

City of Vancouver Land Use and Development Policies and Guidelines

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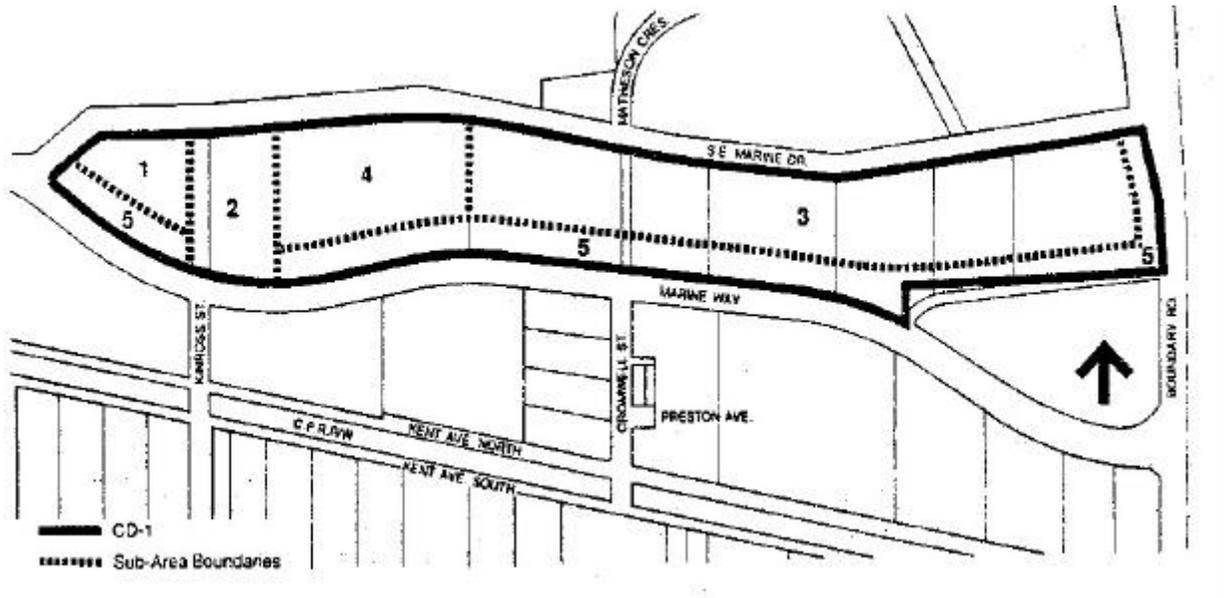
FRASER LANDS CHAMPLAIN HEIGHTS SOUTH CD-1 GUIDELINES (BY-LAW NO. 5381 & 6537)

Adopted by City Council August 15, 1989

1 Application and Intent
These guidelines should be used in conjunction with the CD-1 By-law No. **6537** for developments within Champlain Heights South, zoned CD-1 (figure 1). The objective of these guidelines is to provide a series of design criteria that will enhance the quality of the development and will ensure a reasonable compatibility with the existing land uses.

The design guidelines should be considered from the outset of the design/planning process.

Figure 1. Fraser Lands - Champlain Heights South



The intent in developing this area of the Fraser Lands is to create housing opportunities which take advantage of the south facing slope, resulting views and adjacent public amenities. The intent is also to extend the Champlain Heights neighbourhood south. Development in this area also must deal with the impact of Marine Way traffic, riverfront industry, and at the same time be compatible with the existing Champlain Heights neighbourhood. In addition to housing opportunities this area contains a park area and a church site.

Developers of private land are encouraged to consider family and non-market housing in this area to help attain a goal of at least 25% family and 20% non-market housing within the Fraser Lands area.

2 General Design Considerations

2.1 Site Context

This area is located immediately south of the existing Champlain Heights neighbourhood and Everett Crowley Park. Champlain Heights was developed with a full range of housing forms and tenures. As well, there are good community services. The housing sites within this sub-area are separated on the south by a preserved buffer zone. This buffer is to separate the housing from Marine Way and the industrial park area between Marine Way and Kent Avenue. To the south of Kent Avenue is MacMillan Bloedel's heavy industrial operations along the Fraser riverfront.

Development of this area should be seen as an extension of the existing residential neighbourhood to the north.

A major design consideration is the requirement to minimize the impact of noise levels generated by the vehicle traffic on Marine Way.

It is important to develop these sites to successfully blend into the Champlain Heights neighbourhood and to achieve linkages to the existing public amenities.

2.3 Orientation

Buildings should be sited to realize the natural opportunities of the site and to maintain a positive relationship to the street and neighbours.

2.4 View

Although southern views of the Fraser River and Richmond are favourable, they should be avoided if such views include MacMillan Bloedel's operations in a way which could result in complaints related to noise problems or other negative impacts. Where possible, units should be oriented to provide distant east/west views, and short south views utilizing the mature tree growth of the preserved buffer to screen longer views of the industrial operations.

2.5 Topography

The site generally slopes gradually down from S.E. Marine Drive and then more abruptly towards Marine Way. Residential development will be confined to the 'plateau' area adjacent S.E. Marine Drive.

2.6 Light and Ventilation

Natural light and ventilation are directly related to liveability. Unit layouts should take advantage of the slope and the southern exposure to maximize the number of habitable rooms with direct sunlight. Both light quality and ventilation benefit from attention to building massing and window layout.

2.8 Noise

This sub-area is impacted by traffic noise from Marine Way and by industrial noise from the riverfront industrial operations.

New developments can minimize noise exposure by:

- (a) orienting rooms most affected by noise away from the noise source,
- (b) using materials and construction methods such as masonry construction, double studded insulated walls, triple glazing and glass block,
- (c) locating noise buffers such as glazed balconies, walls and fences between the noise source and the dwellings, or

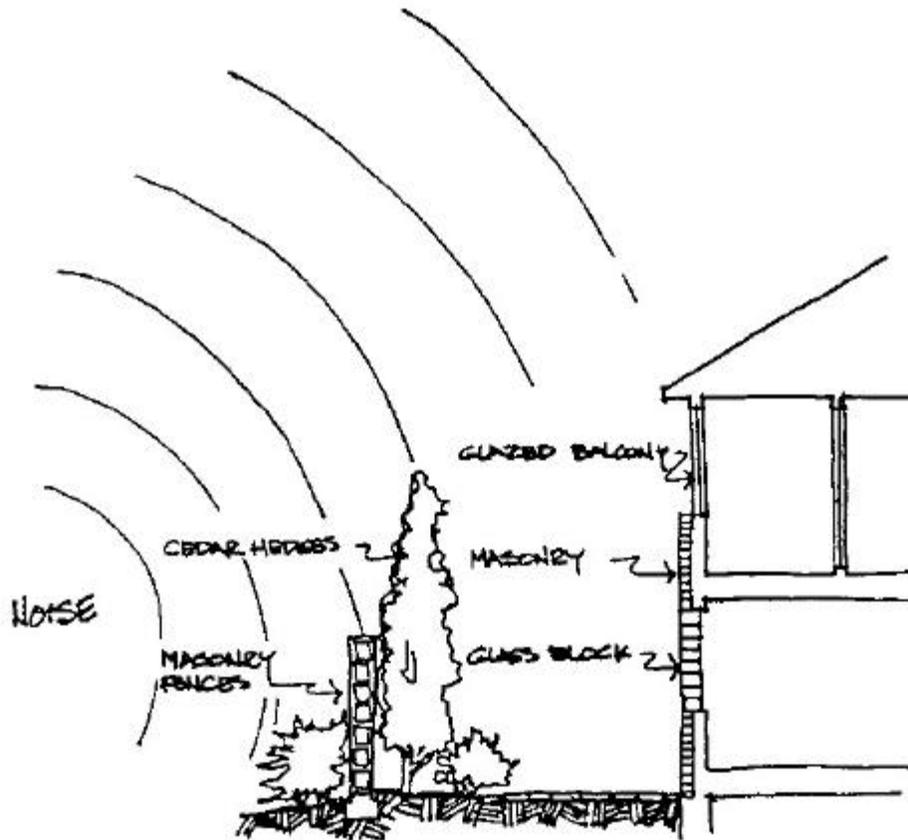
- (d) providing alternate ventilation systems such as baffled wall vents.

In order to satisfy the acoustic criteria in the By-law, it may be necessary to use a combination of the above guidelines.

2.9 Privacy

Habitable rooms should have a significant view cone into the public domain, but intruding into the

Figure 2. Methods of Noise Mitigation



privacy of other dwellings should be avoided with the use of landscaping, orientation and window placement.

2.11 Access and Circulation

Wherever vehicle or pedestrian access and/or circulation is required within or across a development site, such roadways or pathways shall be private, and thus constructed and maintained by the private owner(s). There will however, be public walkways between sites as described later in these guidelines.

Pedestrian access should not be allowed into the preserved buffer area for safety and tree preservation reasons. Developers are encouraged to construct a continuous fence along the buffer/development area boundary to prevent such access. Only the most eastern walkway should have access past this boundary, continuing through to the development property to the south.

Preferred vehicle access is from S.E. Marine Drive. Pedestrian routes should link to the public walkways between sites and to S.E. Marine Drive and Champlain Heights.

4 Guidelines Pertaining to Regulations of the Zoning and Development By-law

4.1 Site Area

In cases where a specific site's adjacent uses, relationship to adjoining streets or other physical characteristics lend themselves to a higher built form than allowed by the property's site area, the Director of Planning is given the discretion to relax the minimum site area regulations.

4.4 Landscape Setbacks

In the case of a site where the intent and effect of the landscape setback can be achieved in less distance than the required setback or through treatments restricted by the regulations, the Director of Planning has the discretion to relax the required setbacks or treatments.

4.8 Site Coverage

In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar features, project more than 3 feet above the base surface. Should a site's proposed layout of buildings and parking, loading and vehicular maneuvering aisles be consistent with the By-law's intent, but requires more than 20% of the site area for off-street parking, off-street loading and associated vehicular maneuvering aisles, due to the site's topography, relationship to adjoining streets or other physical characteristics, the Director of Planning may relax the requirement up to a maximum of 30% of the site area.

4.15 Acoustics

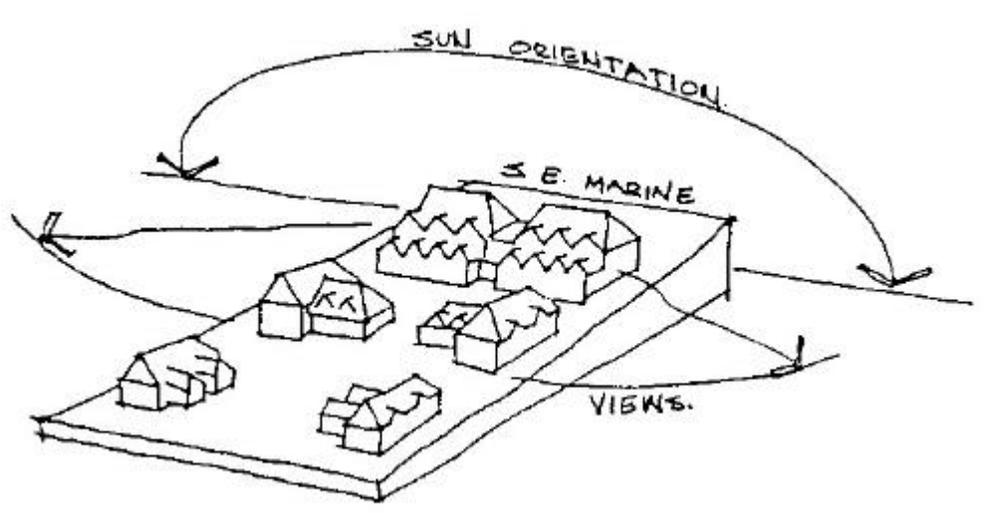
The objective of the report from the acoustical engineer is to ensure that the resulting noise levels experienced within the occupied dwelling will be acceptable. It is important that all possible methods of noise attenuation are considered during the conceptual and detailed design phases in order to satisfy the criteria.

4.16 Building Massing

Buildings oriented in an east-west configuration should provide a "peaks-and-valley" silhouette to allow view and sunlight.

Rows of buildings, particularly those oriented north/south should be broken up to provide open spaces between blocks of buildings.

Figure 3. Example of Building Configuration



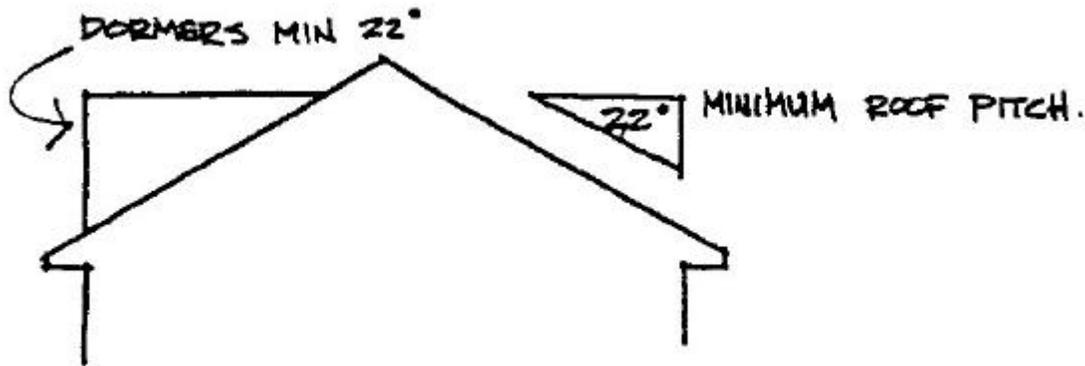
5 Architectural Components

The Champlain Heights neighbourhood has developed a village character with an abundance of treed areas and walkways both within and between housing parcels. This extension to the south should directly relate with these patterns both from a site layout and unit design perspective.

5.1 Roofs

Roofs should have a minimum pitch of 22 degrees from horizontal. Not more than 33 percent of a building's roof should be flat.

Figure 4. Roof Design



5.5 Exterior Walls and Finishes

To achieve a village character which is compatible with the existing neighbourhood, the following exterior treatments are recommended:

- (a) a limited palette of colours and finishes is suggested for each parcel, with color variety used to provide areas of interest and accent and to prevent a monolithic appearance throughout the project,
- (b) provide a northwest character which blends into the natural background,
- (c) each dwelling unit need not be distinct from its immediate neighbours but should have a clear identity at its main street entry,
- (d) wherever possible, separate exterior entries to dwellings and provide a protective roof canopy or overhang, and
- (e) gateways, freestanding screens and entry canopies may encroach into the required setbacks to reinforce the village concept.
- (f) fencing should compliment the colours, materials and detailing of the buildings.

5.8 Signage

Street signage and street lighting within development sites should be constructed of natural materials indigenous to British Columbia.

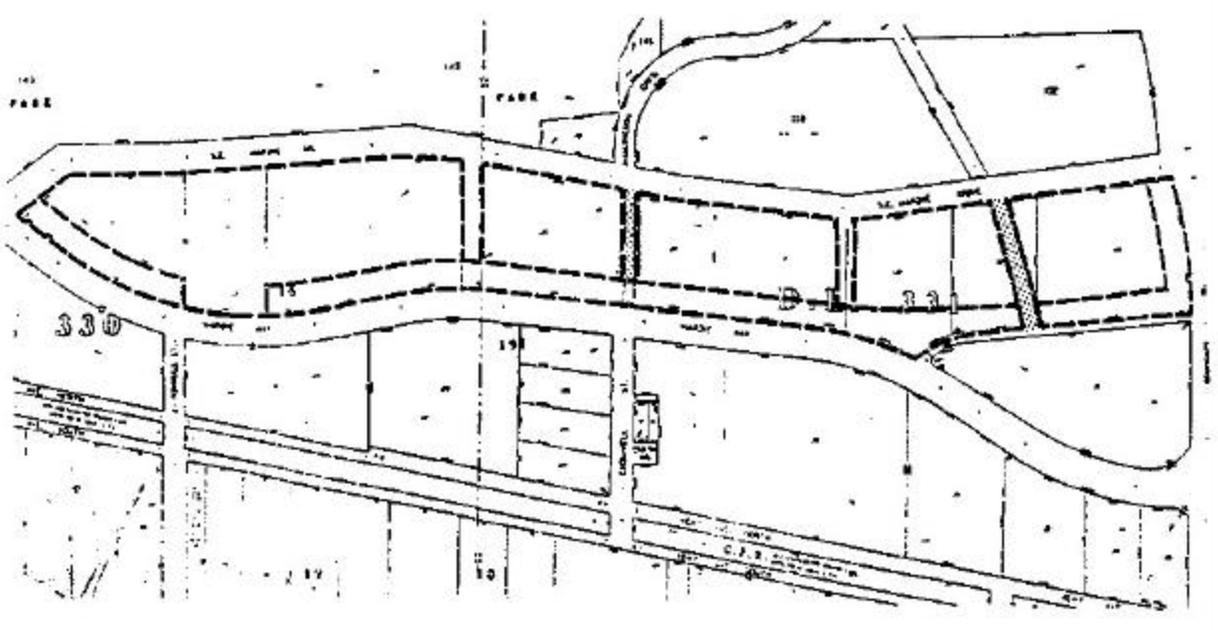
7 Open Space

New development should provide a variety of open spaces which are usable, easily supervised and buffered from traffic and industrial noise. New developments should provide a gradual transition between public and private areas through the use of landscaping and activity areas.

7.1 Public Open Space

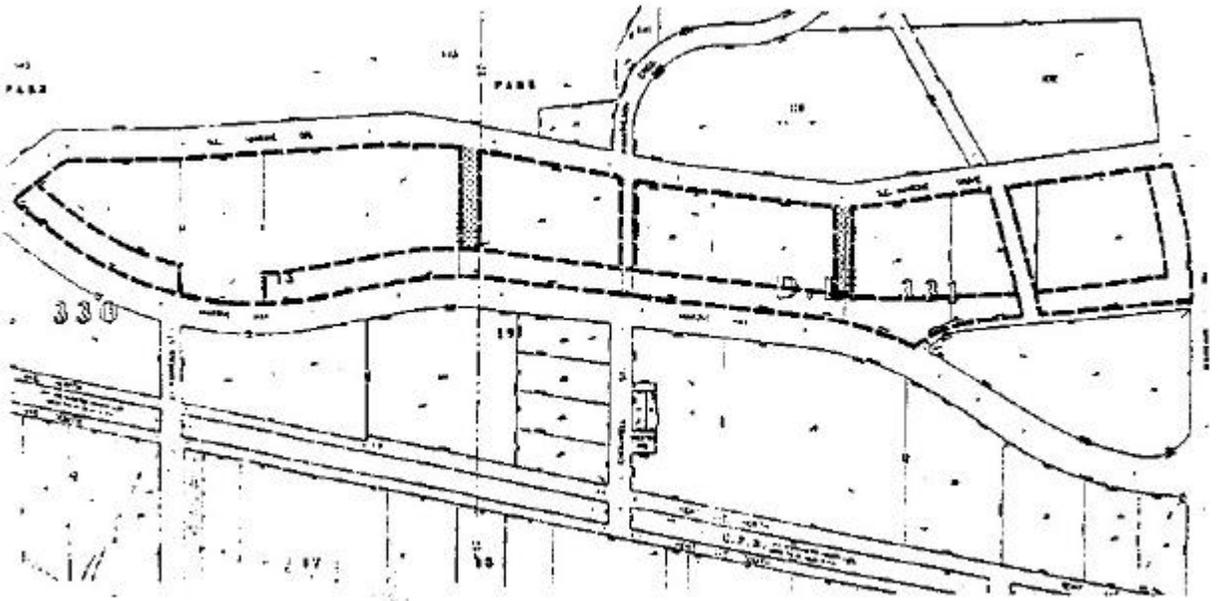
The By-law schedule and proposed subdivision of this area allows for two 10m (32.8 ft.) wide public pedestrian walkways. The objective is to continue the existing Champlain Heights walkway system south of S.E. Marine Drive and provide access into the development parcels off these walkways. The walkway closest to Boundary Road also provides access to the commercial property to the south.

Figure 5. Public Walkway



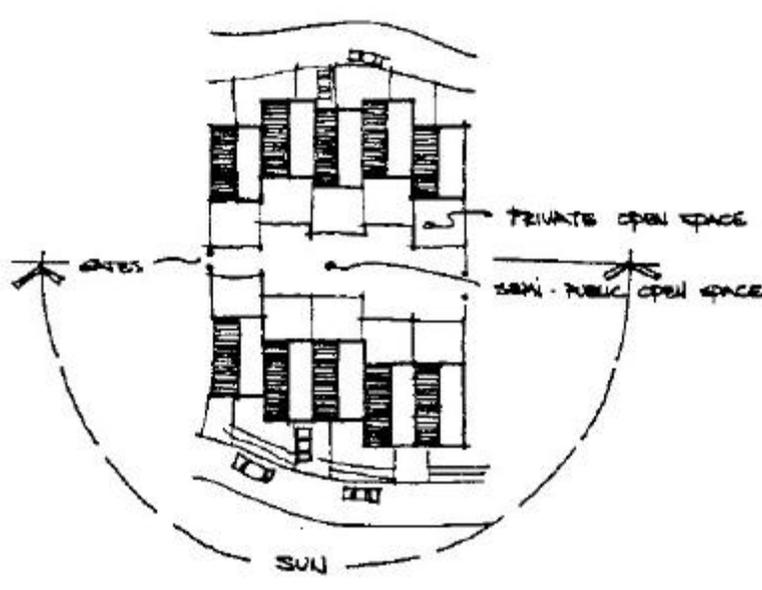
7.2 Semi-Public Open Space

The By-law schedule and subdivision of this area allows for two 10m (32.8 ft.) wide semi-public pedestrian walkways between development parcels. The objective is to continue the existing Champlain Heights walkway system south of S.E. Marine Drive and provide access into the development parcels off these walkways. These walkways should be provided with a similar landscape treatment as the two public walkways in this area. The By-law requires 8m (26.3 ft.) landscape setbacks from the common property line, allowing for the 10m (32.0 ft.) walkway.



Consolidate open spaces on each site in special areas in order to increase their usefulness and to provide a focus for overview. These open spaces should have southern exposure and/or views. Define open space by carefully siting and massing buildings rather than a residual approach.

Figure 6. Open Space Opportunities



7.3 Private Open Space

For family housing, adequate private open space should be provided at grade and on sun decks or roof decks. For smaller units or adult oriented units, private open space should be provided adjacent to the major living area. Private open space should be oriented to optimize sunlight and views, and be linked to other major activity areas.

8 Landscaping

It is evident that much of the existing natural landscaping will have to be removed during the development due to its age and condition. New landscaping should reflect the area's rural-urban character by re-creating a sense of the pre-existing ambience with groupings of native planting in a naturalistic setting.

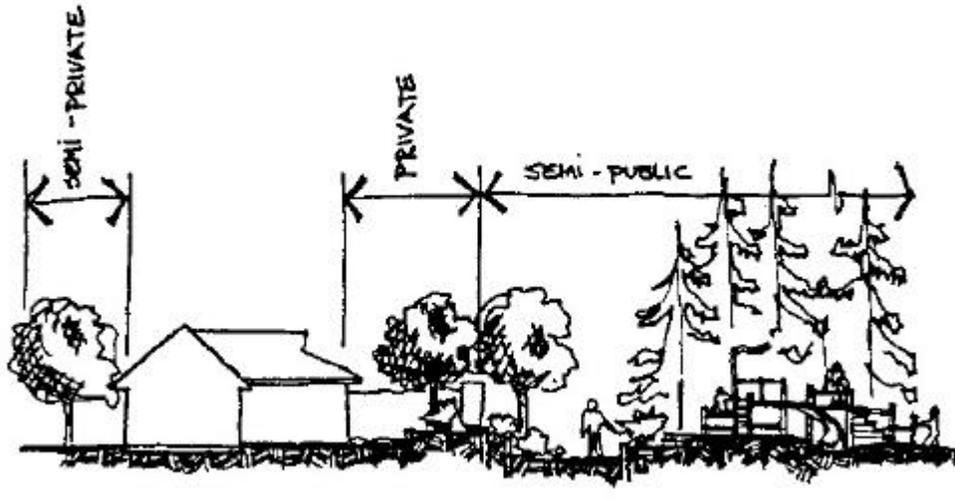
Access to and development activity within the buffer area and the walkways will not be permitted in order to preserve the tree growth in these important areas.

Landscaping should define open spaces by:

- a) providing interest and definition in public areas and enhancing privacy and amenity in the private areas,
- b) using landscaping to identify main entrances,
- c) using landscaping to separate private terraces, define play areas and screen parking areas.

The interface between public and private areas should be landscaped to result in privacy and security. A physical separation may be achieved with hedging, fencing and/or grade changes.

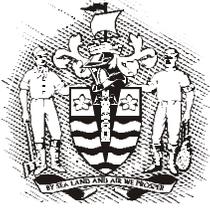
Figure 7. Suggested Landscaping Treatment



Landscape materials should reinforce the village character, with wood timbers utilized on ground base elements, street furniture, decks, entrances and fencing.

9 Utilities, Sanitation and Public Services

To ensure a quality streetscape and other outdoor areas, all utilities including hydro, telephone and television cable, should be installed underground within development sites.



CHAMPLAIN HEIGHTS SOUTH CD-1 GUIDELINES (SUB-AREA 1, CHURCH SITE) (BY-LAW NO. 5381)

Adopted by City Council July 31, 1990

Note: These guidelines are organized under standardized headings which are consistent with all City of Vancouver "guideline" reports. As a consequence, there are gaps in the numbering sequence where the guidelines are not applicable to this area.

1 Application and Intent

These guidelines apply to Sub-Area 1, the church site, and should be used in conjunction with the Champlain Heights South CD-1 Zoning By-law No. 5381.

The objective of these guidelines is to provide design criteria that will enhance the quality of the development and will ensure a reasonable compatibility and blend with the existing land uses and anticipated development of neighbouring properties.

The guidelines should be considered from the outset of the design/planning process.

Designs for the development will be submitted to the Director of Planning for his review; there is no outright approval granted to any submitted design.

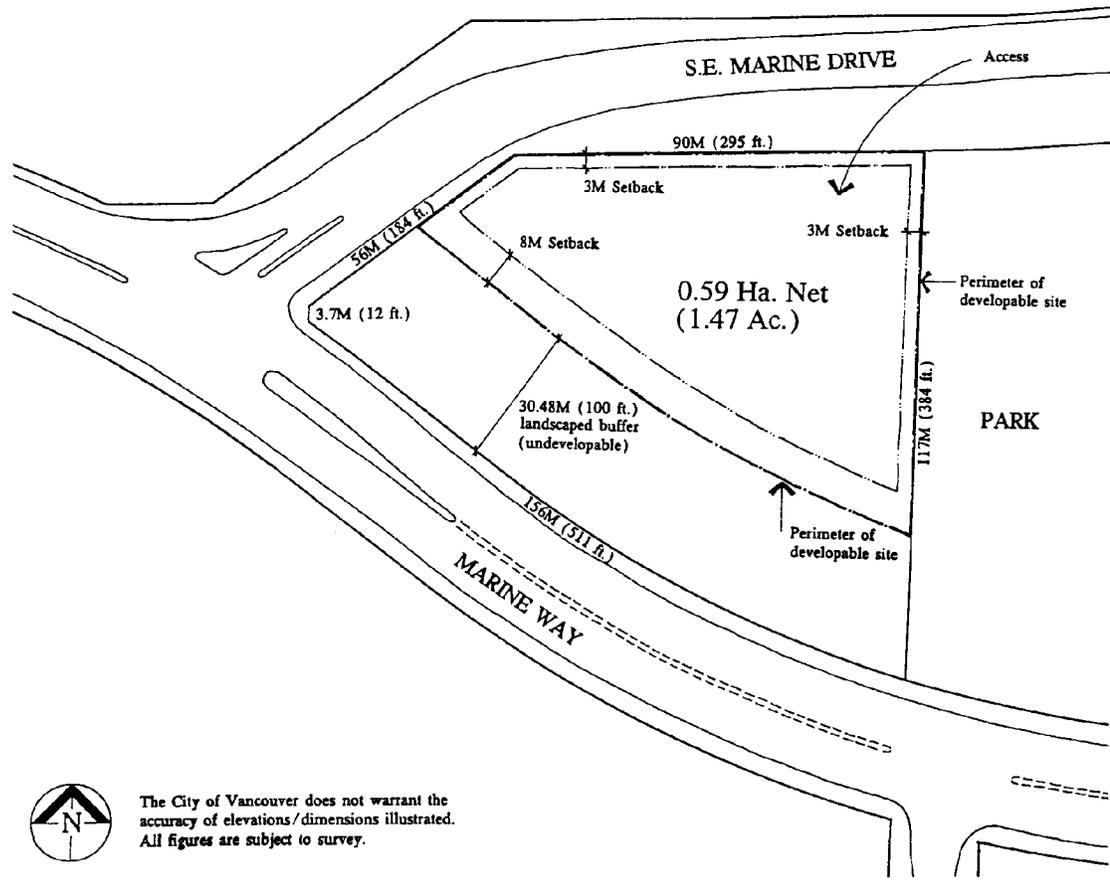
The intent in developing this church site in the Champlain Heights South is to augment the existing community facilities and to extend the Champlain Heights neighbourhood south-west.

Development should take advantage of the south facing slope, resulting views and adjacent public amenities. Development must also deal with the impact of Marine Way traffic, riverfront industry, and be compatible with the existing and future Champlain Heights neighbourhood.

2 General Design Considerations

2.1 Site Context

The church site is located south of the existing Champlain Heights neighbourhood and Everett Crowley Nature Park. Champlain Heights was developed with a full range of housing forms and tenures. Public amenities include two schools, a full service community centre and neighbourhood



The City of Vancouver does not warrant the accuracy of elevations/dimensions illustrated. All figures are subject to survey.

Drawing No. 1 Site Plan - Property Boundaries and Setbacks

To the north of the site, the Everett Crowley Nature Park contains numerous viewpoints which look out over the church site. There is currently no access into the park from S.E. Marine Drive.

To the east of the site is a 1.2 Ha. (2.9 Ac.) parcel of land that is designated for park development. This includes a natural ravine which will be opened for passive use.

It is important to regard the development of the church site in the context of an extension to the existing neighbourhood to the north, and the proposed neighbourhood to the east.

The site is highly visible from S.E. Marine Drive, Marine Way and surrounding properties. Attention is required to achieve a development that is both pleasing to look at and able to blend into the particular character of this area.

The site includes a landscaped buffer on the south. This buffer is undevelopable, and is to remain in its natural treed condition. Its purpose is to separate the development from Marine Way and the industrial operations along the Fraser riverfront. The landscaped buffer is not to be included in the site area for purposes of FSR or other area calculations.

A major design consideration is the need to minimize the impact of noise levels generated by the vehicle traffic on Marine Way, and, to a lesser extent, the impact of the S.E. Marine Drive vehicle traffic.

2.3 Orientation

The church building should be sited to realize the natural opportunities of the site and to maintain a positive relationship to S.E. Marine Drive and neighbours to the north and east, rather than to Marine Way.

2.4 Views

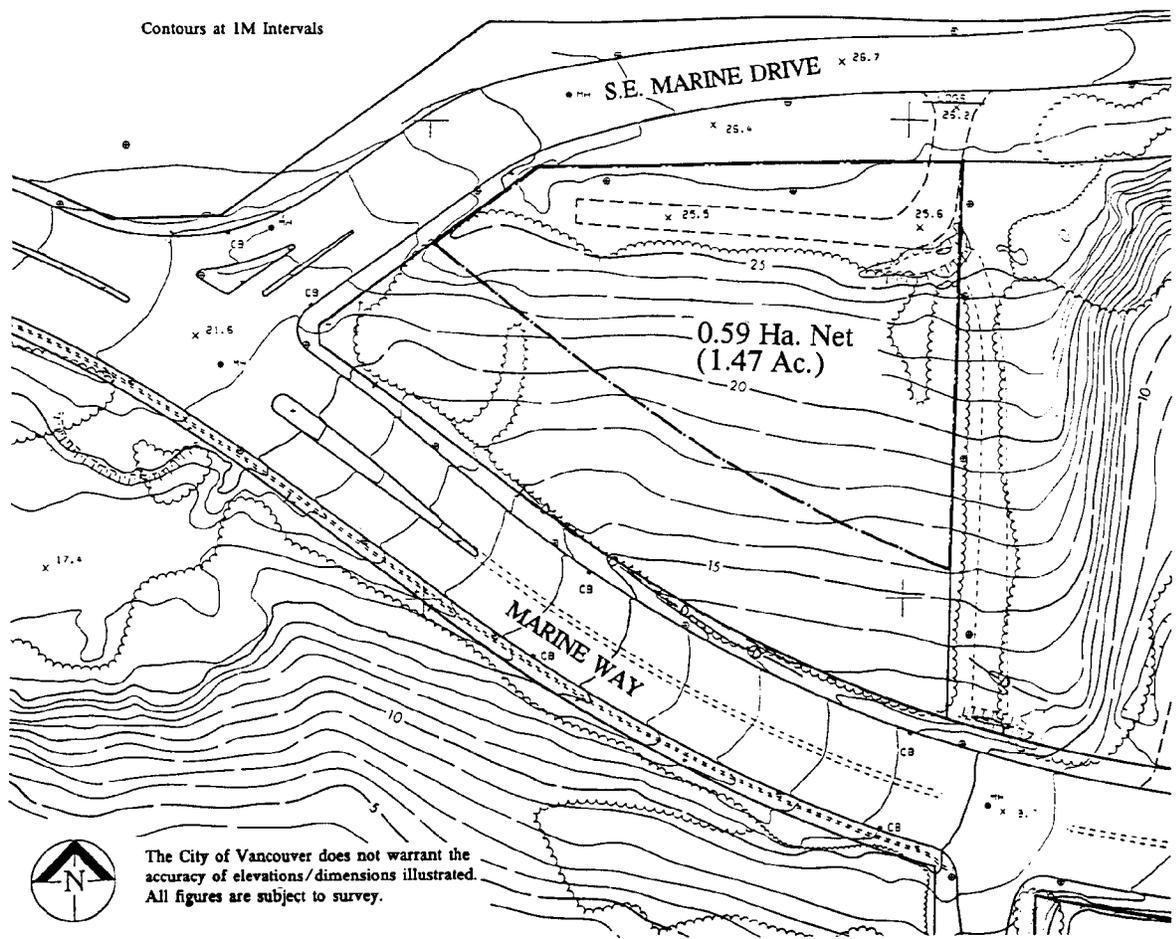
Views to, as well as from, the site are significant and should be considered carefully from the outset of the design process.

Southern views of the Fraser River and Richmond are favourable. Direct views of the heavy industrial operations to the south should be avoided if they could result in complaints related to noise problems or other negative impacts.

Advantage should be taken of the distant east-west views and short south views utilizing the mature tree growth of the preserved landscaped buffer while screening longer views of the industrial operations.

2.5 Topography

The site generally slopes gradually down from S.E. Marine Drive towards Marine Way. Development will be confined to the area adjacent S.E. Marine Drive.



Drawing No. 2 Site Plan - Topography

2.11 Access and Circulation

Where vehicle or pedestrian access and/or circulation is required within or across the site, such roadways or pathways shall be private, and thus constructed and maintained by the private owner(s).

Pedestrian access should not be allowed into the preserved landscaped buffer for safety and tree preservation reasons. Developers are encouraged to construct a continuous fence along the buffer/development area boundary to prevent such access. The intention is to preserve the tree growth when and where possible and to provide a screening to mitigate the negative impact between the various land uses.

Vehicle access is from S.E. Marine Drive; the access road onto the site should be located as far east as possible along S.E. Marine Drive.

No drop-off point will be permitted on S.E. Marine Drive; vehicles must drive onto the site for access.

Circulation within the site must relate clearly to use. Access to ancillary spaces, such as a daycare facility if that is provided, must relate clearly to use.

A sidewalk will be built by the City of Vancouver on the south side of S.E. Marine Drive, where S.E. Marine Drive's southern curb is up to 15 m (49.2 ft.) from the site's northern property line. Pedestrian routes should be planned to link the development to the public sidewalk.

4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law

4.3 Building Envelope - Height

Subject to the provisions of the CD-1 By-law, and the Zoning and Development By-law No. 3575 with respect to height measurement, religious symbolic structures, such as spires or towers, on or immediately adjacent the church, are encouraged.

However, the Director of Planning will be stringent in his review of religious symbolic structures to ensure that any proposed design is appropriate to the architectural design of the church building and consistent with the intent of the By-law.

4.4 Landscape Setbacks

The Director of Planning has the discretion to relax the required setbacks or treatments where the intent and effect of the landscaped setbacks can be achieved in less distance than the required setbacks.

4.8 Site Coverage

Should the proposed site layout of buildings and parking, loading and vehicular manoeuvring aisles be consistent with the intent of the By-law, but requires more than 30% of the site area for off-street parking, off-street loading and associated vehicular manoeuvring aisles, due to site topography, relationship to adjoining streets or other physical characteristics, the Director of Planning may relax the requirement up to a maximum of 40% of the site area.

In addition to the surface parking permitted, parking and loading are encourage under building(s) on the site.

4.15 Acoustics

This site is impacted by traffic noise from Marine Way and S.E. Marine Drive. It is also impacted, but to a lesser extent, by industrial noise from the riverfront industrial operations.

The objective of the required report from an acoustical engineer is to ensure that the resulting noise levels experienced within the church building will be acceptable. It is important that all possible methods of noise attenuation are considered during the conceptual and detailed design phases in order to satisfy the criteria.

Any new development can minimize noise exposure by:

- a) orienting the assembly room(s) most affected by noise away from the noise source;
- b) using materials and construction methods such as masonry construction, double studded insulation walls, triple glazing and glass block;
- c) locating noise buffers such as walls and fences between the noise source and the church building; and
- d) providing alternate ventilation systems such as baffled wall vents.

In order to satisfy the acoustic criteria in the By-law and that required by the Vancouver Medical Health Officer, it may be necessary to use a combination of the above guidelines.

5 Architectural Components

The church and any ancillary buildings on the site should display an architecture which is suited to and expressive of the traditions and forms of worship of the congregation.

5.2 Windows

Particular religious traditions encourage the use of a large area of glass in the exterior walls, not only to illuminate naturally or artistically, such as in the form of stained glass, the assembly space(s), but also to make visible from outside the ceremony, worship or other activity taking place within. This is fully endorsed, but not required, by these design guidelines.

5.5 Exterior Walls and Finishing

The Champlain Heights neighbourhood has developed a village character with an abundance of treed areas and walkways both within and between development parcels. The intention is that the church and any ancillary buildings, while they may display a "landmark" quality, should not be garish.

To complement the village character and to ensure that development on this church site is compatible with the existing neighbourhood, the following exterior treatments are encouraged:

- a) a limited palate of colours and finishes;
- b) high-quality materials which blend into the natural background; in particular, any stone used should be similar to that on the original buildings of the nearby Baptist College;
- c) the avoidance of large areas of unrelieved walls;
- d) entrances that display a suitable prominence;
- e) gateways, freestanding screens and entry canopies as appropriate to the architecture, landscape and circulation, which may encroach into the required setbacks; and
- f) fencing which complements the colours, materials and detailing of the church building.

5.8 Signage

Signage within this development site should be constructed of natural materials indigenous to British Columbia, and should blend into the character of the neighbourhood. Signage should be visible from S.E. Marine Drive but not be prominent. Signage is discouraged on Marine Way.

7 Open Space

Open spaces provided within this church site should be usable, easily supervised, and buffered from traffic and industrial noise.

8 Landscaping

Given the character of the neighbourhood, retention of the existing natural landscaping is encouraged where feasible. New landscaping should reflect the rural-urban character of the area and should recreate a sense of the existing ambiance with groups of native planting in a naturalistic setting.

New landscaping should also be used to define the public and semi-private open spaces, and to identify main entrances.

Landscaping materials should reinforce the village character of the Champlain Heights neighbourhood, for example, by the use of wood timbers on ground base elements, entrances and fencing.

Landscaping within areas of surface parking is encouraged to soften these otherwise unrelieved hard open spaces. The parking surfaces are to be paved, drained and marked to a suitable high quality.

Access to, and development activity within, the landscaped buffer area will not be permitted so as to preserve the tree growths.

9 Utilities, Sanitation and Public Services

All utilities, including hydro, telephone and television cable, should be installed underground within the site.