



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

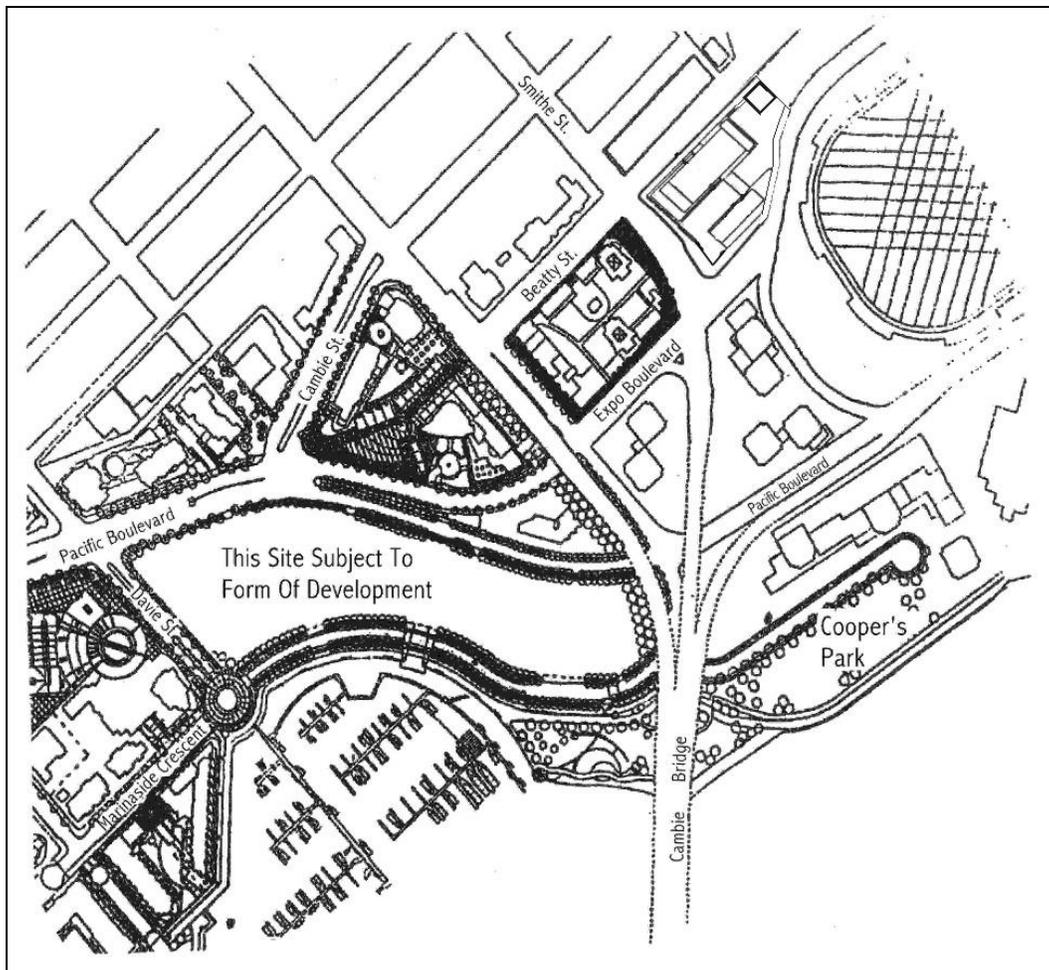
Planning, Urban Design and Sustainability Department

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## **QUAYSIDE NEIGHBOURHOOD CD-1 GUIDELINES (BY-LAW NO. 7248) (CD-1 NO. 324)**

*Adopted by City Council November 30, 1993*

*Amended November 30, 1999, July 10, 2001, July 13, 2023, and April 23, 2024*



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# 1 Application and Intent

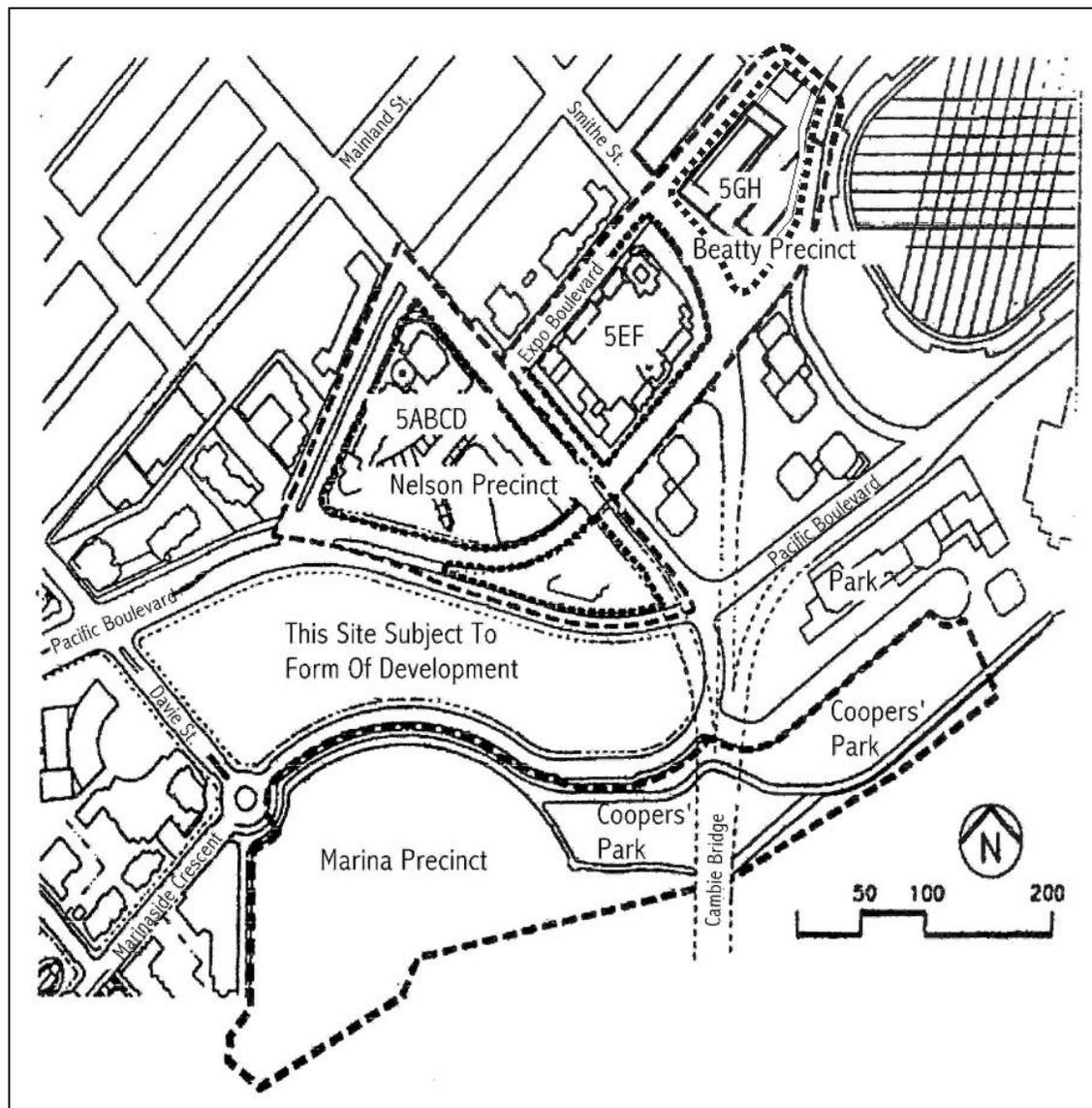
These Guidelines should be used in conjunction with the Quayside CD-1 By-law to guide development of this section of False Creek North. As well as assisting the development permit applicant, the guidelines will be used by City staff in evaluating proposed developments. Limited variations may be considered where they improve the overall design. Applicants should also refer to the City's False Creek North shoreline treatment and pedestrian/bicycle system concepts, the False Creek North public realm design, and the Council-adopted "Plaza Design Guidelines." These are available from the Planning Department.

The guidelines will ensure that the design of individual development is compatible with the overall design concept for the Quayside Neighbourhood and development on adjacent lands. Section 5 provides specific additional or supplemental urban design direction for social housing developments at the 4J site (1050 Expo Boulevard) and the 5E site (990 Beatty Street).

It should be noted that these guidelines have been revised to delete references to the Waterfront Block (see map) as this area is now subject to a form of development.

The site is bounded on the south by False Creek and on the north by Cambie and Beatty streets. To the west is the Roundhouse Neighbourhood and to the east are sub-areas 5B and 6A, BC Place Stadium and the Plaza of Nations.

Figure 1. Precincts to be amended as follows to show revised building outline on Site 5GH



## **2 Organizing Principles**

The site is organized around the Cambie Bridge ramps, Pacific Boulevard, a marina in Quayside Bay and Coopers Park on False Creek. Key organizing principles guiding the pattern of development are:

- (a) Providing a strongly defined public plaza and a landmark tower on the axis of Pacific Boulevard;
- (b) Lining all streets with uses which provide interest and security;
- (c) Responding positively to the Cambie bridge and ramp system through building massing and setbacks;
- (d) Providing safe links for pedestrians between upland sites and the waterfront;
- (e) Enhancing the pedestrian experience along Pacific Boulevard;
- (f) Responding to the Downtown South public realm in the Beatty Precinct; and
- (g) Ensuring that public access to the waterfront and full accessibility to the area is provided for all, including the disabled.

## **3 Overall Guidelines**

### **3.1 Siting**

The location of buildings and open spaces should generally be as illustrated in the schematic development as contained in plans received May 6, 1992, September 9, 1992, March 1, 1993, and April 19, 1993, approved in principle by Council and described below.

**Residential Setback:** A 3.7 m. setback from the property line should be provided for all residential uses, with the following exceptions:

- (a) A minimum of 4.5 m along Pacific Boulevard;
- (b) A minimum of 4.5 m above a height of 28.0 m, along Beatty, Smithe, and Nelson Streets;
- (c) A minimum of 15.2 m from the drip line of the Cambie Bridge; and
- (d) 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.

**Commercial Setback:** Commercial uses should be set back from the property line as follows:

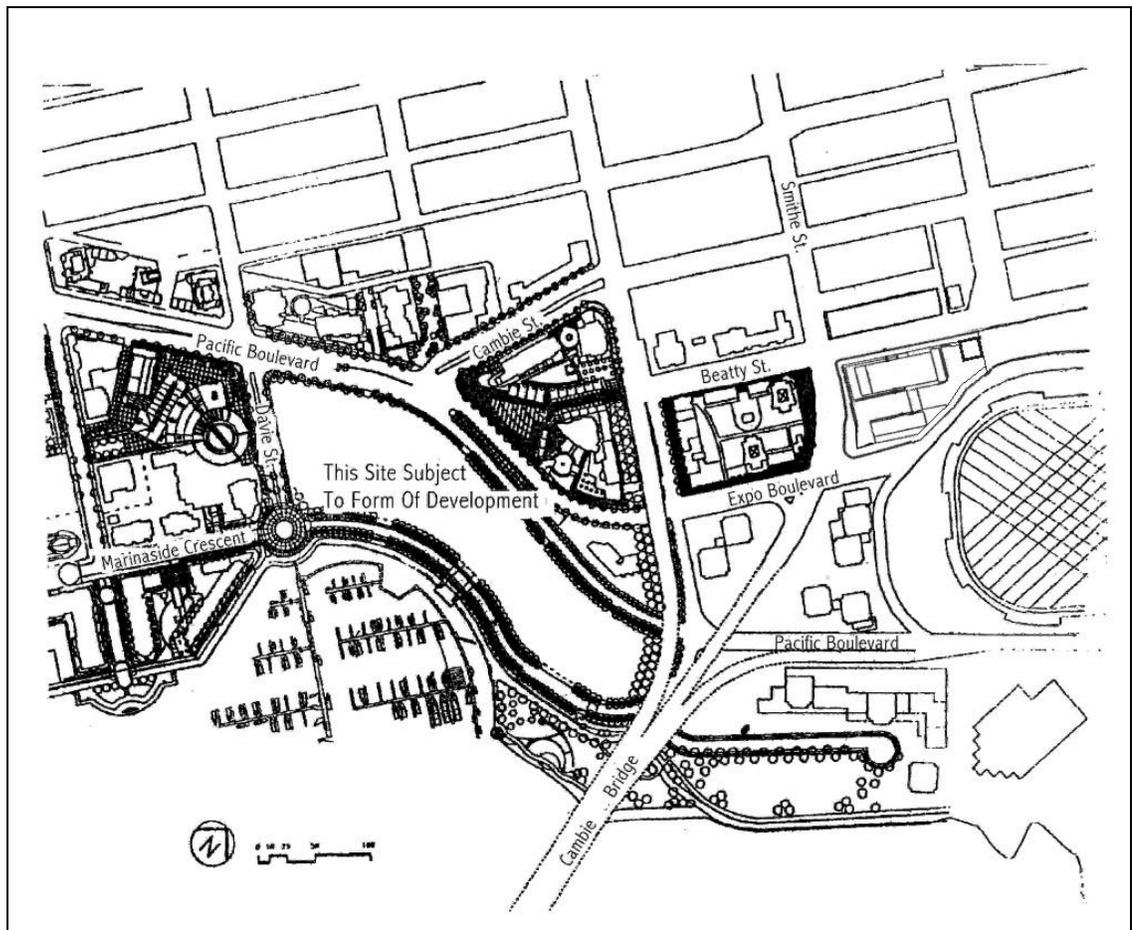
- (a) A minimum of 2.1 m along Beatty Street, Smithe Street and the north side of Nelson Street, except that this minimum shall be 2.1 m on the 800 Block Beatty Street and north of Smithe Street. A further reduction may be considered on the north side of Smithe Street near Expo Boulevard to encourage a stronger image on this corner which is on axis with the Cambie Bridge;
- (b) At the west corner of the site, at the intersection of Beatty and Smithe, a minimum of 2.1 m from the extension of the typical alignment of the respective property lines and need not be set back from the former right turn lane; and
- (c) A minimum of 4.5 m above a height of 28.0 m, along Nelson, Beatty and Smithe Streets.

Development sites are defined by an open space system which creates an integrated network of paths and places, including:

- (a) A shoreline walkway linking Coopers Park, Marinaside Crescent and the terminus of Davie Street;
- (b) A large public plaza at Pacific Boulevard and Cambie Street which provides a focus for the area; and
- (c) Continuous public access to the shoreline walkway from Marinaside Crescent and the park.

Buildings should clearly define these open spaces, provide overview and security with grade level entrances and windows, and actively animate spaces and paths.

Figure 2. Site Plan to be amended as follows to show revised building outline on site 5GH

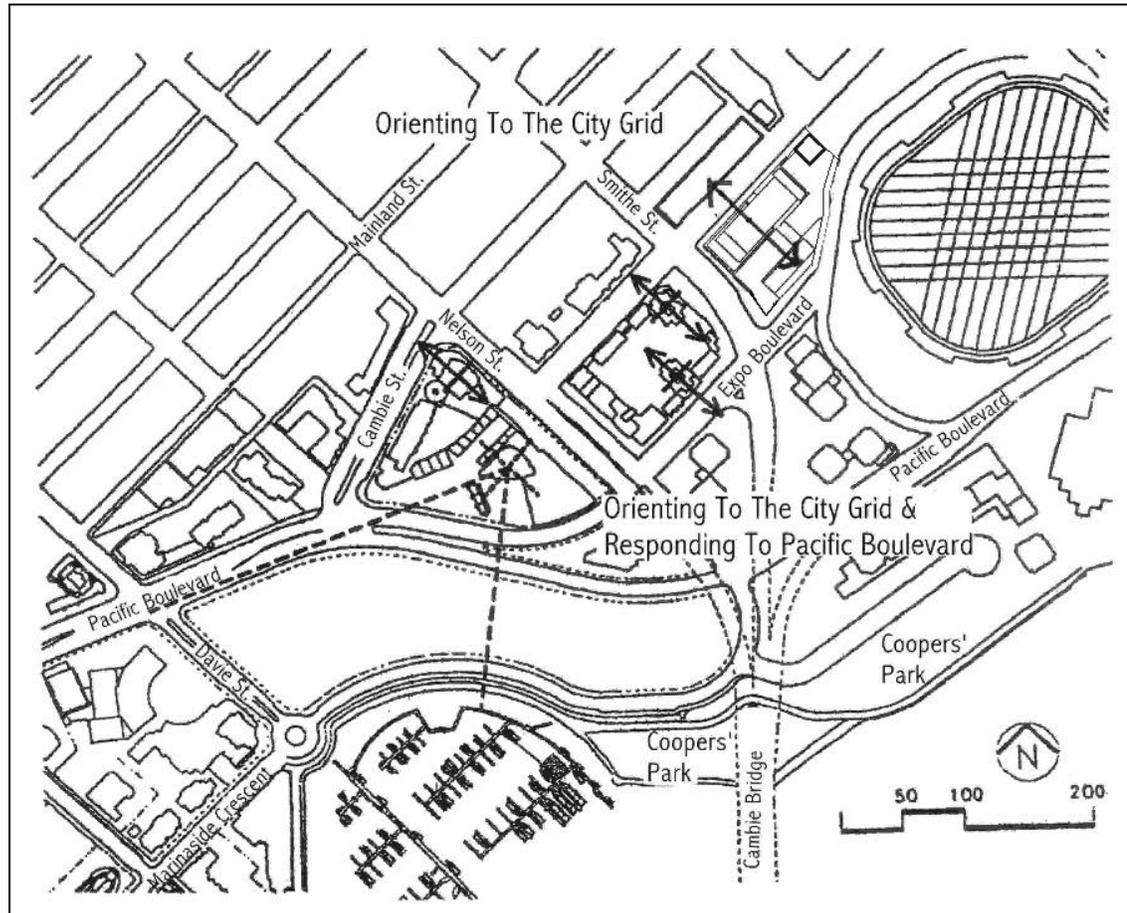


### 3.2 Building Orientation

As shown in Figure 3, building orientation should reflect the downtown arid, the curves of Pacific Boulevard, and Quayside Bay and the axial view along Pacific, as follows:

- (a) Buildings lower than 35.0 m should generally define the streets and public spaces;
- (b) Buildings above 35.0 m in height, should orient to the established city street grid;
- (c) The landmark tower should terminate the axial view along Pacific Boulevard and orient to the downtown grid and Quayside bay.

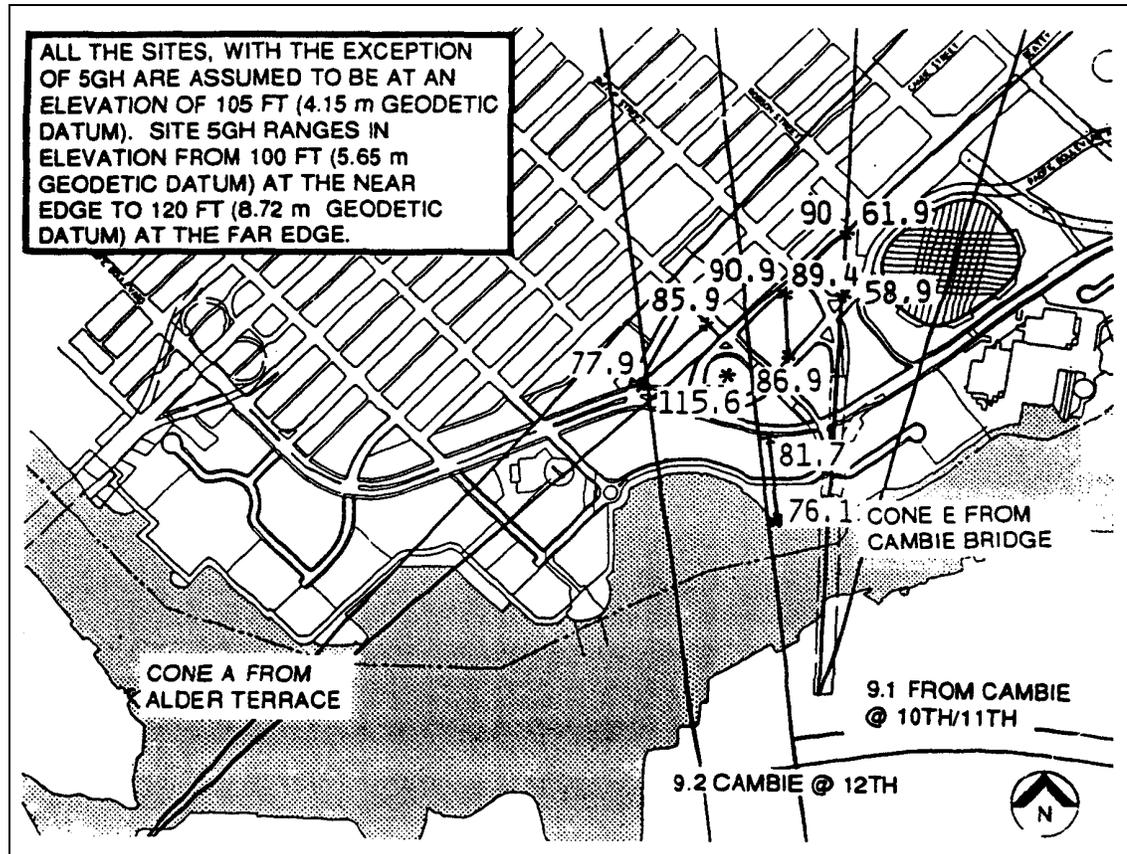
Figure 3. Building Orientation to be amended as follows to show revised building outline on Site 5GH



### 3.3 Views

Figure 4 illustrates the principal public views across the site. Higher buildings should be located and massed to preserve these view corridors, as defined in the Council-adopted “View Protection Guidelines” and incorporated in the ODP. Maximum building height will be determined by the view corridors, if applicable.

Figure 4. Public View Preservation



### 3.4 Massing Controls

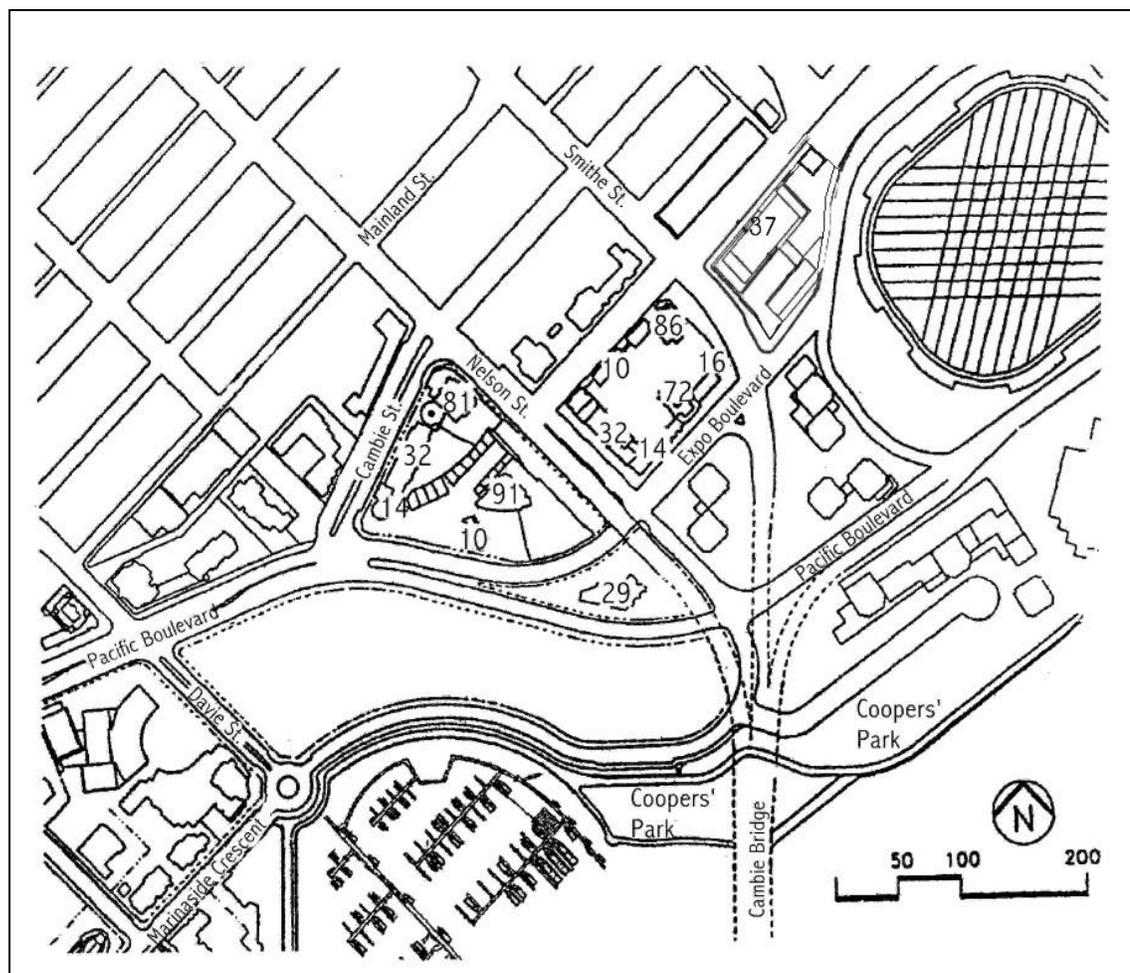
#### 3.4.1 Height

Building heights have been established in response to: the impact of height and massing on adjacent public and private views, including street-end views; the provision of sunlight to ground level; and the overall neighbourhood skyline as seen against the downtown background.

Tower locations have been refined from the ODP Illustrative Plan to reduce shadowing, widen spacing between buildings, create a sense of openness and optimize views for residents. A minimum spacing of 25.0 m is required between those portions of buildings above 21.0 m in height.

Maximum tower heights as measured above the base surface, excluding sloping, nonhabitable roofs, mechanical services and architectural appurtenances, should not exceed the maximum heights outlined in Figure 5. No projections are permitted into designated view corridors.

**Figure 5. Building Height (in metres) to be amended as follows to show revised building outline on Site 5GH and revised maximum building height (from 86 m to 37 m)**



#### 3.4.2 Street Enclosure Buildings

Low-rise buildings, ranging from a minimum of two to a maximum of eight storeys, should generally define the streets and the public plaza. The scale of large blocks should be broken down into individual buildings or differentiated segments of buildings by developing a separate identity and articulating building detail to reinforce a human scale.

The street enclosure buildings will form part of the streetscape, and are important to the public realm and pedestrian character of the streets. Detailing of materials and patterns of fenestration should be used to achieve a comfortable pedestrian scale, and enhance the “close-up” view for the pedestrian.

Grade-level residential units should have individual entrances from the street or Beatty Mews, either directly into the unit or through an entry courtyard, and should be raised approximately 1.0 m above grade for privacy and security of both the unit and private outdoor space. Bay windows, raised entry courts and landscaping elements are encouraged to enhance pedestrian interest.

Individual units should be clearly identifiable and enhanced through the use of elements such as low walls, steps, paving, and special planting features.

Grade-level commercial uses should generally be located on Nelson Street, Beatty Street, Smithe Street, and Cambie Street.

Maximum continuous frontage for individual tenancies should generally not exceed 12.0 m, except on corners, where frontage could increase to permit the necessary commercial depth. Frontages on Nelson, Beatty, and Smithe can be wider to accommodate larger commercial uses, similar to those found in Yaletown. Frontages on Beatty Street can be up to 55.0 m to accommodate larger commercial uses. All commercial uses should be located on a floor having an elevation within 1.0 m of street grade and have direct pedestrian access from the street. Display windows, signage and individualized tenancy design should be used to enhance pedestrian interest. Windows at the street property line should be clear-glazed and unobstructed so that the interior of the premises are visible from the sidewalk. Residential and commercial entries should be separate and clearly identified.

### 3.4.3 Towers

The massing of towers should generally emphasize a crisp vertical expression above the low-rise shoulder, and should be cut back in two distinct steps, generally as indicated in Figure 6. These reductions in mass are intended to reduce the visual impact of the tower’s upper levels on the skyline.

Changes in massing, fenestration size and/or shape and materials may all be used to emphasize the top of each tower. Tower tops should complement rather than dominate the architecture and be integrated with the architecture rather than appear as applied caps.

Elevator penthouses should be screened or integrated into a roof structure which is designed to complement the massing and roofscape.

Towers should generally express their narrowest frontage in an east/west direction.

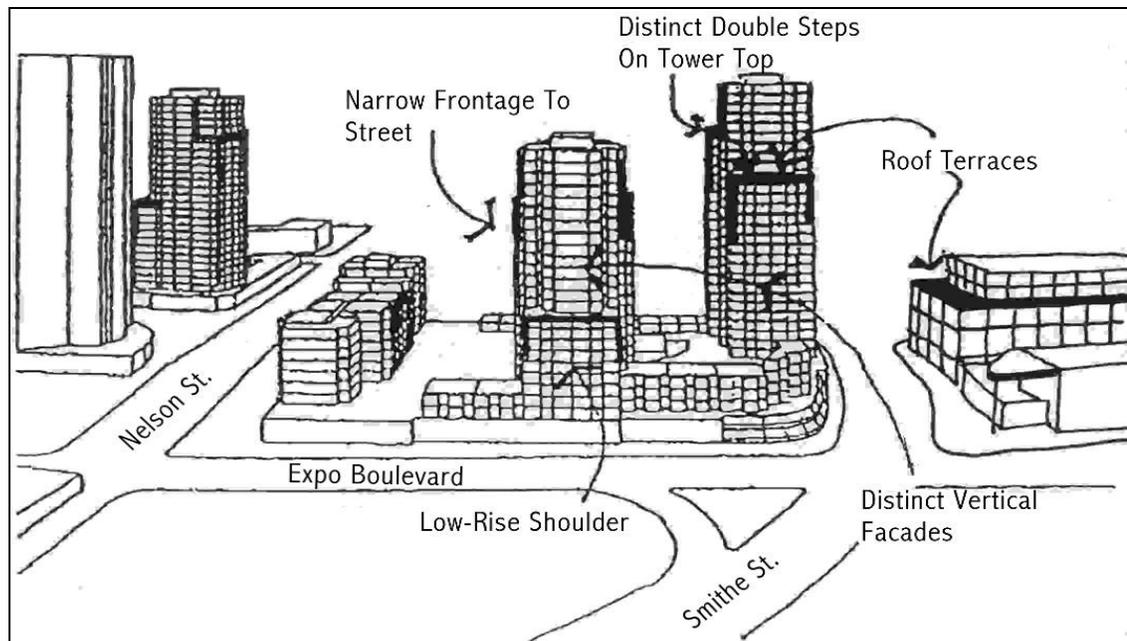
To ensure slenderness, building faces above 10 storeys should be articulated with distinct vertical planes.

Tower floorplates should not exceed 651 m<sup>2</sup>, including all interior floor space, but excluding balconies up to 8% of the total floor residential area in the tower, and should be located in accordance with the site plan illustrated in Figure 2.

The massing of the landmark tower on the 5A site should be streamlined with strong, clean vertical elements culminating in a unique tower top that accentuates the landmark character of the building. The maximum tower floorplate should not exceed 680 m<sup>2</sup>, including all interior floor space, but excluding balconies up to 8% of the total residential floor area in the building.

The tower envelope dimensions shown in the precinct guidelines are maximum dimensions. The actual building dimensions will need to be established through the development application process, on the basis of a detailed analysis by the applicant pertaining to the impact of massing on siting, views, shadowing, etc.

**Figure 6. Tower Shaping to be amended as follows to show proposed mid-rise development on site north of Smithe Street**



### **3.5 Architectural Expression. Materials and Colour**

The primary objectives are to:

- (a) Create a safe, human-scaled public realm;
- (b) Highlight Quayside's role in linking downtown and the waterfront;
- (c) Create memorable public places at a civic scale; and
- (d) Provide privacy and amenity for residents.

Particular emphasis should be paid to enlivening the streetscape in residential areas by providing private open space in landscaped terraces and enclosures along the streets and Beatty Mews which emphasize views up and down the street. Fences should be designed to integrate with the open space and provide both views and privacy.

The streetscape should be designed to encourage pedestrian activity and safety by developing individual entrances, windows and porches facing the street. Streets and mews should be designed to enhance casual social interaction between residents and passersby without compromising the privacy and security of either. This includes entry courts, gardens and solariums above the first storey. Blank facades should be avoided.

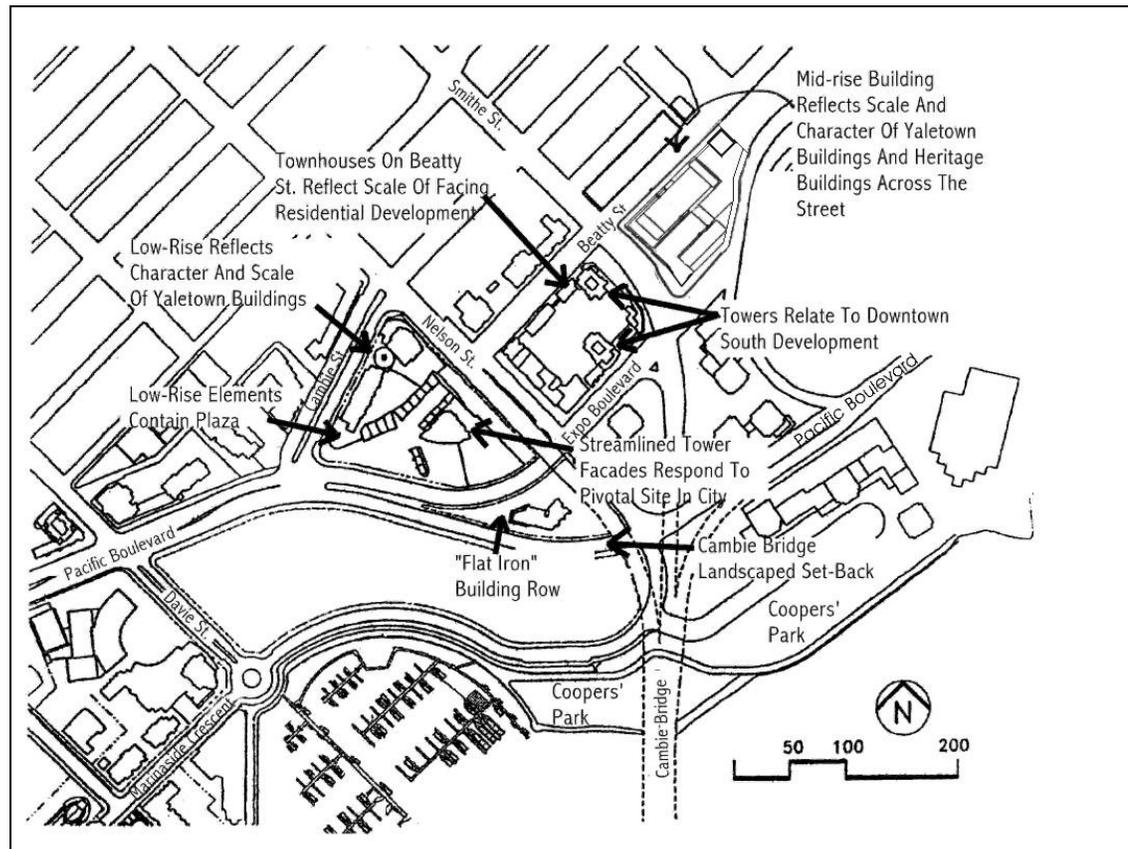
Grade level commercial uses should present a pedestrian scale and image in treatment and detailing. Retail uses should incorporate display windows, lighting, and outdoor displays.

A floor area exclusion for recessed windows is permitted in Quayside. This is intended to encourage recessed windows in the design of the low-rises, to respond to adjacent heritage character primarily on Beatty and Cambie streets and on Pacific Boulevard.

Each building should have a distinct identity, but should be designed to complement the form and treatment of the neighbouring buildings without repetitious detailing. Each development should respond to the site influences noted in Figure 7. In particular, the heritage importance of the 800 Block Beatty should be reinforced with the development of a strong frame and the use of masonry and similar detailing in the lower buildings and tower bases.

Dominant materials should be durable, such as concrete, glass and panel systems, combined with masonry or metal cladding and framework. Generally, stucco should not be a principal building material.

**Figure 7. Architectural Expression to be amended as follows to show revised building footprint and annotation**



### 3.5.1 Roofs

Low-rise and terraced building roofs should be landscaped to be attractive when seen from above. Where this is not practical, careful attention should be paid to the 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 or screened in a manner compatible with the building.

### 3.5.2 Interior Sidewalls

While blank sidewalls should be avoided, there will be cases where sidewalls will be exposed to neighbouring properties, either on a temporary or permanent basis.

Interior sidewalls should incorporate materials, colours, textures, articulation, and/or landscaping to enhance their visual appeal to neighbouring developments and passersby.

### 3.5.3 Balconies

Balconies should be designed as an integral part of the architecture of the building.

Balconies may be enclosed in conformance with the Council-adopted “Balcony Enclosure Guidelines.”

Balconies should generally appear “transparent.” While low parapet walls are permitted, completely solid enclosures which exceed 600 mm in height are discouraged, so as to minimize the apparent bulk of the building.

### 3.5.4 Awnings and Canopies

Weather protection should be provided for all grade level commercial frontages, in conformance with the Council-adopted “Weather Protection Guidelines.” It should be expressed as a connected series of separate awnings or canopies with 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, weather protection features are encouraged in non-landscaped areas where the public might congregate.

Weather protection features should be used to reinforce entrance identity and a sense of address for buildings, dwelling units and stores.

### 3.5.5 Lighting

Particular attention should be paid to outdoor lighting design. Safety and security are primary considerations. Fixture types will be approved by the City in consultation with the developer according to functional needs.

Particular care should be taken to integrate lighting in the development sites with public realm lighting. Lighting near residential units should minimize glare.

## 3.6 Residential Livability

### 3.6.1 Dwelling units designed for families with small children must comply with the Council adopted “High Density Housing for Families with Children Guidelines” and should be located within six storeys of 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 grade-level lounge spaces in family buildings. In addition, overview of the play areas should be provided on each floor for 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 1.0 m<sup>2</sup> 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 1.0 bedrooms per unit, and a non-market project has an average of 1.5 bedrooms per unit. Play areas should receive direct sunlight during most days of the year.

### 3.6.2 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 an enclosed balcony having a minimum depth of 2.0 m and a minimum area of 4.0 m<sup>2</sup>.
- (b) Identity:
  - (i) Ground or podium level floors of all buildings should be designed to express individual units;
  - (ii) Where landscaping of units occurs as part of the private space, it should permit reasonable customization by residents, for example planting beds and soft landscaping variations at grade, opportunities to place planters on 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 to provide residents 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 other people:
  - (i) Each residential building should have its main entrance fronting a street or mews.
- (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 and children's play areas should be located so as to receive direct sunlight during most days of the year.
- (g) Relationship to street:
  - (i) Two-storey units are encouraged along Beatty Street, Beatty Mews, Cambie Street and Pacific Boulevard where residential units are at grade. This will provide vertical expression, activity and security on the street and privacy for bedrooms and balconies on the second floor.

### **3.7 Public Realm**

#### **3.7.1 Landscape**

Landscape should be a major factor in the creation of a livable, healthy and environmentally responsive community, through:

- (a) Extensive use of soft landscape materials, particularly trees;
- (b) Using permeable materials and natural drainage processes, including channelling, ponding and percolation;
- (c) Incorporating seasonal and coniferous planting;
- (d) Avoiding monoculture planting except in special circumstances; and
- (e) Using successional planting

Landscape should be used to separate public, semi-public and private space. In the private realm, the scale, type and spacing of materials may be used to distinguish residential areas from public spaces.

In the public realm, landscape should be used to integrate the neighbourhood with adjacent areas and with the image of Vancouver as a “green” city. This is further articulated in the False Creek North Public Realm design, which established a special treatment for Pacific Boulevard and Marinaside Crescent. Landscape should be used as a unifying element, linking areas of the neighbourhood with adjacent streetscapes.

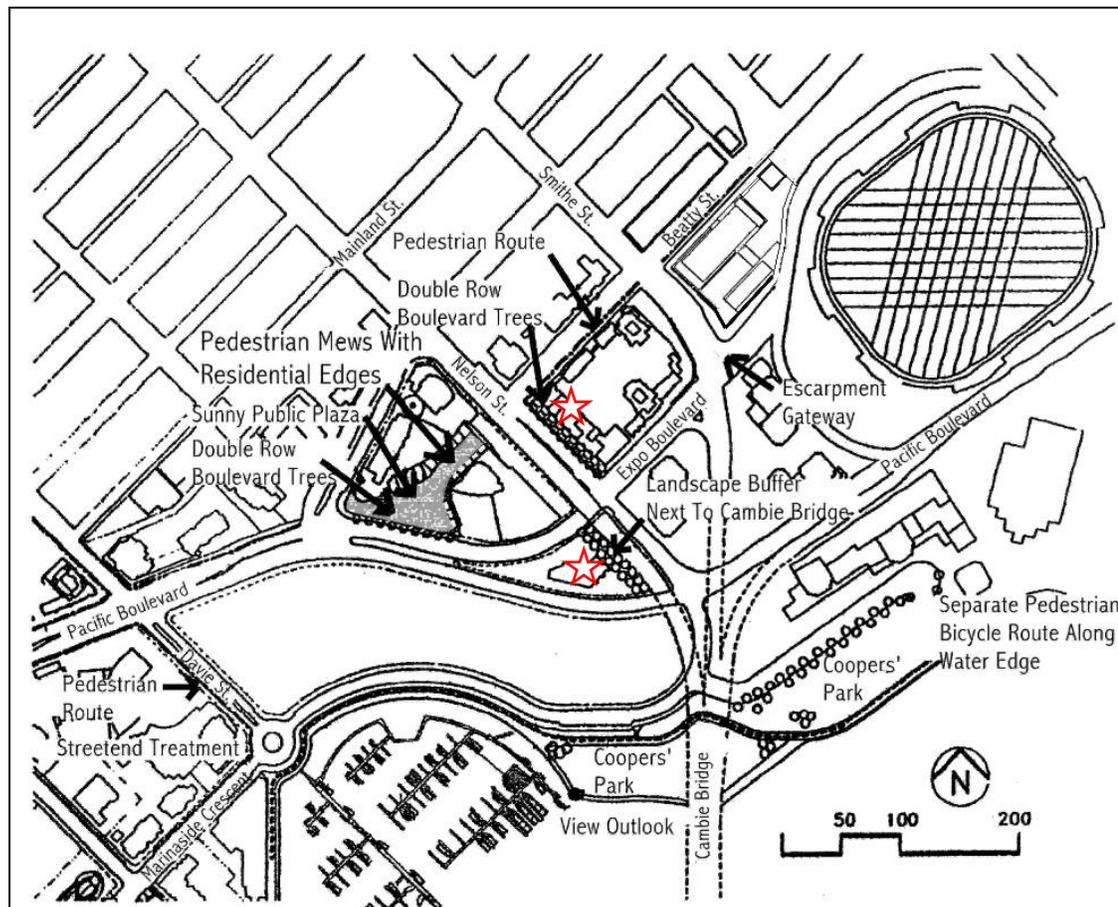
#### **3.7.2 Parks and Open Spaces**

The design of public spaces, including linkages through development sites, should reflect their neighbourhood context. The following ideas should be considered in the context of creating an integrated and linked open space system, as shown in Figure 8.

- (a) Parks and other public spaces should be designed to provide for the active and passive recreational needs of residents and visitors;
- (b) Parks should be given strong definition by their access points, edges and grade changes, in order to facilitate use and security, and to clearly distinguish between public and other open spaces;
- (c) Parks, other public spaces and linkages through private development sites should be designed to promote safety and security, through the provision of visual observation from surrounding areas and the use of appropriate materials and equipment;
- (d) Parks and public open space should be designed to provide a range of opportunities for interaction with neighbours and the general public. The opportunities should allow for choice in the degree of interaction, so as to protect the residents' sense of privacy;
- (e) Diverse opportunities for walking and cycling through the area should be developed in accordance with the approved pedestrian/bicycle system concepts.
- (f) Parks and public open space design should foster the growth of local community culture, with opportunities for public art, gathering and community events;

- (g) Pedestrian circulation within parks should be natural extensions of the circulation patterns in nearby developments and the street system, and be barrier free;
- (h) Parks should be durable, having particular regard to the size of plant materials, types of landscape and building materials, and construction details;
- (i) Play area and landscaping should be varied and diverse;
- (j) Parks, pathways, benches and the like should be designed for use in all seasons and weather conditions; and
- (k) Opportunities for public viewing of the water and marina activities should be maximized.

**Figure 8. Public Open Space to be amended as follows to show revised building footprint**



Note: The sites marked with a ☆ may vary from this diagram if developed as social housing buildings. Refer to Section 5.

### 3.7.3 Streets, Mews, Sidewalks and Walkways

Open spaces to which the public has general access should be detailed in a manner consistent with the adjacent development. Standard city street treatments should be provided throughout Quayside, with specific local treatments as noted below and further detailed in the Council report on Pedestrian Improvements in the Quayside Area:

- (a) Waterfront Block: Streetscape treatment along Pacific Boulevard to the public plaza, along Davie Street and for all of Marinaside Crescent will be designed in accordance with the Council-approved plans.
- (b) Nelson Precinct: These blocks should respond to Yaletown, Cambie Bridge, and Pacific Boulevard, and are further detailed in the site guidelines. The treatment of the Beatty Mews should integrate with the treatment of the public plaza.
- (c) Beatty Precinct: Streetscape treatment should be similar to that approved for the Downtown South.

### 3.8 Water Access

A floating walkway for public use and a public ferry dock should be provided in conjunction with the construction of the private marina. The floating walkway should be connected to the shoreline pedestrian/bicycle system at both ends, be a minimum of 3.0 m wide, and permit small boat launch.

### 3.9 Disabled Access

The pedestrian system, public open spaces and principal entrances of all buildings should be accessible to the disabled.

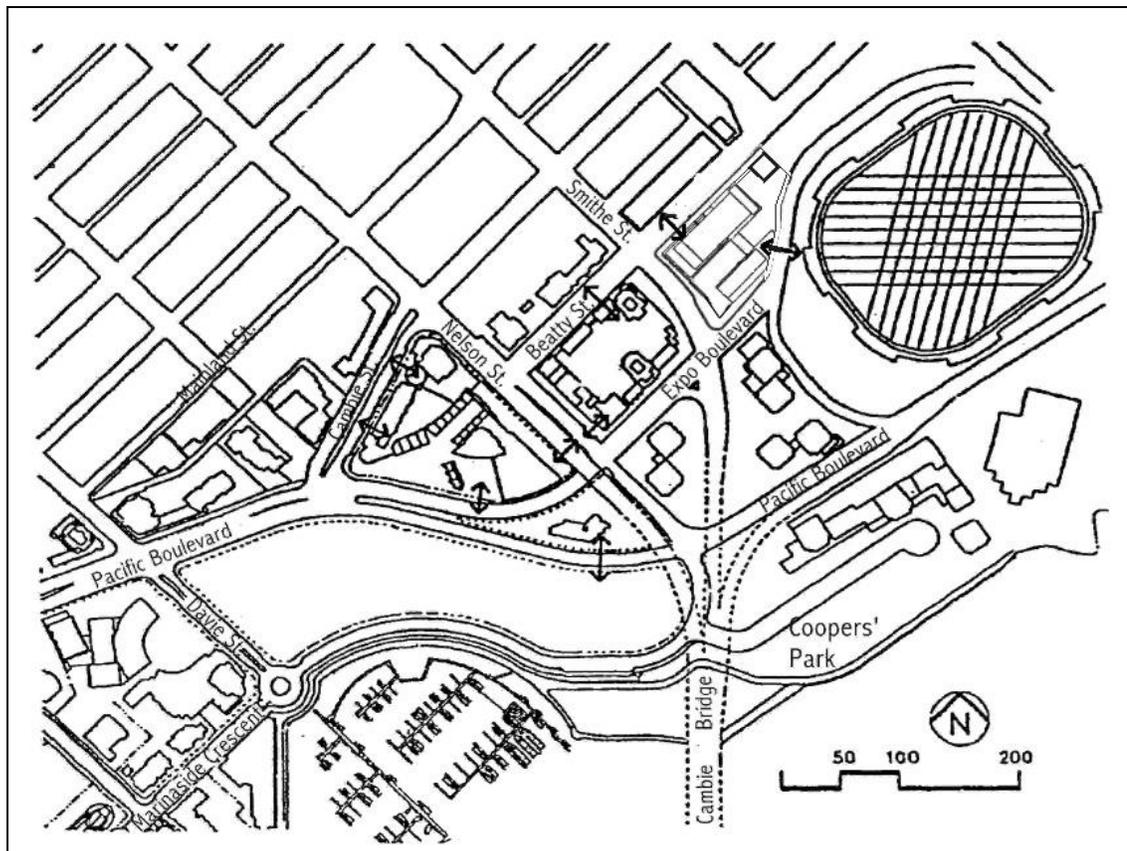
### 3.10 Parking Access

Parking entrances should be integrated into the buildings or landscape. Exposed walls and soffits should be carefully detailed. Good visibility should be provided for vehicles at access points, located as shown in Figure 9. Servicing should occur off-street.

Commercial parking should be separated from residential parking.

Above-grade parking is to be concealed behind grade-level commercial and residential frontages or a landscaped representation of the city escarpment in limited frontages at the corner of Expo Boulevard and Smithe Street and on site 4J and the 5A tower site, as shown in Figures 11 and 12.

Figure 9. Parking Access to be amended as follows to show revised building footprint

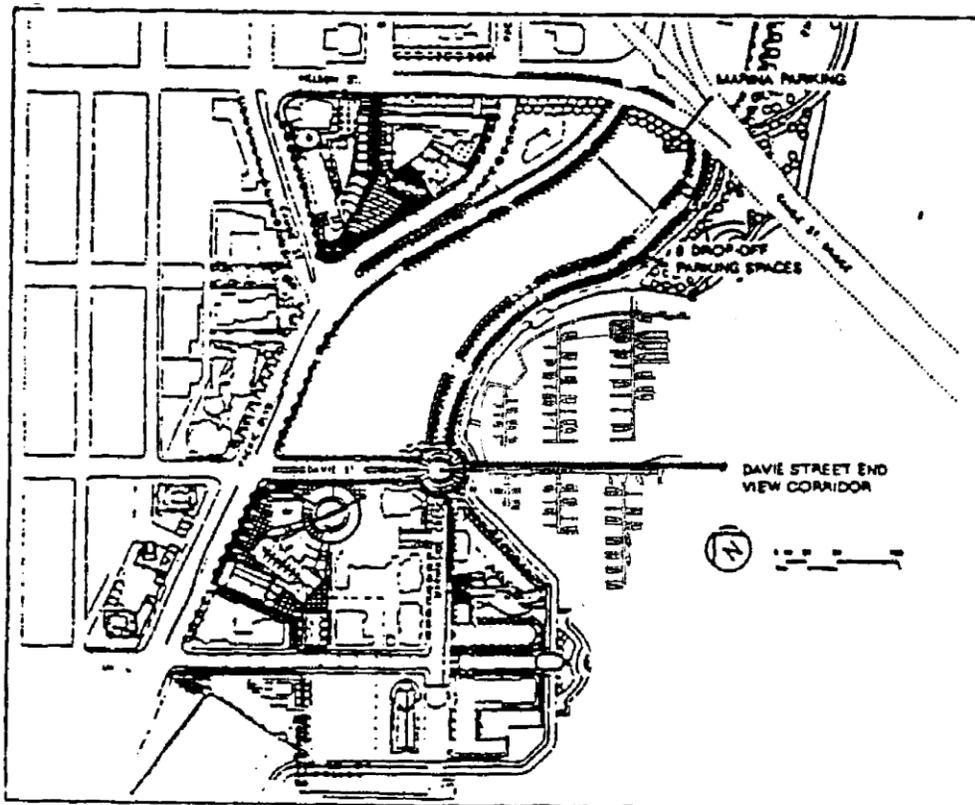


## 4 Precinct Guidelines

### 4.1 Marina Precinct

- (a) The Quayside bay should contain a marina with a maximum of 260 berths and permit liveaboards, a marine service facility, and boat sales and rentals. Boat sheds and floating homes should not be permitted. A floating public walkway should connect Davie Street, where a ferry stop may be located, and the waterfront park. Canoe and kayak storage racks should be permitted on the floating walkway, with provision for hand launch from the float. The marina should generally be located as shown in Figure 10.

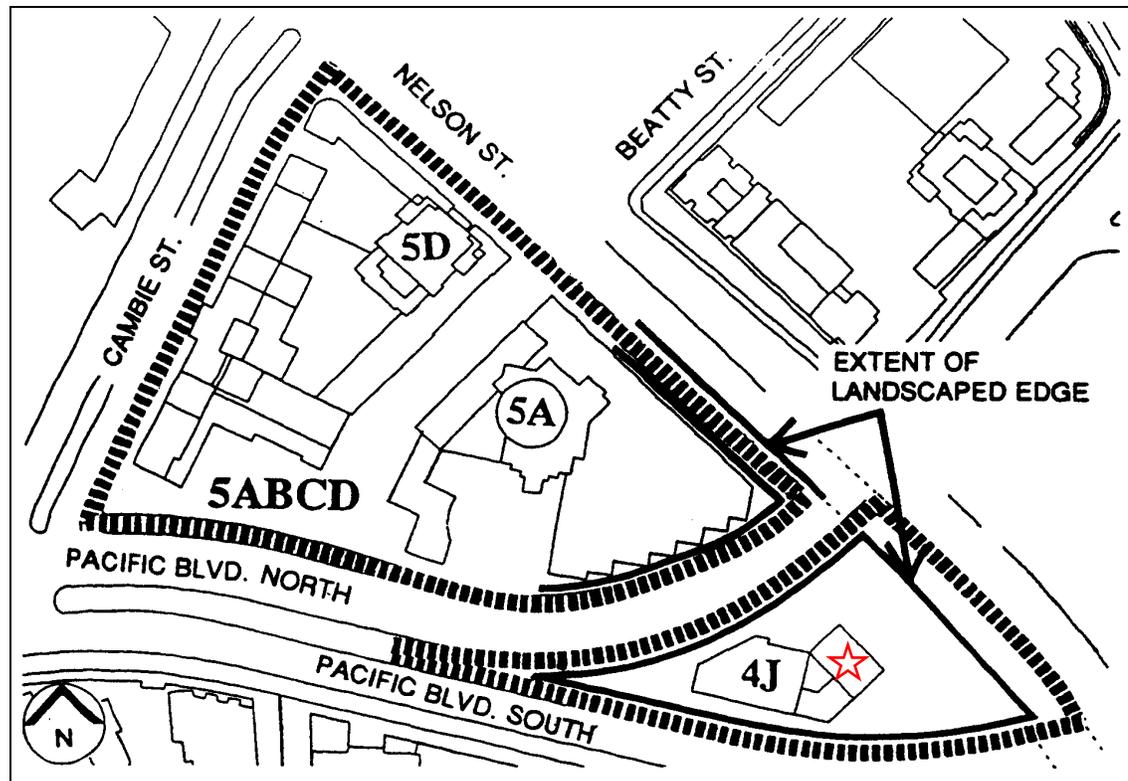
Figure 10. Marina Location



- (b) The design should be finalized with reference to the City's Health By-law Marina Regulations.
- (c) The final marina design should incorporate the following:
- (i) A minimum of five berths for visitor moorage;
  - (ii) Preservation of the Davie street-end view corridor;
  - (iii) A floating public walkway with a minimum width of 3.0 m, and a public ferry dock, to be built in conjunction with the marina;
  - (iv) Security gates at the junction of the berth piers and the floating public walkway;
  - (v) Eight short-term drop-off parking spaces on Marinaside Crescent;
  - (vi) Temporary parking on site 4J in the Waterfront Block designed and landscaped in accordance with the Parking By-law's requirements for the Downtown District; and
  - (vii) Permanent underground parking on the above site, concurrent with its development, in accordance with the Parking By-law.
- (d) In addition, the final marina design should consider inclusion of the following:
- (i) Up to 10% liveaboards;
  - (ii) Two floating buildings comprising up to 150 m<sup>2</sup> for boat services, rentals, etc., and marina office, lounge and facilities for liveaboards, located close to shore near the eastern street access; and
  - (iii) Small boat launching from the floating public walkway.

## 4.2 Nelson Precinct

Figure 11. Nelson Precinct Plan



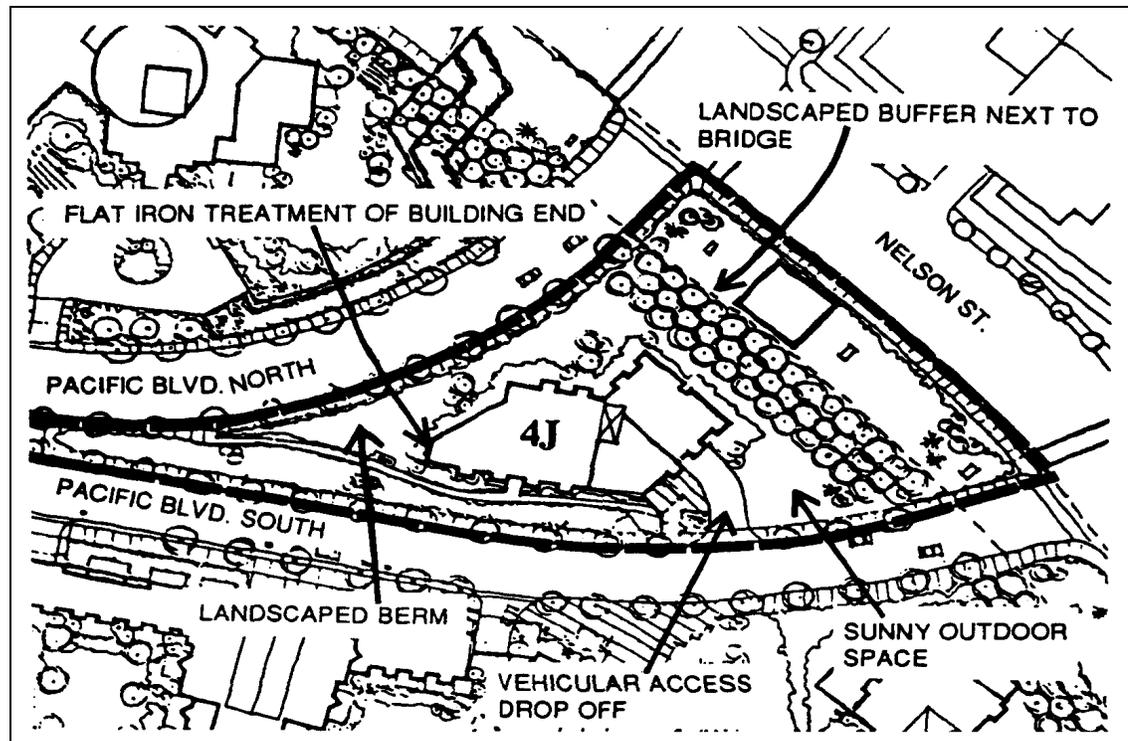
Note: Site 4J, marked with a ☆, may vary from this diagram if developed as a social housing. Refer to Section 5.

### 4.2.1 General Principles

- (a) Buildings south of Beatty Street should be set back a minimum of 15.2 m from Cambie Bridge. This setback should be heavily planted with trees.
- (b) A nine-storey cornice line should be established along Nelson Street to provide a consistent building edge adjacent to the bridge.
- (c) The surface treatment of the Beatty Mews should integrate with that proposed for the public plaza.
- (d) The streetscape should be designed to create safe urban places that provide pedestrian interest. Residential entries, active amenity spaces, commercial uses, except for areas of landscaping as shown on Figure 11, should be located at grade on all streets.
- (e) Up to two levels of above-grade parking may be located behind commercial frontages having a minimum depth of 10.0 m, residential frontages having a minimum depth of 5.0 m, and landscaped edges, as shown in Figure 11, to provide elevated open space buffered from activity on the streets.
- (f) Separate and secure parking should be provided for residential uses with direct access to each main building entrance. Service areas should be internalized.

#### 4.2.2 Site 4J

Figure 12. Site 4J – Illustrative Massing – Market Development



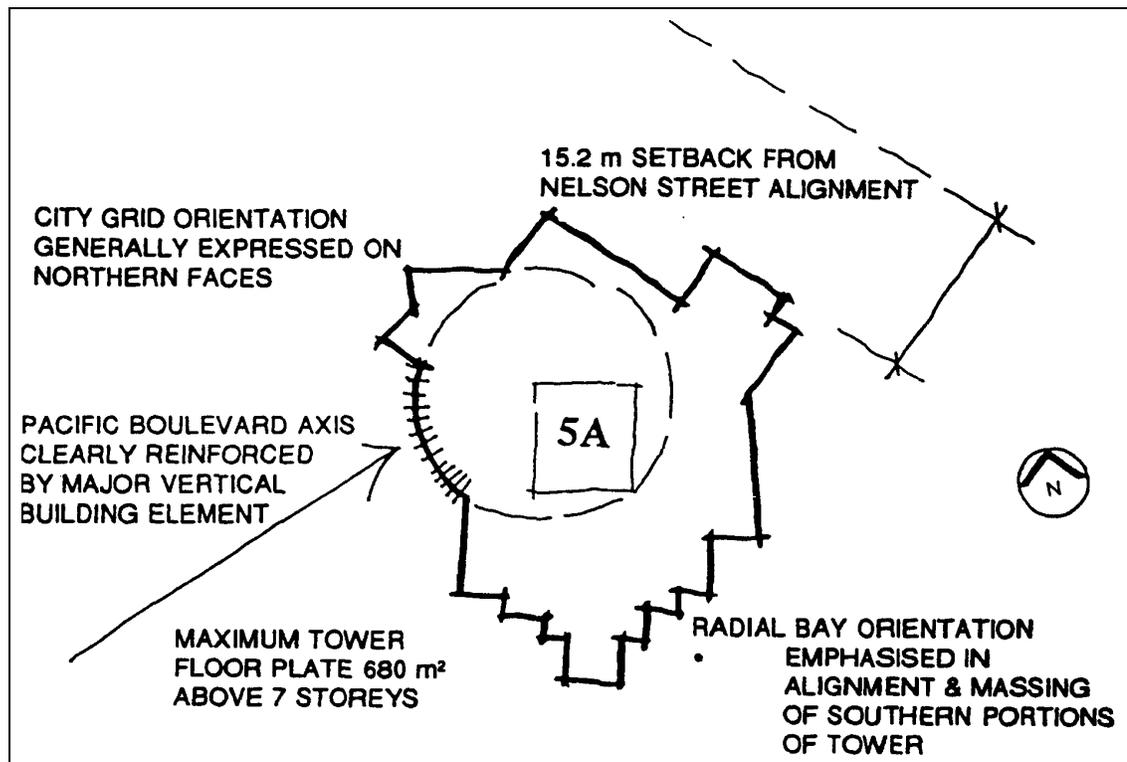
- (a) Traffic impacts should be mitigated by setting the building on a landscaped berm to improve livability for residential units.
- (b) The building should taper to a narrow edge on the south facade and should generally orient to Pacific Boulevard, with the north facade aligned with the Cambie Bridge ramp.
- (c) Outdoor open space should be located on the south side of the site to maximize sunlight exposure.
- (d) Drop-off and visitor parking should be integrated within the building.
- (e) The 15.2 m setback from Cambie Bridge should be heavily planted with trees, to the extent that loading on underground services is acceptable as determined by an independent engineering study.
- (f) Section 5 of these Guidelines includes supplemental or additional design criteria for development of social housing at Site 4J.

#### 4.2.3 Site 5ABCD

##### 4.2.3.1 5A Tower Site

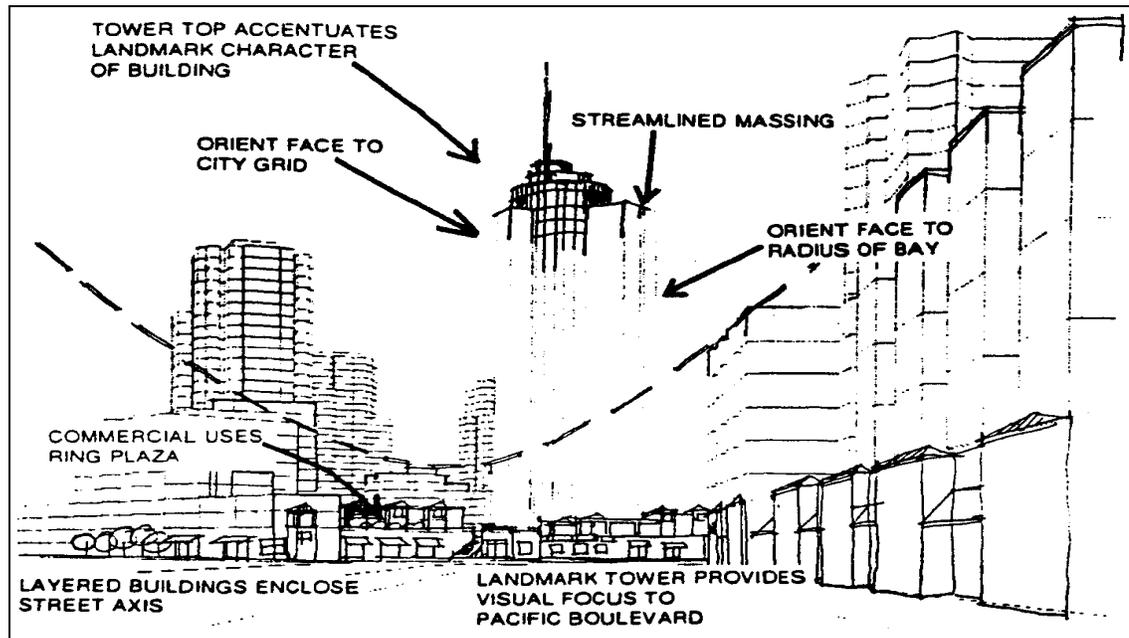
- (a) The tower should be configured to respond to the principles shown in Figure 13. The maximum tower floorplate should not exceed 680 m<sup>2</sup>, including all interior floor space, but excluding balconies up to 8% of the building's total residential floor area.

Figure 13. Tower Envelope and Floorplate



- (b) The tower should terminate the axial view along Pacific Boulevard, orient to the downtown grid and respond to the waterfront.
- (c) This landmark building should have a distinct architectural character, and be finished with high quality, durable materials.
- (d) The massing should be streamlined with strong, clean vertical elements culminating in a unique tower top that accentuates the landmark character of the building.
- (e) Low-rise buildings at the tower base should contribute to the enclosure and the organization of the public plaza. Grade level residential units should complement those on the west portion of the plaza, to provide interest and security.
- (f) The Beatty Mews should have a public right-of-way with a minimum width of 7.6 m and be lined with low-rise buildings to define the public space and link Nelson Street to the public plaza. At grade, two-storey units should be provided approximately 0.5 m above grade and should be set back 3.7 m from the right-of-way. The setback is intended to permit semi-private outdoor space for grade level units and provide for transitional landscaping. A row of trees should be provided on each side of the mews. Doors and windows should face the mews to provide activity and security.
- (g) Along Pacific Boulevard, a landscaped character should be developed with amenity space and the tower entrance oriented to on-site open space.
- (h) The 15.2 m tower setback from Cambie Bridge and the bridge ramp should be heavily landscaped with trees planted at grade near Pacific Boulevard North, subject to the final configuration of vehicular access.
- (i) The vehicular drop-off should be specially treated and integrated with the open space.
- (j) Where possible the Cambie Bridge ramp should be screened by a landscaped berm which abuts and covers its edge.

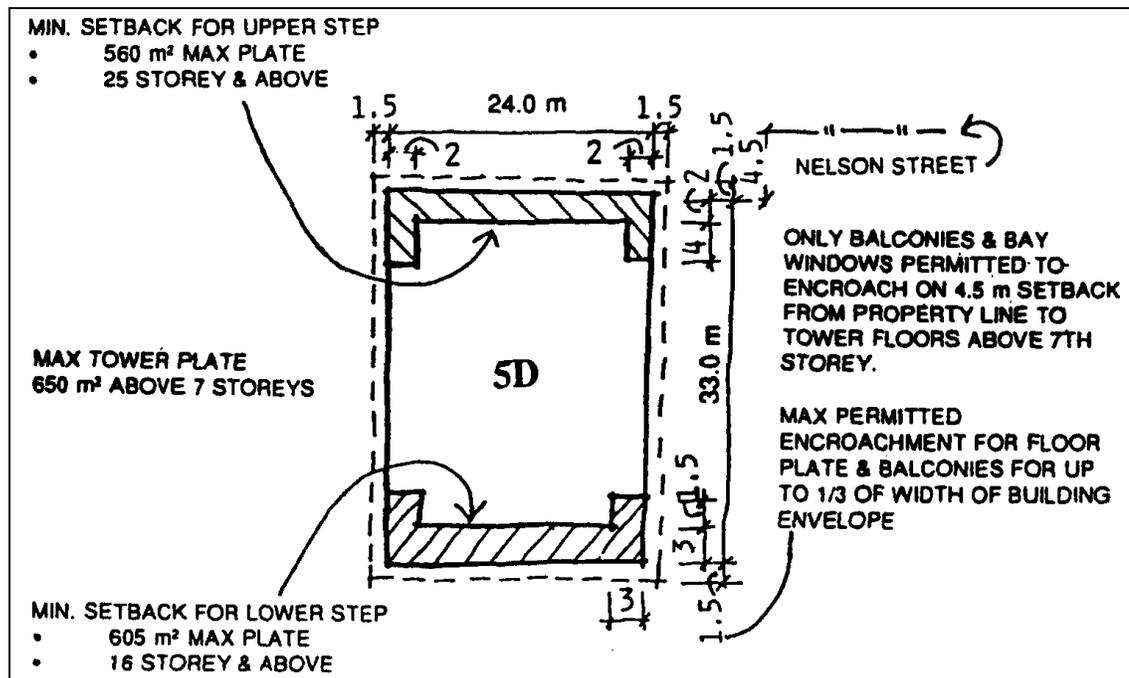
Figure 14. Tower 5A Site-Illustrative Massing and Orientation



4.2.3.2 5BCD Tower Site

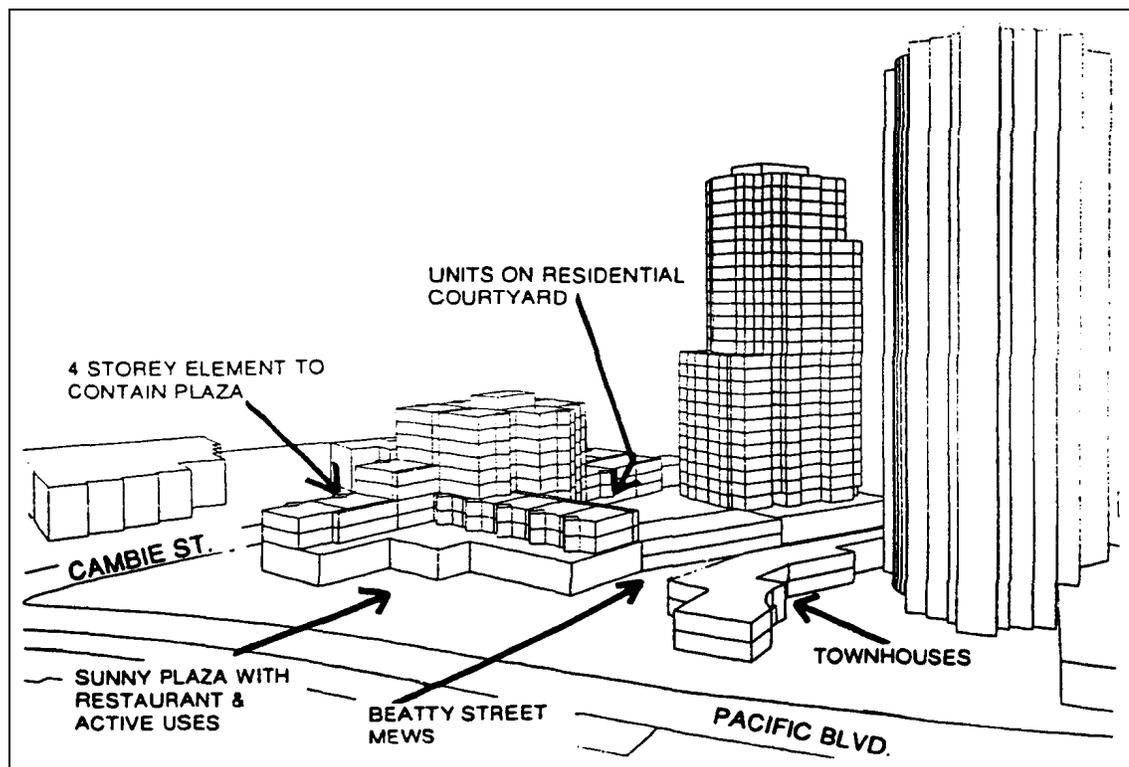
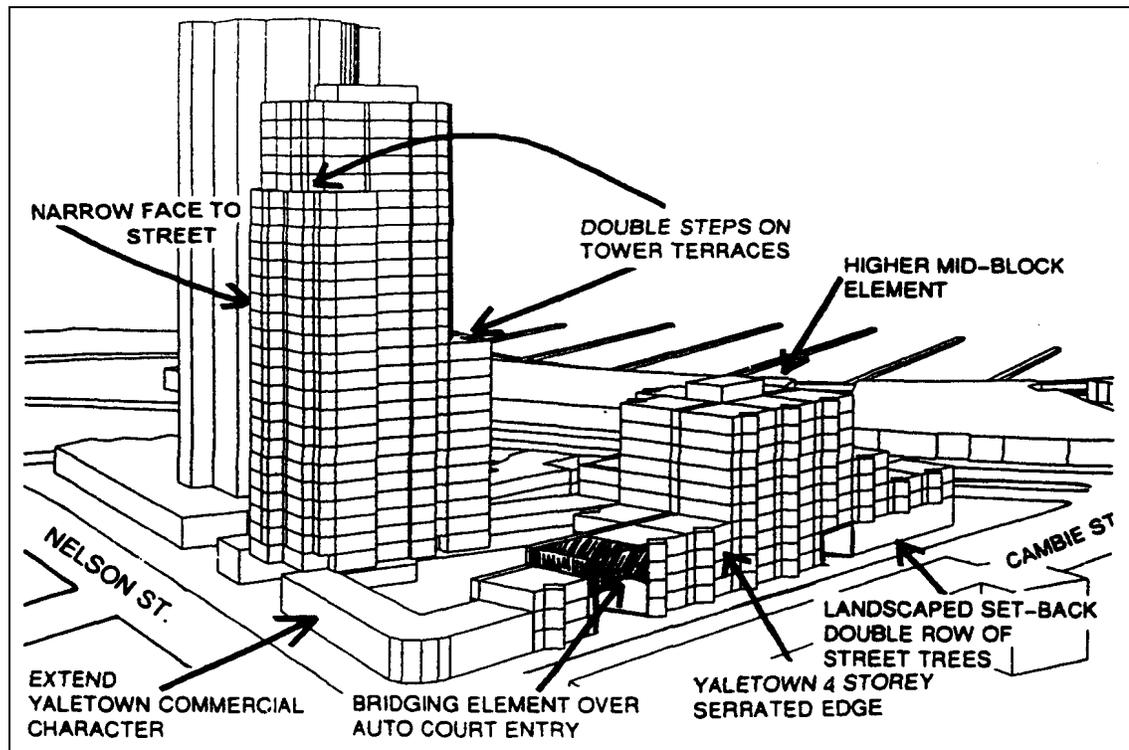
- (a) The tower should be configured and massed as shown in Figure 15. The maximum tower floorplate should not exceed 651 m<sup>2</sup>, including all interior floor space, but excluding balconies up to 8% of the building's total residential floor area.

Figure 15. Tower Envelope and Floorplate



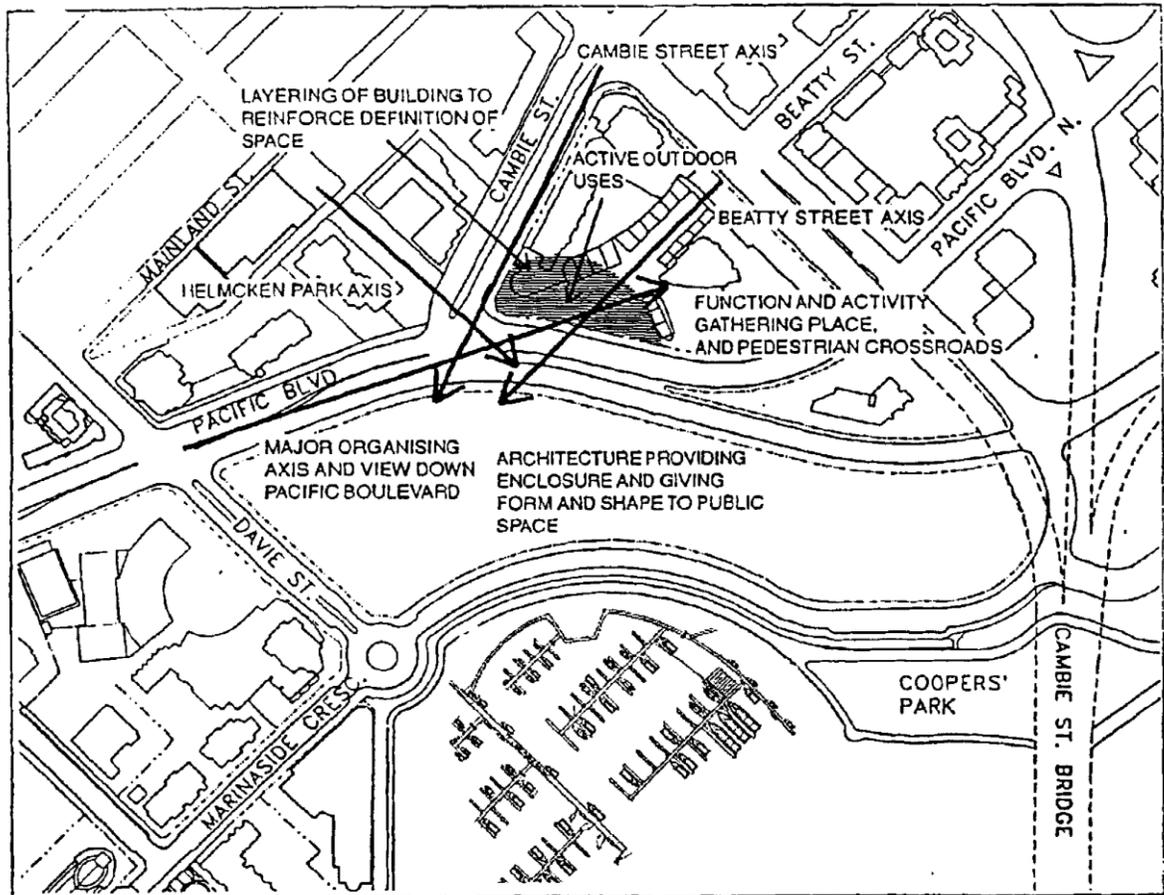
- (b) The 5BCD tower site should provide a transition from Yaletown to the more contemporary architectural character of the landmark site 5A and should also help define and contain the public plaza.
- (c) Three- to six-storey low-rise residential buildings should be located on Cambie Street and should respond to the character of Yaletown in terms of mass, frame, fenestration and materials.
- (d) On Cambie Street, two-storey residential units approximately 1.0 m above grade are encouraged. Residential uses should be set back 3.7 m from the property line. The setback is intended to permit semi-private outdoor space for street oriented units and provide for transitional landscaping from the property line to the dwelling unit. Doors and windows should face the street to provide activity and security.
- (e) Beatty Mews should have a public right-of-way with a minimum width of 7.6 m and be lined with low-rise buildings to define the public space and link Nelson Street to the public space. At grade, two-storey units should be provided approximately 0.5 m. above grade and should be set back 3.7 m from the right-of-way. The setback is intended to permit semi-private outdoor space for grade level units and provide for transitional landscaping. A row of trees should be provided on each side of the mews. Doors and windows should face the mews to provide activity and security.
- (f) The parking access points from Cambie Street should be treated to minimize impacts on the street.
- (g) The seven-storey building on Cambie Street should integrate with the low-rise, reflecting the Yaletown character in terms of fenestration and materials. Building massing should step down on either side of this building.
- (h) Along Nelson Street, commercial use should be provided from Cambie Street to the 5BCD tower lobby to define the street at the property line and extend the Yaletown commercial character. Amenity space could be considered for location above the commercial base in order to achieve a minimum two-storey cornice height.
- (i) The tower should present its narrowest dimension in a east/west direction with a variety of articulated planes and strong vertical elements.

Figure 16. 5BCD Tower-Site Illustrative Massing and Orientation



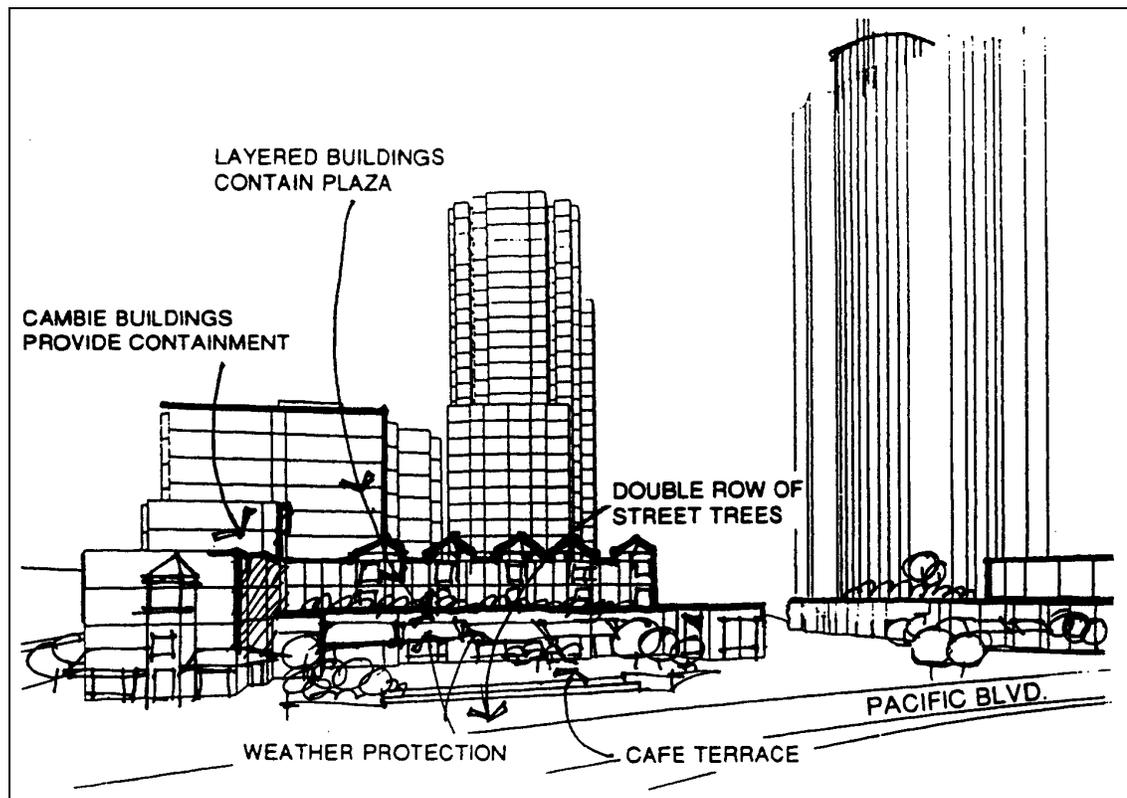
#### 4.2.4 Public Plaza

Figure 17. Public Plaza Plan



- (a) The public plaza is intended to function as a pedestrian cross-roads and open space for gatherings. It is the terminus of the Pacific Boulevard commercial and special treatment areas and is central to the Quayside neighbourhood, linked to the upland sites and the waterfront by pedestrian mews.
- (b) The plaza is to be defined and contained by the surrounding low-rise buildings. On site 5BCD, the low-rise buildings should be varied in height and step up to the towers behind.
- (c) The west portion of the plaza should be lined with townhouses to provide interest and security. Rather than a uniform edge, the low-rise buildings should consist of a series of stepped planes when viewed in plan.

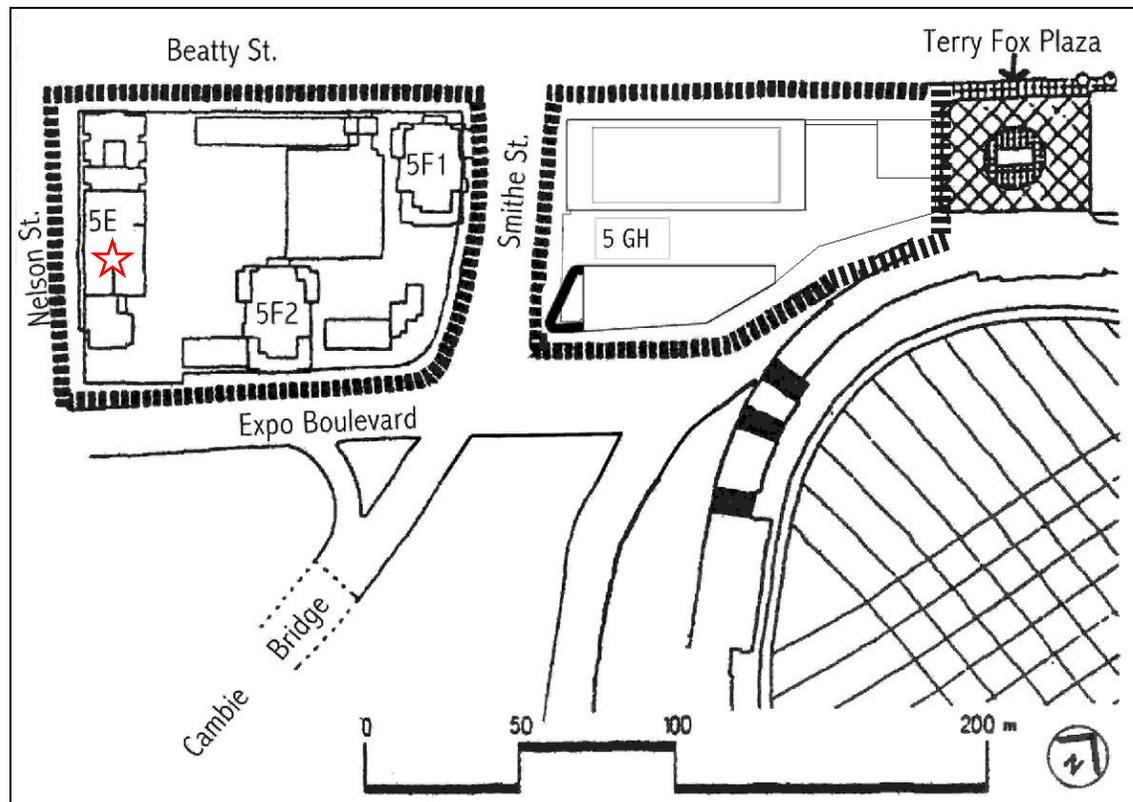
Figure 18. Public Plaza Containment



- (d) Consideration should be given to both the use and design of the space at the entrance to Beatty Mews to ensure a sensitive transition to the residential character of the mews.
- (e) On Cambie Street, the seven-storey building should extend towards Pacific Boulevard to contain the Cambie Street edge of the plaza. This building should terminate with a strong architectural element. Commercial use should wrap around the Cambie corner.
- (g) The treatment of the plaza should be of a common family of materials, consistent with the approved special treatment for Pacific Boulevard. A planted edge which preserves views into the plaza should be provided along Pacific Boulevard.
- (h) The Beatty Mews should clearly connect with the public plaza and be integrated with an appropriate surface treatment.
- (i) The design for the plaza should be finalized with reference to the Council-adopted "Plaza Design Guidelines."

## 4.3 Beatty Precinct

Figure 19. Beatty Precinct Plan



Note: Building 5E, marked with a ☆, may vary from this diagram if developed as social housing. Refer to Section 5.

### 4.3.1 General Guidelines

- The design of the Beatty Precinct should enhance the experience of entering and leaving the downtown.
- The building on Site 5GH should provide an appropriate terminus to the Cambie Bridge axis and acknowledge, through the building design and landscape, the site's location at the edge of the downtown escarpment.
- The towers should present their narrowest dimensions in an east/west direction. To avoid flat uniform edges, the buildings should be articulated with a variety of vertical planes.
- For residential areas along Beatty Street, the lower buildings and treatment of the ground plane should reflect Downtown South with respect to building setbacks. Commercial frontages should have a minimum setback of 2.1 m from the property line.
- To provide elevated open space buffered from activity on the streets in residential areas, up to two levels of above-grade parking may be located behind commercial frontages having a minimum depth of 10.0 m, residential frontages having a minimum depth of 5.0 m and landscaping as shown in Figure 19, to provide elevated open space buffered from activity on the streets.
- Separate and secure parking should be provided for residential uses with direct access to each main building entrance. Service areas should be screened from the street and from residential overview.

### 4.3.2 Site 5EF

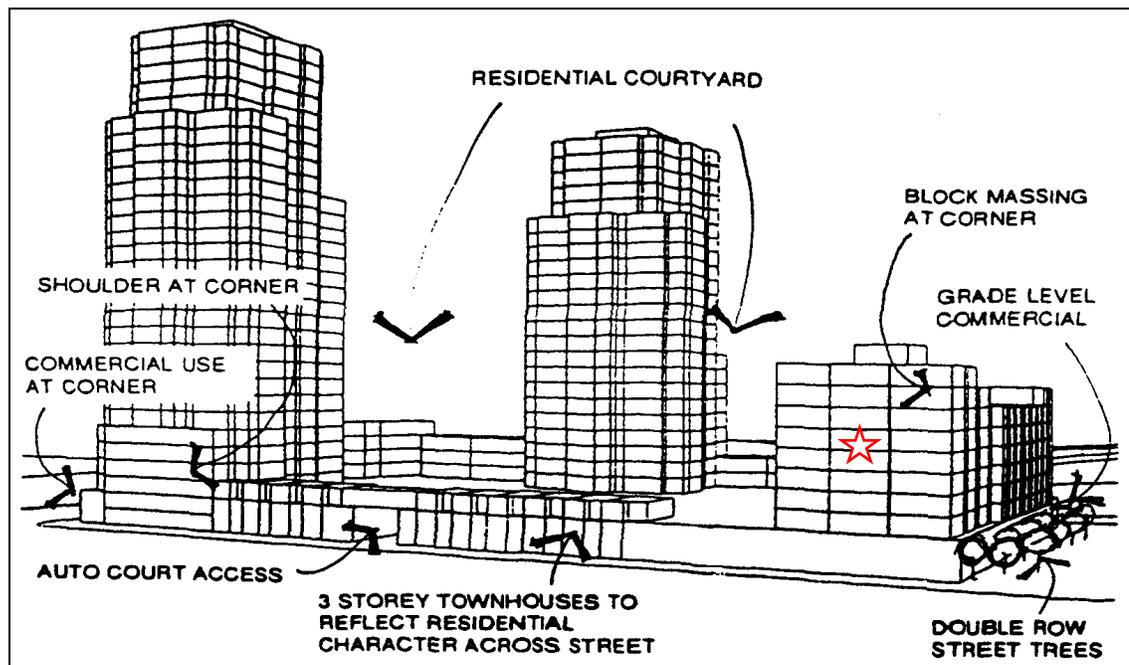
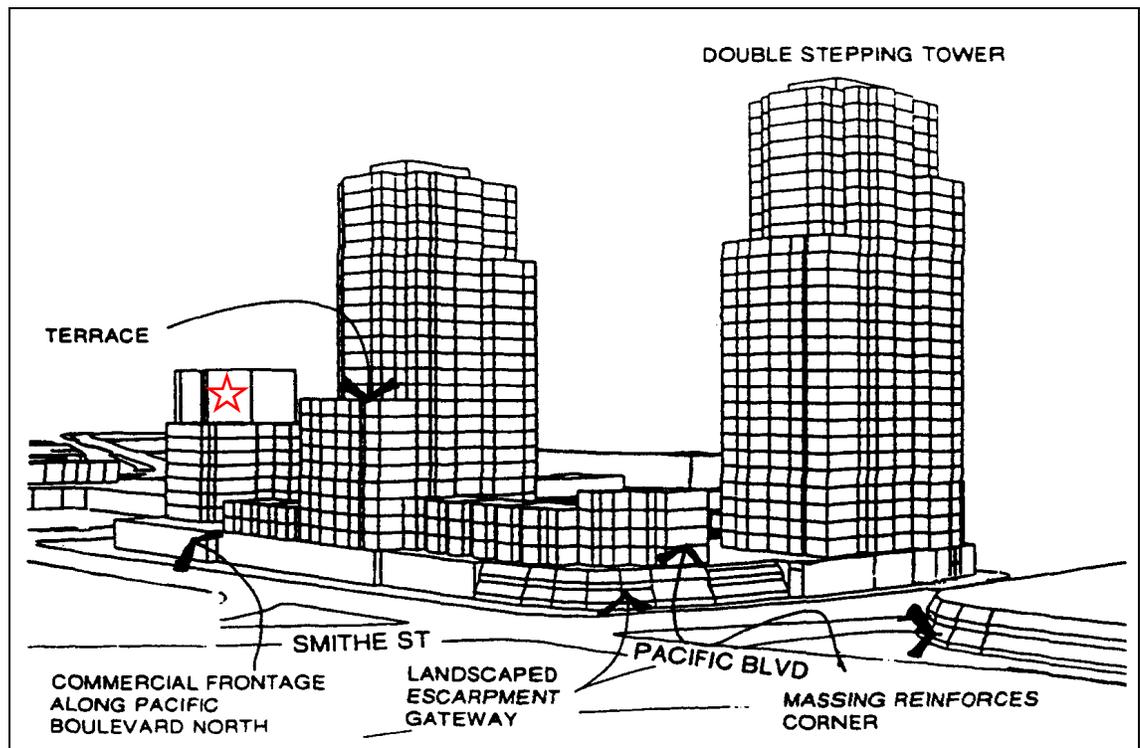
- The towers should be configured and massed as shown in Figure 20. The maximum tower floorplate should not exceed 651 m<sup>2</sup> including all interior floor space, but excluding balconies up to 8% of each building's total residential floor area.
- Three-storey units, approximately 1.0 m above grade, should be provided on Beatty Street and should reflect the approved development across the street. Residential uses

should be set back 3.7 m from the property line. The setback is intended to allow for semi-private outdoor space for street oriented units and provide for transitional landscaping from the property line to the dwelling unit. Doors and windows should face the street for interest and security. At the corners of the block, higher buildings should have entrances on Beatty Street.

- (c) The parking access should be treated as a narrow entrance to the vehicle court, to minimize impacts on the street. A building element should bridge the entrance.
- (d) Buildings on Nelson should strongly define the street. A double row of street trees should be provided to highlight the experience of exiting the city. Grade-level commercial should be provided on Nelson to extend the Yaletown character to Pacific Boulevard North. The massing, height, colours; and materials of the low-rise should be varied to read as three separate buildings.
- (e) Commercial use should extend from Nelson along Pacific Boulevard North, terminating at the residential tower lobby. The heavily landscaped escarpment edge should extend to Smithe Street wrapping around the corner to mid-block on Smithe. A building with a minimum height of three storeys should be located above the escarpment to strengthen the corner.
- (f) Commercial use should line Smithe Street from mid-block to the Beatty corner.



Figure 21. Site 5EF Illustrative Massing – Market Development

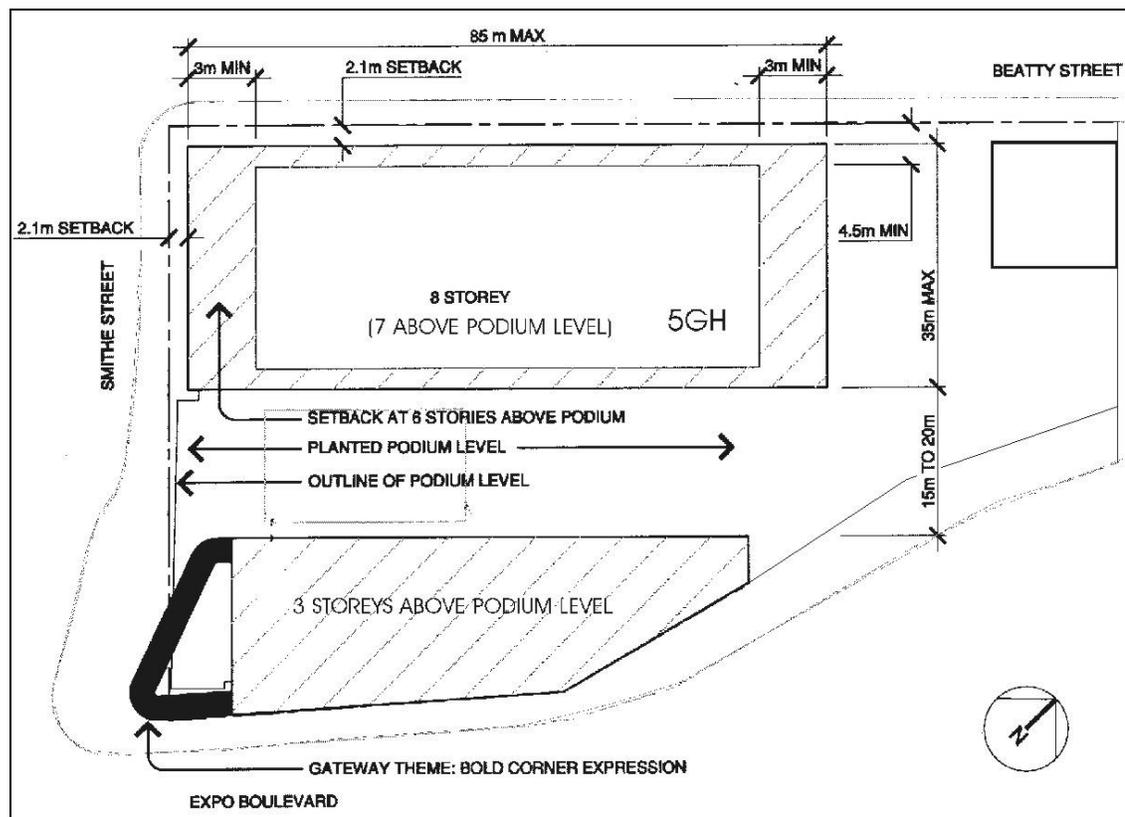


Note: The buildings marked with a ☆ may vary from these diagrams if developed as social housing. Refer to Section 5.

### 4.3.3 Site 5GH

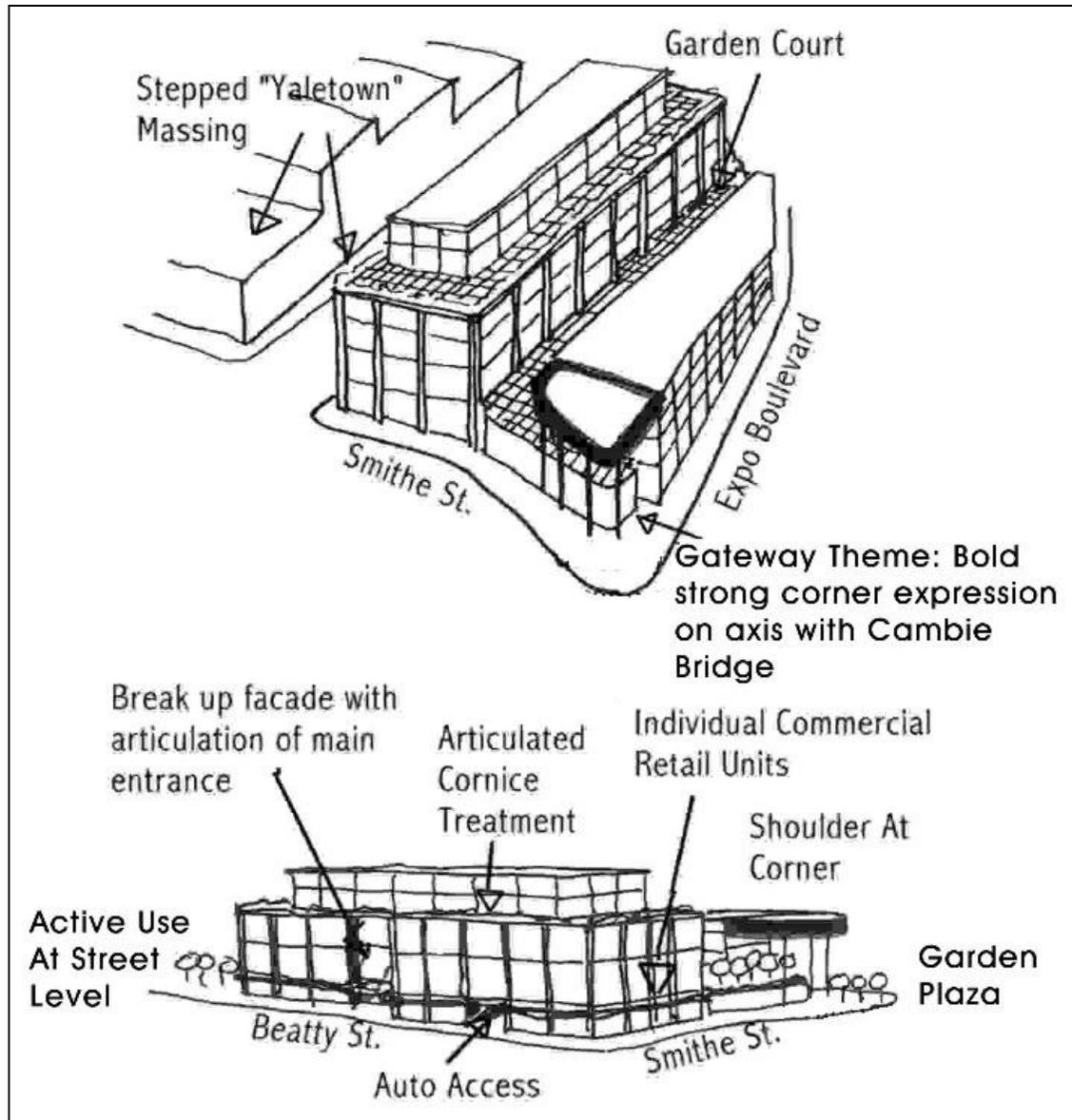
- (a) The development should be configured and massed as shown in Figure 22.

Figure 22. Building Floorplate and Setbacks



- (b) The building elevation facing the Beatty heritage block should have a complementary scale and design with particular regard to a strong expression of the frame, recessed windows and masonry cladding or similar materials.
- (c) Retail and service commercial uses should line Smithe and Beatty Streets and also Expo Boulevard, back to the building's proposed parkade entrance near BC Place Stadium. Due to the topography of the site, the floor for commercial uses can be up to 1.0 m above or below finished grade at the property line, so long as direct pedestrian access is maintained. Office uses and an entrance to underground parking may be considered on Beatty Street.
- (d) If relocated to this site, the 150 stadium parking spaces should be accessed from Expo Boulevard
- (e) The building and landscape design at the corner of Expo Boulevard and Smithe Street should appropriately terminate on axis with the Cambie Bridge.
- (f) Points of access to underground parking, and any exposed parking structure on the north elevation, should be designed to minimize visual and functional impacts on Terry Fox Plaza.
- (g) A small pavilion building at the north corner of the site, next to the Terry Fox Plaza at the foot of Robson Street, and which will accommodate retail and service uses, should provide "openness" and pedestrian interest on all four sides and should have elevations which are predominantly glazed.

Figure 23. Site 5GH Illustrative Massing to be amended as follows to show revised form of development



## **5 Guidelines for Social Housing Developments at Site 4J (1050 Expo Boulevard) and Site 5E (990 Beatty Street)**

The Director of Planning or the Development Permit Board may relax urban design and form of development criteria outlined in Sections 3 and 4 at the 4J site (1050 Expo Boulevard) and the 5E site (990 Beatty Street) when these sites are developed as social housing in accordance with the following supplemental guidelines.

### **5.1 Siting**

Building setbacks should be provided as follows:

A minimum 2.5 m setback from the property line should be provided for all residential uses, with the following exceptions:

- (a) A minimum of 2.9 m along Pacific Boulevard;
- (c) A minimum of 12.0 m from the drip line of the Cambie Bridge; and,
- (d) 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.

### **5.2 Building Orientation**

Building orientation should reflect the downtown grid, the curves of Pacific Boulevard, Quayside Bay and the axial view along Pacific Boulevard, as follows:

- (a) Buildings lower than 35.0 m should generally define the streets and public spaces;
- (b) Buildings above 35.0 m in height, should orient to the established city street grid; and,
- (c) The tower on the 4J site should orient to and terminate the axial view along Pacific Boulevard.

### **5.3 Architectural Components**

#### **5.3.1 Towers**

Tower floorplates should not exceed 860 m<sup>2</sup> at the 4J site and 780 m<sup>2</sup> at the 5E site, including all interior floor space (elevator cores, storage, stairs, enclosed balconies etc.), but excluding private and semi-private balconies up to 12% of the total residential floor area in the tower.

#### **5.3.2 Indoor and outdoor amenity and private open spaces**

The indoor and outdoor amenity spaces and private open spaces should be provided in the social housing developments in accordance with the *Housing Design and Technical Guidelines* and *High-density Housing for Families with Children Guidelines*.

### **5.4 Grade-level Commercial and Service Uses**

Grade-level commercial and services uses that activate the pedestrian realm are encouraged at the Nelson Street and the Expo Boulevard frontages of sites 4J and 5E.