



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

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598 TAYLOR STREET CD-1 GUIDELINES (PHASE 2B - BLOCK 17)

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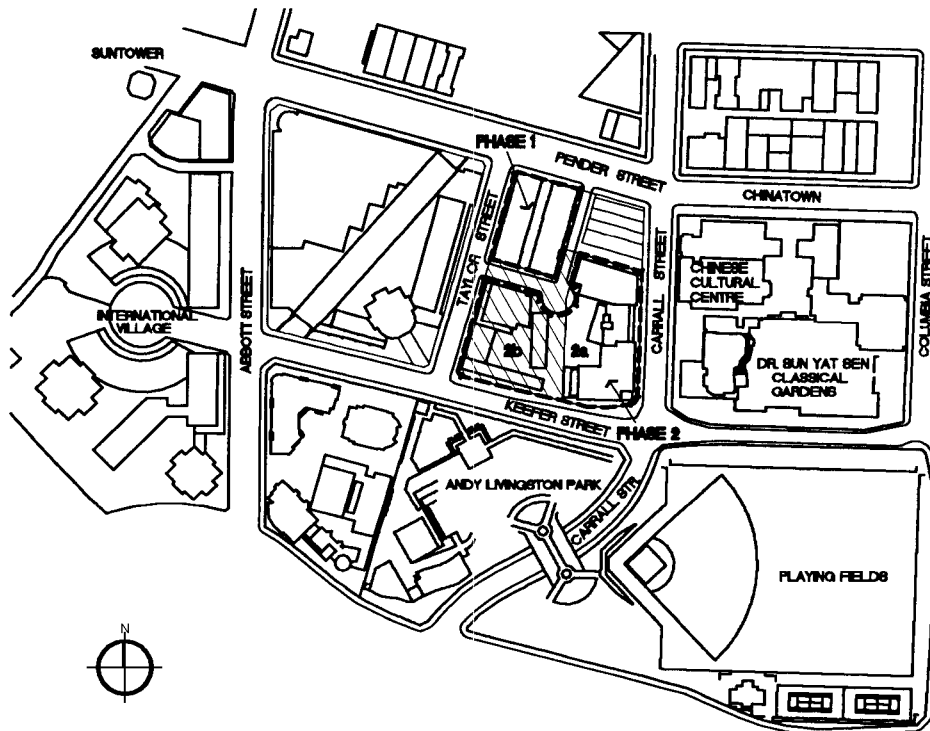
1 Application and Intent

These guidelines should be used in conjunction with the CD-1 By-law for 598 Taylor Street (Phase 2b of Block 17 -- see Figure 1 for phase identification). As well as assisting the development permit applicant the guidelines will be used by City staff in the evaluation of any proposed development.

The intent of the guidelines is to provide more detailed design direction for site planning which is occurring in the context of a rapidly changing urban fabric. At this time only Andy Livingstone Park to the south and the Chinese Cultural Centre/Dr. Sun Yat-sen Gardens precinct to the east are established, while plans for surrounding sites have either been approved, finalized or are in progress, as follows:

- 1) a complete development application has been approved for the large development site west of Taylor Street (Parcel 'E', International Village);
- 2) a development permit has been issued for the northwesterly portion of Block 17 for the S.U.C.C.E.S.S./CBA complex (Phase 1), containing the CBA seniors housing project and the S.U.C.C.E.S.S. Social Services building; and
- 3) plans for a 100-bed multi-level Care Facility on the southeasterly portion of Block 17 are being processed in a parallel rezoning initiative for this site (Phase 2a).

Figure 1. Block 17 Context and Phases



2 Overall Phase 2 Organizing Principles

The work on Phase 2 is guided by the following key objectives:

- (a) ensure that land uses and building massing relates to neighbouring development both on and adjacent to Block 17;
- (b) achieve compatibility with Phase 1 design;
- (c) create two separate, legal properties (Phase 2a for the Care Facility, Phase 2b for market residential development) that allow for the independent development and operation of buildings in the two phases;
- (d) extend Shanghai Alley visually to the south, by creating an active semi-public space giving access to residential units, views to Keefer Street and beyond from Shanghai Alley and the roof terrace of the S.U.C.C.E.S.S. Social Services building, and spatially enlarging the garden of the Care Facility; and
- (e) plan on-site circulation and open space such that it serves Block 17 as an integrated whole.

3 Phase 2b Design Principles

Resulting from the overall organizing principles outlined above for Phase 2, the following design principles apply to Phase 2b:

- (a) building massing, height and scale should be compatible with both existing and proposed adjacent development;
- (b) building mass should strongly define the Keefer and Taylor Street frontages, as well as Shanghai Alley;
- (c) the tower should be located at Taylor Street and Shanghai Alley, with emphasis created at the fourth or fifth levels and seventh level of the tower to provide a compatible relationship with other Block 17 buildings;
- (d) a comfortable relationship between Phases 2a and 2b should occur in the form of an enhanced open space, used separately but shared visually;
- (e) semi-private open spaces should be defined by buildings; and should be secure and sunny;
- (f) the adjacent street grids should be recognized in the site layout; and
- (g) Shanghai Alley should be animated by locating significant building entries directly on to it.

4

Uses

The predominant use is residential. The CD-1 By-law provides for limited commercial potential along both Keefer Street and Taylor Street, which should be pedestrian-scale and pedestrian-oriented with smaller store frontages preferred (see Figures 2 and 3 below and Section 8 - Design Objectives).

Figure 2. General Distribution of Uses On-site

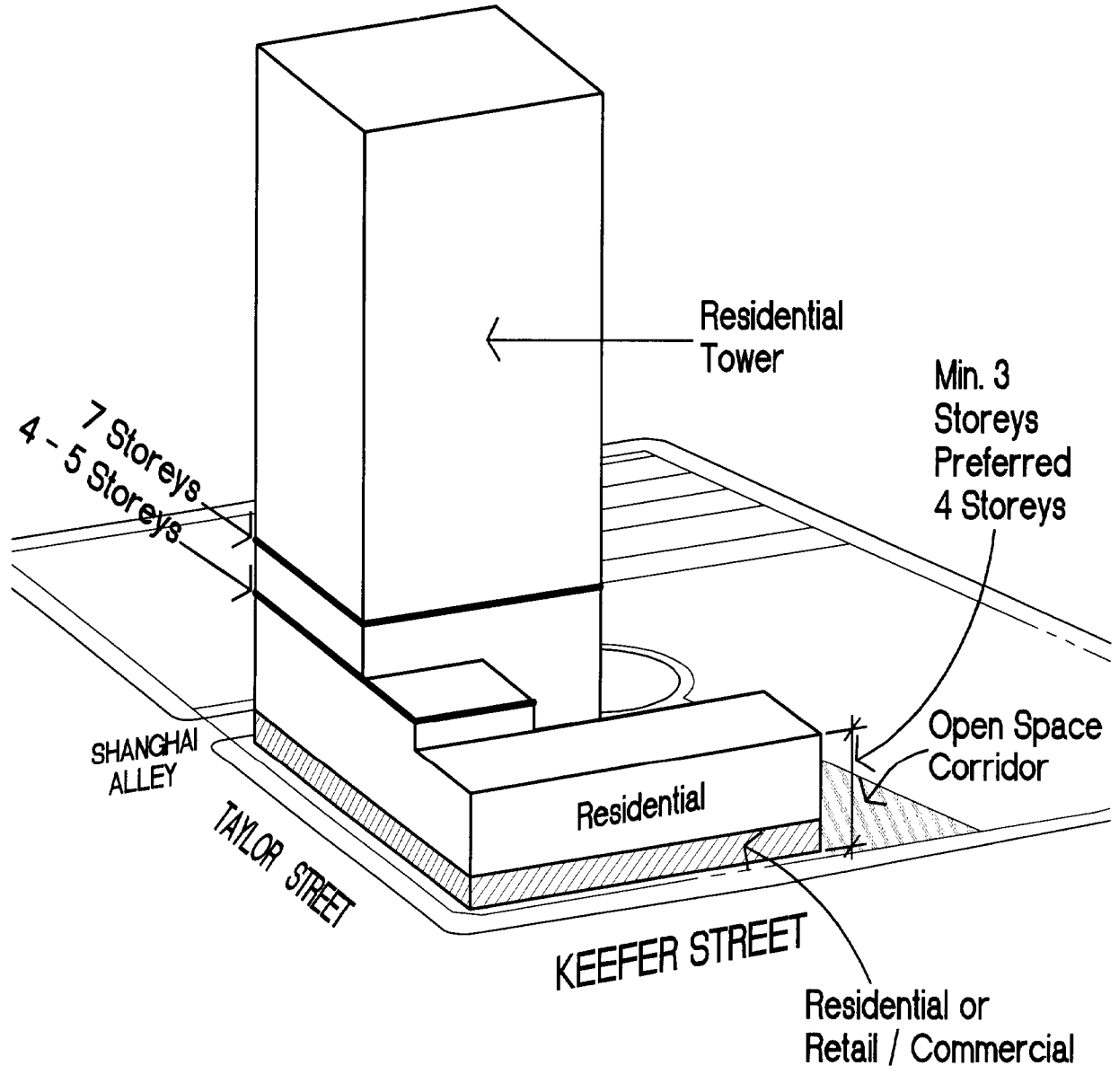
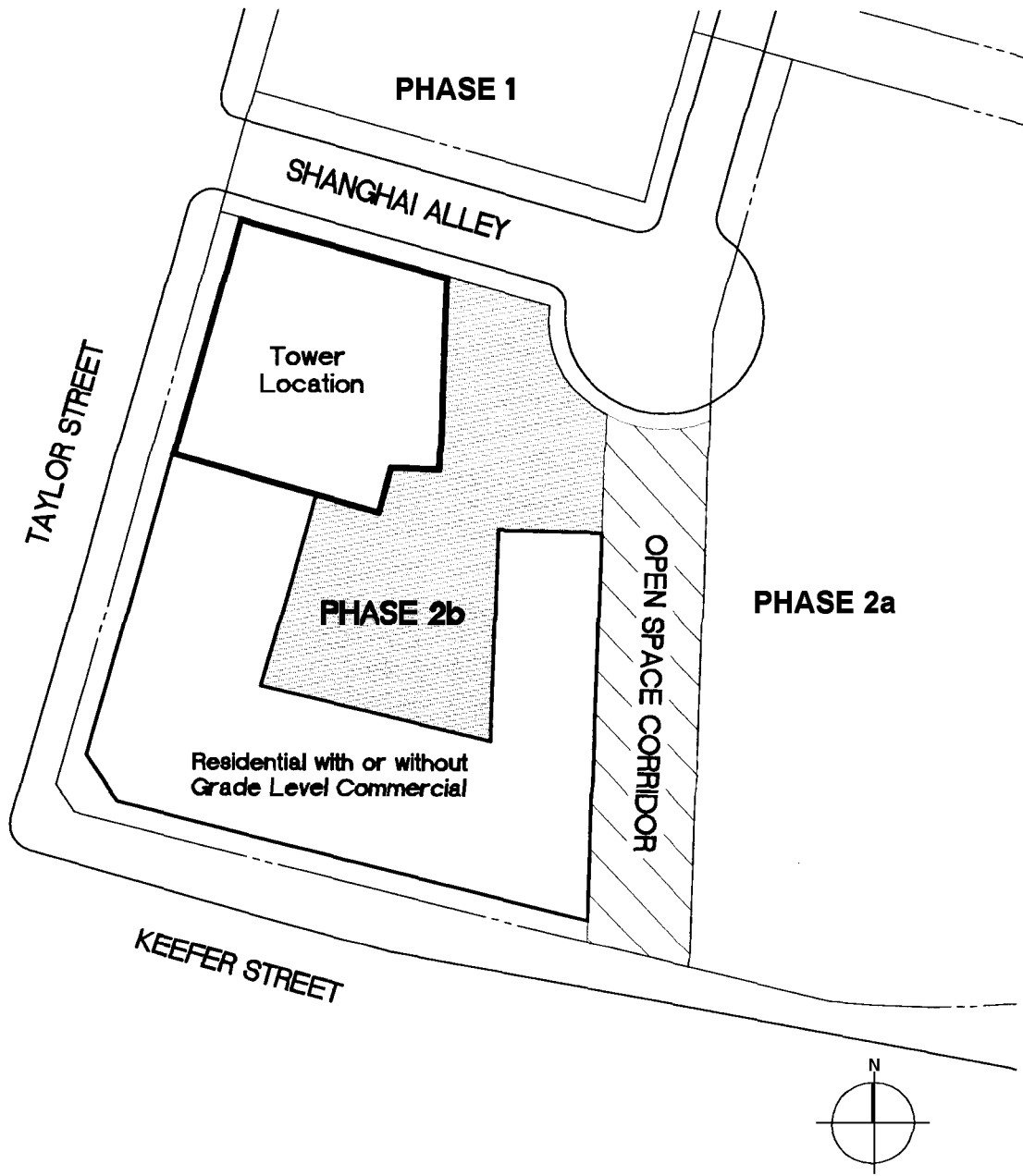


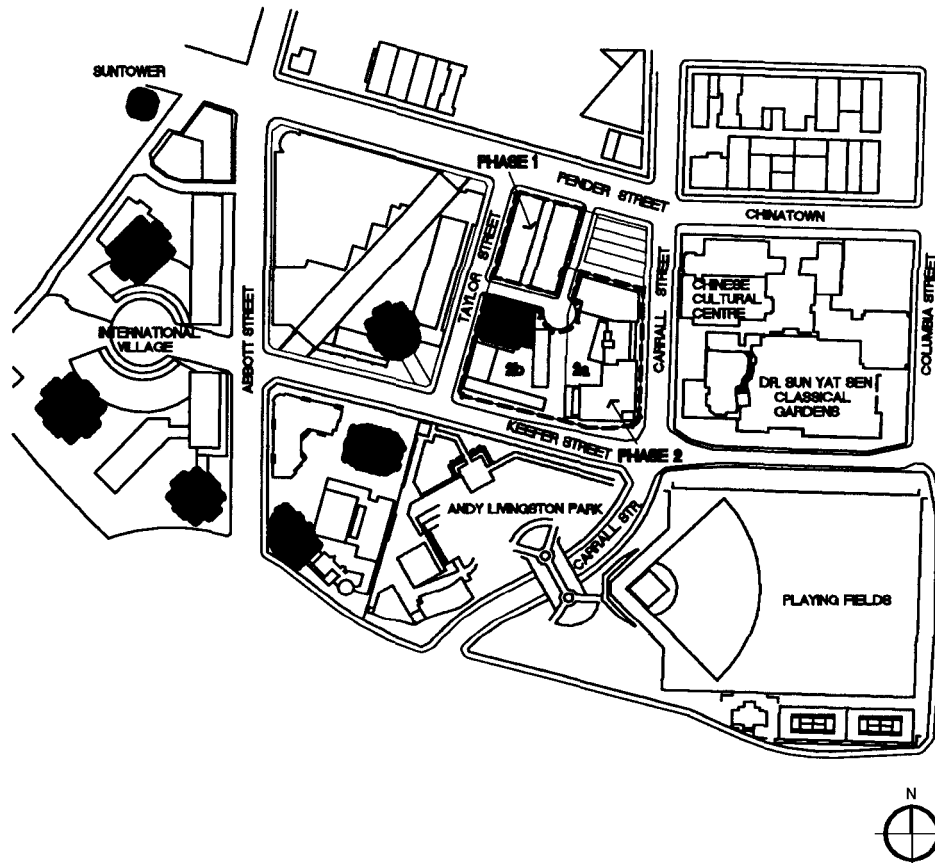
Figure 3. Site Plan for Uses



Built Form

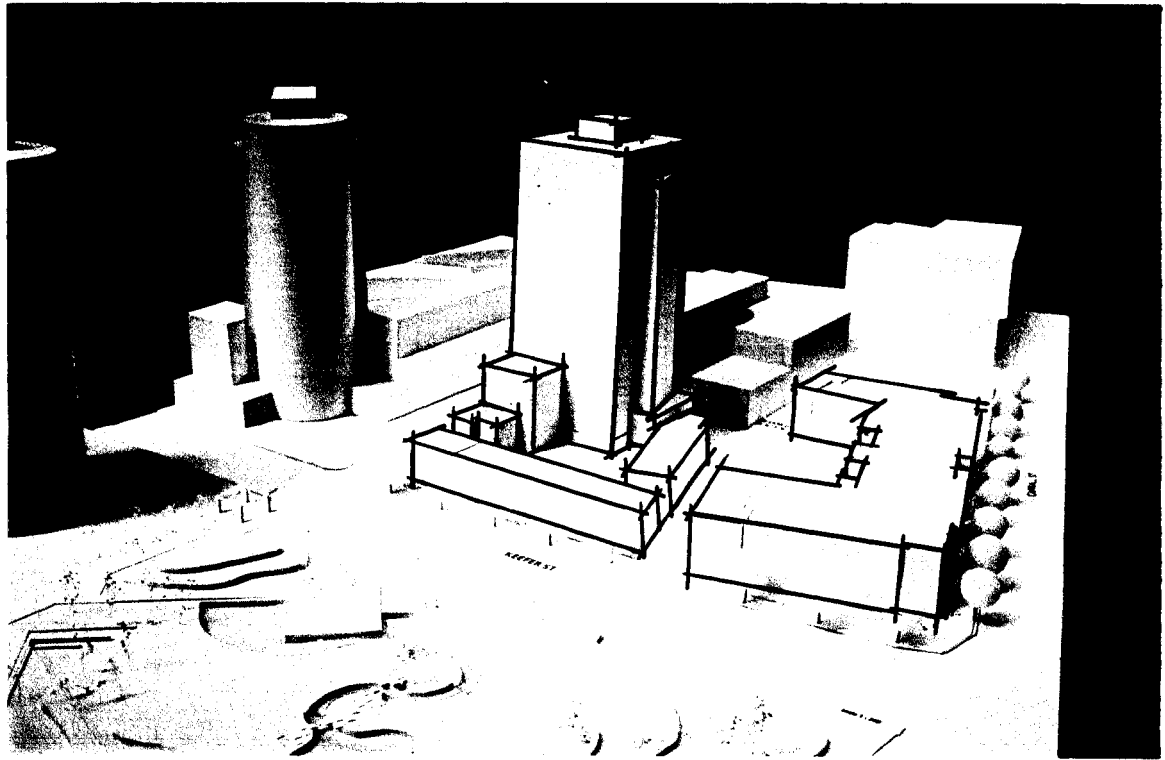
The proposed development in Phase 2b should relate to five groups of neighbours. The adjacent buildings at International Village are mid-rise buildings to a maximum of 21.0 m and 33.0 m in height with two residential tower locations to a maximum height of 70.0 m (currently contemplated at about 24 storeys). To the north are the Phase 1 buildings. CBA Seniors Housing is 21.5 m in height and S.U.C.C.E.S.S. is 14.5 m. Three heritage buildings on the north-east corner of the block vary in height but are approximately 11 to 12 m in height. To the east is the S.U.C.C.E.S.S. Care Facility comprising three storeys to a maximum height of 14 m. To the south is park space with landscaped berms and structures less than 5 m in height.

Figure 4. Tower Location



Phase 2b should address this varying massing by maintaining most of the block at a height of 15 m or less, similar to the heritage buildings. This affords a transition from the 21.5 m high massing at International Village and CBA down to the park and the Dr. Sun Yat-Sen Garden. The adjacent tower at International Village and Phase 2b are seen to be linked together. Like those buildings, the proposed tower is limited to a maximum height of 70 m. A larger floor plate is used at the base of the tower on Taylor Street to a height of 21.5 m to relate the massing to CBA and the mid-rise portions of International Village.

Figure 5. Phase 2b Massing



5.1 Tower

5.1.1 Location

The residential tower should be located at the corner of Taylor Street and Shanghai Alley so as to:

- (a) minimize overshadowing on the ground level and terraced open spaces in both Phase 1 and Phase 2; and
- (b) maintain appropriate proximity and interface with the adjacent towers on Parcels 'E' and 'F' at International Village on Keefer Street at Taylor Street.

5.1.2 Height

The maximum tower height should not exceed 70 m. The maximum height was determined by:

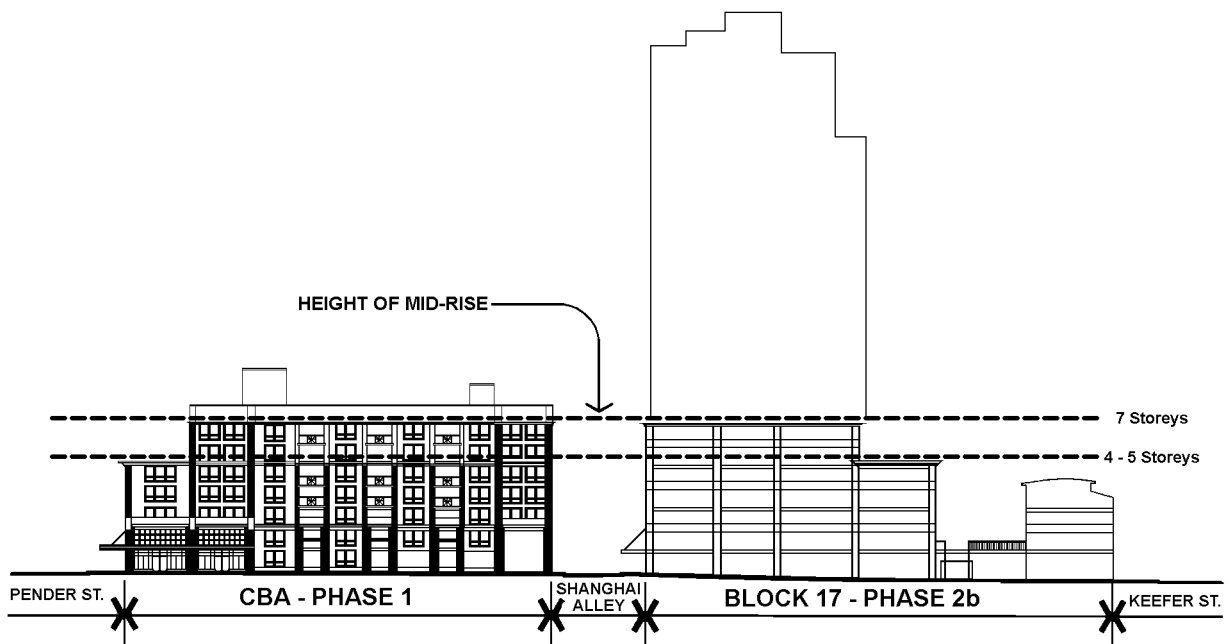
- (a) ensuring a consistency of height with this tower and the International Village towers at the Taylor/Keefer intersection. Consistent height and massing of these three buildings links them visually to define the north-west corner of Andy Livingstone Park to the south; and
- (b) maximizing the accommodation of floor area in the tower to relieve pressure on the ground plane and allow lower streetwall buildings to improve the transition to adjacent sites.

5.1.3 Definition of Tower Base

The tower should be articulated at the fourth or fifth and seventh levels (see Figure 6) through the use of materials such as masonry or tile or other materials and/or design features such as decorative cornices, on Taylor Street and Shanghai Alley to:

- (a) strengthen the relationship to buildings in Phase 1; and
- (b) relate to building heights in the International Village commercial podium building fronting Taylor Street.

Figure 6. Definition of Tower Base



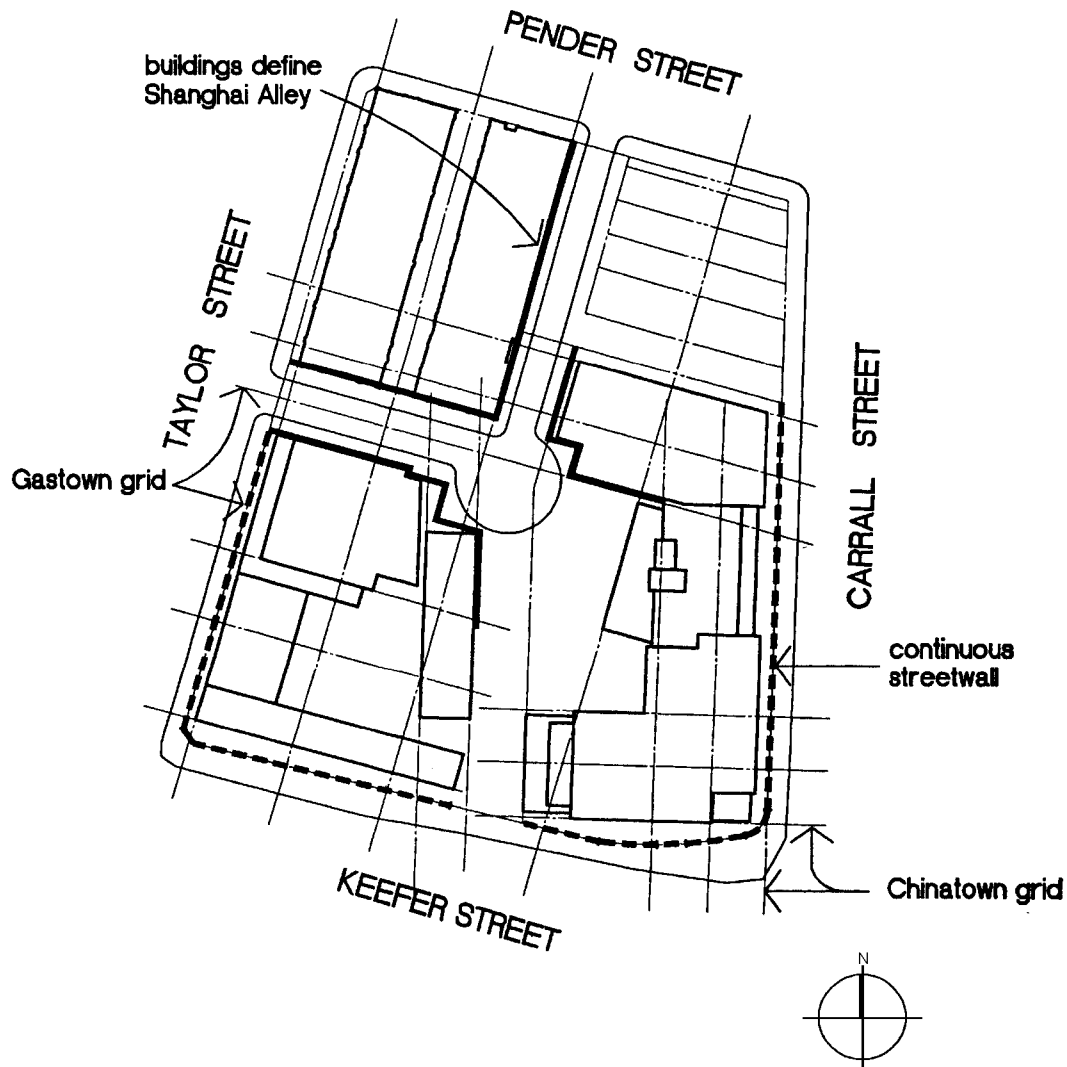
5.1.4 Tower Plate

The tower plate from floors from eight to 20 should not exceed 625 m² and should be less than 600 m². Floors above the 20th should be setback to create smaller floor plates. The overall outside dimensions should not exceed 26 m in the north-south direction and 24 m in the east-west direction.

5.1.5 Tower Orientation

The tower should be oriented to the Gastown grid, similar to the adjacent International Village residential streetwalls and towers, with a projecting bay or other significant articulation, on the east facade to reflect the Chinatown street grid.

Figure 7. Surrounding Street Grids



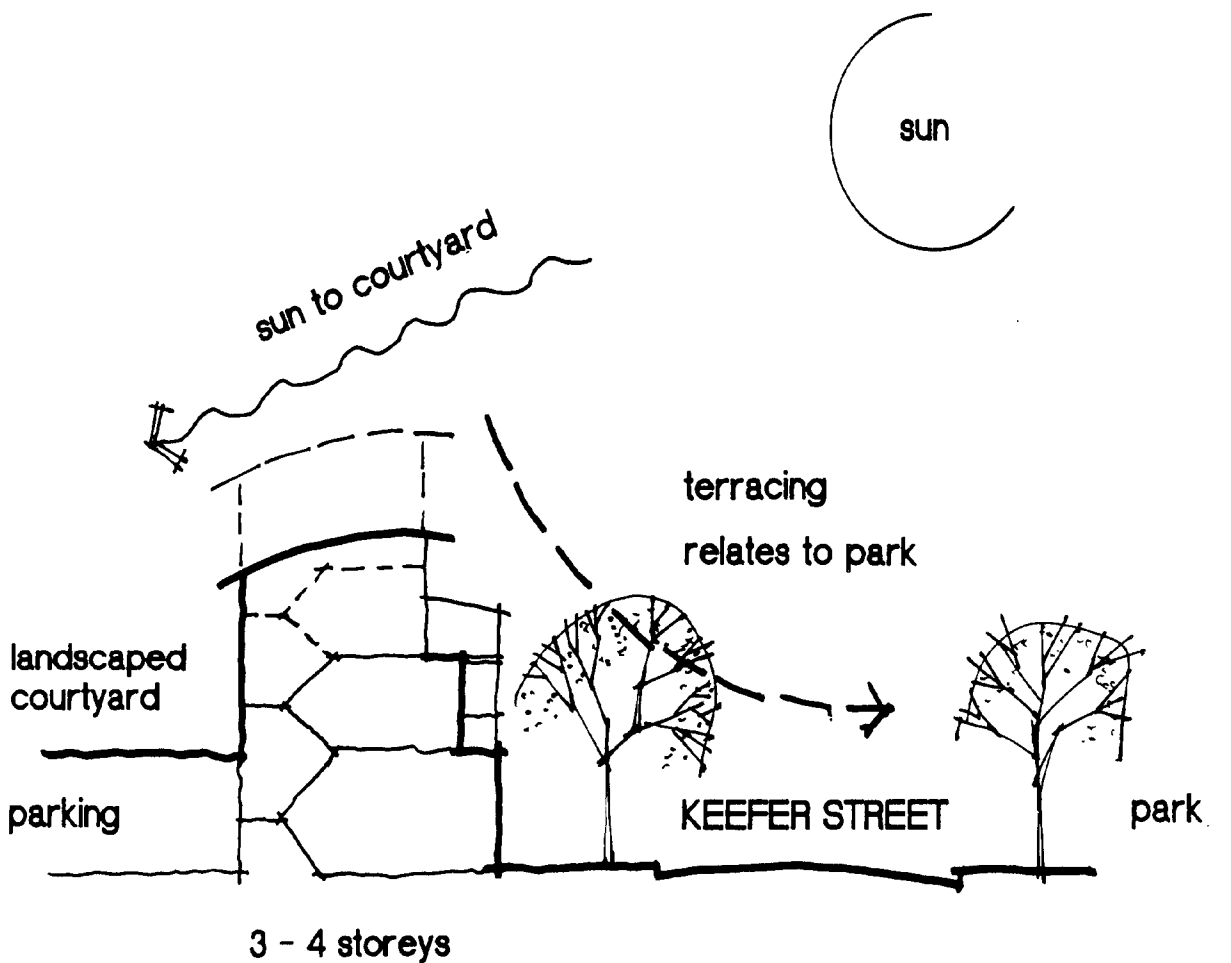
5.2 Street Oriented Units

Activity and street surveillance on the edges of the residential property should be reinforced with townhouses. A single row of through townhouse units should be provided.

The townhouses (individual or stacked units) should be developed to a minimum height of three storeys and a preferred height of four storeys, so as to:

- match the height of the adjoining multi-level care facility;
- allow the construction to be in wood frame if desired;
- provide a transition in scale and height along Keefe Street from International Village to Carrall Street to the Dr. Sun Yat-Sen Classical Gardens (see Figure 8 for Keefe Street relationship);
- allow sun penetration into the contained residential semi-private open space;
- encourage a lower level of retail or commercial use on Keefe Street; and
- provide a pedestrian-scaled streetwall on Keefe Street opposite Andy Livingstone Park and adjacent to Shanghai Alley.

Figure 8. Keefer Street Relationship



5.3 Raised Podium

The parking should have level access from Shanghai Alley near the turning circle and close to the lobby of the residential tower. The raised podium will help to resolve a difficult grade transition for the parking, and, more importantly it benefits the semi-private residential open space by:

- (a) providing a more secure outdoor environment;
- (b) reducing overshadowing by adjacent buildings; and
- (c) providing secure access to upper level townhouses.

6 Open Space

An open space corridor parallel to Carrall Street should be provided along the easterly edge of the site, separating the multi-level Care Facility and the residential development. This open corridor should be 9 m in width and should provide a visual link between Shanghai Alley and Keefer Street. It will provide:

- (a) an element of the Chinatown street grid within the site;
- (b) visual access from the centre of the turnaround to Andy Livingston Park, and a far view of the Science World complex at the east end of False Creek;
- (c) access to fronting townhouses and semi-private residential open space, as well as a visual extension of the Care Facility garden.

The area may be fenced and security-gated, as it is not intended to serve as a public thoroughfare. The space should be appropriately designed and landscaped in a manner that obstruction of north-south views is minimized, and emergency access can be accommodated if required.

7 Traffic, Parking and Servicing

7.1 Vehicular Access

Vehicular access to the site should occur along the east-west extension of Shanghai Alley, via Taylor Street (also see Figure 9). Shanghai Alley has also been retained for service access to the new and existing developments fronting onto Pender Street to the north.

The width of the north-south section of Shanghai Alley is 10.192 m, serving one-way north bound traffic. The east-west portion connecting to Taylor Street has been set at 12.80 m to provide for two-way traffic. The turnaround provides for drop-off to Phase 2a and return traffic to Taylor Street.

A 1.5 m building setback is established for Taylor Street, in addition to the 1.0 m dedication for street widening.

The residential lobby for the tower should be located and accessed along the east-west portion of Shanghai Alley, near Taylor Street, permitting access from either direction, as Shanghai Alley will provide for two-way traffic along this stretch.

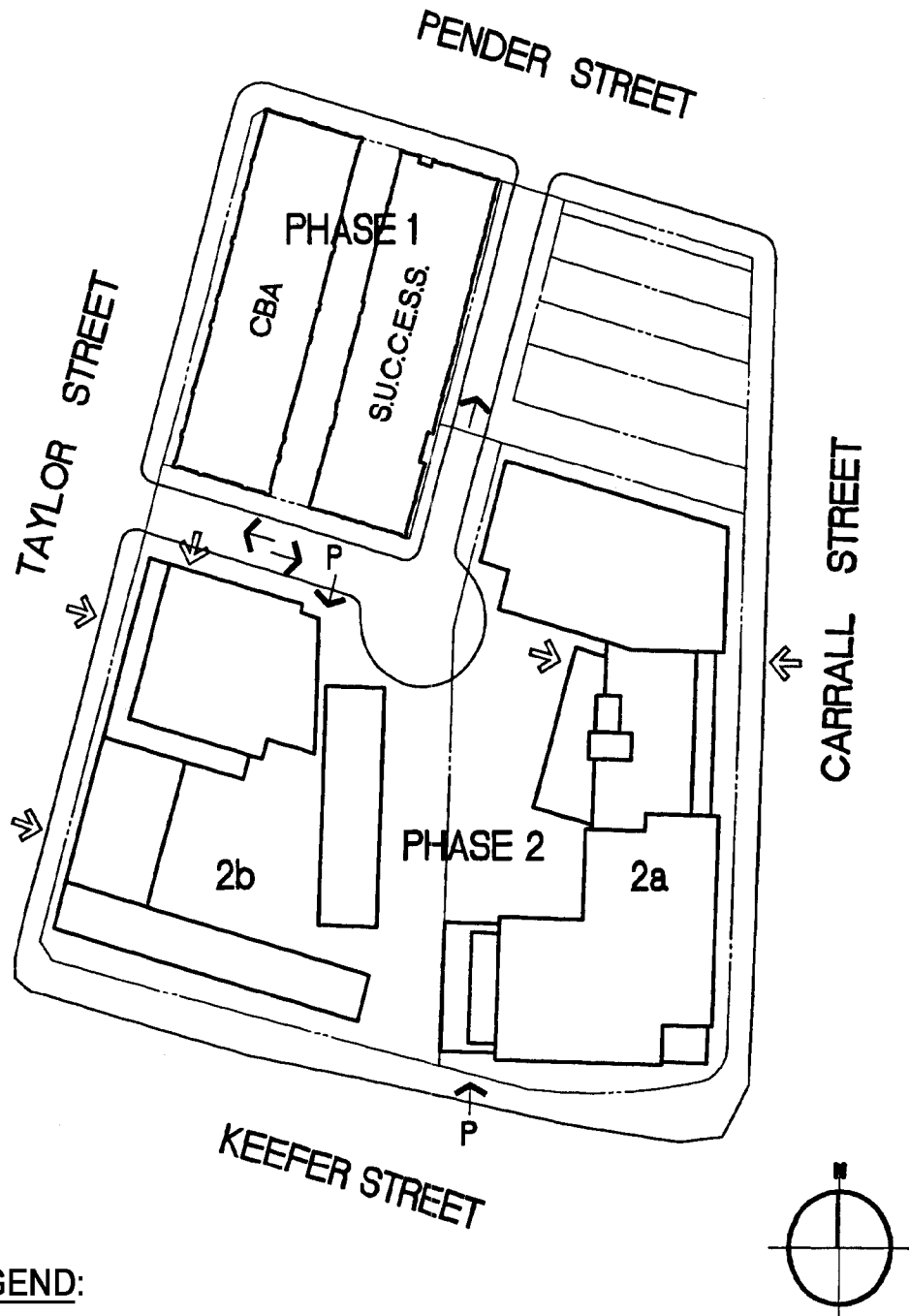
7.2 Parking Access

Parking access will be from Shanghai Alley. See Figure 9 for recommended access points. All parking should be accommodated underground or under a raised podium. A short-term layby may be possible at the residential tower entrance; however, the integrity of the sidewalk should be retained.

7.3 Fire and Service Access

Fire fighting access will be available from Keefer and Taylor Streets. The service lanes are not required for fire access but they have been sized for emergency use. A garbage compactor, garbage and recycling pick-up should be provided for in the parking garage. A loading space for Phase 2b is provided adjacent to Shanghai Alley.

Figure 9. Access Points



LEGEND:

- Traffic Direction
- P → Access to Parking
- ⇒ Building Access

8 Design Objectives

The character of the lowrise elements on Shanghai Alley and Keefer Street should reflect the historic character of Chinatown as defined by the prevailing 7.6 m (25 ft.) wide subdivision/development pattern, narrow small scale facades, strong vertical elements, repetitious fenestration with vertical window orientation, recessed balconies, the use of brick, masonry, colourful signage and a window-to-wall ratio similar to the historic Chinatown built form.

The character on Taylor Street should respond to the residential/commercial architectural character of the facades of International Village. The tower should be more contemporary, consistent with the adjacent International Village towers.

8.1 Keefer Street

Andy Livingstone Park provides the dominant presence on Keefer Street's south side. The residential/commercial development fronting Keefer Street should extend the adjoining Chinatown character. The ground floor fronting Keefer Street may be developed with commercial uses with three residential levels above or four residential floors.

Architecturally the building should relate to the Phase 2a design, utilizing the Chinatown vertical module and motif, in a residential form.

8.2 Taylor Street

The Taylor Street elevation should reflect its residential use and its relationship to Phase 1 and to International Village across Taylor Street to the west.

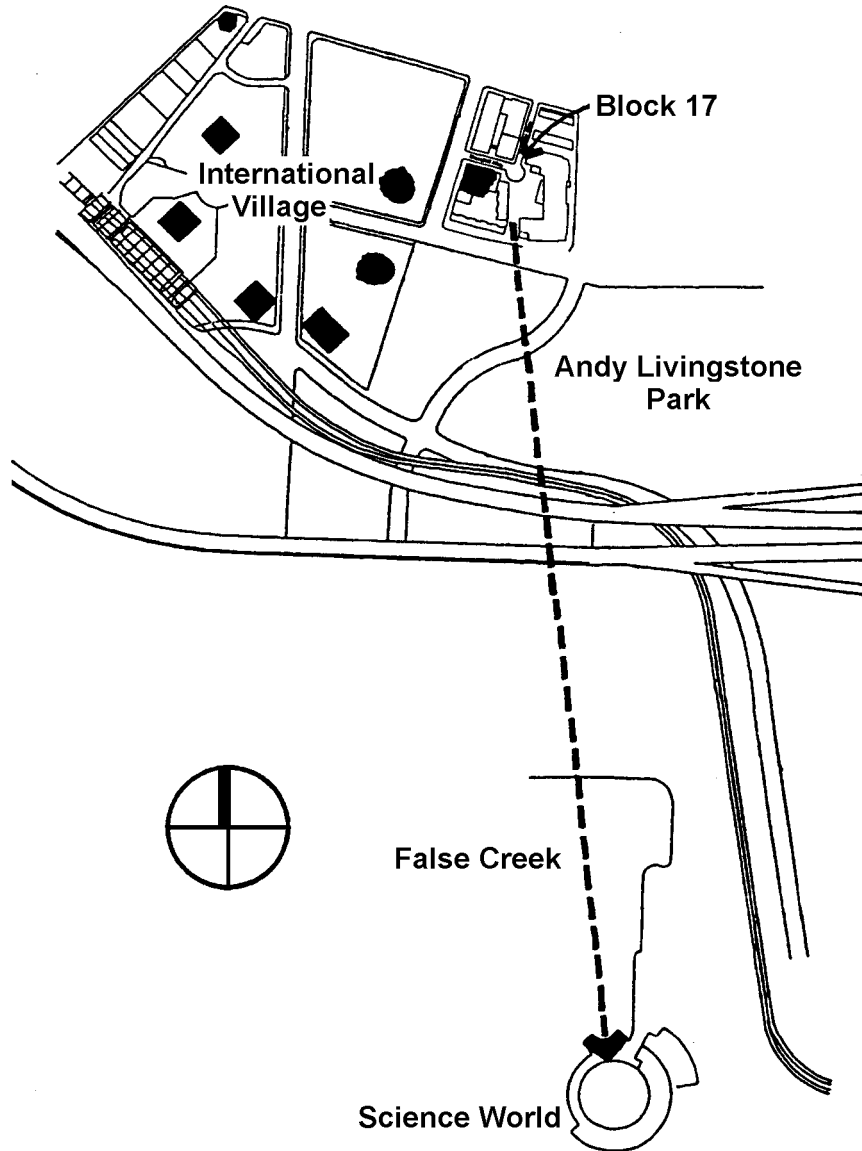
A more subtle, quieter pattern could be encouraged on this facade, within which the two-level vertical "Chinatown" rhythm could still be evident. The ground levels should be raised, as in all residential units, and the City-prescribed setbacks observed. Furthermore, as a response to the International Village proposal, the materials should reflect the predominantly masonry vocabulary of International Village.

8.3 Shanghai Alley

The character of the alley should be reminiscent of its original character and historical significance. While the primary focus for the alley is vehicle access and service, attention should be given to providing a pleasant and high quality pedestrian environment. While trees will not be appropriate because of the narrow nature of the sidewalks, attention should be given to special paving treatment of sidewalks and other elements of the pedestrian environment.

The centre of the turnaround has been located to provide a view to Keefer Street and Andy Livingstone Park, and a distant view of Science World along the open space corridor leading to Keefer Street (See Figure 10). Landscaping should not block this view.

Figure 10. View to Science World



8.4 Shanghai Alley South Extension

This area should be designed to provide a significant visual termination of the historic extent of Shanghai Alley. Attention should be given to detailing the gates and fencing to celebrate the historic importance of Shanghai Alley, recalling traditional Chinatown pattern and proportion.