



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

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

HARBOUR GREEN NEIGHBOURHOOD CD-1 GUIDELINES (501 BUTE STREET)

*Adopted by City Council November 26, 1996
Amended February 24, 2000 and July 30, 2002*



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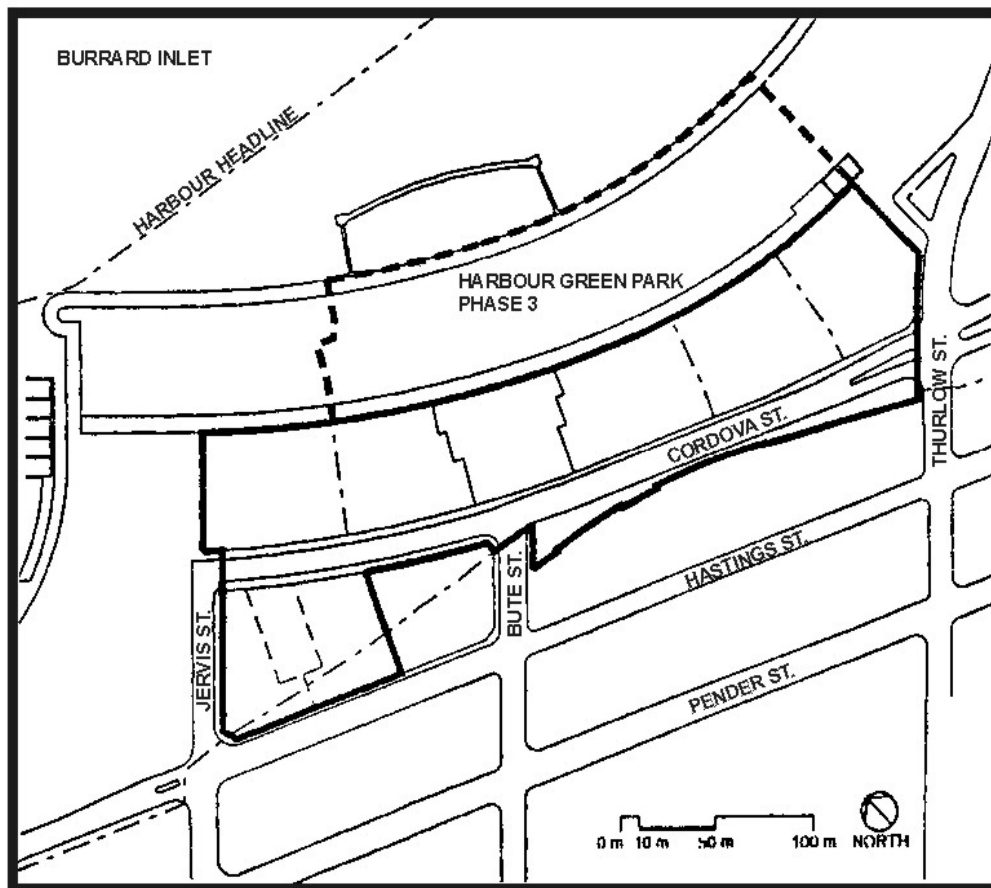
1 Application and Intent

These guidelines should be used in conjunction with the Harbour Green Neighbourhood CD-1 By-Law and the City's pedestrian/bicycle system concepts (approved by Council, October 10, 1991), to guide this phase of development for Coal Harbour. 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 Harbour Green Neighbourhood site comprises approximately 3.7 ha of land area. It is bounded by Jervis Street to the west, Thurlow Street to the east, West Cordova and Hastings Street to the south side with the Harbour Green Park to the north.

Figure 1. Harbour Green Neighbourhood Boundary



2 Organizing Principles

2.1 Key organizing principles guiding the pattern of development include:

- (a) integrating the development with the city, by extending the adjacent downtown street grid and road grades, but discouraging through traffic along Cordova between Bute and Jervis Streets;
- (b) building on the waterfront setting, and retaining a sense of the natural escarpment edge to create a strong sense of place and identity;
- (c) placing towers to create a gradation of building height down towards the Bute Street park;
- (d) placing towers to protect street-end views and to generally maximize views for adjacent upland owners;
- (e) providing a high degree of livability for all residents, particularly seniors and families with children;
- (f) ensuring that public access to the waterfront is provided for all people, including the young, old and the physically challenged; and
- (g) creating distinctive public places linked along the water's edge and the park's edge utilizing the pedestrian walkway and bicycle path systems.

3 Overall Guidelines

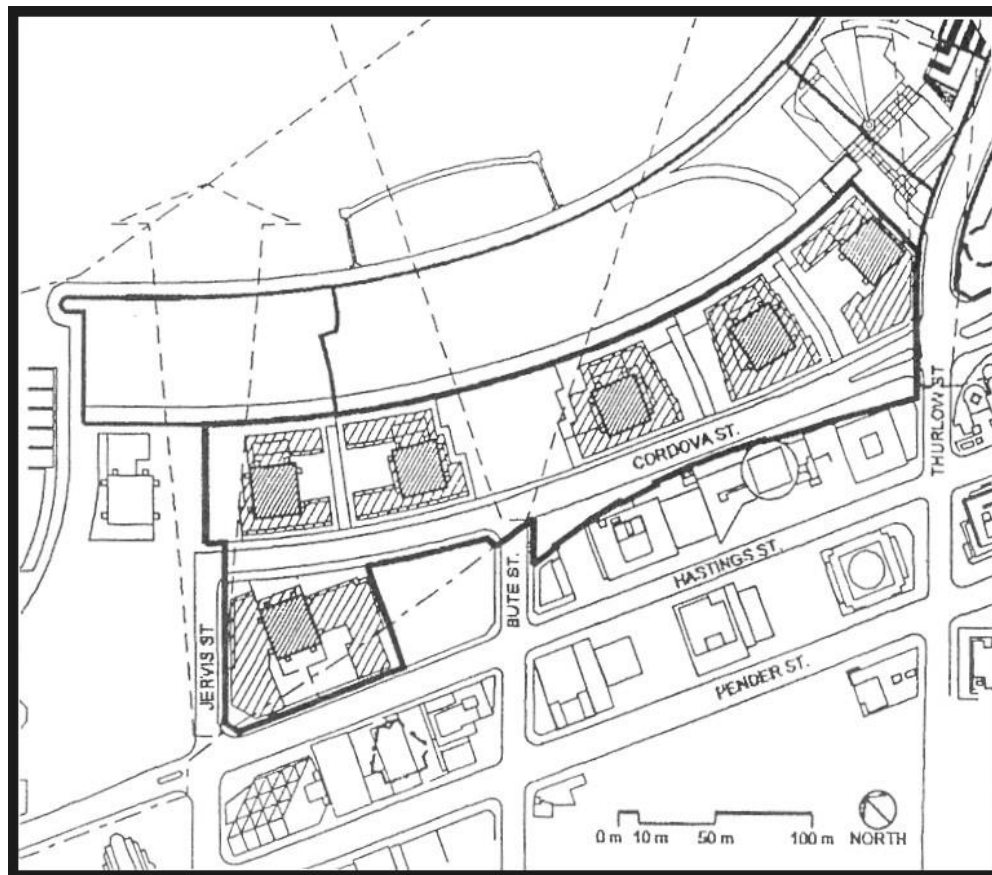
3.1 Siting

The location of buildings and open spaces should generally be as configured in the form of development approved in principle by Council, as illustrated in Figure 2. Limited variation in the setback of buildings from streets and parks may be considered where it improves public enjoyment of the open spaces, residential livability and outlook from adjacent development. Low-rise buildings are organized to define streets and form a vertical and horizontal built form edge.

3.2 Building Orientation

- (a) towers along the Harbour Green Park should be oriented to reflect the curve of the park and shoreline. The tower on the non-market site should respect the established city grid.
- (b) lower buildings should be oriented to the adjacent streets and the public pathway along the park edge.

Figure 2. Low Rise and Tower Locations



3.3 Views

Building envelopes have been generally located to respect various public, semi-public and private views. Street-end view corridors identified in the Coal Harbour ODP for Jervis Street, Bute Street, and Thurlow Street should be preserved.

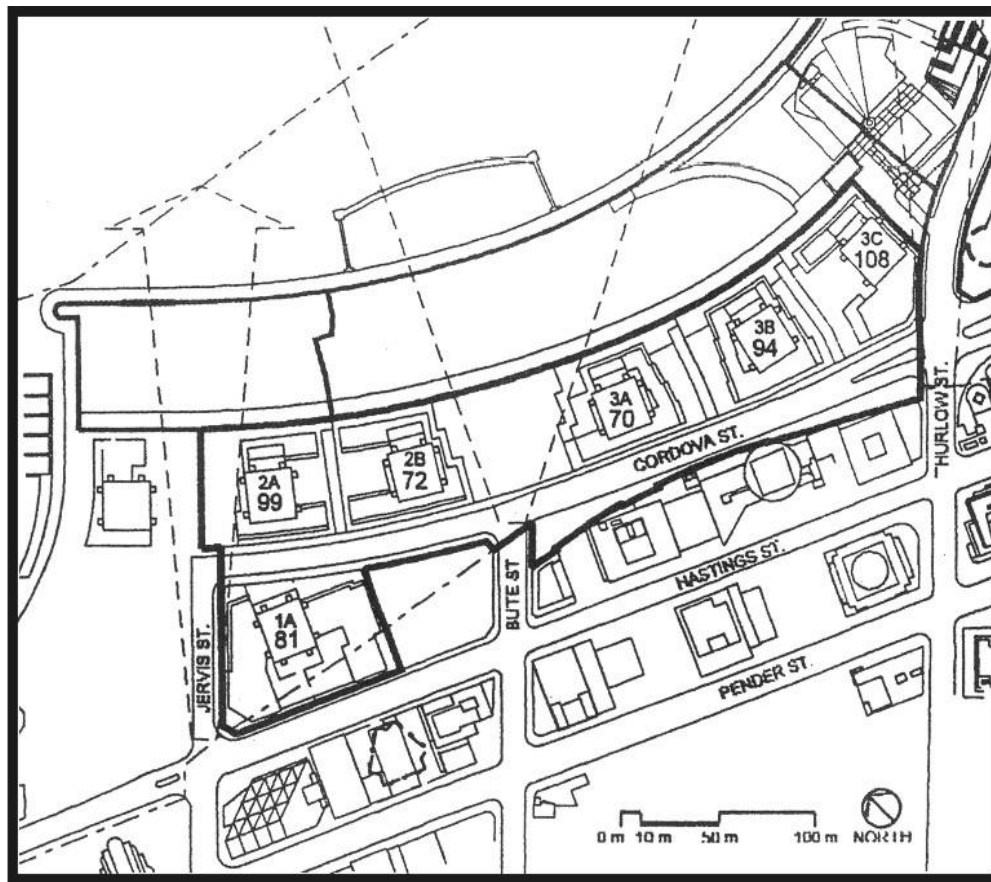
3.4 Massing Controls

3.4.1 Height

Maximum building heights set out in Figure 3 are measured from the adjacent Cordova Street grades and exclude sloping, non-habitable roofs, mechanical services and architectural appurtenances.

Maximum building heights have been established in response to the impacts of height and massing on adjacent public and private views, shadowing of public space and the overall configuration of the neighbourhood skyline as seen against the adjacent downtown.

Figure 3. Maximum Building Heights (in metres)

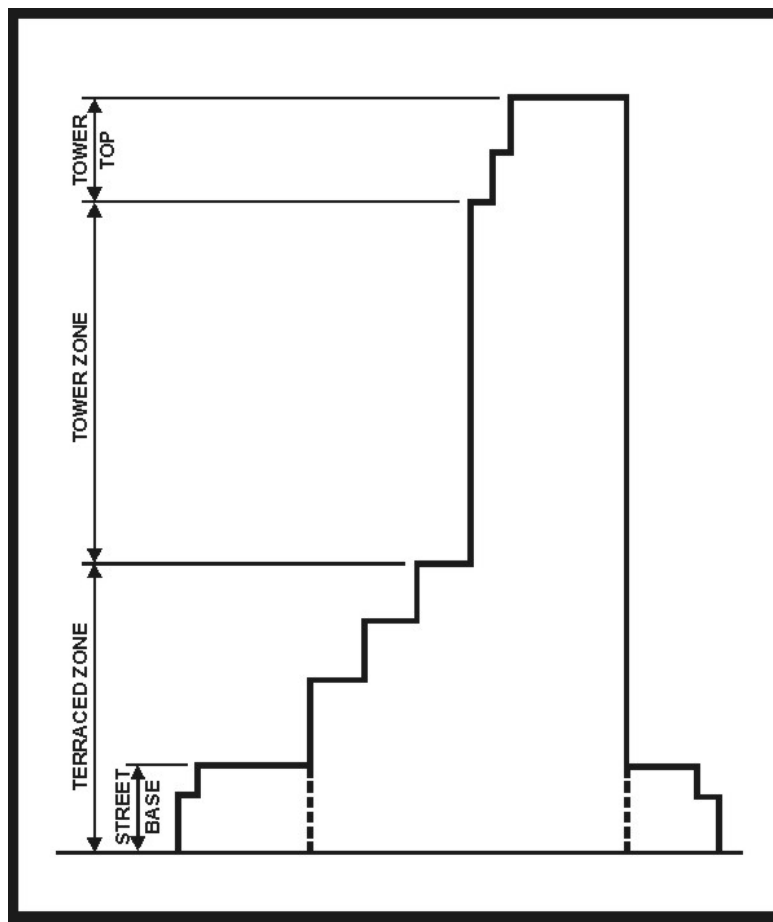


3.4.2 Vertical Building Zones

Buildings could be comprised of up to four vertical zones: street base, terraced zone, tower, and tower top, illustrated in Figure 4.

- (a) **Street Base Zone**
Except for the one-storey restaurant on the south-east corner of Bute and Cordova streets, the street base should generally be 3 storeys in height, and define street and park edges. Where public and private views are important, or to provide a transition to courtyards, the street base may step down to two storeys. To provide variety, in the lower level of towers, the street base may go higher. Generally there should be a noticeable step back in building mass to create a strong horizontal expression at the top of the street base zone.
- (b) **Terrace Zone**
The terrace zone generally rises above the street base zone up to the 12th storey. This zone may extend above 12 storeys through the tower zone providing the mass is located on the north side of the tower within a 45 degree cone from the northeast and northwest corners of the tower. Any extension of this zone on tower 2A should be limited to the first 24 storeys. On limited occasions where a strong sense of identity and entry is desired, the terraced zone may extend to the street level.

Figure 4. Vertical Building Zones



(c) Tower Zone

- (i) The tower portion for buildings 2B and 3A should have a maximum gross floor plate area of 595 m² (not including balconies or terraces, but including mechanical and electrical areas, storage, elevator cores and stairs);
- (ii) The tower portion for buildings 1A, 2A, 3B and 3C towers should have a maximum gross floorplate area of 625 m² (not including balconies or terraces, but including mechanical and electrical areas, storage, elevator cores and stairs);
- (iii) The tower floor plate and balcony projections should fit within the envelope defined in the precinct guidelines;
- (iv) The average tower width including enclosed balconies should not exceed 25 m. For each floor, the width is determined by taking the total floor area, including enclosed balconies and projections, and dividing that area by the length of the building on the central longitudinal axis;
- (v) The maximum tower width in the east-west direction (generally parallel to the Harbour Green Park edge), including enclosed balconies should not exceed 29.6 m; and
- (vi) Tower floorplates are encouraged to reduce in width towards Harbour Green Park, resulting in a floorplate which is generally longer in its northerly dimension.

(d) Tower Top Zone

Generally, buildings should noticeably step back at this level, except as noted in section 3.5.1 (d) below.

3.5 Architectural Character

3.5.1 Character

(a) Street Base Zone

The low-rise buildings should be attractive to the pedestrian by avoiding blank facades along streets and pathways. Building facades should be broken down with architectural elements,

including bay windows, enclosure walls, pilasters, cornices, eaves and chimneys. These low-rise buildings should be primarily finished with masonry, brick, stone, or architecturally treated concrete, with a predominance of natural hues to enhance the masonry appearance, except for street-level restaurant uses which should maximize glazing to ensure transparency.

The residential character should be reinforced by easily identifiable units with individual entry doors and windows relating directly to and providing overview of streets and pathways. For privacy purposes, units should be approximately 1.0 metre above grade with appropriately scaled stair access.

The building setback should form a transition from the street to the unit, and planting or low masonry walls should be used to provide privacy and a sense of formality. Opportunities for private outdoor space should be provided where appropriate in the setback. Landscape selected should complement that proposed on the City street. Materials and form should express the transition from street to front door, from public to private space.

Flat gravel roofs should be avoided. Elements such as roof gardens, gazebos, trellises, pergolas, roof decks, and occupied pitch roofs should be provided to enhance the visual interest of the building and use of the roofs. Mechanical elements above habitable levels should be integrated with the roof or appropriately screened.

(b) Terraced Zone

The terraced zone should be generally differentiated from the street base zone through the use of the cornice, setback, materials, or other architectural treatment. Generally, steps in the terraced zone should be dramatic, having a height of two storeys or more. Where the terraced zone extends down to the street, it should bring its own distinct character through to grade to accentuate entry locations.

(c) Tower Zone

Towers may have a different architectural style and a lighter frame expression than the lower elements, but should reinforce some of the design details, materials and architectural expression, from the architecture below. While there should be similarity in materials to create a family of buildings, a variety in architectural styles should be encouraged. The exception is the two towers which frame the central entry to the park, which should be of a similar design, forming a visual gateway.

(d) Tower Top Zone

While towers should generally contribute to the skyline through the sculpting of the building's upper floors, their tops could remain flush with the massing below provided that different materials or architectural detailing emphasizes the tower top as a special and distinct zone. This treatment should not, however, be of such visual strength or unusual form to dominate the architecture of the building. Decorative roof caps should be discouraged.

3.5.2 Materials

A consistent palette of materials should be used in each parcel's development and for adjacent parcels. The street base should include a predominance of natural materials, natural hues and details establishing a small-scale, masonry appearance which may be detailed with punched fenestration. Metal and glass structures may be integrated with the masonry frames provided that the load-bearing character of the street base is retained. Tower base and tower materials may differ from street base materials, however, a compatibility and transition between materials should be required and the rhythm of the lower floors should be respected. Building elements in these zones may have a lighter frame expression with increased glazing as deemed appropriate.

3.5.3 Balconies

Balconies should be designed as integral parts of the buildings rather than being "tacked on". Balconies fully or partially recessed into the building face are encouraged. Balconies may be enclosed subject to the Council-adopted **Balcony Enclosure Guidelines**.

3.5.4 Awnings, Canopies, Entries and Arcades

Weather protection features are encouraged in non-landscaped areas where the public might congregate.

3.5.5 Lighting

Particular attention should be given to the lighting of public and private areas, with a hierarchy of fixture types designed according to functional needs.

This hierarchy should include high level, low level pedestrian lighting and low level lighting in localized areas such as plazas, parks, stairways, seating areas, and walkways. Selection of lamp types should create a warm spectrum of lighting.

3.6 Residential Livability

3.6.1 The required number of dwelling units designed for families with small children should generally be located within the first 10 storeys of grade on Parcel 1 and within the first 8 storeys of Parcels 2 and 3.

3.6.2 Residential livability of each development and each dwelling unit should be maintained following these considerations:

- (a) Adequate balcony space:
Each unit should have direct access to a private outdoor space or enclosed balcony having a minimum depth of 2.0 and a minimum area of 4.0 m².
- (b) Adequate building amenities:
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.
- (c) Safety and Security:
Each residential development and unit should be designed to be safe and secure yet not fortress-like. Buildings should be designed to afford residents both “eyes on the street” and doors on the street. Public, semi-public and semi-private spaces should have some degree of overlook from resident’s homes.
- (d) Access to light, air and views:
Habitable rooms, through location and orientation, should have access to daylight and as much as possible to direct sunlight. Units should have one unobstructed view of a minimum length of 20.0 and should be oriented to longer views where possible. Semi-private outdoor spaces should be located so as to receive reasonable sunlight during most of the year.

3.7 Public and Private Realm

3.7.1 The Urban Landscape

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

- (a) extensive use of soft landscape materials, particularly trees, which should be of sufficient calliper (minimum 75 mm) and height to create a reasonable impact when planted;
- (b) the use of permeable materials and natural drainage processes, including channelling, ponding and percolation;
- (c) the incorporation of seasonal and coniferous planting; and
- (d) the avoidance of planting only one species of plant material except in special circumstances.

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.

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.

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 such as linking Bute Street to the Harbour Green Park.

Trees on private parcels should be of sufficient size at planting (minimum 75 mm calliper for deciduous trees and 3.5 m height for coniferous trees) to provide immediate impact and minimize future replacement and maintenance costs.

3.7.2 Parks and Open Spaces

Parks and public open 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) reference the area's heritage of rail and waterfront industry, as well as the natural context of planting, habitat, shore processes, natural shoreline, etc.;
- (e) use strong indigenous forms, topography and edge conditions to relate the development to its context;
- (f) provide a range of opportunities for resident interaction with neighbours and the general public, while also allowing choice in the degree of interaction, so as to protect the residents' sense of privacy;
- (g) provide diverse opportunities for walking and cycling through the area; provide pedestrian circulation within parks which is an extension of the circulation patterns in nearby developments and the street system;
- (h) foster the growth of local community culture, with provisions for public art, gatherings and community events, and informal sports;
- (i) be durable, having particular regard to the size of plant materials, types of landscape and building materials, and construction details;
- (j) careful positioning of dry pathways, selection of fast draining/drying benches, etc. to enable parks and open spaces use and enjoyment during wet weather;
- (k) provide public access to all areas of the park and public open spaces as well as the floating walkway;
- (l) provide full access for physically challenged to all public areas of the park (exclusive of floating walkway) and public open spaces;
- (m) provide a palette of colour and variety for material selections throughout the park, i.e. seawall walkway, escarpment wall, etc.;
- (n) provide a variety of types and sizes of plant material to create a rich landscape treatment reflecting the character of the surrounding; ocean versus City built form; and
- (o) provide a pedestrian accessible floating walkway allowing access to water level outside the seawall edge.

3.7.3 Streetscape and Sidewalks

The character of streets in the Harbour Green Neighbourhood east of Bute Street will be similar to the adjacent downtown. Service agreements between the City and the developer will specify the details, types and locations of sidewalk treatments, street widths, street trees, street furniture and street lighting. Development on private parcels should coordinate both functionally and aesthetically with approved street designs.

Street character west of Bute Street is to be more residential in nature, with different street and sidewalk treatments to that east of Bute Street. Bute and Jervis Streets should reflect the special treatment proposed in the Triangle West area to provide a visually integrated link between the adjacent neighbourhoods and the waterfront. A regular street tree planting rhythm should be established and integrated with sidewalk pavement material, pedestrian lighting, street furniture, and any trees within the public domain.

3.7.4 Waterfront Walkway

The proposed continuous waterfront should be extended through Harbour Green Park to the connection to Burrard Landing with the same design as established in the Marina Neighbourhood to the west.

3.7.5 Bicycle Route

As generally approved by the City Council in October 1991, a continuous bicycle route should be accommodated through the site. This will incorporate a shared route along the waterfront walkway from Cardero Street east to Harbour Green Park where it provides for a separated system which connects up to the proposed street system alongside the Arts Complex. The design of the bicycle route should accommodate the appropriate minimum width and turning radii dimensions with pedestrian route separations through the use of street furniture, planting or grade changes, and appropriate surface treatment materials.

3.7.6 Disabled Access

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

3.8 Parking and Loading Access

- (a) Parking entrances should be enhanced in their design as points of arrival, with appropriate landscaping and other architectural treatment;
- (b) Indoor residential parking should be clearly separated from visitor parking by fencing, gates and/or level changes within parking areas, with street access approved by the City Engineer;
- (c) Garbage storage, garbage collection and residential loading should be located in appropriate areas of the below street level facilities; and
- (d) Provisions for recycling and refuse containers should be considered for each development parcel.

3.9 Public Art

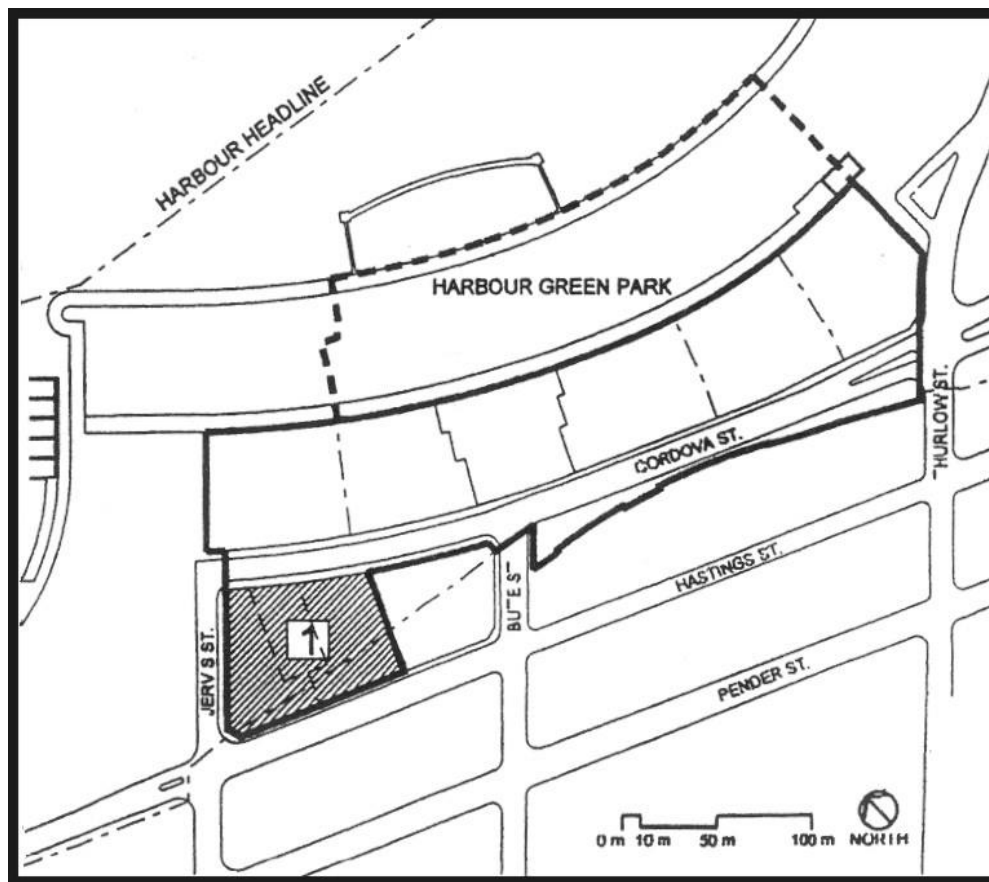
The focus for the Coal Harbour Public Art Program should be enjoyment of the site and community, recollecting the history of the site uses, and users while contributing to environmental awareness. Public Art should include art works in the public parks and walkways, as components of, or within, accessible parts of the private buildings and as programmed events by the community. The public art contribution in Harbour Green Neighbourhood should comply with the City's Public Art Program policy requirement.

4 Precinct Guidelines

The following guidelines apply to specific development precincts within the overall Harbour Green Neighbourhood. The diagrams for each precinct include key notes explaining the boundaries of building envelopes. All dimensions are approximate and subject to confirmation by development applicants.

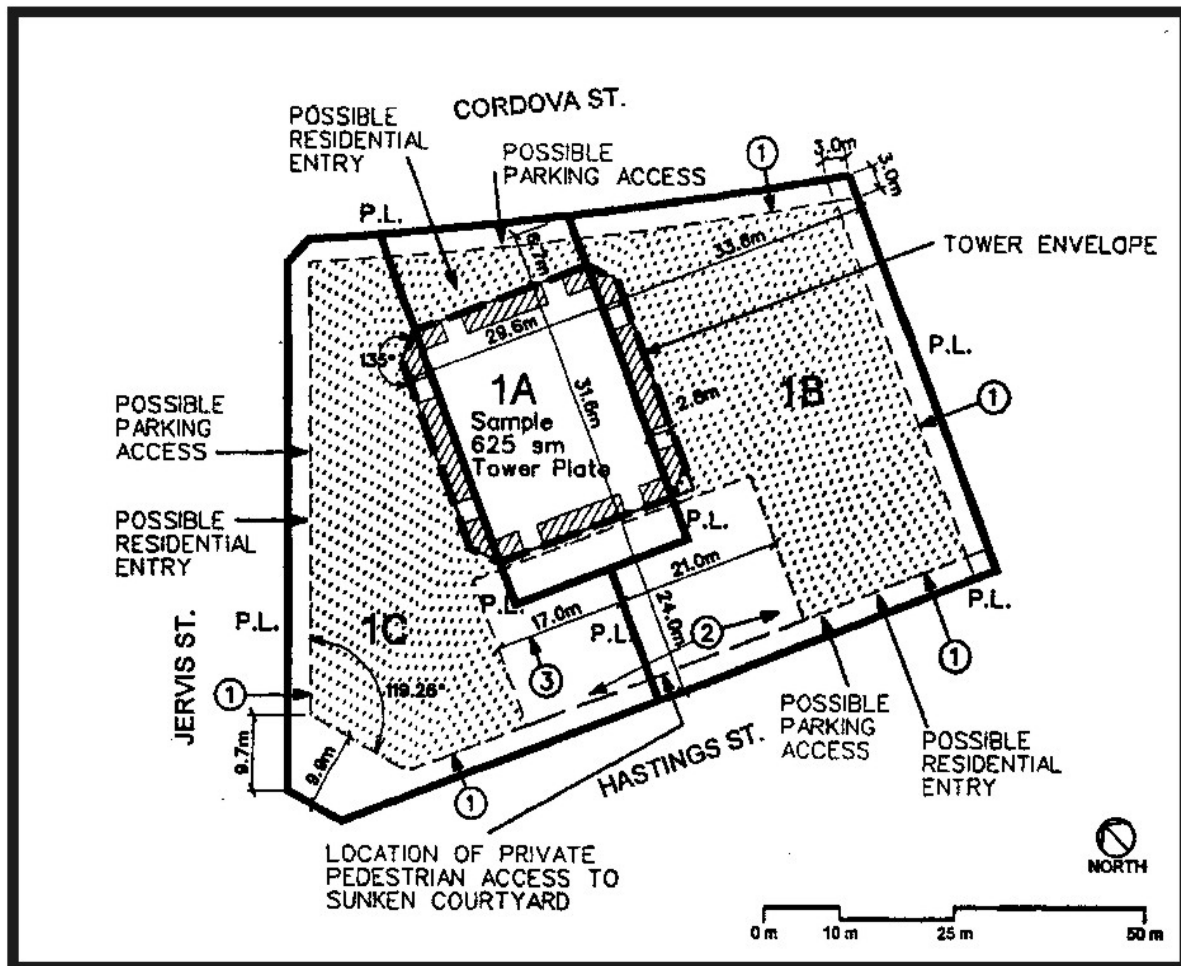
4.1 Precinct 1 - Jervis between Cordova and Hastings Street (Non-Market Housing Site)

Figure 5. Precinct 1



- 4.1.1 Building Envelope: Development should occur within the bounds of the building envelope outlined in Figure 6 below. Tower mass is encouraged to be located as far south as possible, without unduly impacting the courtyard.
- 4.1.2 Maximum building elevation permitted excluding guardrail for both 1B and 1C should be elevation 16.94 on geodetic datum. Where possible the building height should be reduced to minimize view blockage from adjacent upland sites. These heights have been set through extensive discussion with adjacent property owners and should be respected. Changes should not be considered without consulting these owners.
- 4.1.3 The courtyard should generally be designed as a green space. At the edges of the buildings, private patios should be introduced with landscaping and/or low fences separating them from the common courtyard. The common area should incorporate a children's play area near the centre of the site where sunlight will be maximized and seating areas provide overview. A quieter and more private area should be developed for use by the seniors anticipated in the tower. The southern edge of the courtyard should be planted to restrict overview and secured to prohibit public entry. While access to the courtyard will be provided from Hastings Street, this should be played down as an entry to the development.

Figure 6. Precinct 1 Building Envelopes



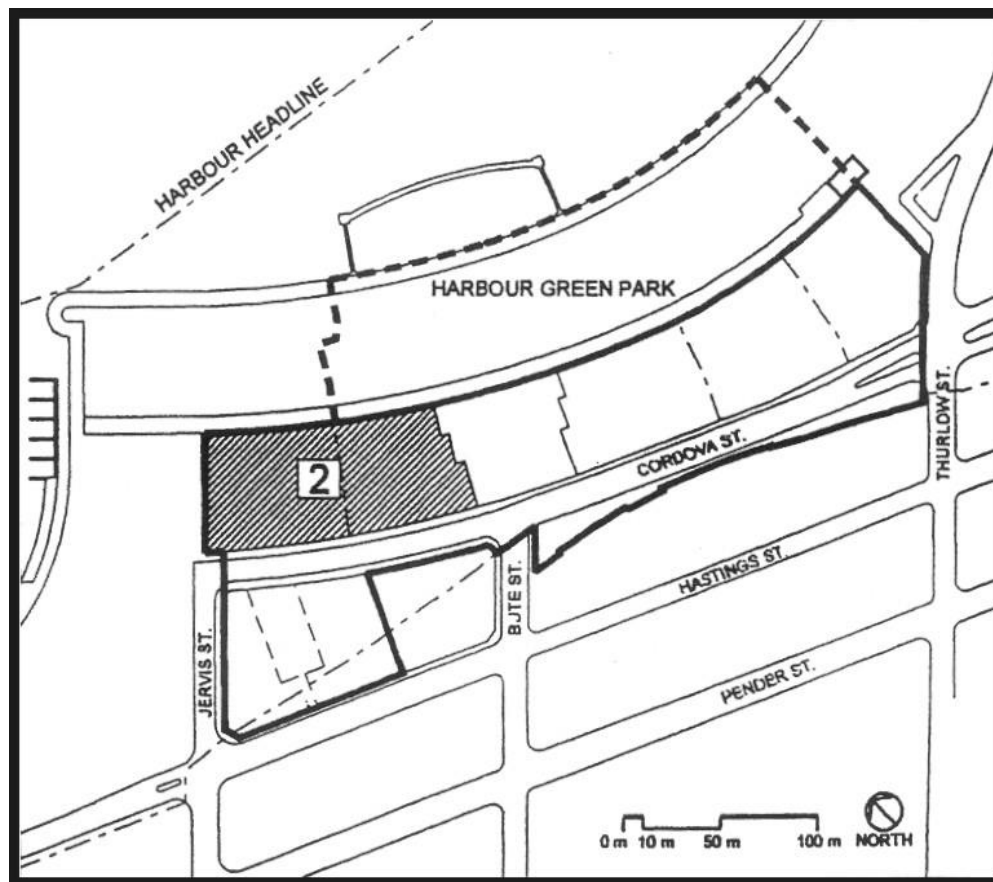
Keynotes :

- ① 3.0 m minimum setback line to face of building.
- ② Sunken courtyard, 1 storey from Hastings Street.
- ③ Minimum setback to provide private courtyard.

- 4.1.4 Primary access into the buildings will be from Cordova, Jervis and Hastings Streets.
- 4.1.5 Roof areas on the low-rise buildings should be used to provide open space for residents of the tower. In no case should this open space project any further south than the southern edge of the tower. Required railings should be glazed and transparent. Elements such as gazebos, trellises, pergolas and pitched roofs should not be permitted where they will negatively impact views from adjacent upland neighbours.

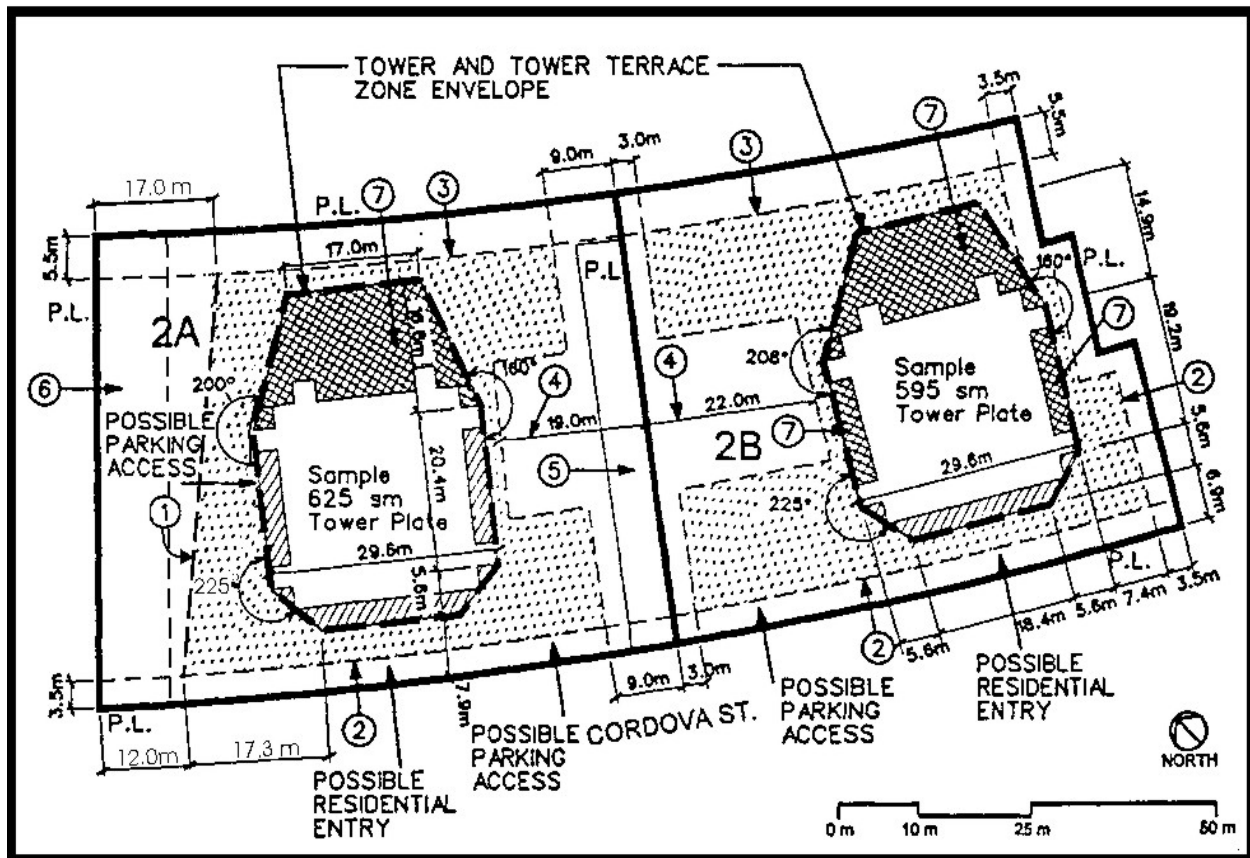
4.2 Precinct 2 - Cordova between Jervis & Bute Street

Figure 7. Precinct 2



- 4.2.1 Development should occur within the bounds of the building envelopes illustrated in Figure 8.
- 4.2.2 At the time of development application for the first lot within the precinct, the applicant should include a concept design for the entire courtyard area.
- 4.2.3 The courtyard at the centre of Precinct 2 will be developed in phases, relating to each tower. Each development's semi-private outdoor space should be designed to stand alone and to allow for phased development. Provision should be made for access between individual developments via a coordinated pathway system linking the private courtyard to adjacent streets.
- 4.2.4 Outdoor play areas for children should be located to maximize access to direct sunlight.
- 4.2.5 The centre portion of the courtyard should be hard surface, and while not open to the public, should present the image of a pedestrian path linking Cordova Street to Harbour Green Park.
- 4.2.6 The transition from public to private space on both the north and south edges of the courtyard should be designed in a manner interesting to pedestrians. A diversity of landscaping, fencing and low walls is encouraged rather than just one treatment. Any gates required should be decorative and provide some views through into internal open space.

Figure 8. Precinct 2 Building Envelopes



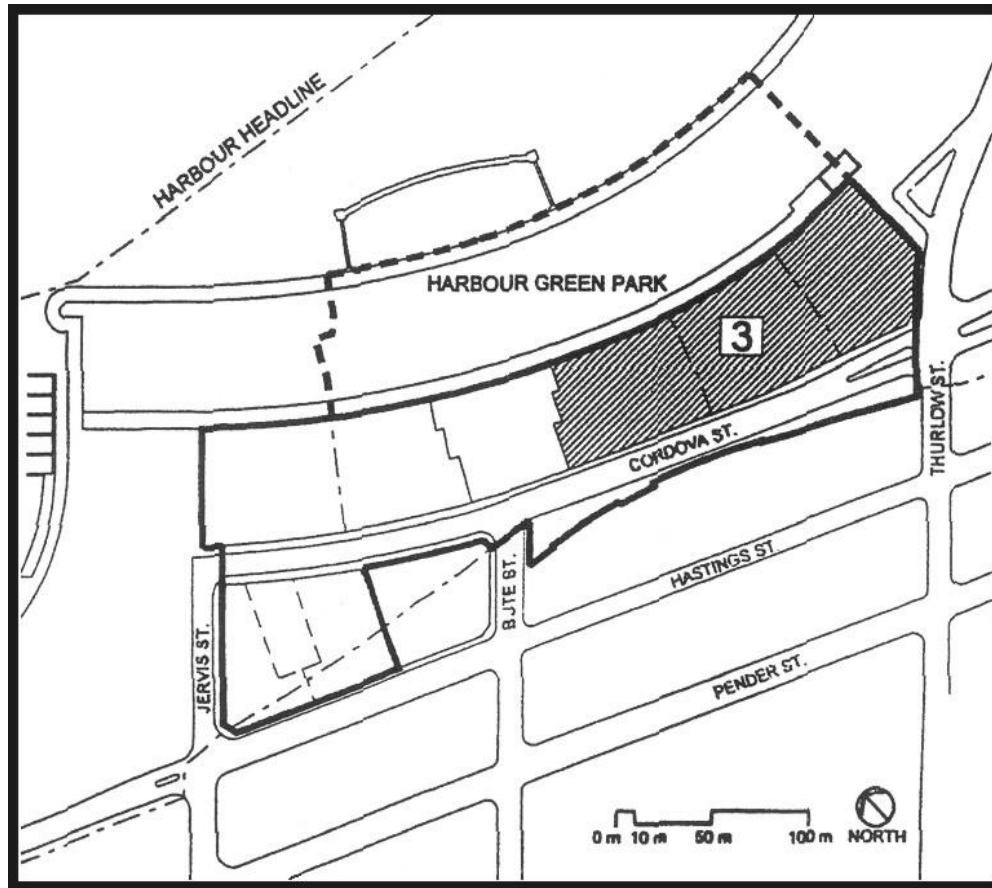
Keynotes :

- ① Line of secondary Jarvis Street end view corridor and "build-to" line.
 - ② 3.5 m minimum setback line to face of building.
 - ③ 5.5 m minimum setback line to face of building.
 - ④ Minimum setback to provide private courtyard.
 - ⑤ 6.0 m wide emergency vehicle access.
 - ⑥ 10.0 m wide pedestrian right-of-way access to park, max. 5% slope.
 - ⑦ Approximate tower terrace zone up to maximum 12 storeys from tower lobby elevation.
- 4.2.7 While located on private property, the Jarvis Street pedestrian access to the park should be open and visually interesting to pedestrians. As an extension of the primary pedestrian connection between the adjacent neighbourhoods in the park, the treatment of Jarvis should incorporate some of the elements proposed in the Triangle West neighbourhood.
- 4.2.8 While units on the north side may be accessed by their own private pathway, this pathway should have an access onto the main public walkway on Jarvis Street, on the centre of the site, and on the Bute park entrance.
- 4.2.9 Private space associated with units on the Bute park entrance should be clearly demarcated from the public realm. This private space should be planted in a manner which is complementary to the landscape of the park.

- 4.2.10 Parcel 2A tower is encouraged to be located as far north as possible to maximize the distance from tower 1A.

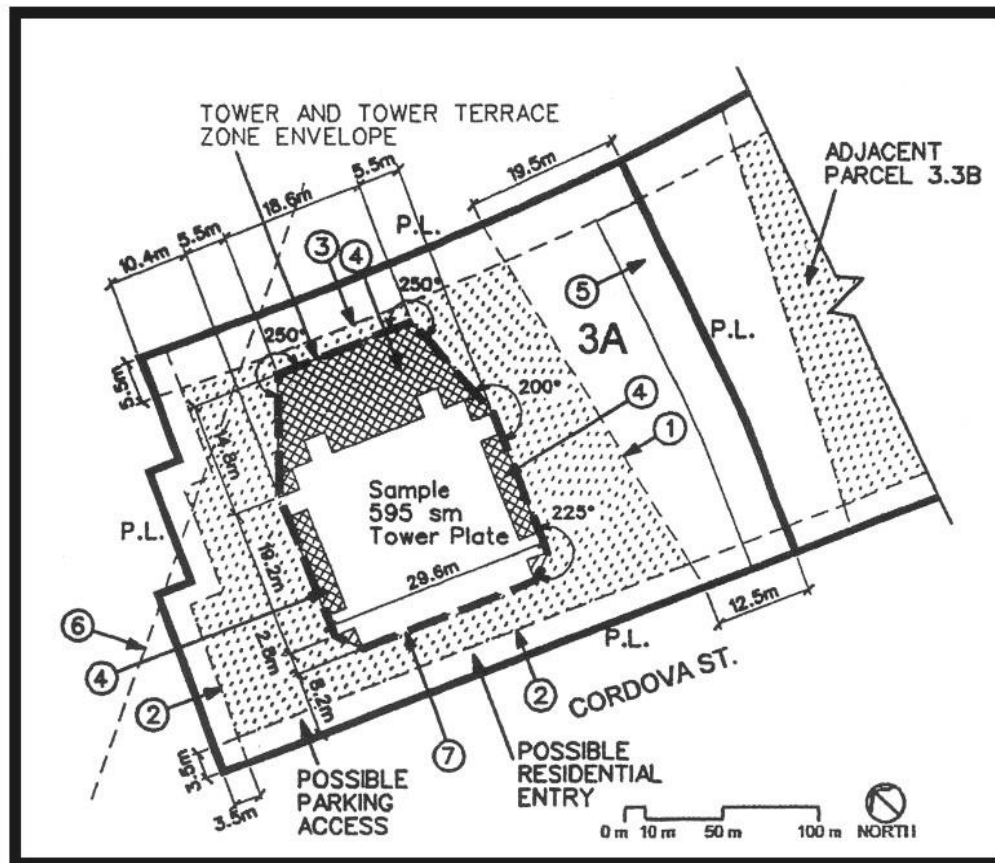
4.3 Precinct 3 - Cordova between Bute & Thurlow Streets

Figure 9. Precinct 3



- 4.3.1 Development should occur within the bounds of the building envelope outlined in Figure 10 and 11.
- 4.3.2 At the time of development application for the first lot within the precinct, the applicant should include a concept design for the entire courtyard area of the adjacent development parcel.

Figure 10. Precinct 3 Building Envelopes - West Parcel

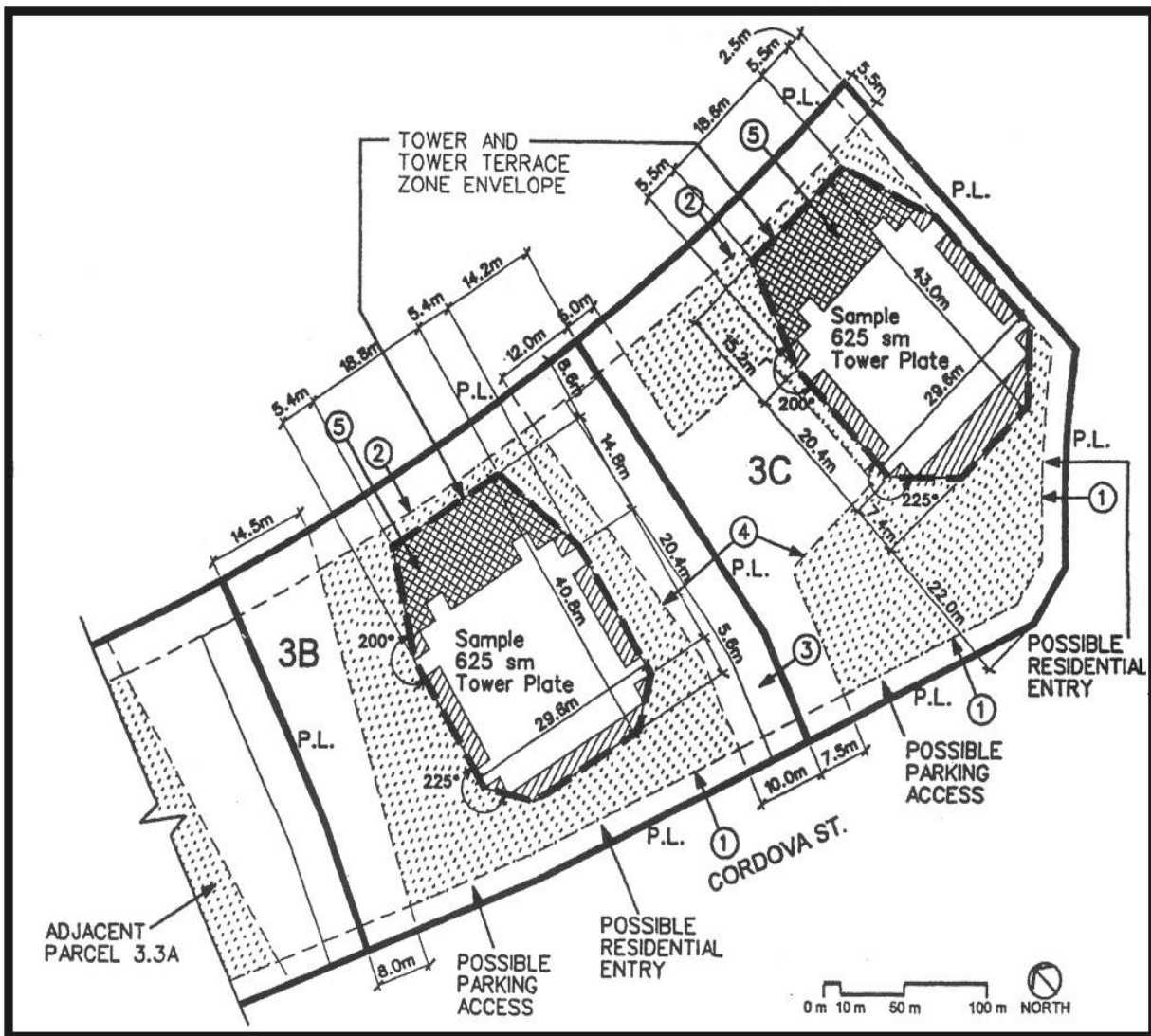


Keynotes :

- ① Minimum setback to provide private courtyard.
- ② 3.5 m minimum setback line to face of building.
- ③ 5.5 m minimum setback line to face of building.
- ④ Approximate tower terrace zone up to maximum 12 storeys from tower lobby elevation.
- ⑤ 6.0 m wide emergency vehicle access.
- ⑥ Line of Bute Street end view corridor.
- ⑦ Extent of tower envelope not including balconies or projections at this location only.

- 4.3.3 The courtyards will be developed in phases relating to each tower. Each development's semi-private outdoor space should be designed to stand alone and to allow for phased development. Provision should be made for access between individual developments via a pathway system linking the private courtyards to the adjacent streets.

Figure 11. Precinct 3 Building Envelopes - East Parcels



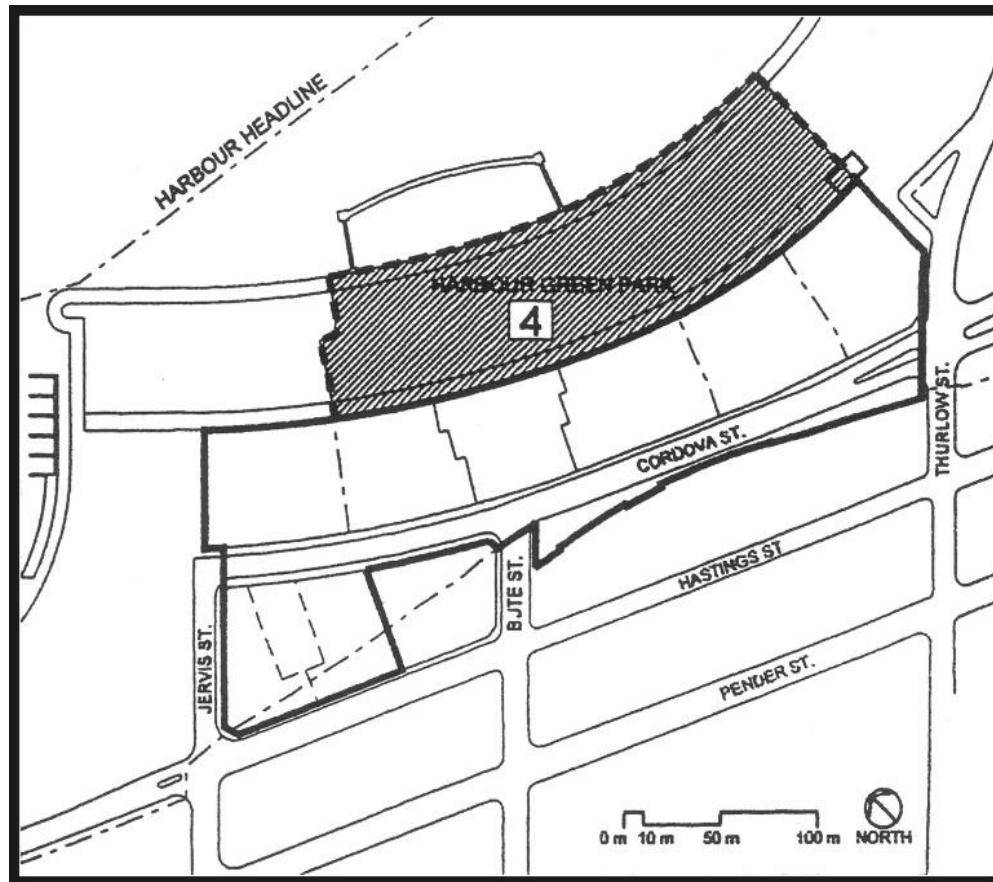
Keynotes :

- ① 3.5 m minimum setback line to face of building.
- ② 5.5 m minimum setback line to face of building.
- ③ 6.0 m wide emergency vehicle access.
- ④ Minimum setback to provide private courtyard.
- ⑤ Approximate tower terrace zone up to maximum 12 storeys from tower lobby elevation.

- 4.3.4 Outdoor play areas for children should be located to maximize access to direct sunlight.
- 4.3.5 The western courtyard should be designed as a private mews, with units having direct access on what appears to be a pedestrian street. Private areas associated with these units should be clearly separated. Lighting, street furniture and special paving should be incorporated to reinforce the mews character. The eastern courtyard should be designed to incorporate a children's play area. The central connection should be designed as a pedestrian pathway surrounded and integrated with green space. Private space for units should be clearly demarcated from the common open space with the use of low walls and/or planting.
- 4.3.6 The transition from public to private space on both the north and south edges of the courtyard should be designed in a manner interesting to pedestrians. A diversity of landscaping, fencing and low walls is encouraged rather than just one treatment. Any gates required should be decorative and provide some views through into internal green space.
- 4.3.7 While units on the north side may be accessed by their own private pathway, this pathway should have an access onto the main public walkway on Bute Street, on the centre of the two courtyards, and on the Thurlow park entrance.
- 4.3.8 Private space associated with units on the Bute Street park entrance should be clearly demarcated from the public realm. This private space should be planted in a manner which is complementary to the landscape of the park.
- 4.3.9 Low-rise building and open space have been configured to maximize views through from adjacent properties to the south and yet still define both public and private space. Significant changes to the siting should not be considered, unless it can be clearly demonstrated that improvements can be made to the views from adjacent properties without impacting the relationship to the public realm and the internal open space.

4.4 Precinct 4 - Harbour Green Park

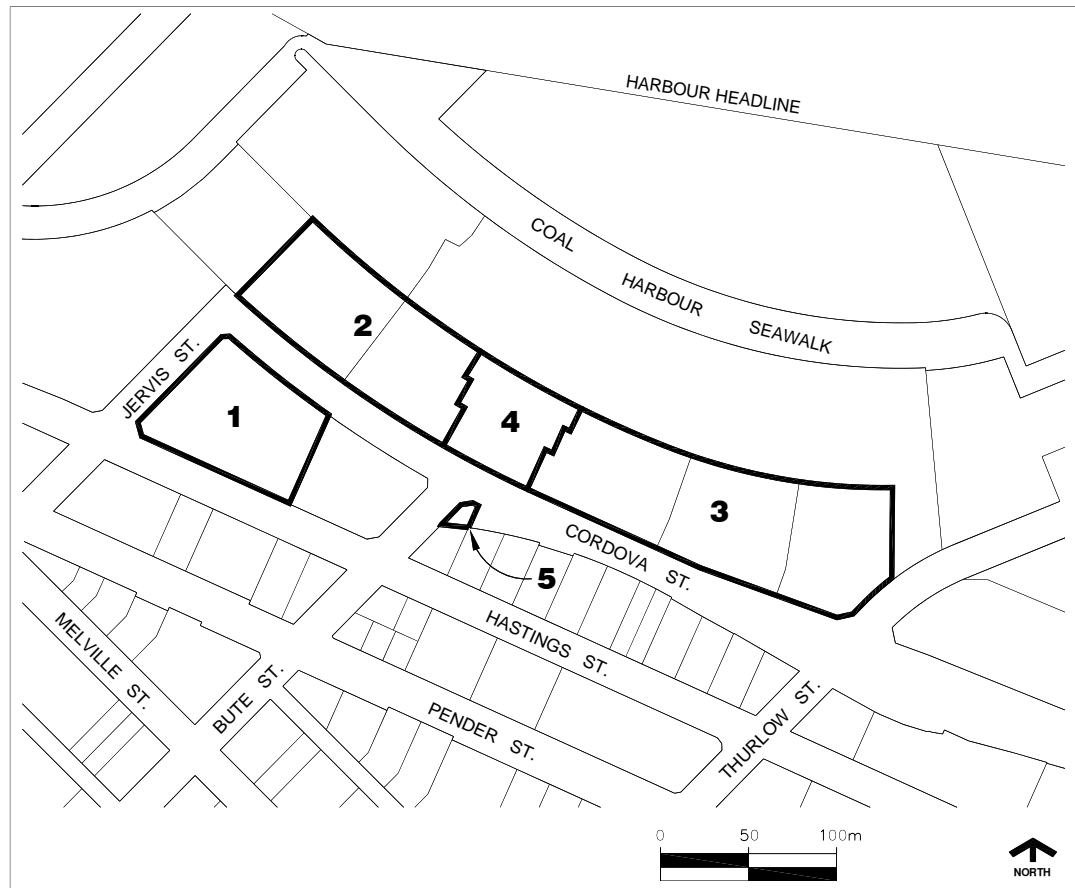
Figure 12. Precinct 4



- 4.4.1 The Harbour Green Park should be visually integrated, reflecting its role as a large, linear, urban park. The park should be unified in the consistent use of ordering elements such as historic references, shoreline planting, and the escarpment.
- 4.4.2 The waterfront walkway/pedestrian path system should be integrated with the park and include a separated bicycle route at the waterfront.
- 4.4.3 The park should include space for both active and passive recreation with a level grass area for informal play, gathering and school activities, and space and facilities for picnics, and outdoor civic events.
- 4.4.4 The historic shoreline and escarpment edge conditions are fundamental to the design. At the “historic shoreline”, natural shoreline processes should be reflected in the planting and the west drainage area. The grade change due to the escarpment should be featured in the creation of stone promontories overlooking the park and in the development of public access. From the west portion the runoff should be channelled to recharge the landscape/historic shoreline area.
- 4.4.5 The Butte Street entrance should provide for a green terminus of Butte Street and an entry to Harbour Green Park. The ‘green’ should create a gathering space with edges for seating. Paving pattern should recognize the axis of Butte Street.
- 4.4.6 Buildings should frame the Butte Street entrance. Lower levels should orient unit entrances and windows toward the park space to provide interest, activity and security at grade.
- 4.4.7 Adjacent to the central stairs, tucked under the upper park, public washrooms and a concession should be provided. Entrances and windows should be detailed in a manner consistent with and complementary to the stone facing. An outdoor seating area should be provided adjacent to the concession.

4.5 Precinct 5 - Southeast Corner of Bute & Cordova Streets

Figure 13. Precinct 5



- 4.5.1 This one-storey restaurant development should maximize glazing to ensure transparency on the west, north and east sides.
- 4.5.2 The Bute Street facade of the new development should be set back to match the setback of the existing development in the Downtown District to the south and both the new and existing ground-level facades should be visually integrated.
- 4.5.3 The Cordova Street facade should be set back at least 1.5 m from the property line to allow for outdoor patio restaurant seating.
- 4.5.4 Extending the existing street level plaza, accessed from West Hastings Street, onto the roof of the restaurant is encouraged to maximize its public viewing potential and to increase surveillance over the adjacent landscaped open space to the east as an extension of the comprehensive plaza development between Bute and Thurlow Streets. Ramps and/or stairs may be required to mitigate between elevations. Seating and railing heights should be placed and designed to maximize viewing potential. Access from the roof plaza to Cordova Street by a staircase or other means, under a Sidewalk Cafe Licence, should be considered.
- 4.5.5. Additional outdoor patio restaurant seating on the adjacent triangle of City street is encouraged, through a Sidewalk Cafe Licence, to further animate the street and to reduce any negative use of this adjacent landscaped space by providing active use and surveillance.