



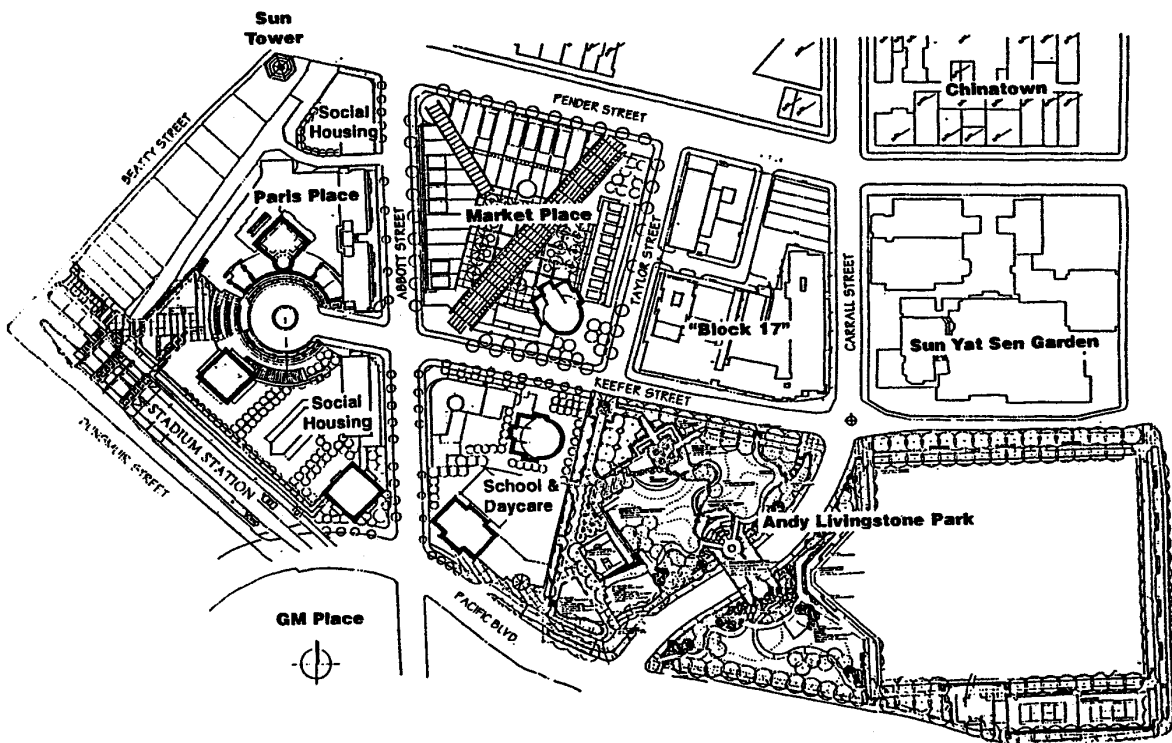
City of Vancouver *Land Use and Development Policies and*

Guidelines

*Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca*

INTERNATIONAL VILLAGE (572 BEATTY STREET) CD-1 GUIDELINES

*Adopted by City Council November 5, 1996
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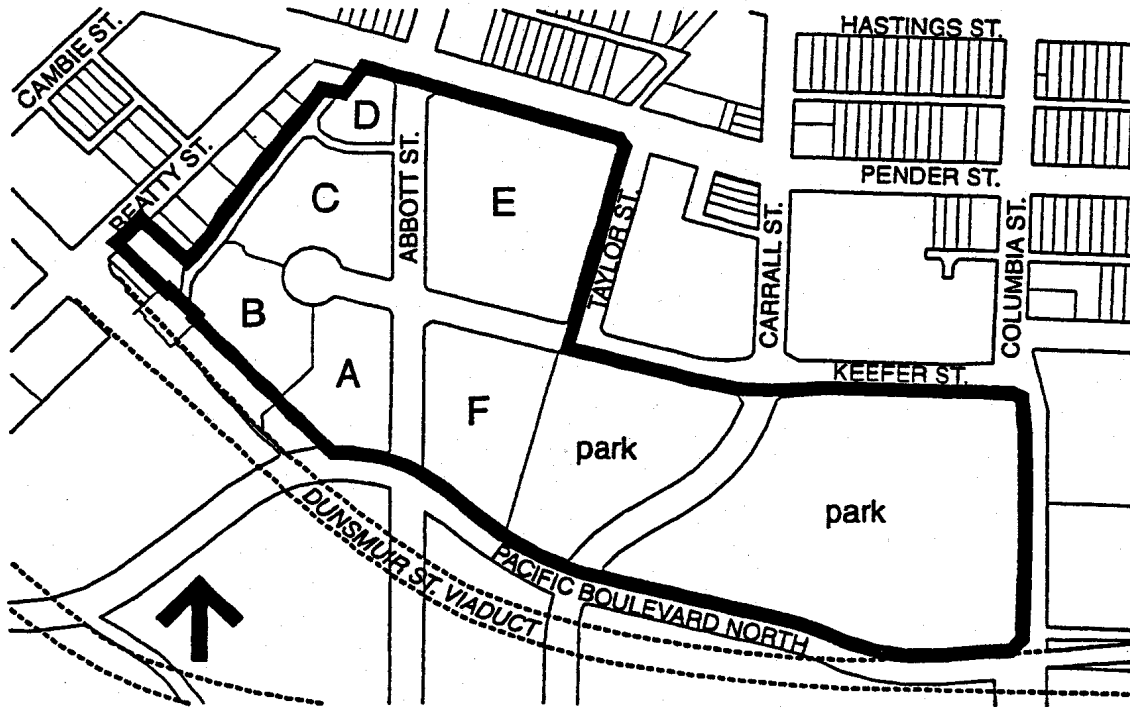
1 Application and Intent

These guidelines should be used in conjunction with the International Village CD-1 By-law to guide this phase of development for Sub-area 8 of False Creek North. As well as assisting the development permit applicant, these guidelines will be used by City staff in the evaluation of development proposals.

The guidelines ensure that individual development design is compatible with the overall design concept, and development on adjacent lands.

The International Village site comprises approximately 8.4 ha of land area. It is generally bounded by the lane east of Beatty Street to the west, Taylor and Quebec Streets to the east, Pacific Boulevard North to the south, and Pender and Keefer Streets to the north.

Figure 1. International Village Boundary



2 Organizing Principles

2.1 Key organizing principles guiding the pattern of development include:

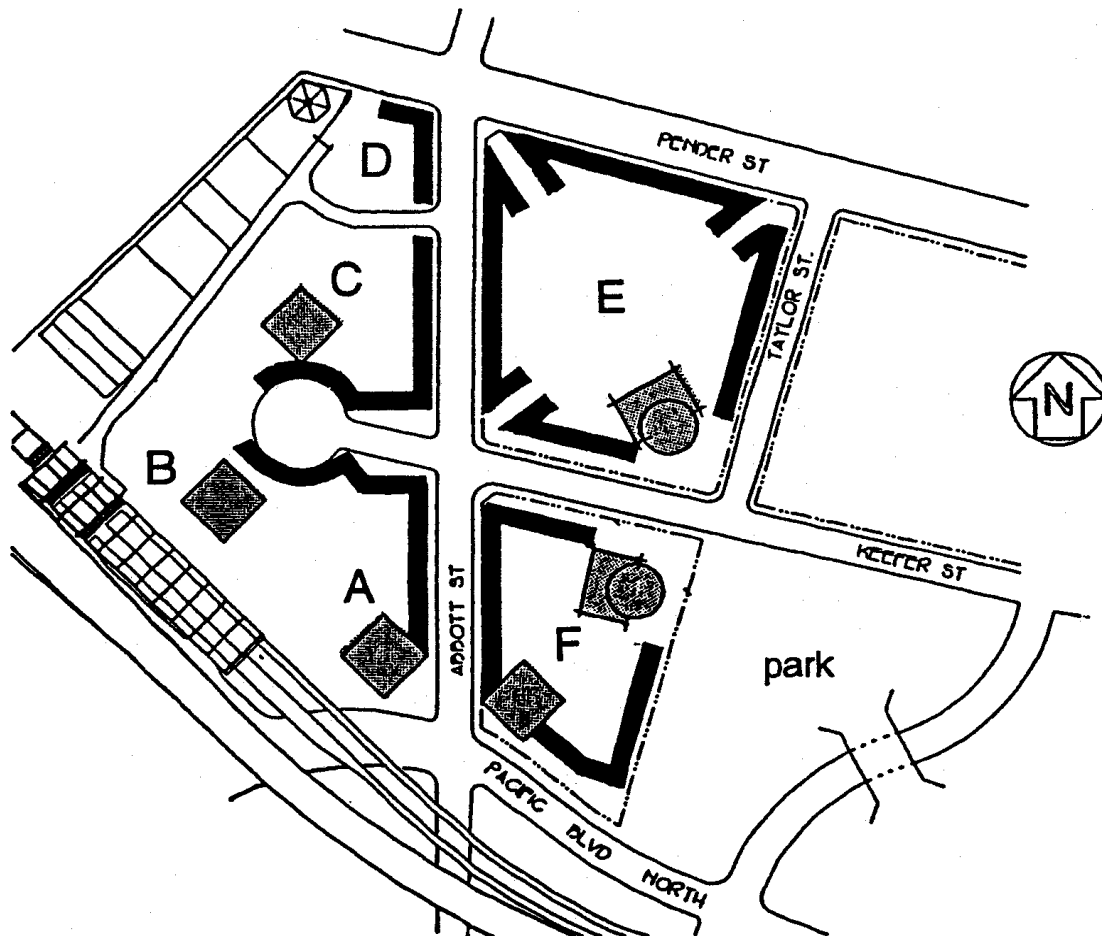
- (a) integrating the development with the city, by utilizing and extending into the site the three neighbouring street grids of the Old Gastown Townsite, Downtown, and Chinatown as an important organizational device;
- (b) reflecting the alignment of the old Gastown rail right-of-way in the pedestrian access way and public realm treatment through the marketplace from Pender to Abbott Street;
- (c) emphasizing the central marketplace as the primary public activity focus with a programmable public space centrally located off the pedestrian access way running diagonally through the site linking Abbott to Pender Street and Chinatown;
- (d) placing towers to contain an identifiable village precinct, define major urban spaces, frame vistas, or serve as precinct gateways, with an overall gradation of building height down towards the Taylor/Keefer intersection;
- (e) shaping towers to frame and maintain focused view corridors of The Lions' and the Sun Tower from nearby park and public open space viewpoints;
- (f) providing a high degree of livability for all residents, particularly families with children;
- (g) relating to the existing grain and small scale character of older adjacent neighbourhoods by continuous, varied and finely detailed facades of low and mid-rise buildings framing and defining the streets, with street-oriented shops and entranceways at grade;
- (h) creating a lively, pedestrian-oriented precinct of promenades, parks, plazas, shopping streets, and a festive central marketplace; and
- (i) establishing a landscape setting unifying and linking major urban spaces with continuous street tree planting and other high quality landscape treatments, including a park-like boulevard along Keefer between Abbott and Taylor Street.

3 Overall Guidelines

3.1 Siting

- (a) The location of buildings and open spaces should generally be as illustrated in the form of development approved in principle by City Council, and described below. Limited variation in the setback of buildings from streets, parks and open space can be considered where it improves public enjoyment of the spaces and livability of the residential units and does not compromise the objective of street definition.
- (b) Buildings should be organized to strongly define the street enclosure and public open spaces at their lower levels. Landscaped gardens should be used to visually connect grade levels with podium levels where possible. Mid-rise building forms should be street-oriented. Towers should be grouped in pairs. Where appropriate, tower vertical elements may rise from grade level.
- (c) The illustrative location of required built form edges as well as tower locations is noted on Figure 2 below.

Figure 2. Built Form Edges and Tower Locations



3.2 Building Orientation

3.2.1 General

- (a) Buildings should respond to the Gastown, Chinatown and Downtown grids, except for the Parcel E tower and as illustrated in the form of development. Portions of buildings higher than 35 m should generally be aligned with the downtown grid except as follows:
 - (i) Parcel F - North Tower - should orient to the Gastown grid; and
 - (ii) Parcel E Tower - its general alignment should relate to the diagonal from the Abbott/Pender to the Keefer/Taylor corner.
- (b) The lower levels of buildings fronting the Keefer Circle should be sited symmetrically around the circle as illustrated in the form of development.
- (c) The architectural expression of the marketplace should respond to the former Gastown rail alignment and provide pedestrian orientation and interest on all street frontages.
- (d) Detailed determinations of grids and patterns to be respected are as noted in section 3.2.2 for the paired towers and as included in the precinct guidelines which follow in section 4.

3.2.2 Paired Towers

- (a) Three pairs of towers occur within the site adjacent to the Keefer Circle, Abbott/Pacific Boulevard North corner, and Keefer Boulevard/Taylor corner. The towers in each pair should generally respond to one another with similar form, geometrics, materials and overall expression. Each tower pair represents a gateway in the built up portion of the International Village district. Precedents established in the first tower of each pair should be recognized in the second.
- (b) Individual characteristics of each tower pair should be as follows:
 - (i) Keefer Circle (Parcel B West Tower and Parcel C Tower)
 - both towers should reflect a slender and simple tower form with a double storey framework architectural expression.
 - (ii) Abbott/Pacific Boulevard North (Parcel A East Tower and Parcel F South Tower)
 - should primarily be an assembly of orthogonal forms;
 - tower expression should be continued to the ground to define entry forecourts at the street corners;
 - (iii) Keefer Boulevard/Taylor Street (Parcel E Tower and Parcel F North Tower)
 - the respective faces and tops of each tower oriented to Keefer Boulevard should be similarly shaped and detailed (e.g. rounded and chamfered);
 - the tower expression should rise clearly from the garden entry forecourt of each tower.

3.3 Views

- (a) View corridors to be respected are reflected in the massing and heights proposed in the form of development.
- (b) Figures 3 and 4 illustrate the principal view corridors to be preserved through the development.

Figure 3. Public View Corridors (at site scale)

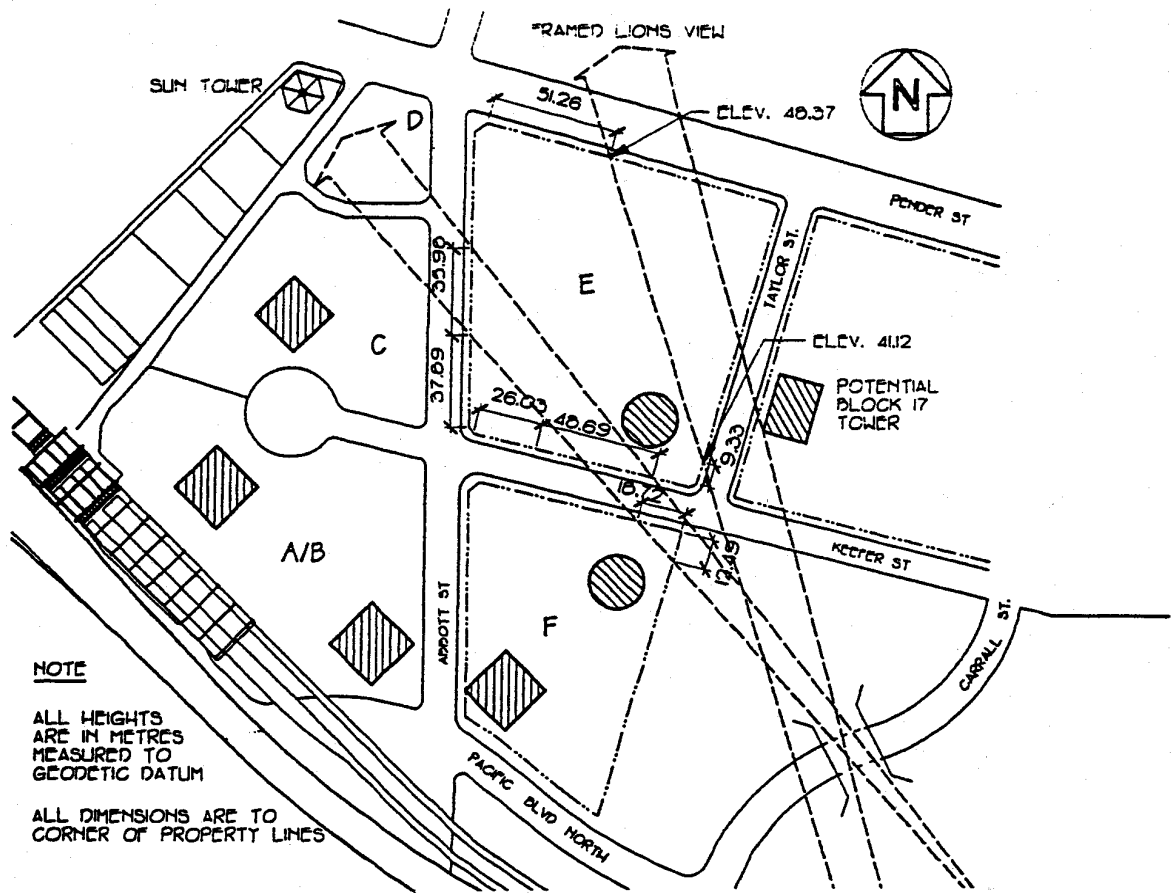
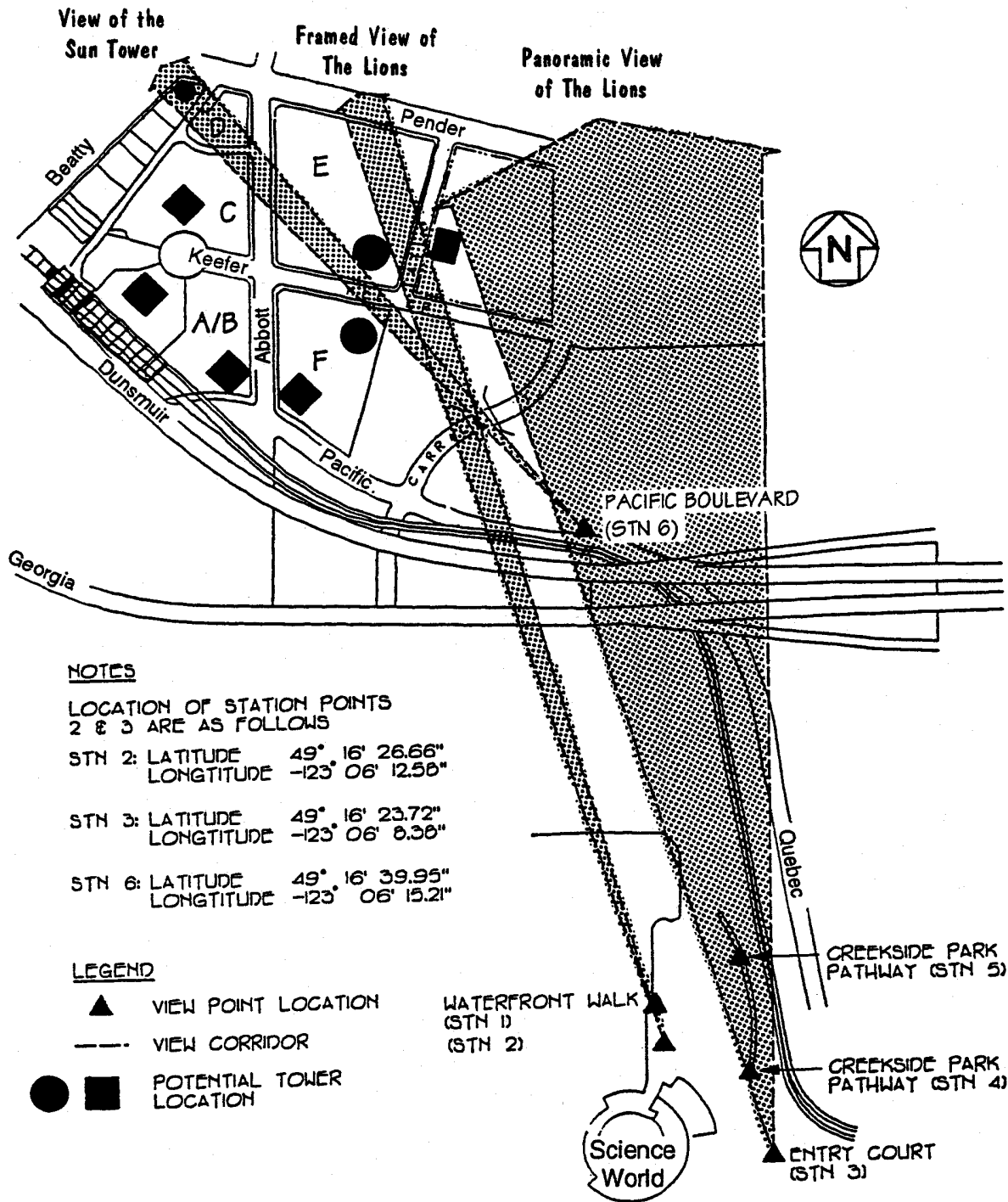


Figure 4. Public View Corridors (at area scale)

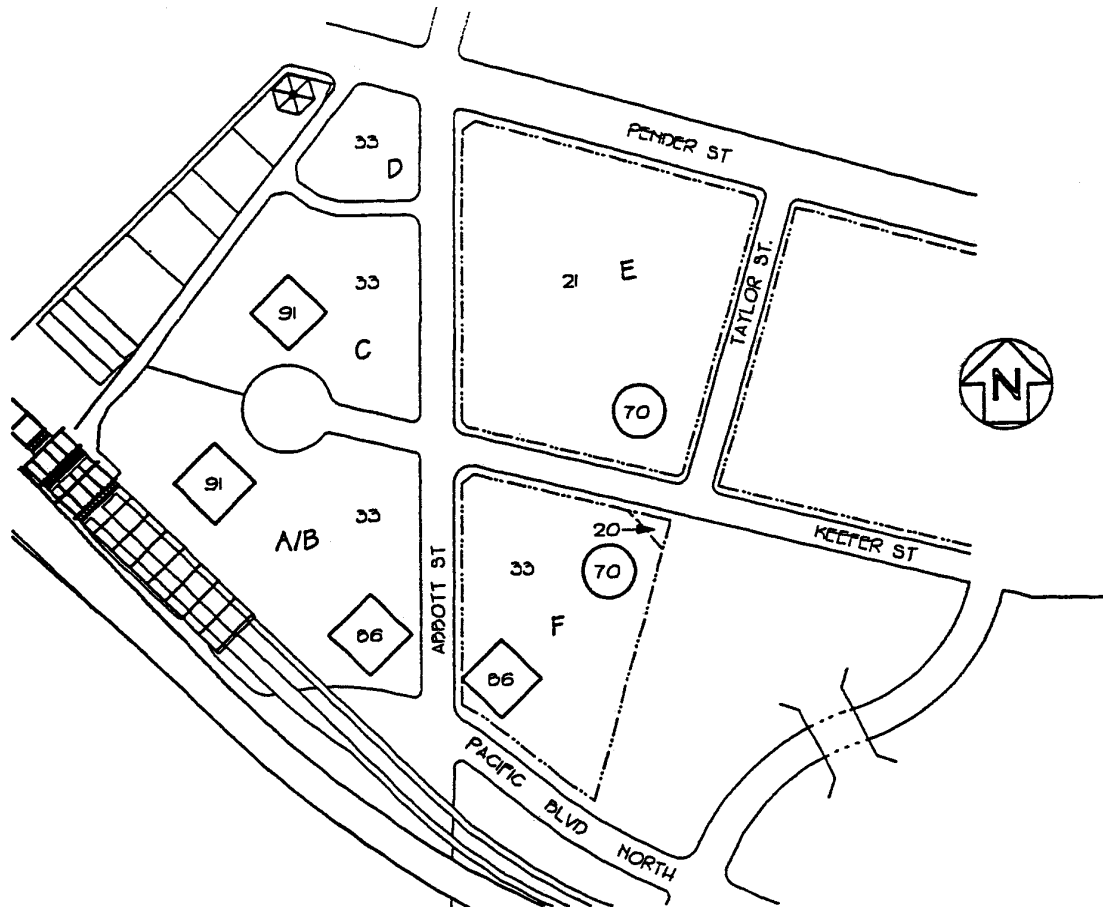


3.4 Massing Controls

3.4.1 Height

- (a) Maximum building heights have been established in response to several factors, including detailed analysis of the impacts of height and massing on adjacent public and private views, shadowing of public open space and the overall configuration of the neighbourhood skyline as seen against the adjacent downtown.
- (b) Maximum building heights set out in Figure 5 are measured in accordance with section 10.18 of the Zoning and Development By-law.

Figure 5. Maximum Building Heights (in metres)



3.4.2 Street Enclosure Buildings

- (a) The lower levels of buildings in International Village should contribute to a strong definition of street enclosure to a minimum height of 7 m above grade.
- (b) Grade level commercial frontages should generally be at or near the street property line, however, certain setbacks may be provided as outlined in the precinct guidelines, to provide for boulevard treatment and storefront access requirements, etc.
- (c) All grade level uses should provide direct pedestrian access to the fronting street or walkway.
- (d) The various urban patterns of “Old Town” character that should influence the proportion and expression of the street enclosure buildings are outlined in the precinct guidelines. The design of each building should be considered in the context of its adjacent neighbours.
- (e) There should be a strong expression of landscaping and planning material at podium roof edges, to provide a visual connection to the pedestrian streetscape below.

3.4.3 Tower Form

- (a) **Tower Plate**
The tower portion of a development should have a maximum gross floorplate area including open or enclosed balconies, mechanical and electrical areas, storage, elevator cores and stairs as outlined below.

Gross Floorplate Area in m²

Parcel A	Parcel B	Parcel C	Parcel E	Parcel F
625	550	550	625	625

- (b) **Tower Envelope**
 - (i) The tower floorplate should fit within the envelope defined in the individual precinct guidelines; and
 - (ii) The maximum tower width above the 12th storey including balconies should not exceed 26.0 m in more than one dimension with reference to the orientation as identified in section 3.2.
- (c) **Tower Top**
Changes in massing, fenestration size and/or shape, and architectural treatment and materials are encouraged to provide an interesting skyline expression for the top portion of each tower.
- (d) **Mechanical Penthouses**
Roof-top mechanical elements should be architecturally integrated within the tower top design, noting the skyline impact of such elements.

3.5 Architectural Character

3.5.1 General

- (a) **Marketplace**
The parcel ‘E’ marketplace should have a unique but coherent identity that builds upon the tradition of central city market halls, typically with a major steel and glass expression, and which in its proportions and bay rhythms is also responsive to its fine-grained neighbourhood context.

Design reference should also be made to the traditions of railway structures and environments in the 3-dimensional treatment of the diagonal.

A variety of pedestrian-level storefront treatments should be used (e.g. open roof trusses) around and inside the marketplace to maximize pedestrian interest, relate to the small-scale character of adjacent areas, and to avoid a sense of repetitive “sameness” often associated with large shopping centres. At least three different types of storefront glazing treatments, using a family of related design details, should be used.

- (b) **Street Facades**
Street enclosure facades of the other buildings should be primarily finished with masonry, tile, stone or concrete, articulated to respond to the older masonry character of the adjacent neighbourhoods.
- (c) **Towers**
Towers and structures above the street base enclosure may have a different contemporary architectural style, but should reference in a modern interpretation some of the design details, materials and architectural expression common to the street level architecture.
- (d) **Pedestrian Interest**
Building facades should be attractive to the pedestrian by incorporating a variety of detailing and articulation and avoiding blank, impersonal facades, especially at street-level. Pedestrian interest along all streets is encouraged by providing active street-oriented uses, retail frontages, display windows, attractive landscaping and screening, colourful and unusual signage, and a variety of durable, quality materials that are detailed to the human scale.
- (e) **Public/Private Transition**
Materials and forms should express a compatible transition from street to front door, from public to private spaces. However, public and private property should be clearly defined for purposes of privacy, security and maintenance.

3.5.2 Colour and Texture

The street base should include a co-ordinated masonry expression with a dominance of natural hues to enhance the existing context of this neighbourhood. As a counterpoint to this structure the colourful use of steel framework, panelling, signage, canopies and extensive glazing is encouraged to animate the commercial environments. Paired towers should be integrated with their respective street bases as well as with each other, creating a coherent overall whole with an interplay of accent colour and detail.

3.5.3 Signage

Prominent and colourful signage, creating a rich visual character but without using large fields of backlit plastic signs, is encouraged to enhance the overall festival architecture and ambience of International Village.

Adequate opportunity should be provided on retail facades for individualized signage and other treatments creating pedestrian interest, but with a common cohesive signage system.

3.5.4 Roofs

- (a) Elements such as roof gardens, loggias, gazebos, trellises, pergolas, roof decks and the use of specific roof articulation should be provided to enhance the visual interest of the buildings and the usability of roofs, and should be attractive when viewed from above.
- (b) Vents, mechanical rooms, equipment and elevator penthouses should be integrated with the architectural treatment of the roof or be screened with materials and finishes compatible with the building.
- (c) Flat large expanses of roofs should be enhanced with texture, colour, planting or functional relief where visible from habitable spaces above.

3.5.5 Balconies

- (a) Balconies should be designed as integral parts of the buildings. Balconies recessed in the building face are encouraged.
- (b) Balconies may be enclosed for acoustic purposes, subject to balcony enclosure regulations and guidelines in the Council-approved Balcony Enclosure Guidelines.

3.5.6 Awnings, Canopies, Entries and Arcades

- (a) Generally continuous weather protection in the form of continuous or separated awnings or canopies should be provided along retail frontages. These should have a minimum depth of 2.0 m to permit outdoor displays, as well as to protect the walking space. A variety of

individual storefront awnings is encouraged rather than long expanses of identically designed weather protection features.

3.5.7 Lighting

- (a) Particular attention should be paid to outdoor lighting design. Safety and security are primary considerations.
- (b) 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 Family Housing

- (a) Dwelling units designed for families with small children should be designed in accordance with the Council-approved High Density Housing for Families with Children and generally be located within the first six storeys of grade. Such units may be located higher where the units have access to an appropriate above grade outdoor play area.

3.6.2 Livability

Residential livability of each development and each dwelling unit should be assured using these considerations:

- (a) Privacy and Territoriality
 - (i) each unit should have direct access to a private outdoor space or continental and/or enclosed balcony.
- (b) Individuality and Identity
 - (i) ground floor elements of all buildings should be designed to express individual units including direct street access 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 such as community meeting rooms, fitness facilities, and outdoor recreational space, etc., 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 afford residents both “eyes on the street” and doors on the street; and
 - (iii) public, semi-public and semi-private spaces should have some degree of overlook from adjacent residential units;
- (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, through location and orientation, should have access to daylight and as much as possible to direct sunlight;
 - (ii) units should generally have at least one unobstructed view with a horizontal angle of at least 45° and 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 for the majority of daylight hours during most of the year.

3.7 Public and Private Realm Landscape

The character of International Village requires co-ordination between the urban design of the streetscape and adjacent built forms.

The service agreement between the City and the developer requires a design which will specify the details, types and locations of sidewalk treatments, street trees, street furniture and street lighting. In particular, these include sidewalk treatments, street paving material and patterns and a feature element within the Keefer Circle, and street tree, street furniture, and lamp standard types and locations.

Developments on private parcels must co-ordinate both functionally and aesthetically with the approved street designs.

3.7.1 Role of Urban Landscape

The landscape should be a major component in the creation of a livable, healthy and environmentally responsive community, including:

- (a) extensive use of soft landscape materials, particularly trees;
- (b) the use of permeable materials and natural drainage processes, including channelling, ponding and percolation;
- (c) the incorporation of seasonal and coniferous planting;
- (d) diversity of species of plant material except in special circumstances; and
- (e) the use of successional planting.

3.7.2 The landscape should be used to suggest the separation of 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. Trees should be of sufficient caliper and height to create an immediate impact when planted.

3.7.3 In the public realm, the landscape should be used to integrate the neighbourhood with adjacent city areas and to emphasize Vancouver's image as a "green" city. The landscape should be used as a unifying element, linking areas of the neighbourhood with adjacent streetscapes.

3.7.4 Trees on private parcels should be of sufficient size at planting (minimum 80 mm caliper for deciduous trees and 3.5 m height for coniferous trees) to provide immediate impact and minimize future replacement and maintenance costs. Trees planted on structures should be located within adequate soil depth, with proper irrigation supplied.

3.7.5 Parks and Open Spaces

Public space should reflect its neighbourhood context. Parks and public space should be designed to:

- (a) provide for the active and passive recreational needs of residents and visitors;
- (b) have strongly defined access points, edges and grade changes to clearly distinguish between public and other open spaces;
- (c) ensure safety and security, through the provision of visual supervision from surrounding areas and the use of appropriate materials and equipment;
- (d) foster the growth of local community culture, with provisions for public art, gathering and community events;
- (e) provide pedestrian circulation within parks which is an extension of the circulation patterns in nearby developments and the street system and these should be barrier free;
- (f) be durable, having particular regard to the size of plant materials, types of landscape and building materials, and construction details; and
- (g) enable their use and enjoyment during wet weather, e.g. careful positioning of dry pathways, selection of fast draining/drying benches, etc.

3.7.6 Disabled Access

The accessibility needs of the physically challenged should be carefully considered to facilitate functional, integrated and comfortable linkages throughout the neighbourhood.

Consistent with City policy directions, consideration should be given to such measures as overheight parking stalls, automatic door openers for disabled access routes, door opening hardware that facilitates disabled use (e.g. lever handles), and other special design features consistent with disabled needs.

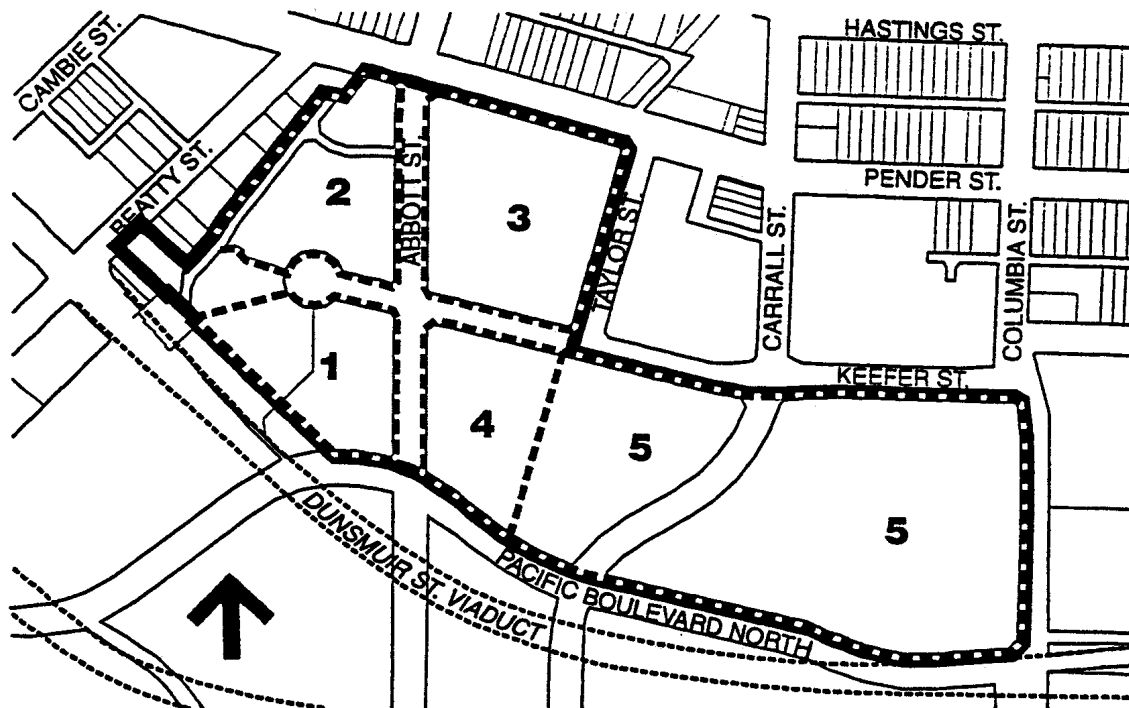
3.8 Parking and Loading Access

- (a) Parking entrances should be enhanced in their design as points of arrival, with appropriate landscaping and high quality architectural treatment;
- (b) Indoor residential parking should be clearly separated from visitor and commercial parking by fencing, gates and/or level changes within parking areas, with access locations approved by the General Manager of Engineering Services;
- (c) Garbage storage and collection as well as commercial and residential loading should be located underground or where this is not possible, in totally screened service courts and off-street loading bays that are designed to not impact pedestrian amenity or the quality of the public realm;
- (d) Provision for recycling and refuse containers must be considered for each development parcel at an early conceptual design stage.

4 Precinct Guidelines

The following guidelines apply to specific development precincts (see Figure 6) within the overall International Village neighbourhood. The diagrams for each precinct include key notes explaining the boundaries of building envelopes. The illustrative plans, shown in Figures 7 to 10 and in Appendix A, indicate one option of complying with the approved zoning and guidelines. All dimensions are approximate and subject to confirmation by development applicants.

Figure 6. International Village - Development Precincts

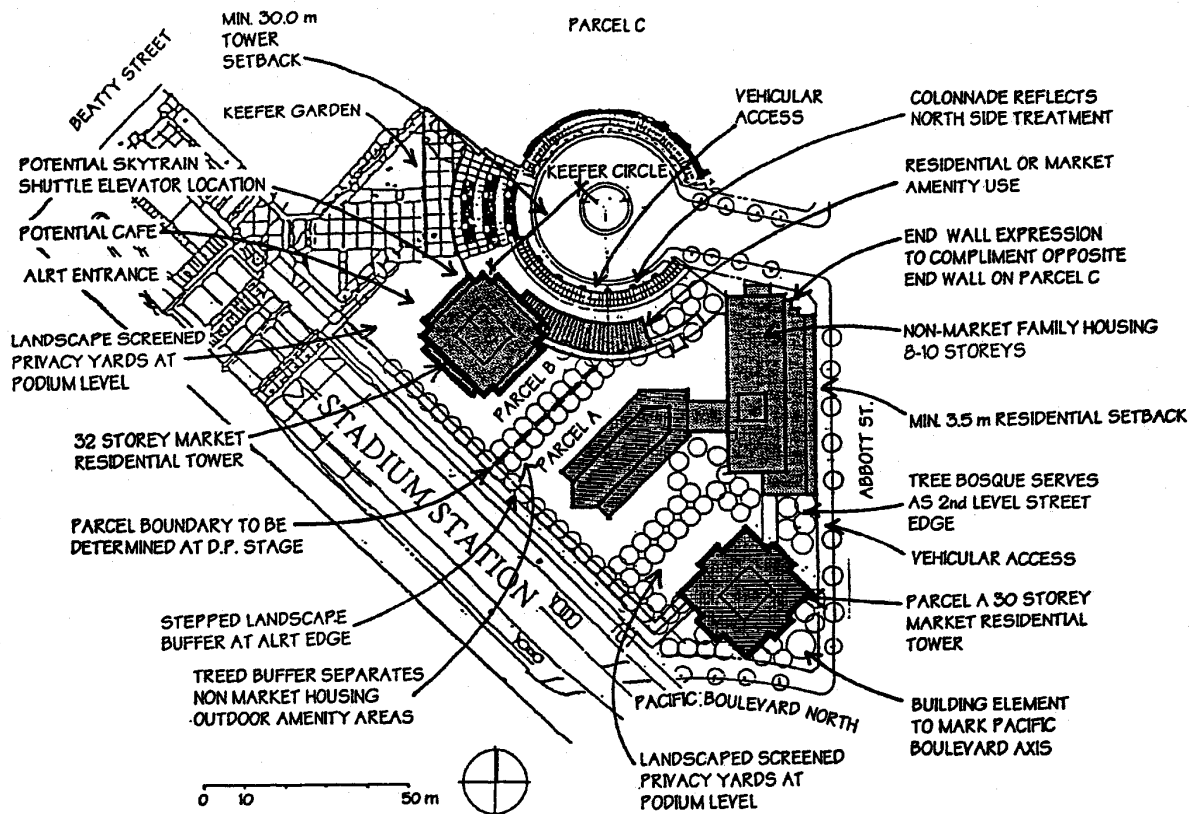


4.1 Precinct 1 - Keefer Circle South Block
(Market and Non-Market Housing Sites)

This precinct is comprised of two development sites-parcels A and B.

- 4.1.1 Figure 7 references the applicable design principles to the schematic form of development.
- 4.1.2 Outdoor play areas for children should be located to maximize access to direct sunlight, and to allow parental overview.
- 4.1.3 There should be a clear demarcation of the open space between the non-market and market residential uses. Open space should be optimized between the mid-rise and flanking towers.

Figure 7. Precinct 1 Building Envelope



- 4.1.4 Detailed consideration should be given to the interface with the SkyTrain station, Keefer Gardens and Keefer Steps to enhance activity and pedestrian interest. Commercial activity such as a café should be considered at the south-eastern corner of Keefer Gardens, but the building form should not overshadow the public open space.
- 4.1.5 The south edge of the podium outdoor area should be landscaped to reduce visual and acoustic intrusion from the SkyTrain and viaducts.
- 4.1.6 The west tower on parcel B adjacent to the SkyTrain station should be aligned at 45° to the centre of the Keefer Steps axis at the Keefer Circle and should form a visual pair with the tower constructed on precinct 2 adjacent to the north edge of the Keefer Circle (see also section 3.2.2(b)).
- 4.1.7 The tower on parcel A at the northwest corner of Pacific Boulevard North and Abbott should extend through to the street and should form a visual pair with the tower located opposite on Precinct 4 as per section 3.1.2(a).
- 4.1.8 Classic design features, including a double storey colonnade and strong entablature and cornices around the Keefer Circle and the built form edge of the Keefer Steps, should be provided and match that constructed on the north side of the Keefer Circle.

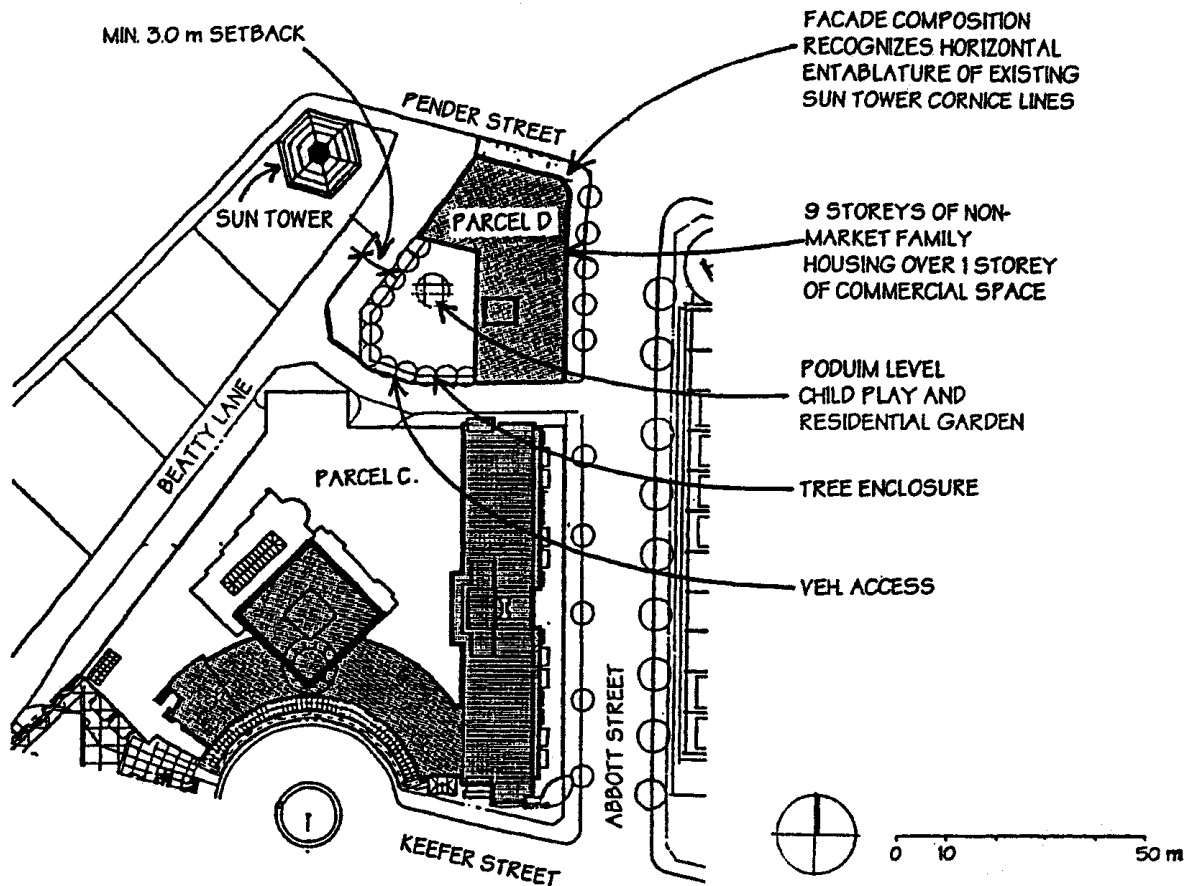
- 4.1.9 Vehicular access to residential parking only through the Keefer colonnade should be restricted to serve the west tower on parcel B. The width of this access should be minimized and its treatment enhanced to reflect that of the colonnade.
- 4.1.10 The linked mid-rise buildings on parcel A should be planned as one entity for fire fighting access purposes.
- 4.1.11 Prominent and visible landscaping should be provided at the roof edge of the commercial podium at the street.
- 4.1.12 The face of the west tower on parcel B should be set back a minimum of 30 m from the centre of the Keefer Circle.
- 4.1.13 The upper storeys of the Abbott Street residential mid-rise should be set back 3.5 m above the commercial base. The form and expression of the Keefer/Abbott corner end of this building should complement the existing building opposite on Precinct 2.
- 4.1.14 The street expression along Abbott Street should relate to the mid-rise building constructed to the north on Precinct 2, and should consider using masonry facades and/or architectural concrete, a strong framework, punched windows, and projecting lintels, sills and cornices. A lighter loggia expression is encouraged at the top storey.
- 4.1.15 Access for persons with disabilities to the Keefer Gardens should be provided through an elevator serving commercial uses that connects to the middle plaza level. Automatic door openers for entry doors leading to the elevator should be provided. This elevator should be accessible during operating hours of the adjacent SkyTrain system.

4.2 Precinct 2 - Keefer Circle North Block
(Market Housing Site - Paris Place, and Non-market Housing Site)

This precinct is comprised of two development sites - parcels C and D.

- 4.2.1 Figure 8 references the applicable design principles to the schematic form of development.
- 4.2.2 Any revisions to the existing building Parcel C and Keefer Gardens should maintain:
 - (a) the existing residential setbacks from Abbott Street;
 - (b) the existing building setbacks to the Beatty lane;
 - (c) a complementary formal relationship and durable built form and landscape treatments around the Keefer Circle, colonnade and garden.

Figure 8. Precinct 2 Building Envelope

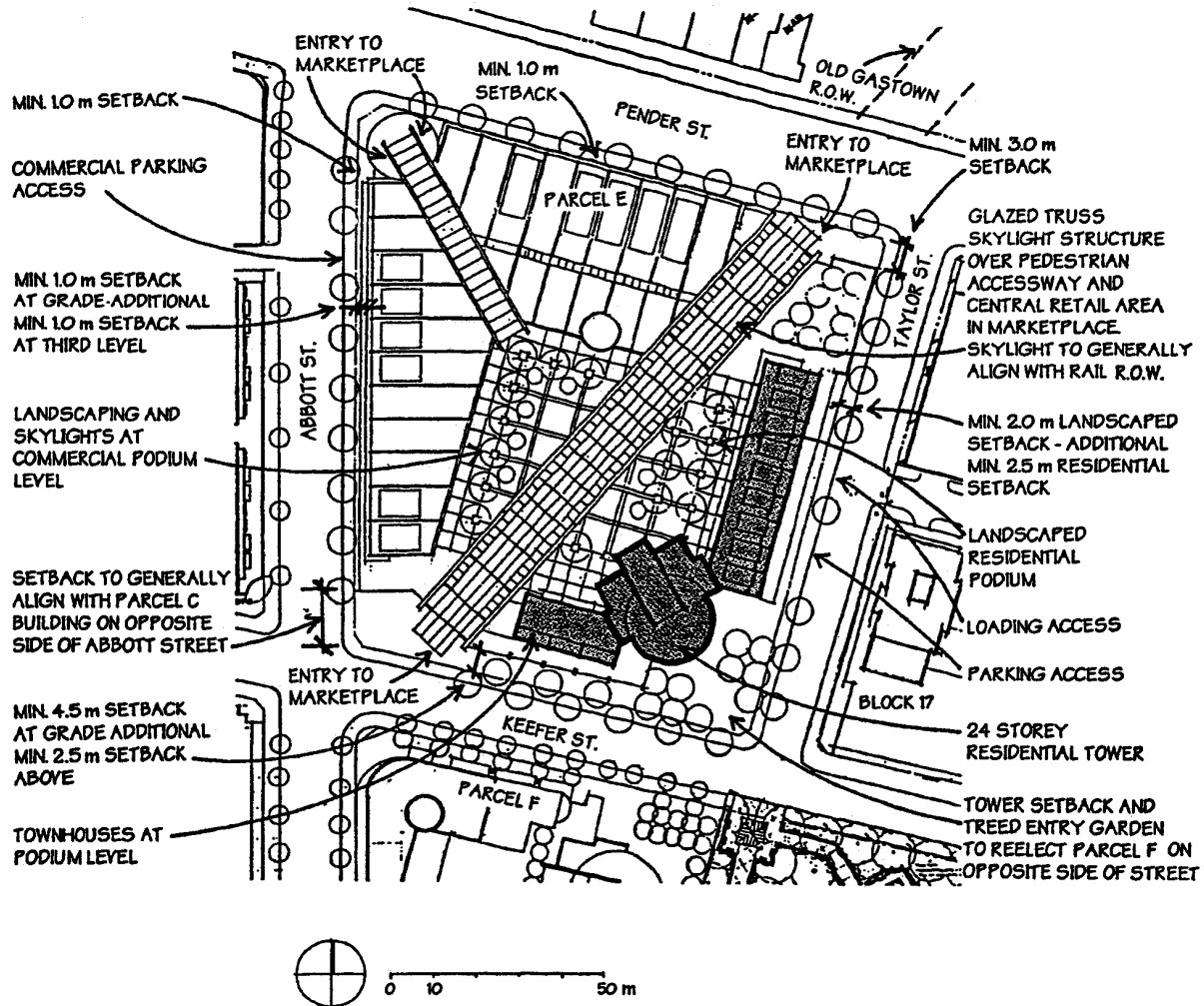


- 4.2.3 The building on parcel D at the corner of Abbott and Pender may be built to the property line for its full height to reflect the character of the adjacent area. Its corner at Abbott and Pender should be emphasized by a distinct architectural treatment.
- 4.2.4 The building on parcel D should link the character of the Beatty Street wall along Pender to Abbott. It should serve as a background building to the Sun Tower, not compete with or mimic it.
- 4.2.5 The street expression on parcel D along Pender and Abbott Streets should consist of masonry facades (e.g. brick, architectural/concrete) with vertical and horizontal modulation, punched windows, and projecting lintels, sills and cornices. A lighter loggia expression is encouraged at the top storey.
- 4.2.6 Outdoor play areas for children should be located to maximize access to direct sunlight, and to allow for parental overview.
- 4.2.7 Development on parcel D at the Beatty lane edge should be set back a minimum of 3 m from the property line and landscaped at grade including trees and at the podium to provide a view into the landscaped area and daylight for the rear of the adjacent building on Beatty Street.

4.3 Precinct 3 - Marketplace/Residential Block (Parcel E)

4.3.1 Figure 9 references the applicable design principles to the schematic form of development.

Figure 9. Precinct 3 - Building Envelope



4.3.2 The commercial street enclosure of precinct 3 should be expressed as a modern market hall, and reflecting on the Pender Street facade the rhythm and proportion of the adjacent Chinatown streetscape, without necessarily imitating its heritage character. Typical elements could include strong vertical elements, bold and colourful decorated facades and signage.

4.3.3 The residential street enclosure of precinct 3 should reflect, but need not imitate, the character of Gastown, which typically includes light loggia expression above a masonry and commercial base with vertical and horizontal modulation, projecting lintels, sills and cornices.

4.3.4 Pedestrian entrances to the marketplace should be architecturally treated on either side to create a sense of gateway. The entrance from the Abbott and Pender corner should have paired entry portals around a prominent entry foyer. The entry from Pender Street should be aligned with the historic Gastown rail right-of-way. The design of this Pender Street entry should also provide for continued pedestrian movement along Pender Street, with a wider building setback of at least 3.0 m east to Taylor Street.

4.3.5 A flexible performance and public activity space should be provided in the marketplace, centrally located adjacent to the diagonal pedestrian accessway from Pender to Abbott Streets.

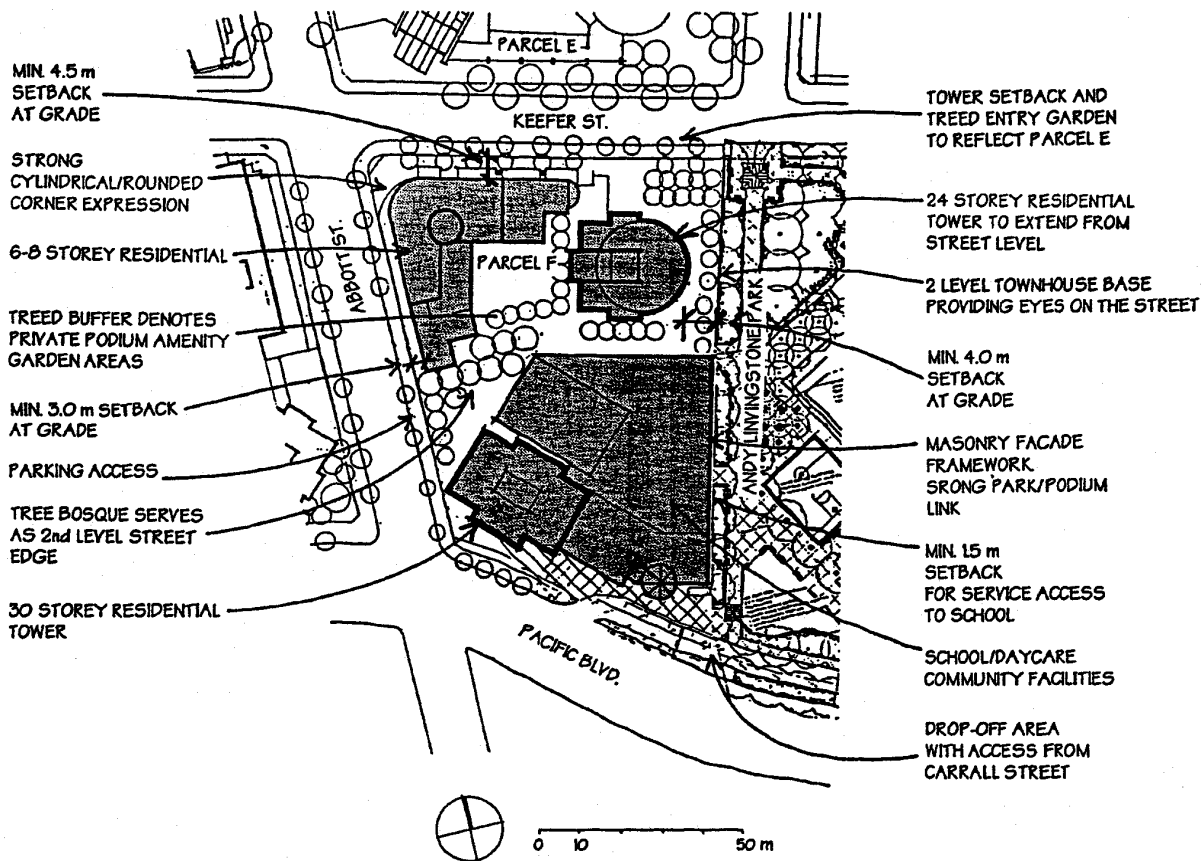
4.3.6 Outdoor play areas for children should be located on the podium roof to maximize access to direct sunlight, and to allow parental overview.

- 4.3.7 The semi-private podium level should be planned and landscaped to be useable by residents and commercial business patrons and workers.
- 4.3.8 The edges of the residential podium should be designed to provide a visual and acoustic buffer. The design should minimize the opportunity for objects to be thrown from the podium onto the glazed roof over the central marketplace hall.
- 4.3.9 The tower at the northwest corner of Keefer and Taylor Street should form a visual pair (see section 3.2.2) with the tower located opposite on precinct 4. This tower should be generally oriented in line with the marketplace access from the Pender and Abbott corner, and should generally face the park.
- 4.3.10 The entry to the residential tower at the Keefer and Taylor Street Corner should be through a landscaped garden court that responds to Andy Livingstone Park.
- 4.3.11 A building setback as shown on Figure 9 should allow for a double row of trees on Keefer Street and private property from Abbott to Taylor Streets.
- 4.3.12 Parking and loading areas on Taylor Street should minimize their frontage and should receive high quality landscape and architectural treatment to mitigate any negative street impact.

4.4 Precinct 4 - School/Residential Block (Parcel F)

- 4.4.1 Figure 10 references the applicable design principles to the schematic form of development.

Figure 10. Precinct 4 Building Envelope



- 4.4.2 The street enclosure of precinct 4 should reflect, but need not imitate the character of Gastown, which typically includes masonry facades with vertical and horizontal modulation punched windows, and projecting lintels, sills and cornices. A lighter loggia expression is encouraged at the top storey.
- 4.4.3 The tower at the northeast corner of precinct 4 adjacent to Keefer Street should form a visual pair with the tower located opposite on the southeast corner of precinct 3.
- 4.4.4 The tower at the northeast corner of Abbott and Pacific Boulevard North should form a visual pair with the tower located opposite on the southeast corner of precinct 1.
- 4.4.5 The entry to the tower at the northeast corner of precinct 4 should be through a landscaped garden court that responds to Andy Livingstone Park.
- 4.4.6 A building setback as shown on Figure 10 should allow for a double row of trees on Keefer Street and private property from Abbott to Taylor Street.
- 4.4.7 Vehicular access to residential/commercial parking and loading should be limited to Abbott Street, with a drop-off loop provided to access the school and community services from Pacific Boulevard North.
- 4.4.8 The community school should have pedestrian entrances oriented to both Pacific Boulevard and the park. These entrances should be significant elements which are strongly expressed.
- 4.4.9 The Pacific Boulevard elevation should express an architectural character generally similar to that of Abbott Street.
- 4.4.10 The daycare should be visually integrated with the school. The design should complement its residential setting.
- 4.4.11 Outdoor play areas for children should be located to maximize access to direct sunlight, and to allow for parental overview.
- 4.4.12 A mid-block common access from the courtyard for the residential buildings should be considered to the park or to the Keefer Boulevard.
- 4.4.13 Any parking which projects above grade should be covered by a landscaped podium.

4.5 Precinct 5 - Andy Livingstone Park

- 4.5.1 The role of the park area west of Carrall Street is to provide play space for young children and passive recreational areas for adults. The layout of this park is urban with strong edge containment that reflects the formal elements of neighbourhood architecture.
- 4.5.2 The role of the park area east of Carrall Street is to provide for active play needs of all age groups. Recreation is of a more structure nature than in the west park and elements such as playing fields and tennis courts are included.

Figure A1. Illustrative Plan

International Village - Illustrative Plan

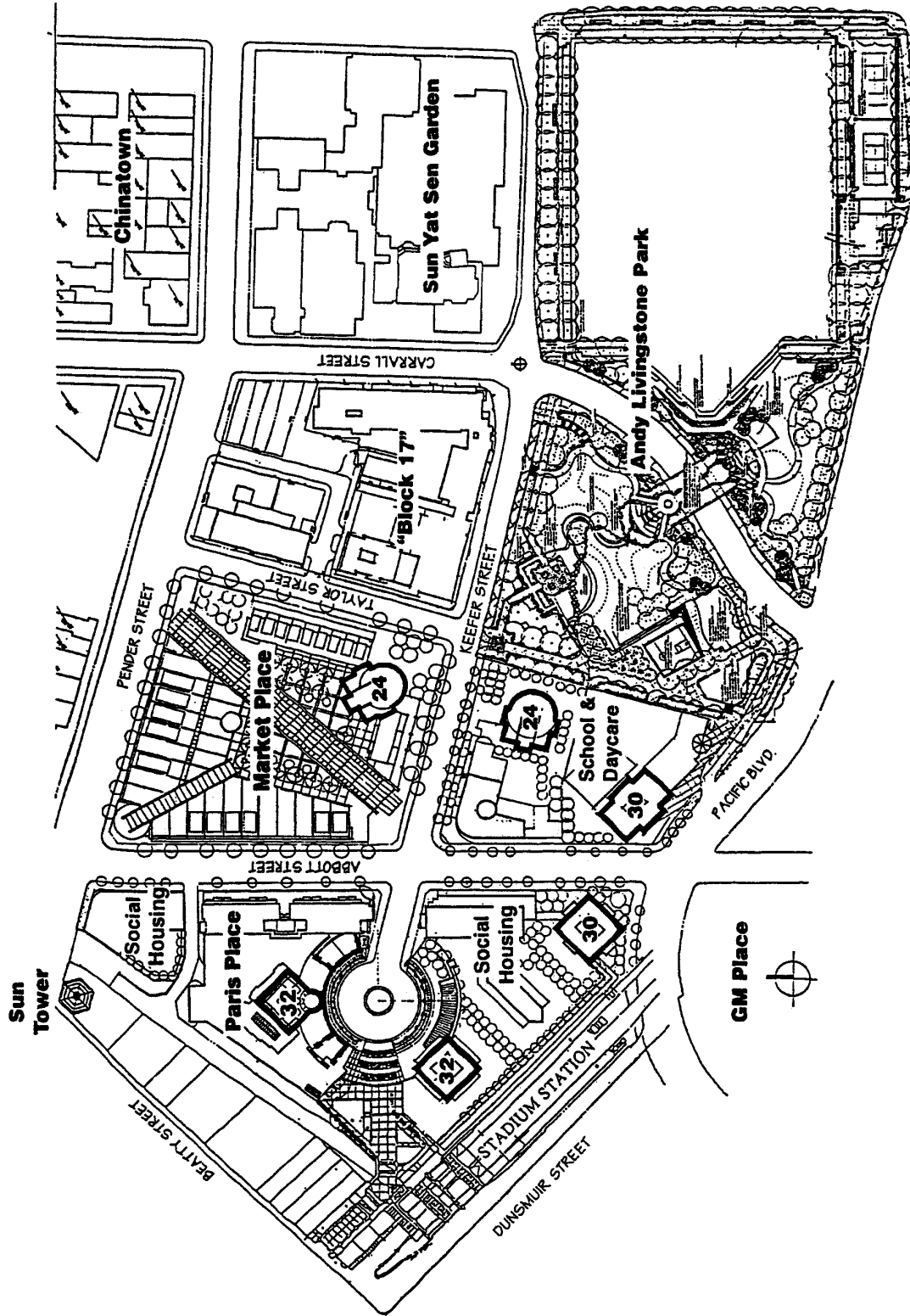


Figure A2. Parcel F - Keefer Street Elevation

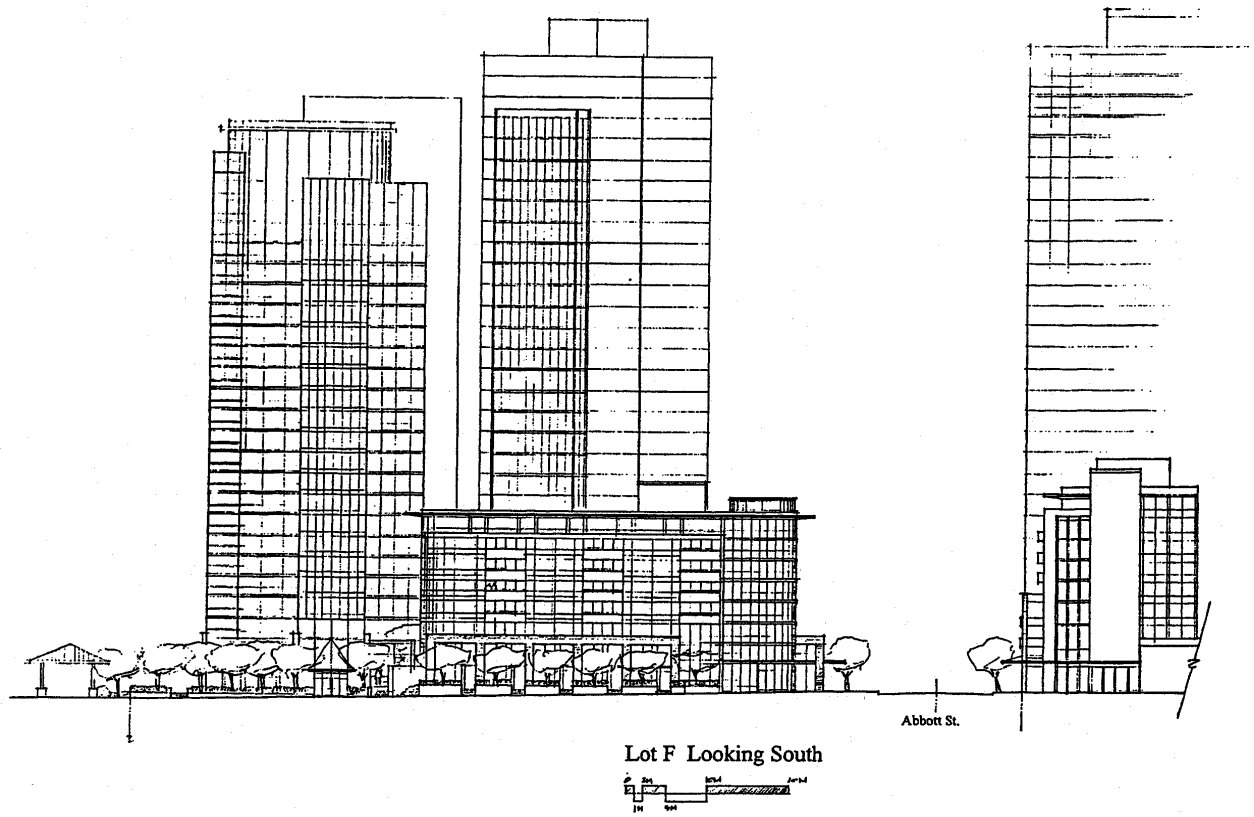
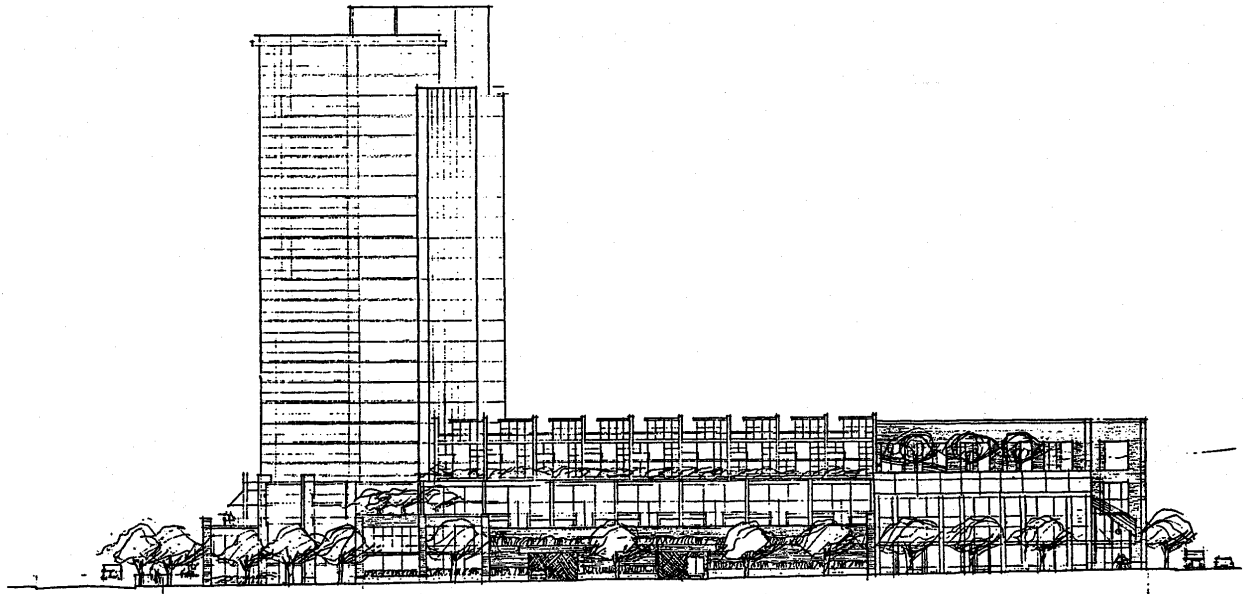


Figure A4. Parcel E - Taylor Street Elevation

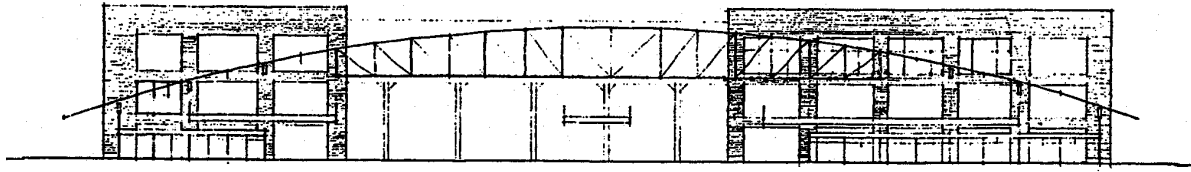


Taylor St. Elevation

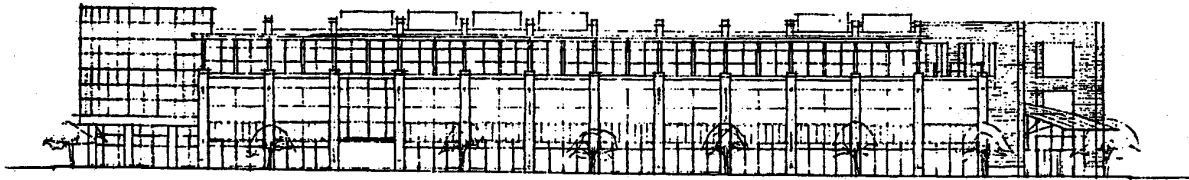
Lot E



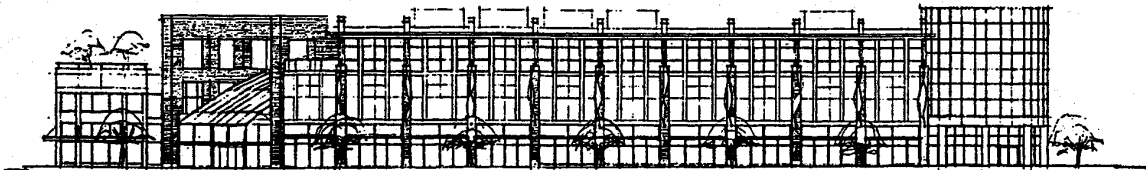
Figure A5. Marketplace – Elevations



SECTION THROUGH RAIL ALIGNMENT



ABBOTT STREET ELEVATION



PENDER STREET ELEVATION

Figure A5. Marketplace - Interior View

