

An aerial photograph of a modern library interior. The image shows a multi-level space with a prominent staircase on the right side, featuring grey steps and a glass railing. To the left of the stairs, there are rows of bookshelves filled with books. Below the bookshelves, there is a circular study area with a red carpet and several people sitting at tables, some using laptops. The overall design is clean and functional, emphasizing active use of space.

# Active Design In Search of Better Regulations

**Michael Epp, MCIP, RPP**  
**Director of Planning, City of North Vancouver**

# Genesis

*“Encourage active, healthy lifestyles and the opportunity for more social connections through planning and active design principles that encourage physical fitness and contribute to enhanced walkability and active streets, sidewalks, and public spaces.”*

CITY OF NORTH VANCOUVER 2014 OFFICIAL COMMUNITY PLAN LAND USE OBJECTIVE

1.3.10

# THIS

HISS  
+3

HISS  
+2

+1

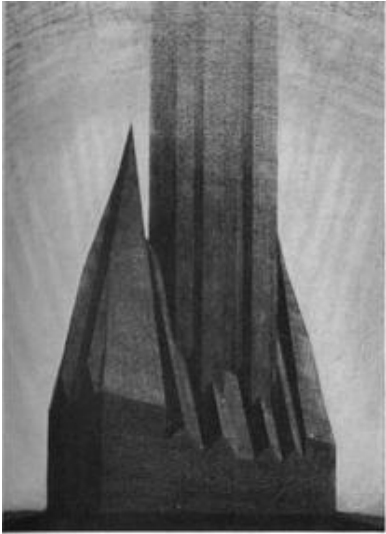
JAJA Architects,  
Katrineholm Sweden



**NOT THIS**

11

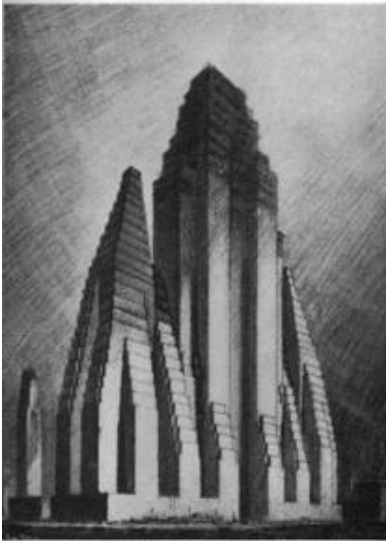




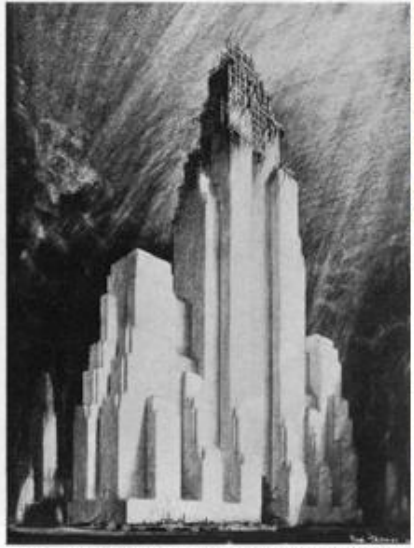
**I. THE ENVELOPE AS DEFINED BY LAW.**  
Assumed a city block 200 x 800 feet. The number and position (but not the volume) of the Dormers, likewise the shape and position (but not the area) of the tower, are optional with the designer. Otherwise this perspective is simply a pictorial representation of the maximum mass allowed by the present laws.



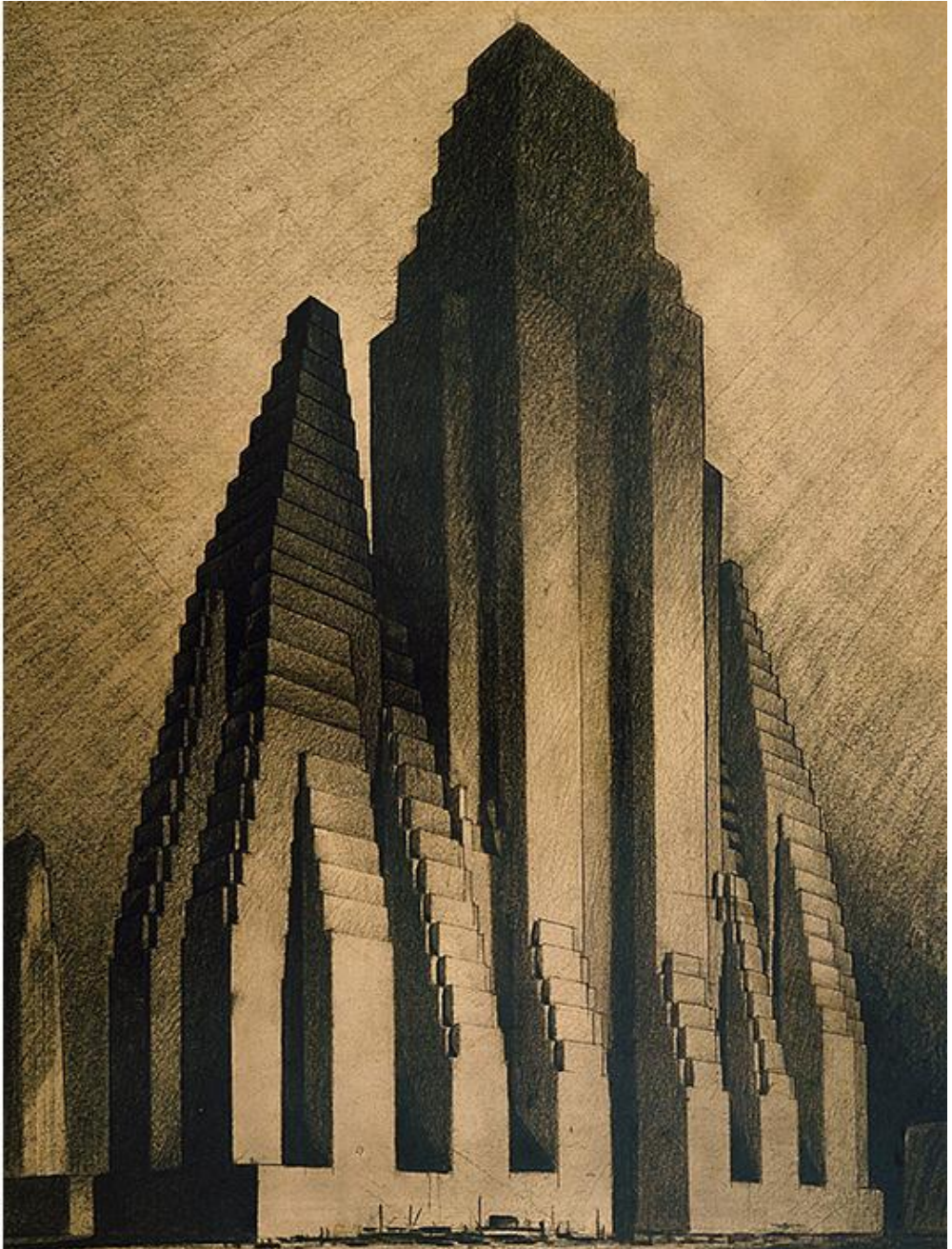
**II. THE ENVELOPE MODIFIED BY A PLAN.**  
Its appearance after having assumed a plan, and having passed this downward through the original envelope.

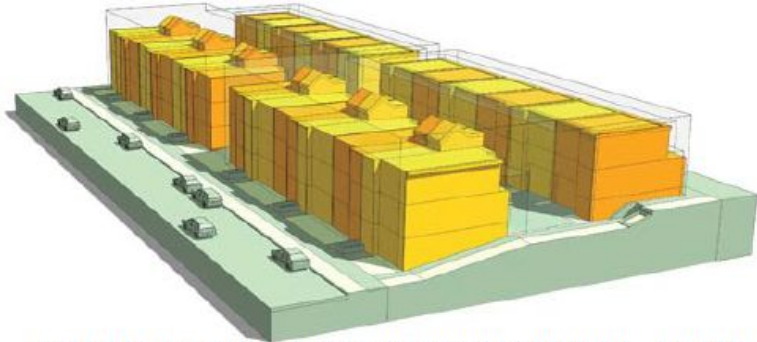


**III. THE MODIFIED ENVELOPE FILLED WITH RECTILINEAR FORMS.**  
Its appearance after having substituted for the sloping planes, set-backs occurring at every second floor; tentative limitation being placed upon the tower.

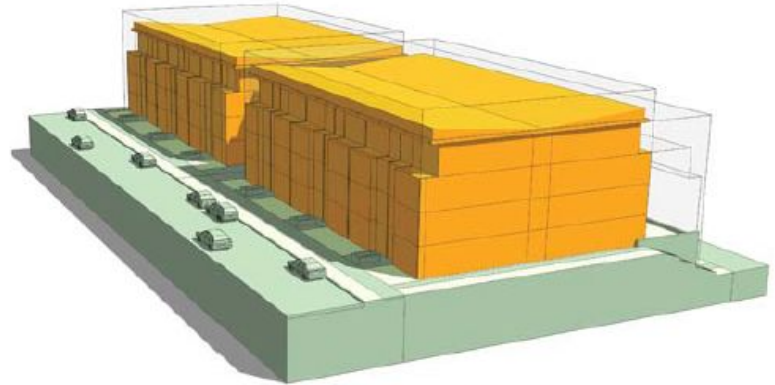


**IV. THE MASS MODIFIED BY THE STEEL CONSTRUCTION.**  
Its appearance after conforming the set-backs to the steel grillage and truncating the pinnacles to the highest floor level, which contains a practicable area. The mass is now ready for architectural articulation.

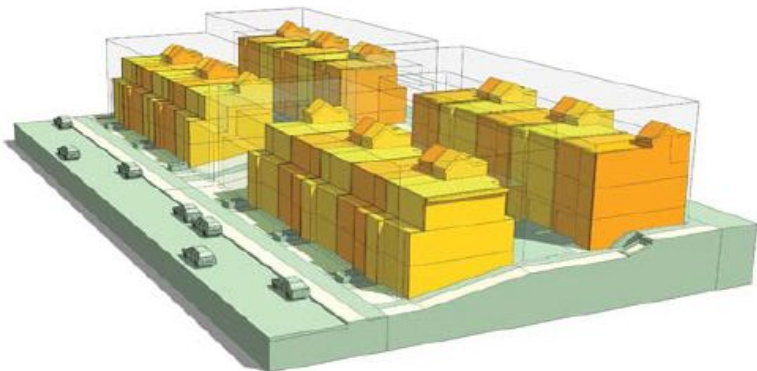




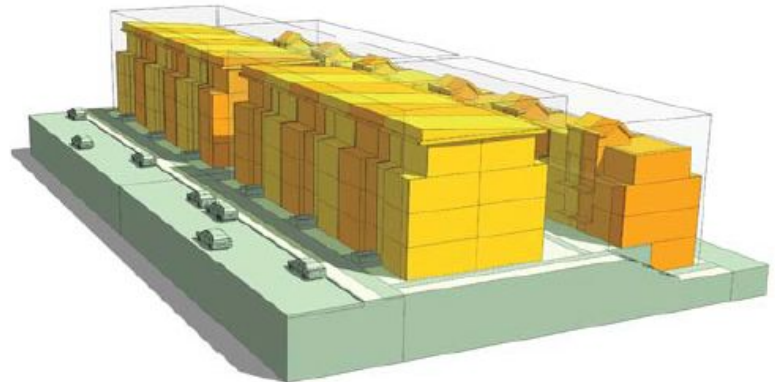
TOWNHOUSE (EAST 3<sup>RD</sup> STREET TRANSITION)—1.0 FSR



APARTMENT—1.6 FSR



TOWNHOUSE (UPSLOPE)—1.0 FSR



LIVE-WORK STACKED TOWNHOUSE—1.6 FSR

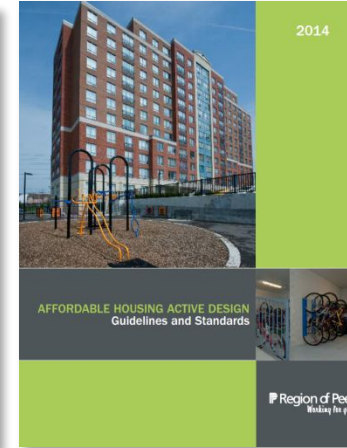
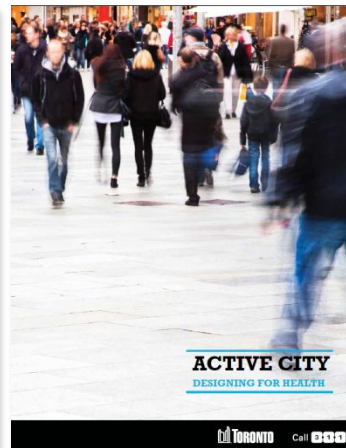
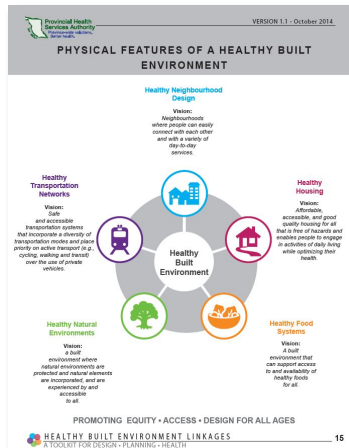
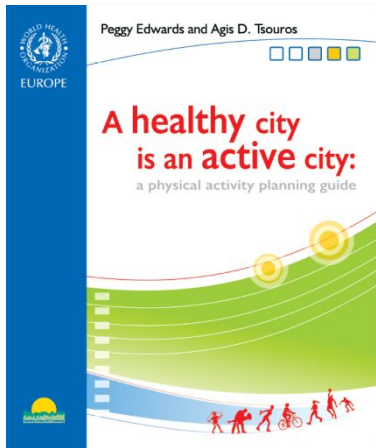
**Development**



**VS.**



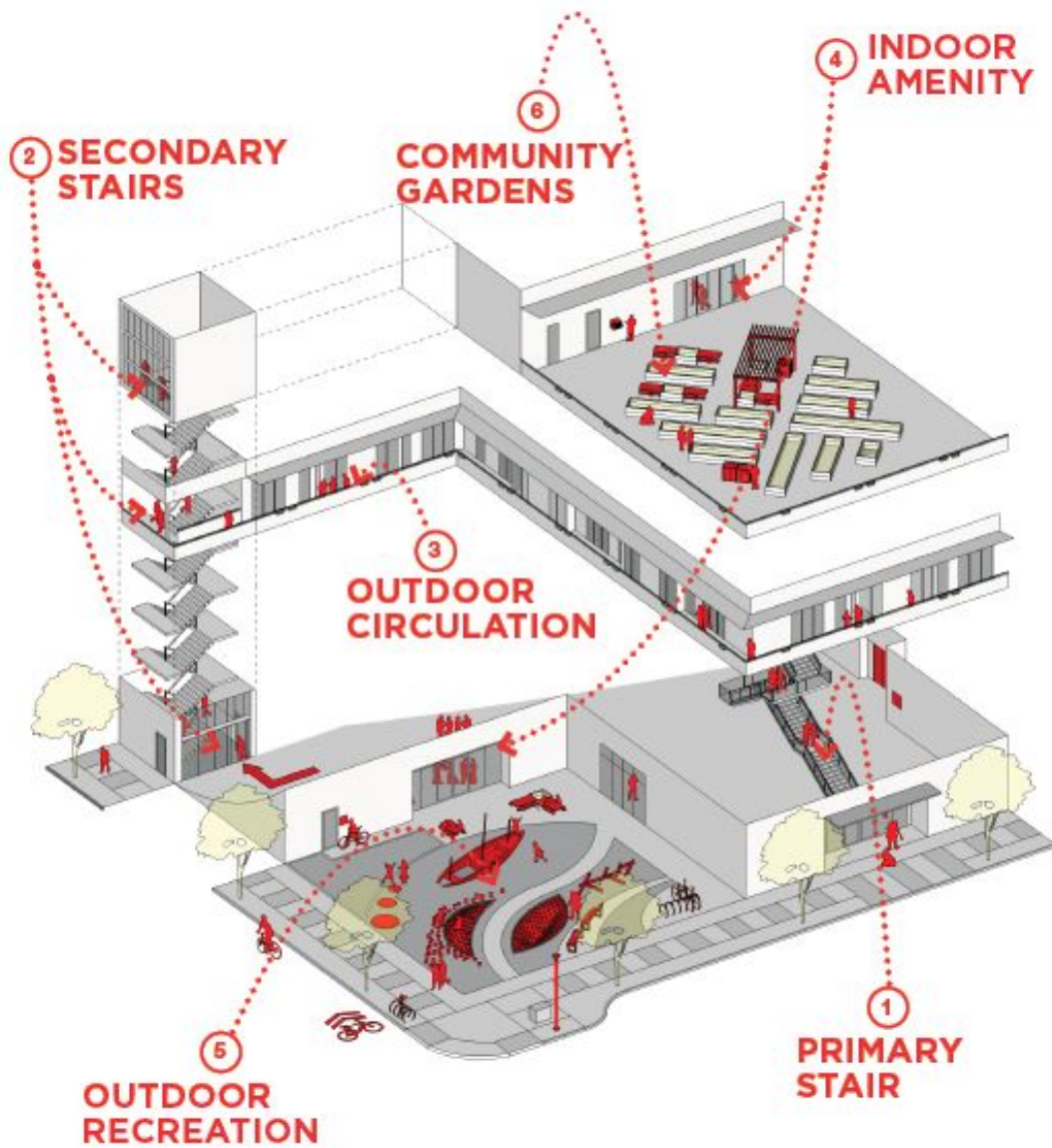
# Building on other key work



High-level Policy

Examples

Design Guidelines



# British Columbia **BUILDING CODE 2018**



Government of Canada  
Gouvernement du Canada

Government of British Columbia  
Gouvernement de la Colombie-Britannique



Office of Housing and  
Construction Standards

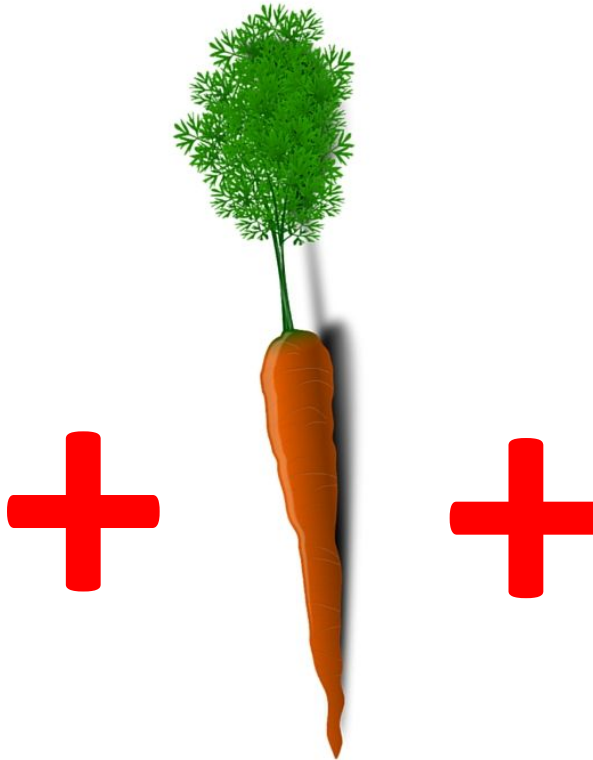
# Application

ACTIVE DESIGN GUIDELINES

# Checklist

Primary Stairs	Y	N	N/A
• Provide a clear visual path into and out of the stairs by leaving the stairs open to two or more floors;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Locate the stairs in a prominent location near the building's main entrance;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Visually emphasize the stairs while maintaining elevator access for those with mobility limitations;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provide stairs that have daylight and views to/from common areas;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Select high-quality, inviting, and visually appealing materials and finishes;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provide visible signage to encourage and direct stair use at the elevators; and,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Design stair widths that can accommodate groups traveling in two directions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Secondary Stairs</b>	Y	N	N/A
• Provide a clear visual path into and out of the stairs by:			
o Leaving the stairs open to the environment while still providing overhead rain protection;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o Enclosing the stairs within a fire-rated glass enclosure with interior views;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o Enclosing the stairs within a fire-rated glass enclosure with exterior views;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o Eliminating the locks between the stairs and surrounding floor area (e.g. hold-open devices);	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provide stairs that have daylight and views to/from common areas;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Select high-quality, inviting, and visually appealing materials and finishes; and,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provide visible signage to encourage and direct stair use at the elevators.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Outdoor Circulation</b>	Y	N	N/A
• Provide a clear visual path into and out of the outdoor corridor by leaving the corridor open to the environment while still providing overhead rain protection;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Providing the corridor with daylight and views to/from indoor and outdoor common areas;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Select high-quality, inviting, and visually appealing materials and finishes;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Visually highlight and articulate the dwelling entrances; and,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provide places to pause, look onto outdoor amenity areas and meet neighbours naturally.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Indoor Amenity</b>	Y	N	N/A
• Provide an indoor amenity area that is held in common ownership with the following:			
o Provide at a minimum, the lesser of 1.4 sqm (15 sqft) per unit or 2% of Gross Floor Area;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o A reduction to the minimum area required may be considered when an adjacent outdoor amenity is provided but at no time should the indoor amenity room size be less than 37 sqm (400 sqft);	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o Provide a universally accessible washroom, small kitchenette, and storage room nearby;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Locate the area in a central, above grade location with universal access;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Locate the amenity room nearby other common areas with views to/from these areas;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provide sufficient sound proofing between the area and adjacent residential units; and,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Partner with a community-based organizations that can offer programming support for the space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IN SUPPORT OF ACTIVE LIFESTYLES AND SOCIAL INTERACTION 13





Kiwanis Tower Garden Plots  
Photo: NS News



The Five Points – 711 W 14th



AMLI Residential Apartments  
South Lake Union, Seattle

# FIRST GENERATION



1645 - WEST 5TH AVENUE VANCOUVER B.C. V6J 1N6  
T: 604.376.7095 / 604.796.2968 E: info@metricarchitects.com

**METRIC**  
ARCHITECTURE

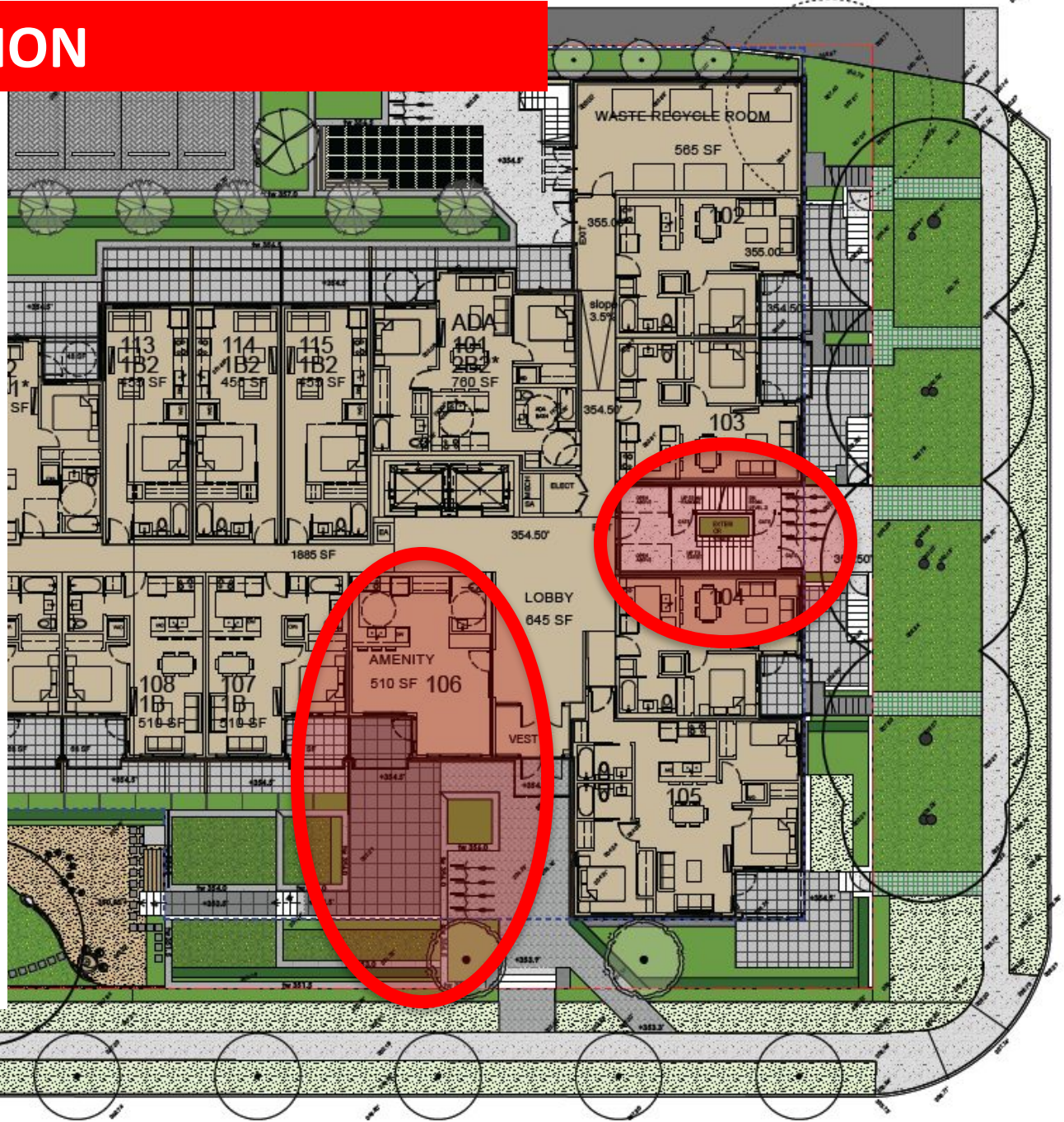


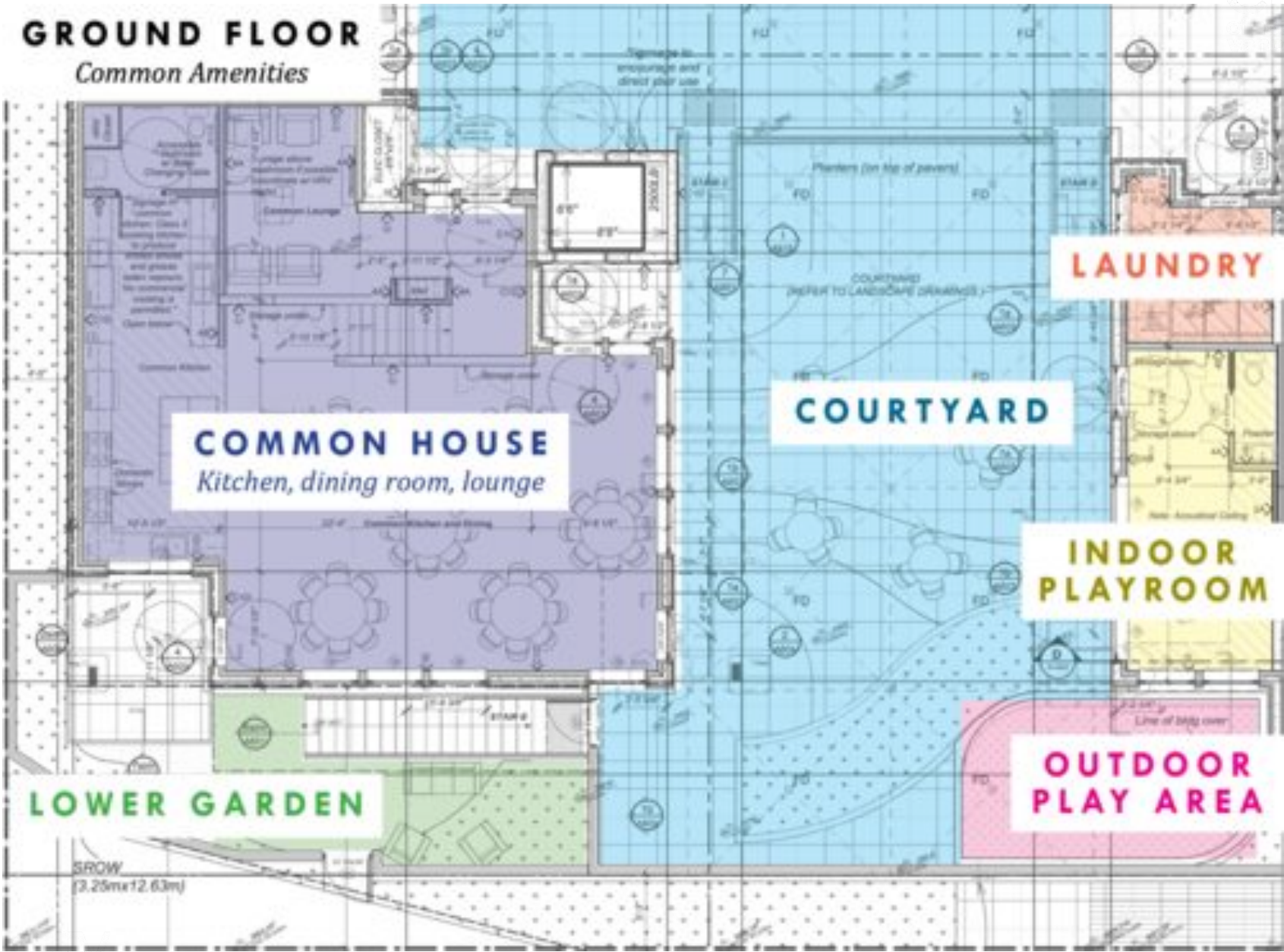




Photo: Domus

# GROUND FLOOR

Common Amenities



**COMMON HOUSE**  
*Kitchen, dining room, lounge*

**COURTYARD**

**LAUNDRY**

**INDOOR PLAYROOM**

**OUTDOOR PLAY AREA**

**LOWER GARDEN**

SROW  
(2.25m x 12.63m)



LEVEL 01  
SCALE: 1/8" = 1'-0"



LEVEL 03  
SCALE: 1/8" = 1'-0"



LEVEL 02  
SCALE: 1/8" = 1'-0"



LEVEL 04  
SCALE: 1/8" = 1'-0"

# + PERIODIC REVIEW

- Open Corridors
- Balcony, patio, deck
- Roof Deck
- Expanded exterior walkway exclusion

## Outdoor Circulation

Encourage the use of Outdoor Circulation as a place to meet neighbours naturally.

External Corridors can extend the outdoor opportunities available to building residents. These areas can be used as a place for neighbours to meet naturally, look out onto other common areas, and aid in passive design goals (e.g. mitigate solar gain and facilitate natural ventilation).

### Guiding Principles

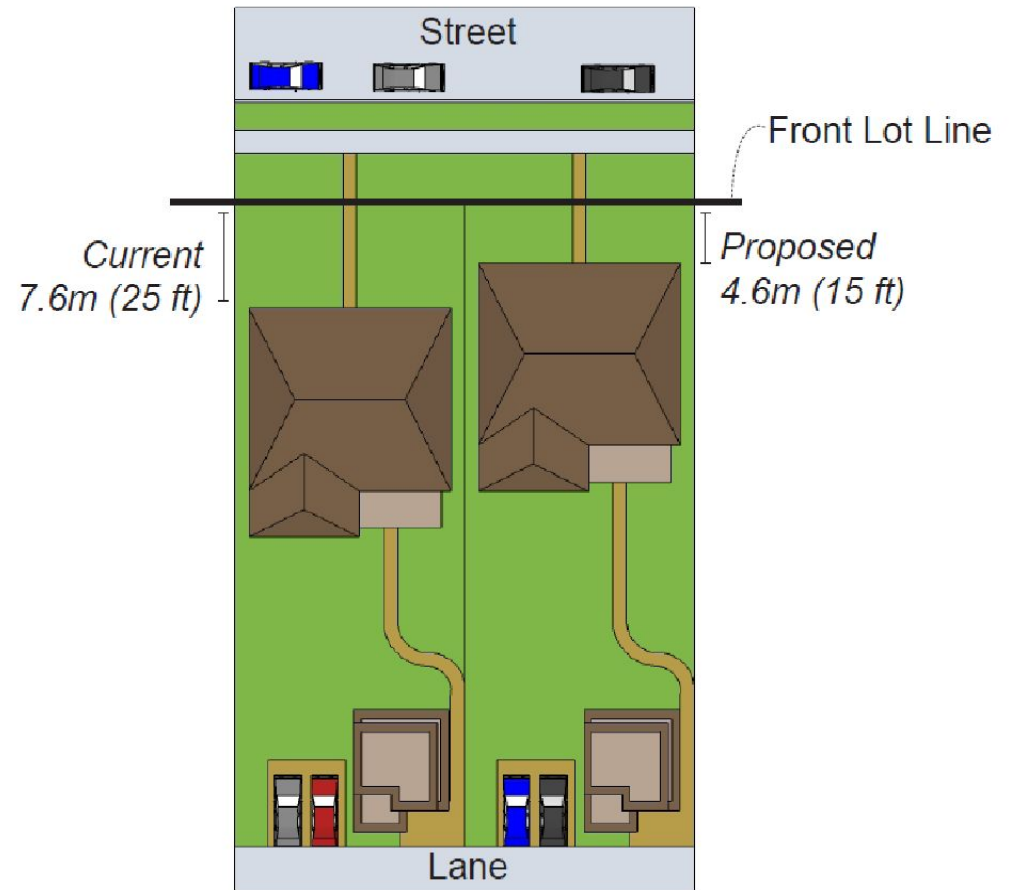
- Provide a clear visual path into and out of the outdoor corridor by leaving the corridor open to the environment while still providing overhead rain protection;
- Providing the corridor with daylight and views to/from indoor and outdoor common areas;
- Select high-quality, inviting, and visually appealing materials and finishes;
- Visually highlight and articulate the dwelling entrances; and,
- Provide places to pause, look onto outdoor amenity areas and meet neighbours naturally.



# + PERIODIC REVIEW

***Goal: Increase outdoor living areas and improve streetscape character***

- Front yard setback reduced to 4.6m (15 ft)
- Interior side yard setback reduced to 1.2m (4 ft)



**2.0**

# Community Wellbeing Strategy



**Inclusive/Social Design**

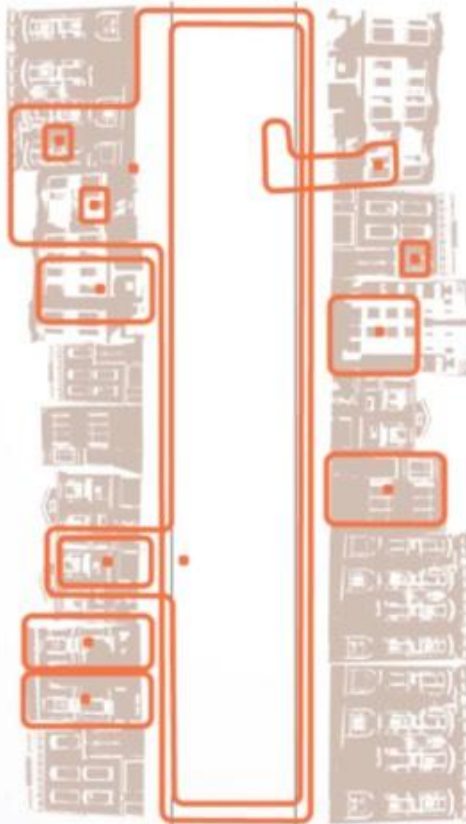
<p><b>HEALTHY DESIGN</b></p> 	<p><b>HUMAN ESSENTIALS</b></p> 	<p><b>SUPPORTING PEOPLE</b></p> 	<p><b>WORKING TOGETHER</b></p> 
<p><b>20 STRATEGIES TO ACHIEVE OUR GOALS</b></p> <ul style="list-style-type: none"> <li>▶ 15 Minute City</li> <li>▶ <b>Social Design</b></li> <li>▶ Access</li> <li>▶ Resiliency</li> </ul>	<ul style="list-style-type: none"> <li>▶ Housing for All</li> <li>▶ Homelessness</li> <li>▶ Food Security</li> <li>▶ Safety</li> <li>▶ Equity + Diversity + Inclusion</li> <li>▶ Reconciliation</li> <li>▶ Mental Health</li> </ul>	<ul style="list-style-type: none"> <li>▶ Children + Youth + Families</li> <li>▶ Child Care</li> <li>▶ Seniors</li> <li>▶ Poverty Reduction</li> <li>▶ Social Infrastructure + Facilities + Programs</li> </ul>	<ul style="list-style-type: none"> <li>▶ Advocacy</li> <li>▶ Partnerships</li> <li>▶ Financial Supports + Opportunities</li> <li>▶ Economy for Everyone</li> </ul>

# Home Territory on Three Streets

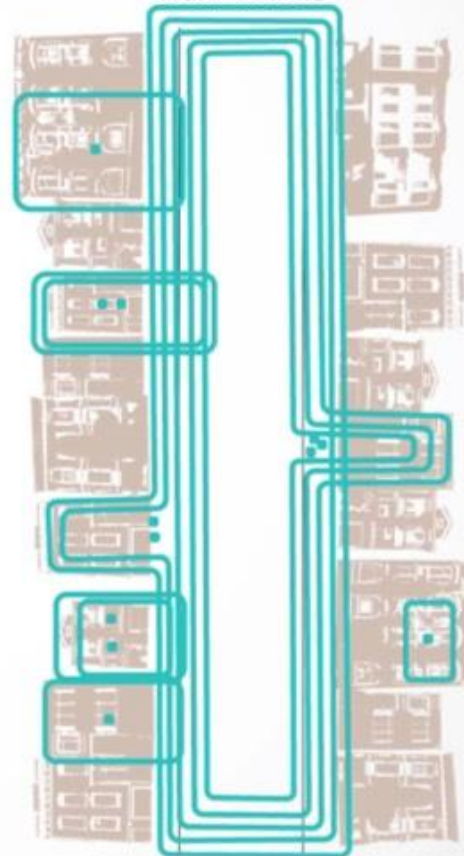
HEAVY TRAFFIC



MODERATE TRAFFIC



LIGHT TRAFFIC

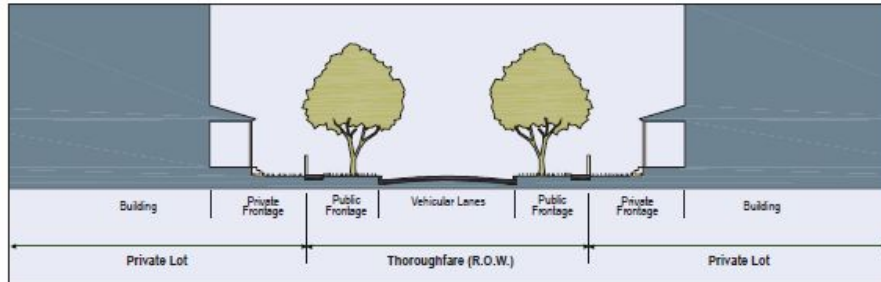


=====  
=====  
Areas people  
indicated as their  
"home territory"

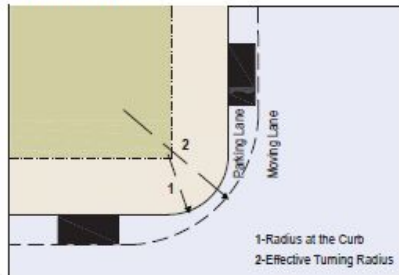
# NEXT



a. THOROUGHFARE & FRONTAGES



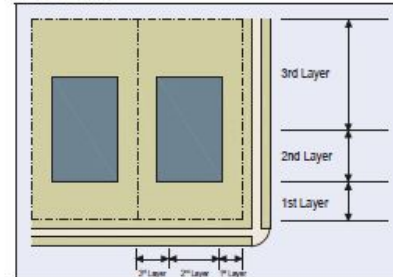
b. TURNING RADIUS



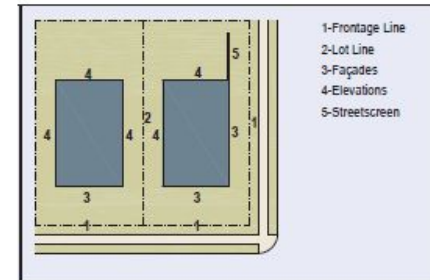
c. BUILDING DISPOSITION



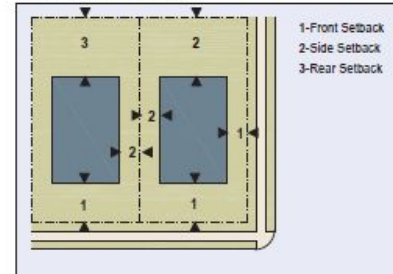
d. LOT LAYERS



e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. VISIBILITY TRIANGLE

