



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

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## MINI-STORAGE WAREHOUSE GUIDELINES

*[Applicable to CD-1 (452) By-law Number 9410 for 3585 Grandview Highway, and CD-1 (470) By-law Number 9693 for 2900 East Broadway]*

*Adopted by City Council on April 20, 2004*

*Amended December 12, 2006 and July 8, 2008*

**Note:** These guidelines are organized under standard headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.

### 1 Application and Intent

These guidelines are to be used in conjunction with CD-1 (452) By-law Number 9410 for 3585 Grandview Highway, CD-1 (470) By-law Number 9693 for 2900 East Broadway, and those district schedules of the Zoning and Development By-law which conditionally permit Mini-Storage Warehouse, and should be consulted in seeking consideration for this use. These guidelines are primarily intended to improve the design of these typically large industrial style buildings in central city contexts or in other prominent locations along major arterials. While providing general guidance in all situations, these guidelines are not intended to be applied in a comprehensive way in less prominent locations in outlying industrial areas.

Mini-storage warehouse is a conditional use in all industrial, and some commercial and historic districts and therefore this use could locate in a variety of urban contexts. These guidelines are intended to address two basic urban contexts - current or potential future pedestrian-oriented areas, or major arterial locations. For those sites deemed by the Director of Planning to be in a central city context with current or potential future pedestrian orientation, or sites located on a major arterial, the following should be considered:

### 2 General Design Considerations

#### 2.2 Street Character

All developments should incorporate along all abutting streets a combination of display windows, individualized tenancy unit design, landscaping, building articulation, pedestrian entrance definition via a recess or projecting canopy, or any other architectural features which facilitate pedestrian interest, to the satisfaction of the Director of Planning.

#### 2.3 Orientation

Where a building occupies a corner site, facade articulation, architectural features, lighting, and related facade elements should be incorporated so as to orient the building to the corner and the widest abutting street, or as otherwise determined by the Director of Planning.

## 4 Guidelines Pertaining to the Regulation of the Zoning and Development By-law and the Parking By-law

### 4.2 Frontage

- (a) General “big box” designs that exhibit little facade interest and transparency to the street are not acceptable.
- (b) Building articulation can be achieved by utilizing a variety of architectural design elements, including expression of the building’s functional components or modules, glazing, canopy and shading systems, and architectural features.
- (c) The first storey floor level should be as close as possible to street grade. No portion of the floor of the first storey along an abutting street should be more than 1.0 m above or below grade at the street property line.

### 4.4/4.5 Front Yard and Side Yards (and setbacks)

- (a) A front and side yard or other setbacks may be required by the Director of Planning to permit additional landscaping or architectural features.

### 4.9 Off-street Parking and Loading

Garbage storage areas and pick-up areas and off-street parking and loading facilities should be located at the rear of the property, and enclosed or screened to the satisfaction of the Director of Planning.

## 5 Architectural Components

### 5.1 Roofs and Chimneys

Rooftop mechanical systems, and other appurtenances should be carefully integrated into the building’s architectural expression.

### 5.2 Windows and Skylights

Transparent window area with clear glass should be maximized on the exterior wall surface of the first storey along each abutting street (50% of exterior wall area is the objective). The exterior wall surface on every upper storey along each abutting street should also incorporate clear glass window area to assist in breaking up blank walls.

### 5.3 Entrances, Stairs and Porches

- (a) The first storey should include the main pedestrian entrance, lobby or reception area and should be designed and oriented to achieve maximum visibility to the abutting street, or, in the case of a corner site, to the corner or the widest abutting street, or as otherwise determined by the Director of Planning.
- (b) Vertical service elements, such as stairs and elevators should be located to the perimeter of the building to assist in building articulation, as well as to express their function.

### 5.5 Exterior Walls and Finishing

Provision of high quality exterior materials and detailing, particularly at the pedestrian level is encouraged.

## 8 Landscaping

### 8.1 Streetscape

- (a) Landscaping should be provided on site, where appropriate, to improve the appearance and amenity of the development from the street and lane.
- (b) Street trees and proper sidewalk treatment may also be required, to the satisfaction of the Park Board and the General Manager of Engineering Services.”