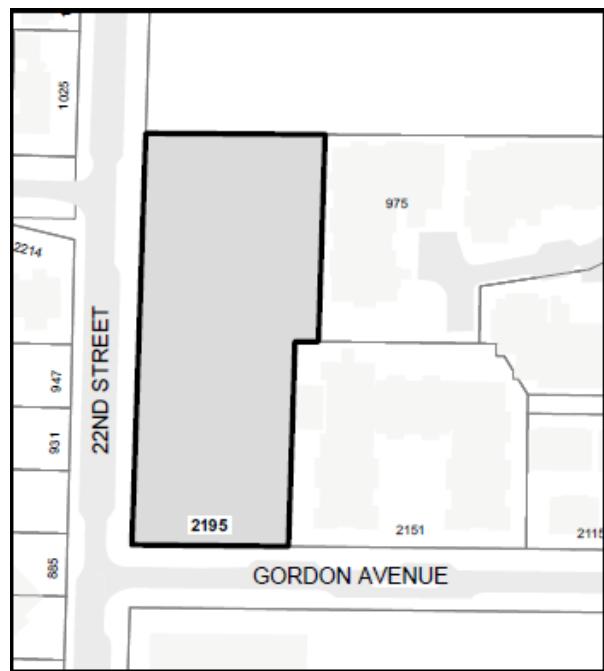


22nd STREET and GORDON AVENUE

Policy BF-B5

Promote the siting and design of multiple family development, and an adult day centre, that reflects quality building design, materials and landscaping. The buildings should have their own stand-alone character and relate to one another through a common architectural expression.

- The lands shown in the area map on Policy BF-B5 are zoned to enable the development of three multiple family buildings (Buildings A, B and C), and allow for an adult day centre to be incorporated into Building A.
- The three buildings shall accommodate a maximum combined Floor Area Ratio (FAR) of 2.8.
- The buildings shall be located generally as illustrated in Figure 1: Conceptual Site Plan.
- Buildings A and B, shall be a maximum of 6 storeys in height.
- Building C shall be a maximum of 8 storeys in height.
- The specific form and character of development will be determined by Council in the context of the guidelines and objectives, outlined in Policy BF-B5, for the 22nd Street and Gordon Avenue development, in Council's consideration of the Development Permits.



22nd Street and Gordon Avenue Development Permit Area Designation Map BF-B5

Category	Local Government Act s. 488 (1)(f)
Conditions	The development permit area designation is warranted to ensure that development for multiple family housing, and an adult day centre, is compatible with surrounding uses.
Objectives	<p>To promote the siting and design of the buildings and landscaping in accordance with the 22nd Street and Gordon Avenue guidelines.</p> <p>To ensure quality building design, materials and landscaping.</p> <p>To ensure that the massing, scale, orientation, character and articulation of the buildings is responsive to the neighbourhood context.</p> <p>To create a pedestrian-friendly streetscape.</p> <p>To ensure that the buildings have their own stand-alone character and relate to one another through a common architectural expression.</p> <p>To promote an inviting public realm.</p>
Exemption	<p>Development may be exempted from the requirement for a Development Permit if the proposal:</p> <ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures; ii. is for a renovation that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Policy BF-B5; or iii. is for a renovation that is considered to be minor in nature, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Review Committee, or an equivalent body appointed by Council, and conforms to the Policy BF-B5.

I. Context and Character

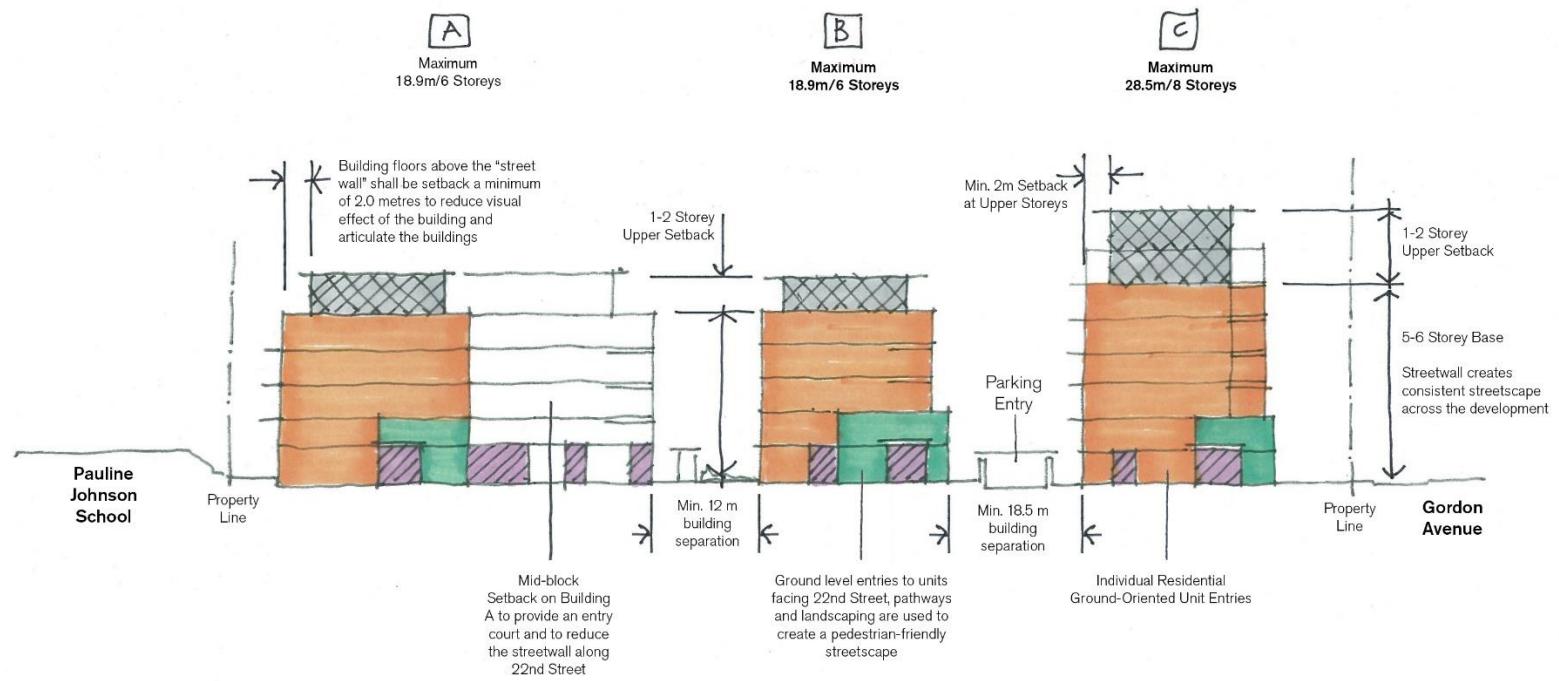
- a. Design should be responsive to the neighbourhood context.
- b. Design buildings to have their own stand-alone character and relate to one another through a common architectural expression.
- c. Situate buildings to maximize north-south unit orientations and to allow for light penetration through the site.
- d. Provide well-designed outdoor spaces that are livable, accessible and functional.
- e. Promote an inviting public realm including public-private space that is responsive to the civic uses south across Gordon Avenue.
- f. Encourage the provision of integrated public art to enhance the pedestrian experience.



Figure 1: Conceptual Site Plan

II. Building Siting and Design

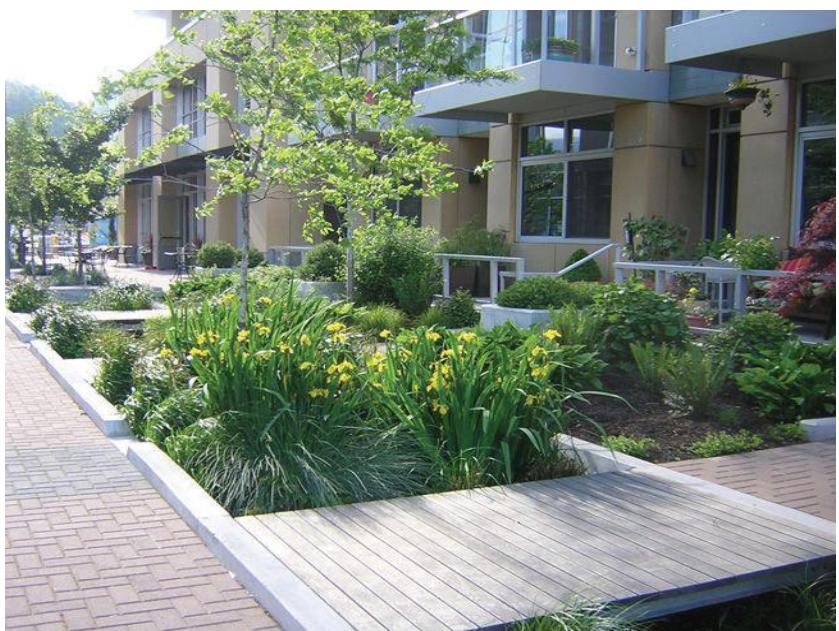
- a. Buildings A, B and C shall be located generally as illustrated in Figure 1: Conceptual Site Plan.
- b. Buildings A and B shall not exceed a maximum height of 6 storeys.
- c. Building C shall not exceed a maximum height of 8 storeys.
- d. All buildings shall form a consistent street wall to articulate clearly expressed building bases.
- e. As shown in Figure 2: Conceptual Sketch of Street Wall and Building Massing, the uppermost 1-2 storeys of Buildings A, B and C shall be setback a minimum of 2.0 metres from the building face to reduce the visual effect of the building and to articulate facades.



Sketch of Street Wall and Building Massing Along 22nd Street

Figure 2: Conceptual Sketch of Street Wall and Building Massing

- f. Minimum building separations have been outlined as reflected in Figure 1: Conceptual Site Plan.
- g. To provide improved privacy between units and the adjacent development to the east balconies shall not be located along the east elevation of all buildings, with the exception of balconies that wrap the corner of the buildings. The length of the balconies that wrap the buildings shall not extend beyond 2.0 metres along the east elevations. Windows should be minimized along the east elevation of all buildings.
- h. The scale of the buildings should be visually broken using architectural design elements and blank walls shall be avoided. Architectural design elements may include finer-grain architectural detailing, fenestration, balconies and changes in materiality.
- i. Individual functional elements should be expressed to create identity, rhythm and variety to help reduce visual scale.
- j. Building massing should be articulated through projections and recesses into the building envelope.
- k. Rooftop outdoor amenity areas are encouraged on all buildings. The height of the elevator machinery atop the buildings shall be minimized.
- l. Lobby entrances shall be clearly identifiable and accessible from the public realm with CPTED principles taken into account.
- m. Ground-oriented individual residential unit entrances shall be provided for all units at grade.
- n. Individual entrances shall be distinguished in plan and elevation and may include elements such as projecting bays, vertical framing, individual roofs and entry canopies, as shown in the examples in Figure 3: Images Showing Pedestrian Friendly Ground-Oriented Unit Entries.
- o. Entrances should be clearly identifiable through the use of low walls, steps, special paving, and special planting, as shown in the examples in Figure 3: Images Showing Pedestrian Friendly Ground-Oriented Unit Entries.
- p. A pathway shall connect the unit entries to a common sidewalk or walkway. Entry doors should be aligned with the pathway.



Figures 3: Images Showing Pedestrian Friendly Ground-Oriented Unit Entries

Building Materials

- a. Quality materials shall be selected that are appropriate to the building face orientation for sun, wind, noise, view.
- b. Natural colours are preferred and should be derived from the materials used for the primary surfaces of the buildings.
- c. Accent and/or secondary finish material colours should complement the primary materials.
- d. Where appropriate the use of wood as a feature material is encouraged.
- e. Materials shall include but are not limited to:
 - Natural Stone
 - Cementitious siding or panels
 - Brick or cast-stone masonry
 - Terracotta panelling
 - Exposed architectural-finish concrete
 - Wood, particularly in protected locations
- f. Materials shall not include:
 - Vinyl siding
 - Stucco
 - Exterior Insulated Finishing System
 - Mirrored or heavily tinted glass

West Coast Contemporary

Buildings should be grounded in West Coast Contemporary expression, as shown in the examples in Figure 4: Examples of West Coast Contemporary Architecture.

- a. Contemporary expressions include:
 - Simple structures in wood, concrete or steel
 - Clear glazing, especially in connection with outdoor spaces
 - Concrete or stone walls, stairs, and platforms
 - Wood, metal, brick, cast stone and cementitious wall panels
 - Wood or metal doors and railings
 - Metal or fibreglass windows
 - Latticed wood or metal screens

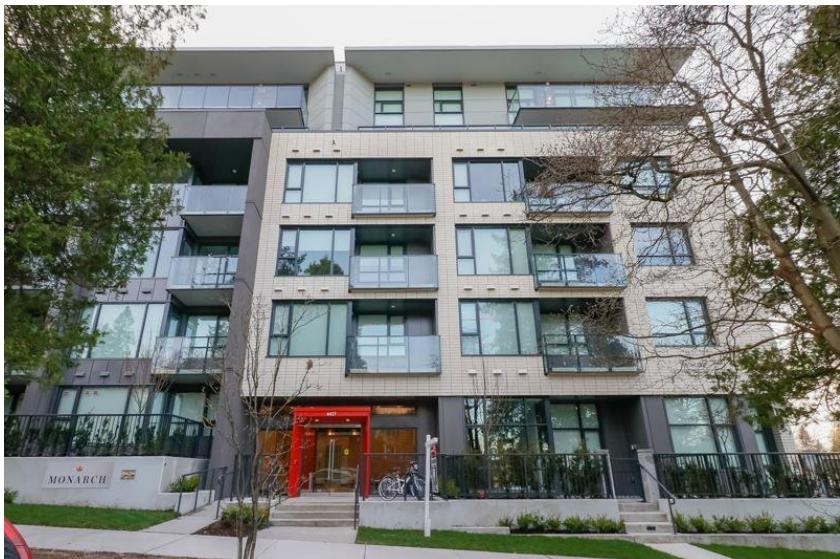


Figure 4. Examples of West Coast Contemporary Architecture



Figure 4. Examples of West Coast Contemporary Architecture

Adult Day Centre

- a. An adult day centre shall have its own separate entrance and be located within close proximity to the pick-up and drop off area.
- b. The entry to the adult day centre should be architecturally articulated by means of detailing, canopies, materiality or colour.
- c. An adult day centre should have a passenger loading area, generally as shown in Figure 1: Conceptual Site Plan.
- d. An adult day centre should have canopies and awnings incorporated into the building design to provide weather protection and a covered walk extended to the curb line of the pick up and drop off area nearest to the lobby.
- e. An adult day centre shall have a secured outdoor area incorporated adjacent to the adult day centre and generally as reflected in Figure 1: Conceptual Site Plan.

Rooftops

- a. Rooftop outdoor amenity areas are encouraged to be provided on all buildings.
- b. Rooftop mechanical rooms, units and equipment, elevator penthouses and other rooftop devices should be integrated into the building massing and should be grouped and screened with materials and finishes compatible with the building.

Sustainable Building Design

- a. All buildings must meet or exceed requirements of the Sustainable Buildings Policy, or its equivalent.
- b. Parking shall be compliant with electric vehicle charging requirements as outlined under the Sustainable Buildings Policy, or other applicable policy.
- c. Sustainable design initiatives should be considered and may include:
 - Balcony areas and overhangs that offer effective shading, especially along the south and west elevations.
 - Solid and punched walls providing increased thermal value.
 - Selected areas of glazed walls and/or triple-pane glazing.
 - Exterior sun-shading devices.

III. Landscape Design

- a. Paving materials for plazas and public spaces, including cast concrete, stone, or concrete pavers are encouraged.
- b. The landscaped areas shall be accessible to wheelchairs and walkers.
- c. Provide well-designed outdoor spaces that are livable, accessible and functional.
- d. Promote an inviting public realm including public-private space that is responsive to the civic uses on the south side of Gordon Avenue.
- e. Encourage the provision of integrated public art to enhance the pedestrian experience.
- f. Native, adaptive and drought tolerant plants should be prominent in planting design.
- g. Appropriately choose tree species to support their function while considering aesthetic qualities including seasonal change.
- h. Siting of outdoor amenity areas should be located near or integrated with indoor amenity areas, seating areas, and areas with high levels of visual overlook and should offer opportunities for intergenerational activities.
- i. Elements such as arbors, trellises, paving materials and texture, low wall elements, bollards and planting are encouraged to create transitions between public, semi-private, and private pedestrian realms.
- j. Accessible rooftop amenity areas are encouraged. Roofscapes may include a combination of useable areas, green roof and urban agriculture.
- k. A lighting plan, including specifications, shall be included as part of Development Permit review.
- l. Employ best practices for landscape design for the adult day centre including a secure, screened, non climbable perimeter, accessible walkways and social spaces.
- m. The parking ramp shall be screened and may include a trellis to provide screening from above.



Figure 5: Landscaped Courtyard



Figure 6: Rooftop Amenity Area

IV. Circulation and Parking

- a. Parking access should be consolidated within a single shared ramp to underground parking to reduce potential impacts to both vehicle and pedestrian traffic.
- b. The single underground parking entrance shall be located along 22nd Street.
- c. All required parking must be located underground.
- d. Areas for loading and storage of refuse and recycling must be appropriately screened with elements such as trellises, arbours, fences and/or landscaping.
- e. Visitor bicycle parking should be located near main entrances and should be visible to the public and be sited in well-lit areas.



Figure 7: Artistic Rendering Looking North - Illustrative example of a potential form of development



Figure 8: Artistic Rendering Looking North - Illustrative example of a potential form of development



Figure 9. Artistic Rendering Looking South - Illustrative example of a potential form of development



Figure 10: Artistic Rendering Looking South - Illustrative example of a potential form of development