT & ASSOCIATES
 YEAR BUILT: 1995
 LOT SIZE: 30000 SF
 NUMBER OF UNITS: 40 AFFORDABLE UNITS



- LOW-ROOFED HOUSING IN GARDEN SETTING
- 10 GROUPED HOUSE-LIKE BUILDINGS WITH SHARED COURTYARD, COVERED PORCH, LAUNDRY AND GARAGE
- PROMOTES SENSE OF COMMUNITY AND TOWNSCAPE FOR SINGLE PARENTS, UNEMPLOYED INDIVIDUALS AND MULTI-GENERATIONAL FAMILIES
- MASSIVE IS HIGH-ROOFING TO ENCOURAGE NEIGHBOURS TO SOCIALIZE
- UNITS DESIGNED FOR FLEXIBILITY WITH MULTIPLE ENTRANCES, PRIVATE OUTDOOR SPACES AND VARYING SIZES
- UNITS HAVE ACCESS FROM 30 SIDES ALLOWING NORTHERN LIGHT, VENTILATION AND VIEWS



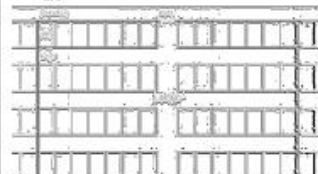
SITE PLAN



AERIAL VIEW
 ARCHITECT: UNDES
 YEAR BUILT: 1980S TO 1990S
 LOT SIZE: UNDES
 NUMBER OF UNITS: 600-800 UNITS



COMMUNITY CORRIDOR



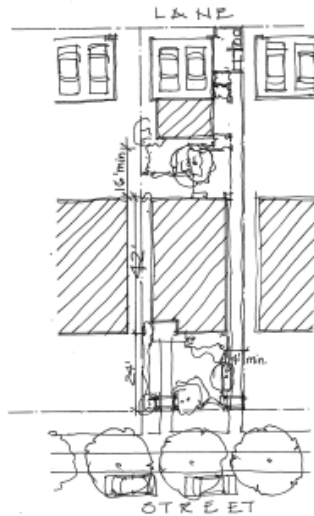
- SITE PLAN
- ALLOWING HOUSING BUILT BY THE BRITISH AS EARLY AS 1946 TO PROVIDE BRICK ACCOMMODATION FOR CHINESE LABOURERS IN POST-ECONOMICALLY
 - EFFICIENT HIGH-DENSITY LAYOUT
 - TIGHT LINES BECOME COMMUNITY CORRIDORS
 - SOLARLIGHT AND VENTILATION DUE TO DENSITY
 - HEAVILY ADAPTABLE TO CHANGING SOCIETY, SURVIVING INTO RENTAL, BUTLER, COMMERCIAL SPACES ADDED
 - DIVIDED TO MULTIPLE FLOOR LEVELS BY THE STREET
 - QUICKLY BEING REPLACED BY HIGH-FIVE TOWNERS THAT CATER TO THE '1 CHILD POLICY' FAMILIES OF TODAY



3D MODEL

POTENTIAL NEW TYPOLOGIES

Infill - Small Lot



Development Description

- 2 units: a single family house, with a small infill unit in the rear of the lot
- siting comparison to typical single family: same front yard, same rear yard (except with infill building in it), 4' clear width side yard minimum for access to rear infill unit
- single family house - 2.5 storey form within allowable depth of adjacent single family houses; infill - lower height 1.5 to 2 storey form
- 1 parking space for each unit in enclosed garage

Density

- 0.75 FSR (gross)
- 22 units per acre (net)

Unit Description

- 2400 sq. ft. single family house (same as allowed under RS-1, 0.6 fsr)
- 600 sq.ft. infill or 'granny flat' (additional 0.15 fsr)
- private garden areas in rear yard for both house and infill
- parking off lane

Variations

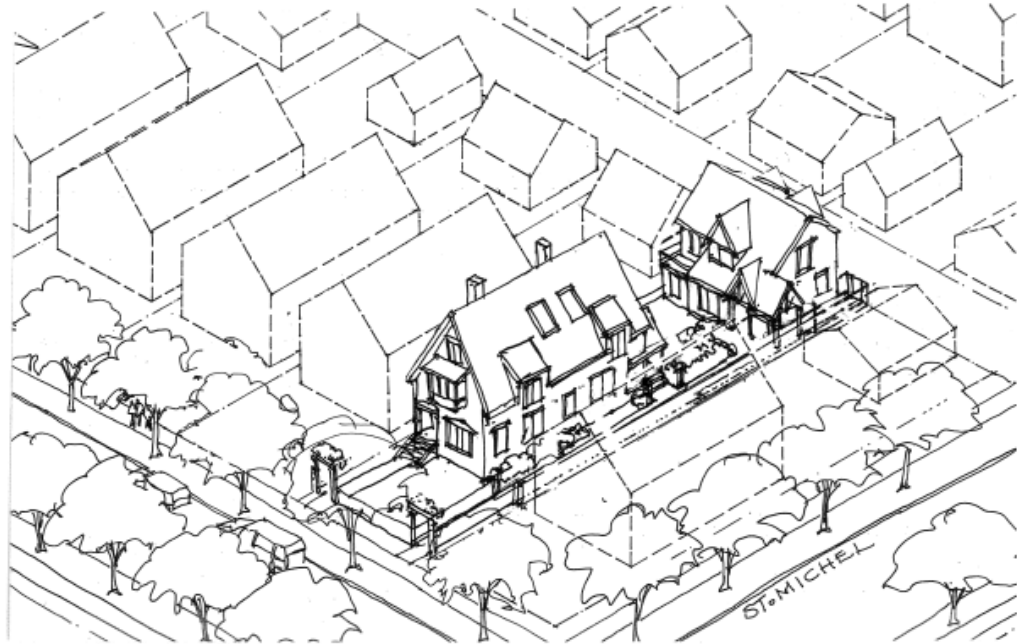
- could allow more floor space in rear infill unit and reduce size of single family house

Precedents

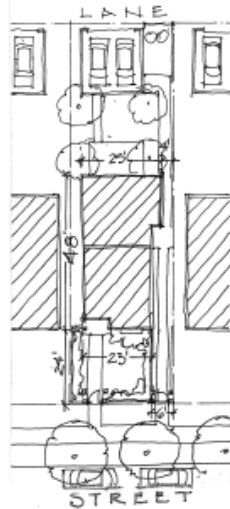
- RT zones in Vancouver

Current Zoning

- RT zones in Vancouver, except that most allow infill only on larger sites and/or only with retention of an existing older character home



POTENTIAL NEW TYPOLOGIES



Duplex

Development Description

- freestanding building with 2 units sharing a wall
- siting comparison to typical single family: same front yard, building depth increased from 35% to 40% of lot depth (42' to 48'); slightly larger sideyard on one side for access to rear unit;
- basement (optional) + 2 full storeys + partial 3rd storey
- 1 parking space for each unit in enclosed garage at lane

Density

- 0.75 FSR (gross)
- 22 units per acre (net)

Unit Description

- 1500 sq. ft. each unit
- main 575 sq.ft.; 2nd 575 sq.ft.; 3rd 350 sq.ft.
- private front entries at or near grade
- direct access to grade level, private open space at front or back



Variations

- could provide one smaller single level unit on main level or basement, with 2 or 3 level unit above

Precedents

- RT zones in Vancouver

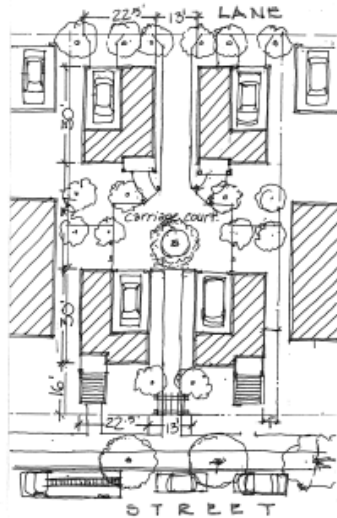
Current Vancouver Zoning

- RT zones in Vancouver



POTENTIAL NEW TYPOLOGIES

Small Houses on Shared Lots



Development Description

- four equally sized freestanding houses on two 33' lots; or two freestanding houses on one lot if corner lot
- siting comparison to typical single family: smaller front yard; private open space for both front and back houses in middle of lot; rear house sits in rear yard and garage area
- 1 parking space for each house - individual attached garages accessed from the lane, or from a shared central drive and carriage court
- ground level may be at grade or slightly below grade

Density

- 0.8 FSR
- 22 units per acre (net)

Unit Description

- 1,600 sq.ft. total, 2 - 3+ bedrooms and family room /den/ home office
- 2 full storeys + partial 3rd storey
- ground 425sq.ft.; main 675 sq.ft.; upper 500
- single attached garage for each unit
- private front entries; rear buildings have front entries down a path from the street
- direct access to grade level and private outdoor space
- independent house form



Variations

- could provide second 'tandem' parking space
- lowest level could be 1- 2 feet below grade with main entry and porch at mid level; or lowest level could be at grade

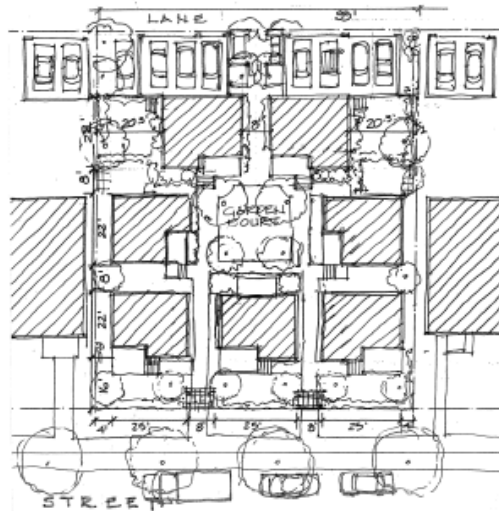
Precedents

- housing form and siting similar to some divided corner lots in Kensington-Cedar Cottage, and Kitsilano,
- carriage court similar to some laneless RT developments
- recent development in Richmond at Number 3 Road, proposal in New Westminster for Cluster Housing

Current Zoning in Vancouver

- none, although deep lots in RS-1B have a similar provision

POTENTIAL NEW TYPOLOGIES



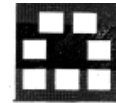
Cottages 1

Development Description

- seven cottages on three 33' lots (99' frontage)
- independent house forms
- total built area 9000 sq.ft.
- 1 ½ storey plus basements (illustrated), or 2 ½ storey slab on grade (illustrated in Cottages 2)
- height: 25 to 30 feet
- siting comparison to typical single family: smaller front yard (16'); middle cottages located within allowable building depth of single family; garden court in centre of cottages; rear cottages sit in rear yard and garage area
- rear yard open space adjacent to neighbouring rear yard
- 1 parking space for each cottage, accessed from lane

Density

- 0.75 FSR
- 25 units per acre (net)



Unit Description

- 1,300 sq.ft. total, 2 - 3 bedrooms and/or family room /den/ home office
- 1 ½ storey: basement 500sq.ft.; main 500sq.ft.; 2nd 300sq.ft.
- 2 ½ storey: ground 500sq.ft.; main 500sq.ft.; 3rd 300sq.ft.
- front porches on street or on central garden court; middle and rear cottages have front entries down a path from the street
- access to shared garden court and small private outdoor gardens

Variations

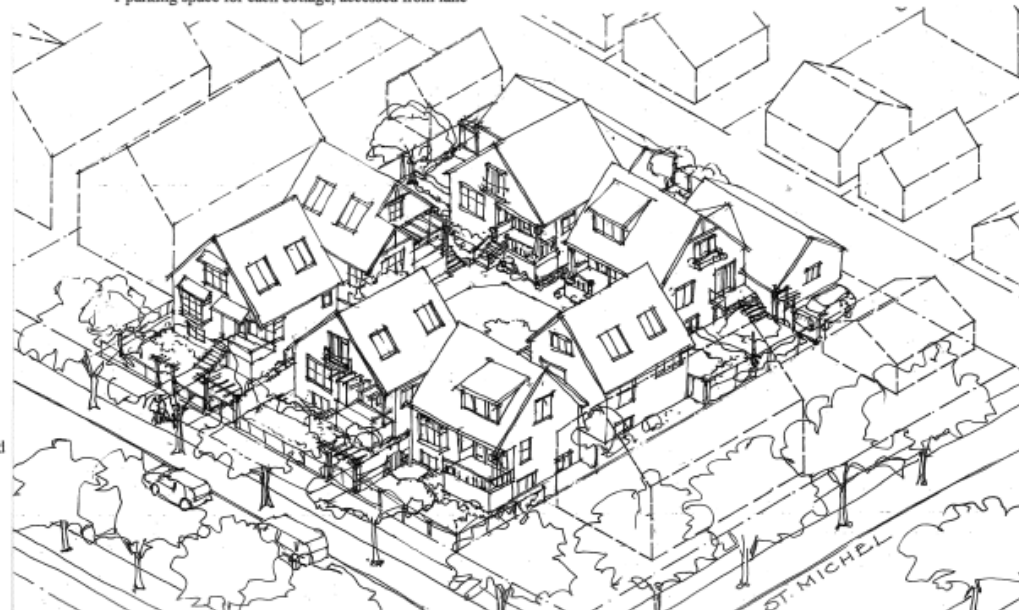
- see Cottages 2
- site plan may facilitate retention and inclusion of some smaller existing houses

Precedents

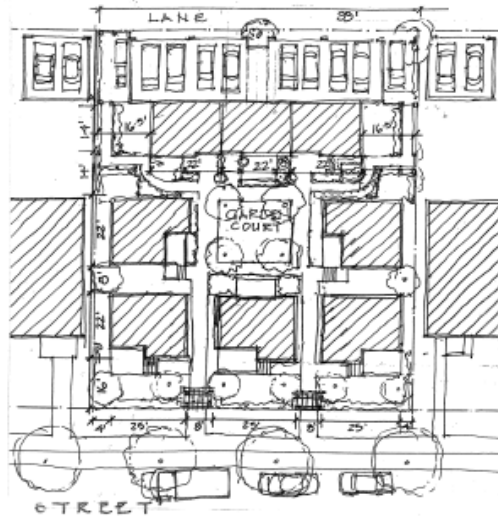
- none in Vancouver, although infill houses and small lot houses would be similar in scale
- Seattle Ravenna Cottages and Pine Street Cottages, Shoreline Wa. Third Street Cottages

Current Zoning

- none



POTENTIAL NEW TYPOLOGIES



Cottages 2

Development Description

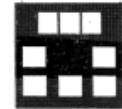
- eight units on three 33' lots (99' frontage)
- five independent house form cottages, three attached units at rear of site
- total built area 10,200sq.ft.
- cottages: 2 ½ storey slab on grade (illustrated), or 1 ½ storey plus basements (illustrated in Cottages 1)
- attached units: 2 ½ storey slab on grade
- height: 25 to 30 feet
- siting comparison to typical single family: smaller front yard (16'); garden court in centre of cottages; middle cottages located within allowable building depth of single family; rear attached units sit in rear yard and garage area rear yard open space adjacent to neighbouring rear yard
- 1 parking space for each unit, accessed from lane

Density

- 0.85 FSR
- 29 units per acre (net)

Unit Description

- cottages: 1,300 sq.ft. total, 2 - 3 bedrooms and/or family room /den/ home office
- 1 ½ storey: basement 500sq.ft.; main 500sq.ft.; 2nd 300sq.ft.
- 2 ½ storey: ground 500sq.ft.; main 500sq.ft.; 3rd 300sq.ft.
- rear attached units: 1,200 sq.ft. total
- ground 300sq.ft.; 2nd 600sq.ft.; 3rd 300sq.ft.
- front porches on street or on central garden court; middle and rear cottages have front entries down a path from the street
- access to shared garden court and small private outdoor gardens



Variations

- see Cottages 1
- site plan may facilitate retention and inclusion of some smaller existing houses

Precedents

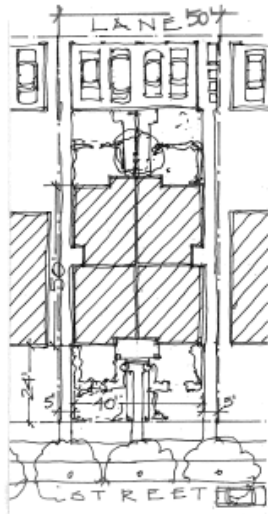
- none in Vancouver, although infill houses and small lot houses would be similar in scale
- Seattle Ravenna Cottages and Pine Street Cottages, Shoreline Wa. Third Street Cottages

Current Zoning

- none



POTENTIAL NEW TYPOLOGIES



Fourplex

Development Description

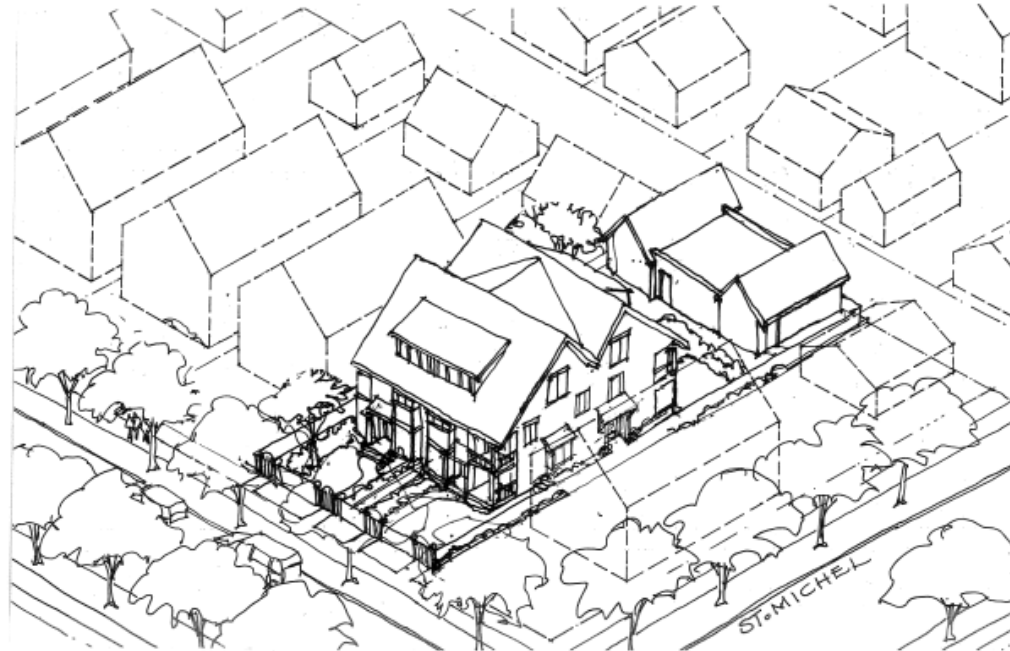
- four units on one 50' lot
- units share sidewalls in one 'pavillion' building
- siting comparison to typical single family: same front yard (20% of lot depth - 24'); greater building depth (approx. 50' compared to approx. 42') decreased rear yard depth
- 1 parking space for each unit in enclosed garage accessed from lane

Density

- 0.75 to 0.85 FSR
- 29 units per acre (net)

Unit Description

- 1,125 sq.ft. to 1275 sqft. total, 2 - 3 bedrooms or family room /den/ home office
- 3 level units: ground floor 500sqft.
- rear units have entries on side of building
- each unit has private outdoor space/small garden



Variations

- two single level units at grade, two 2 storey units above
- lower level could be built partially into grade

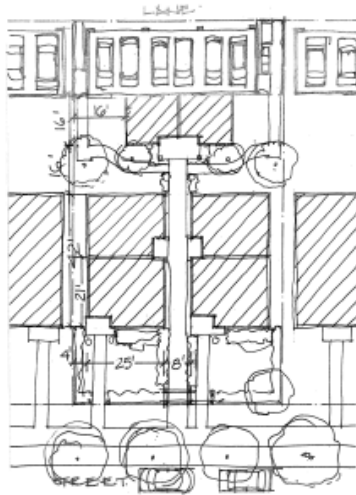
Precedents

- RT zones

Current Zoning in Vancouver

- RT zones @ .75 fsr

POTENTIAL NEW TYPOLOGIES



Sixplex

Development Description

- three duplexes on 2 x 33' lots (66' frontage)
- front/back duplexes along street front, side by side duplexes at rear of site;
- siting comparison to typical single family: same front yard (20% of lot depth - 24'); street front buildings same building depth as single family (35% of lot depth - 42');
- side by side duplex building in rear yard; increased side yard setback adjacent to back gardens of neighbouring houses
- 1 parking space for each unit in enclosed garage accessed from lane - rear duplex built above garage

Density

- 0.9 FSR
- 33 units per acre (net)

Unit Description

- 1,200 sq.ft. total, 2 - 3 bedrooms or family room /den/ home office
- front/back duplexes: ground 500sqft.; 2nd 500; 3rd 200
- side by side duplexes: ground 250sq.ft.; 2nd 650; 3rd 300
- rear units have entries down a shared path from the street
- each unit has private outdoor space/small garden + roof deck



Variations

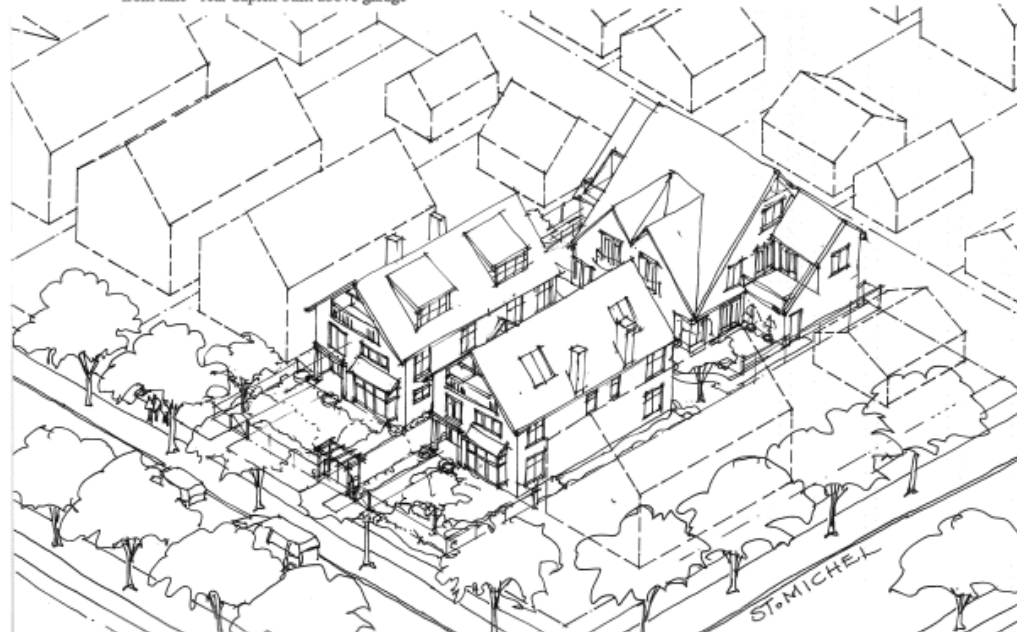
- front units may be developed as four street fronting rowhouses, or side x side duplexes

Precedents

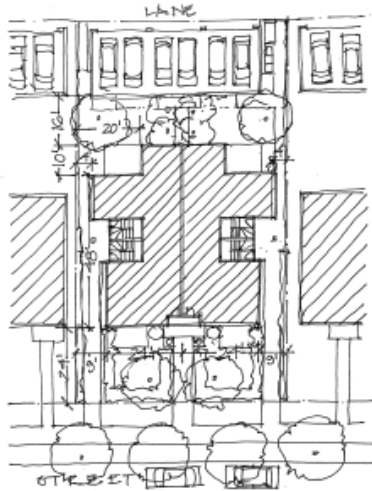
- similar to RM-4 development on Grant Street, but lower density

Current Zoning in Vancouver

- none



POTENTIAL NEW TYPOLOGIES



Villa

Development Description

- six attached and stacked units in one building on 2 consolidated 33' lots (66' frontage)
- three storey building (partial 3rd storey contained within roof form, slab on grade)
- 35' height
- siting comparison to typical single family: same front yard; rear yard open space adjacent to neighbouring rear garden; greater building depth in centre of lot (58'); building depth near side lot lines 48' (6' deeper than single family)
- 1 parking space per unit in garage accessed from lane

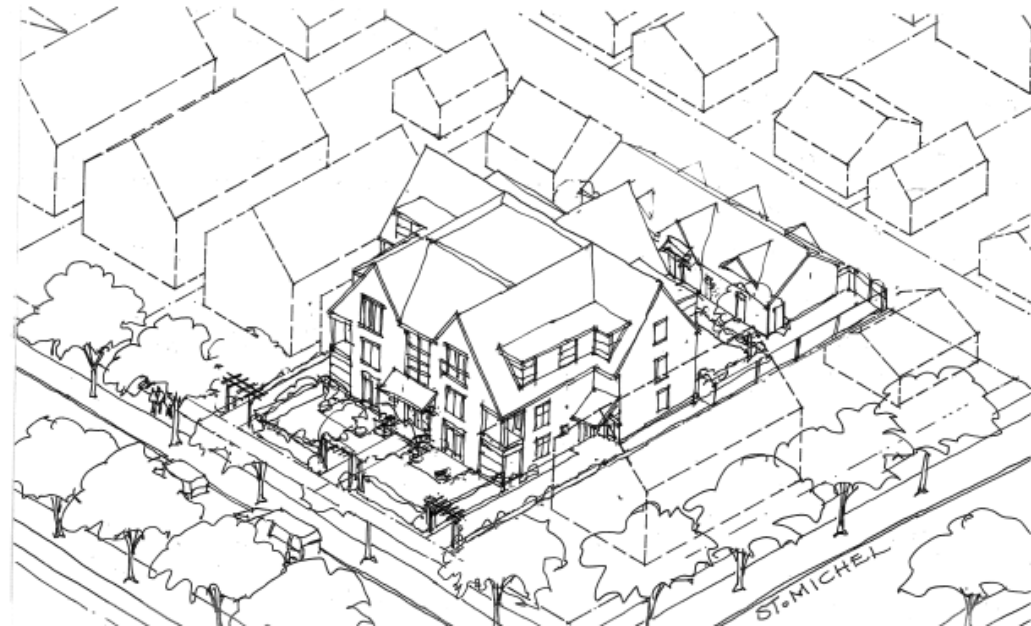
Density

- 0.9 FSR
- 33 units per acre (net)



Unit Description

- two single level units on ground floor, each 1200 sq. ft.
- four two level units on 2nd and 3rd floor with individual entries at grade, each 1200 sq. ft., (1st 75 sq. ft.; 2nd 625 sq. ft.; 3rd 500 sq. ft.)
- 2 - 3 bedrooms or family room /den/ home office
- direct access to garden court or private outdoor space in front yards
- ground level units have private outdoor space/garden
- upper level units have roof decks/balconies



Variations

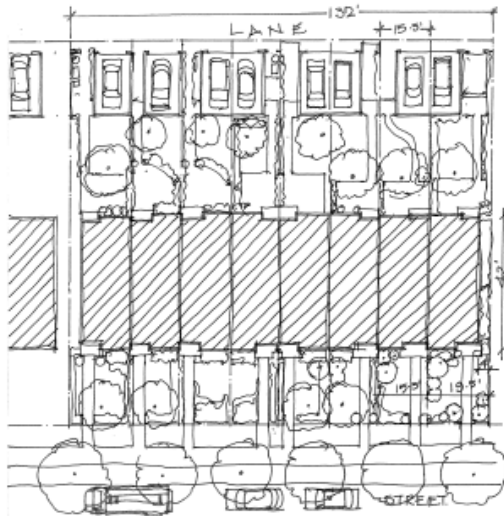
Precedents

- building form, stacked unit configuration, similar to CD-1 development at 10th and Vine

Current Zoning in Vancouver

- none

POTENTIAL NEW TYPOLOGIES



Traditional Rowhouses

Development Description

- units sharing side walls, occupied by 1 household
- 13' to 17' wide lots created by consolidating and resubdividing single family lots - end lots 4' wider
- siting comparison to single family: same front yard, same building depth (42' to 48'); rear yard 48 - 54'; side yard 4'

Lots	Unit #	Unit Width	Depth	Main Floor	Storeys	Unit Area	FSR	UPA
3	7	13'	42'	560	2.75	1550	0.9	25
			48'	625	2.75	1700	1.0	25
4	9	13.8'	42'	580	2.75	1600	0.9	25
			48'	660	2.75	1800	1.0	25
4	8	15.5'	42'	650	2.75	1800	0.9	22

(illustrated)

Density

- 0.90 to 1.0 FSR (gross)
- 16.5 to 25 units per acre (net) (22 units per acre illustrated)

Unit Description

- 1550 to 2000 sq.ft. (see table)
- private front and back entries at or near grade
- multi-level unit
- basement (optional) + 2 full storeys + partial 3rd storey (optional)
- direct access to grade level, private open space at front and back
- parking off lane in private garage



Variations

- could provide tandem parking spaces (2 per unit) if front yard reduced to 16'
- could be fee simple

Precedents

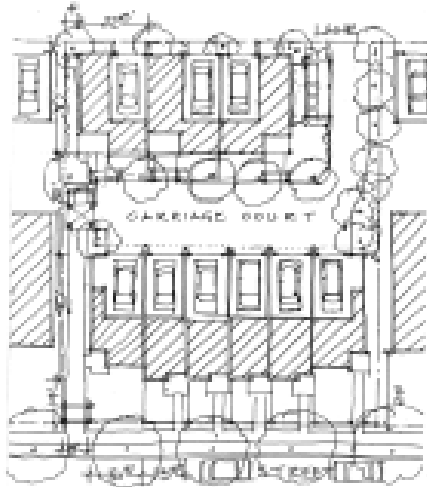
- Redbricks, at 15th and Laurel in Vancouver; New Westminster rowhouses

Current Vancouver Zoning

- none



POTENTIAL NEW TYPOLOGIES



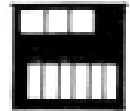
Carriage Court Rowhouses

Development Description

- six rowhouses fronting on street and three units in rear on three 33' lots, or two 50' lots (50' - 100' frontage)
- siting comparable to typical single family: smaller front yard (14'); carriage court in mid-section of lot; rear rowhouses sit in rear yard and garage area
- 1 parking space for each unit - individual attached garages accessed from the lane, or from a shared central drive and carriage court
- private front entries, rear units have front entries down a path from the street, and from the carriage court

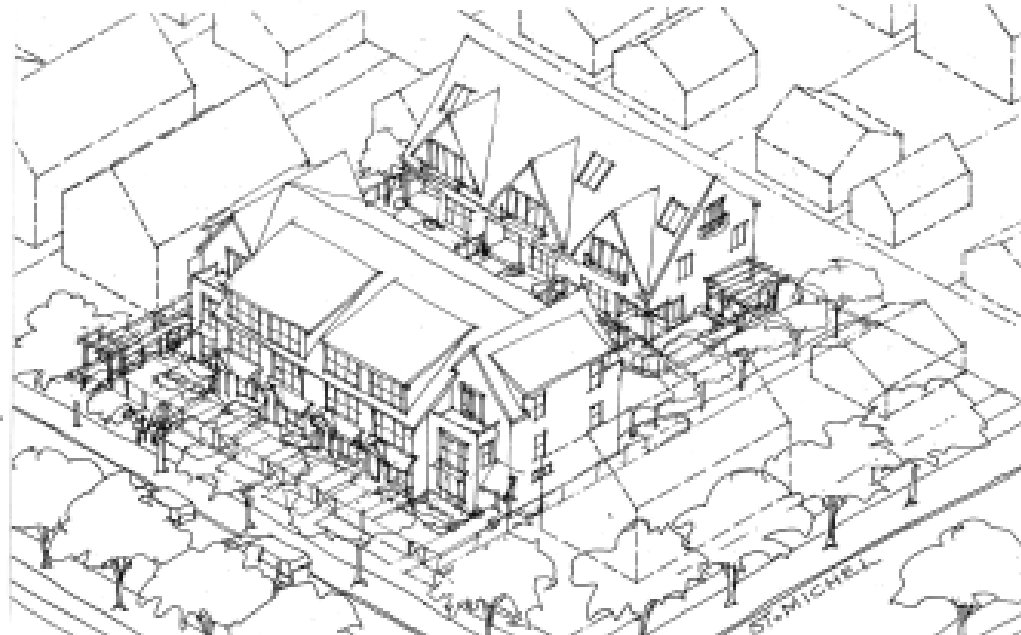
Density

- 1.0 FSR
- 33 units per acre (net)



Unit Description

- 1,250 sq. ft. total, 2 - 3 bedrooms and/or family room /den/ home office
- front rowhouse unit: 13.5' width, 1350 sq. ft., ground floor 370 sq. ft., 2nd 340sq. ft.; 3rd 540sq. ft.,
- mid units 16.5 foot wide, with reduced depth
- rear units: 22.5' wide, 1350 sq. ft., ground floor 360; 2nd 660sq. ft.; 3rd 330 sq. ft.



Variations

- bottom level of front units could be lowered a few feet, allowing front steps accessing main level of unit from the street
- two parking spaces per unit (tandem in front, double garage in rear), with FSR reduction to about 0.8 for

Precedents

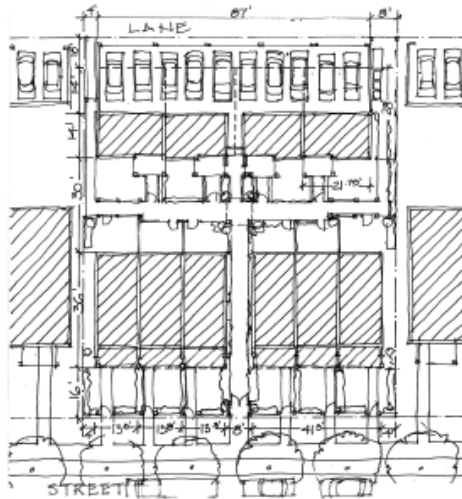
- 'Ridgicks' (front rowhouses) at 13th and Laurel in Vancouver,
- 'Duchess Street' Rowhousing in Vancouver - Duchess Street off Kingsway (carriage court garage access), Richmond crews form townhousing

Current Zoning

- none

POTENTIAL NEW TYPOLOGIES

Courtyard Rowhouses 1 (with at grade parking)



Development Description

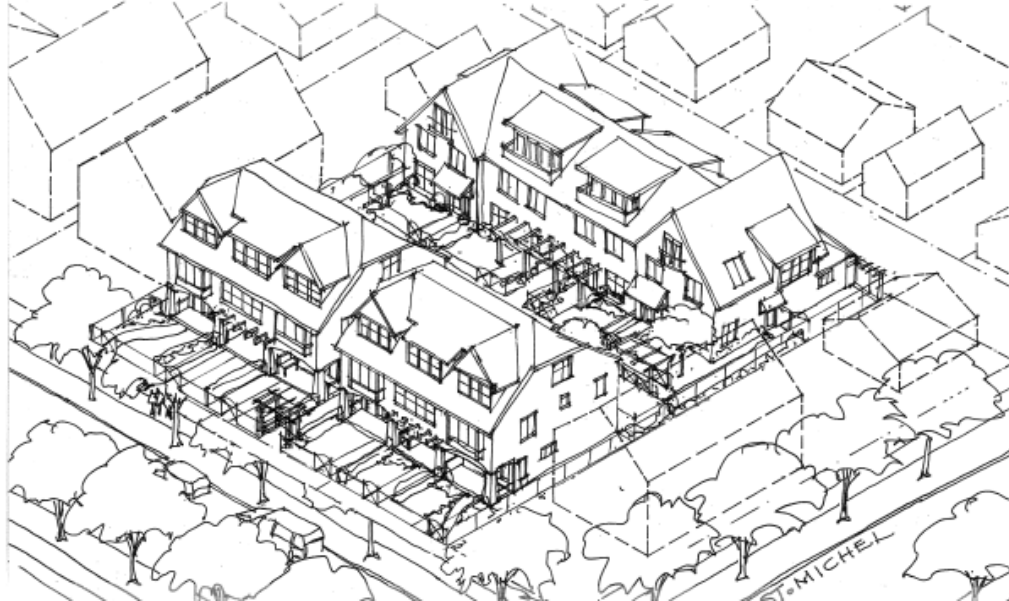
- ten rowhouses on 3 x 33' lots (99' frontage)
- 6 rowhouses fronting the street; 4 rowhouses in rear of site fronting on a central courtyard, and extending over garage
- total built area 12,000 sq.ft.
- three level units, 2 ½ storeys, slab on grade
- height: 35 feet
- siting comparison to typical single family: smaller front yard (16'); 30' wide courtyard partially adjacent to neighbouring rear yard; rear rowhouses sit in rear yard and garage area
- 1 parking space for each unit, accessed from lane

Density

- 1.0 FSR
- 36 units per acre (gross)

Unit Description

- 1,200 sq.ft. total, 2 - 3 bedrooms and/or family room /den/ home office
- street fronting rowhouses: ground 400sq.ft; 2nd 500 sq.ft.; 3rd 300sq.ft.
- courtyard fronting rowhouses: ground 300sq.ft.; second 600sq.ft.; 3rd 300sq.ft.
- front porches on street or on central garden court
- small private outdoor gardens and roof decks for each unit



Variations

- unit size could be increased to an average of 1320 sq.ft. yielding an FSR of 1.1

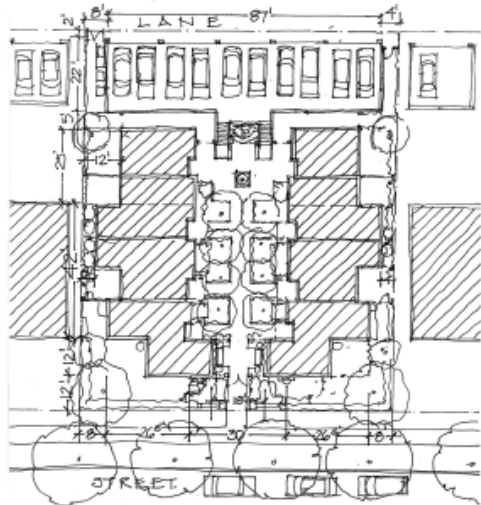
Precedents

- courtyard organization similar to townhouses at: 5300 block Larch Street; Cambie and 45th; 2100 block W8th
- above projects have underground parking

Current Zoning

- Larch and Cambie developments built under CD-1; 2100 block W8th built under RM-4 zoning

POTENTIAL NEW TYPOLOGIES



Courtyard Housing

Development Description

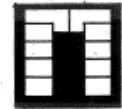
- 10 two or three level townhouses on 3 x 33' lots; arranged around and accessed from a courtyard
- siting comparison to typical single family: same front yard at sides of lot, reduced to 12' in central section of lot; building extends through the depth of the site; units developed over garage at rear of courtyard;
- 2 ½ storey form within allowable depth of adjacent single family houses; lower 1 ½ storey forms and small garden areas adjacent to neighbouring rear yard
- 1 parking space for each unit in enclosed garage accessed from lane

Density

- 1.0 FSR (gross)
- 36 units per acre (net)

Unit Description

- two or three level townhouse units accessed from central courtyard
- average unit size 1200 sq.ft.
- shared central garden space in courtyardspace in rear yard
- private garden areas in side and front yards for most units, balconies and roof decks for units over garage



Variations

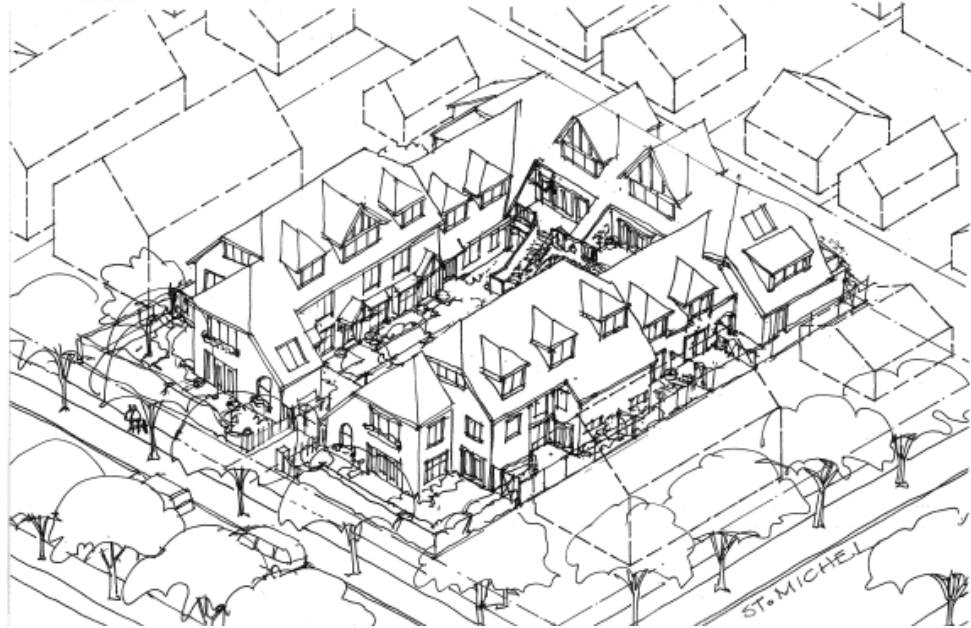
- could be developed with some single level units on ground floor

Precedents

- Tatlow Court on 1800 block Bayswater in Vancouver; several examples in Fairview Slopes

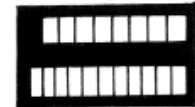
Current Zoning

- none



POTENTIAL NEW TYPOLOGIES

Courtyard Rowhouses 2 (with underground parking)



Development Description

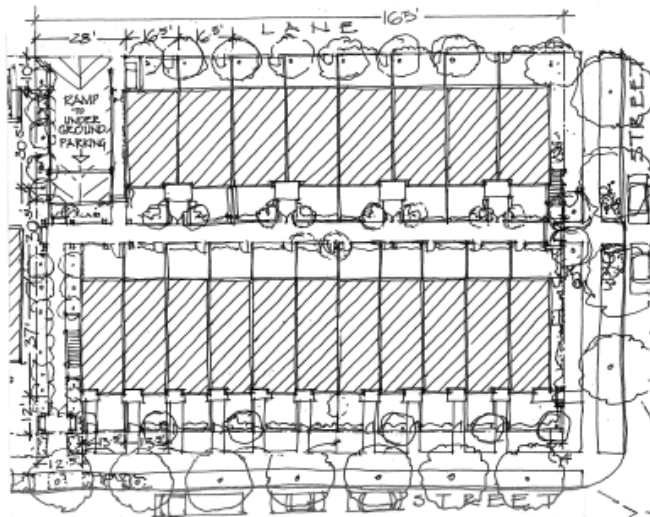
- nineteen rowhouses on 5 x 33' lots (165' frontage)
- 11 rowhouses fronting the street; 8 rowhouses in rear of site fronting on a central courtyard
- total built area 25,000 sq.ft.
- height: 35 feet
- siting comparison to typical single family: smaller front yard (12'); 30' wide courtyard partially adjacent to neighbouring rear yard; rear rowhouses sit in rear yard and garage area
- underground parking spaces provided at a minimum of 0.85 spaces per dwelling unit + 1/250 m2 gross floor area (proposed east side multi-family apartment standard - about 1.5 spaces per unit in the scenario illustrated)

Density

- 1.20 to 1.25 FSR
- 39 to 42 units per acre (gross)

Unit Description

- three level units, 2 + partial 3rd storey
- 1,300 sq.ft. total, 2 - 3 bedrooms and/or family room /den/ home office
- ground floor 500sq.ft.; 2nd floor 500 sq.ft.; 3rd 300sq.ft.
- front porches on street or on central garden court
- small private outdoor gardens and roof decks for each unit



Variations

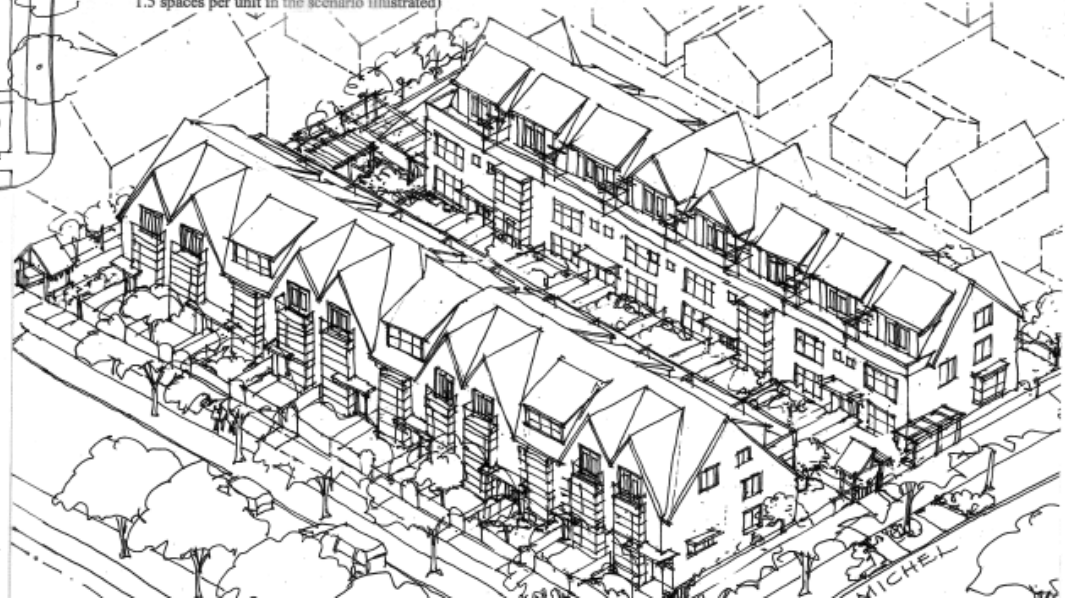
- could be built as an elevated apartment building, with smaller single level units
- could be built as stacked townhouse units to enable more, smaller units

Precedents

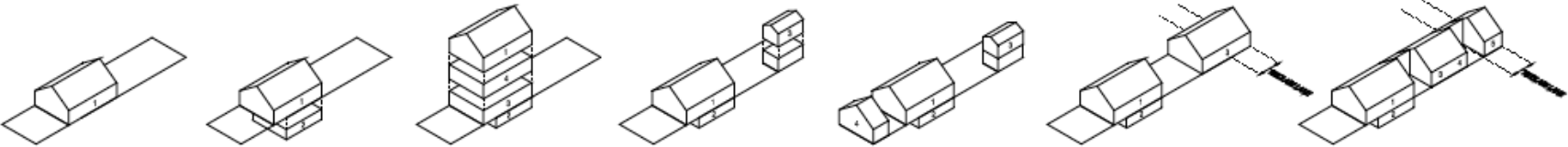
- townhouses at: 5300 block Larch Street; 2100 block W8th; Cambie and 45th

Current Zoning

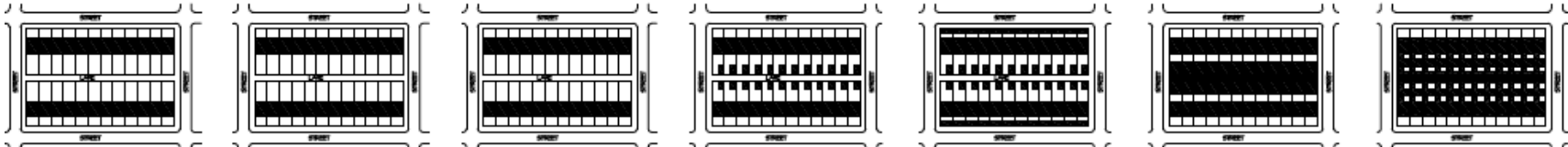
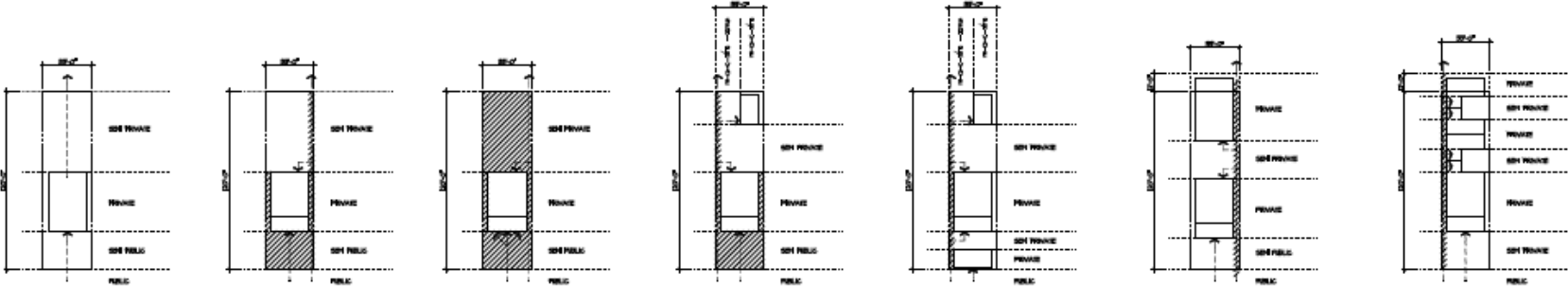
- Larch and Cambie developments built under CD-1; 2100 block W8th built under RM-4 zoning



POTENTIAL NEW TYPOLOGIES

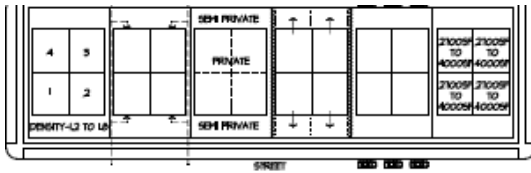


ONE STOREY BUNGALOW ADD BASEMENT SUITE ADD ADDITIONAL STOREYS ADD LANE WAY INFILL HOUSE ADD FRONT YARD INFILL HOUSE ADD FULL LANE WAY HOUSE MULTI-UNIT COURTYARD HOUSING

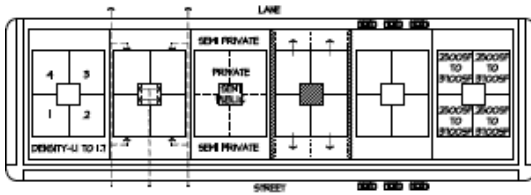


AREA DENSITY PER LOT - 0.30 AREA DENSITY PER LOT - 0.55 AREA DENSITY PER LOT - 1.14 AREA DENSITY PER LOT - 0.70 AREA DENSITY PER LOT - 0.90 AREA DENSITY PER LOT - 0.84 AREA DENSITY PER LOT - 0.92

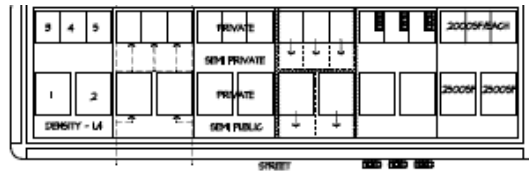
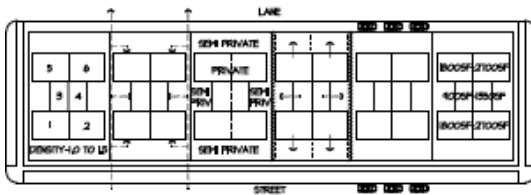
POTENTIAL NEW TYPOLOGIES



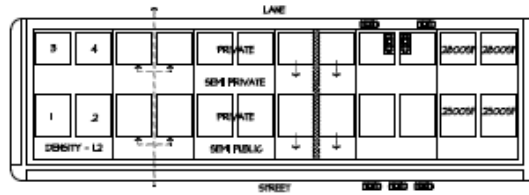
2-3 STOREY QUADPLEX WITH INTERIOR COURTYARD



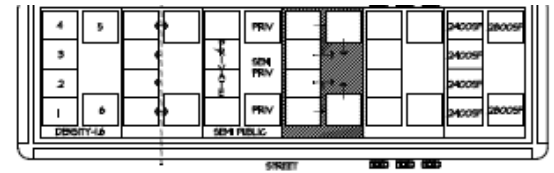
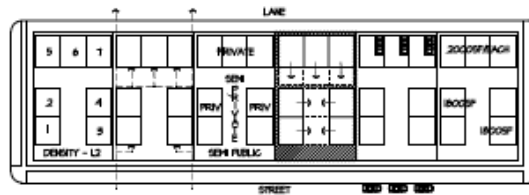
2-3 STOREY FIVEPLEX



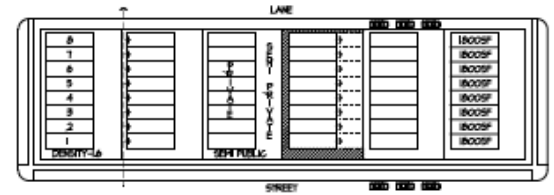
FOUR DETACHED HOMES



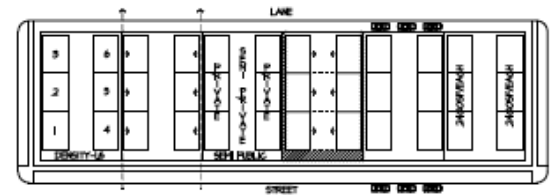
DUPLEX WITH LANE WAY ROW HOMES



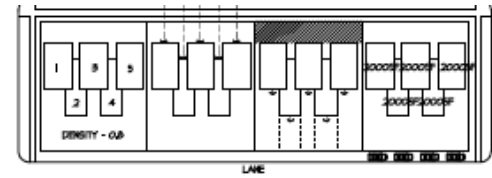
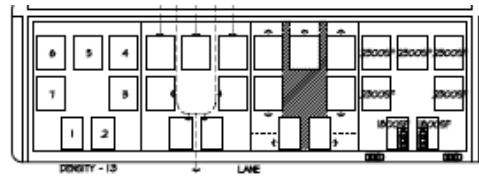
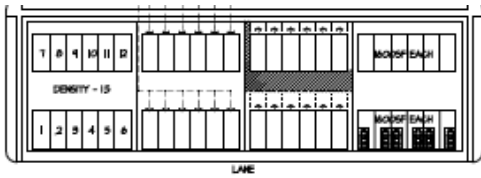
2-3 STOREY ROW HOMES



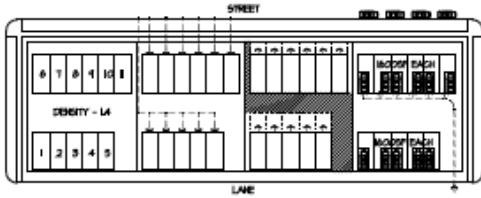
2-3 STOREY ROW HOMES



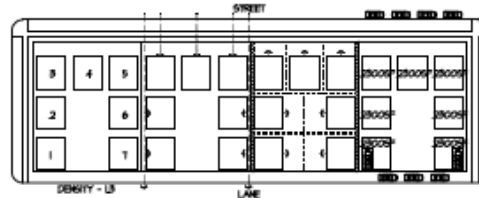
POTENTIAL NEW TYPOLOGIES



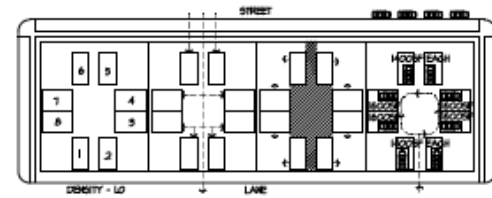
DOUBLE ROW HOMES WITH LANE ACCESS



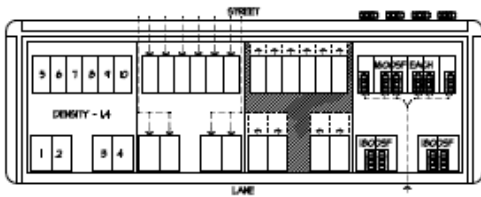
DETACHED COURTYARD HOUSING



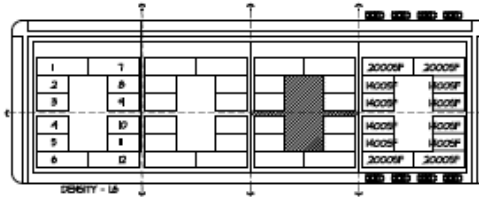
DUPLEX HOUSING



ROW HOMES WITH LANE WAY DUPLEXES



ATTACHED COURTYARD HOUSING



MAXIMUM DENSITY

