



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

Planning, Urban Design and Sustainability Department

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550 WEST 14TH AVENUE CD-1 GUIDELINES

Adopted by City Council on November 26, 1996

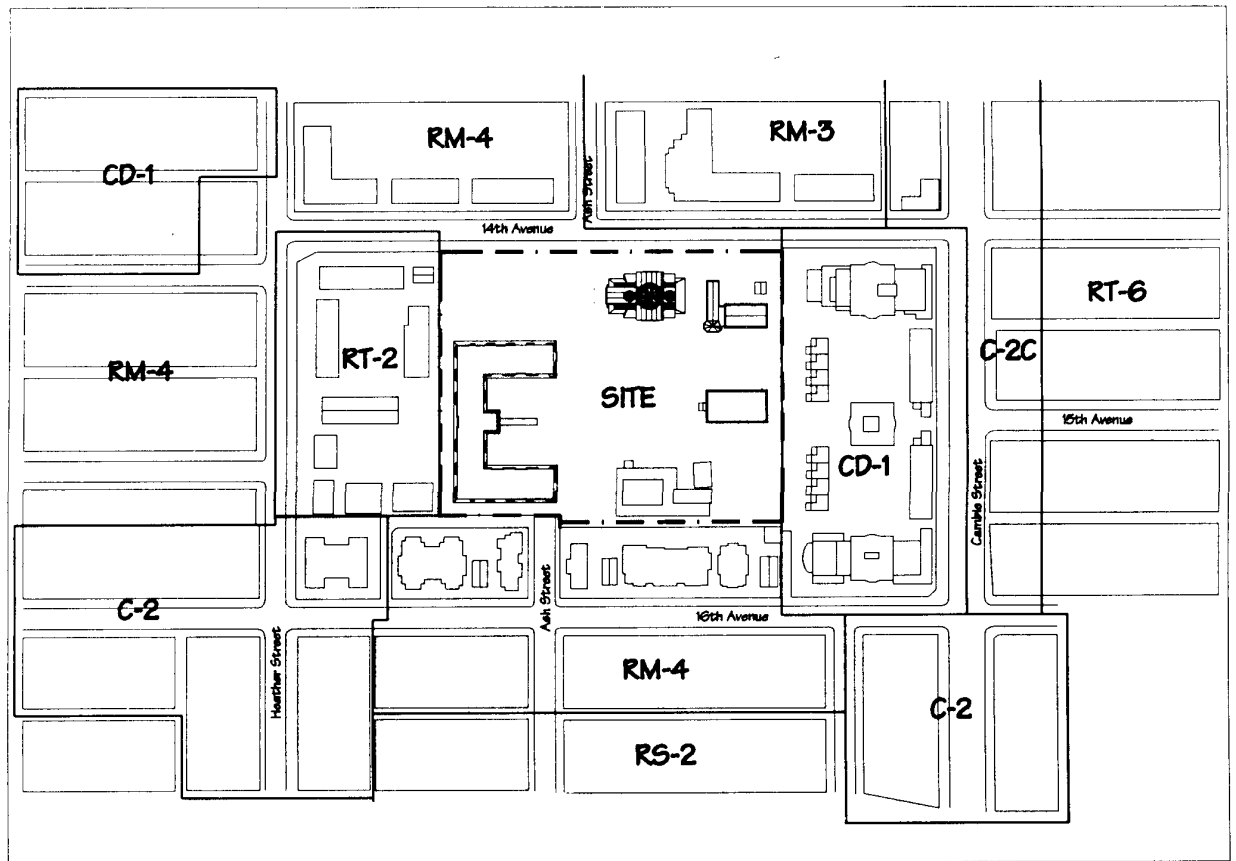
1 Application and Intent

These guidelines are to be used in conjunction with the CD-1 By-law to guide development of the site at 550 West 14th Avenue and 3111 Ash Street (see Figure 1). As well as assisting the development permit applicant, the guidelines will be used by staff in the evaluation of proposed developments.

The intent of these guidelines is:

- (a) to ensure that new development is compatible with the physical character of the neighbourhood;
- (b) to ensure residential livability, both on and surrounding the site, by dealing with the impacts of the institutional uses; and
- (c) to achieve a high quality development that assists in maintaining and contributing to a strong neighbourhood character and image.

Figure 1. Saint Mary's Ukrainian Catholic Church Site, Existing Development and Surrounding Zoning



2 General Design Considerations

2.1 Neighbourhood Character

The site is located at the eastern edge of the Fairview Heights neighbourhood. The surrounding area is generally developed with three- and four-storey multiple dwelling uses, with two exceptions. A school, church, and seniors housing occupy the site immediately to the west (Paroisse Saint Sacrement), while a recently-constructed residential-commercial development is immediately to the east (The Pacifica).

The redevelopment of the site will add a variety of residential uses, but it will also expand existing church-related uses. Proposed redevelopment should be compatible with the surrounding medium-density residential area.

2.2 Street Character

There are pedestrian sidewalks and mature street trees generally throughout the surrounding area, but not immediately abutting the site. In the surrounding RM-4 area, buildings are about 10.7 m in height and are set back 6.1 m from the street. The development of the site should exhibit these characteristics at its West 14th Avenue property line.

2.3 Orientation

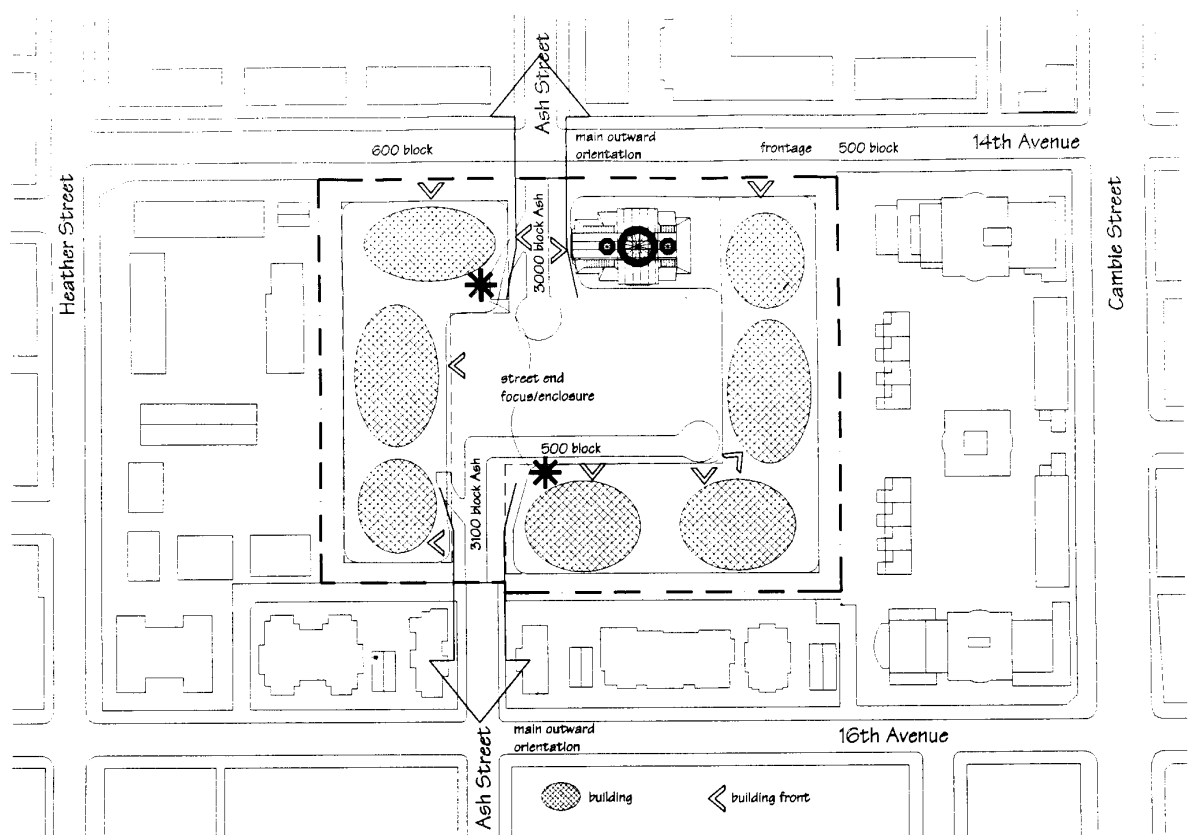
2.3.1 Courtyard Concept

Since its earliest occupation in the 1890s, the site has been in church ownership and use. Since 1964 it has been owned by the Order of Saint Basil the Great and it is intended to remain as such. A unified and lasting church precinct thus provides a basic organization principle for the site. A courtyard concept is also suggested by the historical link to the monastic order of Basilian Fathers which owns the site.

A courtyard arrangement is recommended for the siting and orientation of buildings, development of the ground plane, and general building heights and massing. Individual buildings should be arranged around the site perimeter to create a sense of enclosure, with the precinct's outward orientation focused at the Ash Street gates on the north and south sides of the site (see Figure 2).

A courtyard arrangement allows for a range of architectural expression among the individual buildings on the site, while maintaining a unified precinct identity. This form can also accommodate a variety of land uses and building types, usable open space, and a phased redevelopment of the site. The existing church building, which will be retained, can contribute significantly to the courtyard concept, by providing an image and architectural character for the external design of the other buildings surrounding the courtyard.

Figure 2. Building Orientation and Siting



2.3.2 Visual Corridor

Ash Street meets the site from both the north and south. This axis should be extended as a visual corridor into the site. Since the two components of Ash Street are offset by more than their own width, no attempt need be made to create a long-range view corridor through the site. Instead, the offset should be used as an opportunity to use elements of the perimeter wall to create street end focal points and visual closure within the site.

2.3.3 Precinct Identity/Orientation

The offset of Ash Street means that one of the buildings framing each corridor opening will also become the visual closure for the other opening. This circumstance should be exploited to enhance the identity of the church precinct. Given the development program, the uses that will likely occupy these two buildings are the Rectory and Seniors' Housing. Using the Rectory's chapel as one of the closure elements is an obvious opportunity that should be incorporated into the development.

2.3.4 Individual Building Orientation

In addition to the precinct orientation, each individual use and/or building should be oriented to a "front door" with a distinct street address that is compatible with the City's addressing system. Five street blocks should be used for this purpose, as follows:

- the 500 Block West 14th Avenue;
- the 600 Block West 14th Avenue;
- the 3000 Block Ash Street;
- the 3100 Block Ash Street; and
- the 500 Block of a new private internal street.

2.11 Access and Circulation

2.11.1 Vehicular Access

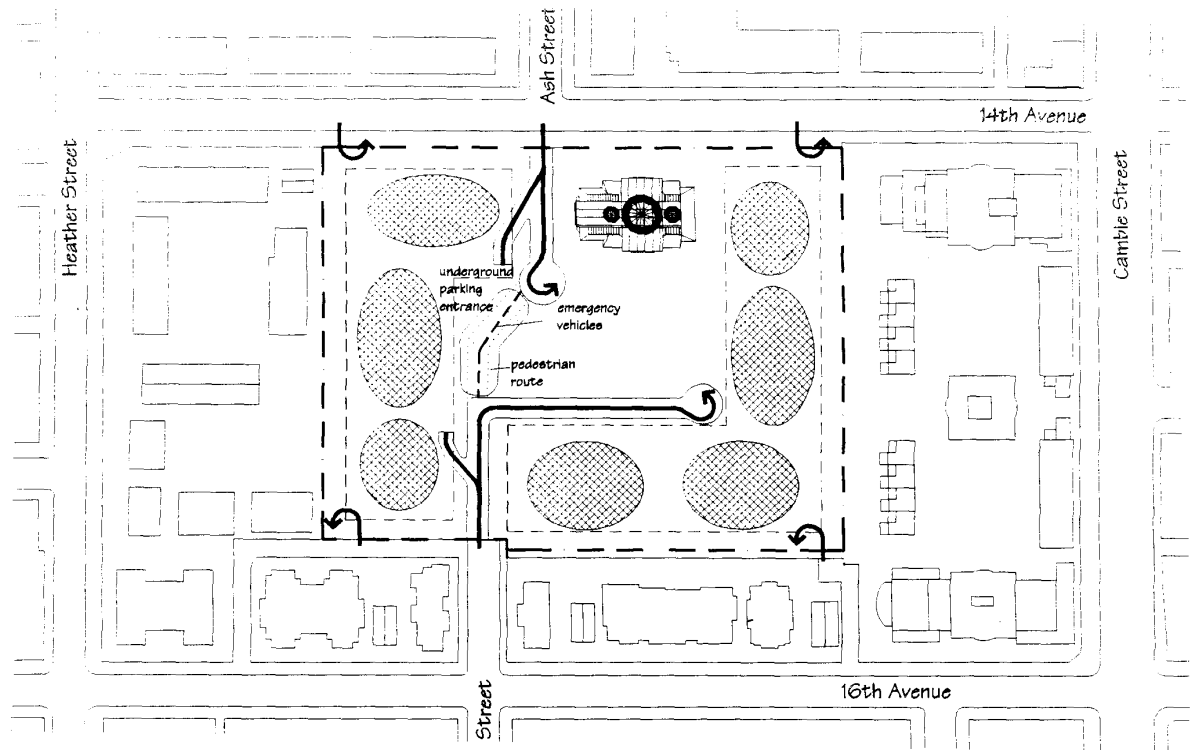
To minimize impact on surrounding land uses, and to implement the courtyard concept described above, access to the site should be limited to crossings which complement the surrounding streets and lanes (see Figure 3). Street crossings on West 14th Avenue, in particular, should be minimized to the extent practicable.

Two internal, private "lanes" will provide access, or circulation, within the site for emergency vehicles. These private lanes will be designed to meet the minimum requirements for emergency/fire lanes, i.e. 9.0 m wide with 6.0 m wide pavement, and 90.0 m maximum dead-end length. They will also provide addressing for some buildings on the site, as described above.

- (a) A north-south fire/emergency lane will bisect the site on the Ash Street alignment. Vehicle access will be restricted by bollards and chains, or similar devices satisfactory to the Fire Department. This lane should also serve as a pedestrian route and be designed accordingly with modular pavers and pedestrian lighting, and should meet wheelchair accessibility requirements.
- (b) An east-west lane fire/emergency lane will provide direct access, to the north side of any buildings along the south property line of the site, and possibly a building along the east property line. If necessary, the lane might connect back to the lane south of the site at the east property line.

The east-west lane will also provide addresses for buildings near the south property line and located between Ash Street and the east property line. This lane should also serve as a pedestrian route and be designed accordingly with modular pavers and pedestrian lighting, and should meet wheelchair accessibility requirements.

Figure 3. Access and Circulation



2.11.2 Vehicular Circulation

Vehicles requiring access to the site will include destination vehicles carrying passengers for whom the site is their primary destination; emergency vehicles responding to an emergency; and service vehicles carrying goods or passengers to or from the site and not themselves remaining on the site.

- (a) Destination vehicles will utilize an underground parking structure serving all uses on the site. Access will be either from West 14th Avenue or from West 16th Avenue. Both the north-south lane and the internal layout of the parking structure should discourage vehicles from using them as through-routes.
- (b) Emergency vehicles will have access at all perimeter crossings. In addition, the north-south lane will provide an emergency vehicle route between West 14th Avenue and West 16th Avenue.
- (c) Service vehicles, delivery vehicles, taxis, handi-dart service, etc. will have access to the site at all perimeter crossings. However, the north-south lane should be designed to discourage through-traffic.

2.11.3 Pedestrian Access and Circulation

The emergency/fire lanes on the site offer the principal opportunities for providing pedestrian access and egress to and from the site for residents and other users of the site. The Basilian Fathers also wish that the north-south lane should continue to serve as a pedestrian through-route available to neighbourhood residents, so long as this does not conflict with church functions and other site requirements.

Footpaths and walkways should be provided within the site to allow residents and other users of the site easy pedestrian access between the various buildings on the site, and to its open space amenities.

3 Uses

The site is surrounded by medium-density residential uses. The proposal for the site itself has a major medium-density residential component. However, the site must also meet the spiritual needs of a large Ukrainian Catholic community which resides throughout the Lower Mainland. To achieve this primary function, the site will also contain a variety of church-related “institutional” uses. Therefore, several uses are expected on the site, as follows:

- Church, including ancillary uses such as a rectory (dwelling), offices, meeting rooms, classrooms, hall, recreation facility, library;
- Child Day Care Facility;
- Multiple Dwellings; and
- Multi-Level Seniors Care Facility (Special Needs Residential Facility - Community Care - Class B).

These uses fall into two main categories: (1) Social Services, and (2) Parish Facilities, and they will be grouped accordingly on the site (see Figure 4).

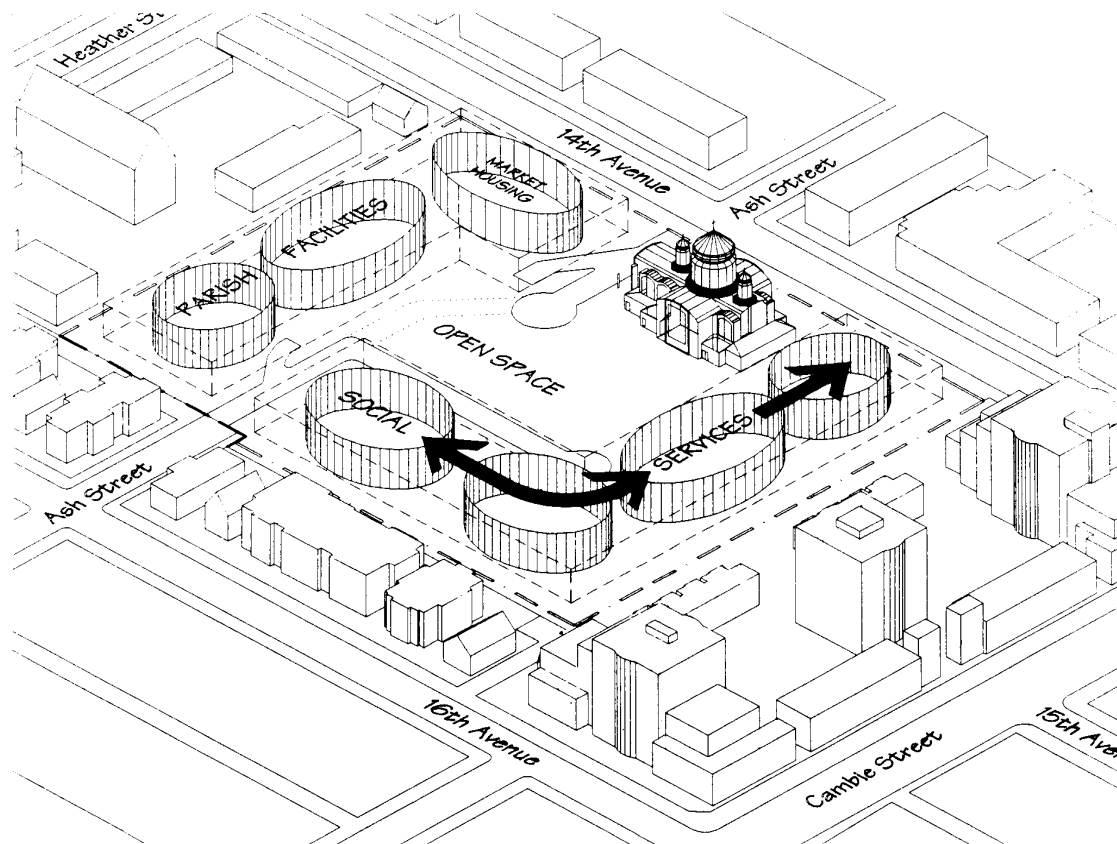
3.1 Social Services

Some activities have been undertaken by the Order of Saint Basil the Great through the years as part of its mandate, but, in present times, have become public responsibilities funded by government. On this site, such uses will include the Multi-level Care Facility and the Seniors' Housing. They will be located grouped along the south and east parts of the site.

3.2 Parish Facilities

Some Church activities, undertaken in buildings built, owned, and operated by the Basilian Fathers, provide a direct service to parishioners and/or operating revenues to the parish. On this site, such uses will include the Sanctuary, the Rectory, the Parish Hall and Recreation Centre, and the Market Rental Apartments. They will be located along the north and west parts of the site.

Figure 4. Land Uses



4 Guidelines Pertaining to the Regulations of the Zoning and Development By-Law

4.3 Height

Building heights should:

- (a) reflect the general height envelopes permitted by the surrounding zoning schedules;
- (b) respect the primacy of the central dome on the church sanctuary; and
- (c) be varied in order to create visual interest.

To achieve these objectives, building heights should be generally lower on the western part of the site than on the eastern part, and should be lower than the base of the church's central dome (21.5 m).

4.7 Floor Space Ratio

The site is located in a medium-density residential neighbourhood. While the density of individual buildings will vary, overall development of the site should be of a compatible density.

The floor space ratio of individual uses is not expected to exceed the following:

Church and ancillary uses	0.30
Seniors' Housing	0.55
Market Housing	0.15
Special Needs Residential Facility	0.30

The Director of Planning may vary the floor space ratio for any of these uses so long as the total floor space ratio for all buildings on the site does not exceed 1.30.

4.8 Site Coverage

The site is the only large development site in this general area. It is able to provide usable and visual open space in a way that is beyond the abilities of typical residential sites in the area. Therefore, open space should be maximized wherever possible.

The combined coverage of all uses proposed on the site is not expected to exceed 35 percent of the total site area. However, the Director of Planning may permit a higher site coverage, so long as it does not exceed 50 percent of the total site area, to accommodate any building whose height is reduced due to view, shadow, or livability impacts.

4.16 Building Depth and Width

The historical subdivision pattern in the general area consisted predominantly of lot widths of 10.1 m and 15.3 m. This pattern has engendered a rhythm of development that still typifies this area. Therefore, individual buildings on the site should reflect this rhythm by visually breaking of the facades of larger building masses into 10.0 m to 15.0 m wide components, characteristic of the area's historic subdivision pattern.

4.17 External Design

The site will accommodate a variety of land uses, but it is a single precinct occupied by Saint Mary's Ukrainian Catholic Church. This unity should be architecturally expressed with reference to the existing church sanctuary (see Figure 5). This architectural expression should include the appropriate use of exterior materials and colours. Other major building components, such as roof patterns and fenestration patterns, should also reflect the church ownership while being appropriate to the specific use of each structure.

The judicious use of free-standing walls and site landscaping should produce an appropriate balance between the feeling of enclosure that the overall development should convey and the desire to invite the public through and into large areas of the site.

Figure 5. Existing Church Sanctuary



5 Architectural Components

5.1 Roofs and Chimneys

In keeping with the surrounding neighbourhood, roof forms should provide variety and texture to the building skyline. Roof forms are also useful in expressing the church ownership of the precinct, to the extent that such expression can be accomplished in a manner that is consistent with the use of each individual building and which respects the character of surrounding development.

5.2 Windows and Skylights

Fenestration patterns and proportions provide an opportunity to reflect the ecclesiastical nature of this development, expressing the variety of uses accommodated within individual buildings on the site while respecting the character of surrounding development.

5.3 Entrances

Where any building contains a residential use and another use, the residential use should have a separate entrance. At grade, such separation should be achieved by actual physical separation of the entrances.

5.4 Balconies

Balconies, if any, should be integrated into the overall design to avoid a tacked-on look.

5.5 Exterior Walls and Finishing

Exterior wall finishes should be of high quality materials, and should contribute to a unified architectural image for the various buildings in the church precinct. Exterior finishes and exterior colours should relate to the existing church sanctuary.

5.6 Awnings, Canopies, Arcades, and Colonnades

Awnings, canopies, recesses, arcades, and colonnades may be useful elements in delineating entrances, passages, or gathering points, providing a weather-protected system of pedestrian circulation between buildings on the site, and contributing to the development of a courtyard at the centre of the site.

5.7 Lights

The exterior lighting of specific architectural elements, such as church domes and spires, may be appropriate. Any such lighting should not interfere with the livability of adjacent residential uses.

7 Open Space

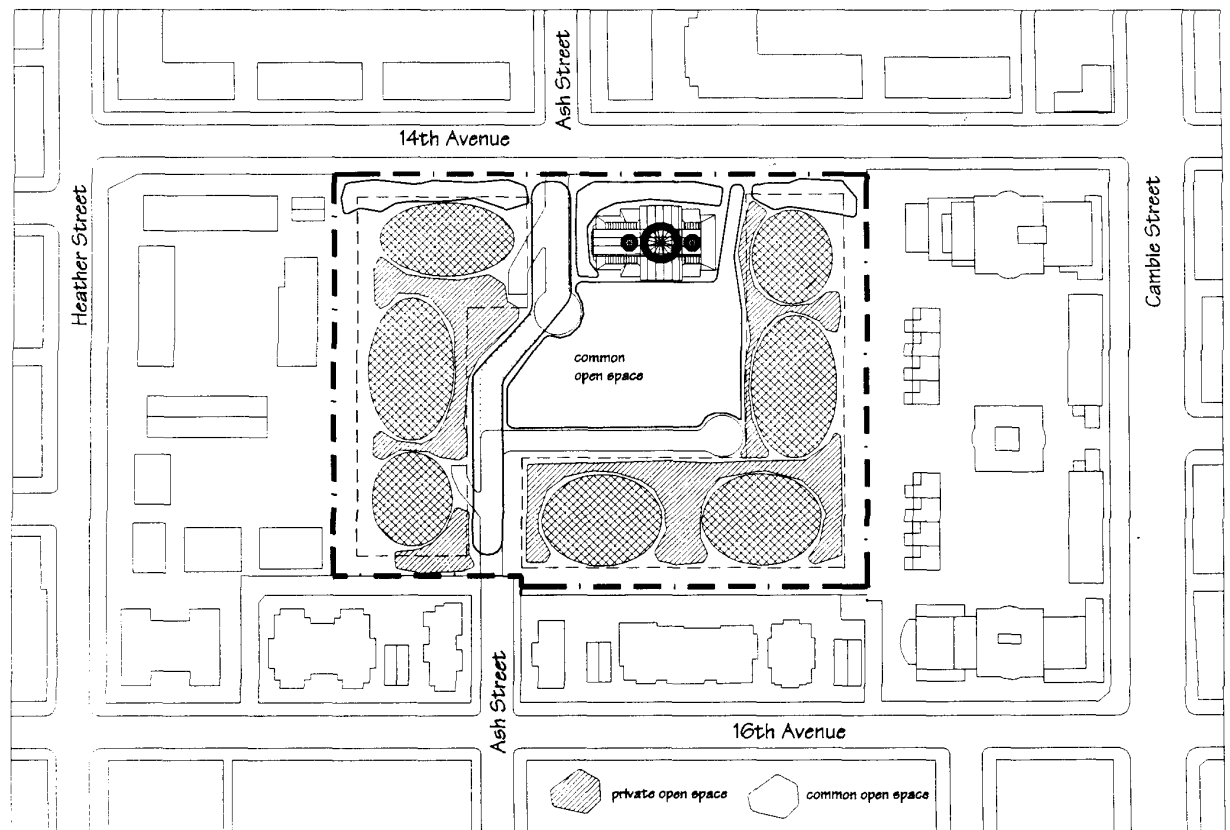
7.1 Common Open Space

A large part of the site will provide common open space. Most of the centre of the site, lying between the two developable areas specified in the CD-1 By-law and forming a courtyard, will be common open space available to residents and other users of the site (see Figure 6). The common open space will be composed of three basic elements.

(a) Active Open Space

The generally unobstructed central open space area will include a flat, level, grass-covered area, about 1 500 m² in size, for informal field sports and games.

Figure 6. Open Space



- (b) **Passive Open Space**
Some of the open space surrounding the active space described in (a) should be suitable for passive uses. It should be grass-covered and may include contouring, seating, landscaping, minor structures, and sculpture or other such focal points where appropriate in relation to surrounding buildings and uses.
- (c) **Pedestrian Footpaths and Walkways**
Pedestrian routes will be provided for residents and other users of the site, as described earlier, and will form part of the common open space. Footpaths and walkways will provide access between the various buildings on the site, and to its active and passive open space amenities. They should be enhanced by a continuous, wheelchair accessible surface, lighting, and appropriate landscaping.

The emergency/fire lanes and pedestrian routes will make the common open space on the site accessible to residents in the surrounding neighbourhood. This is desired by the Basilian Fathers, however principles of Crime Prevention Through Environmental Design (CPTED) should be consulted in the planning and design of the common open space and pedestrian routes to ensure the safety and security of the residents and users of the site.

7.2 Private Open Space

Private and semi-private open space will be provided in conjunction with the proposed uses. Such space should be in direct proximity to the use served, and should be securable to some degree. Much, but not all, of this space will occur on undeveloped ground area within the developable area specified in the By-law. Opportunity to provide private open space on building roofs should also be utilized.

The following uses should be served by an appropriate amount of semi-private open space:

- The Care Facility, should have both rooftop and ground level open space. This space must be securable against residents wandering out of the facility.
- The Seniors' Housing, should have ground level open space that is securable against people wandering into the space.
- The Market Housing, should have both rooftop and ground level open space, and any areas intended for the use of small children should be fully secured.
- The Child Day Care Facility, should have at least 400 m² of fully secured, ground level open space.

Residential uses should include an appropriate amount of private open space including balconies and patios.

8 Landscaping

To the greatest extent possible, the site should be developed as a pastoral setting. Therefore, ground cover should be plant material, primarily grass. Since an underground parking structure will lie beneath most of the site area, large trees should be planted wherever conditions permit, primarily around the existing church and within the setback areas at the perimeter of the site. Shrubs should be used liberally to set off the buildings, and to organize the open space.

9 Safety and Security

The principles of Crime Prevention Through Environmental Design should be followed for all aspects of design and planning on the site.