$2

City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

BAYSHORE GARDENS CD-1 GUIDELINES (1601 WEST GEORGIA STREET) (BY-LAW NO. 7232) (CD-1 NO. 321)

Adopted by City Council November 9, 1993
Amended November 30, 1999

CONTENTS

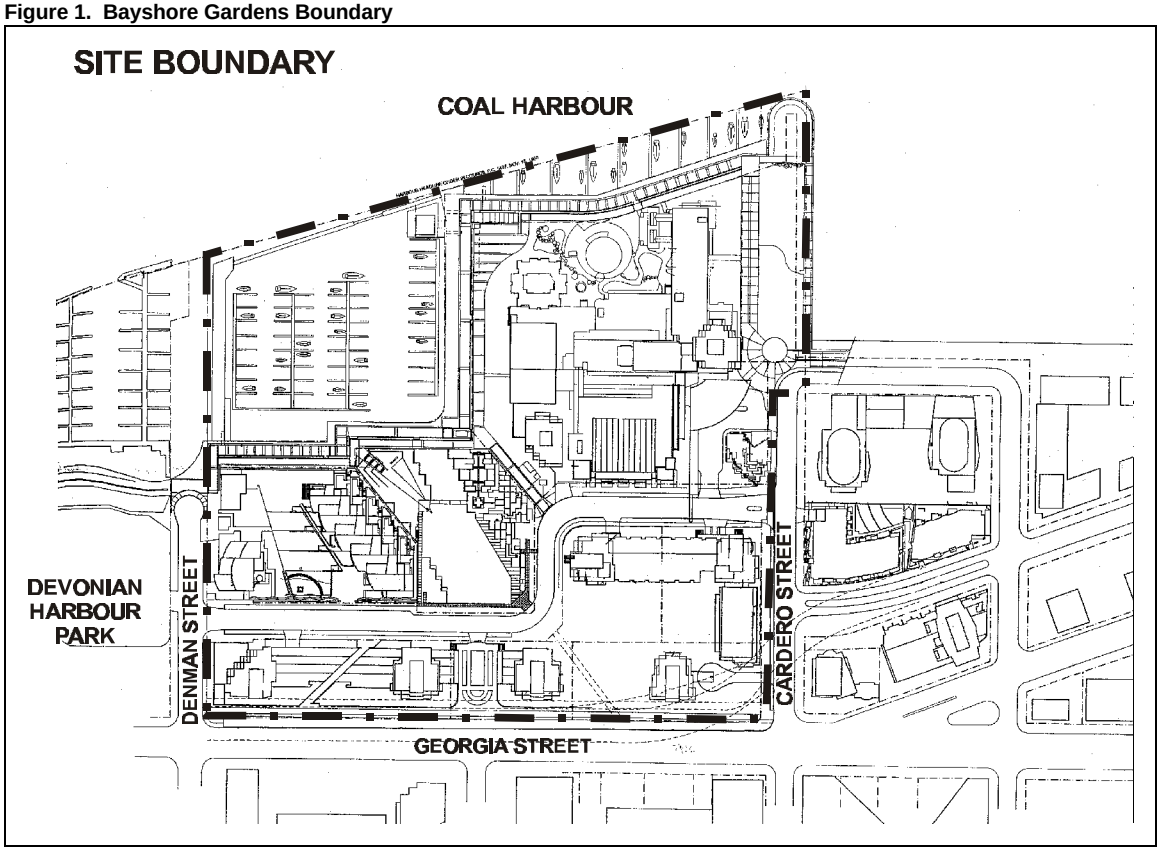
1 Application and Intent

These guidelines should be used in conjunction with the Bayshore CD-1 By-law, the City's shoreline treatment and pedestrian/ bicycle system concepts and the Council-adopted "Plaza Design Guidelines", to guide development of the Bayshore site. As well as assisting the development permit applicant, the guidelines will be used by City staff in the evaluation of proposed developments.

The guidelines will ensure that the design of individual development is compatible with the overall design concept for the Bayshore site and development on adjacent lands.

The site consists of 9.14 ha of land and water. It is bounded to the south by Georgia Street, to the north by the Harbour Headline, to the west by Denman Street and to the east by Cardero Street and the adjacent marina.

Figure 1. Bayshore Gardens Boundary



2 Organizing Principles

The site is organized around a new east/west street, which connects Cardero Street to Denman Street. At the centre of the site, on the Bidwell Street axis, is a public park linking the new street and the waterfront.

Key organizing principles guiding the pattern of development are:

(a) protection of view corridors through the site;
(b) creation of a local street that serves the site but discourages through traffic;
(c) orientation of buildings around the new public, central park;
(d) creation of a series of distinctive gardens and water areas;
(e) gradation of building height down towards Devonian Park and waterfront;
(f) creation of a hierarchy of public, semi-public and private spaces;
(g) creation of four distinct areas - the Cardero Precinct with street oriented retail and residential uses, the Denman Precinct with the buildings set in a park-like environment, the Georgia Precinct with slim towers, and the Hotel Precinct which integrates with the residential development and the shoreline and parks systems;
(h) public access to the waterfront;
(i) integration of the Georgia Street gateway character; and
(j) provision of housing consistent with livability, environmental, and household and income mix objectives.

3 Overall Guidelines

3.1 Siting

The location of buildings and open spaces should generally be as illustrated in the form of development approved in principle by Council on November 21, 1991, and described below. Limited variation in the setback of buildings from streets and parks can be considered where it improves public enjoyment of the spaces and livability of the units.

Principal building entries should be oriented to the new central street and along Cardero and Denman Streets.

Buildings along Georgia Street (A, B, C, D as shown in Figure 2) should be aligned, and set back a minimum of 10.0 m from the property line to allow for a future 6.0 m transit right-of-way plus setback.

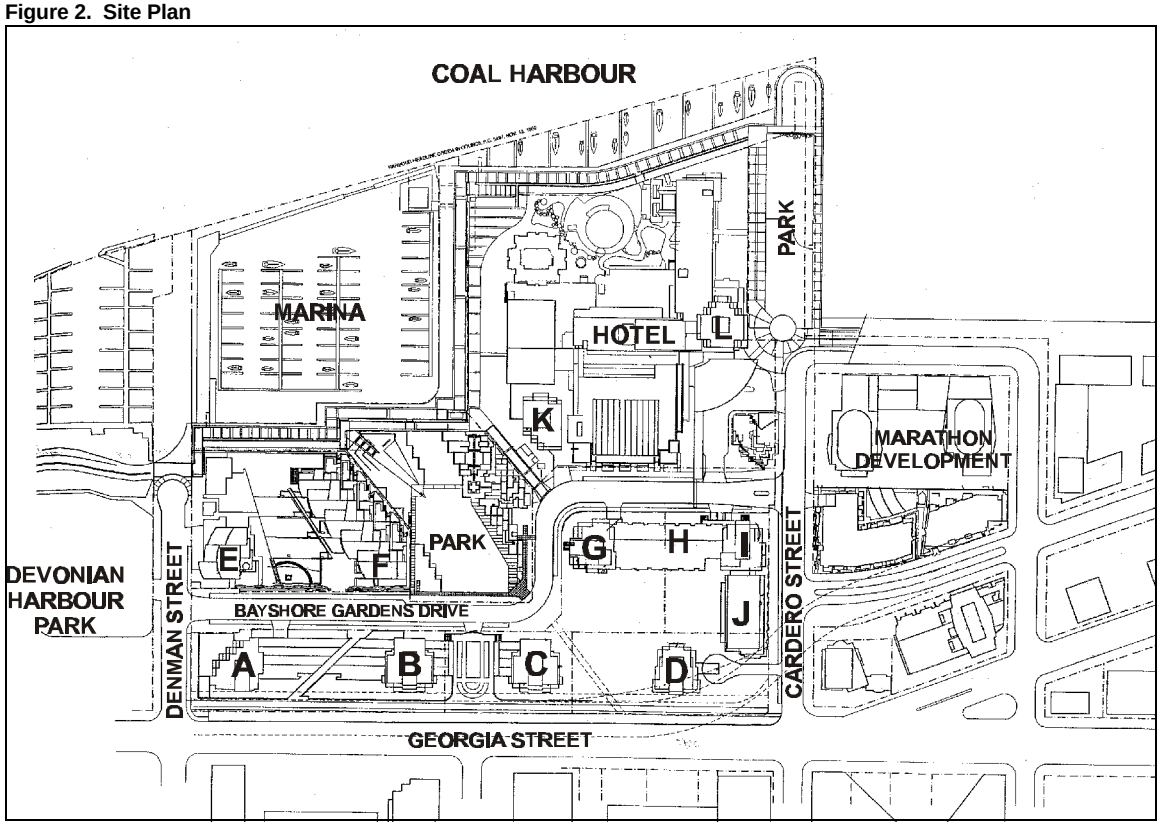
Buildings along Georgia Street should be spaced in a rhythm which corresponds to that proposed on the south side of the street. The two central buildings should be sited equal distances from the Bidwell Street axis.

The lower levels of buildings along Cardero Street should be built to the property line, to create a sense of street enclosure and definition.

The buildings along Denman Street should have a common setback of 1.5 m from the property line, in order to align with buildings south of Georgia and provide an opportunity for retail use of wider sidewalk.

Buildings G, H and I should be set back a minimum of 4.0 m along the eastern portion of the central street to permit private outdoor space for street-oriented units.

Figure 2. Site Plan



Open spaces in the development should be organized in a pattern that creates an integrated network of paths and places:

(a) along Georgia Street;
(b) along the central, Bidwell Street axis, including an overlook, central park, marine plaza and linear park out to the Harbour Headline;
(c) Cardero street-end park;
(d) waterfront walkway linking Stanley Park and the Coal Harbour developments to the east; and
(e) diagonal access points from Georgia Street through the site to the waterfront.

3.2 Building Orientation

All buildings should be oriented to the existing West End street grid; the massing of buildings F and G should also define diagonal views and pedestrian links through the site.

The southern facade of buildings along Georgia Street should align with the street. The southern and eastern facades of the building at Cardero and Georgia Streets should align with those streets.

The southern facade of Buildings E and F should align with the central street. Other facades may vary in their orientation to enhance view opportunities and create architectural interest.

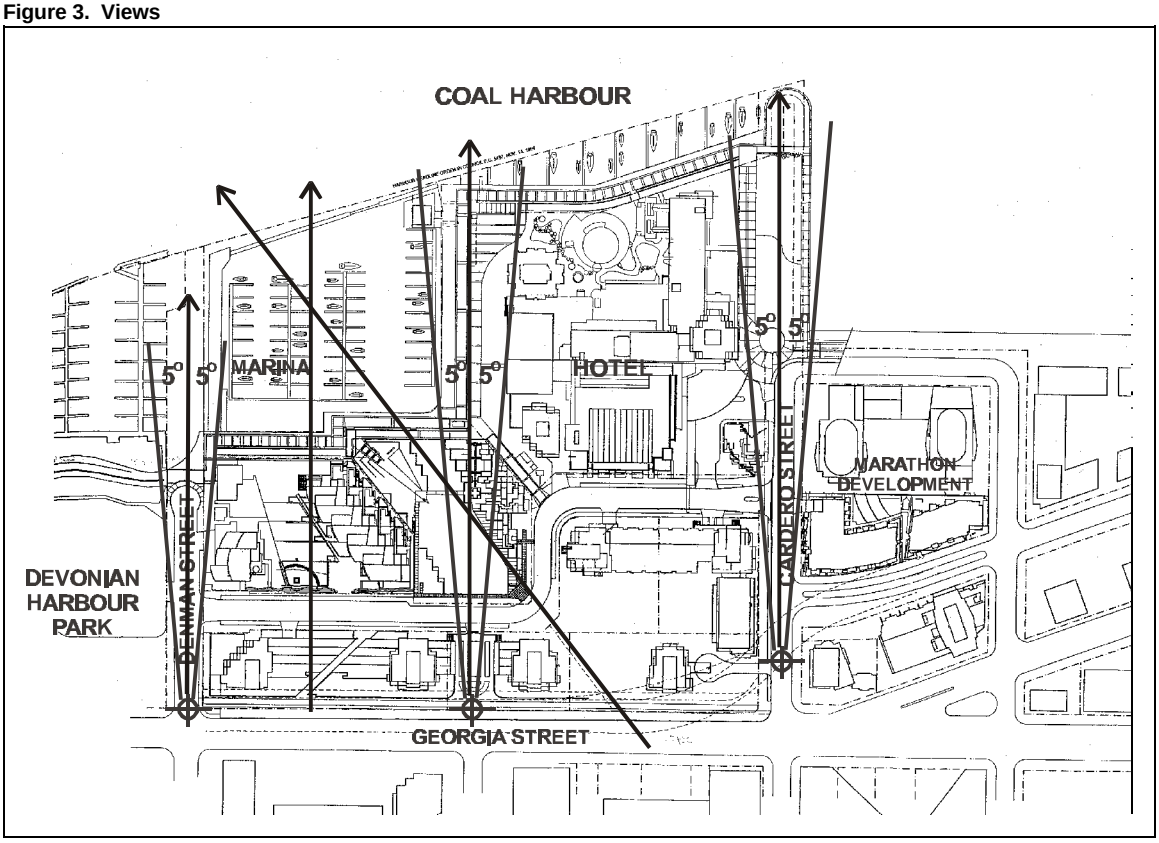
3.3 Views

Required street-end view corridors through the site should be preserved in accordance with City policy, including 5° street-end views down Cardero Street, Bidwell Street and Denman Street. Where 5° does not exist on one side of the view cone, it must be compensated for with a minimum 10° view on the other side (i.e. Bidwell Street). In addition, there are important street-level views through the site from Georgia Street that should be preserved.

There are also northerly private views from developments to the south of Georgia Street which should be preserved, as much as possible, by constructing slim towers within the footprints proposed in Figure 2 and the height limits stated in Table 1.

Figure 3 below illustrates the network of required and important views through and around the site.

Figure 3. Views



3.4 Massing Controls

3.4.1 Height

Buildings range in height from 2 to 26 storeys. The primary principles in establishing heights have been in response to the adjacent city built form and stepping down from the park and waterfront. Consequently, the tallest tower (26 storeys) is in the south-east corner of the site, the lowest (16 storeys) is in the northwest, nearest the park and water. A minimum spacing of 25.0 m is required for those portions of buildings above 21.0 m in height.

Minimum tower heights as measured above the base surface, excluding sloping non-habitable roofs, mechanical services and architectural appurtenances, should not exceed the maximum heights outlined in the following Table 1.

Table 1 - Building Heights

Building (from Figure 2)	Storeys	Height
A	18	52 m
B	22	64 m
C	22	64 m
D	26	74 m
E	16	46 m
F	17	50 m
G	19	55 m
H	5	15 m
I	25	72 m
J	8	23 m
K	16	47 m
L	18	55 m

3.4.2 Street Enclosure Buildings

Buildings H, J and the one-storey retail/service building on Denman should form a continuous, or nearly continuous vertical edge which defines the street.

(a) Base: The lower floors will form part of the streetscape, and are important to the public realm and pedestrian character of the streets. Detailing of materials, patterns of fenestration and cornice lines should be used to achieve a comfortable pedestrian scale. Richer materials, more intensive decorative details and lighting should be used to enhance the "close up" view for the pedestrian.

Grade-level retail, office and service uses should be located on Georgia and Denman Streets. Maximum continuous frontage for individual tenancies should be 10.0 m, except on corners where frontage should increase to permit the necessary commercial depth. All uses should have direct pedestrian access. Display windows and individualized tenancy design should be used to enhance pedestrian interest.

Grade-level residential units facing the central street should have individual entrances from the street, either directly into the unit or through an entry courtyard. The frontage of individual units should not exceed 10.0 m and individual units should be identifiable. Bay windows and other architectural elements are encouraged to enhance pedestrian interest.

Entrances should be easily identifiable and enhanced through the use of elements such as low stone walls, steps, special paving, and special planting features.

(b) Top: Floors above the fourth storey should be noticeably set back to reduce the scale of the building and increase available sunlight to the street. The roofs of low-rise buildings should be used for decks.

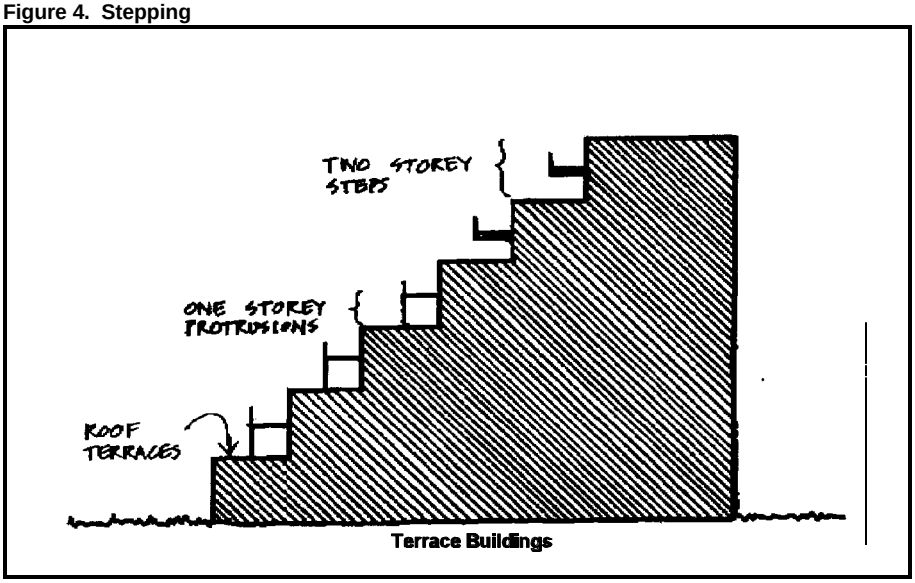
3.4.3 Terraced Buildings (F)

(a) Base: The base should comprise one and two storey townhouse units which are easily identifiable with individual entries from the street and windows fronting onto the street. The frontage of individual units should not exceed 10.0 m. Bay windows and other architectural elements are encouraged to enhance pedestrian interest.

(b) Middle: Buildings should generally step back in two storey increments with single level protrusions to increase the "stepping" and architectural interest as illustrated in Figure 4. Roof terraces and landscaping should be provided at each step.

(c) Top: The elevator penthouse should be contained within the top floor of the building. The upper floorplates should not exceed 570 m², including all interior floor space, but excluding balconies up to 8% of the total residential floor area in the building.

Figure 4. Stepping



3.4.4 Towers (A, B, C, D, E, G and I)

(a) Base: Residential floorplates of buildings A, B, C, D should be raised on columns above adjacent grade and should be designed to maximize views through and around the buildings. Large glass areas should be used to enhance the "transparency" of the buildings at grade. Principal building entries should be clearly defined through architectural design, including projecting canopies.

(b) Middle: The average floorplate of the towers from the sixth storey to within four storeys from the top should not exceed 570 m², including all interior floor space, but excluding balconies up to 8% of the total residential floor area in the building: The maximum dimension of the diagonal should not exceed 36.0 m.

(c) Top: Upper floors (at least four) should be stepped back in a series of roof terraces, especially on the north, east and west facades to reduce overall massing and create architectural interest. Changes in massing, fenestration size and/or shape and materials may be used to emphasize the top of each tower. Tower tops should complement rather than dominate the architecture.

Elevator penthouses should be generally flat roofed and screened, or integrated into a roof structure which is designed to complement the massing and roofscape. Rooftop terraces should not be enclosed with heavy noticeable structures.

3.5 Architectural Expression, Materials and Colour

An overall objective is to create a "family" of buildings conveying a simple contemporary architectural style which does not compete with the setting. Terraces and balconies should be landscaped where appropriate to enhance the "park-like" setting and create a distinctive architectural character.

3.5.1 Materials

Dominant materials should be concrete and glass, combined with pre-cast concrete, tile or stone cladding. Stucco should not be a principal building material.

3.5.2 Colours

The palate of colours should be soft, light and subtle, with accent colours.

3.5.3 Roofs

Towers should contribute to the skyline through the sculpting of upper floors of the buildings and the use of trellises and pergolas.

Low- and mid-rise building roofs should be landscaped to be attractive when seen from above; where this is not practical, attention should be paid to a careful choice of roofing material and colour to ensure compatibility with adjacent finishes.

Vents, mechanical rooms, equipment and elevator penthouses should be integrated with the architectural treatment of the roof and compatible with the building.

3.5.4 Balconies

Balconies should be designed as an integral part of the building, rather than appearing "tacked on". Balconies recessed in the building face are encouraged.

Balconies may be enclosed for acoustic purposes, subject to conformance with the Council-adopted "Balcony Enclosure Guidelines".

Balconies should generally appear "transparent". While low parapet walls are permitted, completely solid enclosures which exceed 0.6 m in height are discouraged, so as to minimize the apparent bulk of the building.

3.5.5 Awnings, Canopies and Entries

Continuous weather protection in the form of awnings or canopies is encouraged wherever possible. It is recommended along: Cardero Street, the eastern retail hotel edge, and the north block of Denman Street. These should have a minimum depth of 1.5 m to permit outdoor displays, as well as protect the walking space. Weather protection should also be provided at entries to residential and commercial uses. In addition, areas of weather protection are encouraged in non-landscaped areas where the public might congregate.

Entrances should create identity and a sense of address for buildings, dwelling units and stores. Residential and commercial entries should be separate and clearly identifiable.

3.5.6 Lighting

Particular attention should be given to the lighting design, with a hierarchy of fixture types designed according to functional needs.

This hierarchy should include high-level, general street lighting, mid-level pedestrian lighting, and low level bollard lighting in localized areas, such as plazas, parks, stairways, seating areas, etc. The lighting along the waterfront pedestrian/bicycle system should reflect a "marine" character and be consistent with that used in the marina neighbourhood development.

3.6 Residential Livability

3.6.1 Residential Character

The development includes a series of buildings, arranged about garden courts and central public park. Each enclave should focus on its own individual garden court.

Buildings should be separated through landscaping elements such as water elements, hedges and grade changes. Buildings should be designed to maximize the distance between units facing each other and to minimize overlooks from one unit to another.

3.6.2 Dwelling units designed for families with small children must comply with the Cities, "High Density Housing for Families with Children Guidelines", and should be located within six storeys above grade, or higher where the units have access to an appropriate above grade outdoor play area.

Supervision of children's play areas should be available from lounge spaces provided on the ground floor of family buildings which overlook each residential courtyard. In addition, overview of the play

areas should be provided on each floor with family units not facing the play areas. These should be provided by corridor niches which provide direct access to the play area via a stair.

School age children will likely use play areas near the school and in the parks. The size of pre-school aged children's play spaces is based on a calculation of 1 m² of play space per bedroom per unit (excluding the master bedroom). For the purposes of this calculation, a market family project contains an average of 1 bedroom per unit, and a non-market project has an average of 1.5 bedrooms per unit. Play areas should receive a minimum of two hours of sunlight at the equinox.

3.6.3 Residential livability of each development and dwelling unit should be designed with consideration of:

(a) Privacy:
  (i) Each unit should have direct access to a private outdoor space or enclosed balcony having a minimum depth of 2.0 m and a minimum area of 4 m²;

(b) Identity:
  (i) Ground floors of all buildings should be designed to express individual units; and
  (ii) Where landscaping of units occurs in the private zones of those units, it should permit reasonable customization by residents, for example, planting bed and soft landscaping variations at grade, opportunities to place planters, at balconies, etc.;

(c) Choice and Convenience:
  (i) Each residential development should provide on-site amenities suitable for the anticipated population;

(d) Safety and Security:
  (i) Each residential development and unit should be designed to be safe and secure yet not fortress-like;
  (ii) Buildings should be designed with "eyes on the street" and doors on the street;
  (iii) Public, semi-public and semi-private spaces should have some degree of overlook from residents' homes and, where practical, good visibility from the street; and
  (iv) Landscaping and lighting should enhance security.

(e) Interaction with people:
  (i) Each residential building should have its main entrance fronting the street;

(f) Interaction with the physical environment:
  (i) Habitable rooms must have access to daylight and where possible, direct sunlight;
  (ii) Units should have one unobstructed view of a minimum length of 25.0 m and should be oriented to longer views where these exist; and
  (iii) Semi-private outdoor spaces should be provided which are suitable for adults and children and should be located so as to receive direct sunlight during most days of the year. Children's play areas should receive a minimum of two hours sunlight at the equinox.

(g) Relationship to Street:
  (i) Two-storey units are encouraged along the central street and the western edge of the park to prevent walling off the public realm with bedrooms at grade. This will introduce vertical expression into the streetwall, with many doors on the street and privacy and security for bedrooms and balconies on the second floor.

3.7 Public Realm

3.7.1 Parks and Open Space

The pedestrian circulation system should link existing and proposed streets with parks and the public waterfront pedestrian system. Pedestrian circulation within parks should be natural extensions of the circulation patterns in nearby developments and the street system. Parks should be designed to be durable, having particular regard to the size of plant materials, types of landscape and building materials, and construction details. Consideration of climate should be taken in design and detailing. Where structures are proposed within parks the form should reflect the elements of neighbourhood architecture.

Where public and private open space abut, the public open space should be clearly defined by changes in grade (retaining walls, fences, steps, bench structures), material changes (paving, stone edging) and landscape device (hedges, planting beds, planted berms).

Safety and security throughout the development should be enhanced through adequate lighting levels, good visibility from surrounding streets and buildings, appropriate dimensions for pathways, steps and ramps with parapet walls, and guardrails or capstones separating grade changes exceeding 0.6 m in height.

The site should accommodate both active and passive functions of residents and visitors including walking, cycling, sitting and watching. It should also accommodate local community culture by providing gatherings places, public art and other special features such as fountains, raised viewpoints, and historical references.

The public open space network should link into the surrounding public realm by connecting adjacent waterfront pedestrian/bicycle systems and the existing street sidewalks.

3.7.2 Streets, Sidewalks and Walkways

The design of the streets, sidewalks and walkways should reflect the waterfront setting and tie into the adjacent marina neighbourhood development by using:

(a) a palate of concrete, stone and accent paving with continuity of pattern, with special detailing to emphasize entrances, courtyards and high profile public spaces;
(b) grass boulevards in residential areas;
(c) simple, elegant, durable and functional street furniture; and
(d) a Georgia streetscape which reflects the "Georgia Street Second Century".

3.8 Disabled Access

The pedestrian system, public open spaces and all buildings should be accessible to those with physical disabilities including:

(a) all city sidewalks;
(b) access linking the parks and the waterfront pedestrian system; and
(c) access to the Georgia Street public open spaces.

3.9 Transit Corridor

The location and specifications of the required transit corridor will be as determined by the City Engineer and set out in the required legal agreement.

Residential development, public open space and the pedestrian circulation system should respect the potential at- or above-grade transit corridor options and minimize potential impact.

3.10 Parking Access

Parking entrances should be fully screened and integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Doors should be semi-solid. Good visibility of passing pedestrians when entering and exiting should be designed for.

Commercial parking should be separated from residential parking. All parking areas should be designed in accordance with the City's "Parking Garage Security Guidelines".

3.11 Recycling

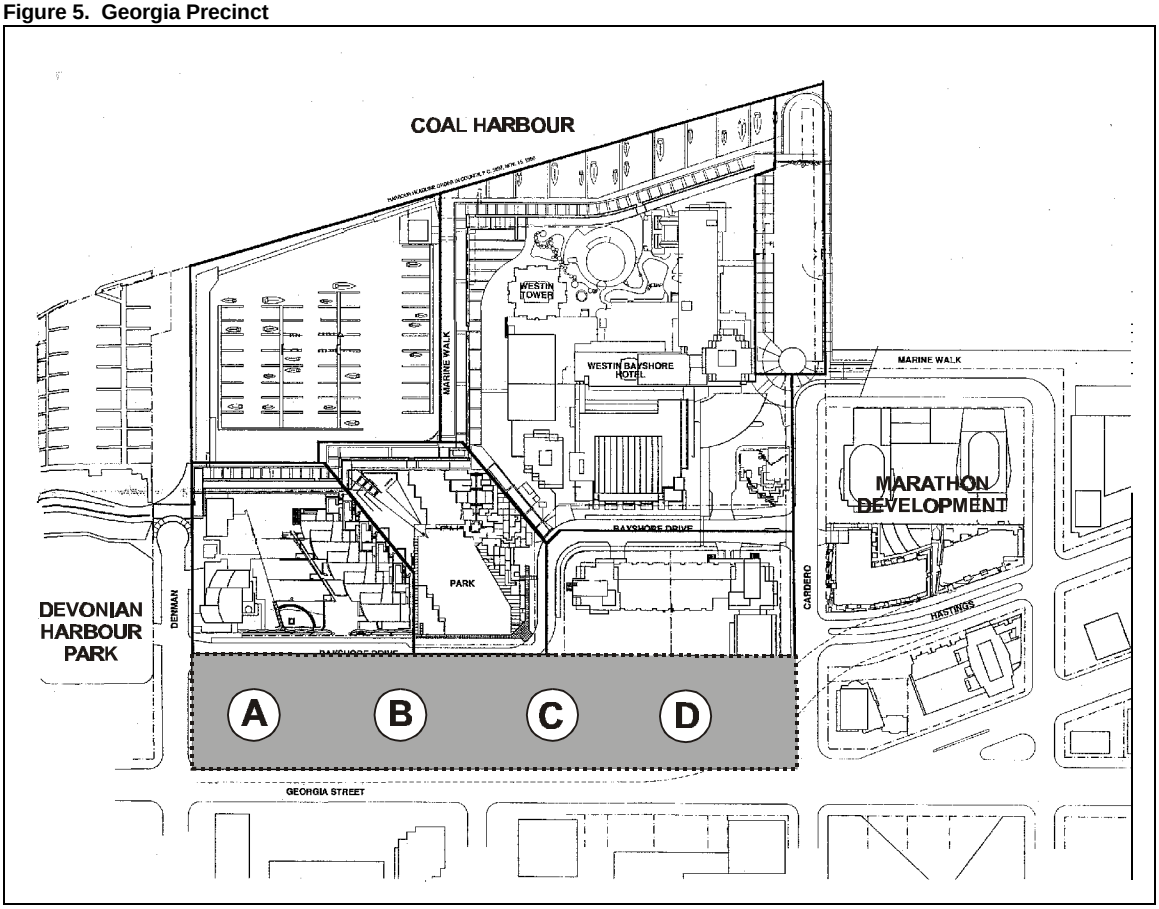
Provision should be made for storage space within the individual units and in the garbage storage and pick-up area to encourage recycling.

4 Precinct Guidelines

The Westin Bayshore property has been divided into a number of precincts for the purposes of specific guidelines for buildings and open spaces.

4.1 Georgia Precinct

Figure 5. Georgia Precinct



4.1.1 The Georgia Precinct consists of four towers, organized on the West End's orthogonal grid, and related to the rhythm of existing or proposed buildings along the south side of Georgia Street in accordance with the recommendations in the "Georgia/Alberni Study".

4.1.2 Towers should be set back 10.0 m from the Georgia Street property line to allow for a future transit right-of-way and buffering.

4.1.3 Residential units should be located above open glazed lobbies at grade.

4.1.4 The two centre towers B and C should be arranged on the Bidwell axis to form a visual gateway which frames a formal, landscaped street level plaza. Overlook and a view to the north should be provided at the plaza level, with direct access down to the park below.

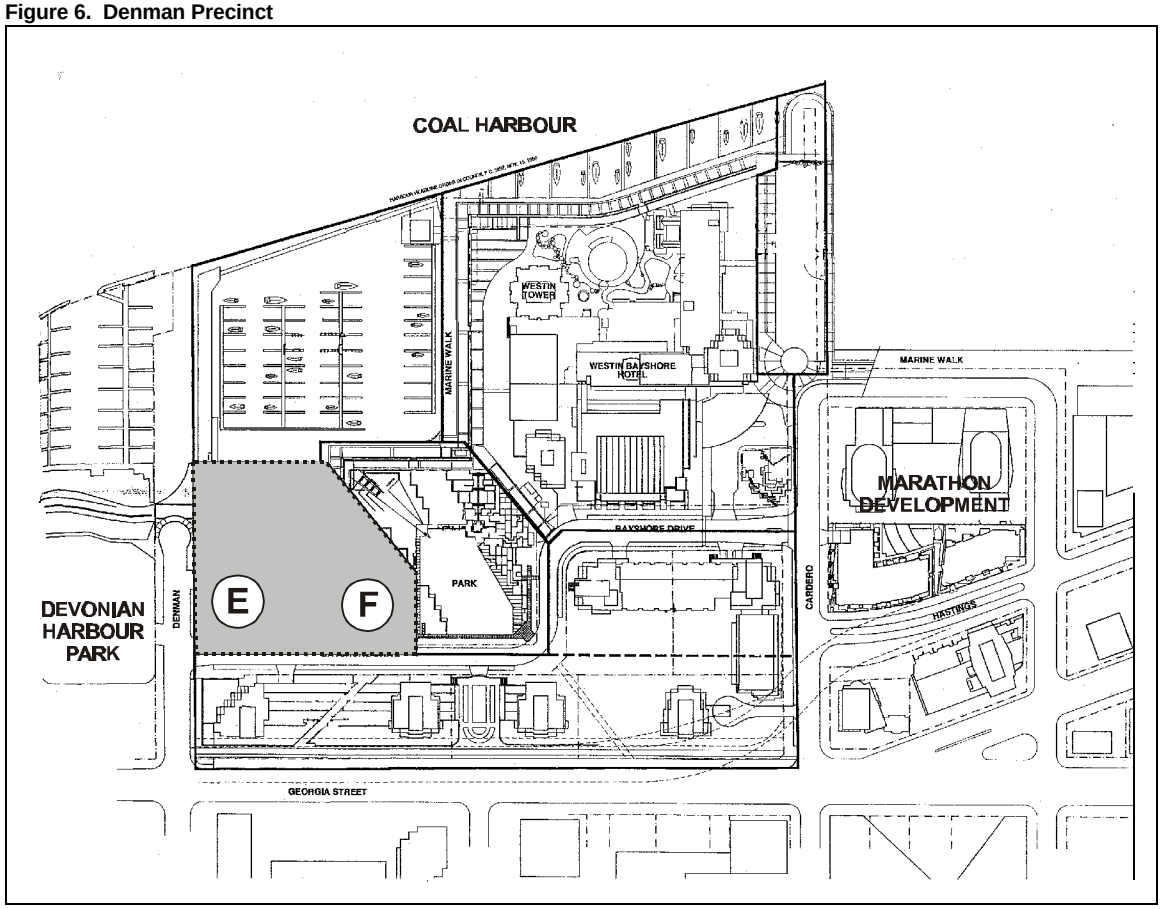
4.1.5 The architectural expression of these towers should form a "family" of buildings in terms of general massing, materials, details, colour and fenestration.

4.1.6 The grade level on Georgia should have a formal landscape treatment combining paving, a double row of trees and formal water elements. This two block treatment should be consistent with the overall landscape concept for Georgia Street to provide a strong unified visual image and to enhance the quality of the Georgia Street Public Realm. The principal elements of this concept are as set out in the design specifications for the public realm on Georgia in the document entitled "Georgia Street – Second Century". These include:

(a) double row of regularly spaced street trees with integrated tree grates;
(b) specially designed sidewalk creating a uniform pattern of exposed aggregate concrete and broom finish concrete which highlight the location of street trees, lighting and street furniture;
(c) pedestrian level lighting, regularly spaced in concert with the new street tree planting; and
(d) new street furniture (including garbage receptacles, bus shelters, pedestrian seating).

4.2 Denman Precinct

Figure 6. Denman Precinct



4.2.1 The Denman Precinct should consist of a combination of building types, as follows:

(a) low streetwall, consisting of ground floor retail and service use, which defines Denman Street;
(b) a terraced building which defines the Central Park edge, and the diagonal view corridor; and
(c) a tower which marks the corner of Denman and the new street.

4.2.2 A restaurant/cafe pavilion at the foot of Denman Street should be designed as a focal point on the waterfront walkway. The building should be set back from the walkway to permit outdoor seating.

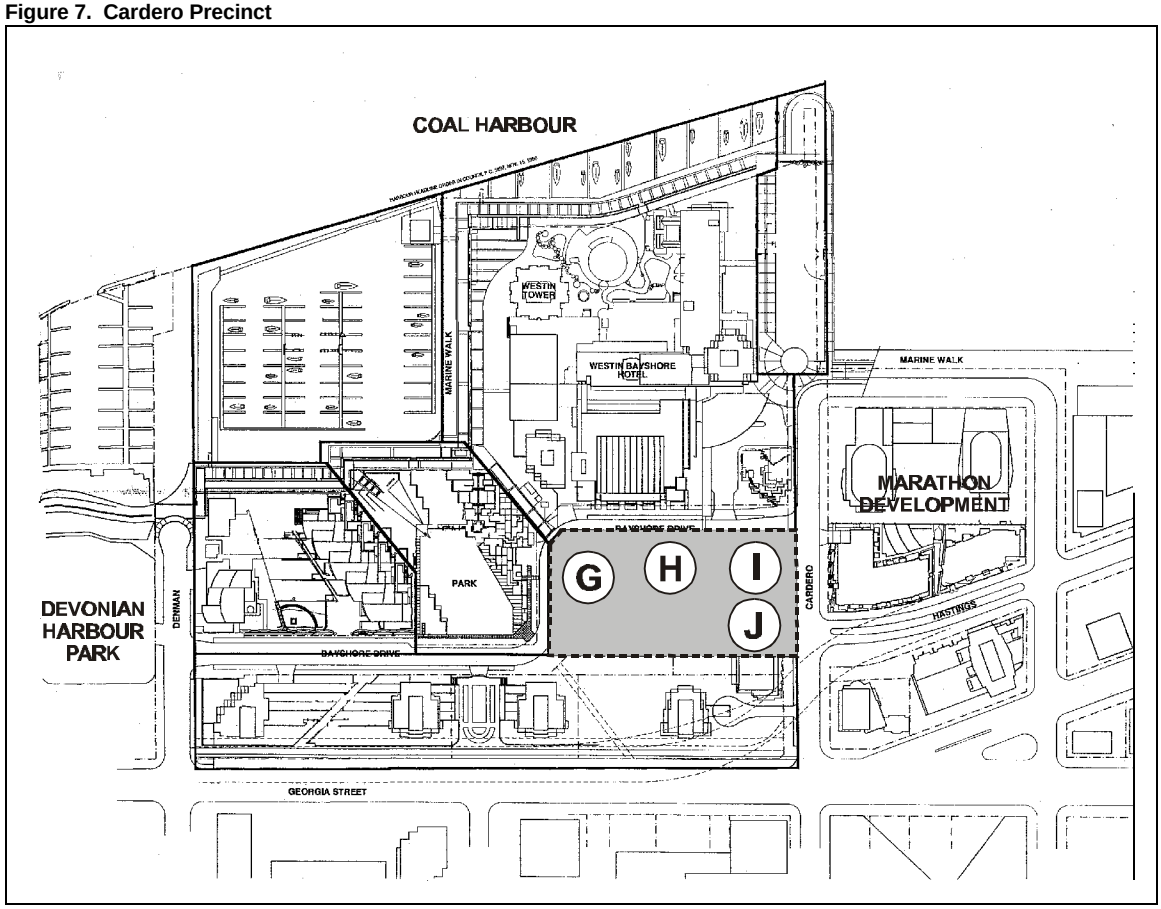
4.2.3 The buildings should define a semi-private court, designed with a "water garden" theme. Visual access and public enjoyment of this water garden should be provided by viewing and seating areas along the Seawalk edge and along the new central street. A secure child's play area should be incorporated with direct and safe access from both buildings E and F. Opportunities to provide private outdoor space adjacent to the water for the ground level units, should be maximized.

4.2.4 Buildings adjacent to the park should be set back with formal landscaped elements used to separate public and private outdoor areas. Front door access to ground level units within this building should be provided from the public walkway bordering the park.

4.2.5 In order to preserve major northerly public views at ground level, careful consideration should be given to planting which will not obscure pedestrian views from the street across the central semi-private open space while still defining the edges of the public space.

4.3 Cardero Precinct

Figure 7. Cardero Precinct



4.3.1 The Cardero Precinct should consist of a combination of building types, as follows:

(a) streetwall which defines Cardero, the new street and the central park; and
(b) towers located at the corner of Cardero and the new street, and the westerly corner of the new street adjacent to the Central Park.

4.3.2 Streetwall along Cardero should be a minimum of four storeys in height, consistent in design with the Marina Neighbourhood on the east side of Cardero Street.

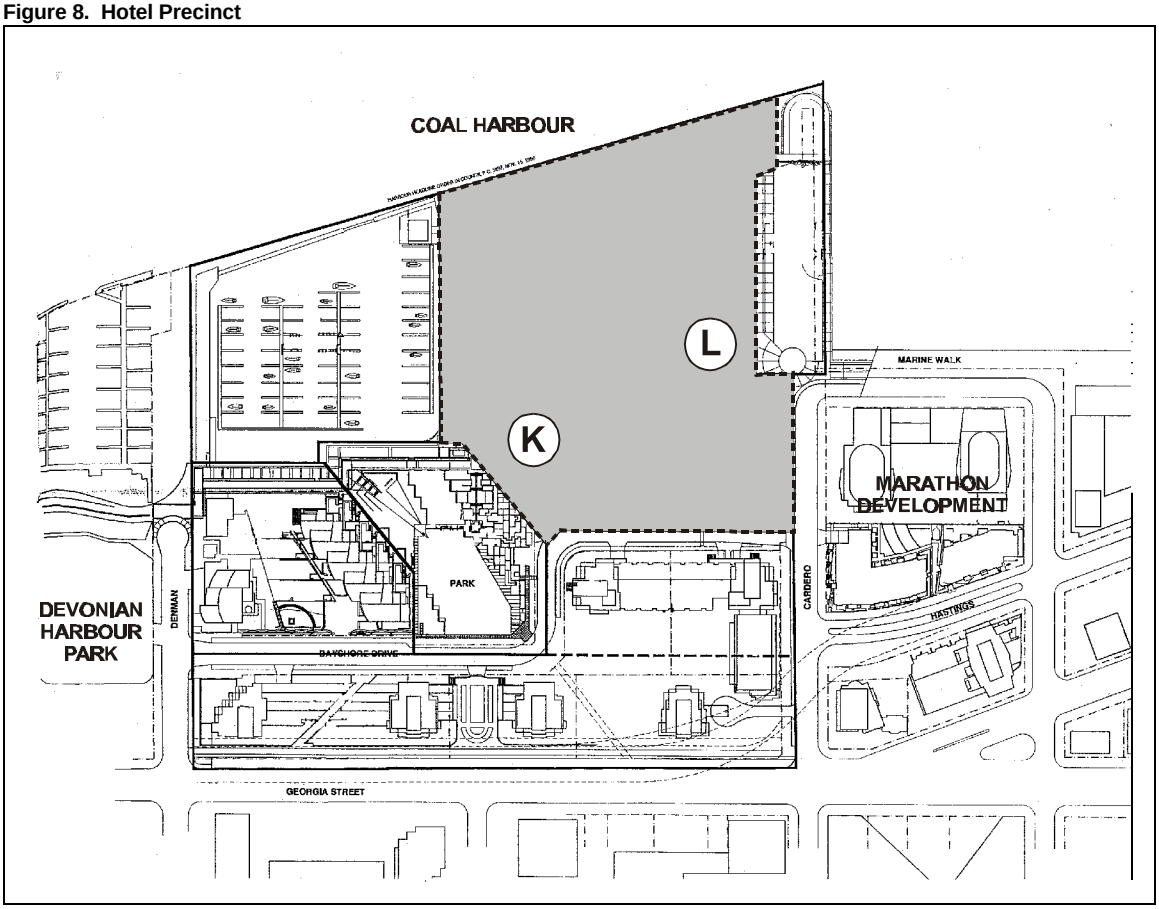
4.3.3 Continuous retail, office and service use should be provided at grade along Cardero Street.

4.3.4 Buildings on the new central street should be set back from the property line with front yards, front doors and windows oriented toward the street.

4.3.5 Buildings should define an inner court designed for resident outdoor activities, including active children's play.

4.4 Hotel Precinct

Figure 8. Hotel Precinct



4.4.1 Changes to the existing hotel could include demolition, renovation and additions. The intent is to integrate the hotel with the residential development, recognizing that a major portion of the hotel will remain. "Edge conditions" should be designed to create a positive interface with adjacent public areas and private buildings.

4.4.2 A new arrival space should be created in the vicinity of the existing entrance on Cardero Street to accommodate the traffic needs of the hotel and related uses. Landscaping and richer materials and detailing should be used to create a comfortable pedestrian environment.

4.4.3 A visual focal point should be created at the north west corner of Cardero and the central street. This could be a good location for a water feature or for public art.

4.4.4 The public sidewalk and streetscape along Cardero north of the intersection of the new street should be treated to encourage the pedestrian link to the Cardero street-end park.

4.4.5 New development along the south edge of the hotel should be a two-storey building which defines the street and integrates with the lower levels of the residential tower on the southwest corner of the Hotel Precinct.

4.4.6 The redevelopment of the convention facility on the southern edge of the hotel complex should provide public interest along the new street. This could be achieved through lobbies and openings out onto terraces overlooking water features, if water features are used. Access over or through these features should connect the hotel walkway and the public sidewalk.

4.4.7 The roof of the conference facility should be landscaped and could provide for outdoor recreation.

4.4.8 The hotel service area should be enclosed and integrated with the new development. Access from the new street should be screened by suitably designed overhead doors.

4.4.9 A new recreational facility is proposed at the southwest corner of the hotel site for both hotel and residential use. A prominent front entry and grade-level cafe should relate to the central park, with opportunities for outdoor seating and overview.

4.4.10 The westerly edge of the hotel site will be defined by the recreational facility and new hotel expansion above the conference/ recreation areas. Opportunities to permit views into these facilities to increase pedestrian interest along this edge should be investigated.

4.4.11 Emergency vehicle and marina service access will be via a limited access route along the westerly side of the hotel, shared with recreational cyclists. This area should be differentiated from regular roads by special paving which should integrate with paved areas in the park.

4.4.12 During the hotel renovation, an upgrading of the finishes, detailing and colours of the existing buildings, especially the tower, should be achieved.

4.4.13 Detailed finishes, fenestration and colour of the new tower proposed adjacent to the hotel lobby should complement other buildings in the Hotel Precinct.

4.4.14 Additions to the east face of the hotel, north of the new tower site, should include up to two storeys of retail, restaurant, office and related hotel uses, fronting the Cardero street-end park. Ground floor uses should open to the public walkway along the westerly edge of the park and could also open to an arcade within the hotel.

4.4.15 Retail and service uses along the public walkway should have direct pedestrian access and have individual designs and display windows to enhance pedestrian interest. The frontage of individual units should not exceed 10.0 m.

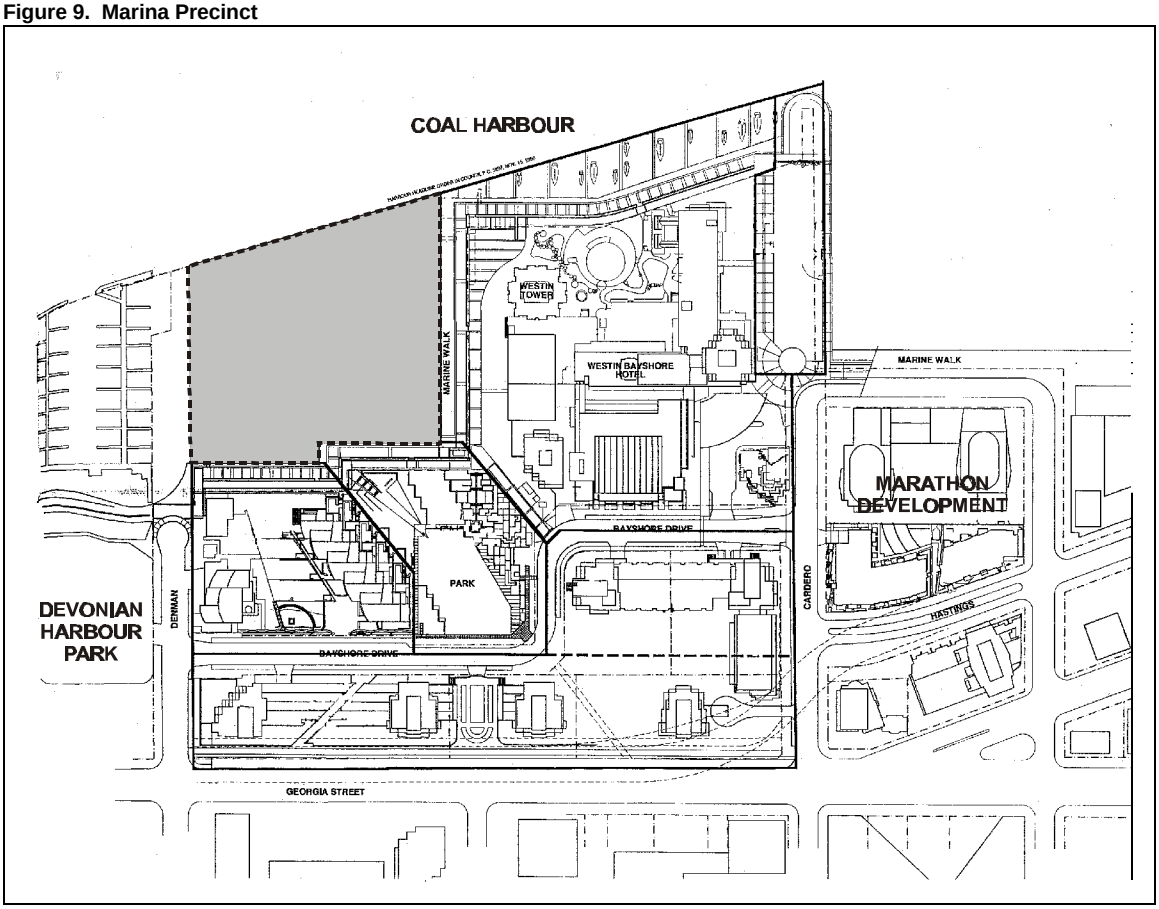
4.4.16 The existing hotel garden and pool area will remain. Increased planting should be used to screen the pool from the public area which should complement planting used in the pedestrian/bicycle system.

4.4.17 At the north end of the Bidwell axis, a public promontory should be provided to permit views of the harbour and marina. A public link to the main charter marina float should be incorporated in the design of this promontory.

4.4.18 The charter marina north of the hotel should be configured to fit within the public space improvements approved for the seawall walkway. Public access should be provided to the primary float level of the charter moorage to allow for viewing of moored boats.

4.5 Marina Precinct

Figure 9. Marina Precinct



4.5.1 The edges of the existing marina should be reconstructed to improve public access and use around its periphery, including the incorporation of the waterfront pedestrian/bicycle system.

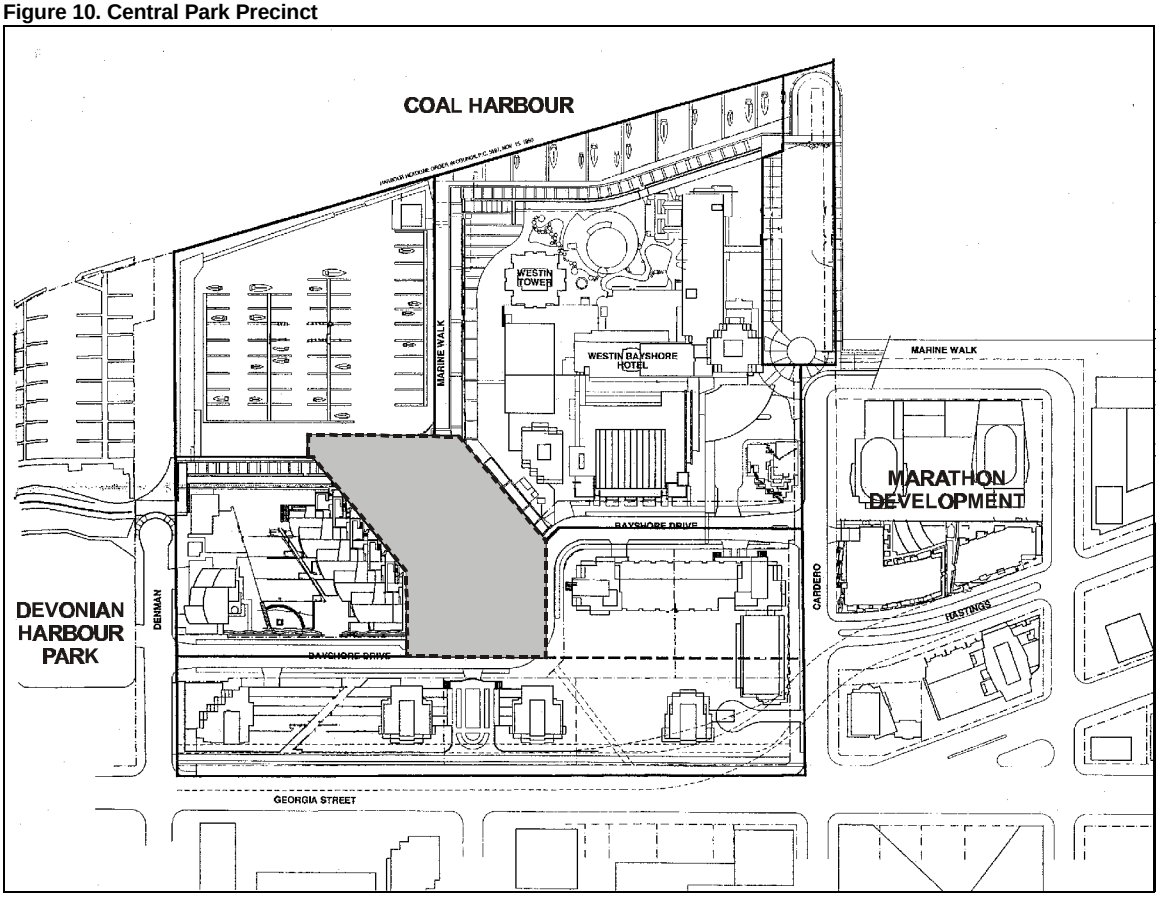
4.5.2 The marina spines should be arranged in a north/south configuration, to maintain views from the shoreline towards Stanley Park.

4.5.3 Diversity should be created along the edge of the marina by incorporating a public restaurant facility.

4.5.4 The marina floats are to be private, with no public access. However, well-designed security gates should be at the bottom of access ramps to minimize visual impact.

4.6 Central Park Precinct

Figure 10. Central Park Precinct



4.6.1 The central park should be designed primarily for neighbourhood use.

4.6.2 The park design should comprise three activity zones including:

(a) a large open, grassed area accommodating a variety of activities;
(b) a harder treatment along the waterfront, in the form of a public plaza for more active pedestrian and bicycle use; and
(c) two complementary seating promontories overlooking the plaza area.

4.6.3 General park design principles include:

(a) the perimeter should be surrounded with trees and planting, except to the north; and
(b) seating and view opportunities should be maximized.

4.6.4 A water feature should provide a central focus on the interface between the public plaza and neighbourhood park.

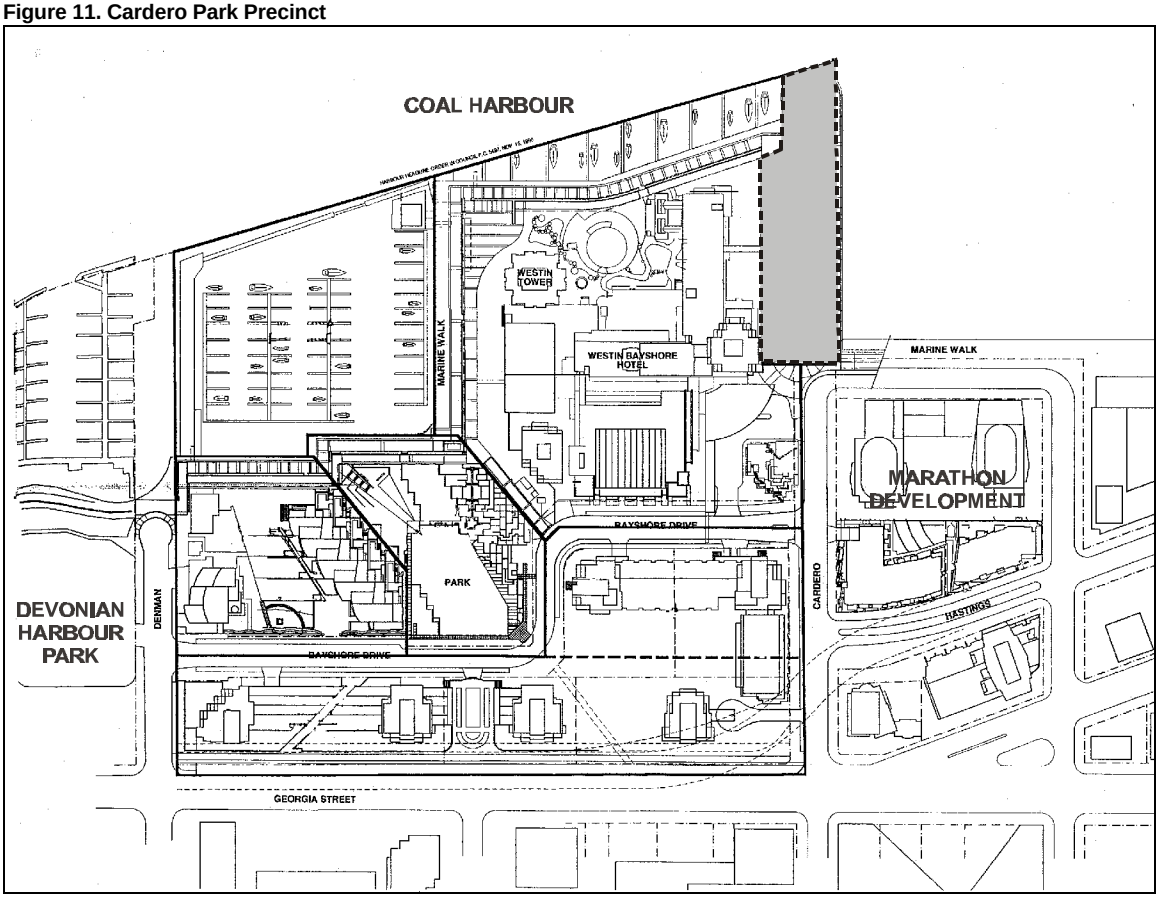
4.6.5 The change in grade should be used to separate the public plaza from the neighbourhood park.

4.6.6 A strong public edge should be provided through a minimum 3.0 m-wide walkway on the west side of the park, adjacent to the terraced building of the Denman Precinct, to ensure that an appropriate public/private interface is achieved.

4.6.7 Allowance should be provided for underground parking beneath the park with the entry located and designed to minimize its impact on the streetscape.

4.7 Cardero Park Precinct

Figure 11. Cardero Park Precinct



4.7.1 The street-end park at the north end of Cardero Street should be designed for unprogrammed use. Opportunities for harbour and marina views should be maximized.

4.7.2 This park should be predominantly grass and tree-lined walks with hard-surfaced areas at important pedestrian intersections.

4.7.3 A focal point should be provided at the north end of the park in the form of a harbour lookout plaza on a promontory extending to the harbour headline and mirroring, as much as possible, the promontory on the eastern side of the marina.

4.7.4 The principal public walkway should be along the westerly edge, adjacent to the hotel.

4.7.5 A bicycle route should be provided adjacent to the park, paralleling the westerly walkway.

4.7.6 A secondary pedestrian walkway should be provided along the easterly edge with viewing areas, seating alcoves and a boardwalk.

4.7.7 The design, surface treatment, lighting, signage and street furniture of the pedestrian/bicycle system and the pedestrian walk along the waterfront should be carefully coordinated and integrated with the Marina Neighbourhood to the east.

5 Special Design Areas

There are several special features or places in the development that require special design attention through the development application process to ensure that the highest standards are achieved for public use and enjoyment. These include:

(a) the diagonal terraced fountain between Georgia Street and the new central street;
(b) the water feature in the central park;
(c) Georgia Street water features;
(d) the plaza at the alignment of Bidwell adjacent to Georgia;
(e) the linear park along the Bidwell alignment north of the central park;
(f) the area along the hotel north of the new street (east portion); and
(g) the promontory lookout at the northeast corner of the park at the end of Cardero Street.