



CITY OF VANCOUVER

P3

POLICY REPORT URBAN STRUCTURE

Report Date: January 12, 2006
Author: Y. Zeng/N. Edelson
Phone No.: 6424/7444
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Meeting Date: January 31, 2006

TO: Vancouver City Council

FROM: Director of Current Planning, in consultation with the Director of Legal Services, the General Manager of Engineering Services and the Co-Director of Development Services

SUBJECT: Downtown District Official Development Plan Amendment for Victory Square

RECOMMENDATION

- A. THAT the Director of Current Planning be instructed to make application to amend the Downtown District Official Development Plan (DODP) to define Victory Square as a heritage character area and to provide density and height provisions, and that this application be referred to a Public Hearing, along with the draft by-law amendments, generally as contained in Appendix A;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws, generally as contained in Appendix A, for consideration at the Public Hearing.

- B. THAT the Director of Current Planning be instructed to make application to amend the Parking By-law to establish parking standards for Victory Square, generally as contained in Appendix B;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally as contained in Appendix B.

- C. THAT, subject to approval of the by-laws at the Public Hearing, the by-laws be accompanied at the time of enactment by the Victory Square Guidelines, generally as outlined in Appendix C, to be approved by Council.

- D. THAT the Victory Square Policy Plan (2005) replace the 1991 Victory Square Policy in the "Land Use and Development Policies and Guidelines".

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of A, B, C and D.

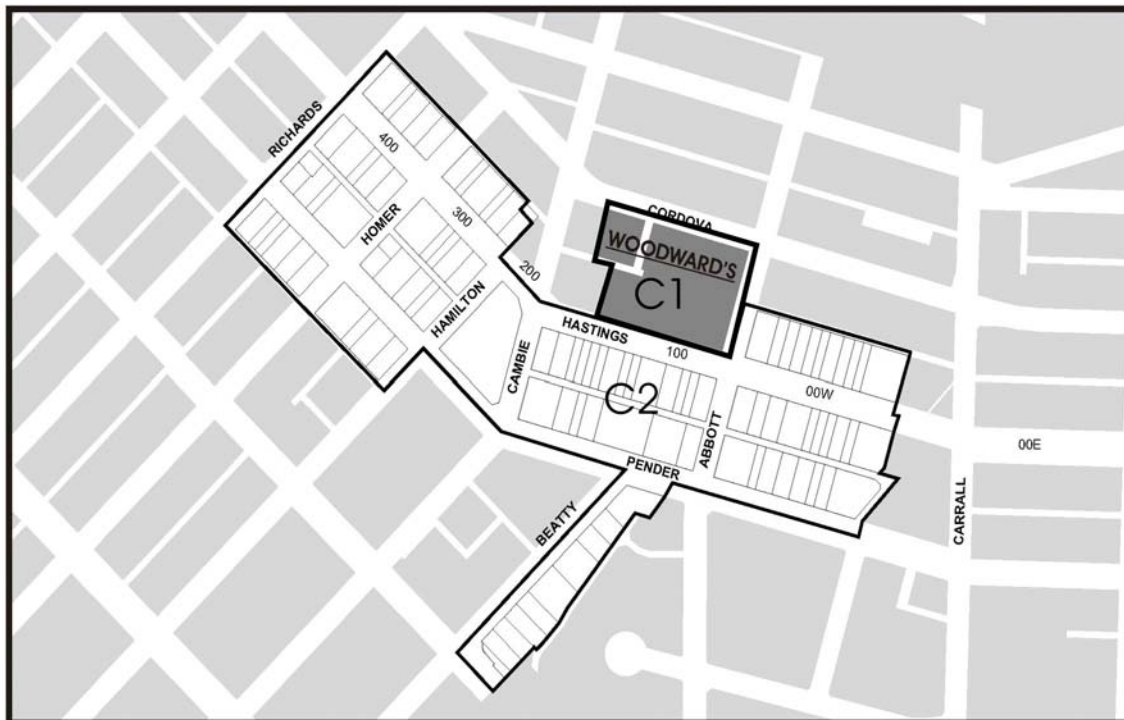
COUNCIL POLICY Victory Square Policy Plan (approved by Council on July 19, 2005)

PURPOSE AND SUMMARY

This report seeks to implement provisions of the Victory Square Policy Plan by amending the Downtown District Official Development Plan By-law to define the Victory Square area as a separate sub-area, by adopting regulations for the sub-area and by presenting guidelines that guide development in the area.

BACKGROUND

On July 19, 2005, Council approved the Victory Square Policy Plan. The Plan calls for a new sub-area in the Downtown District Official Development Plan (DODP) to define Victory Square area as a heritage character area with density and height provisions that facilitate the revitalization of the area and that also help to retain the heritage character of the area and the existing low-income housing stock. At the time of approval of the Plan, Council also approved the extension of the five-year Heritage Incentive Program to the remainder of the Victory Square area to facilitate heritage conservation and area revitalization. Staff anticipate that the extension will encourage development interest when the new regulations and guidelines are introduced.



Map 1 - Victory Square Area Boundary

DISCUSSION

This report recommends referral to a Public Hearing of several text amendments to the Downtown Official Development Plan (DODP), generally as contained in Appendix A, and the Parking By-law, generally as contained in Appendix B. At the time of enactment, guidelines will also be brought forward for approval (Appendix C).

General

A new sub-area 'C2' will be created for the Victory Square area, as shown on Map 1. This sub-area excludes the sub-area "C1" which is the Woodward's redevelopment site.

Land Use

No changes in current land use regulations are proposed for the new sub-area. The existing regulations will continue to encourage the development of a mixed-use inner-city neighbourhood where residential and commercial opportunities co-exist, and where there are services meeting the diverse needs of local residents and visitors.

Density and Height

As per the Policy Plan, in keeping with the area's scale and character, there will be a maximum density of 5.0 FSR for all uses (of which up to 3.0 FSR can be residential) and a maximum building height of 21 m (70') on all sites. These limits are the same as those already in place now.

The Policy Plan recognizes the challenging economics for social housing projects. Therefore the new regulations allow a density up to 5.0 FSR for residential use and a building height up to 30 m (100') to be considered for development of social housing, subject to urban design impact, liveability analysis and retail at-grade requirements.

Retail Use Continuity

The 300- and 400-blocks of West Pender Street are identified in the Policy Plan as streets where continuous retail use at grade should be required. The DODP will be amended to add these two blocks to the existing streets where retail at grade is required.

Guidelines

The intent of the draft guidelines, as contained in Appendix C, is to encourage retention of the area's historic scale and character through conservation of existing heritage buildings and through sensitive new development with contemporary architectural expression.

The guidelines encourage a rigorous design process that is informed by a thorough understanding of the historic context. The guidelines support this process by providing researched information and observations on the established contextual patterns in the area.

Parking

To help conserve the historic character of the Victory Square area, the Policy Plan recommends the parking standards for the Historic Area (HA) districts (Chinatown, Gastown and Yaletown) be adopted for Victory Square. This will help conserve the historic small-lot pattern of the area by reducing parking requirements for both residential and non-residential buildings. Proposed Parking By-law amendments are contained in Appendix B.

FINANCIAL IMPLICATIONS

There are no financial implications to the City.

CONCLUSION

The zoning regulation amendments and design guidelines recommended in this report form an essential part of the regulatory framework that will help the revitalization of the Victory Square area. Staff recommend that the proposed text amendment to DODP be referred to a Public Hearing, the proposed amendments to the Parking By-law be prepared for enactment, and the guidelines be brought back to Council for final approval at by-law enactment.

* * * * *

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Draft Amendments to Downtown Official Development Plan By-law No. 4912

Section 1 - Land Use

- In sub-section 2, create a new sub area 'C2' to define the Victory Square Heritage Character Area.
- Amend Downtown District Map 1 - *Areas* to define 'C2' as the Victory Square Heritage Character Area.

Section 2 - Retail Use Continuity

- Amend Downtown District Map 2 - *Retail Uses* to include the 300- and 400-block of West Pender Street as "Continuous ground floor retail, retail-commercial and services uses required".

Section 3 - Density

- In sub-section 1, Insert a new sub area denoted by the letter 'C2' after "C1", with the following description:

"C2 in the area denoted by the letter 'C2', the total density for all permitted uses must not exceed a floor space ratio of 5.00;"
- Replace sub-section 4 with the following:

*"4 Despite subsections 1 and 3, the density of residential use must not exceed a floor space ratio of 3.00, except:
(a) in the areas denoted by the letters 'C1', 'G', 'K1', 'K2', 'K3', 'L1', 'L2', 'M', 'N' and 'O' on Map 1; and
(b) in the area denoted by the letter 'C2' on Map 1, residential uses may exceed floor space ratio of 3.00 provided that social housing or low cost housing comprises more than two-thirds of the floor space ratio on a site and development of the site meets retail use continuity requirements. In no cases, however, shall the density of all uses exceed a floor space ratio of 5.00."*

Section 4 - Height of Buildings

- Delete the second unnumbered paragraph, and substitute the following:

" The height of buildings in the areas denoted by the letters 'A', 'B', 'C', 'C2', 'E', 'F', 'G', 'H', and 'J' on Map 1 must not exceed the height limits shown on Map 3, except that:

1. *the Development Permit Board, in all such areas except 'C2', may permit buildings to exceed such height limits to a maximum building height of 450 feet, after considering:*
 - (a) *overshadowing;*
 - (b) *view obstruction; and*
 - (c) *other environmental criteria set out in the applicable design guidelines.*
 2. *the Development Permit Board, in any site in 'C2', where at least two-thirds of the floor space ratio on a site is for social housing or low cost housing, may permit buildings to exceed such height limits to a maximum building height of 100 feet, after considering:*
 - (a) *the size and location of the site;*
 - (b) *the intent of this Plan and all applicable policies and guidelines adopted by Council;*
 - (c) *the bulk, location, and overall design of the building, and its effect on the site, surrounding buildings and streets, and existing views;*
 - (d) *amount of open space, and the effects of overall design on the general amenity of the area;*
 - (e) *the provision of pedestrian amenities and public realm requirements;*
 - (f) *the preservation of the character and general amenity desired for the area; and*
 - (g) *the submission of any advisory group, property owner or tenant."*
- In the second unnumbered paragraph, insert the letter 'C2' after the letter "C".
 - Amend Downtown District Map 3 - *Height of Buildings* to indicate the 'C2' Victory Square area, with conditionally approvable maximum height of 70 ft., i.e. the 'C2' area should be defined and covered by the letter "E".

* * * * *

Draft Amendment to Parking By-law No.6059

Section 3 - Administration

- Under subsection 3.2.1 (e), insert "and sub area 'C2' of DD" after the phrase "HA District" wherever it occurs.

Section 4 - Off-street Parking Space Regulations

- Under subsection 4.1.3, insert "and sub area 'C2' of DD" after the phrase "HA District" wherever it occurs.
- Under subsection 4.3.3, insert "and sub area 'C2' of DD" after the phrase "HA District" wherever it occurs.
- Under subsection 4.3.4, insert "and sub area 'C2' of DD" after the phrase "HA District" wherever it occurs.
- Under subsection 4.3.5, insert "and sub area 'C2' of DD" after the phrase "HA District" wherever it occurs.
- Under subsection 4.3.6, insert "except sub area 'C2' of DD" after the word "DD" wherever it occurs.
- Under subsection 4.3.7, insert "and sub area 'C2' after the phrase "HA District" wherever it occurs.
- Change title of Section 4.4 to "Table of Number of Required and Permitted Accessory Parking Spaces for Heritage Sites Outside HA Districts and 'C2' of DD".
- Under subsection 4.4.1, insert "and 'C2' of DD" after the phrase "HA District".
- Under subsection 4.4.2, insert "and 'C2' of DD" after the phrase "HA Districts".
- Under subsection 4.4.3, insert "and 'C2' of DD" after the phrase "HA Districts".
- Under subsection 4.4.4, insert "and 'C2' of DD" after the phrase "HA District".
- Under subsection 4.4.5, insert "and 'C2' of DD" after the phrase "HA Districts".

Section 5 - Off-Street Loading Space Regulations

- Under subsection 5.1.2, insert "and sub area 'C2' of DD" after the phrase "HA District" wherever it occurs.

Victory Square Guidelines

Draft (January 16, 2006)

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Appendix A - Glossary of Terms

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2. General Design Considerations

2.1 Neighbourhood and Streetscape Character

Urban Form

The Victory Square area is the core of historic downtown Vancouver. The area's distinctive urban form was influenced by the economic forces that shaped the city's early development. The primary element that laid the base for the development of urban form is the street pattern established by two major east-west street-grid systems converging in the area. At the converging point of these grids is Victory Square Park, one of the Vancouver's earliest public spaces. In the 1920's, Hastings Street overtook Cordova Street to become the City's dominant commercial corridor. Hastings Street remained as Vancouver's busiest shopping street until the 1950's.

The main characteristics of the historic urban form as found in the Victory Square area are: the dense urban commercial pedestrian realm with narrow building frontages reflecting a 7.6 m subdivision pattern, characteristic "saw tooth" streetscape profile created by varying building heights, streetscape of late Victorian and Edwardian era commercial buildings, cubic massing, dense site coverage, masonry as a main building material, as well as features such as punched window openings and projecting cornices at the roof line.

The area hosts an important collection of early 1900's commercial buildings. The predominant building type is low to mid-rise with continuous street frontage. There are also a handful of prominent taller buildings with landmark qualities, such as the Sun Tower, the Dominion building and the West Pender building. Approximately half of the building stock in the area is listed on the Vancouver Heritage Register. Many more buildings that are not listed have distinctive heritage character, and therefore they may be considered for conservation

Victory Square Park

Victory Square Park, the site of the Vancouver's first court house, is a significant urban open space. Since 1924, when the Cenotaph was erected at the intersection of the two axes of Hastings Street, this has been the City's primary place of Remembrance Day ceremony. It has an irregular wedged shape narrowing towards the north and is surrounded by older buildings built out to the street line.

2.2 Guiding Design Principles

The Victory Square Policy Plan (2005) envisions the revitalization of the area achieved through a combination of rehabilitation of existing buildings and new development that respects the scale and character of the historic urban form.

The following overarching design principles apply to both heritage buildings and new buildings. Most subsequent sections of this document outline guidelines separately for heritage and new buildings.

Definitions

For the purpose of these guidelines, heritage buildings and potential heritage buildings are buildings for which conservation is an objective and which may qualify for various incentives. Heritage buildings refer to those buildings that are listed on the Vancouver Heritage Register or designated under the Heritage By-laws. Potential heritage buildings are those buildings that are not listed on the Vancouver Heritage Register but they have heritage values therefore should be considered for retention and conservation. For purpose of simplicity, "heritage building" is used throughout the document to refer to both heritage buildings and potential heritage buildings.

For a list of heritage buildings in Victory Square, please visit the City's website at: <http://vancouver.ca/commsvcs/planning/heritage/Register.htm> .

The various incentives available for heritage buildings are to encourage quality conservation. Legal designation under the Vancouver Charter is required to qualify for the heritage incentives. The decision to grant incentives for conservation of a heritage building is subject to eligibility criteria and the final decision lies with the City. For further information on Heritage Building Rehabilitation Program, visit the City's website at:

<http://vancouver.ca/commsvcs/planning/heritage/incentives.htm> .

Principles for Heritage Buildings

1. *Heritage buildings of the Victory Square area should be conserved.*

Conservation strategies that can be utilized include preservation, rehabilitation, or restoration. These strategies are aimed at retaining the heritage values of the building as defined by character-defining elements established by the Statement of Significance (SOS) for the building. (For more information on a building's SOS, please see Appendix A: Glossary of Terms).

2. *In general, a high level of retention is preferred. If possible, the entire heritage building should be retained, including the structure, exterior architectural components and detailing, as well as the interior, whenever applicable.*

Any intervention to a heritage building requires a sensitive approach to design. (For more detail on conservation practices please refer to the document "Standards and Guidelines for the Conservation of Historic Places in Canada", which is available under the title "Library" on the web site of Parks Canada at www.pc.gc.ca).

Reconstruction or reconstitution of lost building elements, although not considered to be a conservation strategy, may be considered if it is supported by appropriate research work and is based on historic photo of physical evidence.

Facadism, defined as retention of the principle façade(s) of the building while the rest of building structure is demolished, is generally not desirable. However, under special circumstances, it may be difficult to retain the entire building. Staff will consider partial retention of a heritage building on a case-by-case basis.

3. *Additions to a heritage building should be architecturally compatible with but clearly distinguishable from the existing building. They should generally be visually subordinate to the main heritage structure.*

Principle for New Buildings

- 1 *Any new building should be respectful of the scale and character of the existing Victory Square urban form, but should have a contemporary architectural expression.*

This principle applies equally to all redevelopment sites throughout the area, acknowledging that the architectural and urban design response should address unique conditions found on a particular site.

A contemporary architectural response and design excellence are strongly encouraged.

The contextual design should be based on a thorough analysis and re-integration of the architectural components of a building and its context, such as: scale, form and massing, façade patterning, detailing and materiality.

Principles for Existing Buildings without Identified Heritage Values

1. *Retention and renovation of existing non-heritage buildings is desirable, particularly if they are structurally sound and in good condition. However, this will be at the applicant's choice and these buildings will not qualify for heritage incentives.*
2. *The heritage context of the Victory Square area and conditions of the existing building should be taken into consideration in any alteration or addition to an existing building.*

Principles for Developments with Both New Construction and Conservation of Heritage Buildings

1. *In evaluating developments that include both new construction and conservation of Heritage Buildings, principles for both new buildings and heritage buildings as stated above apply.*

2.6 Light and Ventilation

- 2.6.1 In general, sufficient daylight access should be provided to all new residential units. This livability principle should be balanced with the reality of building stock in the area.

(Note: The DD ODP does not contain a regulation for horizontal angle of day light, as many District Schedule do. However, in assessing applications, staff will use this regulation as a standard of comparison. In addition, they will refer to the separate guidelines "New Development Adjacent to Hotels and Rooming Houses" when appropriate.)

- 2.6.2 For heritage buildings and for new buildings in a heritage setting, there should be less stringent expectations for day lighting. In some cases, use of "borrowed light" may be considered:
- (a) Where direct access to daylight cannot be provided to a living area, when located at the rear of a unit, daylight may be borrowed from exterior wall windows through another living area adjacent to these windows; and
 - (b) Where it is proposed that a living area that does not have direct access to daylight is to be enclosed, at least one wall of the enclosed area with primary exposure to the building's exterior wall windows should be located no more than 7.6 m (25 ft.) away from the building's exterior wall windows and of no less than 60% transparent or translucent glazing.

- 2.6.3 When a development includes a courtyard, the following criteria should apply:

- (a) Living rooms should not face into courtyards that are less than 9.2 m (30'). Small courtyards are encouraged to have terraced walls to increase access of daylight.
- (b) In double-fronting units, i.e., street/courtyard or lane/courtyard, a minimum clear courtyard dimension of 6.0 m (20') and a courtyard height/width ratio of 1.5 to 1.0 may be acceptable provided no secondary living spaces (bedrooms, dining rooms and dens) face onto the courtyard. Secondary living spaces may face the courtyard on the highest floor only;
- (c) Secondary living spaces may face into the courtyard on lower floors provided that the minimum courtyard width is 9.2 m (30');
- (d) Courtyard width will be measured to any obstruction including exterior corridors;
- (e) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels on the south side of courtyards; and
- (f) Where courtyards or light wells exist in adjacent developments, new developments are encouraged to link open space with adjacent courtyards or light wells yet maintain privacy and security.

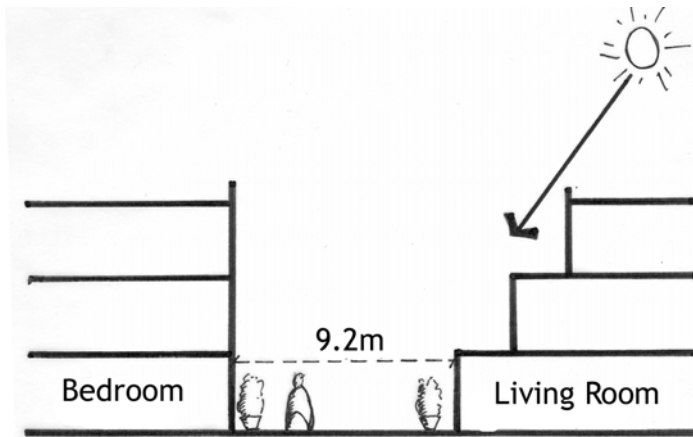


Figure 2 – Courtyard Design (Helen)

2.6.4 Where new development abuts or is adjacent to existing development with windows on the sidewalls, adequate light and ventilation for that existing development should be maintained.

2.6.5 Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential livability. This should ideally be at the roof, especially for restaurant kitchen exhaust.

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2.8 Noise

The noise impact on residents created by commercial activities, such as parking and loading, exhaust fans, as well as by entertainment uses should be minimized. Buildings with dwelling uses should meet the following acoustic standards.

<u>Portion of Dwelling Units</u>	<u>Noise Level (Decibels)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathroom, hallways	45

Some of the methods to mitigate the noise impact include:

- (a) orienting bedrooms away from noise sources;
- (b) providing mechanical ventilation (to allow choice of keeping windows closed);
- (c) using sound-deadening construction materials and techniques; and
- (d) noise generated by the development itself, such as parking and loading activities, exhaust fans, and entertainment uses, should be mitigated by location and design.

2.9 Privacy

Residential privacy in relation to other units, pedestrians, and adjacent development is an important aspect of project livability and neighborliness.

- (a) Unit orientation, window placement and screening should be designed to enhance privacy;
- (b) Balconies and decks fronting courtyard should be oriented, screened or landscaped to reduce direct overlook of adjacent residential uses or other units in the project; and

- (c) In developments with courtyards, when appropriate, stacked units maybe considered to reduce privacy conflicts due to access corridors.

2.10 Safety and Security

Safety and security are key components of livability. New development, both residential and commercial, should provide a secure environment through attention to principles of Crime Prevention Through Environmental Design (CPTED).

- (a) Separate lobbies and circulation (including elevators) should be provided for retail, office and residential uses. Lobbies should be visible from the street;
- (b) The design of parking facilities should provide for personal safety and security. Underground residential parking, including pedestrian access routes from parking into the building, should be secure and separate from commercial parking. Underground parking levels to be well illuminated and walls painted white. Stairs and elevator lobbies to be provided with wire glass areas for views in and out;
- (c) Buildings should maximize opportunities for surveillance of sidewalks, entries, circulation routes, semi-private areas, children's play areas and parking entrances. Blind corners and deeply recessed entries should be avoided. Visibility into stairwells and halls is desirable. Laundry facilities, amenity rooms, and storage rooms should be grouped together and visible for surveillance;
- (d) Residential lighting should ensure good visibility of access routes and landscaped areas without excessive lighting levels, glare or overspill to neighbours; and
- (e) Access routes from building to residential garbage should be separate and secure from commercial garbage.

2.11 Access and Circulation

An active pedestrian environment with a strong sense of street enclosure is encouraged. It is important that vehicular and service functions remain on the lane, so as not to conflict with pedestrian activity.

- (a) Vehicular access to parking, loading, and service areas should be provided from the lane; and
- (b) Where no lane exists, access may be provided off the street. However, negative impacts of vehicular entrance parking ramps and service areas should be minimized through proper treatment such as enclosure, screening, quality finishes, sensitive lighting and landscaping.

3. Uses

The DODP allows a wide range of uses in the Victory Square area. Here are the guidelines:

- 3.1 Other than those street frontages where the DODP requires retail, retail-commercial or service uses, any of the listed uses should be considered in any level of any building, subject to livability and design standards of these guidelines, and the applicable Building By-law requirements; and
- 3.2 On streets where retail continuity is required at grade, a significant portion of the ground floors of social housing, institutional and cultural uses should be dedicated to retail, retail-commercial or service uses.

4. Guidelines Pertaining to Form of Development

4.1 Height and Massing

Intent

The intent is to retain the existing scale and the character of street walls in Victory Square.

Descriptions of Built Form Characteristics

Area-wide built form characteristics are stated in subsection 2.1. Block-based street wall characteristics are contained in Appendix B. These descriptions should be consulted prior to the development of a specific design response.

Guidelines for Heritage Buildings

- 4.1.1 In general, additions on top of heritage buildings should be limited to one storey, and set back from the street wall. However, more than one storey additions may be considered:
- (a) when their placement is towards the rear of the site where they will not visually intrude on the scale of the street or the heritage building; or
 - (b) when the existing building is low-scale in comparison to adjacent buildings, and architecturally conducive to modern additions directly on top without setback from street.
- 4.1.2 Rear expansion of existing heritage buildings on unused portions of the site generally maybe considered up to the maximum permitted height limit (70'), in order to maximize development potential of the site. This is subject to meeting heritage and new building principles as well as satisfactorily addressing issues such as the visual impact of the addition on the heritage building and surrounding buildings as well as livability considerations.
- 4.1.3 A parapet on the principal facade, with or without a cornice, to a maximum of 1.8 m (6 ft.) above the maximum building height will not be included in the calculation of building height. This is to encourage the retention of existing features of a heritage building.

Guidelines for New Buildings

General

- 4.1.4. Distribution of height and massing on site should be influenced by the scale and character of existing streetscape.
- 4.1.5. The appropriate built form for the area is that of a cubic massing built out to most property lines at most levels, with setback for courtyards and light wells. Tower form with a low-scale podium is not considered appropriate.

Street Wall Height

- 4.1.6. Minimum street wall height is 7.6 m (25 ft.).
- 4.1.7. Maximum street wall height should relate to existing streetscape, in order to preserve and/or reinforce the "saw tooth" profile of the streetscape.

There are generally two typical street wall conditions in Victory Square:

- A. In a block face that contains buildings with consistent low scale street wall heights, new development should have a similar street wall height. In this case, it might be necessary for the taller portion of the building to be set back from the street.

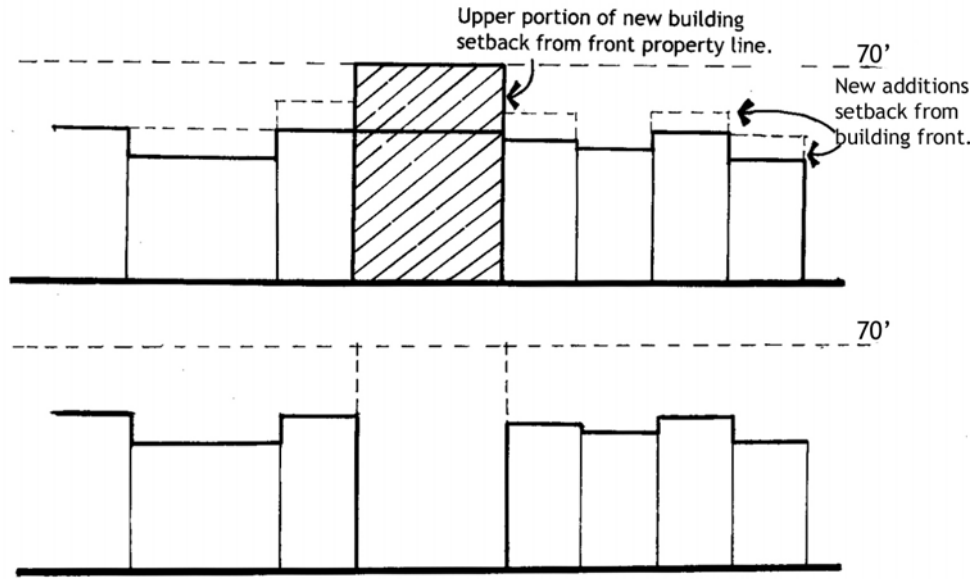


Figure 3 – A Street Wall Condition of Consistent Low Scale Height

Sometimes, a block face contains buildings with consistent low scale street wall heights, however, many of these buildings are not heritage buildings and therefore may be developed over time. In this case, new development with a wider range of street wall heights may be acceptable.

- B. In a block face that contains buildings with significantly varying street wall heights, i.e. with pronounced “saw tooth” pattern, new development with a range of street wall heights may be acceptable, as long as the street rhythm created by the saw tooth pattern is not eliminated. This guideline applies whether the block face contains a lot of heritage buildings or very few heritage buildings.

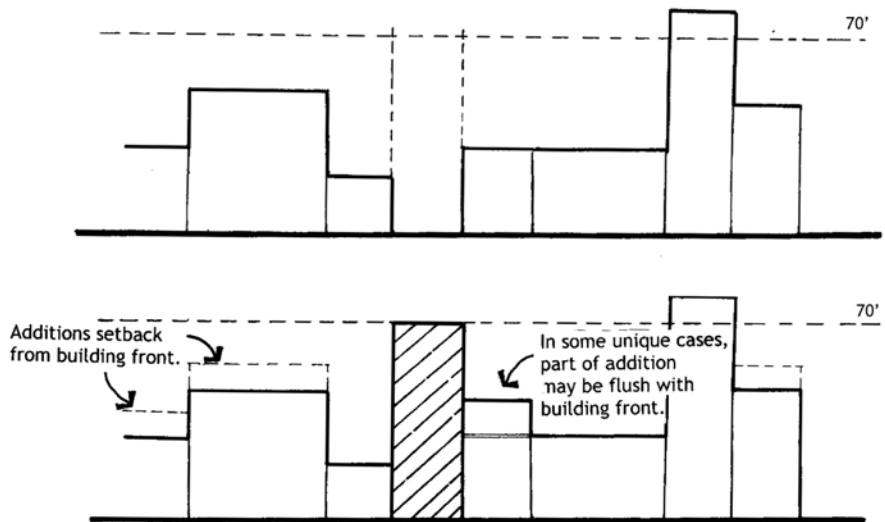


Figure 4 – A Street Wall Condition with Pronounced Saw Tooth Pattern

- 4.1.7. In the case of large sites (e.g. site frontage is bigger than 75'), it may be necessary to vary the proposed street wall heights in order to reinforce the visual pattern created by traditional development on 25' to 50' sites, when use of other architectural treatments is not considered sufficient to achieve this.

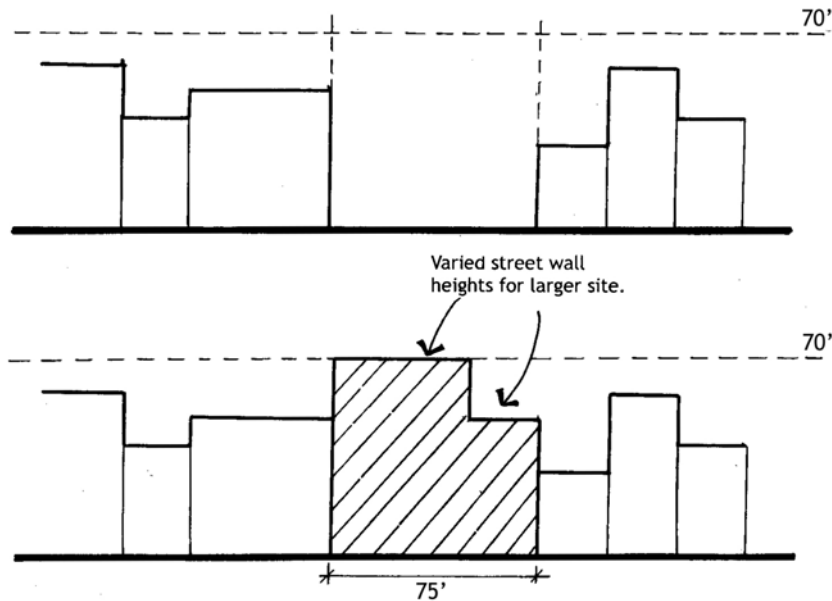


Figure 5 - Varying the Street Wall Heights of a Large Development

Height and Massing Above the Street Wall

- 4.1.8. Consideration should be given to setting back the building structure above the street wall so that the street wall “reads”.

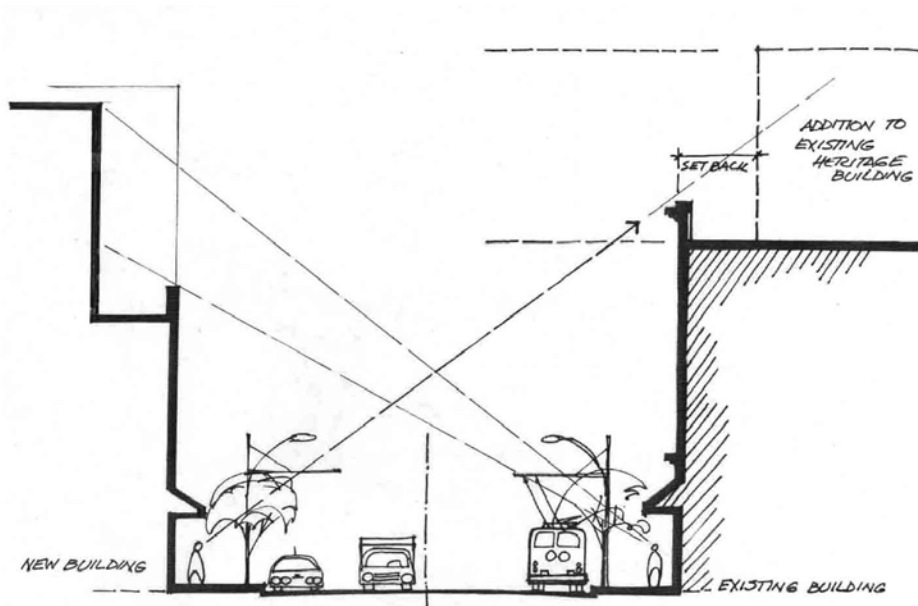


Figure 6 – Cross Section Showing Upper Level Building Setbacks

4.1.9. In determining appropriate height and massing, consider both the liveability of residents in the new development, as well as its impact on natural light access, views, privacy of adjacent developments.

4.1.10. On certain sites there maybe a potential for some conditional height increase beyond 21 m (70'). In no cases, however, shall the maximum height be more than 30 m (100'). Besides the provisions of the DODP, any height and massing relaxation would be evaluated based on the level of contextual compatibility achieved and the public benefit derived from the proposed development, based on the priorities set by the Victory Square Policy Plan (2005).

4.1.11. There are various ways that height and massing can be arranged. The following diagrams show some of the examples.

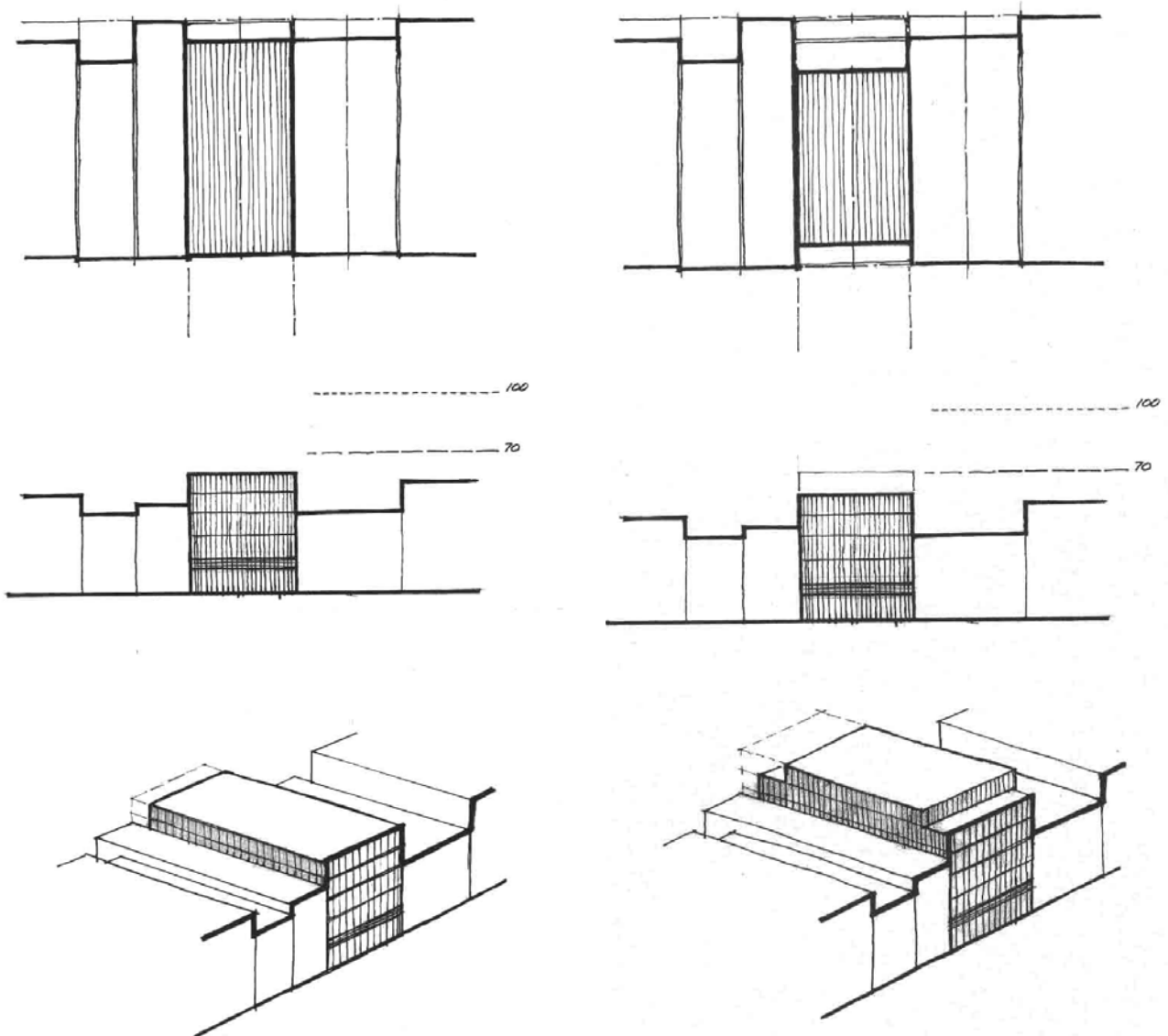


Figure 7 - Evenly Distributed Massing with No Setback

Figure 8 – Evenly Distributed Massing with Upper Setbacks

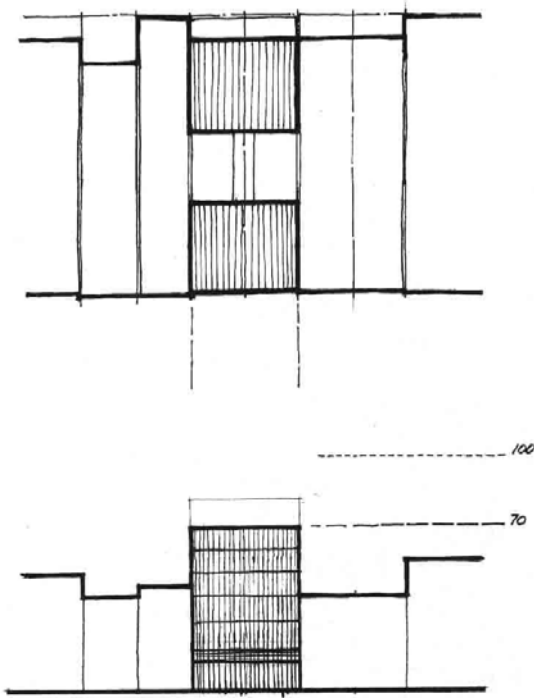


Figure 9 – Courtyard Scheme

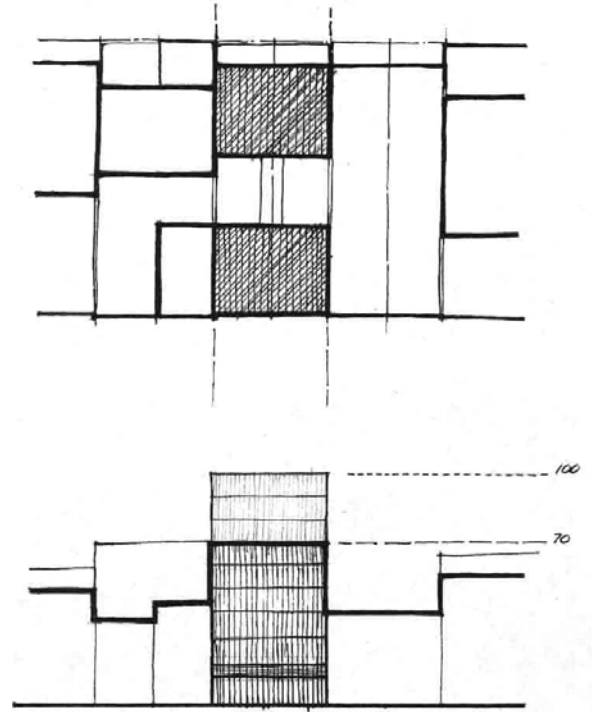
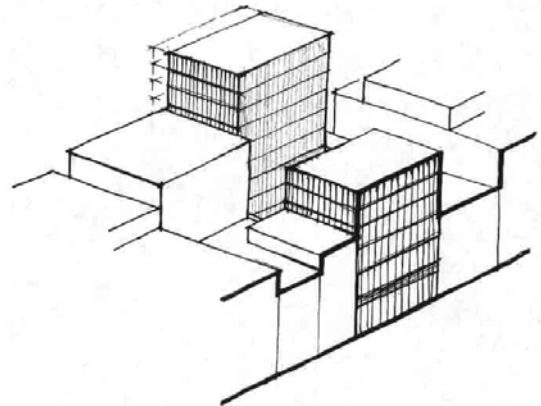
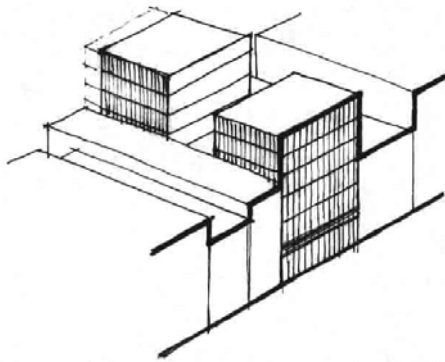


Figure 10 – Courtyard Scheme with higher massing at back



4.2 Yards and Setbacks

Intent

The traditional patterns of yards and setbacks of Victory Square should be respected in heritage conservation and in construction of new buildings.

Descriptions of Established Patterns

Historically, buildings in the Victory Square area were typically built out to the front, side (and often) rear property lines. Older residential or hotel buildings typically had partial side yard light wells on one or both

sides of the building. Encroachments onto City streets, in the form of bay windows, cornices, basement areaways and fire escapes were not uncommon.

Guidelines for all Buildings

- 4.2.1. While all heritage buildings and character buildings should generally retain their original relationships to the front and side property lines at all existing floors, new buildings should be built to the front and side property lines of their sites for the full extent of their facades.
- 4.2.2. Rear setbacks are generally not required, but maybe desirable for the residential portion of the building, if applicable, especially taking into consideration livability issues on the lane.
- 4.2.3. When new residential buildings are required to provide light and air to a habitable room of a dwelling unit, the use of side light wells at the mid-depth of the site and possible extension to the lane maybe considered, subject to livability considerations and building codes compliance.
- 4.2.4. Street level arcades parallel to the street are generally not supported since such design elements tend to interfere with the block massing and creates public safety and vandalism concerns.

4.3 Exterior Design

This section offers descriptions of established building façade patterns in the area as well as general guidelines to exterior design based on them. It is not the intent for these guidelines to be prescriptive, especially for new buildings; rather, they should be used as the starting point for a good contextual design. The section starts with descriptions and guidelines for overall façade composition. These are followed by two specific areas of the exterior of a building: the lower façade and the lane façade.

4.3.1. Overall Façade Composition

Intent

The prevailing façade composition established by heritage buildings in the area should be conserved. New development should respect the traditional appearance and proportions of the upper facades of heritage buildings through sensitive new development.

Descriptions of Established Patterns

In the Victory Square area, the typical streetscape rhythm comprises of one or more bay widths in each building. The same prevailing bay width (around 7m/23ft. range) can be found in heritage buildings of various street frontage widths throughout the area. These pronounced bay divisions create texture and visual interest to the built environment.

The fenestration patterns of Victory Square's early buildings are typically:

- (a) vertical orientation with a substantial sill; in a masonry or stone surface;
- (b) punched openings with a roughly equal solid to void ratio; or
- (c) horizontally grouped windows (sometimes these windows are connected to form horizontal bands between the more visually dominant vertical divisions).

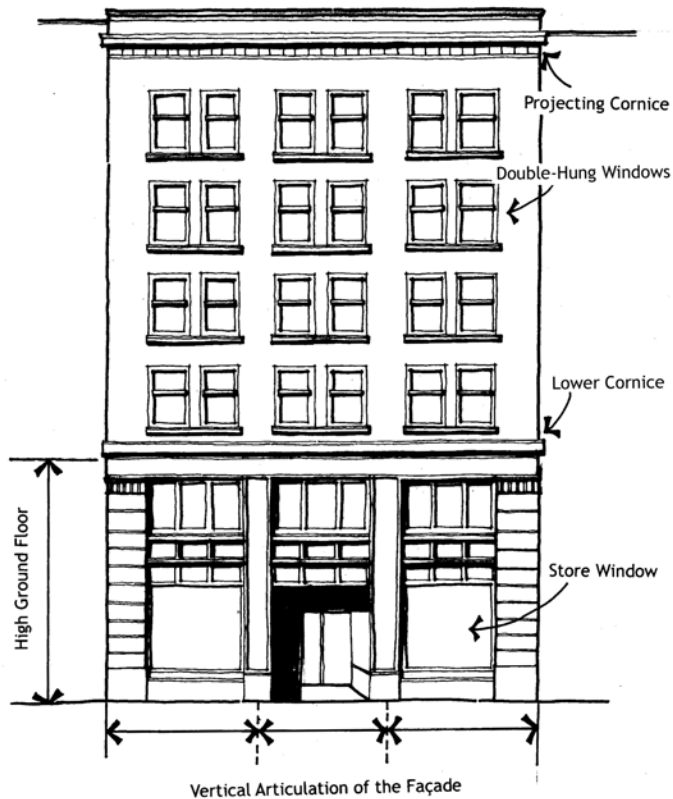


Figure 11– Overall Façade Composition

Guidelines for Heritage Buildings

- 4.3.1.1 Architectural elements such as columns, pilasters, bay windows, entries and shop fronts, which contribute to a pedestrian scale, rhythm and the overall character of the area, should be conserved. Historic photos, drawings and other available evidence should be used to support the restoration or replication of decorative elements of historic significance on the facade.
- 4.3.1.2 Existing fenestration patterns of heritage buildings should be conserved.
- 4.3.1.3 Existing projecting bays (i.e. bay windows) should be retained, subject to, if necessary, agreements prepared pursuant to the Encroachment By-law. The City Engineer's Encroachment Guide will assist the owner in achieving required encroachment agreements noting that all Building By-law and safety concerns must be satisfactorily addressed.

Guidelines for New buildings

- 4.3.1.4 The design of the facade should complement the historic vertical ordering of façades in the area. They should be designed to achieve the same level of visual interests as that of heritage buildings. However, the design should be in a contemporary manner. Some examples of a compatible design approach include:
 - (a) A stronger definition of the ground floor level;
 - (b) The upper facade is organized to complement the traditional vertical elements such as pilasters, columns and bays;
 - (c) Windows, if any, is arranged to reflect the fenestration pattern of heritage buildings; and
 - (d) There can be a distinct design resolution to define the upper edge of the facade.

4.3.1.5 New buildings in excess of 15.2 m (52') in width should seek to establish a façade rhythm through the use of contemporary architectural expression to break down the façade so as to reflect the fine-grained texture of the historic streetscape.

4.3.1.6 Projecting residential balconies are generally discouraged on the street façade.

4.3.2 Lower Façade

Intent

The scale, configuration and rhythm of the lower façade, that portion of the building made up of the ground floor level, of the heritage and character buildings in the area should be recognized and respected.

Descriptions of Established Patterns

The lower façade in heritage buildings are typically defined by a minor cornice, decorative band and often a sign band. A high ceiling is often a prominent feature, as are narrow bay width and separate access to upper floors. The ground floor is typically used as the shop front. These shop fronts usually are transparent with large display windows. Other common features include large glazed transom and recessed entryway embellished with decorative tiles, stone or terrazzo paving. The base plate was often made of decorated wood.

Traditionally, street level entry doors for stairs to upper floors were incorporated into the façade in a separate vertical bay with details relating to the design of the shop front entry(s) but in a less elaborate expression. Often the entry was recessed from the street sidewalk.

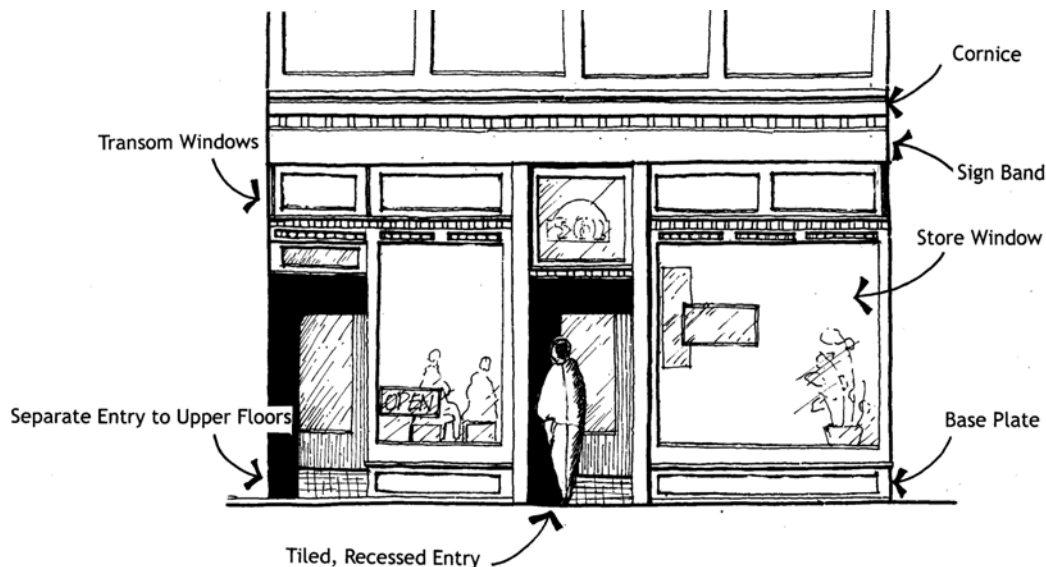


Figure 12 – Store Front Composition

Guidelines for Heritage Buildings

4.3.2.1 Existing shop front configuration and architectural features should be retained on heritage buildings. If restoration or replication is needed, historic photos and drawings should be used as a source. In the case of a lack of physical or historic evidence, the following heritage features may be considered in the design process:

- (a) cast iron elements;

- (b) a high percentage of glazing, in the display window area, transoms windows and in the entry door(s);
- (c) recessed entries, with a rectangular or trapezoidal plan;
- (d) transom window above the entry, often stretching the full width of the shop front, above the recessed entry;
- (e) base plates rich in detail and of durable materials;
- (f) detailing of the floor surface in the entry recess with tiles (especially small mosaic tiles), terrazzo, stone or other similar durable decorative materials;
- (g) a shop front cornice; and
- (h) lighting and signage.

4.3.2.2 Shop front widths should generally reflect the historical range of 7m (23'). Consolidation of two or more individual retail tenancies into one is permitted. However, retention of existing heritage façade features is required, even if this means retaining a redundant entry configuration.

4.3.2.3 Additional access from the street to upper floors should be in a configuration typical of heritage buildings.

Guidelines for New Buildings

4.3.2.4 The ground floor of new buildings should provide the fine-grained texture and pedestrian interest by subdividing wider street frontages (wider than 16 m/52') into narrower bay elements and by providing an appropriate level of detailing. Generally, individual ground bay width should not exceed 7.9 m (26').

4.3.2.5 The design of the ground floor should be informed by, and compatible with, the historic shop fronts of the area, but should not be replicas.

4.3.2.6 When uses other than retail, retail-commercial or service uses are proposed and deemed appropriate, they should provide the same level of pedestrian interest as retail shops by incorporating a good design with similar level of detailing of traditional shop fronts in Victory Square.

4.3.3 Lane Facade

Intent

Each building should play its part in making the lanes of Victory Square safe places for all users and visually orderly when viewed from adjacent buildings. Lanes are also the preferred location for vehicular access to parking contained within buildings. This function should be taken into consideration in building design.

Descriptions of Established Patterns

Many heritage buildings in Victory Square traditionally had a plainer and simpler architectural expression facing the lane than that facing the main street. Lanes in the area often contain some original elements with authentic heritage character, including granite paving and overhead wires. The overhead wires may have implications on livability.

Guidelines for All Buildings

4.3.3.1 The architectural characteristics of the lane facade of a heritage building should be considered an important aspect of the building's heritage character.

4.3.3.2 The design of the lane facade should consider that pedestrians will use the lane and that people in surrounding buildings will overlook it. Loading facilities and parking garage entries should be finished in suitable materials or painted to be similar to the building which they serve.

- 4.3.3.3 Garbage containers and loading bays should be recessed within the volume of the building and screened from view. The materials and colour of these screens should be compatible with the overall lane environment.

5 Architectural Components

This section should be read in conjunction with the document “Standards and Guidelines for the Conservation of Historic Places in Canada”, which is available under the title “Library” on the web site of Parks Canada at www.pc.gc.ca. Whereas the aforementioned document outlines the prescribed practice on heritage building conservation, this section supplements with guidelines unique to Victory Square.

5.1 Rooftop Features

Intent

The intent is to encourage the retention of existing rooftop features, such as mechanical penthouses, skylights and water towers, and to permit the addition of appropriate rooftop elements on heritage and new buildings.

Descriptions of Established Patterns

Rooftop structures for mechanical services are authentic and important elements of Victory Square’s early buildings.

Guidelines for All Buildings

- 5.1.1 Where feasible, existing mechanical penthouse and water towers on heritage buildings should be retained.
- 5.1.2 New elements such as guards, handrails, skylights and planters for rooftop outdoor space should generally be set back from primary facades and not visible from the sidewalk on the opposite side of the street.
- 5.1.3 If it is not possible to set back those rooftop features for equipment or they are visible from the sidewalk on the opposite side of the street, these features should be at least screened.
- 5.1.4 The cladding material for new architectural additions should be compatible with those of the main building.

5.2 Windows and Glazing

Intent

The intent is to recognize the importance of traditional windows in establishing the heritage character of the area and to ensure that windows and glazing in new buildings respect and complement these traditional fenestration patterns.

Descriptions of Established Patterns

The windows in Victory Square buildings are important to the character of the area. While most windows are double or single hung (vertically sliding) sash, there are also examples of pivoting, casement and fixed sash. They can be found individually or grouped in pairs or threes. Wood is the predominant material, although there are some steel sashes that can be found in the area.

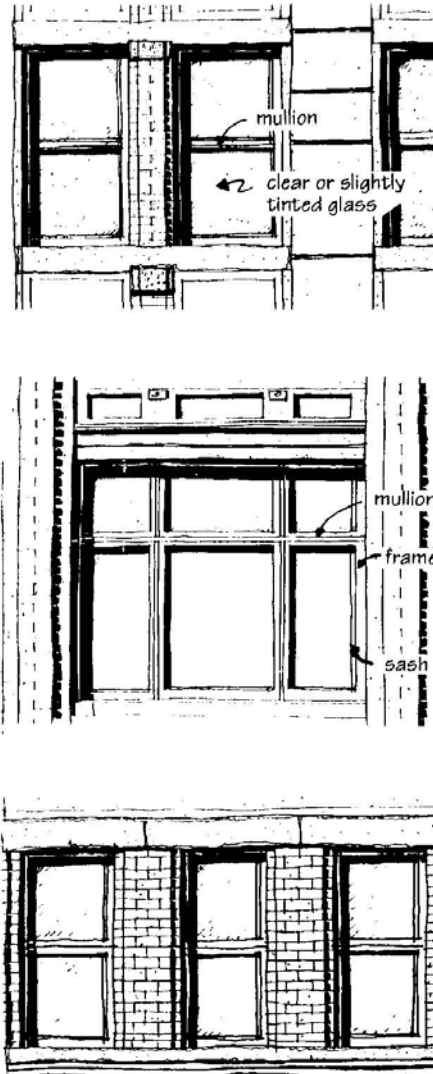


Figure 13 – Window Details

Guidelines for Heritage Buildings

- 5.2.1 The original windows or more recent replacements in the historical form and material are encouraged to be retained, repaired and rehabilitated whenever feasible. Replacement of wooden windows should be in wood that match the appearance (shape, proportion, type of operation, detail, colour and clarity of glass) of the original.
- 5.2.2 Where rehabilitation of original windows is not feasible, the use of new replica windows based on original appearance and profiles, derived from historical research, is encouraged.
- 5.2.3 Lintels and sills should be retained.
- 5.2.4 If new windows have to be installed in a heritage building and historical information is not available, the following criteria developed based on the typical wood window construction in the area can be referenced:

- (a) windows should have frames and sash with dimensions similar to traditional wood windows;
- (b) the window should be divided into a minimum of two sash or panes; more divisions are also possible;
- (c) windows should be operable and the method of opening should replicate that of traditional window types - double hung, casement or pivoting; hopper windows or horizontally sliding windows are discouraged;
- (d) clear glass is encouraged; tints, colours or mirrored surfaces are not acceptable;
- (e) frames and sash should be of wood or steel;
- (f) the sash should be recessed within the window frame to create the appearance of a punch window; and
- (g) window openings should have a distinct lintel and sill.

Guidelines for New Buildings

5.2.5 Guideline 4.3.1.4 calls for new building to have façade that reflect established fenestration patterns in the Victory Square area. Window and glazing design may be a way of achieving this, however, it is not expected that they replicate heritage details.

5.3 Exterior Walls and Materials

Intent

The intent is to retain the heritage character of the area by using building materials traditionally found in Victory Square for heritage conservation and by allowing new materials to be introduced in new construction that are compatible with the surroundings.

Descriptions of Established Patterns

The building materials commonly used in the heritage buildings in the area are:

- (a) standard clay brick in a range of warm tones, noting that some historic brick was painted originally while others have been painted over time;
- (b) granite and sandstone;
- (c) terracotta, tile and glazed brick materials and decorative elements;
- (d) cast iron and pressed metal decorative elements, particularly cornices;
- (e) wood elements for ground floor base plate, windows, bay window framing;
- (f) stucco or cement rendered surfaces; and
- (g) specially treated concrete finishes for rear or for some secondary surfaces.

Guidelines for Heritage Buildings

5.3.1 The retention of existing materials and introduction of new materials for necessary repair should follow “Standards and Guidelines for the Conservation of Historic Places in Canada”.

5.3.2 New ventilation units and fireplace flues should not be added to the exterior walls but may be added to roofs of heritage buildings.

Guidelines for New Buildings

5.3.3 New materials that have not been commonly used in the area will be considered but will be evaluated to ensure that they are compatible with the area. Some examples that are considered compatible include:

- (a) areas of smooth-finish poured concrete or pre-cast concrete panels;
- (b) painted steel columns and framing elements for shop front openings or the delineation of vertical facade articulation; and
- (c) glazed surfaces which are articulated in a manner inspired by traditional facade ordering.

- 5.3.4 Materials that generally should be avoided include:
- (a) surfaces which imitate historic materials in a different form (e.g., aluminum or vinyl siding with embossed wood graining, composite board materials);
 - (b) textured stucco; if stucco is used it should have a smooth surface and be limited to side walls, roof top additions and small areas of the main facade; and
 - (c) decorative marble or granite tiles unless used as accent materials in a shopfront.
- 5.3.5 Colour schemes and colour placement should reflect traditional colour schemes and colour placement found on heritage buildings in Victory Square.
- 5.3.6 The exposed sides and rear of buildings should be treated in similar materials to the principal street facade, although usually with less decorative elements.

5.4 Awnings and Canopies

Intent

The intent is to encourage the use of awnings and canopies reminiscent of the originals of Victory Square.

Descriptions of Established Patterns

Historically, most commercial buildings in Victory Square had awnings for sun or rain protection. They were large and played an important role in the streetscape and public realm of the area. Retractable fabric awnings (laced, not stapled) were the most common type. They are typically of a three or four point, or triangular shape.

Guidelines for All Buildings

- 5.4.1 Awnings or canopies should be designed to fit within the dominant structuring elements of the lower facade. This usually means fitting the overall design of the shop front, below the intermediate cornice and between vertical columns or pilasters.
- 5.4.2 Awnings and canopies should respect the edges of facade features. For example, they should meet the facade at the top or bottom of transom windows or signbands and not in the middle.
- 5.4.3 In some instances, for heritage buildings, metal and glass fixed canopies may be appropriate, particularly if there is archival evidence of their precedent on the building or similar types of buildings in Victory Square. Retractable fabric awnings are encouraged for use on heritage buildings, however, fixed, three or four point, or triangular shaped fabric canopies are an acceptable alternative.
- 5.4.4 The fabric (usually heavy canvas, not shiny or translucent vinyl) can be a solid colour, preferably a traditional dark colour, or striped and usually the ends of the frame are left open. Plain valences, with or without a signband, are acceptable.
- 5.4.5 For new buildings, a wider range of canopies and awnings will be considered provided the design and materials are compatible with the area character.
- 5.4.6 Curved and unusually shaped fixed awnings are not desirable. Internal illumination of low quality fabric and vinyl awnings or canopies is not considered appropriate for the area.
- 5.4.7 Where the sidewalk in front of the store fronts slopes across the facade of the building, awnings or canopies should respond to the stepping of shop front elements by also stepping at the vertical separation between store fronts.

- 5.4.8 Generally, consistency in style and colour of awning or canopy across the width of a facade that has multiple store fronts is recommended.

5.5 Signage

Intent

The intent of the sign guidelines is to achieve a harmonious visual environment by allowing a wide range of sign types that collectively reflect the area's history and by allowing new, contemporary signs that are compatible with existing signs.

Guidelines

- 5.5.1 The following signs are generally considered appropriate signage types for the area:
- (a) projecting signs (usually with a horizontal orientation);
 - (b) fascia or shopfront signband signs (horizontal and traditionally incorporated immediately below the storefront cornice and above the transom windows);
 - (c) letters (painted or raised) applied directly to the building surface;
 - (d) awning signs;
 - (e) historic painted signs or murals which are conserved; and
 - (f) neon signs.

(Note: Regulations for signs are to be found in the Sign By-law.)

5.6 Lights

Intent

The intent is to ensure that the design, location, intensity and colours of nighttime light sources mounted on private buildings are appropriate to the historic character of Victory Square.

Guidelines for All Buildings

- 5.6.1 Lighting design should consider the impact on the public streets. It is ideal that the sidewalks of Victory Square should be illuminated with a soft, even light. In order to achieve this, it is important that light fixtures on private property be located at a pedestrian scale to avoid glare for pedestrians and that light sources are warm in colour and similar to daylight in their rendition of colours.
- 5.6.2 Surface mounted or on projecting arms, the design of the fixtures selected should be authentic and appropriate to the character of the heritage or character building or, in the case of a new building, should be in a contemporary style that is compatible with the adjacent buildings and area character.
- 5.6.3 The quality of illumination should be natural, warm and not overly intense. Incandescent quality (i.e. colour corrected to the incandescent spectrum) is desirable.

5.7. Cornices and Parapets

Intent

Cornices and parapets should be conserved whenever appropriate in heritage buildings.

Descriptions of Established Patterns

Cornices and parapets have a significant historic role in Victory Square buildings. Their historic features generally comprise, but not limited to:

- (a) strong projecting cornice shape, sometime with a raised parapet on the main facade;
- (b) materials characteristic of the area include metal, corbelled brick, stone; and
- (c) decorative finials, signs plates or date markings.

Guidelines for Heritage Buildings

There is no specific guideline besides those contained in the document “Standards and Guidelines for the Conservation of Historic Places in Canada”.

7. Private and Semi-private Open Space

Semi-private open space is important in the livability of residential buildings, whether new construction or rehabilitation of existing buildings.

- 7.1 Semi-private open spaces should generally be provided at the rear of the building, in internal courtyards (often above the commercial level) or on the rooftop.
- 7.2 Common rooftop decks above the second floor are encouraged as semi-private open space, subject to consideration of overlook, scale relationships, view blockages and noise impacts on units and properties below.
- 7.3 The visual impact of rooftop open space should be considered for heritage buildings, particularly with respect to the design and visibility of stair access penthouse, guards, handrails, screening, awnings and landscape elements.

8. Public Realm

There are some features of heritage buildings in Victory Square that encroach into the street Right-of-Way.

- 8.1 Where encroachment of historic elements such as bay windows, cornices and fire escapes contribute to the character of a heritage building they are encouraged to be retained and conserved.
- 8.2 Existing areaways, including their glass prisms (covered or not) may be considered for retention and rehabilitation. Areaways attached to heritage buildings require careful consideration to determine if retention and rehabilitation is practical or economically feasible. A key criteria to consider is whether areaway is identified as a character defining element in the Statement of Significance for the heritage building to which it is attached. The retention and rehabilitation of areaways and its glass prisms where they exist or existed in the past (covered or not) will be guided by the City's Areaway Principles Guide (under development).
- 8.3 The planting of street trees and other sidewalk improvements contemplated as part of development on private properties need to be coordinated with the overall public realm plan. Please consult with Development Planners regarding the emerging public realm plan.

9. Interiors

Interior fixtures and features which are identified as character-defining elements of a heritage building should be conserved as part of the rehabilitation. These features may include shop interiors, stairwells, light wells, structural framing of note, special wall finishes, light fixtures and hardware with heritage value.

10. Accessibility

The provision of access for the disabled is an important aspect of building rehabilitation and efforts should be made to improve the accessibility of existing buildings. Efforts should be made to provide disabled access that does not compromise the heritage value of existing buildings. In this regard, the compliance alternative provisions of the Vancouver Building Bylaw should be consulted.

Appendix A Glossary of Terms

For more definitions on heritage building features, please refer to the document “Standards and Guidelines for the Conservation of Historic Places in Canada”, which is available under the title “Library” on the web site of Parks Canada at www.pc.gc.ca.

<i>Base Plate</i>	The vertical wall surface below the shopfront window and above the sidewalk surface; traditionally finished in wood or tile
<i>Bay</i>	The regularly spaced primary structural module of a building
<i>Bay Window</i>	A polygonal projecting element from the wall surface, usually an extension of the internal floor level and containing windows
<i>Corbelling</i>	Usually in brick masonry; brickwork projecting successively with each course
<i>Cornice</i>	A projecting decorative elements at the top of the wall surface; the uppermost part of an entablature, which is composed of an architrave, a fascia and a cornice
<i>Double-hung</i>	A type of window with two glazed sash elements which slide vertically, one up and one down, in a plane one in front of the other; single hung is similar but only one sash moves vertically
<i>Fascia</i>	The narrow horizontal trim band usually found at the roof edge
<i>Fenestration</i>	The pattern and rhythm of windows in a facade
<i>Mosaic Tile</i>	Very small ceramic or glass tiles used to form a decorative pattern
<i>Mullion</i>	A support member between adjacent windows
<i>Muntin</i>	A slender division bar between two panes of glass in a window sash
<i>Parapet</i>	The vertical projection of a wall above the adjacent roof level
<i>Pilaster</i>	A flat vertical decorative element slightly protruding from the wall surface; often an expression of the internal structural bay system of a building, although not necessarily performing any structural work
<i>SOS</i>	<p>A Statement of Significance (SOS) is a document A Statement of Significance (SOS) documents the heritage value of a historic place (e.g. heritage building), their meanings and imbued messages, and clearly identifies what should be protected. The heritage value is embodied in its character defining materials, forms, location, spatial configurations, uses and cultural associations or meanings. The SOS provides a link between identified heritage values and the fabric of the historic place to ensure the heritage values are conserved.</p> <p>A Statement of Significance can be used as a tool for managing change in a historic place. It does so by informing parties (owners, architects, heritage consultants, and planners) involved in the conservation and revitalization of the place, and can assist by outlining broadly what to conserve and where change may be permitted.</p>

<i>Street Wall</i>	The front portion of the building that stands flush with other buildings and with no front yard setback
<i>Terrazzo</i>	A highly polished cast-in-place marble and aggregate concrete floor material; a variety of speckled patterns and colours are possible
<i>Transom</i>	The horizontal window area above a large window, door or store front; often operable for ventilation

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Appendix C

Block-based Street Wall Characteristics

As a reference guide, the following are the general characteristics that define each block frontage in the Victory Square area, as observed by City staff. These characteristics should be studied and taken into consideration for massing proposals of any new development and redevelopment.

400 block West Hastings

- Buildings in this block are of 2 – 3 storey low scale (average height 40ft.), and of frontages ranging from 26' to 52';
- The saw tooth pattern is evident in this block. However, heights do not vary significantly;
- On the north side of the street, there is no heritage building, however, some buildings have potential to become heritage buildings;
- On the south side of the street, all buildings are Heritage B buildings; and
- This is the starting block of the heritage precinct of Victory Square. Immediately to the west are the higher buildings of the Central Business District.

300 block West Hastings

- The Dominion Building anchors the eastern end of the north side of the street. Its height (250') and landmark qualities should be respected;
- The rest of the north side contains low to mid-rise buildings; heights vary from 2 to 4 storeys, 3 of the buildings are Heritage B buildings; and
- On the south side of the street all buildings are of 2-storey high. There is no heritage buildings, although some buildings maybe worthy of consideration for heritage status.

100 block West Hastings Street

- The north side of the street contains the development site of Woodward's. Its imposing massing provides a sense of enclosure on the street;
- The south side of the street (the Ralph block) has an important collection of heritage and character buildings. Heights vary. The contrast between higher and lower buildings set a dynamic rhythm in the streetscape; and
- Street Right-Of-Way narrows from 80 feet to the west to 66 feet within this block and further east, creating an intimate scale on the street.

0 block West Hasting Street

- The Army & Navy building, the New Portland Hotel Society building, and the original Woodward's building (although not in this block) are the dominant elements in the streetscape;
- Heights vary significantly (from 30ft to 70ft) on both sides of the street, establishing saw tooth patterns; and
- While there is only one heritage building in this block, there are many buildings on both sides of the street that should be evaluated for heritage conservation.

400 block West Pender Street

- On the north side of the street, building heights drop from east (90 ft. of Central City Lodge) to west (roughly 40ft.). Building massing is generally substantial. 2 buildings are heritage buildings. The building at corner of West Pender Street and Richards Street may have potential heritage values;
- The Century House which is at 432 Richards Street is a registered heritage building under the Vancouver Heritage By-laws;
- On the south side of the street, the West Pender Building is one of the landmark buildings in the area, at roughly 120'. Most other existing buildings are low-scale, ranging from 1 storey to 3 storeys, 2 of them are Heritage B buildings. Also, there maybe buildings that have potential to become heritage buildings; and

- Similar to 400 block West Hastings Street, this is also the starting block of Victory Square heritage precinct. There are taller CBD buildings immediately to the west.

300 block West Pender Street

- This block has exemplary low-rise heritage street walls on both side of the street. The consistent street wall height averages at 40 ft;
- There are many Heritage B buildings in this block, with one registered building (Page House at 330 West Pender) under the Vancouver Heritage By-laws.

100 block West Pender Street

- There is a strong and consistent street wall on the north side of the street (south side is not in the Victory Square precinct), with lower buildings in the western half and higher buildings in the eastern half;
- Most existing buildings are either relatively recent construction, or heritage buildings, or buildings with potential heritage values; and
- Land slopes down from the west to the east. Street Right-of-Way is increased to 90' in this block and one block to the east.

0 block West Pender Street

- On the north side of the street, heights of buildings vary significantly;
- There are heritage buildings as well as buildings that have heritage potentials. Further, there are also a few vacant lots that represent opportunities to re-create a saw tooth pattern in the streetscape; and
- The south side of the street is the higher massing of the International Village Mall (not in the Victory Square precinct). Its treatment at grade, however, relates well to the street level.

500 block Beatty Street

- This block has a well-established streetscape pattern consisting of higher massing heritage buildings (or character buildings) that were previously used as warehouses. Several of them are converted to residential use;
- Sun Tower at the north end of the block is a well-known landmark for the precinct and surrounding areas; and
- A predominant feature of the street wall is the saw tooth pattern delineated by the strong cornice lines of individual buildings.

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