



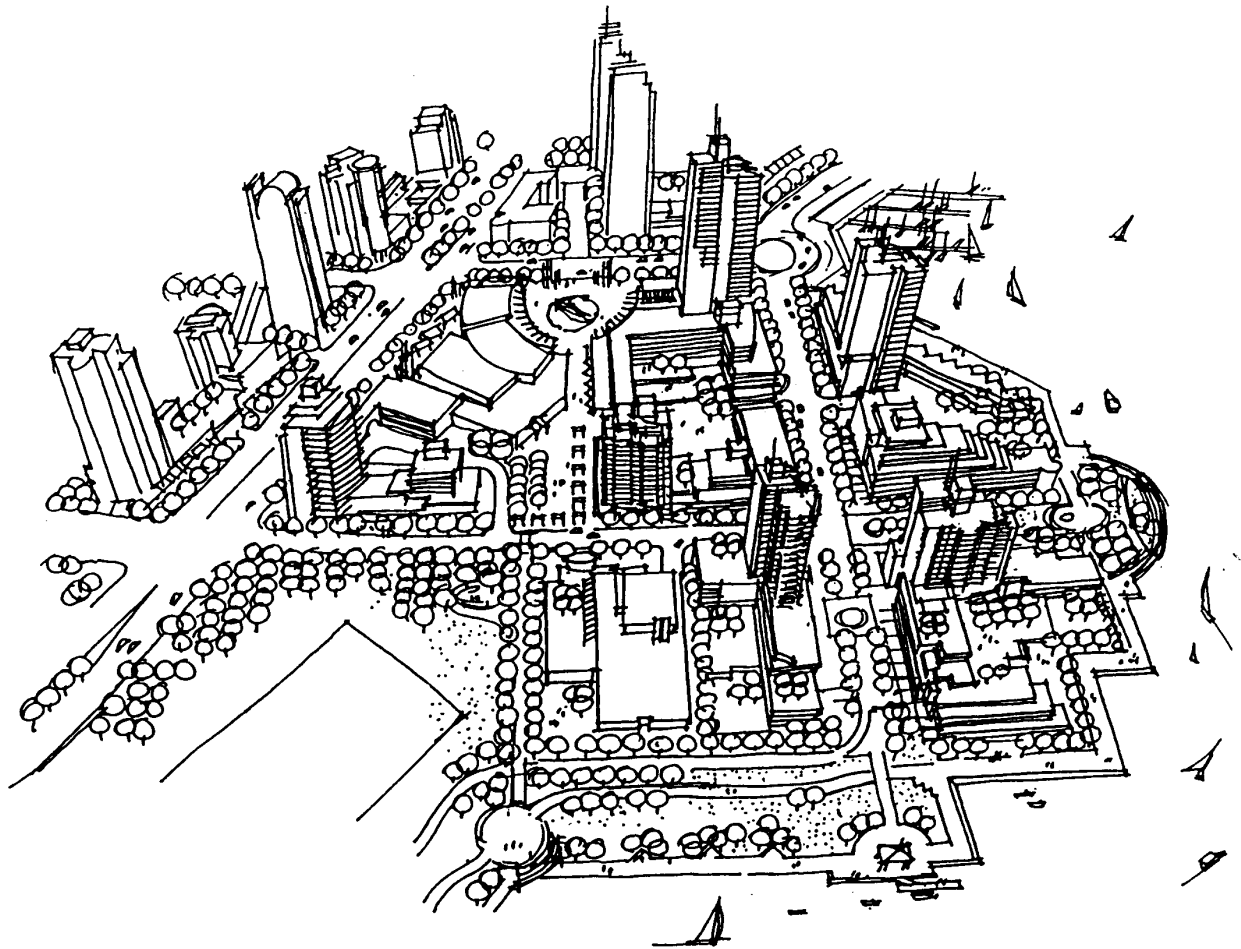
# City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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## **ROUNDHOUSE NEIGHBOURHOOD CD-1 GUIDELINES (1200 - 1300 PACIFIC BOULEVARD) (BY-LAW NO. 7156) (CD-1 NO. 297)**

*Adopted by City Council on July 29, 1993*



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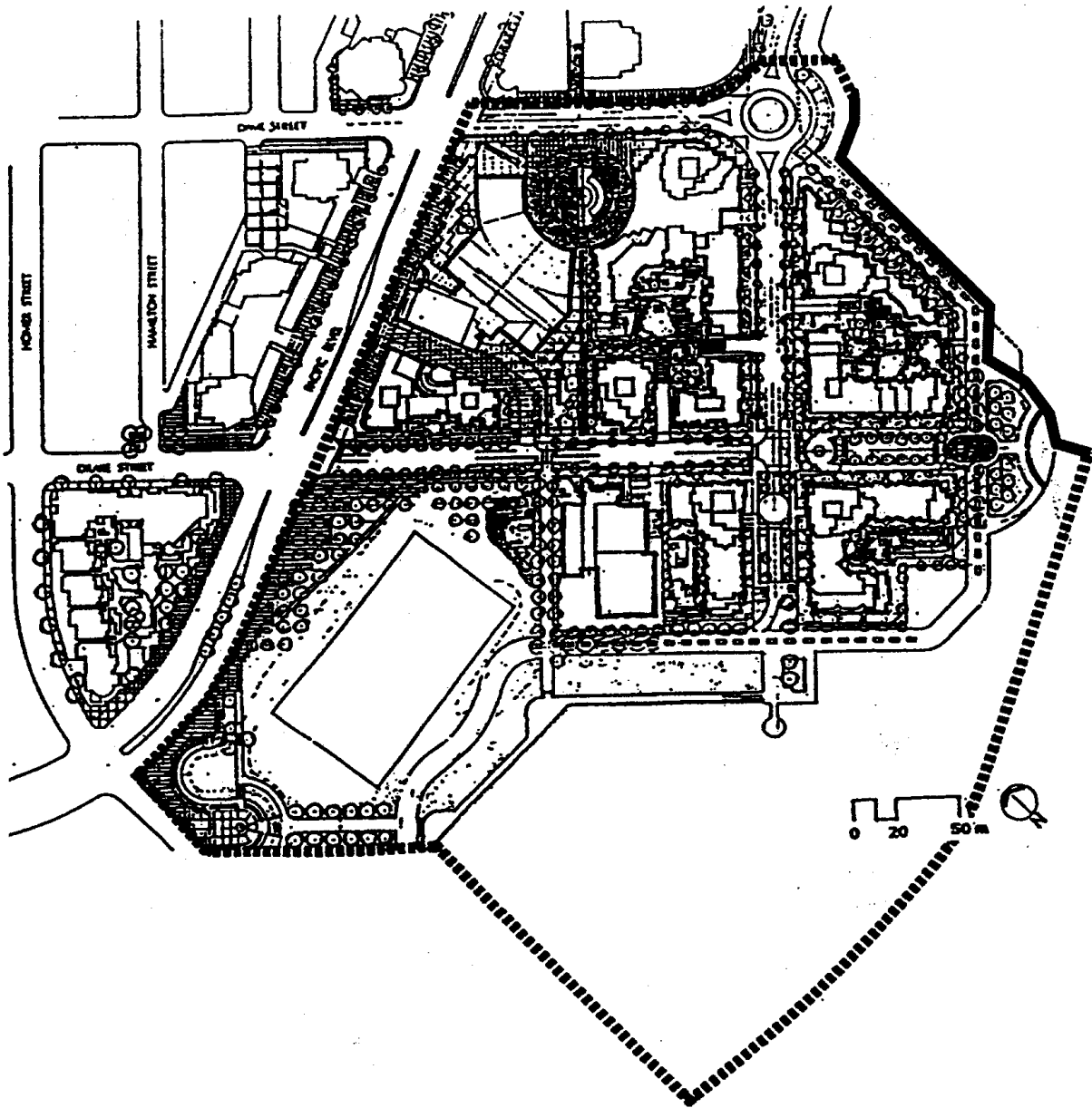
## **1 Application and Intent**

These guidelines should be used in conjunction with the Roundhouse CD-1 By-law to guide development of this False Creek North sub-area. As well as assisting the development permit applicant, the guidelines will be used by City staff in evaluating proposed developments. Applicants should also refer to the City's False Creek North shoreline treatment and pedestrian/bicycle system concepts, and the False Creek North public realm design. 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 Roundhouse Neighbourhood and development on adjacent lands. Limited variations may be considered where they improve this overall design.

The site consists of 15.2 ha of land and water. It is bounded on the south by False Creek and to the north by Pacific Boulevard. To the west, across the large waterfront park is sub-area 1, the Western Neighbourhood. To the east across Davie Street is sub-area 4, the Quayside Neighbourhood.

Figure 1. Roundhouse Neighbourhood Boundary



## **2 Organizing Principles**

The site is organized around extensions of Davie and Drake Streets and a new connecting street called Marinaside Crescent. The neighbourhood is also the focus of community facilities for False Creek North, including a community centre in the heritage Roundhouse building, an elementary school, a child-care facility and a large waterfront park. Key organizing principles guiding the pattern of development are:

- (a) Recognizing the site as a prime family neighbourhood with a full range of community amenities and facilities;
- (b) Achieving a built form which responds to the prominent waterfront setting;
- (c) Ensuring that public access to the waterfront and full accessibility to the entire area is provided for all people, including the disabled;
- (d) Creating a local street system that serves the site but discourages through traffic;
- (e) Orienting towers to the downtown grid to preserve adopted public views and street-end views, with building heights stepping down towards the west and the water;
- (f) Defining and animating residential streets through low-rise buildings with grade-level units having their entrances on the street, street-end or the waterfront walkway, and landscaped setbacks which establish a comfortable relationship between the public and private realm;
- (g) Providing housing consistent with livability, environmental, and household and income mix objectives, particularly for families with children;
- (h) Creating a public open space system that provides a large unstructured park, and street-end parks and plazas linked by a pedestrian system;
- (i) Reinforcing the Roundhouse Community Centre and the school as the social focus of the community;
- (j) Enhancing the commercial nature and pedestrian experience along Pacific Boulevard and integrating the heritage Roundhouse with the public realm character envisioned for Pacific Boulevard;
- (k) Integrating with a future neighbourhood to the east containing a large commercial component that will attract many non-local visitors; and
- (l) Responding to the environmental objectives outlined in the “Clouds of Change”.

## **3 Overall Guidelines**

### **3.1 Siting**

The location of buildings and open spaces should generally be as illustrated in the form of development approved in principle by Council on February 20, 1992, and described below:

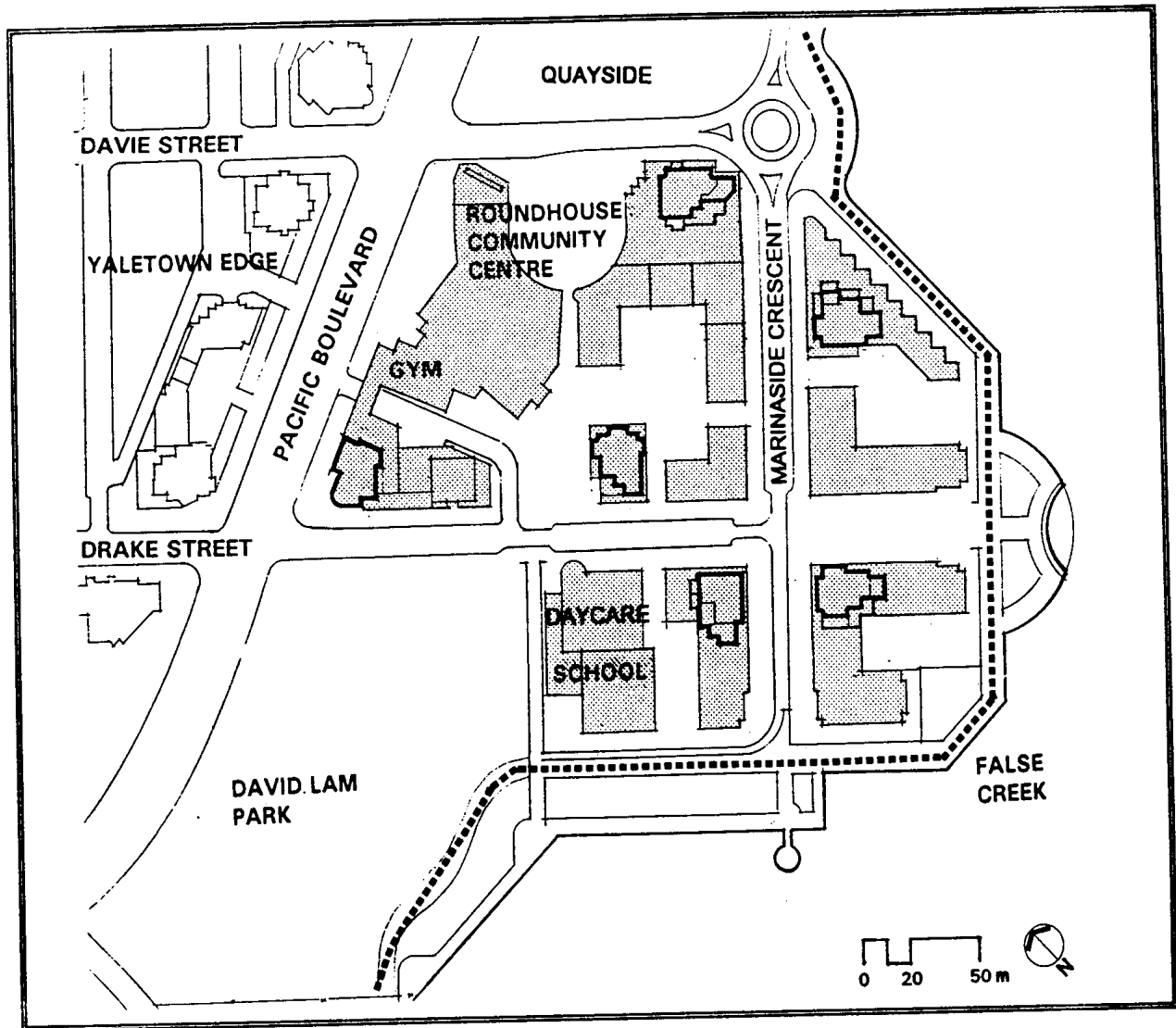
- (a) Along Drake Street and Marinaside Crescent, low-rise and terraced buildings should form a consistent street enclosure, with lower levels having a common setback of 3.7 m from the property line.
- (b) Open or enclosed balconies above the first storey may be permitted to encroach up to 1.0 m into the required setback.
- (c) On Pacific Boulevard and Davie Street building elements should define the street, generally at the property line.
- (d) On the shoreline, buildings should be set back a minimum of 7.6 m from the inside edge of the waterfront walkway.

Development sites are defined by an open space system organized in a pattern which creates an integrated network of paths and places including:

- (a) A waterfront walkway linking David Lam Park, the Drake Street promontory and the terminus of Davie Street;
- (b) A path system linking the Roundhouse Plaza, Neighbourhood Plaza, school site and David Lam Park;
- (c) The plaza next to the Roundhouse integrating the Roundhouse with Pacific Boulevard and Davie Street at the corner; and
- (d) Public access to the waterfront walkway along the closed portions of Drake Street and Marinaside Crescent.

Buildings massing and facades along these open spaces should reinforce their usability for the public by clearly defining the open space edge, providing overview security and doorways, windows and activity to animate spaces and paths.

Figure 2. Site Plan



### 3.2 Building Orientation

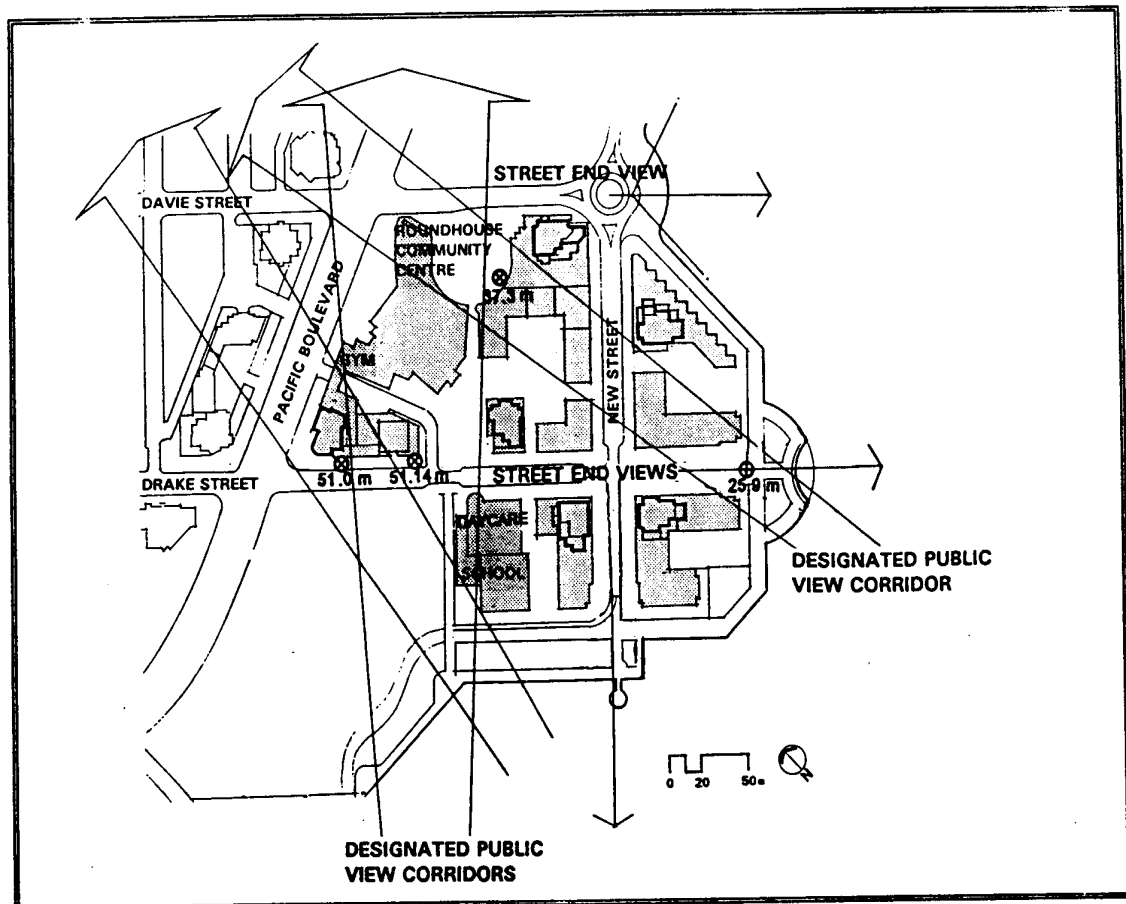
Street grids and patterns that should be considered include the Pacific Boulevard pattern, the Davie/Drake/Marinaside Crescent grid and the waterfront walkway pattern, so that:

- (a) Lower buildings are parallel to the adjacent street and shoreline; and
- (b) Higher buildings are oriented to the established city street grid extending into the site from the downtown.

### 3.3 Views

Figure 3 illustrates the principal public views across the site. Higher buildings should be located and massed to preserve these view corridors. In addition, views of the water should be preserved at the ends of Drake, Davie and Marinaside Crescent.

Figure 3. 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.

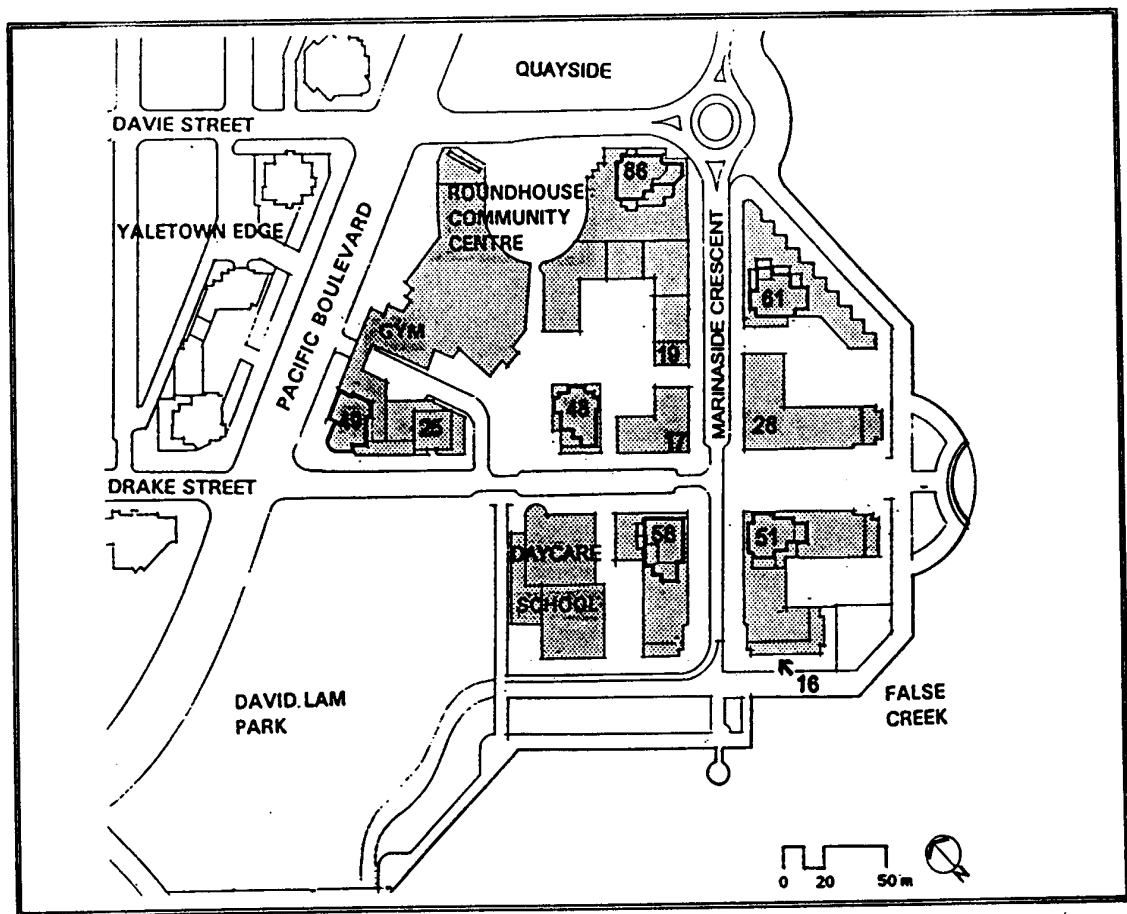
Tower locations have been refined from the ODP Illustrative Plan to increase sunlight and widen spacing between buildings. Heights generally step down to the park and water, and maximize prime westerly views for tower residents. This reinforces the sense of stepping to be further emphasized in adjacent sub-areas, as illustrated in the ODP.

The height and massing of the two towers at the end of Marinaside Crescent should be treated to differentiate them, particularly as seen from the water.

Maximum building 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 4.

No projections are permitted into designated view corridors. The maximum height of the tower at Pacific Boulevard and Drake Street, including roofs, mechanical services, and appurtenances is limited by the view corridor to approximately 51.0 m. The maximum height of the terraced building within the view corridor at the northeast corner of Drake Street and Marinaside Crescent is limited to approximately 28.0 m.

Figure 4. Maximum Building Heights (in metres)



### 3.4.2 Street Enclosure Buildings

Low-rise buildings ranging from a minimum of two to a maximum of eight storeys, should strongly define the street. Periodic openings and articulation of the building face should be provided to break down the building scale and provide public views through to private landscaped courtyards.

These buildings will form part of the streetscape, and are important to the public realm and pedestrian character of the streets. Changes in material and fenestration, scale, and cornice lines should be used to achieve a comfortable pedestrian scale. Higher quality materials such as brick or masonry, decorative detailing and lighting should be used to enhance the “close up” view for the pedestrian.

A strong horizontal expression punctuated by vertical elements which demark individual units should be emphasized in each building. The horizontal expressing may occur at the second floor in some buildings and at the third in others to relate to the pedestrian scale of the street and to break the facade into smaller components. Building mass above the sixth floor should be stepped back at least 2.0 m to reduce scale and increase sunlight to the street. This step back should be used for terraces or landscaped roof areas.

Low-rises along the waterfront walkway should be a maximum 4 storeys in height to ensure a comfortable pedestrian scale.

Grade-level residential units should have individual entrances from the street, street-end, or waterfront walkway either directly into the unit, or through an entry courtyard, and should be raised approximately 1.0 m above grade level 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, special paving, and special planting features.

Grade level retail, office and services uses should be located on Pacific Boulevard and Davie Street. Maximum continuous frontage for individual tenancies should generally not exceed 10.0 m, except on corners where frontage could increase to permit the necessary commercial depth. All uses should be at actual grade and have direct pedestrian access. Display windows, signage and individualized tenancy design should be used to enhance pedestrian interest. Residential and commercial entries should be separate and clearly identified.

#### 3.4.3 Terraced Buildings

Terraced buildings are proposed on the waterfront at the closed portion of Drake Street and the end of Marinaside Crescent to provide a transition from the waterfront walkway to the higher buildings behind.

Terracing should begin above the 4 storey maximum at the waterfront walkway setback. Steps at least 3.0 m deep should generally occur in 2 storey increments as illustrated in Figure 5. Usable roof terraces and landscaping should be provided at each step.

At grade level, individual units should be clearly identifiable with prominent entries and windows facing the street.

The elevator penthouse should be incorporate into the stepping as much as possible.

#### 3.4.4 Towers

While towers should generally be integrated with the low-rises which form their base, limited portions of towers such as at corners and entry areas, may extend uninterrupted to grade as part of the street base.

Each tower should not exceed a maximum floor plate of 580 m<sup>2</sup> (gross) including interior storage space but excluding balconies, and be located in accordance with the site plan illustrated in Figure 2.

Towers should present their narrowest frontage and taper in plan towards the water to maximize the view for each dwelling unit and the view corridors through downtown from the south. They should be organized generally as shown in Figure 6 to provide a cohesive urban pattern. Tapering should be varied and not symmetrical. The tower on Pacific should relate to Pacific Boulevard and need not be tapered. The massing of towers at the end of Marinaside Crescent should be treated to differentiate them, particularly as seen from the water.

The tower enveloped dimensions shown in Figure 6 are maximum dimensions. The actual building dimensions will need to be resolved through the development application process on the basis of detailed analysis by the applicant pertaining to such matters as the impact of massing on siting, views, shadowing, etc.

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

On the taller towers, at least the upper three floors should be stepped back in a series of roof terraces, especially on the south and west facades facing the water to reduce overall massing, create architectural interest, and add a distinctive identifiable building skyline. The area of these upper floors should be reduced to approximately 80% of the typical tower floorplate.

Simple typical floor plates are encouraged for lower towers which should not step back.

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.

Figure 5. Terracing

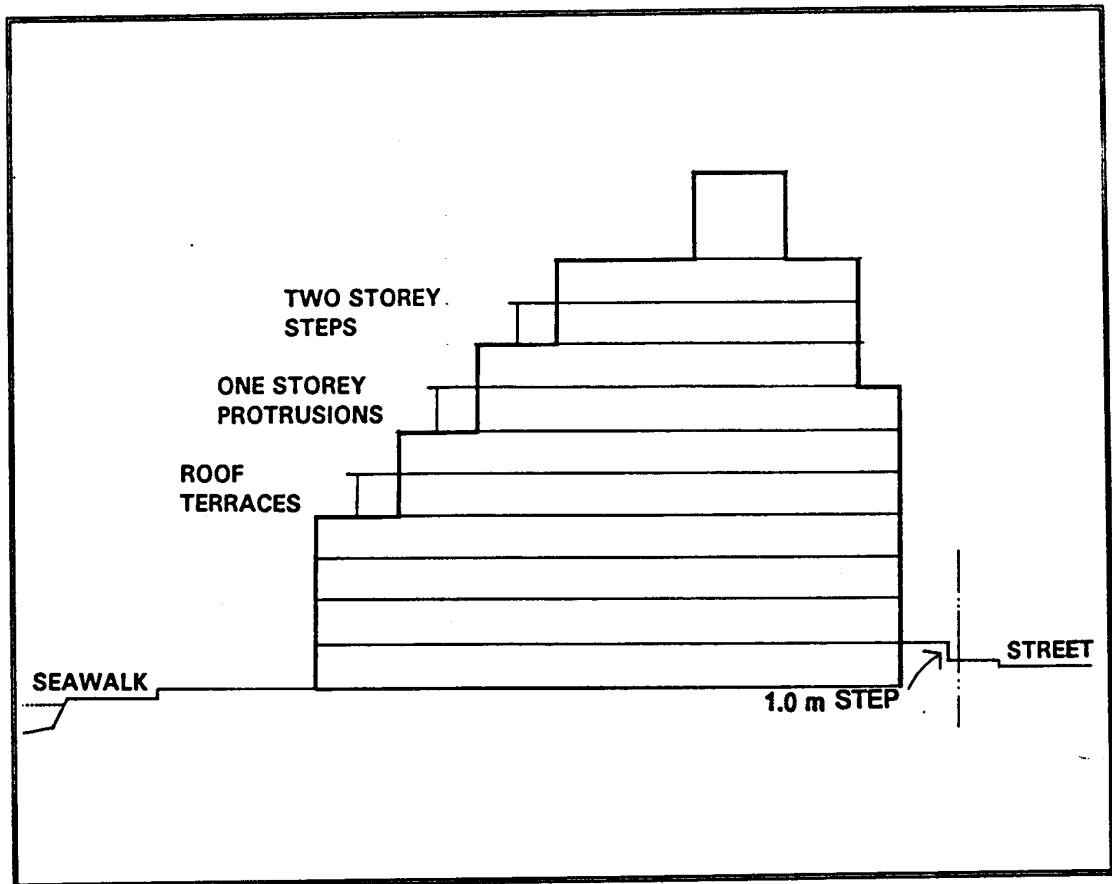
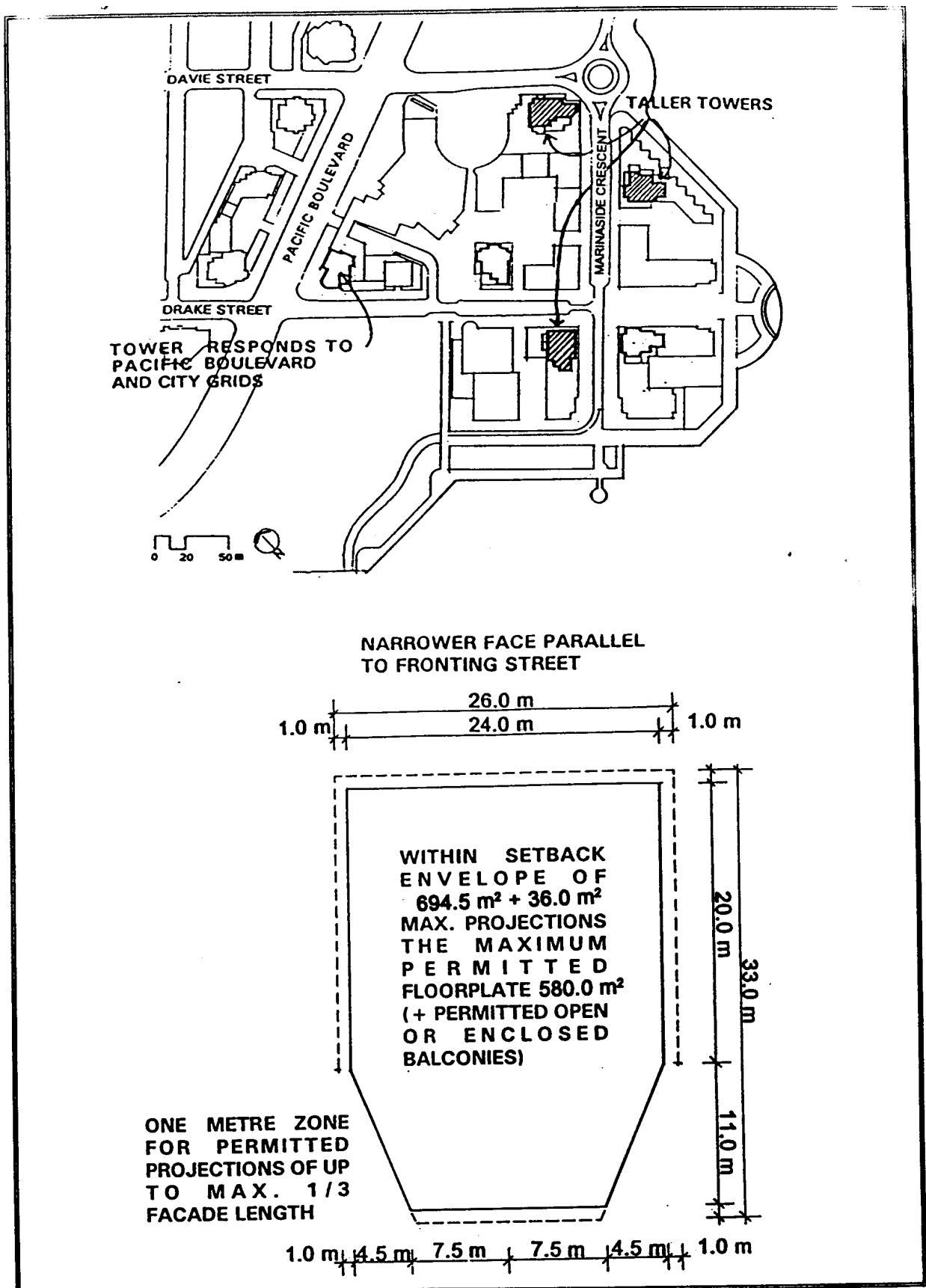


Figure 6. Tower Orientation and Shape



### 3.5 Architectural Expression, Materials and Colour

The primary urban design objective is to establish a neighbourly human scale to the streetscape while dramatizing the unique nature of this neighbourhood's waterfront promontory setting.

This is to be achieved by designing the buildings to make a transition from the heritage influence of Yaletown and the Roundhouse at Pacific Boulevard to a more contemporary expression at the waterfront walkway.

The heritage significance of the Roundhouse precinct should be enhanced in the design of its open space and in the complementary character of adjacent low-rise buildings.

The remainder of the neighbourhood should emphasize contemporary architecture characterized by a generally horizontal emphasis of the low-rises and the streamlined vertical form of the towers.

Particular emphasis should be paid to the ground plane. For example, the streetscape may be animated by employing stepped, angled, or curved landscaped terraces and enclosures along the streets, which emphasize views up and down the street rather than focusing directly across it. 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 security, through design elements such as individual entrances and porches facing the street. To enhance pedestrian interest, a complexity of architectural details should be provided along all streets and walkways, which should enhance the potential for casual social interaction between resident and passerby without compromising the privacy and security of either. This includes elevated entry courts and gardens and bay window projections above the first storey. Blank facades should be avoided.

Commercial uses located on the lower floors should present a pedestrian scale and image in treatment and detailing, avoiding large unbroken expanses of glass, mirrored surface etc. Retail uses should incorporate display windows, lighting, and outdoor display. Weather protection should be provided on all commercial frontages.

The Roundhouse CD-1 by-law permits a floor area exclusion for recessed windows. These are intended to be integrated into the design of the low-rises as part of a detailed masonry treatment. The floor area exclusion should be limited to this situation.

#### 3.5.1 Materials

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

The heritage importance of the Roundhouse and the contextual relationship with Yaletown should be reinforced with a predominantly brick expression at the base of the new buildings which face the Roundhouse, its Mews and Pacific Boulevard.

#### 3.5.2 Colours

Throughout the site, the brightness associated with the shoreline setting should be expressed in the soft, light and subtle colours of the walls and intensity of accents and trims.

#### 3.5.3 Roofs

Taller towers should contribute to the skyline through the stepping of upper floors.

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.

#### 3.5.4 Interior Sidewalls

While the creation of large expanses of blank sidewall 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 be designed to be attractive to neighbouring developments and passersby through the use of quality materials, colours, textures, articulation, and/or landscaping such as climbing or hanging plants.

### 3.5.5 Balconies

Balconies should be designed as an integral part of the building, rather than appearing “tacked on”. Balconies should be partially recessed into the building face.

Balconies may be enclosed for acoustic purposes, subject to conformance with the Council-adopted “Balcony Enclosure Guidelines”.

Balconies should generally appear “transparent”. While low parapet walls are permitted, completely solid enclosures which exceed .6 m in height are discouraged, so as to minimize the apparent bulk of the building.

### 3.5.6 Awnings, Canopies and Arcades

Arcades should be provided around the Roundhouse Plaza and along Davie Street to define the plaza, provide weather protection and visually link the Roundhouse with the waterfront walkway.

Weather protection should be provided for all grade level commercial frontages. 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 at entrances should be used to reinforce identity and a sense of address for buildings, dwelling units and stores.

### 3.5.7 Lighting

Particular attention should be paid to the lighting design. A hierarchy of fixture types will be designed by the City in consultation with the developer according to functional needs.

This hierarchy includes high-level general street lighting, pedestrian level lighting, and bollard lighting in localized areas, such as plazas, parks, stairways, seating areas, etc. The lighting along the waterfront pedestrian/bicycle system will reflect a “marine” character.

Particular care should be taken in integrating 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.

3.6.2 Residential livability of each development and dwelling unit should be designed with consideration of:

- (a) Privacy and Territoriality:
  - (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) Individuality and Identity:
  - (i) Ground floors of all buildings should be designed to express individual units within a coherent massing; and
  - (ii) Where landscaping of units occurs in the private zones of those units, it should permit reasonable customization by residents, e.g., planting bed and soft landscaping variations at grade, opportunities to place planters, at 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
  - (iv) Landscaping and lighting should enhance security.
- (e) Interaction with other people:
  - (i) Each residential building should have its main entrance fronting the street;
- (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 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 Drake Street, Marinaside Crescent to prevent walling off the public realm with bedrooms at grade. This will introduce vertical expression into the street base, with many doors on the street and privacy and security 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 is to 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 city 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 portions of Davie and Drake Streets. Landscape is to be used as a unifying element, linking areas of the neighbourhood with adjacent streetscapes.

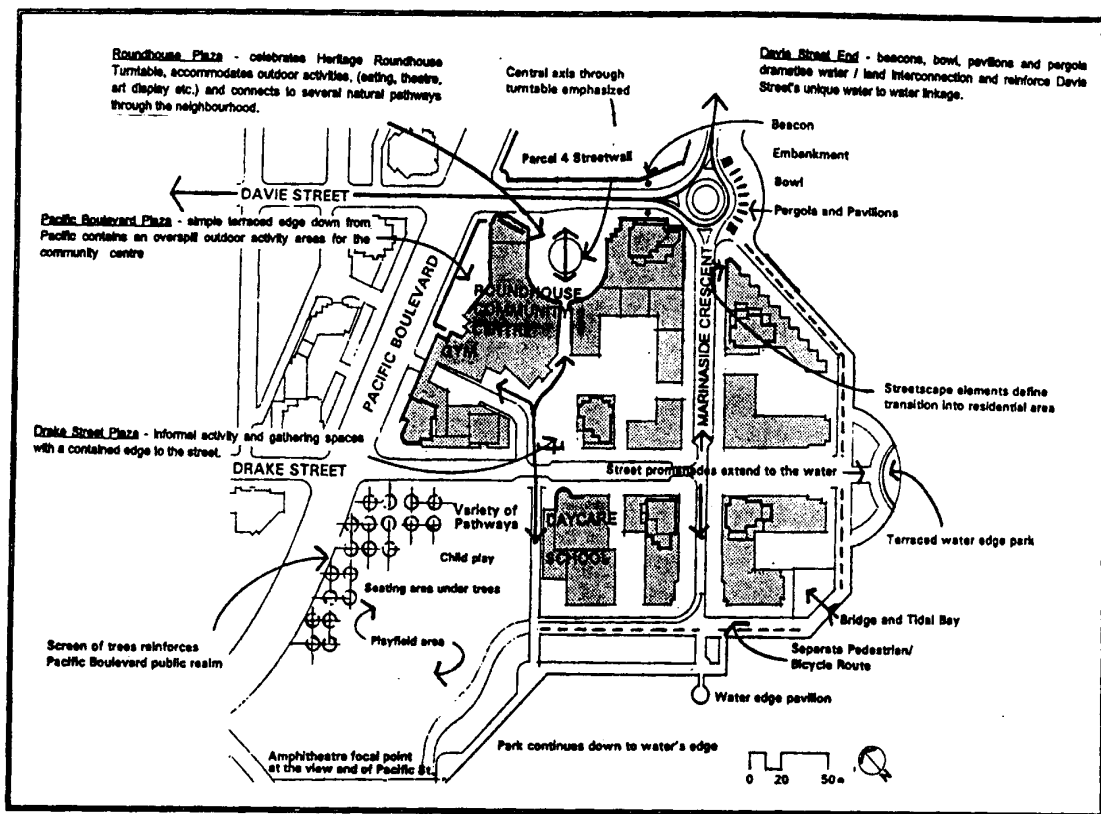
#### 3.7.2 Parks and Open Spaces

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 7:

- (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 strongly defined access points, edges and grade changes, 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) The strong, indigenous forms, topography and edge conditions should be used to relate development to its context;
- (e) Parks and public open space design should provide a range of opportunity for resident 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;
- (f) There should be diverse opportunities for walking and cycling circulation through the area to support the creation of a healthy environment, and to provide varied experiences;
- (g) Parks and public open space design should foster the growth of local community culture, with provisions for public art, gathering and community events;
- (h) Pedestrian circulation within parks should be natural extensions of the circulation patterns in nearby developments and the street system and be barrier free;
- (i) Parks should be designed to be durable, having particular regard to the size of plant materials, types of landscape and building materials, and construction details;
- (j) There should be opportunities for diversity of play and landscape treatment, from urban/refined to less planned areas;
- (k) Consideration should be taken in the design of parks and the detailing of pathways, benches, etc. that these will be used in both fine and inclement weather; and
- (l) The design of plazas should conform to the Council-adopted "Plaza Design Guidelines."

Figure 7. Public Open Space Concept



### 3.7.3 Streets, Sidewalks and Walkways

Streetscape: To create a distinct neighbourhood character, streets in the Roundhouse area will be differentiated from other streets in the downtown by pavement widths, grass boulevards (except in front of the school), narrowing at crosswalks and other traffic control measures. The design and landscape treatment of adjacent development should be carefully co-ordinated so that sidewalk, paving, street furniture treatments, etc. are integrated. Grass boulevards and a double, staggered row of street trees are to be incorporated along Drake Street to the edge of David Lam Park and along Marinaside Crescent to reinforce a neighbourhood character. Large tree species will be located in the street right-of-way and small tree species should be located on the development sites. The Pacific Boulevard special treatment will extend down Davie Street to the Roundhouse Plaza and down Drake Street to the school site.

### 3.8 Water Access

A dock for the public ferry should be provided near the terminus of Davie Street. This should be connected to the waterfront pedestrian/bicycle system at a location and in a manner acceptable to the City Engineer.

### 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

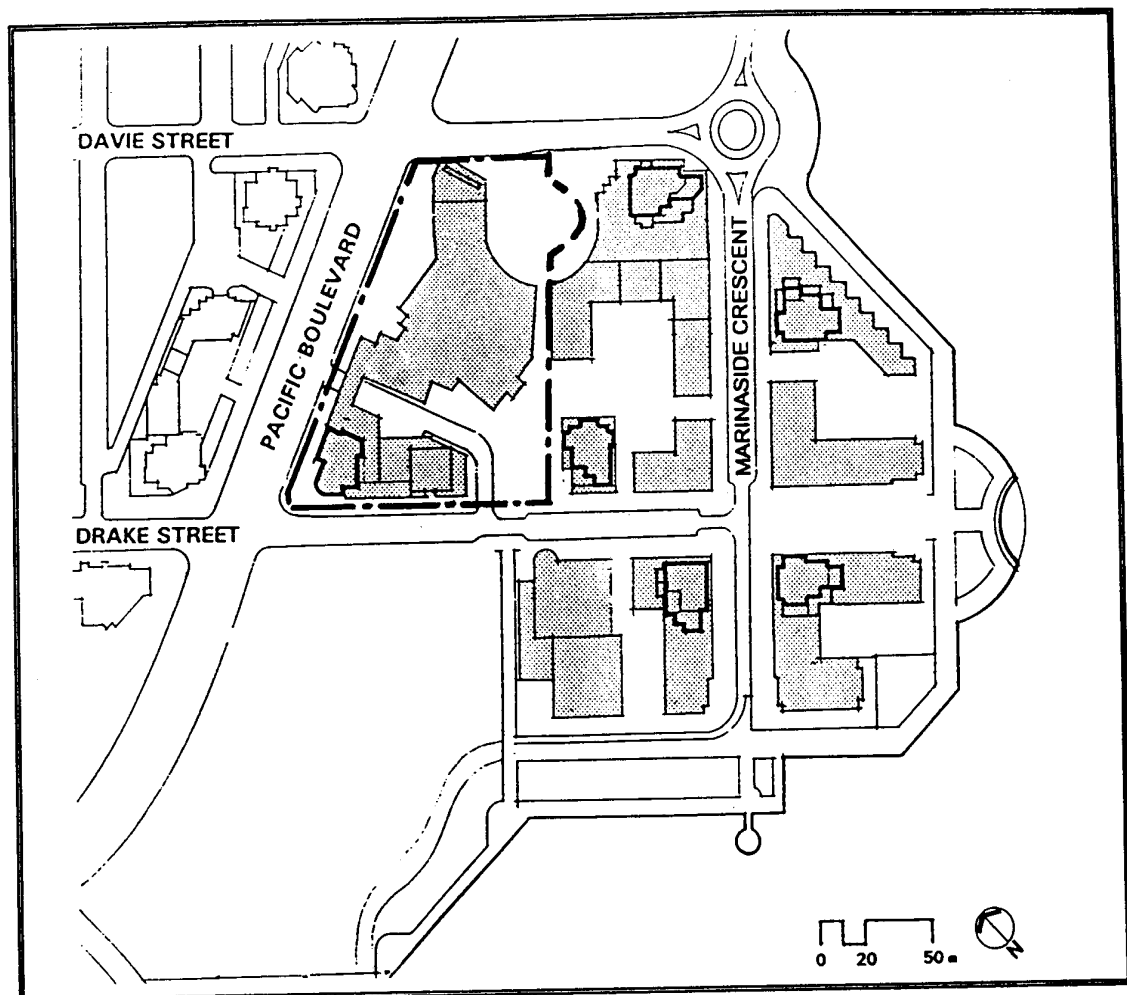
Parking entrances should be integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Good visibility should be provided for vehicles at access points.

## 4 Precinct Guidelines

There are four distinct precincts within the Roundhouse Neighbourhood:

- (a) The Roundhouse precinct containing the community centre, Roundhouse Plaza and Engine 374 possibly showcased in a new addition to the Roundhouse at the Davie/Pacific corner, and street oriented retail with residential above at the Drake/Pacific corner;
- (b) The David Lam Park precinct with school and child-care adjacent to residential uses;
- (c) The Davie/Drake precinct with retail around the plaza and along Davie Street with towers rising from a strongly defined low-rise base along the street; and
- (d) The Shoreline precinct with low-rises and towers responding to the waterfront setting.

### 4.1 Roundhouse Precinct





The intent is to reinforce the heritage significance of the Roundhouse in the low-rise and open space environment of the precinct, with an emphasis on creative interpretation rather than the imitation of historic forms or details. This could include elements such as: a rail motif in the paving pattern of the pathways and at the radii of the heritage turntable; low brick walls and steel framework to create a sense of enclosure for the public open space; and masonry framework and detailing of low-rise buildings that continue the character of Yaletown Edge.

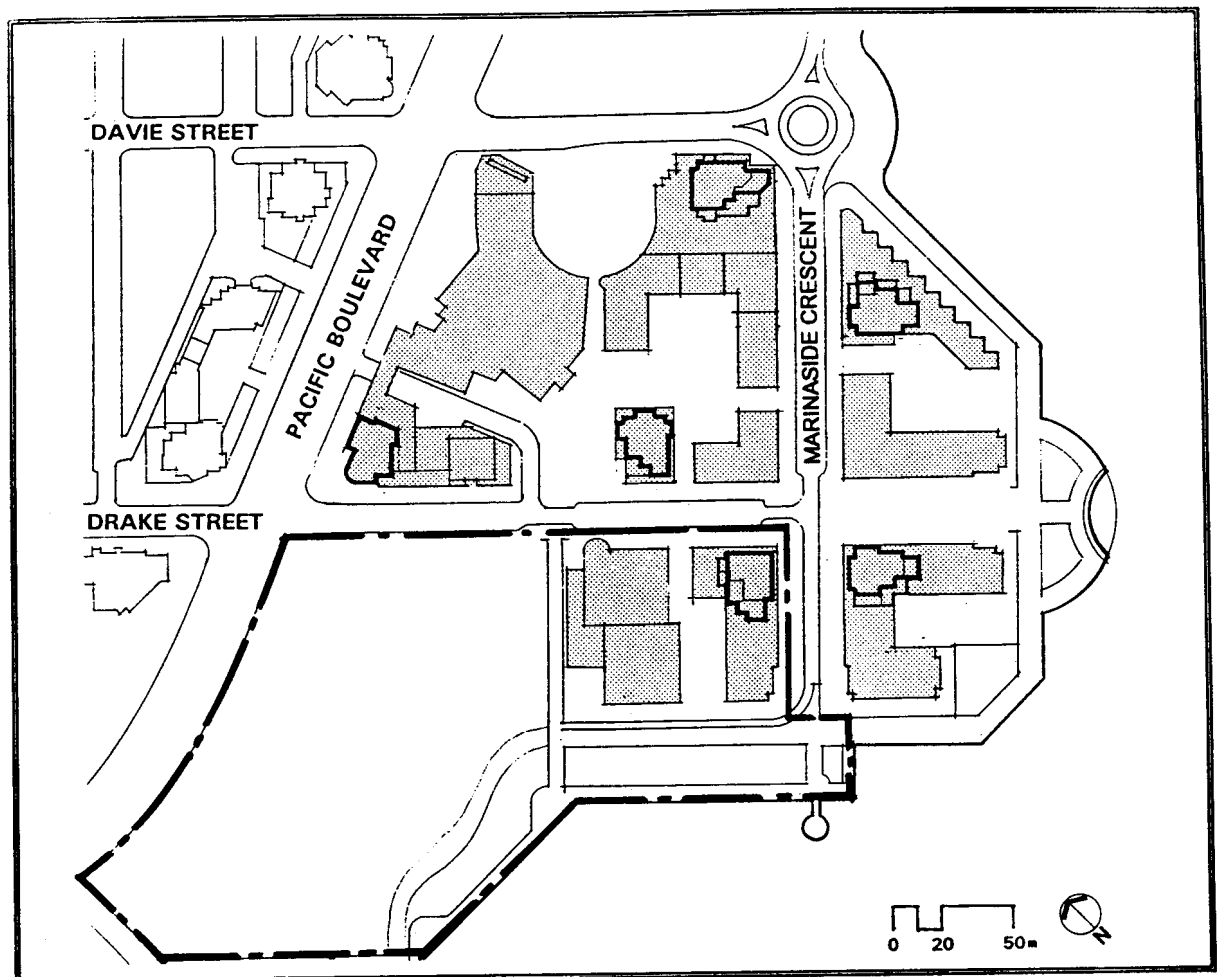
- 4.1.1 The community centre should have a strong public presence and a major entry at the Roundhouse Plaza side on Davie Street, a major entry at the Drake Plaza side that is clearly visible from Drake Street and an entry on Pacific Boulevard.
- 4.1.2 The gymnasium addition to the Roundhouse should align with Pacific Boulevard to strengthen the presence of the heritage building and integrate the expanded facility within the streetscape.
- 4.1.3 To reinforce a pedestrian character along Pacific Boulevard, at least one storey of commercial use should be provided in front of the gymnasium. This should be connected by a substantial archway across the driveway to the grade level commercial uses on Pacific which extend to Drake Street.
- 4.1.4 A substantial built form element should be provided at the corner of Pacific Boulevard and Davie Street to create pedestrian interest at this prominent corner, provide a sense of entry to the shoreline, and establish street definition for Davie. If funding for an addition to the Roundhouse can be secured, this element should be an enclosed pavilion to house Engine 374 which would be sympathetic in scale with the Roundhouse, but distinct in character from it.

Alternatively, if Engine 374 is located within the Roundhouse itself, the corner should become an important public gathering place. It should be integrated with the adjacent plaza on Pacific Boulevard and linked with the Roundhouse Plaza. The corner should be treated with paving, landscaping and furniture reflecting the approved Pacific Boulevard beautification. The corner could be further reinforced by a public art element.

- 4.1.5 Three major public open spaces are to be provided as follows:
  - a) Roundhouse Plaza. The area between the Roundhouse and Davie Street, including the heritage turntable, should be shaped and detailed in a formal manner, with low walls and/or steps to define the transition to the street treatment and encourage the plaza's use as a public activity area where the main entrance to the community centre will be located. The commemorative and heritage bricks on the existing plaza are to be incorporated into the new plaza. The turntable should accommodate Engine 374 and be capable of rotating with the pit developed as a demountable stepped amphitheatre for public events with a backdrop of the turntable's mechanical components and structure.
  - b) Drake Street Plaza. The area between the Roundhouse and Drake Street provides a variety of neighbourhood pathways, including a major entrance to the community centre, and should function as an informal area for local community gatherings and play. The pedestrian connection between the Roundhouse and Drake Street plazas should emphasize the axis linking the school site to Davie Street. This should be reinforced by a pavement treatment which resembles a rail line. An extensive landscaped platform which reinforces the railway motif on its walls and seating ledges and accommodates substantial trees and lawn area, should be located near Drake Street. The plaza should be separated from the street by a screened enclosure, such as a pergola above a low brick wall, which also allows clear visibility to both sides. A strong arcaded edge should be provided to separate the open space from the adjacent housing to the south.
  - c) Pacific Boulevard Plaza. The area between Pacific Boulevard and the Roundhouse should be designed as a semi-enclosed space which steps down from the street to the Roundhouse grade, and is integrated with the approved treatment for Pacific Boulevard. It should help animate the street by extending the Roundhouse activity areas along Pacific Boulevard including the entrance to the community centre.

- 4.1.6 The driveway between the community centre and adjacent housing should be detailed as a mews, with special paving and bollards, and not only as a service environment. It provides shared access to residential and community centre parking which should be readily visible. All garbage and service areas should be screened.
- 4.1.7 The eastern face of the non-market housing should be set back from the driveway to enable a clear line of sight from the Drake Street driveway to the community centre entrance. No residential units should be located at the ground floor level facing the community centre because of the service nature of this space.
- 4.1.8 Residential uses should be set back a minimum of 3.7 m from the property line to permit semi-private outdoor space for street oriented units and provide for transitional landscaping from the street to the dwelling unit. Grade level residential units should be raised approximately 1.0 m above grade. No setback is required for grade level commercial uses or upper floor residential uses on Pacific Boulevard. However, west of the mews a setback to permit a double row of trees is encouraged to implement the approved treatment for Pacific Boulevard.
- 4.1.9 The character of the residential buildings at Drake Street and Pacific Boulevard should be generally similar to Yaletown Edge at their low-rise base with a more contemporary architecture above.

**4.2 David Lam Park Precinct**

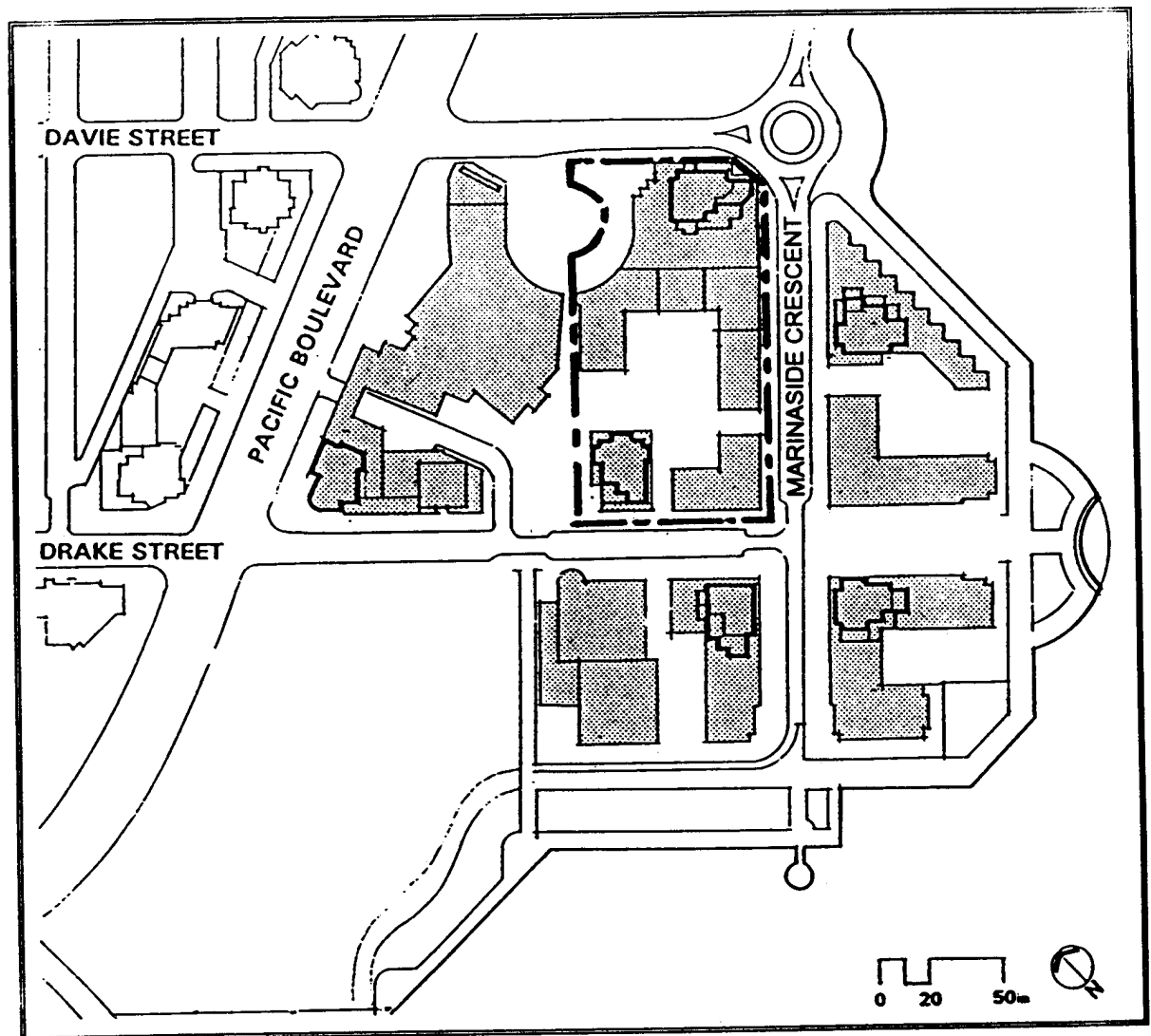


The intent of this precinct is to enhance the amenity of the public realm for residents and visitors in the variety and detail of open space and quality of public facilities.

- 4.2.1 David Lam Park should accommodate a playfield, children's play area next to the school, separated bicycle/pedestrian paths, and a feature plaza at Homer Street.
- 4.2.2 The special treatment approved for Pacific Boulevard is to be integrated into the park, including special paving and street trees and a major grove of trees near the corner of Drake Street and Pacific Boulevard.
- 4.2.3 The feature plaza at Homer Street should be designed to incorporate the saltwater pump station if required, and employ the change in grade to create opportunities for public viewing and events. Care should be taken to minimize the pump station's visual and access impacts on the park and Pacific Boulevard.
- 4.2.4 Waterfront elements including a pavilion and stepped edge to the park should be consistent with the approved plan for the shoreline.
- 4.2.5 The prominence of the school's location should be highlighted in its design which should contribute visual interest to the neighbourhood. The school should be carefully detailed and landscaped to provide a compatible interface with the street, David Lam Park and adjacent housing and private open space.
- 4.2.6 Child-care and community uses in the school should be accommodated on the second floor and also have their own contained outdoor play area.
- 4.2.7 The school's outdoor play area should be at grade level separated by a low wall and fence from the public park and pathway system.
- 4.2.8 The school should be set back 3.7 m from Drake Street, however, projections may be permitted, such as the main building entry and a screen or arcade to enclose outdoor play space.
- 4.2.9 A major built form element such as the building entry or stairs should be located on axis with the centre of the heritage turntable in the Roundhouse Plaza to visually link the school to Davie Street.
- 4.2.10 A fenced, landscaped setback of at least 1.5 m should be provided along the sides and rear of the school site.
- 4.2.11 The residential and school/child-care parking and service areas may share access from Drake Street. Separate and secure parking is to be provided for public uses such as school and child-care. Service areas should be screened from the street and from residential overview. Direct vertical access should be provided from underground non-residential parking to grade, with secure access to the main entrances of the school and child-care levels.
- 4.2.12 The private driveway at the end of Marinaside Crescent should be clearly distinguished from a standard city street and incorporate a vehicle turnaround, landscaping, designated bicycle route, residential underground parking access and emergency access to the waterfront walkway.
- 4.2.13 Residential open space should take advantage of sunlight and view opportunities. Separate spaces should be provided for outdoor seating and young children's play. The children's play area should be clearly visible from levels containing family units.
- 4.2.14 Residential open space should completely screen the parking podium, stepping down towards the shoreline in a series of landscaped terraces.
- 4.2.15 Residential uses should be set back 3.7 m from the property line to permit semi-private outdoor space for street oriented units and provide for transitional landscaping from the boulevard to the dwelling unit. Grade level units should be raised approximately 1.0 m above grade.

- 4.2.16 The residential building should continue the pattern of individual unit entrances facing Drake Street, Marinaside Crescent and the waterfront walkway. Terraced buildings along Marinaside Crescent should step down toward the water. Long uninterrupted facades should be broken down.
- 4.2.17 The residential tower should orient its narrowest frontage to the shoreline walkway with its longest dimension parallel to Marinaside Crescent to meet the intent of Section 3.4.4.

**4.3 Davie/Drake Precinct**

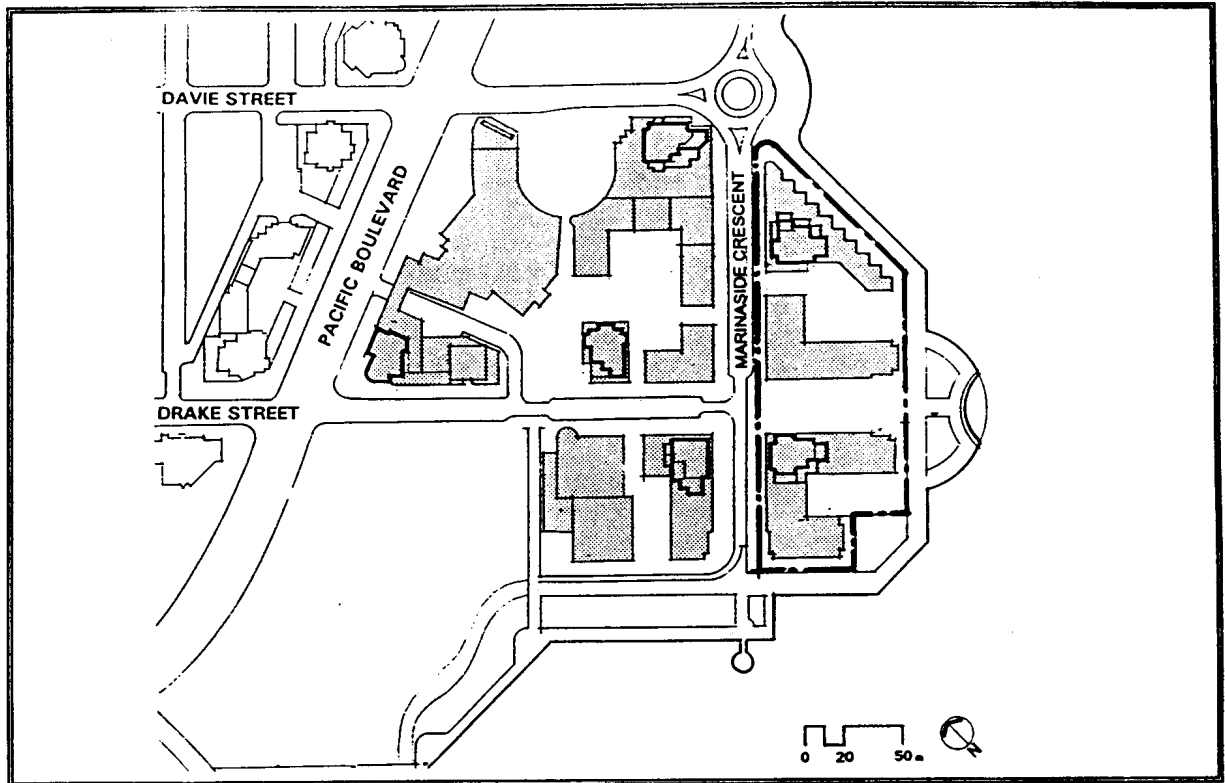


This precinct is intended to provide an appropriate transition between the public areas associated with the Roundhouse and the residential neighbourhood, including a significant portion of family housing proposed for this development site.

- 4.3.1 Grade level retail/service uses should be provided around the Roundhouse Plaza and along Davie Street. An arcade should create a formal streetfront to help define the plaza and the street. The building face could be cut back at the eastern corner to reinforce the pedestrian connection between the Roundhouse and the waterfront walkway.
- 4.3.2 Building form around the edge of the Roundhouse plaza should directly respond to the radial influence of this open space.

- 4.3.3 Davie Street should terminate in a memorable treatment which complements the character of the intersection of Davie and Denman Streets at English Bay. A matching pair of vertical elements should be located on either side of Davie near the Marinaside Crescent intersection to signal this space which is further defined with a pergola and pavilions at the waterfront walkway. A public art element may be considered in the traffic circle. The building alignments and grade level detailing of commercial uses on both sides of Davie Street should be similar so as to enhance the identity of the street terminus.
- 4.3.4 Residential uses should be set back 3.7 m from the property line, except that a portal, pergola or arcaded screen may extend to the property line on either side of Marinaside Crescent near the Davie intersection, to reinforce the transition to the neighbourhood from the commercial area to the east.
- 4.3.5 Residential parking access, loading and service areas may be shared by adjacent developments. Separate and secure parking is to be provided for each residential use with direct vertical access to each main building entrance. Service areas should be screened from the street and from residential overview.
- 4.3.6 The open space for the non-market family housing should provide a children's play area shared by all the non-market developments. In addition, separate outdoor spaces should be provided for outdoor seating and a young children's play area. The children's play area should be clearly visible from levels containing family units. Open space should take advantage of sunlight and provide a visual connection to the Drake Street Plaza. A gated access could be provided.
- 4.3.7 Residential buildings should continue the pattern of individual entrances facing Drake street and the adjacent plaza.
- 4.3.8 Residential uses on Drake Street and Marinaside Crescent should be set back 3.7 m from the property line to permit semi-private outdoor space for street oriented units and provide for transitional landscaping from the boulevard to the dwelling unit. Grade level units should be raised approximately 1.0 m above grade.
- 4.3.9 Dwelling units along the pedestrian mews between the Roundhouse and Drake Street Plazas should be oriented to give oblique views towards the park and should be set back a minimum of 7.6 m from the wall of the existing Roundhouse.
- 4.3.10 The continuity of the low-rise elements should be occasionally interrupted to provide views of the open space behind. On-site landscaping should be integrated with the streetscape. These breaks should be generally combined with the shared parking and service access, and should be designed to reflect the more formal nature of the streetscape. On-site open space should completely screen the parking podium.
- 4.3.11 The towers should orient their narrowest frontages to the shoreline with their longest dimensions perpendicular to the fronting streets to meet the intent of Section 3.4.4.
- 4.3.12 The semi-private open space for each tower may be located above grade, and should be visually attractive from above.
- 4.1.13 The scale and height of the tower podium on Davie Street should reflect the scale of the Roundhouse and relate to future development on the east side of Davie.

#### 4.4 Shoreline Precinct



This precinct is intended to provide residential use in a built form which is complementary to the waterfront setting and sensitive to the adjacent pedestrian/bicycle system, while taking advantage of the opportunity for views and sunlight.

- 4.4.1 Building heights should be varied with frequent stepping to break down the scale of the development sites with their long frontages. This variety should be further emphasized in the detail of the building setbacks at and above grade, and in the contrasting tower elements which may extend from grade to building top.
- 4.4.2 Residential uses on Marinaside Crescent should be set back 3.7 m from the property line, except that a portal, pergola or arcaded screen may extend to the property line on either side of Marinaside Crescent near the Davie Street intersection, to reinforce the sense of transition from the commercial area to the east. The setback is intended to permit semi-private area to the east. The setback is intended to permit semi-private outdoor space for street oriented units and provide for transitional landscaping from the boulevard to the dwelling unit. Grade level units should be raised approximately 1.0 m above grade.
- 4.4.3 Residential uses should be set back 7.6 m from the inside edge of the waterfront walkway. The pattern of landscaping should provide for a transition from the private realm near the dwelling unit to the public zone at the walkway. Patios and terraces may extend a maximum of 3.0 m into the setback.
- 4.4.4 Residential parking access, loading and service areas may be shared by adjacent developments. Separate and secure parking is to be provided for each residential use with direct vertical access to each main building entrance. Service areas should be screened from the street and from residential overview.
- 4.4.5 Towers should orient their narrowest frontages to the waterfront with their longest dimensions perpendicular to Marinaside Crescent to meet the intent of Section 3.4.4.

- 4.4.6 The residential open spaces should take advantage of sunlight and view opportunities. Separate semi-private open spaces should be provided for outdoor seating and for young children's play. The children's play area should be clearly visible from levels containing family units.
- 4.4.7 The residential buildings should continue the pattern of individual unit entrances facing the street, street-ends and shoreline. Terraced buildings along Drake and Marinaside Crescent should step down towards the water. Long uninterrupted facades should be broken down.
- 4.4.8 On-site open space should completely screen the parking podium, and should step down towards shoreline in a series of landscaped terraces.
- 4.4.9 The continuity of the low-rise elements should be occasionally interrupted to provide views of the open space behind. On-site landscaping should be integrated with the street. These breaks should generally be combined with the shared parking and service access points, and should be designed to reflect the more formal nature of the streetscape.
- 4.4.10 The semi-private open space for each tower may be above grade, and should be visually attractive from above.
- 4.4.11 The development site nearest the waterfront walkway bridge provides an opportunity for an open space with direct access to the water. Particular attention should be paid to the treatment of the shoreline edge because of visibility from the public bridge.
- 4.4.12 The public green at the closed portion of Drake Street should clearly terminate the street by expressing a distinct transition from the character and grade of Drake. A strong visual connection should be provided to the water. The open space should consist of a central lawn area flanked on both sides by residential buildings and a continuation of the street trees from Drake Street. Seating should be provided at both ends focusing on the space and the waterfront walkway.