

Guidelines

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]

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Background and Context

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 Section 11 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 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.

There are two parts to these guidelines to be considered for conditional approval of development applications, 1) Design Guideline Criteria, and 2) Direction on Locational Restrictions in the I and M District Schedules.

1) Design Guideline Criteria

This section of the Guidelines is intended to provide design criteria for mini-storage warehouse buildings 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.

2) Direction on Locational Restrictions in the I and M District Schedules.

The second part of the Guidelines provide clarity on the regulations described in Section 11 of the Zoning and Development By-Law that restrict mini-storage warehouse from the ground floor and regulates the locations of where mini-storage warehouse is permitted in the I and M districts schedules.

Guidelines

1 General Design Considerations

Mini-storage warehouse is a conditional approval use in all industrial, and some commercial and historic districts and can be located 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:

1.1 Street Character

- (a) 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.

1.2 Orientation

- (a) 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.

2 Guidelines Pertaining to the Regulation of the Zoning and Development Bylaw and the Parking By-law

2.1 Location

- (a) Mini-storage warehouse use is not permitted in the areas as illustrated in the Appendix in Map A, Map B, Map C, and Map D.

2.2 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.
- (d) Mini-storage warehouse use is not permitted on the first storey in all I and M districts, except for entrances.

2.3 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.

2.4 Off street Parking and Loading

- (a) 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.

3 Architectural Components

3.1 Roofs and Chimneys

- (a) Rooftop mechanical systems, and other appurtenances should be carefully integrated into the building's architectural expression.

3.2 Windows and Skylights

- (a) 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.

3.3 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.

3.4 Exterior Walls and Finishing

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

4 Landscaping

4.1 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.

Appendix

The maps illustrate where mini-storage warehouse is not permitted near rapid transit stations in I and M districts schedules. These maps are intended to be used in conjunction with the regulations for mini-storage warehouse described in Section 11 of the Zoning and Development By-Law. The regulations illustrated in Maps A, B, C and D do not apply to sites zoned CD-1. Please refer to applicable rezoning policy for rezoning applications.

Map A: Olympic Village Station, Broadway-City Hall Station, and Main Street-Science World Station



Map B: VCC Clark Station



Map C: Marine Drive Station



LEGEND

- Mini-storage warehouse not permitted
- Rapid transit station

Map D: Rupert and Renfrew Stations



LEGEND

- Mini-storage warehouse not permitted
- 🚏 Rapid transit station