



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

JOYCE/VANNESS CD-1 GUIDELINES (BY-LAW NO. 7204) (CD-1 NO. 314)

*Adopted by City Council November 2, 1993
Amended June 5, 2001*

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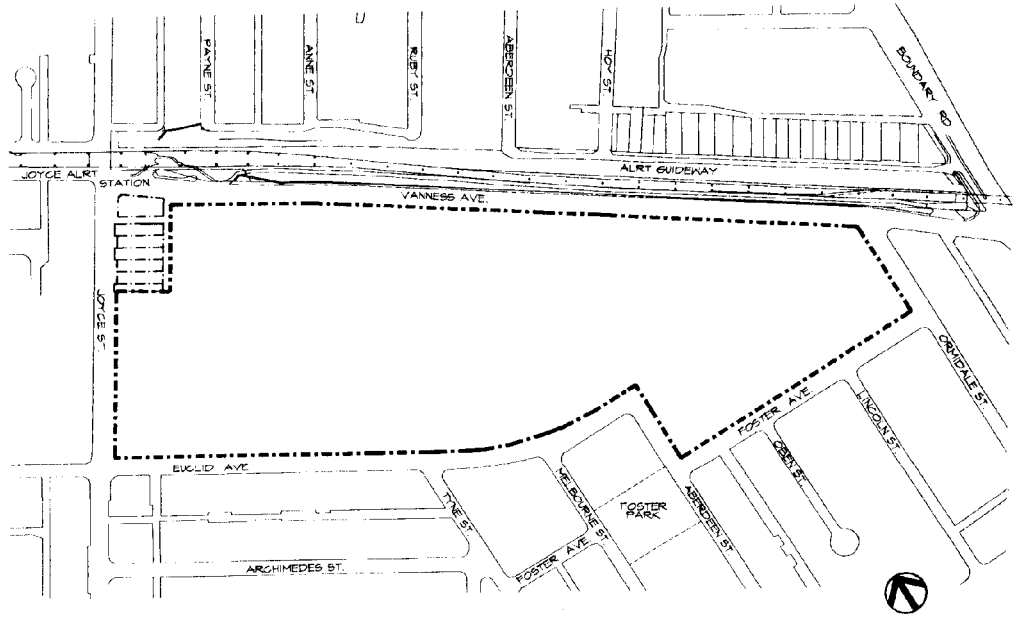
1 Application and Intent

These guidelines should be used in conjunction with the Joyce/Vanness CD-1 By-law to guide development of the site (Figure 1). 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 developments is compatible with the overall design concept for the Joyce/Vanness site and development in adjacent lands.

The site consists of 11.0 hectares of land area. It is bounded to the north by Vanness Avenue, to the south by Euclid and Foster Avenues, to the west by Joyce Street and to the east by Ormidale Street.

Figure 1. Joyce/Vanness Area Boundary



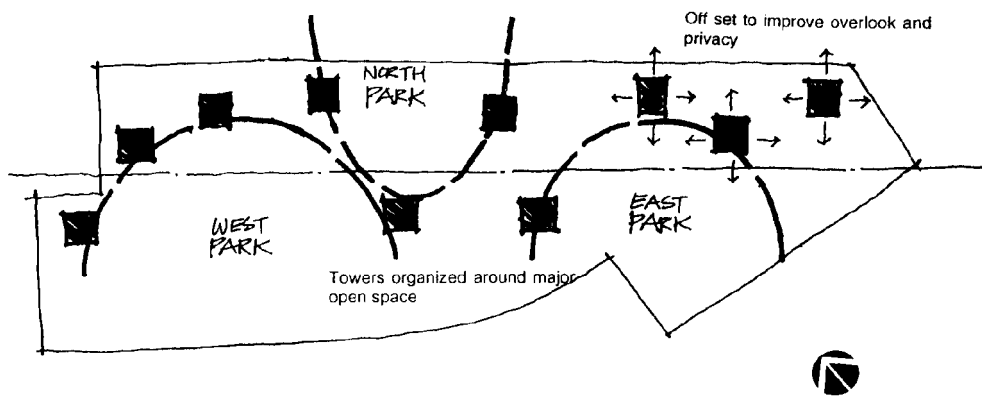
2 Urban Design

2.1 Urban Design Principles

The urban design principles guiding the pattern of development are:

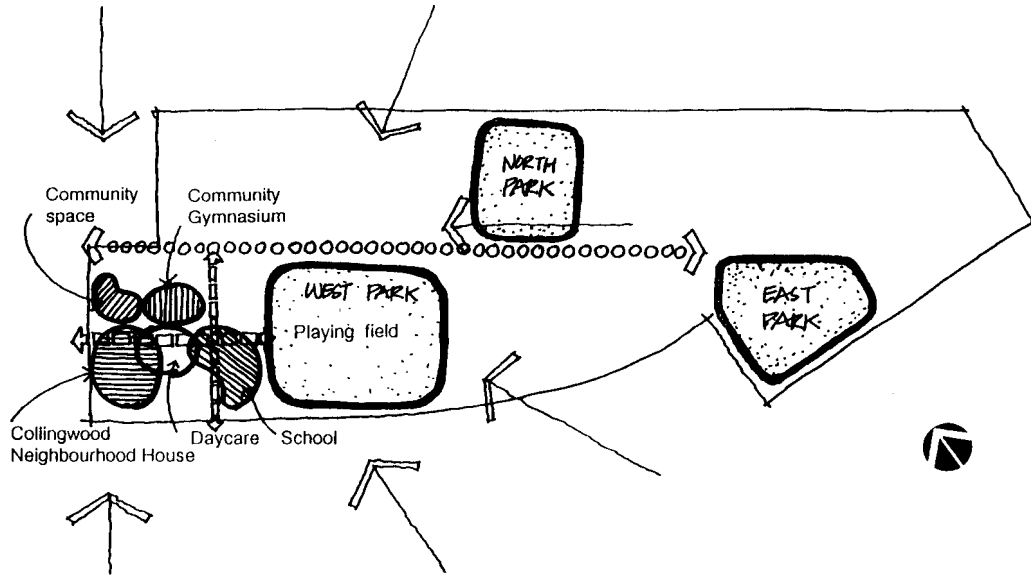
- (a) reducing the potential shadow and overlook impacts associated with the development through careful configuration, sizing and placement of the high-rise towers;
- (b) locating and configuring the community amenities and facilities where they are accessible to

Figure 2. High-Rise Tower Placement



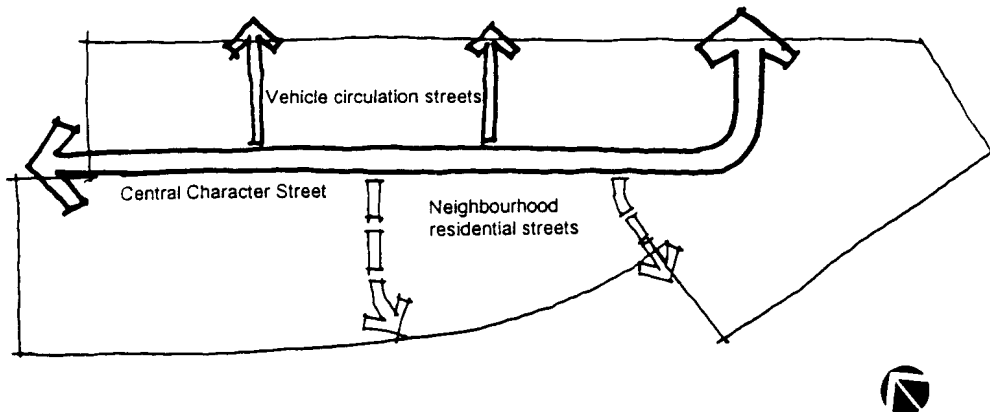
both the new and the existing development;

Figure 3. Accessible Community Amenities and Facilities



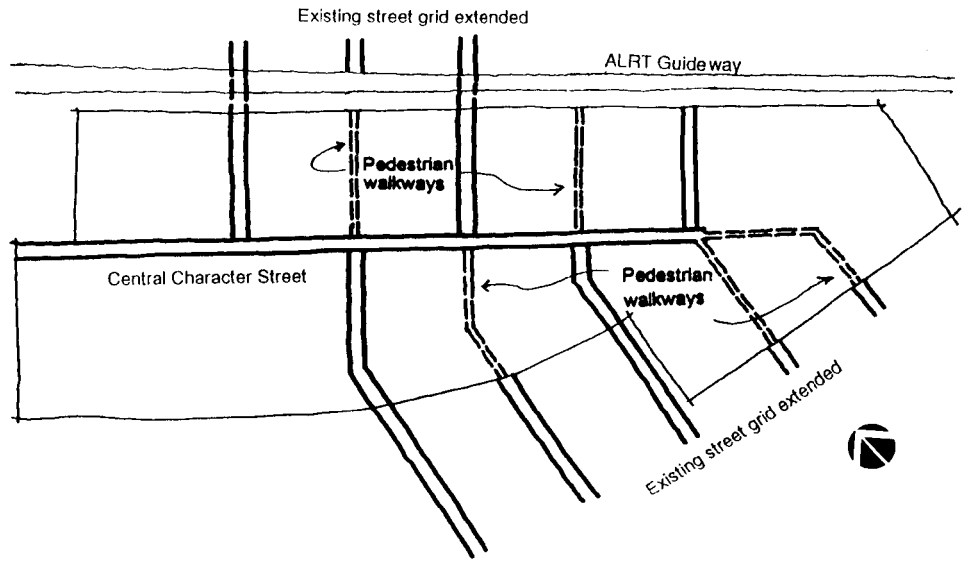
- (c) providing a network of streets including a major character street, vehicle circulation streets and neighbourhood residential streets;

Figure 4. Street Network



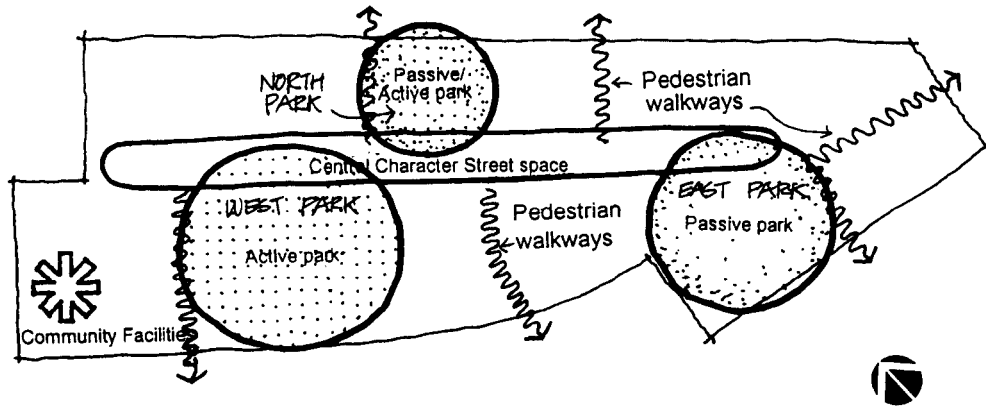
- (d) extending the existing skewed street grids onto the site as both streets and pedestrian walkways, and using the grids as major site organizational elements;

Figure 5. Street Grids



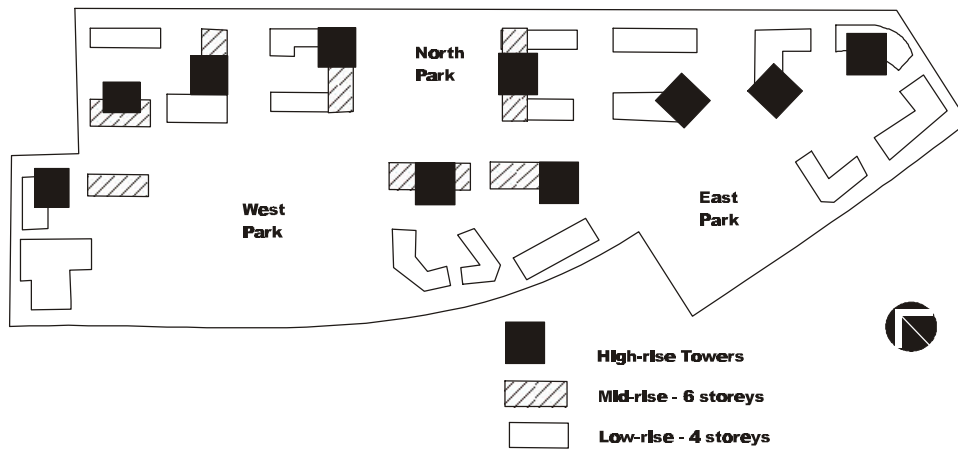
- (e) providing a hierarchy of open spaces and evenly distributing them throughout the site. Directly relating the open spaces to the major community facilities and the new residential units, maximizing sun access and minimizing impacts on the adjacent existing development;

Figure 6. Open Spaces



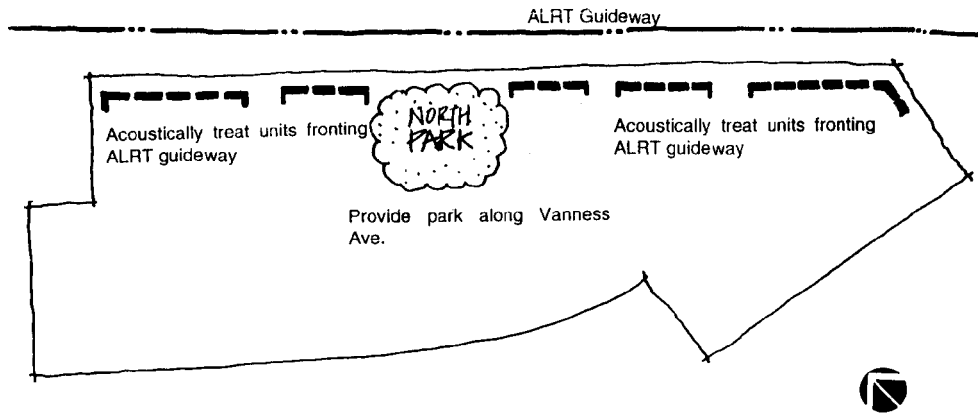
- (f) providing a range of building types including a mix of grade related townhouses and garden apartments (4 storeys), mid-rise buildings (6 storeys) and high-rise towers (17 to 26 storeys). Maximizing the number of units located at and near grade and the number of units with at grade access. Minimizing shadow and overlook impacts through the development of well proportioned high-rise towers;

Figure 7. Building Types



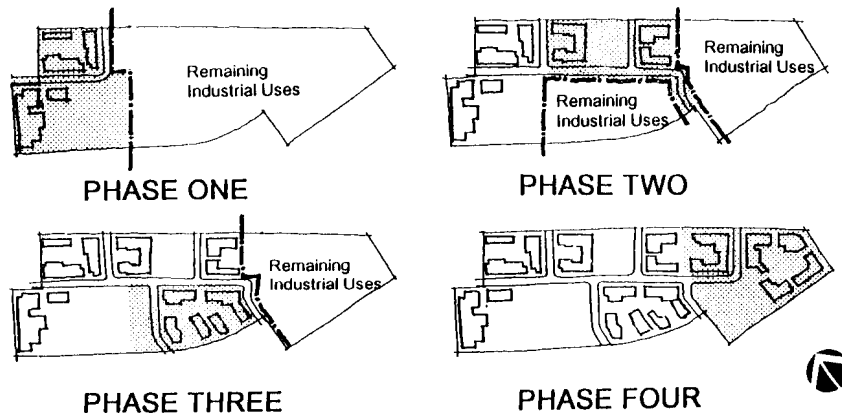
- (g) mitigating the negative impacts of the ALRT guideway on the site through limiting both the number of units oriented to the guideway, and the proximity of the units to the guideway. In addition, allowing views into the site from the guideway and locating active recreation facilities adjacent to the guideway; and

Figure 8. ALRT Impacts



- (h) developing a phasing plan that:
- (i) ensures the image and character of the development is established in Phase 1 and reinforced with each subsequent phase;
 - (ii) ensures each phase in the development provides the facilities and amenities required to support the residential use in that phase;
 - (iii) mitigates negative impacts of the existing industrial uses on the developing residential neighbourhood; and
 - (iv) utilizes the phasing requirements to create distinctive sub-areas within the development.

Figure 9. Phasing

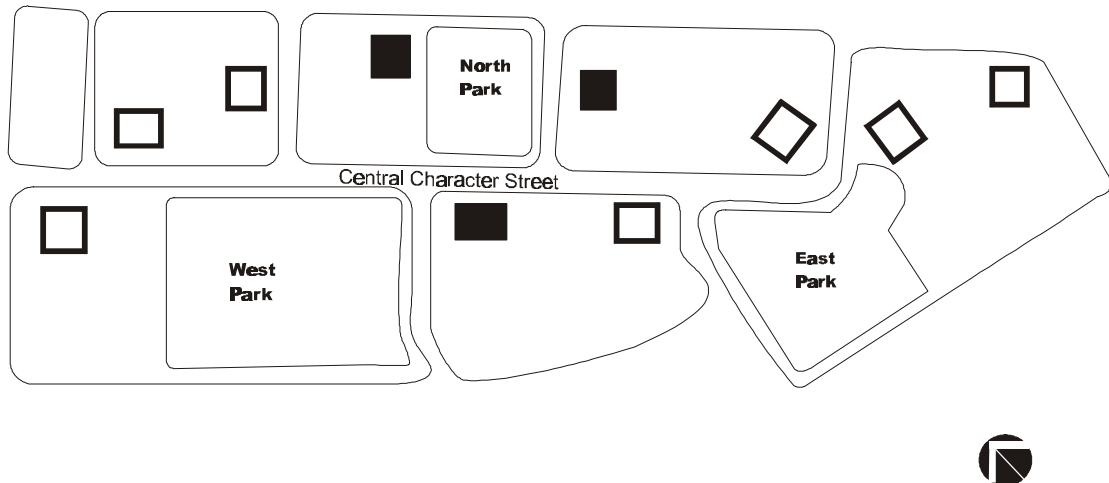


2.2 Urban Design Concept

The urban design concept includes:

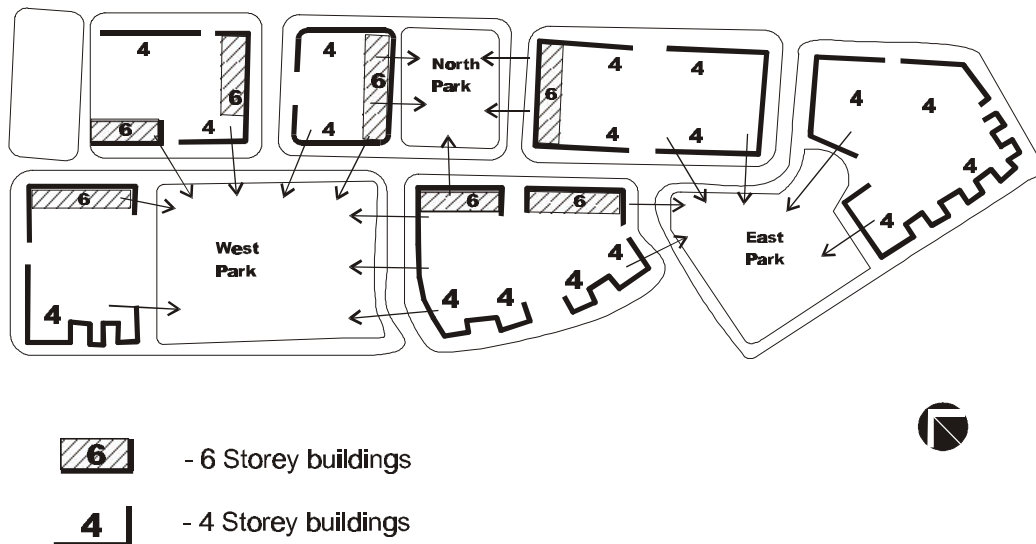
- (a) High-Rise Towers

Figure 10. High-Rise Towers



- (i) The high-rise towers should be located to create a strong pattern of development which responds to the characteristics of the site, as described below:
 - the high-rise towers should be located adjacent or to the north of the central character street to reduce their impact on the existing residential neighbourhood to the south; and
 - the three high-rise towers in the mid portion of the site should be arranged around the north park to visually unite the park and the high-rise towers.
 - (ii) The high-rise towers should reflect their unique context, as described below:
 - the design of each high-rise tower should respond to the near and far views;
 - acoustic treatments should be incorporated into the design of the high-rise towers impacted by noise from the ALRT guideway and the streets; and
 - the design of the high-rise towers should respond to the proximity of the parks.
 - (iii) The two signature towers in Sub-areas 8 and 10 should be articulated to emphasize their slenderness and reduce the apparent size of the floor plates. The top seven storeys should have reduced area no greater than 625 m². The architectural design of the two signature towers should strongly relate to each other, while allowing for individual identity through detailing difference.
- (b) Low and Mid-Rise Buildings

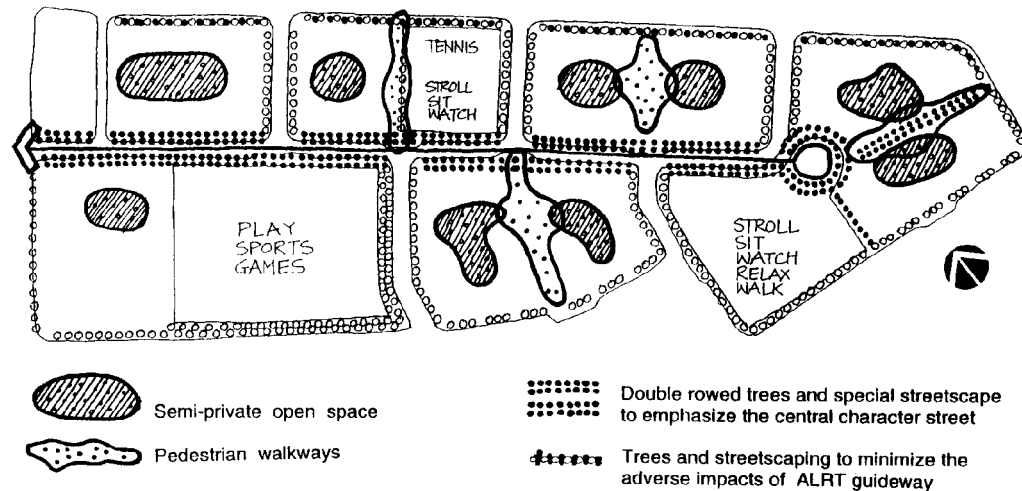
Figure 11. Low and Mid-Rise Buildings



- (i) The location of the mid-rise buildings should reinforce the street and open space pattern, as described below:
 - the mid-rise buildings should line the central character street to define the urban scale and pedestrian qualities of the street; and
 - the locational pattern of 6 storey buildings should define the edges of the north park, and the entrance from Joyce Street.
- (ii) The detailed design of the low and mid-rise buildings should reflect their unique context, as described below:
 - the height of the mid-rise buildings adjacent to the existing residential area, to the south of the development, should be limited to 4 storeys to ensure compatibility of scale between the new and the existing buildings. In addition, in these areas the form and architectural details should reflect the characteristics of the adjacent residential development; and
 - the design of the mid-rise buildings should reflect their proximity to parks, open spaces, the central character street, and other adjacent streets.
- (iii) The detailed design of the low and mid-rise buildings should provide variety in form by articulating long masses and by marking important locations on the site (the north entrance to Crowley, the east end of the central axis) with higher building elements such as towers, decorative roof treatments, roof terraces or similar devices.

(c) Landscape and Streetscape

Figure 12. Landscape and Streetscape



The landscape and streetscape elements should be located and configured to reflect the diverse and distinctive aspects of the site, as described below:

- the design of the streetscape adjacent to the central character street should contribute to the pedestrian quality of the street;
- the design of the streetscape adjacent to Vanness Avenue should help mitigate the impacts from the ALRT guideway and the street;
- the design of the streetscape adjacent to single-family areas, to the south of the development, should reflect the character of those areas;
- the design of the walkways should provide public access, safety and security; and
- the design of the landscape of the private open spaces should ensure privacy and security.

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) Joyce Street - no setback;
- (b) Vanness Avenue - 3.5 m setback (from the new property line);
- (c) Euclid, Foster and Ormidale Avenues - 7.0 m setback;
- (d) Central Character Street - 3.5 m setback;
- (e) all other internal streets - 5.0 m setback; and
- (f) the on-site lane - 2.0 m setback

3.2 Building Orientation

All buildings should be oriented to the adjacent street grid. Variations may be considered if they result in an improved relationship of building to street and open space, and improved urban design.

3.3 Views

Buildings should be located to preserve public street-end views and private views. The site plan included in Appendix A represents an acceptable response to the views. Variations from this site plan may be considered if they result in improved urban design and do not impact existing views.

3.4 Massing

3.4.1 Height

Residential buildings range in height from 4 to 26 storeys. The primary criteria used to establish the heights include: response to the adjacent built form; impact of shadows on adjacent property; and the provision of sunlight to ground level. Variations may be considered if they result in improvements in terms of the above criteria.

3.4.2 Low-Rise and Mid-Rise Buildings

Low-rise buildings do not exceed 4 storeys in height. Mid-rise buildings range in height from 4 to 6 storeys. These buildings should:

- (a) provide periodic openings through and articulation of the building to break down the scale, define the street and provide public views into private open spaces;
- (b) respond to their location through appropriate variations in height, form, setback and architectural expression;
- (c) create pedestrian scale and character through changes in materials, fenestration and cornice lines; and
- (d) create residential character through provision of grade level entrances to both buildings and units, bay windows, and special paving and landscaping.

3.4.3 High-Rise Towers

High-rise towers range in height from 17 to 26 storeys. These buildings should:

- (a) integrate the architectural design of the high-rise towers with the adjoining low or mid-rise buildings;
- (b) except for the tower in Sub-Area 8 and the west tower in Sub-Area 10, provide floorplates no larger than 625 m² average above the sixth floor, with a maximum floorplate of 650 m² above the sixth floor. Floorplate areas include all interior circulation space, storage space and mechanical space, and exclude balconies; and
- (c) for the tower in Sub-Area 8 and the west tower in Sub-Area 10, provide floorplates no larger than 675 m² average with 700 m² maximum above the fourth floor and 625 m² maximum for the top seven floors.

3.5 Architectural Expression, Materials and Colour

3.5.1 Materials and Colours

An integrated, consistent palette of materials and colours should be used for each development. High-rise tower and mid-rise building materials may vary, however compatibility and transition between materials should be achieved. The range of appropriate materials includes brick, concrete, stucco, glass and metal framework. In addition, the use of some areas of wood or vinyl siding may be considered on the low and mid-rise buildings. The use of high-quality, durable materials, such as masonry, on portions of the street facades of the low and mid-rise buildings is strongly encouraged.

3.5.2 Roofs

Roofs of mid-rise buildings should incorporate gardens and decks to provide open space. The roofing material and colour should provide visual interest.

Roofs of the high-rise towers should be designed as integral parts of the building and incorporate any mechanical equipment.

3.5.3 Building Sidewalls

Building sidewalls should be designed to be attractive and interesting, when viewed from adjacent buildings, streets and sidewalks, through the use of materials, colours, textures, articulation and plant material. Large expanses of blank sidewall should be avoided.

3.5.4 Balconies

Balconies should be designed as integral parts of the buildings. Balconies may be enclosed for acoustic purposes, subject to conformance with the City's "Balcony Enclosure Guidelines".

3.5.5 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 continuous weather protection in the form of awnings and canopies.

3.5.6 Lighting

A variety of lighting types should be utilized including high-level street lighting, mid-level pedestrian lighting and low-level lighting in localized areas such as plazas, parks, stairways, paths and seating areas.

Glare from lighting near residential units should be minimized.

3.6 Residential Livability

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 Private Open Space

The design of each development should:

- (a) provide direct access to a private outdoor space or an enclosed balcony from each unit. Balconies should have a minimum depth of 2.0 m and a minimum area of 4.0 m²;
- (b) provide direct sunlight on all outdoor spaces;
- (c) incorporate large calliper trees and extensive planted areas onto the roofs of concrete mid-rise buildings and parking structures; and
- (d) incorporate extensive planted areas onto the roofs of wood frame buildings.

3.6.3 Access and Address

The main entrance of all residential buildings should front the street, and the number of primary entrances to units from street and grade level should be maximized.

The length of corridor in any building should not exceed 23.0 m in any one direction, with any intersecting corridor limited to a maximum of 16.0 m. More entries and vertical circulation will help limit long corridors. Corridors should have natural light and ventilation.

Individual unit entries from the street should be designed and detailed as true main entries, to contribute to a stronger sense of neighbourhood and pedestrian interest.

3.6.4 Amenities

On-site amenities, suitable for the anticipated population, should be provided within each development.

3.6.5 Safety and Security

The residential buildings should be designed to overlook the streets, parks, walkways and private open spaces; landscaping and lighting should be designed to enhance security.

3.6.6 Daylight

Habitable rooms should have access to daylight and where possible, direct sunlight.

3.7 Landscape, Parks and Open Spaces

3.7.1 Landscape

The landscape should contribute to the creation of a livable, healthy and environmentally responsive community, through:

- (a) the extensive use of plant material including large calliper trees, and seasonal, coniferous, and successional planting; and
- (b) the use of permeable paving materials and natural drainage.

3.7.2 Parks and Open Spaces

The parks and open spaces should:

- (a) provide for the active and passive recreation needs of residents and visitors;
- (b) ensure safety and security through the provision of visual supervision from surrounding areas 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, circulation systems, grade changes and plant materials.

3.7.3 Streets, Sidewalks and Walkways

Streets, sidewalks and walkways should be designed to the satisfaction of the City Engineer. The landscape should be used as a unifying element, linking areas of the neighbourhood with the adjacent streetscape. Development on private parcels should coordinate both functionally and aesthetically with the approved street designs.

3.7.4 Crowley Street

Crowley Street is the main character street in the neighbourhood, and its easterly termination should be marked in a suitable manner. While the Telus Building provides a visual anchor to the end of the street, the point at which Crowley turns north should be handled in a unique way that contributes to a strong sense of place. Special landscaping treatments or public amenities such as fountains, public art or a small performance space could be considered. The impact on adjacent residential uses must also be considered.

3.8 Disabled Access

Ensure disabled access to all portions of the development through the provision of accessible public parks and open spaces, public and private walkways, private open spaces (at grade and rooftop), entrances to buildings, and residential units, balconies and patios.

3.9 Parking and Loading Areas

Vehicle and service access should be minimized, and should be combined for adjacent developments where feasible. Parking entrances should be integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Good visibility should be provided at access points. Parking garages should be designed in accordance with the City's "Parking Garage Security Guidelines".

3.10 Garbage and Recycling

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

3.11 Mitigation Measures

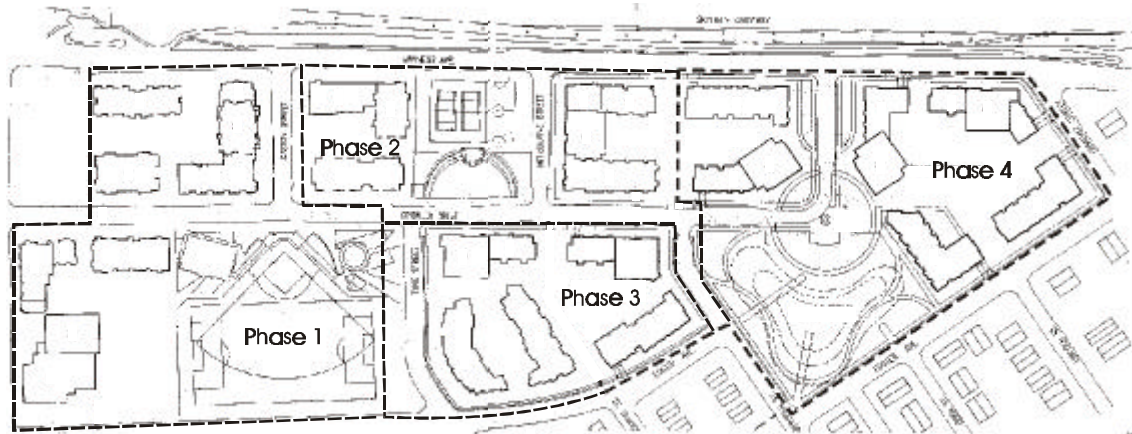
3.11.1 ALRT and Street Noise

The impact of the ALRT and street noise should be mitigated through the use of noise buffers such as glazed balconies, walls, fences and berms.

3.11.2 Phasing

The development will occur in phases. The boundaries and sequence of each phase are indicated in Figure 13. Changes to either the boundaries or the sequences of the phases will require review of planning and urban design issues.

Figure 13. Phasing



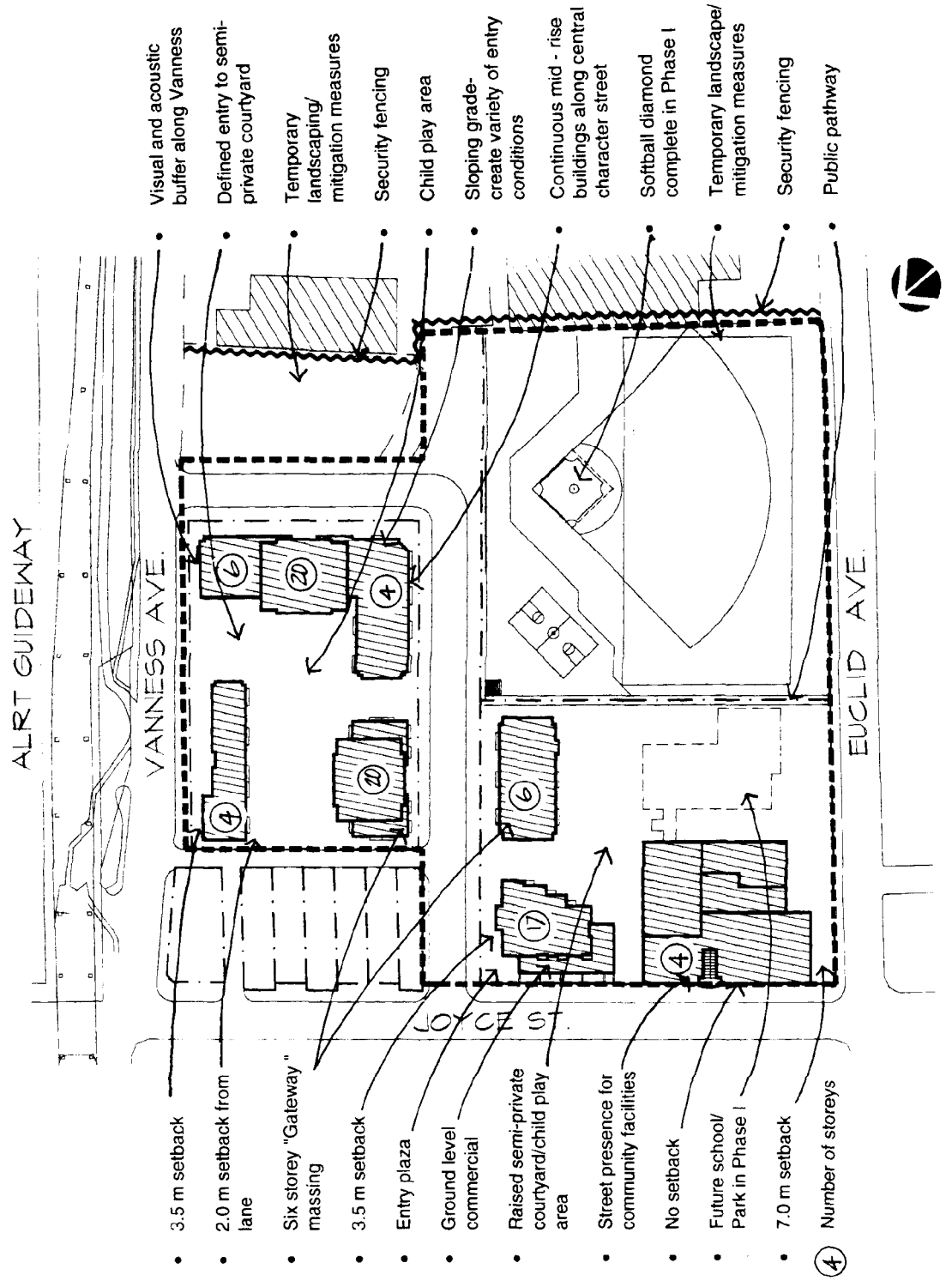
Mitigation measures to minimize the impact of the existing industrial uses on the new development should be utilized. These measures should include continuous security fencing, screens and landscaping.

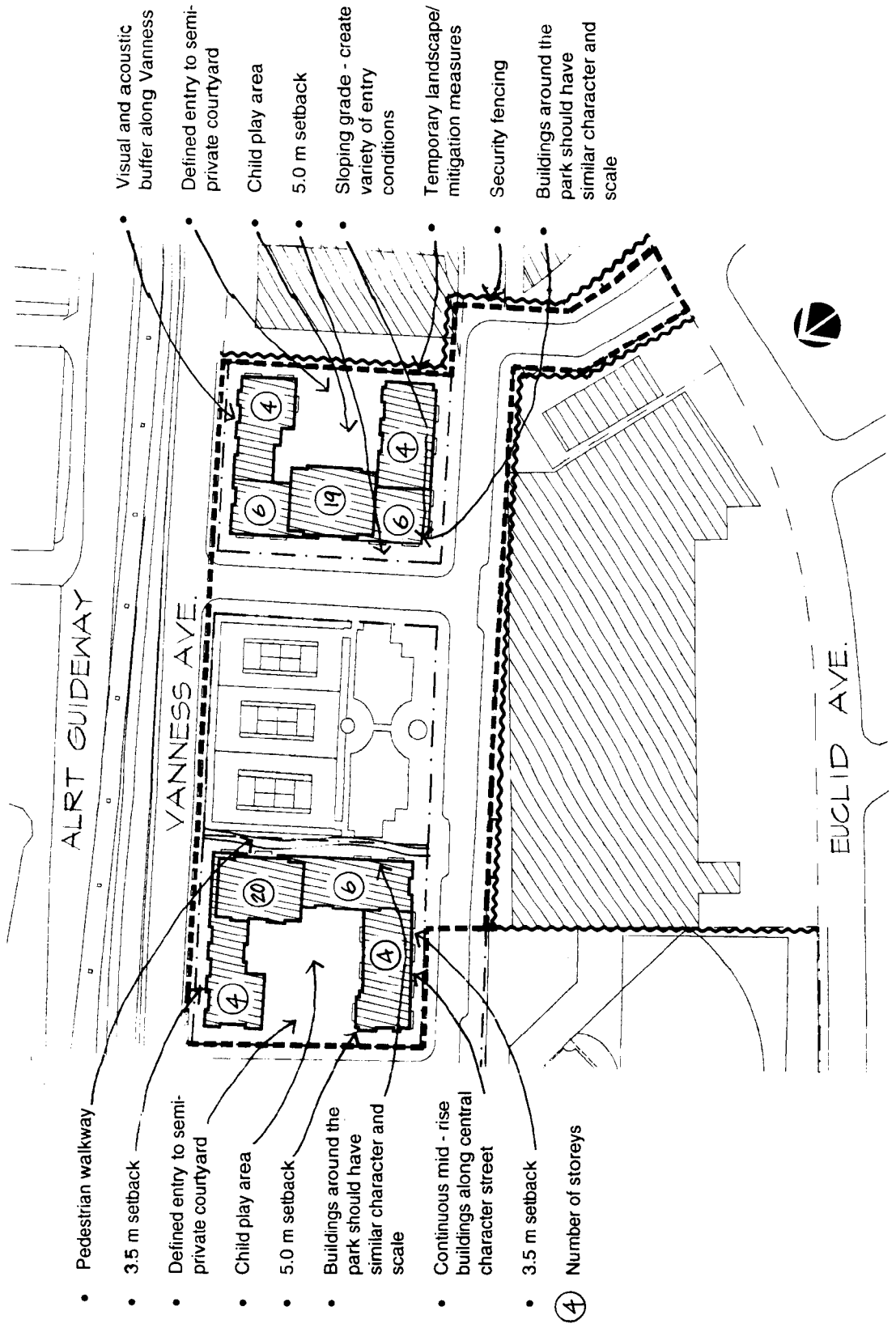
4 Safety And Security

Notwithstanding the previous sections, the principles of Crime Prevention Through Environmental Design (CPTED) should be followed for all aspects of design and planning.

5 Precinct Guidelines

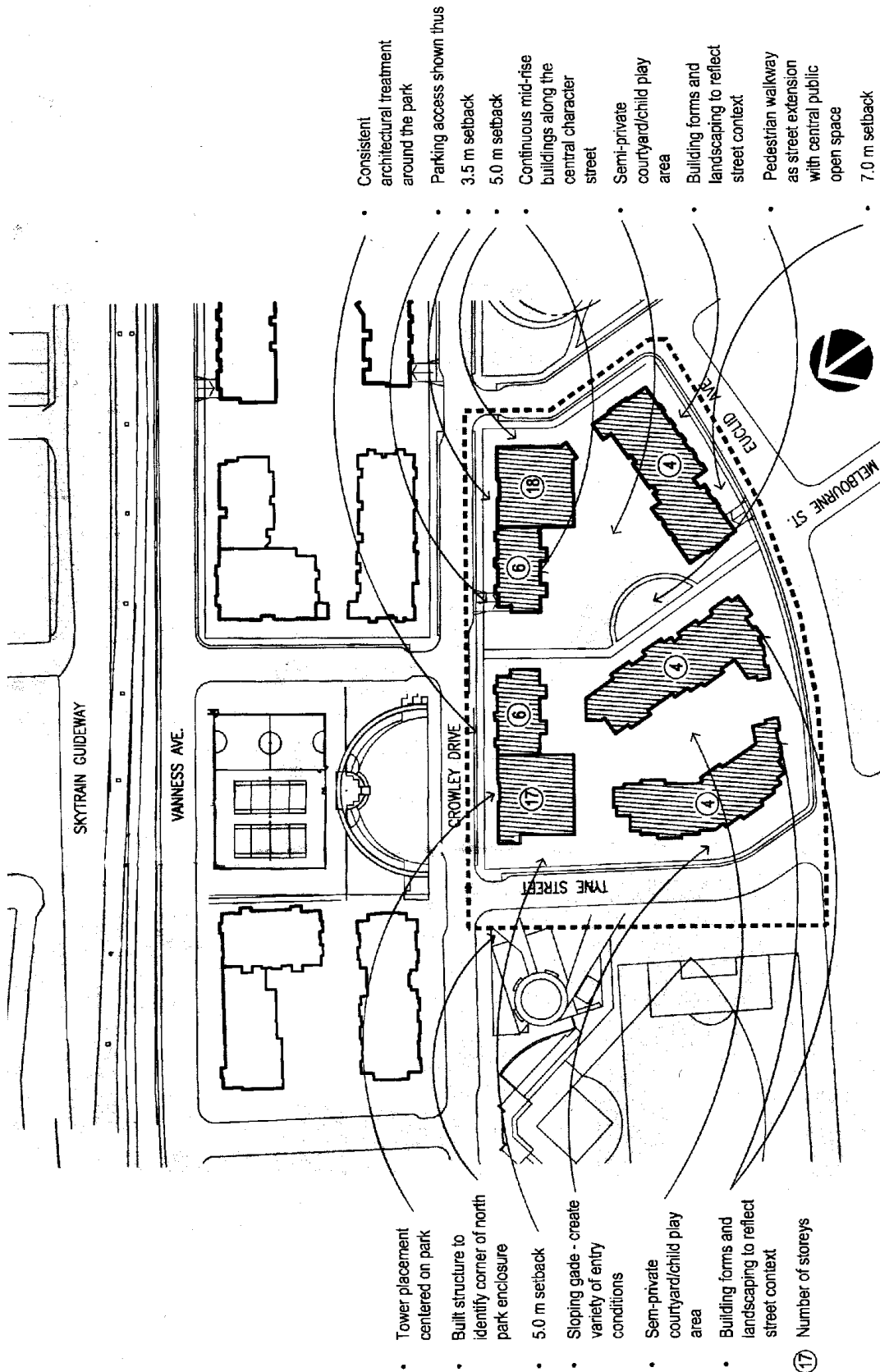
The guidelines and design concept for each precinct are illustrated in the following annotated plans. The precinct boundaries coincide with the phasing boundaries.





- Pedestrian walkway
- 3.5 m setback
- Defined entry to semi-private courtyard
- Child play area
- 5.0 m setback
- Buildings around the park should have similar character and scale
- Continuous mid - rise buildings along central character street
- 3.5 m setback
- (4) Number of storeys

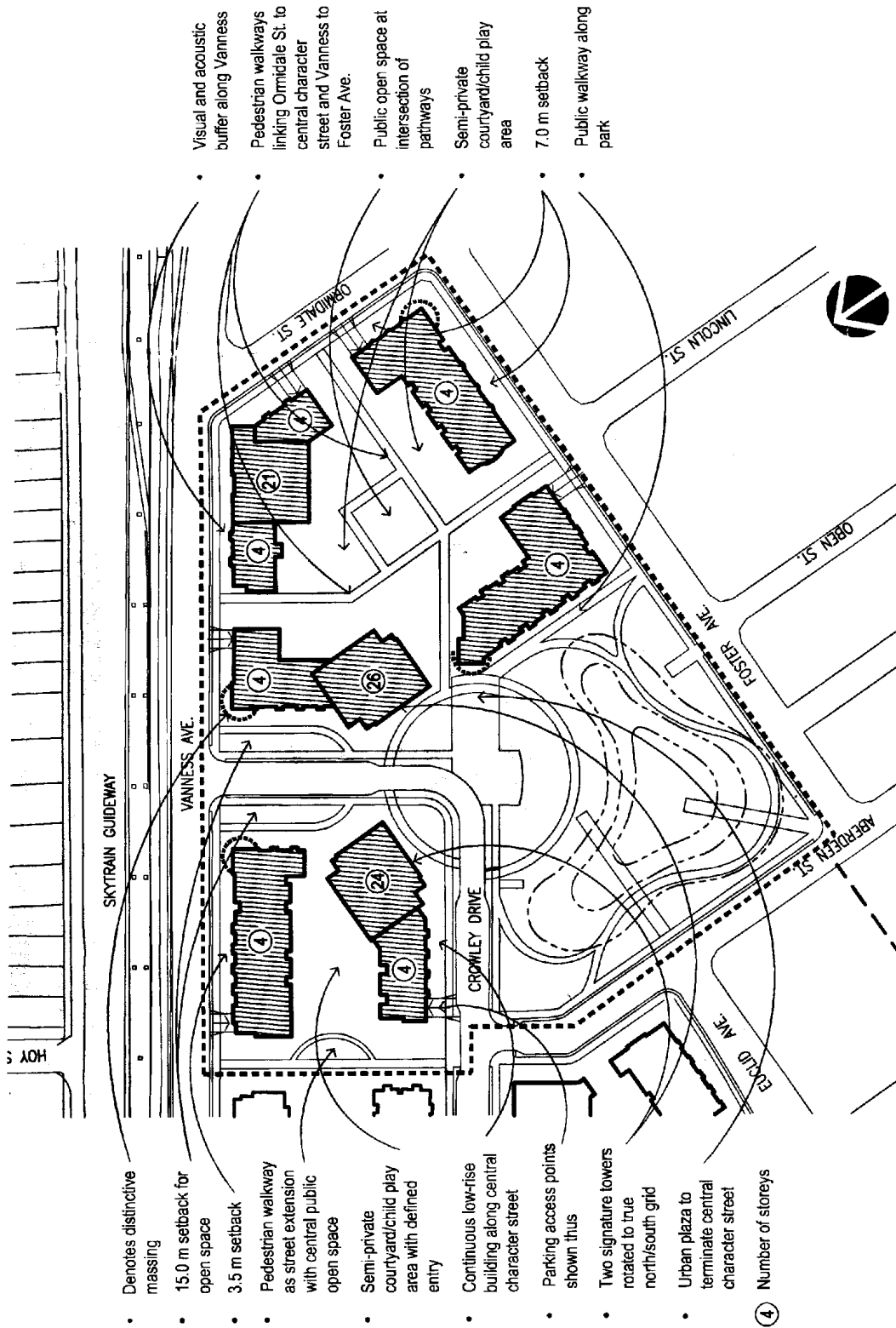
- Visual and acoustic buffer along Vanness
- Defined entry to semi-private courtyard
- Child play area
- 5.0 m setback
- Sloping grade - create variety of entry conditions
- Temporary landscape/mitigation measures
- Security fencing
- Buildings around the park should have similar character and scale



- Tower placement centered on park
- Built structure to identify corner of north park enclosure
- 5.0 m setback
- Sloping gade - create variety of entry conditions
- Semi-private courtyard/child play area
- Building forms and landscaping to reflect street context
- Number of storeys

- Consistent architectural treatment around the park
- Parking access shown thus
- 3.5 m setback
- 5.0 m setback
- Continuous mid-rise buildings along the central character street
- Semi-private courtyard/child play area
- Building forms and landscaping to reflect street context
- Pedestrian walkway as street extension with central public open space
- 7.0 m setback

5.4 Precinct 4



Visual and acoustic buffer along Vanness

Pedestrian walkways linking Omidale St. to central character street and Vanness to Foster Ave.

Public open space at intersection of pathways

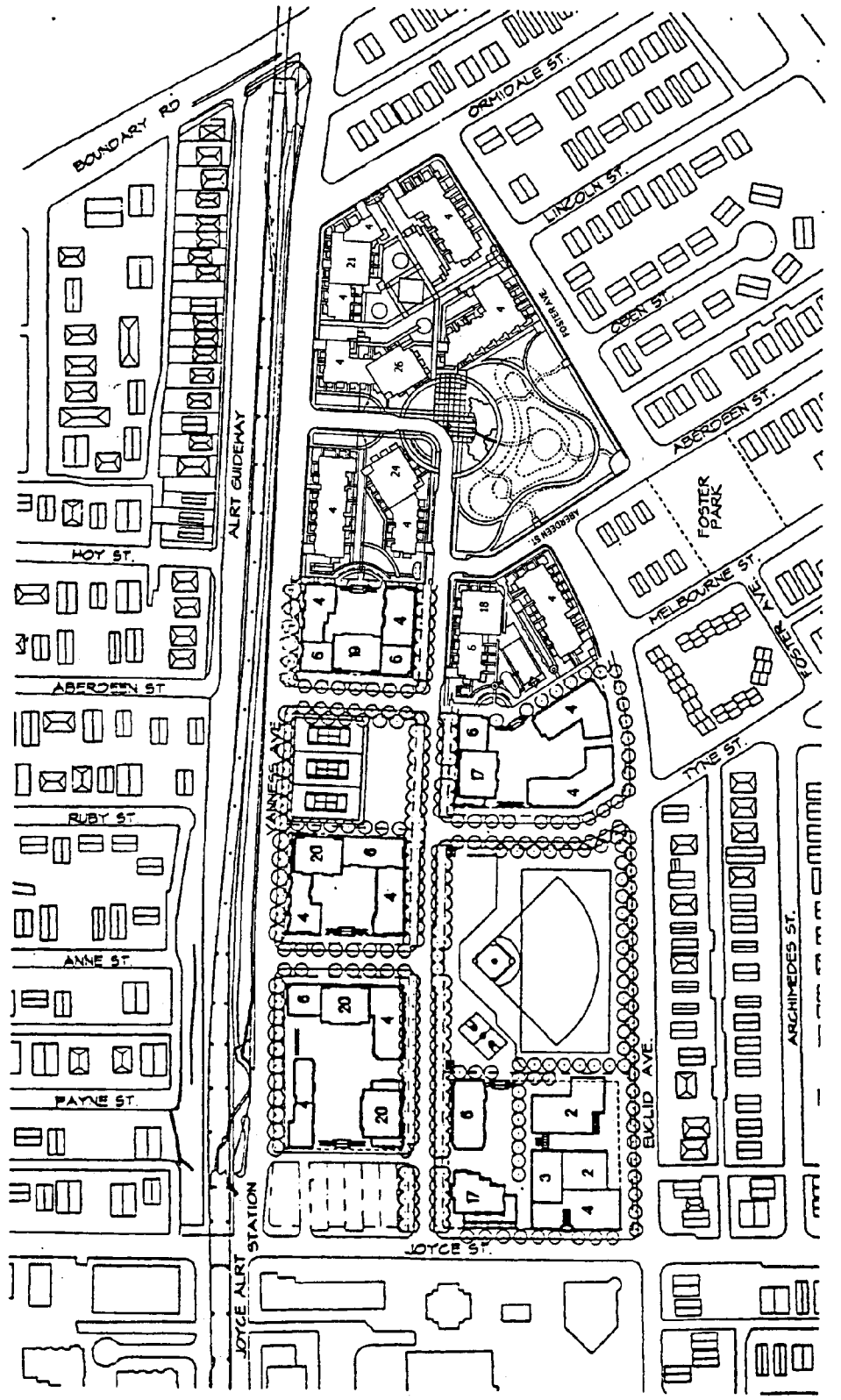
Semi-private courtyard/child play area

7.0 m setback

Public walkway along park

- Denotes distinctive massing
- 15.0 m setback for open space
- 3.5 m setback
- Pedestrian walkway as street extension with central public open space
- Semi-private courtyard/child play area with defined entry
- Continuous low-rise building along central character street
- Parking access points shown thus
- Two signature towers rotated to true north/south grid
- Urban plaza to terminate central character street
- ④ Number of storeys

Illustrative Site Plan



Revised April 2001

Joyce/Vanness Redevelopment

Background

In December 1991, VLC Properties Ltd. applied to rezone the 27-acre Joyce/Vanness industrial area for construction of a large housing development.

City staff, VLC and many members of the community spent several months developing policy directions for the site.

In July 1992, Council set directions for the amount and type of development, park space, and community facilities and services to be included in the project.

On December 21, 1992, VLC Properties Ltd. submitted a revised rezoning application to respond to Council direction.

After further community consultation, in May 1993, Council referred the rezoning application to Public Hearing where citizens had an opportunity to express their opinions on the proposal. At this Public Hearing on June 24, 1993, Council approved the rezoning. The enactment of the new zoning took place on November 2, 1993.

Proposed Development

The proposed development, which will be phased over 10 to 12 years, includes a maximum of 2,800 housing units which will accommodate approximately 4,500 people. Of the residential units, 20% will be rental and 20% will be suitable for families with children. In addition to housing, approximately 13,000 sq. ft. of commercial space is proposed. The buildings will range in height from 4 to 26 floors.

The proposal also includes:

- a building for the Collingwood Neighbourhood House (10,000 sq. ft.);
- a gymnasium (8,000 sq. ft.);
- a site for an elementary school (25,000 sq. ft.);
- one childcare facility (7,000 sq. ft.); and
- 7.4 acres of park space.

The community facilities are to be located at the corner of Joyce and Euclid. The design of the facilities should allow for the possibility of including up to 15,000 sq. ft. of additional community services on this site in the future.

The park space will be divided into three parks. The first park will be near the proposed community facilities at the southwest corner of the site; the second park will be the centre of the site facing Vanness; the third park will be at the east end of the site (see map - Appendix A).

Further Information

For information on the planning process, please contact the Planning Department at 873-7344.

For information on the construction or housing units, please contact Concert Properties Ltd., at 688-9460.