

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

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RIVERSIDE DESIGN CD-1 GUIDELINES

Adopted by City Council August 9, 1983

Design Guidelines

Purpose

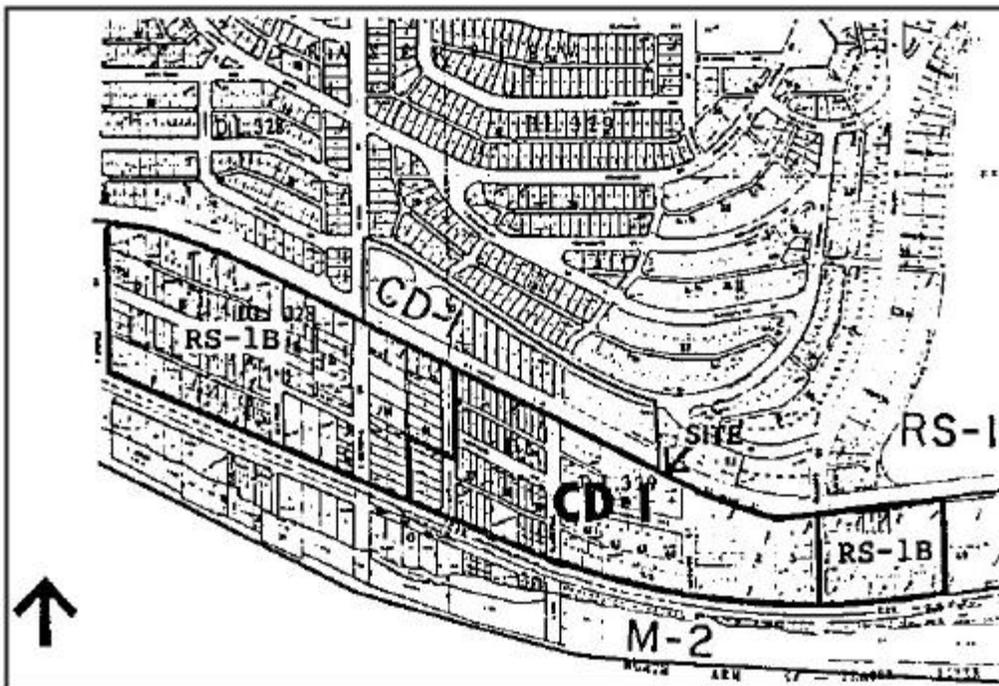
These guidelines are to be used in conjunction with the CD-1 By-law No. 5695 for developments in Riverside.

The purpose of these design guidelines is to provide a series of design criteria that will enhance the quality of the development and will ensure a reasonable transition from/to the existing land uses.

The design guidelines outline a set of objectives for the area and the development and should be considered from the outset of the design/planning process.

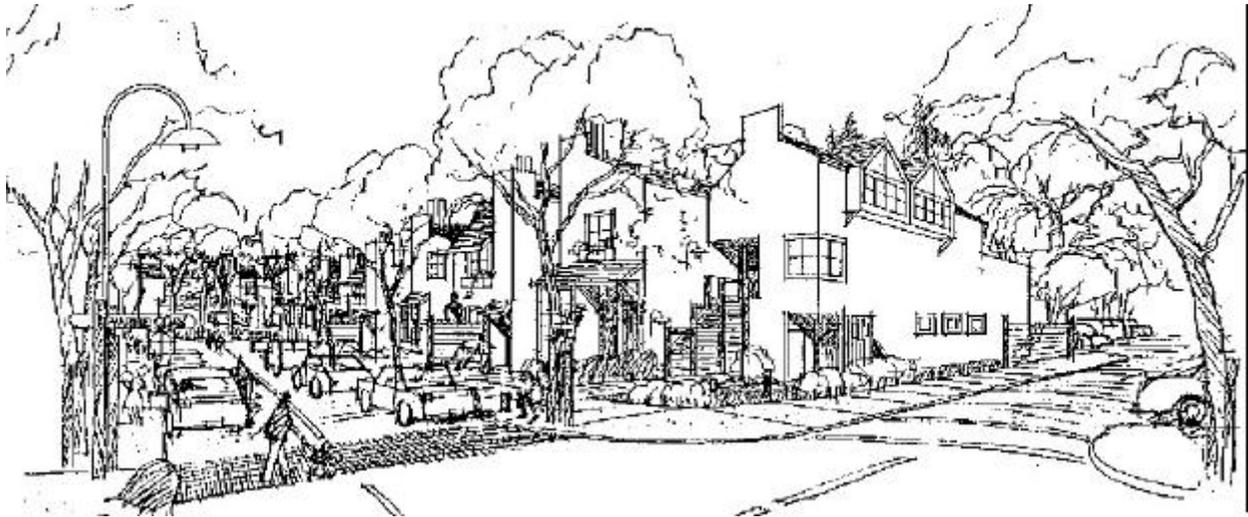
Attainment of the objectives will ensure that a high-quality residential environment exists for both the new and the existing residents of the Riverside Neighbourhood.

Riverside CD-1 Zoning District



Urban Design Character

The Riverside Neighbourhood has over many years developed a particular mix of rural and marine/industrial character. While new developments, particularly in the central area around Gladstone Street, will pull the community more squarely into the urban fabric, it is hoped that some of the qualities of the neighbourhood's ambience and historical associations will provide a strong physical, social and environmental base for new and existing residents. Of particular importance is the need to ensure that the pre-eminence of the existing marine and industrial area at the waterfront is understood and appreciated in the design of new residential parcels so that an integrated multi-use community can continue to flourish.



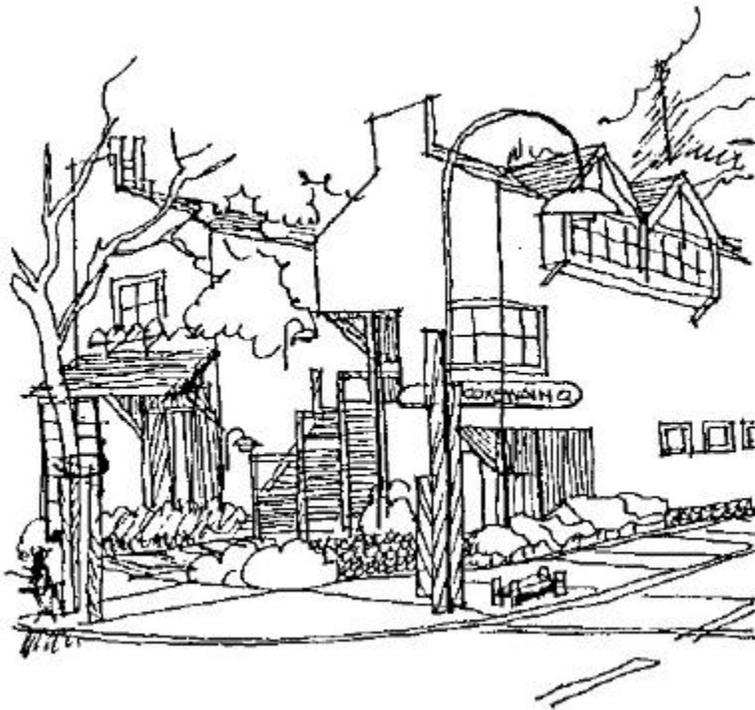
Village Character of House Forms and Marine/Industrial Character of Streetscape:

The zoning and design guidelines address this with a vocabulary of housing types, forms and details. It is intended that the house forms themselves echo, within the constraints of increased densities, the village character established in the infill areas. The marine theme of the streetscape elements should tie in the residential features with those of the industrial area and the River.

Street signage and street lighting of brilliant marine colours and industrial ship-like design is encouraged.

Wharf-like, wood timbers should be utilized on ground base elements, street furniture, decks, entrances and privacy fencing.

Marine and industrial artifacts should be evident as part of street end landscaping, feature areas, and tot lots.



Building Massing

North/South Transition:

There should be a transition in building scale and density from higher density buildings in the northern portion of the site to ground oriented lower density buildings in the southern portion.

Respect Transition from Neighbouring Uses:

Massing should provide a sensitive transition between each development and its surrounding context. Consideration should be given to vegetation; streetscape; modelling of building form, related details and scale; and character expression.

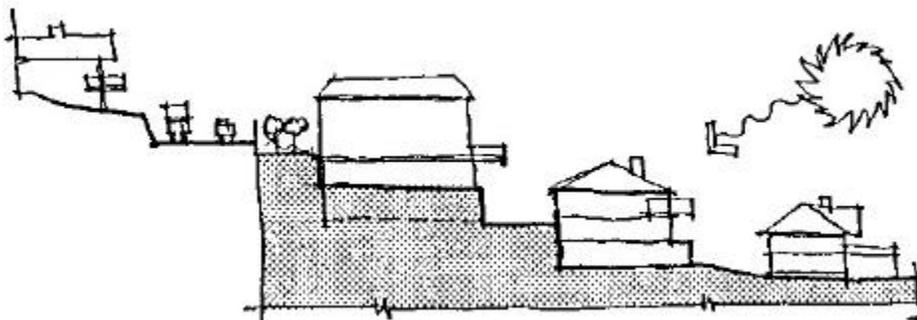
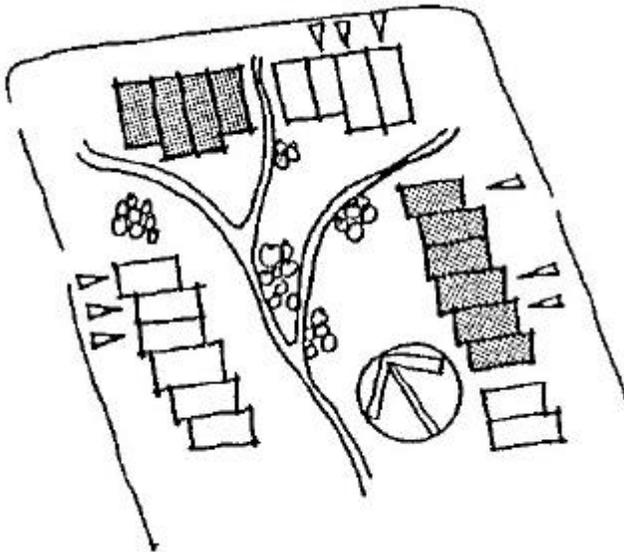
Provide a Variation in Heights:

Building blocks on the south side of east/west streets should provide a peaks-and-valleys silhouette to allow views through and over.

Avoid Long Rows of Buildings:

Rows of buildings, especially where the buildings are fronting north/south, should be broken up to provide open spaces between blocks of buildings.

Building facades need not be perpendicular to the street.



Orientation and Views

Buildings should be sited to realize the natural opportunities of the site and to maintain a dynamic relationship to the street and neighbours.

Optimize View Corridors:

Views through the residential area to the industrial sector are not encouraged because of the potential acoustic problems. However, the landscaped berm and Gladstone Park will be major focal points of visual interest and recreational activity and this should be reinforced.

Each dwelling unit should benefit from a broad and deep view axis either down a street or lane or through the semi-private open space.

Respect Privacy:

Habitable rooms should have a significant view cone into the public domain but without intruding into the privacy of other dwellings.

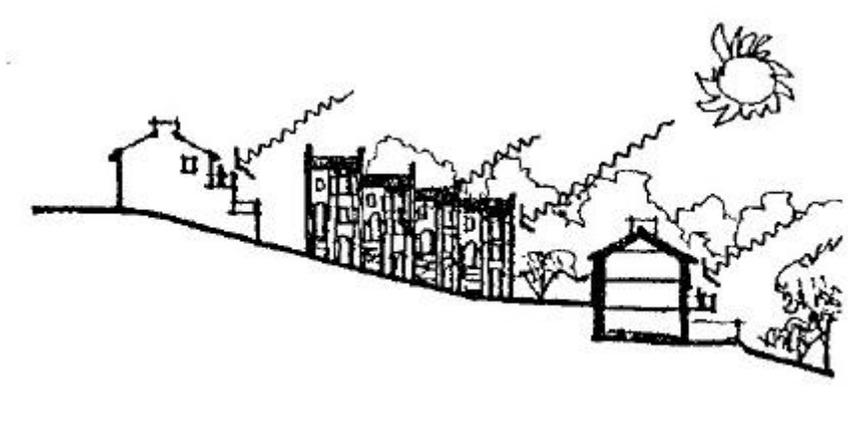
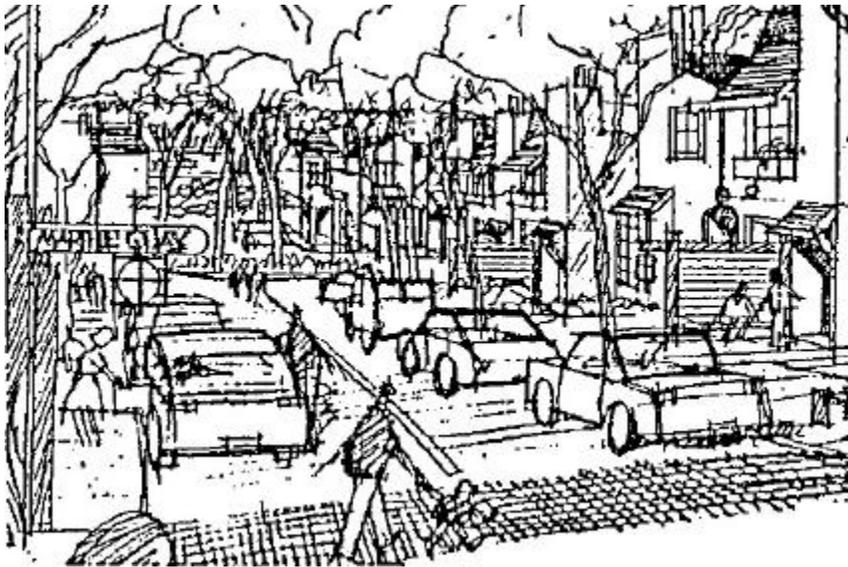
Optimize Daylight Angles:

Maximum advantage should be taken of the downhill/southern exposure, bearing in mind that orientation of noise-sensitive rooms away from industrial noise sources is a prime concern.

Optimize the opportunity for habitable rooms to receive direct sun.

Acoustic Priority:

In acoustically sensitive areas, when a conflict between orientation for views and for acoustics exists, the acoustic considerations shall prevail.



Open Space

Consolidate for Usefulness:

Consolidate open spaces on each site in special areas in order to increase their usefulness and to provide a focus for overview.

Orient open spaces to maximize southern exposure and/or views.

Orient units around common garden areas or terraces.

Vary the Size and Type of Spaces:

A variety of open spaces should be provided of sufficient size to cater to differing uses.

Allow for both hard and soft surfaces for play areas and provide for the varying needs of different age groups.

Provide Useable Private Open Space:

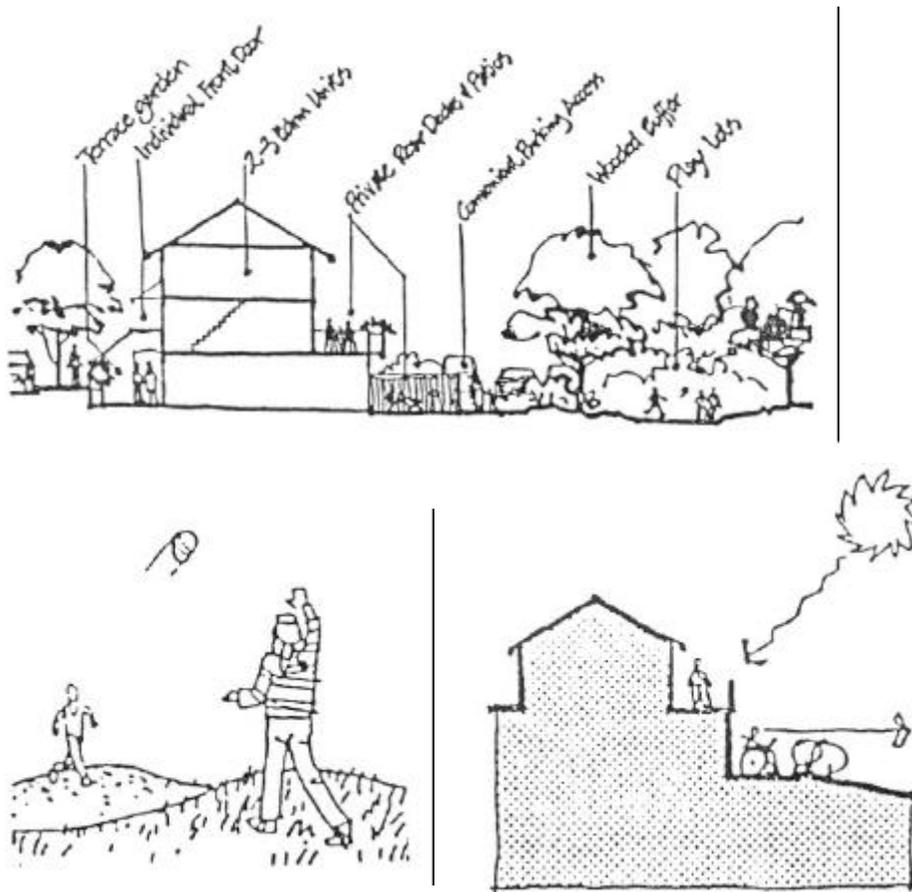
For family housing, adequate private open space should be provided at grade and on sun decks or roof decks.

For smaller units, adequate private open space should be provided adjacent to the major living area.

Private open space should be oriented to optimize sunlight and be linked to other major activity areas.

Neighbourhood Pathway System:

Provision should be made to link each parcel into a continuous pedestrian pathway system that has the Kent Avenue berm and Gladstone Park as a destination.



Landscape Concepts

It is evident that much of the existing native landscaping will have to be removed during the development of the residential parcels. This will occur because of its age and condition and the need to build a berm for improved acoustical buffering.

Rural/Urban Duality:

New landscaping should therefore take advantage of the duality of the neighbourhood's rural-urban nature. It should strive to re-create a sense of the pre-existing ambience by careful placement of groupings of mature native planting in a naturalistic setting within the semi-private centres of the parcels and on the berm. Other landscaping should reflect the more formal, enclosed and hard-edged urban mews type of environment.

Landscape to Define Open Spaces:

Landscaping treatment should be used to provide areas of interest and definition in the public realm and to enhance privacy and amenity in the private realm.

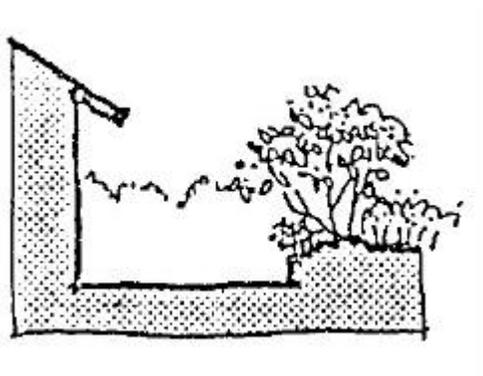
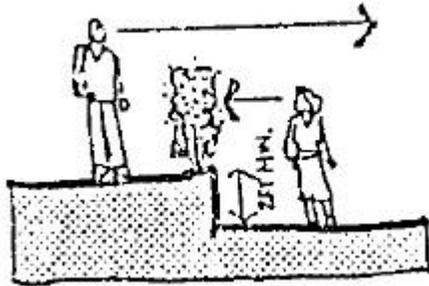
Use landscaping to identify main entrances.

Use landscaping to separate private terraces or to define play areas.

Use landscaping to screen parking areas.

Landscape to Interface between Public and Private Realms:

Separate the resident's common areas on each site from the public realm for reasons of privacy and security. A physical separation can be provided by hedges, fencing and/or grade changes.



Building Character

These guidelines are in addition to the earlier statements about the marine/industrial streetscape and about sensitivity to the transition between uses.

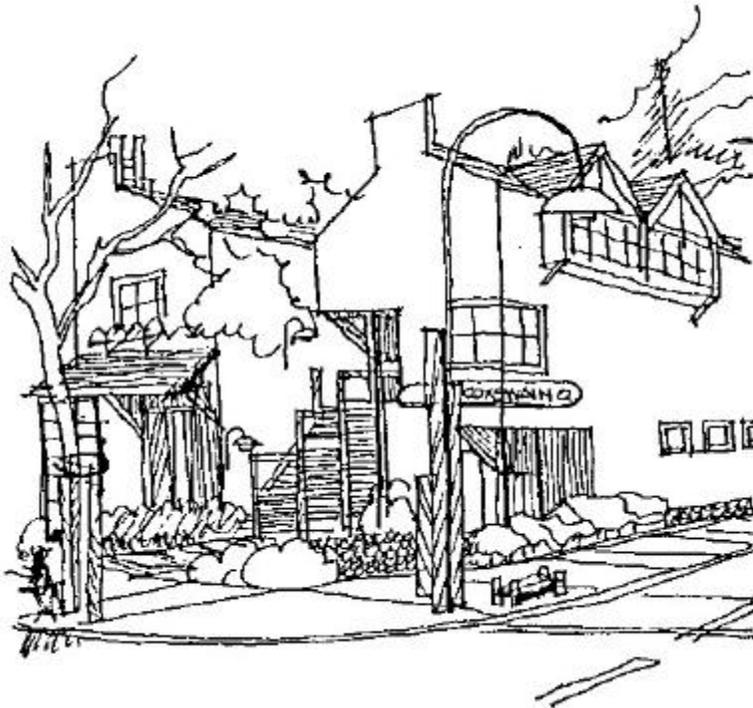
A limited palette of colours and finishes is recommended for each parcel. Colour variety should be used to provide areas of interest and accent and to prevent a monolithic appearance throughout a project.

Use colour to reinforce the marine theme.

Each dwelling unit need not be distinct from its immediate neighbours but should have a clear identity at its main street entry.

Wherever possible, separate exterior entries to dwellings and provide protective roof canopy or overhang.

Gateways, freestanding screens and entry canopies may encroach into the required setbacks to reinforce the village concept.



Acoustics

In order to provide a good quality acoustic environment, careful attention must be given to siting, orientation, design, and construction. The following list provides some indication of possible noise attenuation procedures:

- Orienting outdoor areas/bedrooms away from noise sources.
- Sheltering doors and windows from noise sources.
- Fencing.
- Glass walls around outdoor balconies.
- High walls around outdoor decks/patios.
- Glass block walls.
- Acoustically rated glazing.
- Sheltering of openable portions of windows.
- Provision of alternate ventilation.
- Managing interior noise levels.