

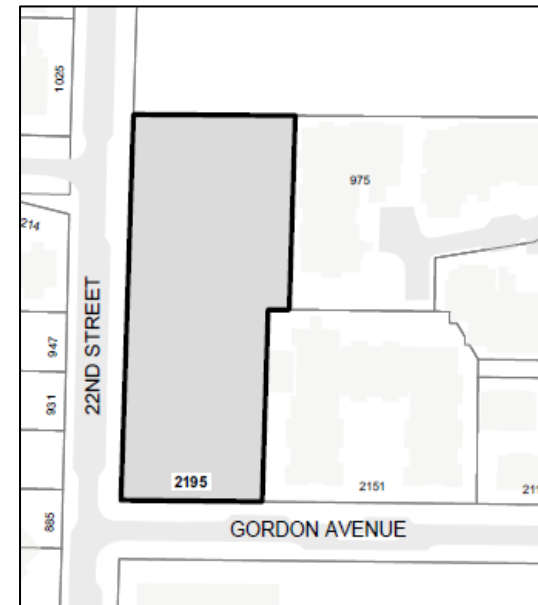
## GUIDELINES BF-B5

### 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**

22nd Street and Gordon Avenue BF-B5	<b>Category</b>	Local Government Act s. 488 (1)(f)(h)(i)(j)
	<b>Conditions</b>	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.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>• to promote the siting and design of the buildings and landscaping in accordance with the 22nd Street and Gordon Avenue guidelines</li> <li>• to ensure quality building design, materials and landscaping</li> <li>• to ensure that the massing, scale, orientation, character and articulation of the buildings is responsive to the neighbourhood context</li> <li>• to create a pedestrian-friendly streetscape</li> <li>• to ensure that the buildings have their own stand-alone character and relate to one another through a common architectural expression</li> <li>• to promote an inviting public realm</li> <li>• to promote energy conservation, water conservation and the reduction of greenhouse gases</li> </ul>
	<b>Exemption</b>	<p>Development may be exempted from the requirement for a Development Permit if the proposal:</p> <ul style="list-style-type: none"> <li>i. does not involve the construction of any new buildings or structures;</li> <li>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</li> <li>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.</li> </ul>

## I. CONTEXT AND CHARACTER

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

## II. BUILDING DESIGN

- Buildings A, B and C should be sited as generally illustrated in Figure 1: Conceptual Site Plan.
- Despite the above, alternative building configurations and siting may be considered if a superior urban design is demonstrated resulting in a better development overall.
- Buildings A and B shall not exceed a maximum height of 6 storeys.
- Building C shall not exceed a maximum height of 8 storeys.
- All buildings shall form a consistent street wall to articulate clearly expressed building bases.
- As shown in Figure 2, 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.

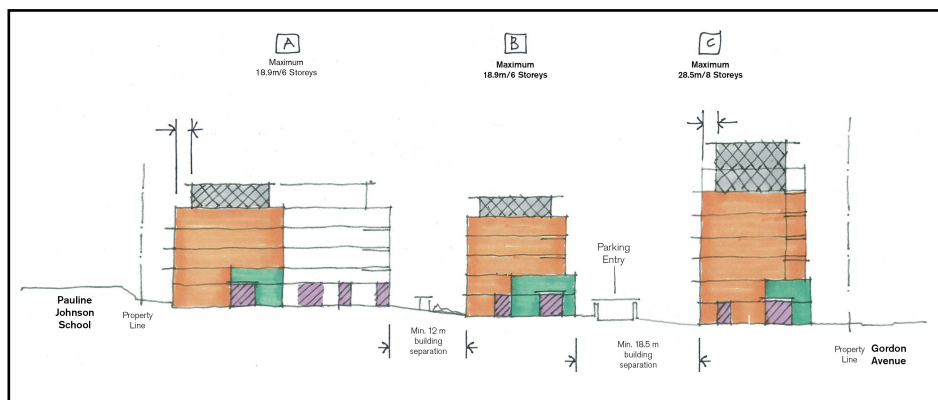


Figure 2: Conceptual Sketch of Street Wall and Building Massing Along 22nd Street

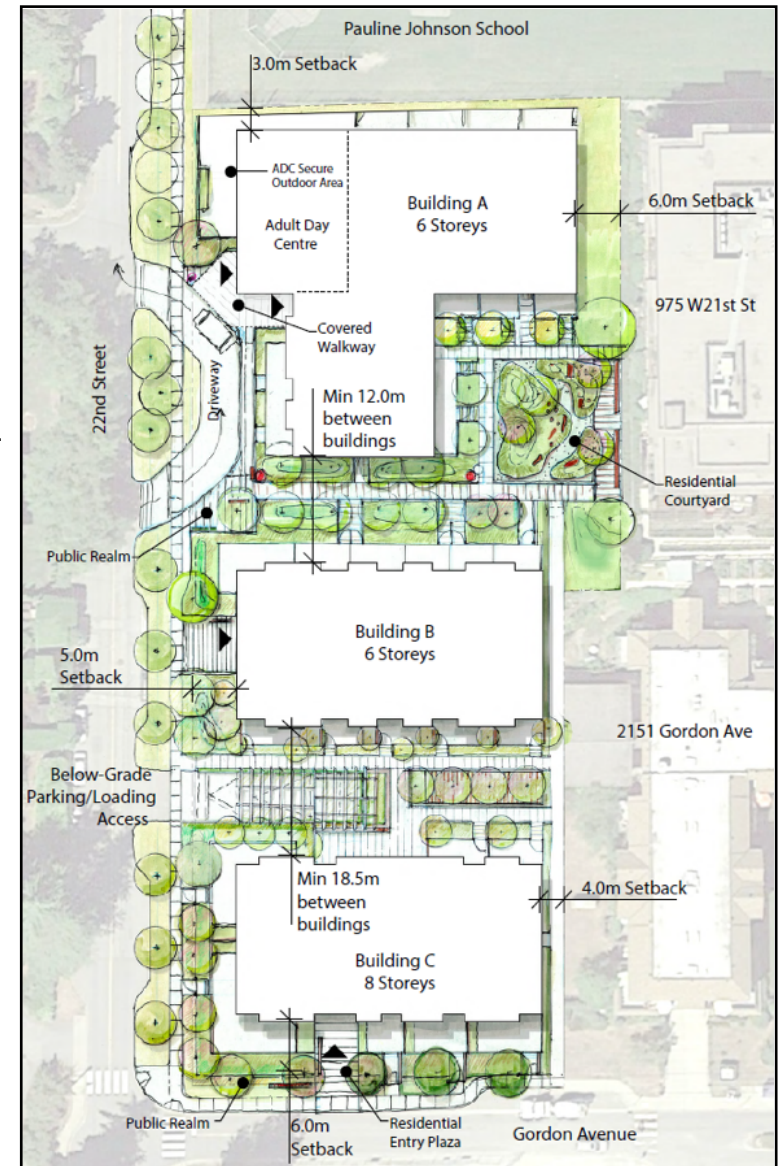


Figure 1: Conceptual Site Plan

- g. Minimum building separations have been outlined as reflected in Figure 1 and Figure 2.
- h. 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.
- i. 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 (see examples within Figures 4 through 7).
- j. Individual functional elements should be expressed to create identity, rhythm and variety to help reduce visual scale.
- k. Building massing should be articulated through projections and recesses into the building envelope.
- l. Rooftop outdoor amenity areas are encouraged on all buildings. The height of the elevator machinery atop the buildings shall be minimized.
- m. Lobby entrances shall be clearly identifiable and accessible from the public realm with Crime Prevention Through Environmental Design (CPTED) principles taken into account.

- n. Ground-oriented individual residential unit entrances shall be provided for all units at grade.
- o. Individual entrances shall be distinguished in plan and elevation and may include elements such as projecting bays, vertical framing, individual roofs, visible addressing and entry canopies, as shown in the examples in Figure 3.
- p. 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.
- q. A pathway shall connect the unit entries to a common sidewalk or walkways. Entry doors should be aligned with the pathway.



**Figure 3: Examples of Separation of public and private space and Pedestrian Friendly Ground-Oriented Unit Entries**

### III. 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





**Figure 4: Artistic Rendering Looking North - Illustrative example of a potential form of development**



**Figure 5: Artistic Rendering Looking North - Illustrative example of a potential form of development**



**Figure 6. Artistic Rendering Looking South - Illustrative example of a potential form of development**



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



#### IV. WEST COAST CONTEMPORARY EXPRESSION

Buildings should be grounded in West Coast Contemporary expression, as shown in Figure 8.

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

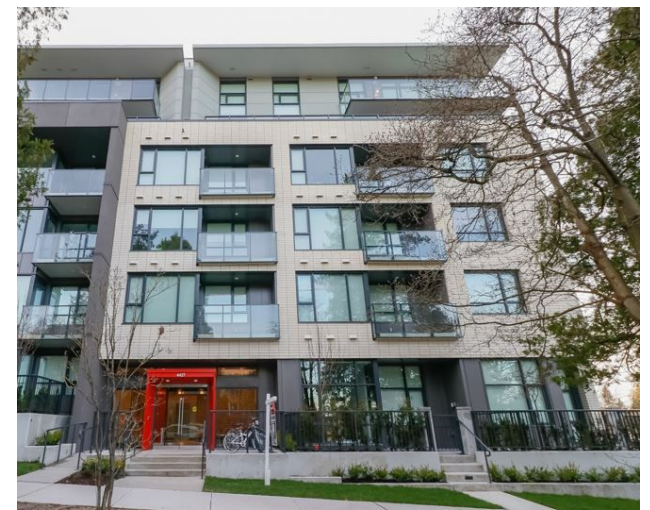


Figure 8. Examples of West Coast Contemporary Architecture

## **V. ADULT DAY CENTRE**

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- a. An adult day centre shall have its own separate entrance, with clear wayfinding, and be located within close proximity to a 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 pick-up and drop off area, generally as shown in Figure 1.
- 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.

## **VI. ROOFTOPS**

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- 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.

## **VII. SUSTAINABLE BUILDING DESIGN**

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- 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.

## **VIII. LANDSCAPE DESIGN**

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- a. Paving materials for plazas and public spaces must include cast concrete, stone or concrete pavers.
- b. The landscaped areas shall be accessible to wheelchairs and walkers.
- c. Provide well-designed shared outdoor spaces that are substantial, livable, accessible and functional, as generally shown in Figure 9.
- 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 (see Figure 3).
- j. Accessible rooftop amenity areas are encouraged. Roofscapes may include a combination of useable areas, green roof and urban agriculture (See Figure 10).
- k. A lighting plan, which incorporates LED lighting and down-lighting to improve wayfinding and safety, 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 underground parking ramp should be discrete, screened and may include a trellis to provide screening from above.
- n. Pad Mounted Transformers (PMTs) should be provided a landscaped perimeter/buffer and be located away from busy pedestrian areas or preferably located underground.

## **IX. CIRCULATION/ PARKING**

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- 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, besides temporary loading stalls, must be located underground.
- d. At grade areas for refuse/recycling removal staging areas must be appropriately screened with elements such as trellises, arbours, fences and/or landscaping.
- e. Visitor bicycle parking should be secure, located near main entrances, and should be visible to the public and be sited in well-lit areas.
- f. Ground floor residential units with outdoor access should include residential bicycle parking that is readily accessible, secure and weather protected to encourage daily use.



**Figure 9: Landscaped courtyard with mature trees & defined pathways**



**Figure 10: Rooftop amenity area with greenery and urban agriculture**