



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

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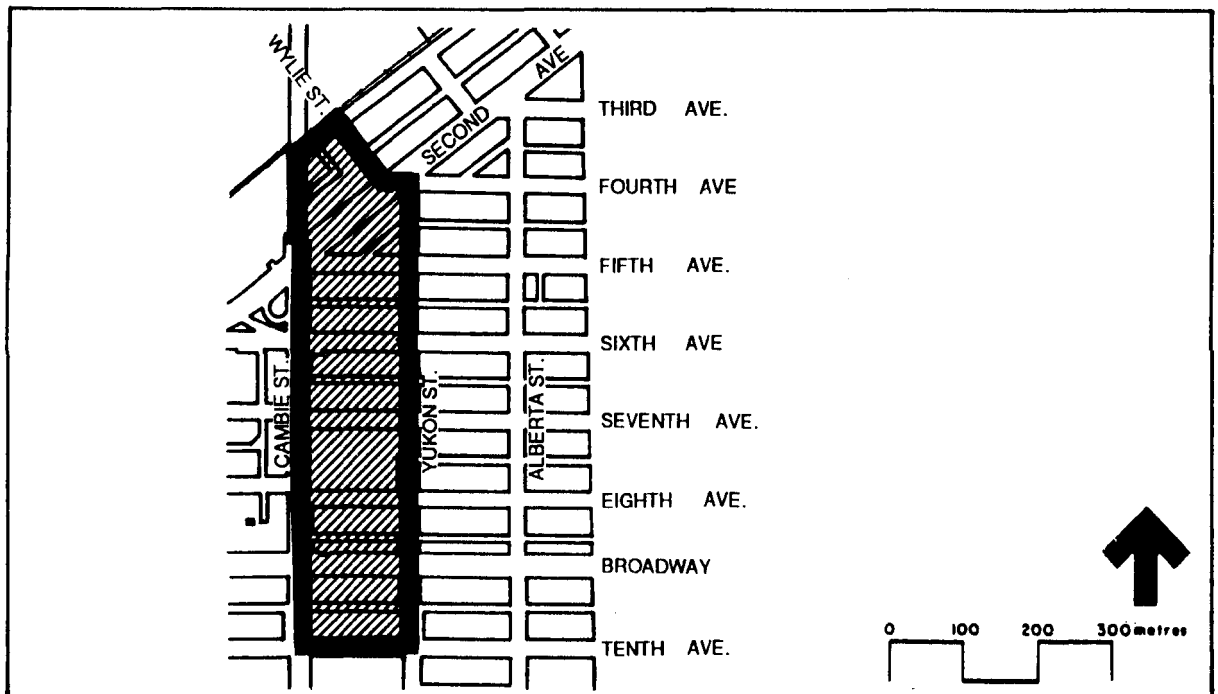
CAMBIE STREET (EAST SIDE) C-3A GUIDELINES

*Adopted by City Council October 25, 1988
Amended February 4, 1992*

Note: These guidelines are organized under standardized headings which are being used for all guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply.

- 1 Application And Intent**
These guidelines are to be used in conjunction with the C-3A Schedule of the Zoning and Development By-law and the Central Broadway C-3A Urban Design Guidelines. The guidelines are to be used in conjunction with development permit applications involving conditional approval in the area shown below (Figure 1). As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

Figure 1. Cambie Street C-3A Zoning District



These guidelines are intended to foster a high quality commercial development that will enhance the role of Cambie Street as a major and important entryway into downtown Vancouver. They are also intended to ensure that development is in keeping with major development occurring at 12th and Cambie Street and 16th and Cambie Street, and City Hall. The relationship of this stretch of Cambie Street to the industrial area to the east will be of an important consideration as well.

2 General Design Considerations

It is intended that Cambie Street's long term image be that of a formal treed boulevard lined on the east side with mid-rise principle buildings, consistently set back, which clearly define the street's space. Within this well defined, formal arrangement, a varied flexible sidewalk level and environment is proposed. This is in response to the desire to upgrade the visual and pedestrian quality of Cambie Street while recognizing the present limits of market demand for pedestrian oriented uses. This basic structure will provide the framework within which a high quality physical and visual experience for both pedestrians and motorists can occur. The treatment of the public right-of-way is the first step in this evolution. As redevelopment occurs the built form character of the street will start to take shape.

2.4 Views

Good views to the downtown and northshore mountains exist in this area as well as critically important views of City Hall from the downtown peninsula. New development along the easterly edge of Cambie Street must acknowledge the importance of the view of City Hall and respect the prominence of that building by maintaining heights which do not in any way compete with the City Hall.

3 Uses

Cambie Street should develop as a commercial street containing a wide variety of uses and spaces at street level. Examples include retail, showrooms, service shops, galleries, restaurants and cafes, specialty food centres, banks and financial institutions, offices, cinemas, entrance lobbies and courtyards and landscaped plazas. Integration of uses and spaces from one development to another is required to achieve a coherent and harmonious experience within the pedestrian realm.

Because of the importance of the industrial enclave to the east, industrial uses are encouraged to form a part of the land uses in this area. Residential uses are considered to be unacceptable in this C-3A district.

4 Guidelines Pertaining to The Regulations of The Zoning And Development By-law

4.3 Height

On the east side of Cambie Street a maximum height of 9.2 m must be maintained at the building frontage to establish an appropriate pedestrian scale and permit views to the mountains and the downtown. Buildings shall be stepped back or set back above this 9.2 m street wall, in accordance with the building envelope shown in Figure 2.

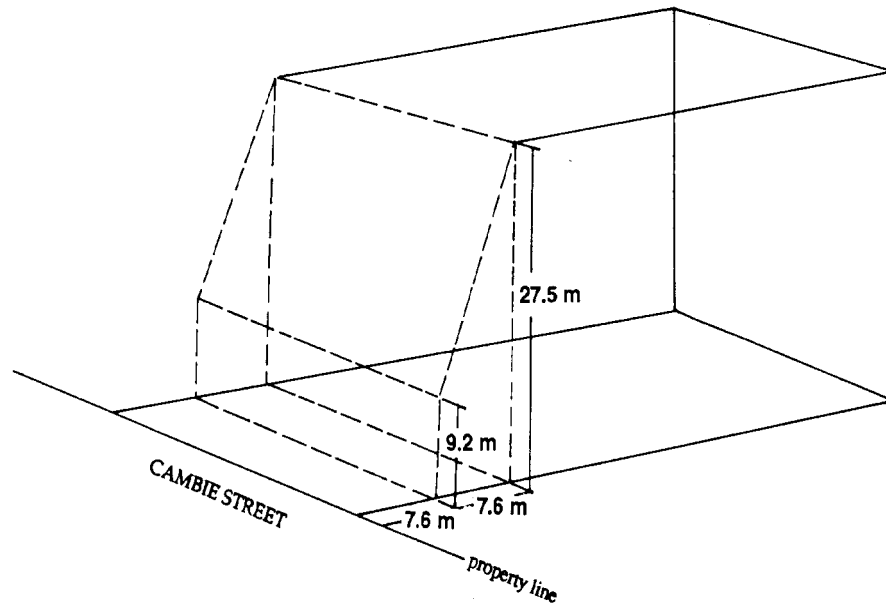
A maximum height of 27.5 m shall be possible in this area.

4.4 Front Yard

For the purposes of establishing setbacks, Cambie Street shall be considered the front yard for properties and development abutting that street.

A 7.6 m setback shall be established to create a generous pedestrian circulation area. Trees, street furniture and space for weather protection can be provided in this setback, consistent with treatment on adjoining sites.

Figure 2. Cambie Street Building Setback and Building Envelope



5 Architectural Components

5.3 Entrances

New commercial development should provide entrances that are of a pedestrian scale and which create facade articulation and visual interest while providing weather protection.

8 Landscaping

New commercial development should provide a more urban landscape treatment and street trees should be planted along Cambie Street in agreement with the City Engineer.

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in Brochure #3 - **How To... Development Permits for Major Applications.**