



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

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**BEACH NEIGHBOURHOOD
CD-1 GUIDELINES
(500 AND 600 PACIFIC STREET)**

*Adopted by City Council October 21, 1999
Amended by City Council May 28, 2002*

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1 Application and Intent

1.1 Application

These guidelines should be used in conjunction with the Beach Neighbourhood CD-1 By-laws for 500 Pacific Street (Area 1B) and 600 Pacific Street (Area 1A) to guide development of these False Creek North sub-areas. As well as assisting the development permit application, the guidelines will be used by City staff in evaluating proposed developments. Applicants should also refer to the following City documents, available from the Planning Department:

- (a) False Creek North shoreline treatment and pedestrian/bicycle system concepts;
- (b) False Creek North public realm design;
- (c) High-Density Housing for Families with Children Guidelines;
- (d) Balcony Enclosure Guidelines;
- (e) Public Art Policies and Guidelines; and
- (f) Bridgehead Study.

The guidelines will assist the design of individual developments to ensure compatibility with the overall urban design concept and principles for the Beach Neighbourhood and development on adjacent lands.

An illustrative plan (see Appendix A) is included for general guidance and indicates an acceptable form of development. However, it is possible that detailed design analysis at the Development Application stage will lead to site specific solutions. Therefore, variations may be considered where they fully maintain the intent of these guidelines and the illustrative plan, and the overall urban design. Changes to maximum tower heights and floor plates are not anticipated. Criteria for judging changes will be based on the following:

- (a) relationships to adjacent development with respect to shadowing and public and private views;
- (b) livability with respect to private open space, privacy and access;
- (c) meeting CPTED (Crime Prevention Through Environmental Design) principles;
- (d) public and common open space provision, quality and programming;
- (e) public realm treatment, amenity and safety;
- (f) vehicle and pedestrian movement relationships and safety, and vehicular access;
- (g) overall built form, architectural design and quality of materials and finishes; and
- (h) the submission of any advisory group, property owner or tenant.

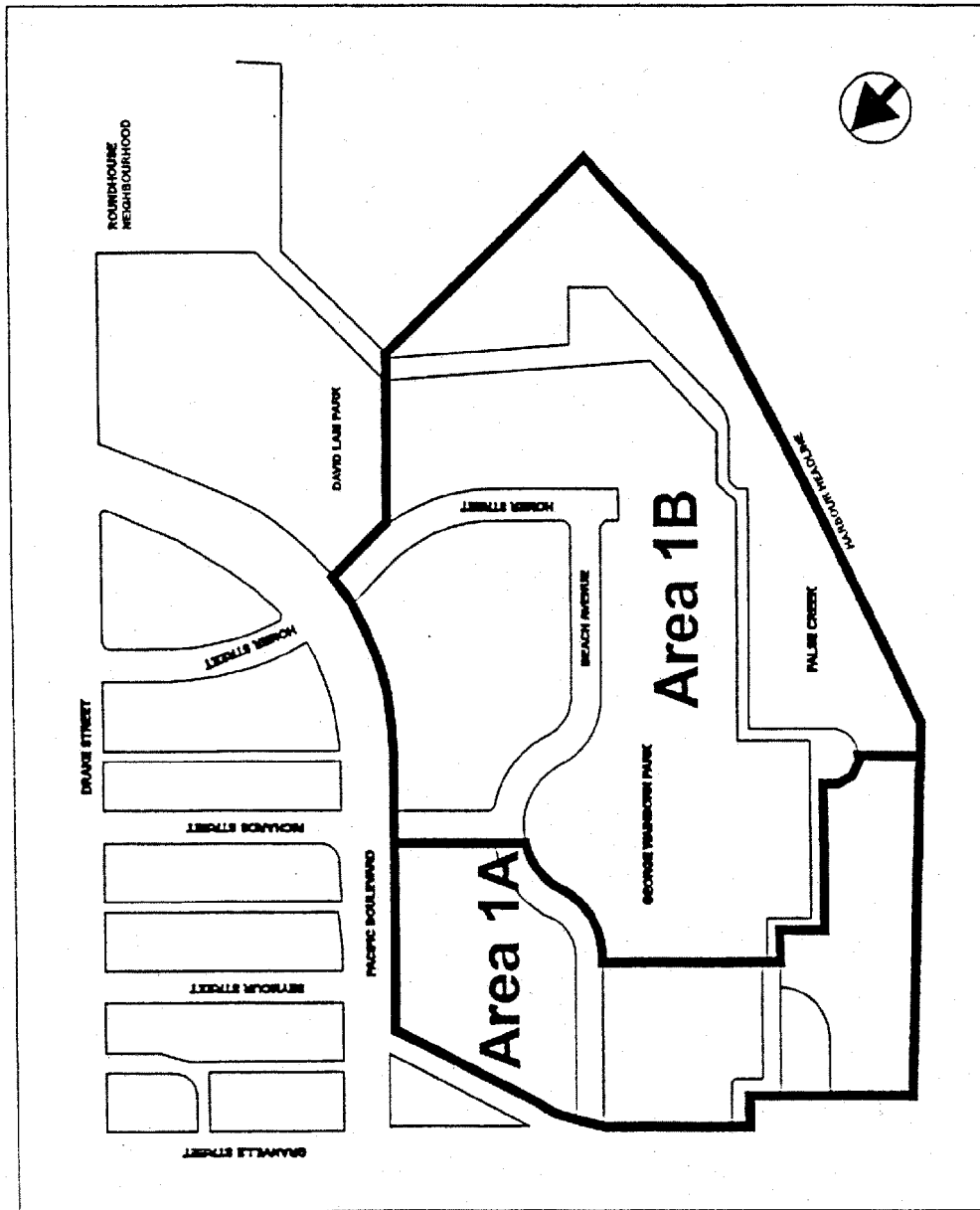
The site consists of 15.4 ha of land and water. It is bounded on the south by False Creek and to the north by Pacific Street. To the west is the Granville Bridge and the Seymour off-ramp. To the east is David Lam Park and the Roundhouse Neighbourhood.

1.2 Intent

The intent of development in the Beach Neighbourhood is to recognize the site as a prime residential neighbourhood providing housing consistent with livability, environmental, and household and income mix objectives, particularly for families with children.

It is also to achieve development with a high quality of urban design and architecture.

Figure 1: Beach Neighbourhood Boundary



2 Urban Design Principles

The Beach Neighbourhood site is organized around the centrally located George Wainborn Park, the extensions of Richards and Homer Streets, Beach Avenue, and two pedestrian mews linking through from Pacific Street.

Key urban design principles guiding the pattern of development are:

- (a) extending the city street grid from the west and north with new streets or mews;
- (b) responding to the unique characteristics of the waterfront site such as Granville Bridge, False Creek, Pacific Street, and sloping site topography;
- (c) extending the established pedestrian and bicycle routes through the site, particularly along the waterfront;
- (d) providing a sequence of public open spaces and parks that links the new and existing neighbourhood;
- (e) stepping tower heights down from Pacific Street to the water;
- (f) orienting towers to the downtown grid;

- (g) providing a landmark tower on the Pacific Boulevard axis as part of a pair of towers that define each end of the neighbourhood shopping district along Pacific Boulevard;
- (h) preserving adopted public and street-end views;
- (i) locating towers and associated lower buildings to create a formal urban built form on the Richards Street axis and around George Wainborn Park;
- (j) creating well defined, animated, landscaped streets with lower rise buildings which maximize “eyes on the street” and individual unit entryways from the street; and
- (k) ensuring that public access to the waterfront and full accessibility to the area is provided for all, including the disabled; and
- (l) pursuant to (i) and (j) above, ensuring that streets, park walkways, mews and the waterfront walkway are lined predominantly with 2–3 storey townhouses having their individual primary entries facing the Public Realm, noting that it may be impractical or uneconomic to achieve townhouses on all the non-market housing sites in Beach Neighbourhood.

3 Overall Guidelines

3.1 Siting

The location of streets, open spaces, development parcels and buildings should generally be as described in the illustrative site plan included in Appendix A.

Building setbacks should respond to the unique characteristics of the site and include:

- (a) Richards Street – 6.0 m setback to the building face from the property line and 1.8 m setback for landscape from the property line for expansion of the public realm as per Downtown South Guidelines;
- (b) adjacent to waterfront walkway – 7.5 m;
- (c) mews – 1.5 m setback for up to two storeys and a minimum spacing of 15 m between building faces above two storeys;
- (d) Pacific Street – building faces on the non-market housing site and the landmark tower site east of the mews should be setback and aligned with the easterly extension of the south property line of the Pacific Street, except for a minor entry feature encroachment for the low-rise building east of the mews;
- (e) all other streets – 3.65 m setback from the property line; and
- (f) bay windows, porches and similar design elements, as well as open or enclosed balconies above the first storey, may encroach up to 1.0 m into the required setback. Stairs and patios may extend further if adequate landscaping is provided.

3.2 High-rise Towers

High-rise towers range in height between 10 to 38 storeys. Tower building heights have been established in response to:

- (a) the impact of height and massing on adjacent public and private views;
- (b) the provision of sunlight to ground level;
- (c) the scale of adjacent open space, water areas and existing structures; and
- (d) established public views.

High-rise towers should:

- (a) provide floor plates no larger than 600 m² except for the 38-storey landmark tower where 625 m² is permitted up to 34 storeys and 500 m² above, and except for 10-storey towers where 650 m² is permitted. Floor plate areas include all interior circulation space, storage space and mechanical space, and exclude balconies;
- (b) have distinct roof forms; and
- (c) have compact floor plates to minimize shadow and view impacts.

The overall design and character of the high-rise towers:

- (a) should present their narrowest frontage toward the water to maximize the view for dwelling units and view corridors through downtown from the south;
- (b) the 38-storey landmark tower should relate to the axis of Pacific Boulevard;

- (c) may have different architectural styles suitable for their context and location except the towers framing George Wainborn Park which should be of the same design family.

3.3 Low and Mid-rise Buildings

Low and mid-rise buildings range in height from 2 to 8 storeys. These buildings should:

- (a) provide periodic openings between buildings to provide public views into secured semi-private open spaces and articulation of the building to break down the scale, and to define the street;
- (b) respond to their location through appropriate variations in height, form, setback and architectural expressions;
- (c) create pedestrian scale and character through individual unit expression (e.g. 2 - 3-storey townhouses differentiated from apartments above), changes in materials, fenestration and cornice lines;
- (d) create strong residential character on the street, park edges, mews, and waterfront walkway through provision of such features as townhouse front doors approximately 1.0 m above grade, bay windows, special paving and landscaping;
- (e) incorporate roof gardens and decks where appropriate to provide open space;
- (f) provide roof materials which enhance visual interest from higher buildings.



Townhouse/Live-Work: Pacific Boulevard



Three-Storey Townhouses: Marinaside Crescent



Townhouse/Live-Work: Cooper Mews



Two-Storey Townhouses: W 5th Ave near Hemlock



Three-Storey Townhouses: Hornby Street



Two-Storey Townhouses Forming Base of Mid-rise Building: Marinaside Crescent

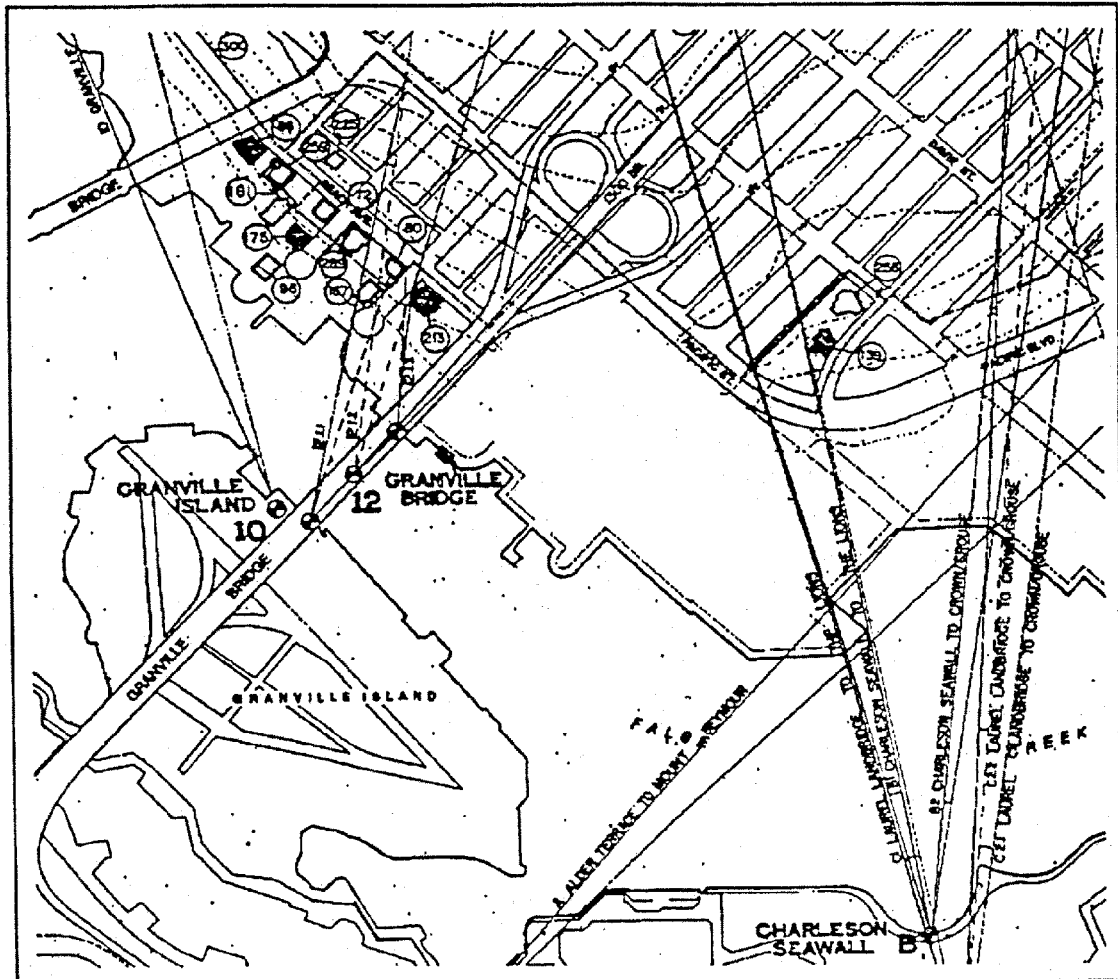
3.3

Views

Built form has been generally located to respect various public, semi-public and private views. Principal public views to be preserved include:

- (a) view cones as determined in the False Creek North Official Development Plan (see Figure 2 below); and
- (b) street end views for Richards Street, Homer Street terminus and Beach Avenue.

Figure 2: Public Views



3.5 Architectural Components

3.5.1 Materials

Dominant materials should be architectural concrete, glass, brick, pre-cast concrete, stone cladding or metal cladding. Stucco should not be a principal building material.

3.5.2 Balconies

Balconies recessed into the building face are encouraged. Balconies may be enclosed subject to the Council-adopted *Balcony Enclosure Guidelines*.

3.5.3 Awnings, Canopies and Entries

Entries to residential, commercial uses and community facilities should be weather protected. This protection should be utilized to create building identity and address.

Commercial uses and community facilities located adjacent to a street should incorporate weather protection in the form of awnings and canopies.

3.5.4 Lighting

Particular attention should be given to the lighting of public and private areas, with a hierarchy of fixture types designed according to functional and security needs.

3.5.5 Townhouse/Public Realm Interface

Townhouses, either in continuous rows or incorporated within higher building forms, should be individually articulated in their massing and raised up approximately 1 m from the public realm to balance unit privacy with the objective of creating “eyes on the street” (CPTED). The transition between the public walk and the unit should be carefully delineated with low, articulated planter walls and hedges, steps, possibly with a gate, to the covered, recessed front door, and where desired, raised front patios looking over the walk.



Townhouses Lining Waterfront Walkway



Townhouses Lining Drake Mews



Townhouse Front Doors



Townhouse Front Doors



Townhouses: Alberni Street



Townhouse Front Doors



Townhouse Front Doors

3.6 Residential Livability and Security

- 3.6.1 Family Housing
Dwelling units designed for families with children should comply with the City's *High-Density Housing for Families with Children Guidelines*.
- 3.6.2 Residential livability of each development and each dwelling unit should be maintained following these considerations:
- (a) Adequate balcony space:
Each unit should have direct access to an appropriately sized private outdoor space or enclosed balcony. (Refer to Balcony Enclosure By-laws, Policies and Guidelines.)
 - (b) Adequate building amenities:
Each residential development should provide on-site amenities such as community meeting rooms, fitness facilities, outdoor recreational space, etc., suitable for the anticipated population.
- 3.6.3 Access and "Address"
The main entrance of all residential buildings should front the street, and the number of primary entrances to individual dwelling units from street and grade level should be maximized, specifically through the provision of townhouses with their front doors facing the streets, mews, park edges and waterfront walkway. Primary access through sliding glass doors is not appropriate.
- 3.6.4 Daylight
Habitable rooms should have access to daylight and where possible, direct sunlight.
- 3.6.5 Safety and Security
Design of residential developments and units should take into consideration the principles of CPTED (Crime Prevention Through Environmental Design). (See Appendix B.)

3.7 Urban Landscape

- 3.7.1 Public Realm
The public realm should be designed in accordance with Engineering Services standards and requirements.
- 3.7.2 Mews
The outer building faces and the public right-of-way should align with the building faces of the southerly precincts. The mews should provide a distinct character in contrast to the standard streets. They should:
- (a) incorporate quality surface materials such as pavers (blacktop is not acceptable);
 - (b) incorporate soft landscape materials;
 - (c) incorporate appropriate distinctions between areas for vehicle and pedestrian movement;
 - (d) provide for safe and distinct access points to dwelling units; and
 - (e) ensure appropriate lighting to provide a safe pedestrian and residential environment.
- 3.7.3 Parks and Open Spaces
The parks and open spaces should:
- (a) provide for the active and passive recreation needs of residents and visitors, including ample opportunities for children's play;
 - (b) ensure safety and security through the provision of natural surveillance and guardianship from surrounding residents and the use of appropriate materials and equipment;
 - (c) incorporate diversity through the use of distinctive landscape materials and design;
 - (d) incorporate the parks and open spaces into the surrounding walkway and cycling systems; and
 - (e) distinguish between public and private open spaces through the use of defined access points and edges, circulation systems, grade changes and plant materials.
 - (f) consider a variety of grade changes allowing overviews to the water and general interest within the park;
 - (g) consider materials, i.e., plants, furnishing and lighting, that are long-lasting and durable;
 - (h) maximize opportunities for users to enjoy these amenities in inclement weather, i.e., dry pathways, fast draining and drying benches;

- (i) provide a range of opportunities, both within formal and informal areas of the park, for human interaction for the general public and neighbours, while ensuring privacy of residents; and
- (j) provide a strong formality to the Richards street-end with park design elements including, for example:
 - (i) major access/egress to the park;
 - (ii) programming for diverse public use at this arrival space;
 - (iii) street trees, plant material, and botanical layout;
 - (iv) public art; and
 - (v) weather protection in appropriate locations.

3.8 Disabled Access

Generally, the primary pedestrian systems, public open spaces, primary private walkways and principal entrances of all buildings should be accessible to the physically challenged.

3.9 Parking Access, Vehicular Arrival/Drop-off and Loading

Parking and loading entrances should be integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Good visibility should be provided for vehicles at access points. Parking garages should be designed in accordance with the City's *Parking Garage Security Guidelines*.

Drop-off areas should be provided on site, and may be located within the confines of a building, as long as it does not reduce usable, landscaped, outdoor open space.

3.10 Garbage and Recycling

Underground recycling and garbage containers should be provided for each development.

3.11 Phasing

The development will occur in phases. Measures to ensure each phase is complete and livable should be undertaken including the use of, among other things, security fencing, screens and landscaping. Natural pathways should be acknowledged and provided for. [*Seaside Route bypasses, care about hoarding*]

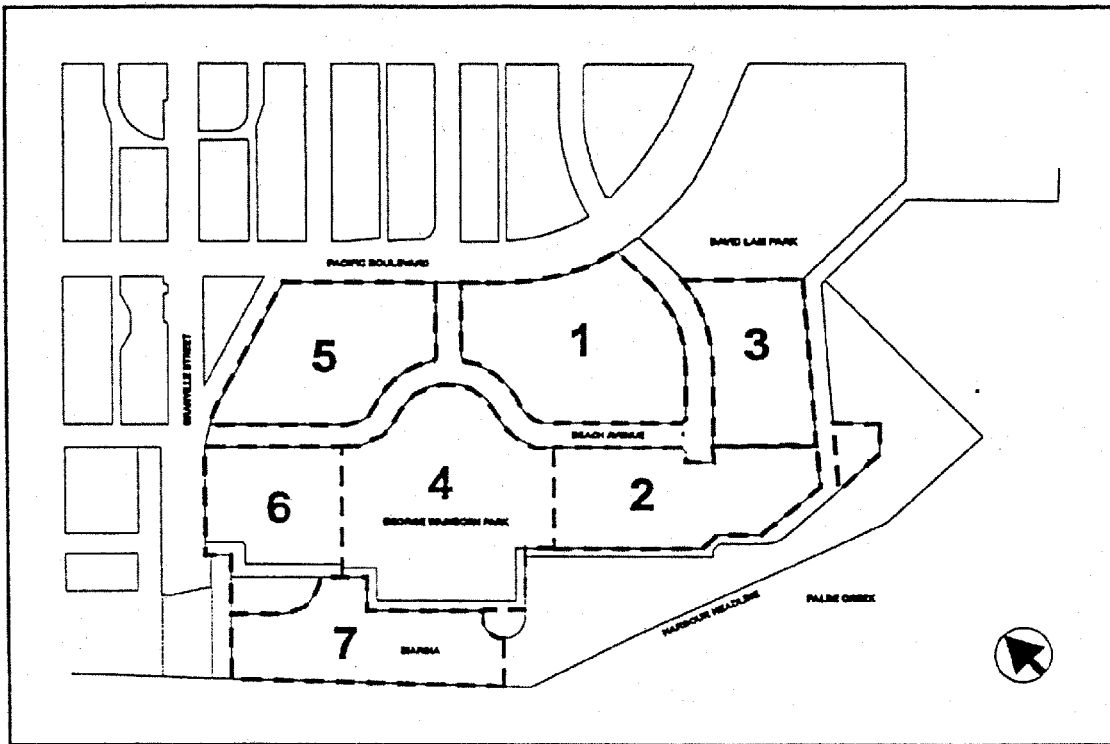
4 Precinct Guidelines

Beach Neighbourhood is divided into seven development precincts as illustrated on Figure 3. The principal design concepts and development considerations are illustrated on the following annotated plans.

At the time of development application for the first building within a precinct the applicant should include concept drawings for the precincts, as defined in the CD-1 by-law. The objective is to confirm, among other things, the following:

- (a) that the approved density can be fully achieved within the scope and intent of the guidelines; and
- (b) that the access systems for pedestrians and private, service and emergency vehicles function appropriately.

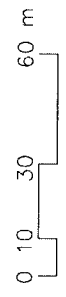
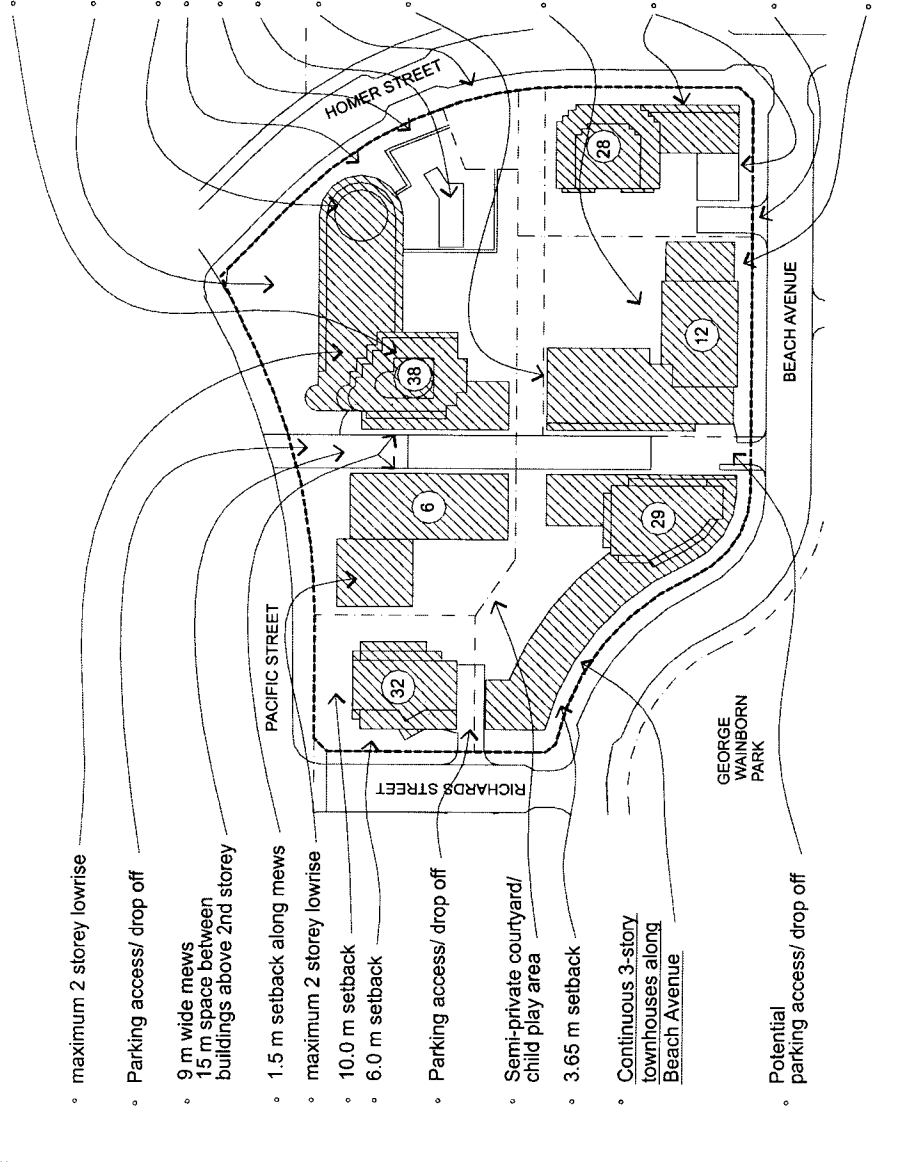
Figure 3: Development Precincts



Note: the Precinct area numbers are different from the CD-1 By-law Sub Areas.

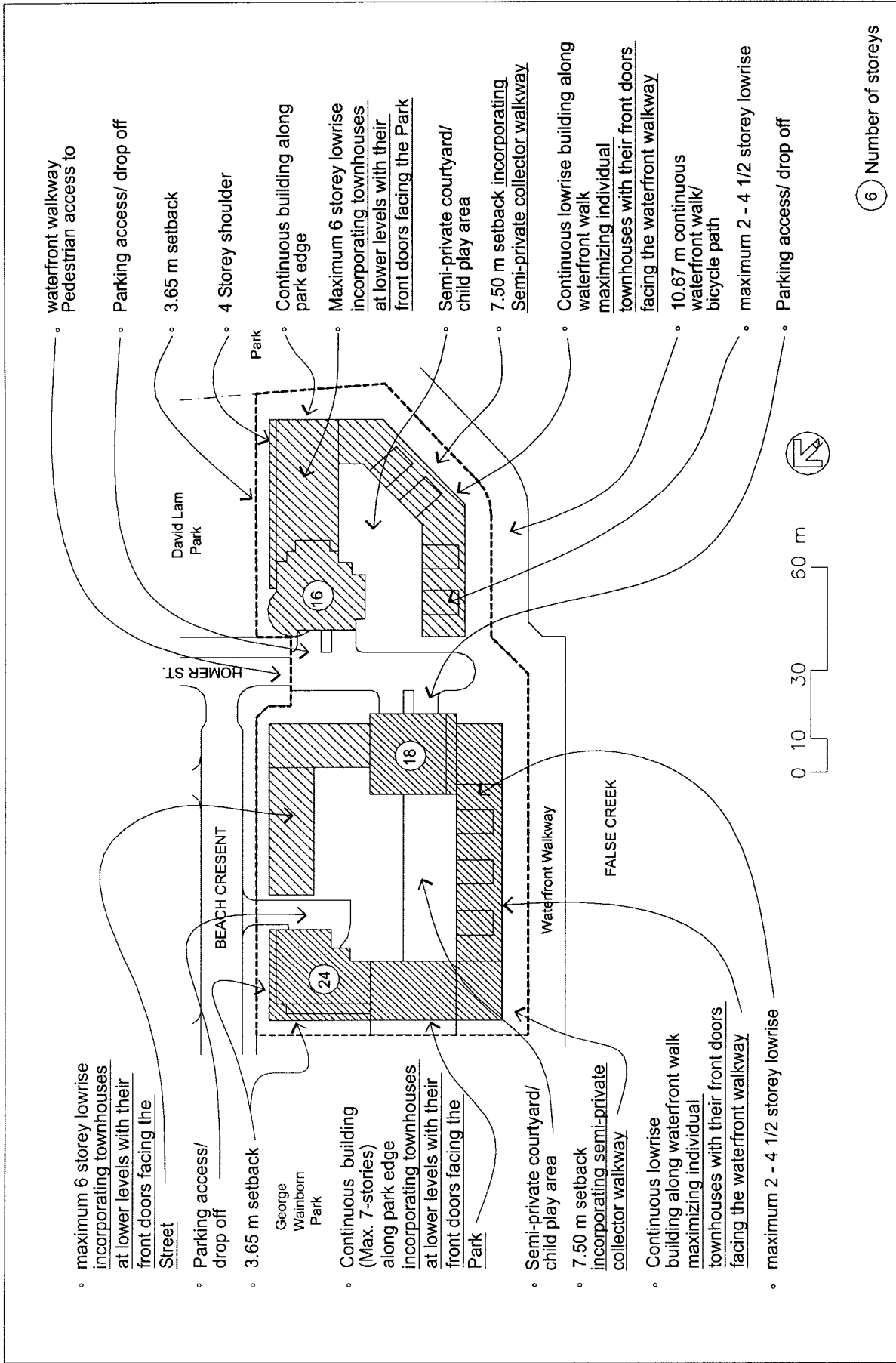
Precinct 1

- maximum 2 storey lowrise
- Parking access/ drop off
- 9 m wide mews
15 m space between buildings above 2nd storey
- 1.5 m setback along mews
- maximum 2 storey lowrise
- 10.0 m setback
- 6.0 m setback
- Parking access/ drop off
- Semi-private courtyard/
child play area
- 3.65 m setback
- Continuous 3-storey townhouses along Beach Avenue
- Potential parking access/ drop off
- Positioning of landmark tower to respond to north/ south axis along Pacific Boulevard
- Pacific Blvd. plaza/ garden zone
- Optional ground level retail
- Landscaped edge to podium
- 3.65 m setback
- Daycare location
- Potential Daycare parking access/ drop off
- Continuous midrise buildings along E - W mews with townhouses at lower levels
- Semi-private courtyard/
child play area
- Continuous townhouses with front doors facing the street
- Parking access
- 3.65 m setback



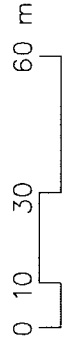
6 Number of storeys

Precinct 2

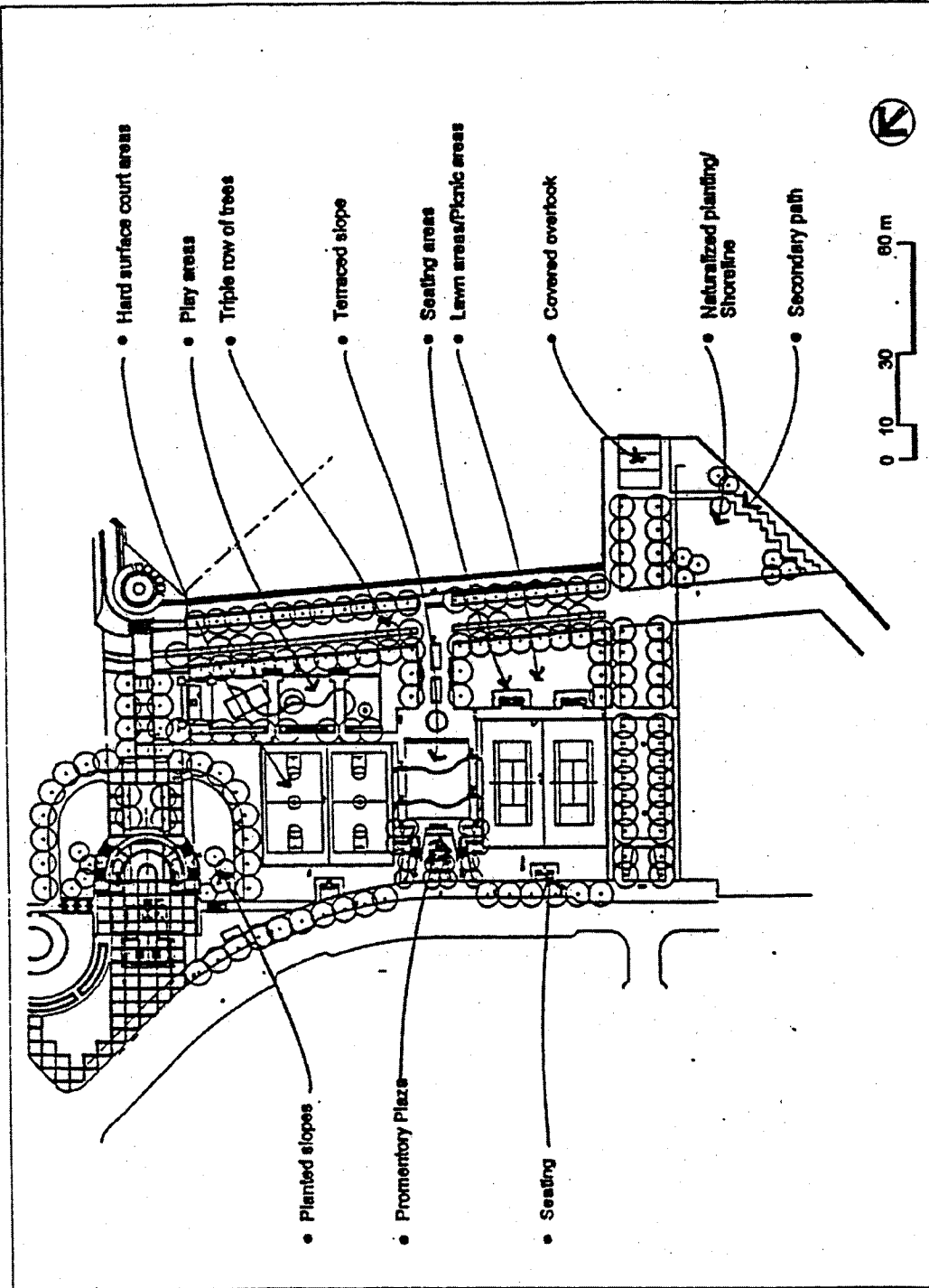


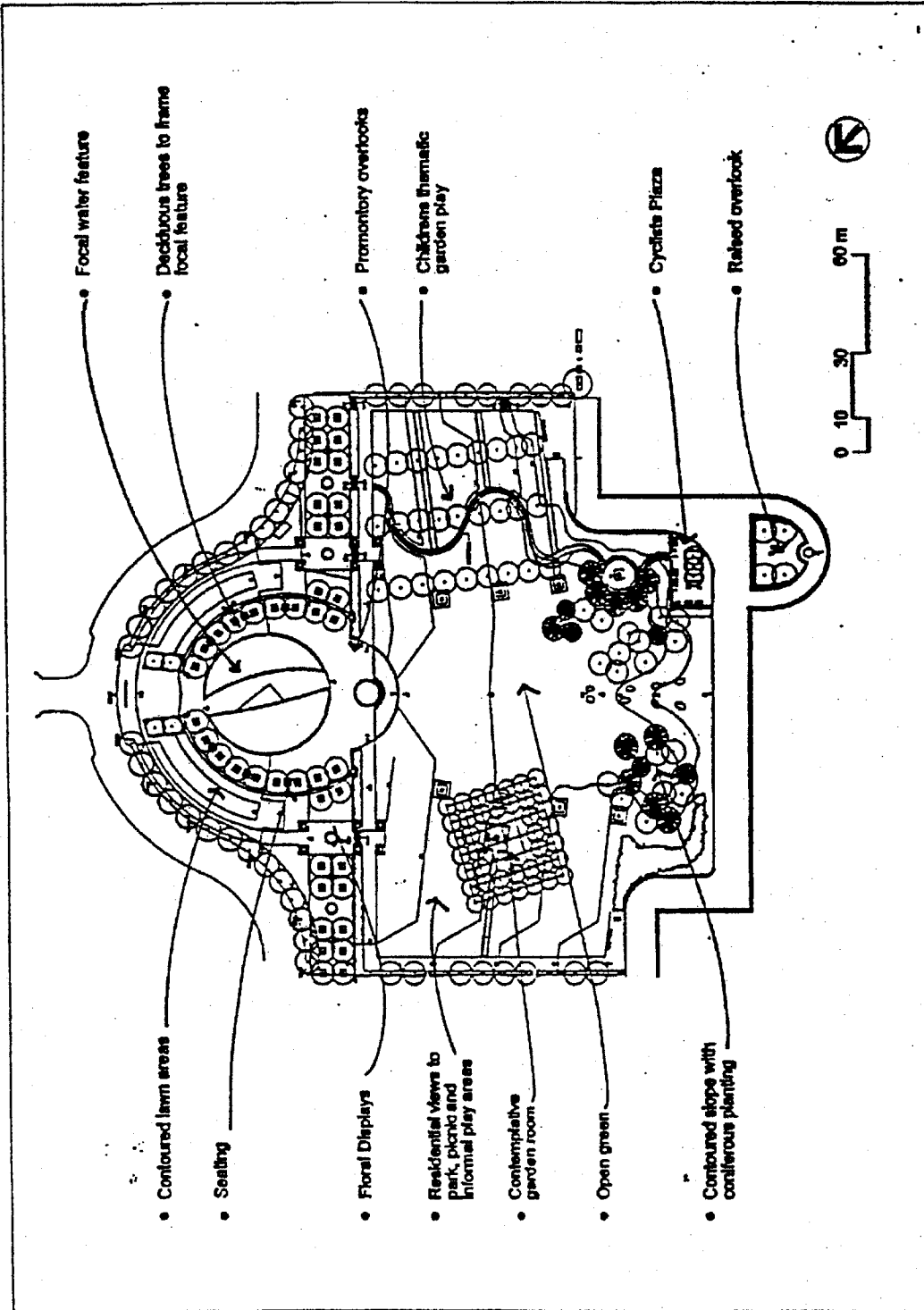
- waterfront walkway
Pedestrian access to
- Parking access/ drop off
- 3.65 m setback
- 4 Storey shoulder
- Continuous building along park edge
- Maximum 6 storey lowrise incorporating townhouses at lower levels with their front doors facing the Park
- Semi-private courtyard/ child play area
- 7.50 m setback incorporating Semi-private collector walkway
- Continuous lowrise building along waterfront walk maximizing individual townhouses with their front doors facing the waterfront walkway
- 10.67 m continuous waterfront walk/ bicycle path
- maximum 2 - 4 1/2 storey lowrise
- Parking access/ drop off

- maximum 6 storey lowrise incorporating townhouses at lower levels with their front doors facing the Street
- Parking access/ drop off
- 3.65 m setback
- Continuous building (Max. 7-stories) along park edge incorporating townhouses at lower levels with their front doors facing the Park
- Semi-private courtyard/ child play area
- 7.50 m setback incorporating semi-private collector walkway
- Continuous lowrise building along waterfront walk maximizing individual townhouses with their front doors facing the waterfront walkway
- maximum 2 - 4 1/2 storey lowrise

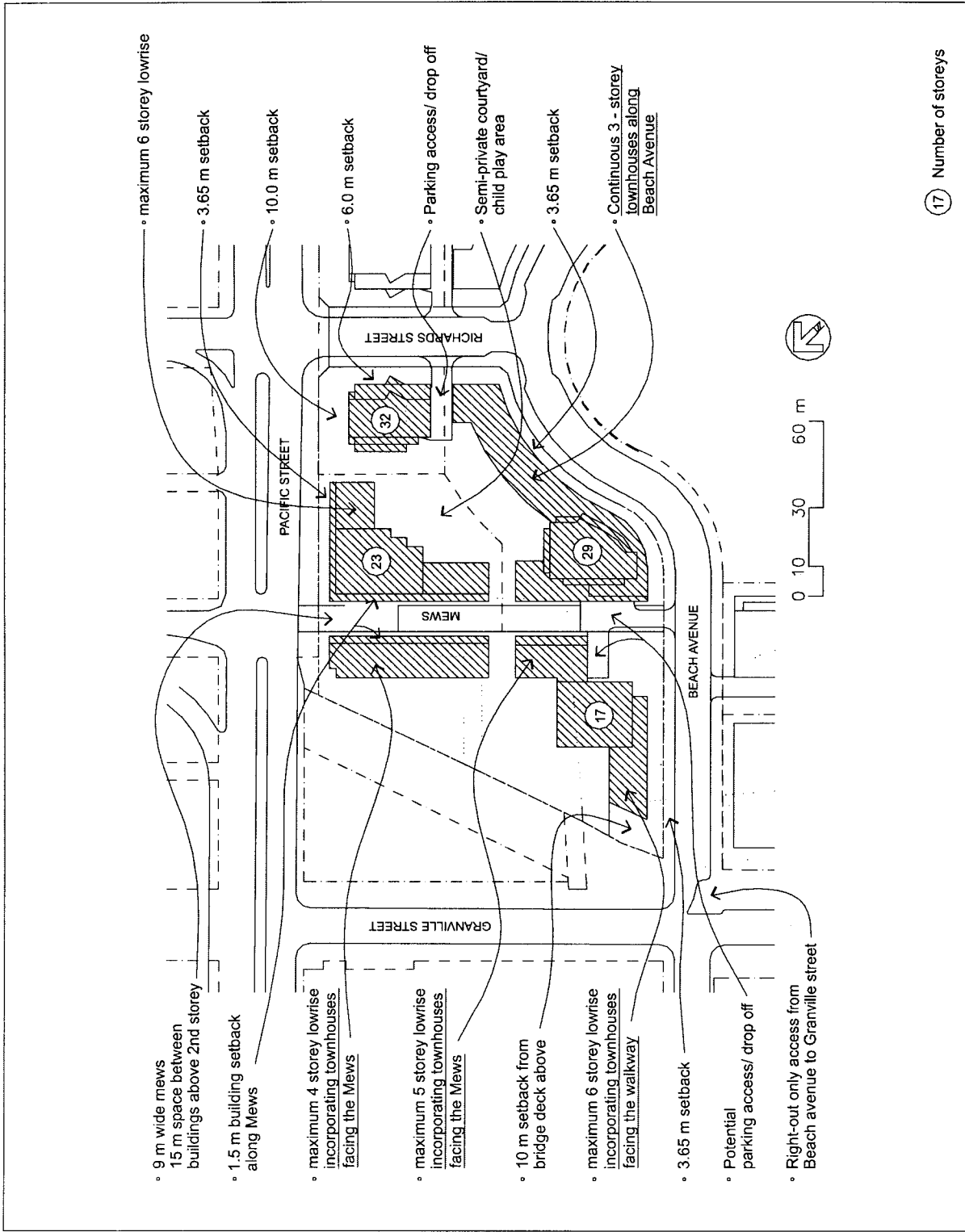


6 Number of storeys



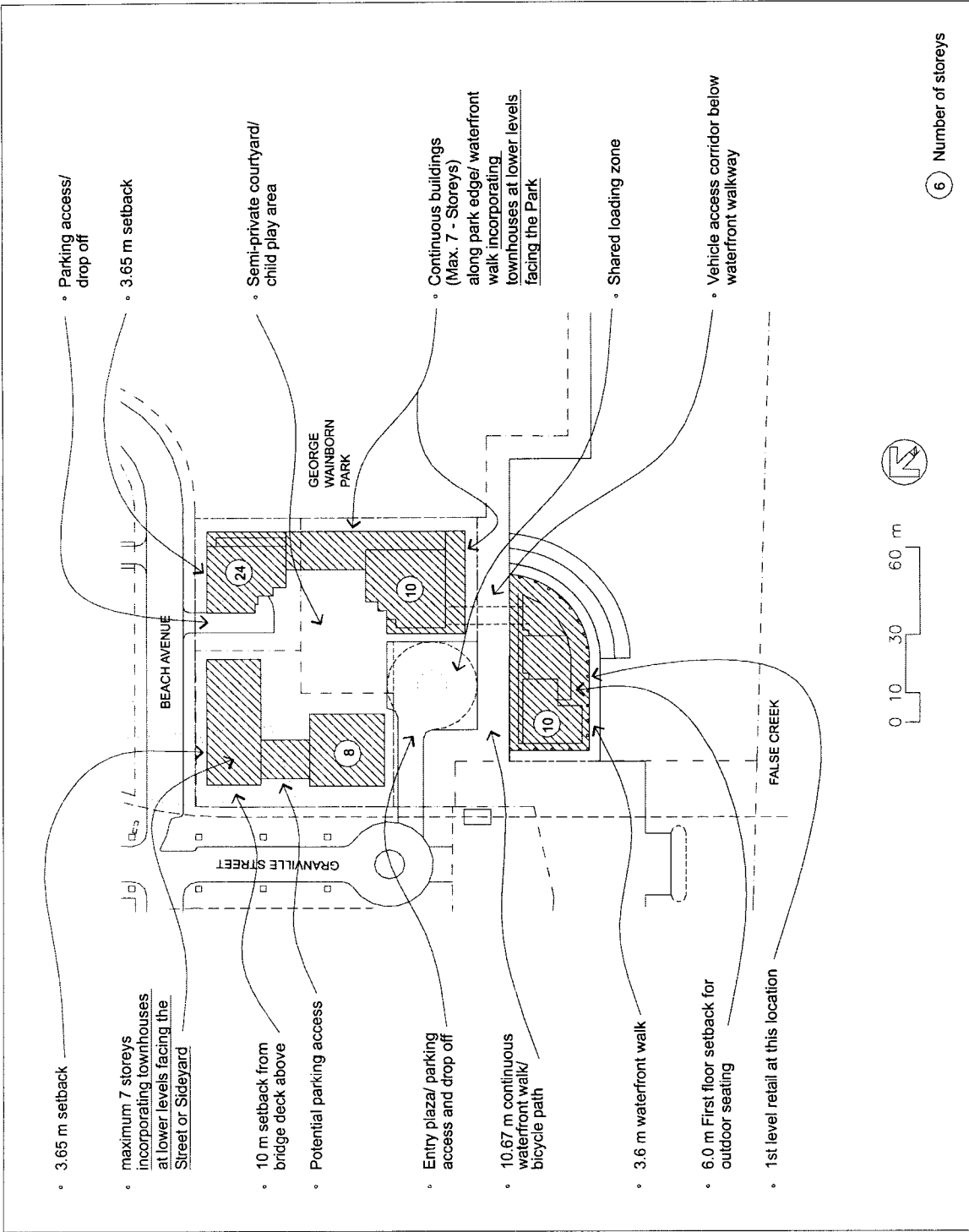


Precinct 5



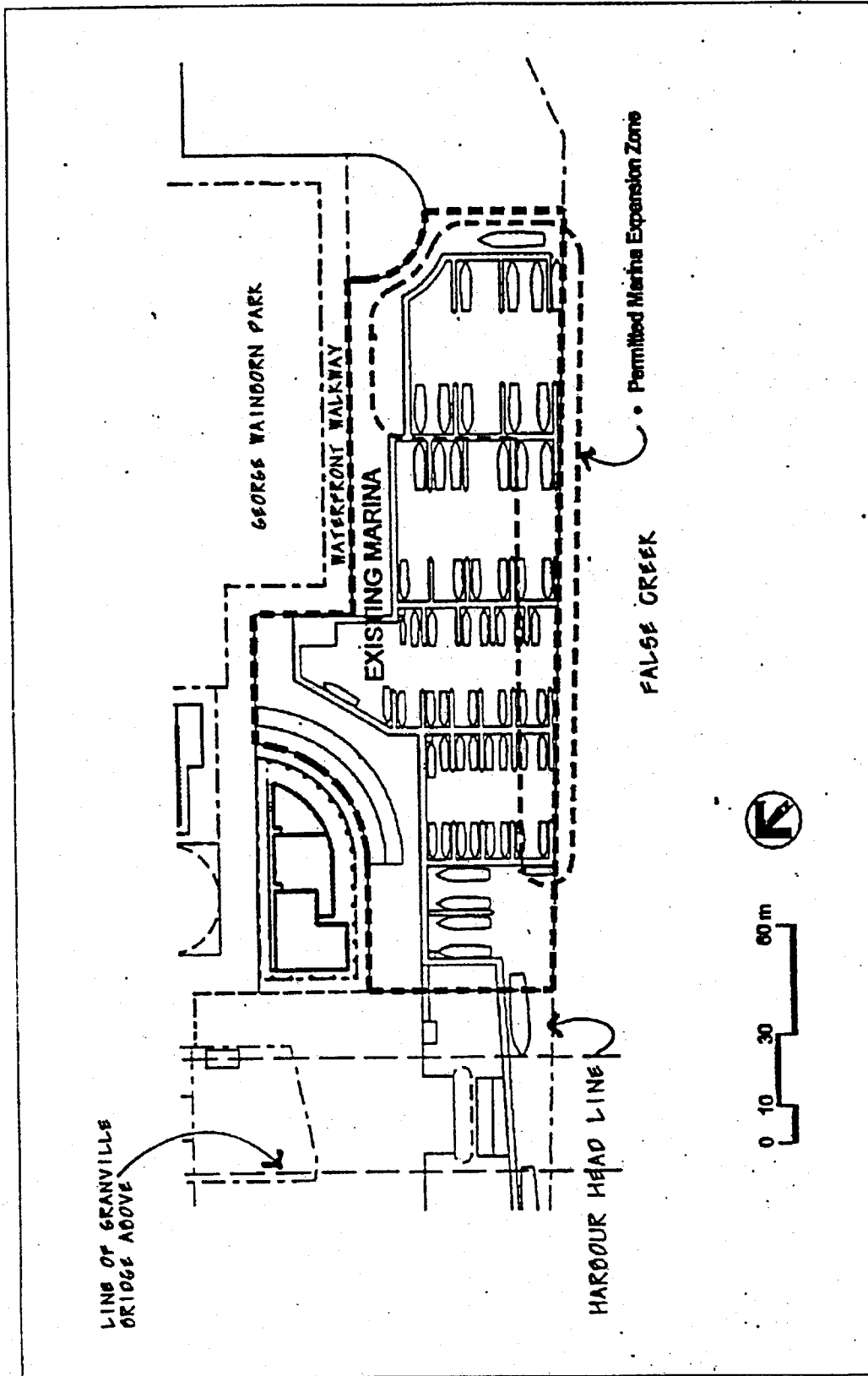
17 Number of storeys

Precinct 6

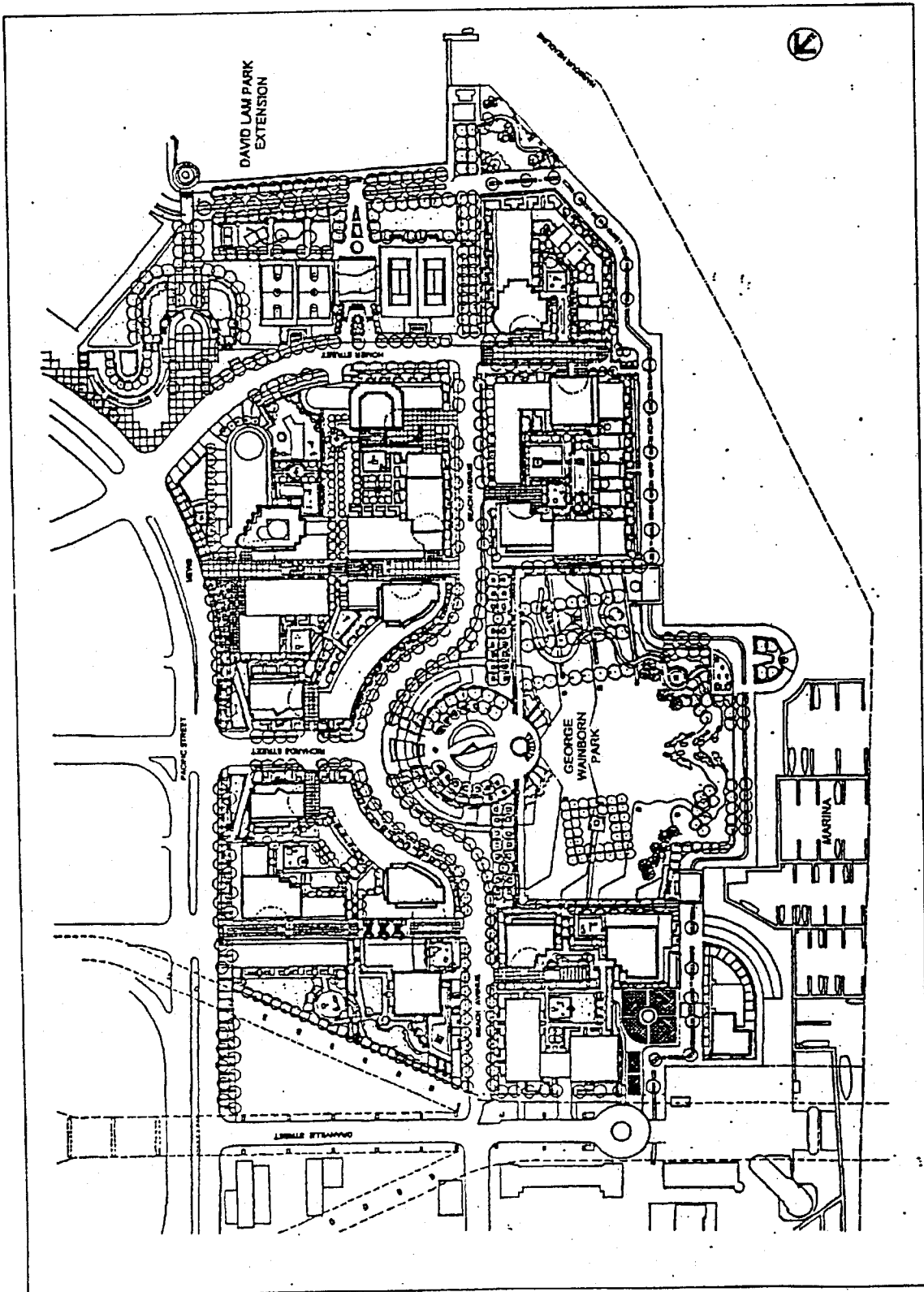


- 3.65 m setback
- maximum 7 storeys incorporating townhouses at lower levels facing the Street or Sideyard
- 10 m setback from bridge deck above
- Potential parking access
- Entry plaza/ parking access and drop off
- 10.67 m continuous waterfront walk/ bicycle path
- 3.6 m waterfront walk
- 6.0 m First floor setback for outdoor seating
- 1st level retail at this location
- Parking access/ drop off
- 3.65 m setback
- Semi-private courtyard/ child play area
- Continuous buildings (Max. 7 - Storeys) along park edge/ waterfront walk incorporating townhouses at lower levels facing the Park
- Shared loading zone
- Vehicle access corridor below waterfront walkway

⑥ Number of storeys



Appendix A: Illustrative Site Plan



Crime Prevention Through Environmental Design (CPTED)

The design of the Beach Neighbourhood should take into consideration the principles of CPTED.

Designs should be safe and secure yet not fortress-like. Specific crimes to consider are: auto and bicycle theft in the underground; break and enter; and mischief such as graffiti and loitering in alcoves. Fear should also be considered particularly for vulnerable populations such as seniors and in places with minimal natural surveillance or guardianship such as parking garages.

(a) Underground Parking

Visitor parking should be separate from residents parking and secured with an overhead gate and electronic communication to residential units. If elevator access is provided at the visitor parking level, it should be electronically secured.

Public and commercial parking should be fully separate from residents parking and consideration should be given to securing these areas during non-operating hours.

Doors from elevator lobbies should be locked with key or card access in the direction from the lobby to residents parking areas (opposite to the direction of fire exit).

Open exit stairs from underground parking are a known source of mischief and often provide easy access for theft particularly when located on the lane. This can be mitigated by locating exit stairs within the building envelope, with only an exit door exposed. An open exit stair can also be located in the semi-private open space where it can be watched by residents. Consideration should be given to provision of a full length, steel astragal on the exterior of the door without a door knob.

Walls and ceilings of underground parking areas should be painted white to improve visibility and reduce fear.

(b) Break and Enter

Ground level and podium level residential units have been susceptible to break and enter. This can be mitigated by reducing areas of concealment outside of the units, ensuring good surveillance by other units in the development, using small paned windows, and using fully secured swing doors rather than sliding doors. Consideration should also be given to providing electronic security to these units. Where residential units face semi-private open space, this space should be secured at the mews or street through landscape and gating.

Exit stairs from the underground parking into lobbies have provided break and enter opportunities. Where these doors cannot be locked due to fire exiting, it is preferred that they exit to the outdoors rather than into the lobby.

(c) Mischief

Graffiti is prevalent in the Downtown and its removal is an expense to many building owners and strata councils. Graffiti generally occurs on blank, exposed surfaces such as walls on lanes. Opportunities for graffiti can be mitigated by reducing areas of blank wall, by covering these walls with vines, lattice or steel mesh or by using a coating material.

Doors from exits to the street and the lane should be designed so that an alcove is not created.

(d) Parks and Open Spaces

- (i) reduce opportunities for skateboarding. This can be achieved with non-smooth paving material and planter walls with reveals;
- (ii) reduce opportunities for graffiti by reducing exposed blank wall areas; and
- (iii) maximize natural surveillance from residential units facing the parks or open spaces.

Submission Requirements

In addition to all the typical submission requirements of major development applications, large scale (1/4" Imperial or 1:50 metric) partial plans, elevations and sections are required illustrating the detailed treatment of the project's Public Realm interface at the street, mews, park and waterfront walkway, including planter walls, stairs, gates, landscaping, soil depth (indicating any underground structures), patios, privacy screens, etc.