

# 6

# Building Form

## Introduction

### Building Massing and Height

Building massing and height in East Fraserlands will be controlled through density and height limits within the future zoning, and by detailed design guidelines. Since there are many aspects of the building form yet to be worked out, height limits have not been set at this stage. These policies set general directions in relation to key issues and will inform the plan development during the ODP Phase.

### Neighbourhood Character and Green Buildings

Neighbourhood character for East Fraserlands will largely be determined by the design of buildings and public space. 'Design Guidelines' which address architecture and public space design will accompany the ODP and rezoning. The City will also require compliance with Green Building standards as they emerge. These policies set general directions for character and green buildings to inform the plan development at the ODP Phase.

### Views

Views play an important role in Vancouver development, especially for riverfront sites. At issue is not just the possibility that existing views might be blocked by new buildings, but also how can the amenity provided by pleasant views be shared by as many people as possible. The policies set out some principles for determining what views, from what vantage points, should be protected.

## Comments from the 2003 Open Houses

### Building Types and Heights

A mix of building types was supported by residents, however it was felt that the prevailing building forms should be townhouses and low-rise apartment buildings.

A limited number of buildings with heights comparable to the West Fraserlands would be acceptable, if they are carefully located (north of the tracks) and take into consideration massing, and obstruction of views.

Residents generally felt that the proposal for the East Fraserlands should be more consistent with the surrounding neighbourhoods of the West Fraserlands and Champlain Heights (i.e. lower density and ample open space).

### Gateway Concept

The 2003 Draft Plan proposed higher buildings at each end of the site, referred to as "Gateways".

People at the community meeting felt that the "Gateway" concept was not appropriate, but that higher buildings would be more acceptable at Boundary Road than at Kerr Street.

Many residents felt that the proposed 28-storey towers were too high, saying that such towers would be "ugly," "too dense" and generally out-of-character for the area.

## Draft Policy Highlights

### Building Massing and Height (Section 5.1)

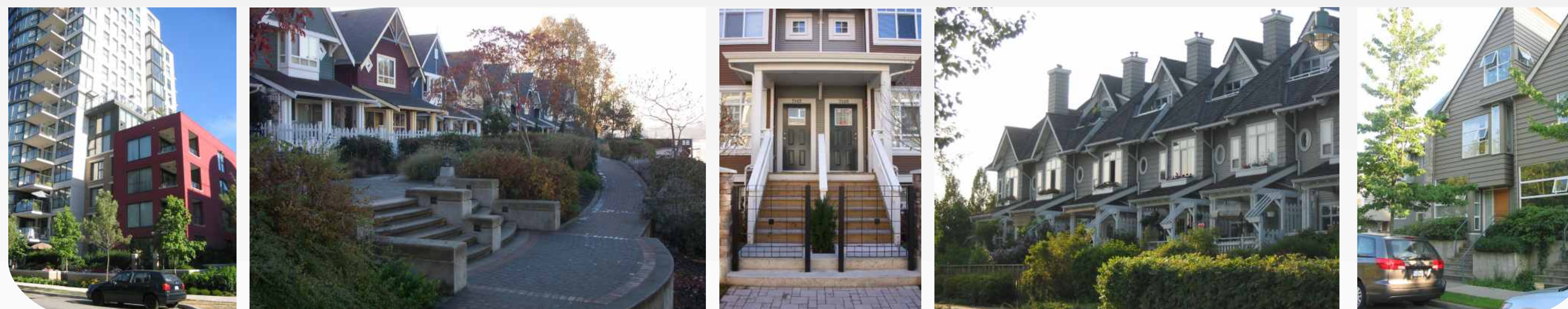
A wide range of housing forms should be allowed throughout the East Fraserlands to provide for a variety of household types. For example, family housing in ground-oriented developments close to amenities, as well as smaller suites, for seniors and young families, in towers above busy commercial spaces.

Building heights should step down toward the river and be clustered so that:

- a) access to the sun is maximized;
- b) views of the river are not blocked for taller upland buildings;
- c) an appropriate scale is created along the river; and
- d) the height pattern is consistent with that in West Fraserlands, where taller buildings are located near Marine Drive.

Residential towers should also be located near the neighbourhood centre where the taller forms not only add population, but serve as landmarks to orient people to the neighbourhood centre.

Towers should be designed to fit in well with the desired neighbourhood character and with adjacent lower forms.



### Neighbourhood Character and Green Buildings (section 5.2)

Buildings in East Fraserlands will adhere to Green Building Standards the City has in place at the time of development. These standards will aim to ensure the health of users and occupants, reduce energy consumption, minimise site impact, reduce potable water consumption, and maximise the use of local, renewable, and recycled materials.

Dwellings located at ground-level should have individual entries on the street and have front yard/façade designs that provide for interest on the street.

Landscaped setbacks should be provided on residential streets to contribute rich, green, diverse landscaping in the tradition of Vancouver neighbourhoods.

Along commercial streets, buildings should be set back to provide additional area for street trees, outdoor seating, display, etc.

In the design of buildings and of the public open spaces, seek opportunities to reflect the industrial heritage of the site using articles salvaged from the former sawmill.

Buildings along the rail right-of-way and on Marine Way should be designed to deal with impacts such as noise and vibration.

### Views (section 5.3)

A view analysis should be completed for East Fraserlands during the ODP phase which assesses the impacts of new buildings on the surrounding neighbourhoods.

The views of greatest public importance, such as those from key locations in Everett Crowley Park, should be protected.

Views along streets to the river should be maintained.



A symbol of the earth marks policies that promote sustainability.

The red star marks policies that will be further informed by studies during the next phase - The Official Development Plan - please refer to Board 2 for more information or ask City Staff.

City of Vancouver

