



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

## Planning, Urban Design and Sustainability Department

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## M-1B GUIDELINES

*Adopted by City Council on March 25 and June 26, 1980*

*Amended February 4, 1992*

These guidelines are to be used in conjunction with the M-1B District Schedule of the **Zoning and Development By-law**. The guidelines have been extracted from the **South East Marine Lands East Precinct Development Plan**.

The City of Vancouver Properties Division should be contacted for information regarding the leasing and development of City-owned lands.

### **Subdivision**

West of Kinross - Minimum site size: 6 000 m<sup>2</sup>; minimum site frontage: 61.0 m

Larger double-fronting sites should be retained in the area west of Kinross because they:

- (a) facilitate more intensive site utilization on sloping sites;
- (b) permit more flexibility in site development;
- (c) encourage larger development projects;
- (d) reduce City servicing costs;
- (e) make more effective use of existing land; and
- (f) encourage direct vehicle access from North Kent as opposed to S.E. Marine Drive.

East of Kinross - Minimum site size: 3 100 m<sup>2</sup>

The possible plan of subdivision showing minimum lot sizes permits lots to be leased individually (small sites) or in multiple to create larger parcels. East of Kinross, emphasis will be given to firms requiring smaller premises.

### **Physical Form**

1. Consideration of over-height buildings will have due regard to overshadowing, view obstruction, and other environmental criteria; however, the maximum building heights may be increased to the levels indicated on the map overleaf.

2. Encourage well-designed buildings on sites fronting onto Marine Way/Marine Drive to enhance the appearance of the Industrial Estate.
3. Encourage more intensive site development such as multi-level or terraced industrial buildings.
4. Screen all parking and loading areas from direct view of Marine Drive/Marine Way or adjacent housing.
5. Wherever possible, preserve views of the Fraser River and delta from points along Marine Drive by:
  - (a) locating and massing higher buildings on the lower site elevations;
  - (b) breaking up and varying building facade on north portion of site;
  - (c) locating lower buildings on north elevation; and
  - (d) siting buildings in a way to open up larger side yards.
6. West of Kinross - Design and treat roofs of industrial buildings that are visible from Marine Drive by:
  - (a) screening and containing all rooftop mechanized equipment within the building envelope;
  - (b) imaginative roof treatment through the use of a water surface, roof facades, roof plaza, roof garden, sloping roofs, etc.
7. West of Kinross - The form of development should generally follow the outline of the slope.

