



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

Planning, Urban Design and Sustainability Department

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605 - 645 WEST EIGHTH AVENUE C-3A GUIDELINES

Adopted by City Council on November 14, 1995

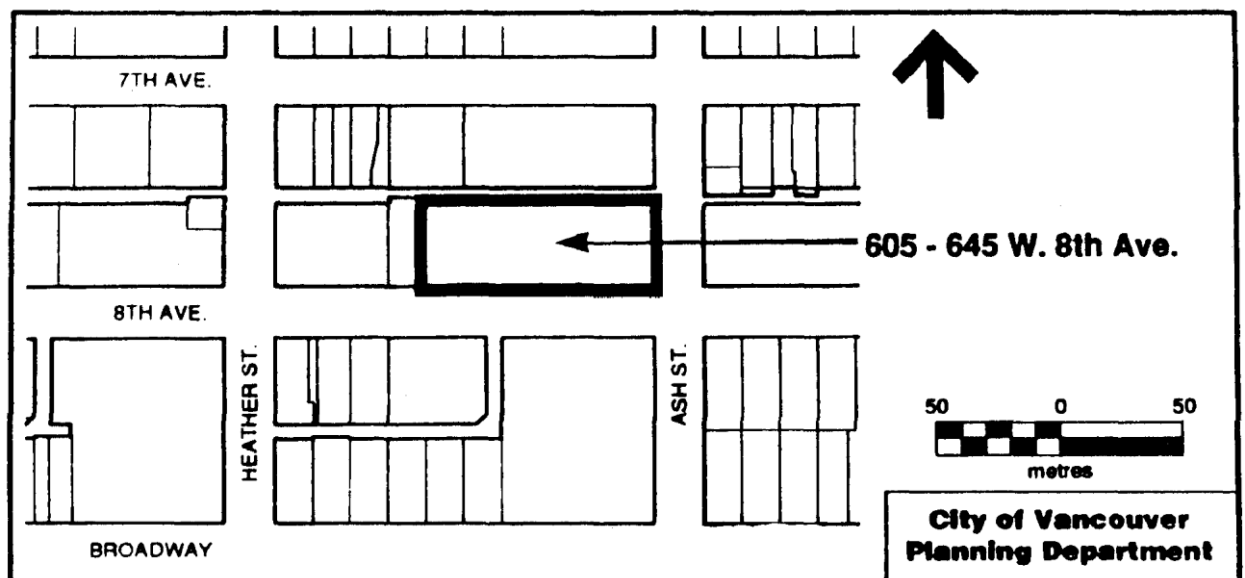
Note: These guidelines are organized under standardized headings. As a consequence, there are gaps in the numbered sequence where no guidelines apply.

1 Application and Intent

These guidelines are to be used in conjunction with the C-3A District Schedule of the Zoning and Development By-law for development permit applications involving conditional approval on the site shown in Figure 1 only.

The intent of the guidelines is to augment the provisions of the Central Broadway C-3A Urban Design Guidelines to respond to the needs of adjacent residential development. The Central Broadway C-3A Urban Design Guidelines apply in all instances except where these guidelines provide additional direction.

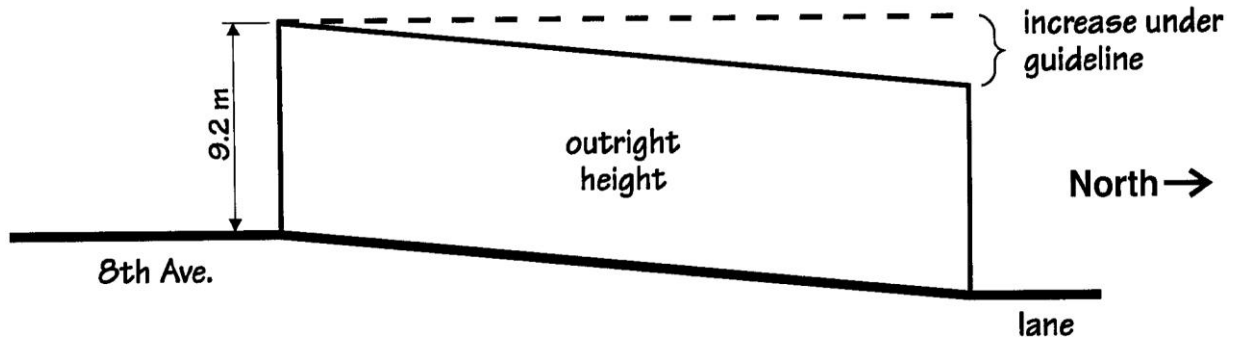
Figure 1.



2 General Design Considerations

2.4 Views

To protect views to the north from residential units on the south side of Eight Avenue, building height should not exceed 9.2 m on the westerly 61.0 m of this site, except that this height may be exceeded to the extent of being measured horizontally from the top of a vertical line measured 9.2 m in height from building grades at the south property line.



2.9 Privacy

Windows above the first storey should not create visual intrusion or lighting glare affecting the privacy of residential units along the south side of West Eighth Avenue.

2.11 Access and Circulation

Access to both parking and loading should be from the lane and designed and located to encourage access from Ash Street.