APPENDIX H

KITSILANO CHARACTER

1. BACKGROUND

A.   **Kitsilano:** *"The Vancouver neighbourhood that is now known as Kitsilano, was once a village named Senakw."*

*"The name '**Kitsilano**' is derived from **X̱ats'alanexw**, the name of a Squamish chief."*

"The name Kitsilano is an Anglicization of Khatsahlano's name, and was appropriated for this use by the Canadian Pacific Railway when it developed the neighbourhood known by that name."

From: *https://en.wikipedia.org/wiki/August_Jack_Khatsahlano*

B.   **'Character-defining Element':** *The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained to preserve its heritage value.*

From: *https://www.historicplaces.ca/en/pages/standards-normes.aspx*

2. NEIGHBOURHOOD CHARACTER

KITSILANO RM-4 GUIDELINES (Excerpts related to Character)
RM-4 Context Photographs

1   **Application and Intent**
The intent of the guidelines is to achieve high quality development and residential livability, and to ensure compatibility of new development with existing physical character of the neighbourhood.

2   **General Design Considerations**
Buildings should be located on a site and designed so as to take maximum advantage of views, sun, existing trees and landscaping, and to minimize view blockage, privacy conflicts, overshadowing and noise.

2.1-2.2 **Neighbourhood and Street Character**
New development should be compatible with the predominant physical character of the surrounding residential neighbourhood. The design of a new building should contribute to the positive characteristics of the streetscape and should consider such aspects as site planning, orientation, building massing, roof forms, window type, finishing materials and landscaping. Unarticulated or blank walls are considered detrimental to street character.

2.11   **Access and Circulation**
As many units as possible should have individual access from ground level.

5   **Architectural Components**
5.3   **Entrances**
Where a building has a common principal entry, the entry should have strong, well-defined character and a presence on the street.

5.5   **Exterior Walls and Finishing**
The exterior finishing and detailing of a building should be of a quality that stands the test of time and weather. Where an identifiable architectural character exists, new development should incorporate sympathetic exterior materials and detailing.

8   **Landscaping**
Surface treatment should respond to the variety of uses to which open space will be put. Both hard and soft surfaces should be provided as needed and may include pavers, cobblestone, tile, lawn areas and sand child play areas. Significant existing trees should be retained in any redevelopment. To tie the neighbourhood together visually, consistent boulevard trees should be provided in agreement with the City Engineer and compatible street treatment employed (trees, hedges, ground cover, fences and screening). New landscaping should complement and enhance landscaping on adjacent properties.

https://guidelines.vancouver.ca/guidelines-rm-4-kitsilano.pdf

RM-4 Guidelines, Summary of 'Character-Defining' Elements:

High quality development, compatible with existing physical character:

o   Contribute positively to streetscape character with building massing, roof forms, window type, finishing materials and landscaping (no unarticulated or blank walls);
o   High quality exterior wall finishes;
o   sympathetic exterior materials and detailing;
o   Strong, well-defined entrance(s) with street presence;
o   Individual unit accesses at grade;
o   Significant existing trees to be retained; and,
o   New landscaping to complement and enhance existing on adjacent properties.

RM-4 DEVELOPMENTS

1. West 4th Avenue (south): Adjacent site to east (Santa Barbara Apartments)

West 4th Avenue: Note layered edge condition, varied height planting including trees, combination of solid and transparent fencing, individual gates and articulated building façade with rich detailing.

West 4th Avenue (East Interface):

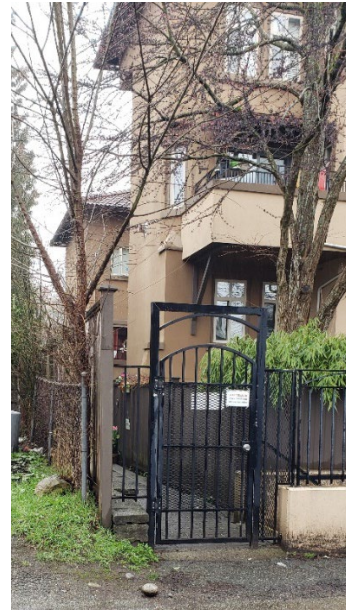View south from West 4th Ave. along east property line

Note mature laurel hedge, raised planter, decorative pedestrian security gate located well behind stucco posts in keeping with the architectural design of the complex

South lane (East Interface):

View northeast from lane to adjacent apartment buildings

South rear lane: Note a variety of layered planting softens fencing, variety of fence types, tree planting inside property, decorative pedestrian gate. Plants in this location include evergreen clematis, climbing hydrangea, and bamboo.

RM-4

1. West 4th Avenue (North)

1991 Balaclava (north-west corner)

Note use of horizontal siding, stucco in gable ends, a variety of trims, window frames with divided lites,

West of Balaclava

Note well defined street edges with layered planting, semi-transparent high quality fencing, and generous tree planting inside the property line.

Note RM-4 lane treatments north of West 4th Avenue

West 4th Avenue, south side, west of Balaclava

West 4th Avenue and Balaclava, northeast corner

Note lush tree planting around the site perimeter

Balaclava frontage, subject site to right. Note large magnolias, conifers, high quality fencing

West 4ᵗʰ Avenue, East of Balaclava

Note use of detailing to give visual interest to boxy building form, with projecting canopies over patio doors, canopy over vehicular entry, prominent window frames and divided lites

2. NEIGHBOURHOOD CHARACTER

KITSILANO RT-7 & RT-8 GUIDELINES (Excerpts related to Character)
RT-7 Context Photographs

1 Application and Intent

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 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.

1.2.4 Porches

Covered porches on the main (entry) level were a universal feature
Porches had substantial depth; had 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.

5.3.5 Exterior Walls and Finishing

(a) Materials
(b) Detailing
(i) Facade improvements should include substantial contrasting details to enliven the facades (such as bargeboards and facias, window frames and trim, door frames and trim, porch columns and balustrades

7 Open Space

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.

8 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 should be kept, wherever possible;
(b) Where a boulevard exists between curb and sidewalk is 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);

RT-7 (South of Lane, south interface condition)

View north to site from northeast corner of West 5th Ave. and Balaclava. Note use of textured materials, trims, bargeboards, and decorative brickwork.
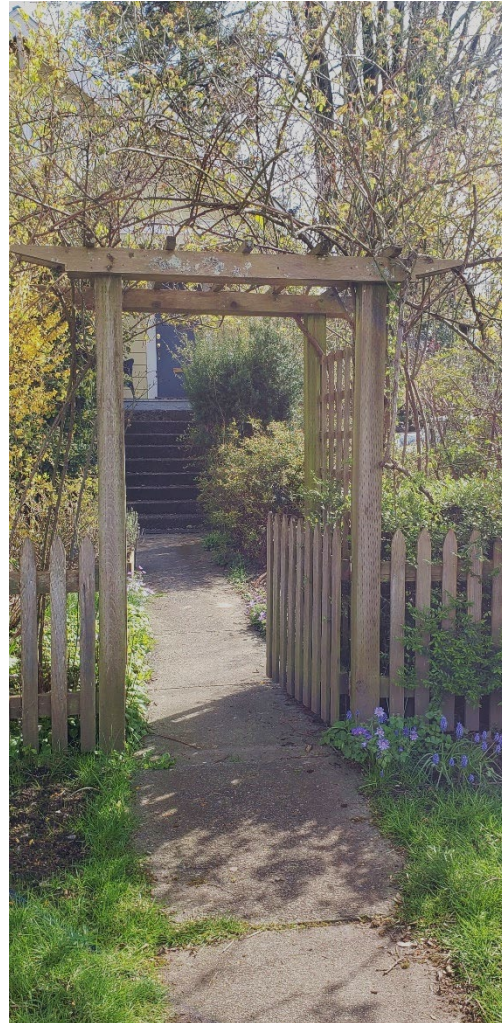
West 5th Ave. and Balaclava (northeast corner)

West 5th Ave. and Balaclava (southeast corner)

View north along Balaclava

Character landscaping near the site. Note use of decorative paving, wood pergola and trellis elements to highlight site entries, decorative gates, etc.