



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: February 27, 2018  
Contact: Karen Hoese  
Contact No.: 604.871.6403  
RTS No.: 12404  
VanRIMS No.: 08-2000-20  
Meeting Date: March 13, 2018

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 339 East 1st Avenue

**RECOMMENDATION**

- A. THAT the application by IBI Group, on behalf of Porte Development (False Creek) Ltd., to rezone 339 East 1st Avenue [*PID 007-197-918; Lot 3, Block 3, District Lots 200A and 2037, Plan 18109*] from I-3 (Industrial) District to CD-1 (Comprehensive Development) District, to allow for the construction of a seven-storey office building with a floor area of 13,325.5 sq. m (143,434 sq. ft.) and floor space ratio of 2.98, be referred to a Public Hearing together with:
- (i) plans prepared by IBI Group, received July 21, 2017 and including the revised roof level plan dated December 1, 2017;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to establish regulations for the new CD-1 in accordance with Schedule A, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT Recommendations A through C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### ***REPORT SUMMARY***

This report evaluates an application to rezone the site at 339 East 1st Avenue. The application proposes a seven-storey office building with a floor area of 13,325.5 sq. m. (143,434 sq. ft.) and floor space ratio of 2.98.

This application helps achieve City economic policies through the creation of new office and job space in the False Creek Flats. The application has been assessed, and the uses and form of development proposed are supported, subject to design development and other conditions outlined in Appendix B. It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

Relevant Council policies for this site include:

- *False Creek Flats Plan (2017)*
- *I-3 District Schedule (2013)*
- *I-3 District Guidelines False Creek Flats (2002)*
- *False Creek Flats Rezoning Policy (2009 - 2017)*
- *Flood Plain Standards and Requirements (2014)*
- *View Protection Guidelines (1989)*
- *Vancouver Economic Action Strategy (2011)*
- *Transportation 2040 Plan (2012)*

- *Vancouver Neighbourhood Energy Strategy (2012)*
- *Green Buildings Policy for Rezoning (2009, last amended 2017)*
- *Financing Growth Policies (2003)*
- *Development Cost Levy By-law (2008, last amended 2017)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2017)*
- *Public Art Policy for Rezoned Development (1994, last amended 2014).*
- *Metro Core Jobs and Economy Land Use Plan (2009)*

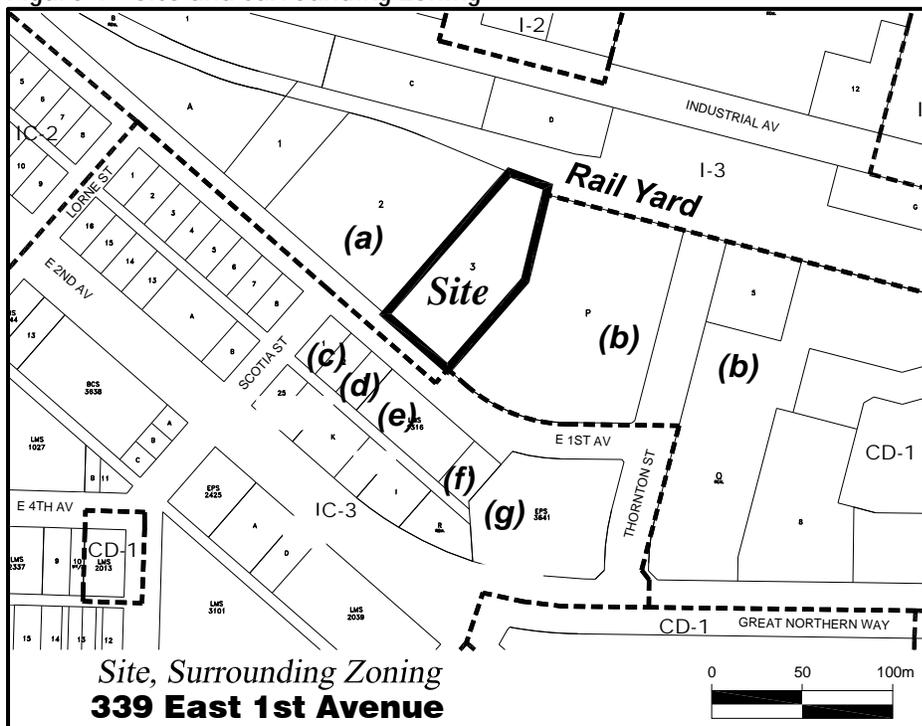
## REPORT

### Background/Context

#### 1. Site and Context

The rezoning site is located on the north side of East 1st Avenue, midblock between Thornton and Main Street. It is comprised of one legal parcel with 45.72 m (150 ft.) frontage on 1st Avenue and 22.56 m (74 ft.) abutting a rail yard to the rear. It is an unusually deep site measuring 104.36 m (342.42 ft.) along the west property line. The Brewery Creek Greenway runs along the site's east boundary. The site has a history of industrial uses. Vacant since the demolition of a building in 1994, the property has been used for unenclosed storage, including shipping containers, vehicles and construction materials. The existing zoning is I-3 Industrial.

Figure 1 - Site and surrounding zoning



The blocks surrounding the subject site contain a variety of uses, with light industrial, office and residential buildings ranging from two to seven storeys. A rail yard is located to the

northeast of the subject property. Significant developments in the immediate area are shown in Figure 1 and are listed below:

- (a) 273 East 1st Avenue, a site with multiple one- to three-storey buildings with a mix of light industrial, office and retail uses, including Red Truck Brewery, Vancouver Folk Music Festival office, and plumbing and carpet wholesalers;
- (b) Emily Carr University of Art and Design, a campus consisting of multiple properties with building heights ranging from 13.7 m (45 ft.) to 45.7 m (150 ft.), including educational, high-tech, service, light industrial, office, retail, live-work, and hotel uses;
- (c) 304 East 1st Avenue (1828 Scotia Street), an existing light industrial building proposed for demolition to make way for a five-storey live-work building approved under IC-3 zoning;
- (d) 316 East 1st Avenue; a two-storey light industrial building;
- (e) Artech, a three-storey residential live-work building;
- (f) 376 East 1st Avenue, a City-owned parcel providing open space (historic mouth of Brewery Creek) and lane access to 1st Avenue; and
- (g) Canvas Condos, a seven-storey live-work residential development.

## 2. Policy Context

**False Creek Flats Plan (2017)** – This plan seeks to create a clear yet flexible framework to guide future growth and change in the area to support a thriving and evolving economy over the next 30 years. This framework focuses on five key elements essential for the future success of the area including the appropriate programs, spaces, places, environment, and connections. With one of the primary objectives of the plan to intensify employment, it proposes two general land use approaches: 1. To support and unlock an intensified and thriving ‘Vancouver Made’ innovation economy; and 2. To secure, support and intensify the base economy light industrial ‘back-of-house’ for manufacturing, production, distribution, and repair. In acknowledging the presence of existing and future transit stations and the establishment of two new institutional anchors of innovation at Emily Carr University of Art and Design and a new St Paul’s Hospital and Health Campus, the Plan seeks to intensify existing pockets of residential to activate the public life and support the economic function of the area.

**False Creek Flats Rezoning Policy (2009 - 2017)** – The rezoning application for 339 East 1st Avenue was made prior to the Council’s adoption of the new *False Creek Flats Plan* on October 31, 2017, and as such is considered an in-stream application grandfathered to the former policy provisions for land use, guidelines and regulations. The intent of the applicable *False Creek Flats Rezoning Policy* is to provide guidance for broadening the range of permitted office uses in areas zoned for high technology in the False Creek Flats, while providing opportunities to intensify employment near existing or potential rapid transit. This application for an office building within the Flats meets the intent and conditions of the policy.

**Metro Core Jobs and Economy Land Use Plan (2009)** – The *Metro Core Jobs and Economy study* was initiated in 2005 to review the need for development and transportation capacity to accommodate future job growth and economic activity in the Metro Core (the Metro Core extends from 16th Avenue north to Burrard Inlet, between Clark Drive to the east and Burrard Street to the west). By 2007, after extensive research and analysis, the study concluded that there was an anticipated 5.8 million square foot shortfall in commercial capacity in the Downtown, and that zoning and policy changes would be required to meet Vancouver’s

long-term (30-year) job space needs. In 2009, as part of the *Metro Core Jobs and Economy Land Use Plan*, which has as its objective the intensifying of job space in the Central Business District (CBD) and mitigating against additional residential speculation within the City's key commercial area. The plan also identified opportunities for additional job space capacity outside of the CBD, including in the False Creek Flats.

**Vancouver Economic Action Strategy (2011)** – The *Vancouver Economic Action Strategy* provides directions to enhance the City's economic performance, with a focus on creating a climate for economic growth and supporting business investment and trade. The *Strategy* further seeks to attract and retain talent through measures that include increased affordability and availability of family housing and of childcare for working families.

### ***Strategic Analysis***

#### **1. Proposal**

A new seven-storey office building with a total floor area of 13,325.5 sq. m (143,434 sq. ft.) of commercial floor area is proposed. This includes:

- 556.7 sq. m (5,992 sq. ft.) of commercial retail unit (CRU) space at grade, fronting onto 1st Avenue and the Brewery Creek Greenway to the east;
- On levels 2 through 6, 12,768.8 sq. m (137,442 sq. ft.) of general office floor area;
- Indoor amenity space, totaling 442 sq. m (4,758 sq. ft.) is provided on the ground floor and additionally on the roof level (seventh floor); and
- Two and one-half levels of underground parking accessed from 1st Avenue.

**Figure 3: Proposed building looking northeast from 1st Avenue**



## 2. Land Use

In the late 1990s, the area of the False Creek Flats near rapid transit was rezoned to I-3 (Industrial) to accommodate high-tech industries. The high-tech sector did not grow as quickly as was anticipated, while demand for general office uses in the area increased. The former False Creek Flats Rezoning Policy, to which this application is grandfathered, supports consideration of a broader range of office uses near transit. The policy allows for General Office use up to the maximum overall density permitted in I-3, when applicable urban design and built form guidelines are adhered to. Compatible uses that are supportive of the needs of area employees such as local-serving restaurants and other services are also supported. The proposed General Office use with ancillary retail is consistent with the False Creek Flats Rezoning Policy.

## 3. Office Development

Table 1 below shows how major office development has been accelerating since the time of Council's 2009 policy changes for the Metro Core and for areas outside of the Downtown. Since 2009, 669,180 sq. m (7,203,000 sq. ft.) of new job space has been created, of which 449,279 sq. m (4,836,000 sq. ft.) is located in the Metro Core. This is a significant change from the five-year period prior to the policy changes when very little office space (particularly in the standalone office buildings that the business community favours) was built due to high building costs and high land costs resulting from residential speculation in the CBD.

If this application is approved, 12,768.8 sq. m (137,442 sq. ft.) of office space would be added to this total, and located within the Metro Core.

**Table 1: New Office Floor Space (Major Developments\*) in Vancouver since January 2009**

<b>Completed</b>	<b>sq. ft.</b>	<b>Projects</b>	<b>Jobs (est.)</b>
Metro Core	2,955,000	17	9,850
Rest of City	1,407,000	9	4,690
<b>City Total</b>	<b>4,362,000</b>	<b>26</b>	<b>14,540</b>
<b>Under Construction</b>	<b>sq. ft.</b>	<b>Projects</b>	<b>Jobs (est.)</b>
Metro Core	561,000	4	1,870
Rest of City			-
<b>City Total</b>	<b>561,000</b>	<b>4</b>	<b>1,870</b>
<b>Approved Rezoning and Development Permit</b>	<b>sq. ft.</b>	<b>Projects</b>	<b>Jobs (est.)</b>
Metro Core	1,317,000	7	4,390
Rest of City	960,000	1	3,200
<b>City Total</b>	<b>2,277,000</b>	<b>8</b>	<b>7,590</b>
<b>Completed, Under Construction, Approved Rezoning and Development Permit</b>	<b>sq. ft.</b>	<b>Projects</b>	<b>Jobs (est.)</b>
Metro Core	4,836,000	28	16,110
Rest of City	2,367,000	10	7,890
<b>City Total</b>	<b>7,200,000</b>	<b>38</b>	<b>24,000</b>

\*Major Developments are those that add at least 50,000 sq. ft. of office space.

Source: City of Vancouver development tracking as of February 21, 2018

#### 4. Density

The False Creek Flats Rezoning Policy recommends consideration of general office uses up to the maximum overall density of 3.0 FSR, which is permitted in the existing I-3 District. The proposed building has an FSR of 2.98. Staff recommend that the by-law provision for density be 3.0 FSR, to be consistent with the False Creek Flats Rezoning Policy (see Appendix A).

#### 5. Form of Development (refer to drawings in Appendix F)

The application proposes one office building comprised of two distinct volumes located on this 104 m (341 ft.) deep site at 339 East 1st Avenue. The north portion is five storeys in height and the south component is seven, including a rooftop amenity space. These two volumes are connected by a narrower component which is set back on the east and west, generating two courtyards. The floorplate is larger than typical, averaging 2,687 sq. m (28,924 sq. ft.) which, on this long narrow site, could result in a deeper than desirable building. In this case, staff are supportive of the floorplate size, because the broken massing minimizes the apparent depth and the building is articulated with insets and courtyards. There is within the tech industry a need expressed for office floorplates of this size, which is being suitably accommodated here.

Figure 4: Proposed Form of Development showing the two distinct massing volumes



The ground floor includes retail and parking access fronting 1st Avenue, and the main lobby fronting the Brewery Creek Greenway, along with more retail space and office amenity space

to the east. The retail at grade is expected to contribute to the activation of 1st Avenue and the greenway by providing entries and highly transparent materials at grade.

Two and a half levels of underground parking are proposed, with an additional half level enclosed at grade that includes loading spaces. Staff accept the partial provision of parking at grade, although design development is necessary to ensure that the west-facing wall is adequately articulated and responds better to the immediate adjacency.

Landscaped usable outdoor areas with programmed amenities are proposed at the existing Brewery Creek Greenway to the east, on the parking roof to the west and both the fifth and sixth roof levels. Further pedestrian connections to the east and west at the north side are sought to increase permeability and to stitch the urban fabric.

The building expression is meant to invoke the industrial character of the neighbourhood and it displays high-quality materials, including diagonal solar shading devices which serve not only for sun control but as distinctive design elements. Design development is required to address potential overheating issues by extending the sunshades on all appropriate walls, especially on the southern and western facades.

Staff have concluded that, based on the proposed built form and massing, the overall proposal is generally consistent with the objectives of the False Creek Flats Plan. Staff support the proposed form of development, subject to the conditions of approval noted in Appendix B.

## 6. Parking and Transportation

The application proposes two levels of underground parking with an additional enclosed half-level at grade, providing a total of 275 vehicle spaces. This meets the minimum requirement of the Parking By-law. The vehicle access ramp to the parkade is from 1st Avenue.

Proposed are 37 Class A and 6 Class B bicycle spaces, meeting the minimum requirements of the Parking By-law. A total of five loading spaces are proposed on the ground floor, including two Class A spaces and three Class B, which is a one space relaxation to the Parking By-law for Class B loading. The applicant is currently working with staff to determine whether the relaxation is supported.

The site is well served by transit. Frequent bus service is available on Great Northern Way and Main Street to the west. Bikeways exist on 1st Avenue and along Great Northern Way. The site is within walking distance to the Main Street-Science World SkyTrain Station.

## 7. Environmental Sustainability

The *Green Buildings Policy for Rezonings* (amended by Council on April 28, 2017) requires that all rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017. For non-residential rezoning applications, the applicant is required by the policy to achieve LEED Gold Building Design and Construction, in addition to other requirements.

The applicant has submitted a preliminary LEED scorecard, which generally conforms to the policy, indicating that the project could attain the required LEED points and, therefore, would be eligible for a LEED Gold rating.

In support of the environmental sustainability goals set out in the SEFC ODP (Spring 2007), Council's *Energy Utility System By-law* (9552) requires all new developments within the designated service area to connect to the Southeast False Creek Neighbourhood Energy Utility (SEFC NEU). A low carbon neighbourhood energy approach for space heat and domestic hot water enables significant GHG reductions for the neighbourhood.

Conditions of rezoning have been set out in Appendix B that provide for sustainability measures related to building design and construction, as well as compatibility and connection to the SEFC NEU.

### *Public Input*

**Public Notification** – A rezoning information sign was installed on the site on August 8, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage. A total of 1,690 notifications were distributed within the neighbouring area on or about September 28, 2017. An open house was held on October 11, 2017, with staff and the applicant team present. A total of approximately 28 people attended the event.

**Public Response** – In response to the public consultation process, staff received approximately 11 pieces of feedback, including open house comment sheets, emails, and additional written submissions. The responses were largely positive and commented on the creation of job space, that the location is appropriate for office uses, that the project was well-suited to the site, and that it was an aesthetically pleasing design. Some respondents did comment that they were concerned about a lack of a residential component included in the proposal and expressed a desire to see some residential units included. Staff note that residential uses are permitted in the IC-3 District to the south of the site, and that the recently approved False Creek Flats Plan includes further opportunities for residential on other sites within the Flats.

Total notifications		1690
Open House attendees		18
Comment sheets		12
Other feedback		0

## PUBLIC BENEFITS

### Required Public Benefits:

**Development Cost Levies (DCLS)** – Development Cost Levies (DCL) collected from new development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure. The site is subject to both the False Creek Flats DCL District and the City-wide DCL: where rates apply for commercial uses of \$63.39/m<sup>2</sup> (\$5.89/sq. ft.) and \$149.73/m<sup>2</sup> (\$13.91/sq. ft.), respectively. It is anticipated that the new floor area of 13,325.5 m<sup>2</sup> (143,434 sq. ft.) that is associated with the proposed office building will generate DCLs of approximately \$2,839,993.

DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of twelve months from the date of DCL By-law rate amendment provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's DCL Bulletin for details on DCL rate protection.

**Public Art Program** –The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation. With 13,325.5 sq. m (143,434 sq. ft.) of eligible floor area proposed in this rezoning, a public art budget of approximately \$283,999 is anticipated. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

### Offered Public Benefits

Within the context of the City's financing growth framework, an offer from a rezoning applicant to make a public benefit contribution to address the impacts of rezoning can be anticipated. On November 29, 2017, Council amended the CAC policy to remove the negotiation on commercial-only rezonings. Interim commercial linkage targets on net additional floor area were approved. In False Creek Flats, the interim commercial linkage target is \$10 per sq. ft. for commercial-only applications that do not propose strata-titled commercial space.

As this new approach to commercial rezonings only applies to new applications received after November 29, 2017 and does not apply to applications where there is no increase in total floor area, there are no community amenity contributions for this project.

See Appendix G for a summary of all of the public benefits for this application.

### *Financial*

As noted in the section on Public Benefits, there are no Community Amenity Contributions associated with this rezoning.

The False Creek Flats and City-wide Development Cost Levies (DCL) apply to this site. If the rezoning application is approved, it is anticipated that the applicant will pay \$2,839,993 in DCLs.

The applicant will also be required to provide new public art on site, or make a cash contribution to the City for off-site public art, at an estimated value of \$283,999.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

### *CONCLUSION*

Assessment of this rezoning application has concluded that the proposed land uses, density and height are supported and that, if approved, the project will contribute toward Vancouver's job space and economic development objectives. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix F.

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339 East 1st Avenue  
PROPOSED CD-1 BY-LAW PROVISIONS

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

### Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

*[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]*

### Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (\_\_\_).
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Cultural and Recreational, limited to:
    - Artist Studio - Class A.
    - Artist Studio - Class B.
    - Fitness Centre.
    - Arts and Culture Indoor Event.
  - (b) Institutional, limited to:
    - Child Day Care Facility.
  - (c) Manufacturing, limited to:
    - Printing or Publishing.
    - Bakery Products Manufacturing.
    - Brewing or Distilling.
    - Clothing Manufacturing.
    - Creative Products Manufacturing.
    - Dairy Products Manufacturing.
    - Food or Beverage Products Manufacturing - Class B.
    - Furniture or Fixtures Manufacturing.
    - Jewellery Manufacturing.
    - Leather Products Manufacturing.
    - Shoes or Boots Manufacturing.
    - Textiles or Knit Goods Manufacturing.
    - Wood Products Manufacturing - Class B.

- (d) Office, limited to:
  - General Office.
  - Financial Institution.
  
- (e) Retail, limited to:
  - Retail Store, limited to:
    - Limited Service Food Establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises, but where customers may also purchase food for take-out.
  - Farmers' Market.
  - Public Bike Share.
  
- (f) Service, limited to:
  - Laboratory.
  - Photofinishing or Photography Laboratory.
  - Production or Rehearsal Studio.
  - Work Shop.
  - Restaurant - Class 1 or 2.
  - Animal Clinic.
  - Catering Establishment.
  - Laundry or Cleaning Plant.
  - Photofinishing or Photography Studio.
  - Print Shop.
  - Repair Shop - Class A.
  - Repair Shop - Class B.
  - School - Arts or Self-Improvement.
  - School - Business.
  - School - Vocational or Trade.
  - Sign Painting Shop.
  
- (g) Utility and Communication, limited to:
  - Radiocommunication Station.
  
- (h) Wholesale, limited to:
  - Wholesaling - Class B.
  
- (i) Accessory Uses customarily ancillary to any use permitted by this section.

### Conditions of use

- 3.1 No use listed in section 2.2 of this By-law, except a Farmers' Market, a Production or Rehearsal Studio, or seasonal outdoor seating ancillary to a permitted use other than a Brewing or Distilling use, shall be carried on other than wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.

- 3.2 No use listed in section 2.2 of this By-law shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; coal tar products or derivatives; or compressed gas or petroleum.
- 3.3 No use listed in section 2.2 of this By-law shall involve the storage, other than wholly within a completely enclosed building, of lime; fertilizer; toxic or corrosive chemicals or acids; flammable liquids or solids; scrap or junk; rags or cotton waste; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; fish, fish oil or meal, animal oil or fat, or vegetable oil.
- 3.4 No use listed in section 2.2 of this By-law, except for a Laboratory or an Animal Clinic, shall involve the keeping of live animals.

#### Floor area and density

- 4.1 Computation of floor space ratio must assume that the site area is 4,466.1 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio shall not exceed 3.0, subject to the following:
- (a) the floor area in Retail Uses, including accessory retail, must not exceed 557 m<sup>2</sup>;
  - (b) the floor area for a lounge use accessory to a Brewing or Distilling use must not exceed 80 m<sup>2</sup>; and
  - (c) the floor area for a Restaurant - Class 1 or 2 must not exceed 300 m<sup>2</sup>.
- 4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and
  - (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, except that the total exclusion must not exceed 445 m<sup>2</sup>; and

- (b) storage space associated with an Artist Studio - Class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m<sup>2</sup> for each Artist Studio - Class B.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

**Building height**

- 5. The building height, measured above base surface, must not exceed:
  - (a) 33.65 m for portions of the building containing amenity areas and access to roofs; and
  - (b) 30.5 m for portions of the building containing all other permitted uses.

\* \* \* \* \*

339 East 1st Avenue  
DRAFT CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

**CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by IBI Group, and stamped "Received City Planning Department, July 21, 2017" and the revised roof level plan dated December 1, 2017, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

**Urban Design**

- 1. Design development to articulate and add visual interest to the western wall by:
  - (i) Breaking down the wall;
  - (ii) Adding transparent surfaces, including provision of openings; and
  - (iii) Providing suitable landscape.
- 2. Design development to maintain high-quality and durable materials at the full building perimeter consistent with the existing industrial character and with the volumetric distinction proposed.  
  
Note to Applicant: Cementitious panels, such as Hardie Panel, are not considered as high-quality materials.
- 3. Design development to extend suitable deep-shading devices on all appropriate elevations, including the western and southern facades.
- 4. Design development to provide pedestrian connection to both west and east at the northern property line.

**Sustainability**

- 5. Meet the requirements of the Green Buildings Policy for Rezonings (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezonings - Process and Requirements* (amended April 28, 2017 or later).

## Landscape

6. Design development to maximize the size and programming of the common amenity green roof on Level 7 to provide as much usable common space as possible.

Note to applicant: This should include urban agriculture, additional opportunities for social interaction, such as additional benches and seat walls for passive seating and gathering. Urban agriculture plots should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible. Outdoor spaces should be visually accessible from common indoor amenity rooms. Any adjacent mechanical rooms should be adequately screened.

7. Design development to clearly integrate sustainable rainwater management features into the landscape plan.
8. Design development to provide an integrated public art component into the landscape plan, in keeping with False Creek Flats guidelines.
9. Provision of an arborist report to ensure all adjacent and City trees are safely retained and protected. The report should be in context of the proposed form of development and footprint. It should include a Tree Management Plan, showing scaled and dimensioned tree protection barriers. The report should also clarify tree ownership.
10. Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots;

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design.

11. A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale and should match the architectural site plan.
12. Section details at a minimum scale of 1/2"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details

should show dimensioned rootballs to confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future. The depth should exceed BCSLA standard.

13. A high-efficiency automatic irrigation system to be provided for all planted areas.
14. A Landscape Lighting Plan to be provided for security purposes.
15. Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.
16. Provision of improved graphic readability by deleting grey tones to ensure the plan reads well in black and white, or submission of colour plans only.

### Engineering

17. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
18. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

19. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
20. Provision of a crossing design to the satisfaction of the General Manager of Engineering Services. A crossing application is required.
21. Confirmation that there are no trees to be located within the relocated sewer SRW and a review by sewers design branch of the development permit drawings to confirm all features within the proposed relocated sewer SRW are acceptable to the City Engineer. Clearly show the relocated SRW on the drawings.
22. Clearly show property lines on all drawings (site and section plans).

23. Provision of a separate application for all public property improvements is required; please submit a copy of an updated landscape plan that reflects the off-site improvements sought for this application.
24. Where details of an off-site improvement are not available a written description of the improvement is to be noted on the landscape plan.
25. Provision of a stormwater and rain water management plan that meets the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Watercourse Bylaw. The plan shall achieve the following:
  - (i) Retain or infiltrate 24 mm of rainfall per storm event onsite;
  - (ii) Treat the 6-month event (48 mm) onsite;
  - (iii) Maintain the pre-development 2014 IDF-10 year storm event rate. The post development estimate shall use the 2100 IDF curve to account for climate change.
  - (iv) Meet the January 1, 2018 Vancouver building code plumbing fixture rates.
26. The following note is to be placed on the landscape plan:

“This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”
27. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
  - (i) Provision of an updated Transportation Assessment and Management Study to include a Loading Study.
  - (ii) Provision of a Loading Management Plan (LMP) detailing how the loading facility will operate, management of the facility, including on-site loading manager, the expected frequency of all deliveries and design interventions to maximize and reinforce the designation of the loading spaces.
  - (iii) Provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp, the parking levels and through the loading bays.

Note to Applicant: label minimum clearance for parking levels on drawing, including overhead gate and mechanical projections.

- (iv) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bays, throughout the parking levels and at all entrances.

Note to Applicant: The slope and length of all ramped sections to be shown on the submitted drawings.

- (v) Provision of a corner cut through the inside radius of the ramp from P1 to P2 for improved two-way flow.
- (vi) Dimension stalls widths and clearances for all parking stalls next to a wall.
- (vii) Modification of the loading bay design as follows:
- Provide double-load throats for the Class B loading.
  - Additional loading bay width for the second and subsequent loading spaces (each additional space must be 3.8 m wide).
  - Remove columns encroaching into required maneuvering areas.
  - Provision of additional security gate width for improved Class B manoeuvring.
  - Design development to improve loading operations at the rear of the Class B loading bays.
  - Clarify the internal access route from the Class A bicycle parking to the lobby.
  - Provision of automatic door openers on the doors providing access to the bicycle room(s).

28. Additional Notes:

- (i) The development to be serviced by the sewers on 1st Avenue.”
- (ii) This site may be subject to floodplain requirements (see Floodplain Protection Policies). Refer to CBO.
- (iii) Note to PC: A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
- (iv) A Loading Study and a Loading Management Plan is required at the DP stage in support of any loading relaxation for this site.

Note: The Applicant is only proposing one additional Class A loading space in lieu of 2 Class B loading spaces. For Class B loading relaxation, 2 Class A loading spaces to be provided in lieu of one Class B space.

### Neighbourhood Energy Utility

29. The proposed plan for site heating and cooling, developed in consultation with the City, shall be provided prior to the issuance of development permit, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall work with the City to identify potential waste heat recovery opportunities and make waste heat available to the SEFC NEU.

30. The building(s) heating and domestic hot water system shall be designed to be compatible with the SEFC NEU system to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Energy Utility System By-law (9552)* and *Neighbourhood Energy Utility Building Connection Guideline (2016)* for specific design requirements, which includes provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for NEU compatibility are provided for in the mechanical design. As a pre-condition to building permit, the City will conduct a peer design review of the building's connection to the NEU to ensure that the neighbourhood energy connectivity requirements have been satisfied.

31. The building mechanical system must utilize the energy transfer station for all of its space heating and domestic hot water requirements, and the building mechanical system must not incorporate any additional heat production equipment including, but not limited to, boilers, air source heat pumps, furnaces, hot water heaters, electric baseboards, or heat producing fire places except that:
- (i) a building may incorporate a solar system to generate heat energy;
  - (ii) a building may incorporate hybrid heat pumps for space cooling, provided the compressor cannot operate in heating mode;
  - (iii) a building may incorporate heat recovery ventilation (air to air heat exchangers) and waste heat recovery from refrigeration or active cooling systems for the purposes of supplementing the heat energy provided:
    - a. the systems used for heat recovery from refrigeration or active cooling do not provide any supplemental heating to the building when there is no active cooling service required;

- b. the approach to heat recovery is consistent with this Schedule (i.e. hydronic systems with centralized mechanical equipment); and
- c. waste heat recovery systems do not cross property lines.

Exceptions for on-site heat production may be approved by the City Engineer, particularly if the total heat production produced by all exceptions does not exceed 1% of the total annual thermal energy needs of the building.

- 32. Provision for an adequate and appropriate dedicated Energy Transfer Station room (6 m x 3 m) to be utilized for connecting the building to the Neighbourhood Energy system shall be provided, prior to the issuance of development permit, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: This site will be serviced by the NEU from 1st Avenue. Applicant must coordinate with City staff to ensure NEU room location is acceptable.

- 33. Provision for an adequate and appropriate dedicated Neighbourhood Energy Room to be utilized by the NEU for peaking/backup heat production and waste heat recovery shall be provided prior to the issuance of development permit, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Boilers /heat pumps used for system peaking/backup are required throughout the NEU network. This site has been identified as a potential location for system peaking. Design provisions include allowance for the installation of heat producing equipment (boilers / heat pumps) in the building parkade. The room location must be suitable for accommodating boiler ventilation and flues, and connecting to the NEU distribution piping. The applicant is encouraged to work closely with City Staff on this requirement.

- 34. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

#### CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

## Engineering

1. Modification or replacement of SRW Agreement 488912M (Explanatory Plan 10091) to reflect the proposed relocation of the existing sewer line to align with the east property line. The proposed relocated SRW width is to be to the satisfaction of the General Manager of Engineering Services. Note the SRW may need additional width to allow for adequate sewer servicing.
2. Release of Easement & Indemnity Agreement 490209M (commercial crossings) & Extension agreement H17468 prior to building occupancy.

Note to applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

3. Provision of a natural watercourse agreement. Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed.
4. Provision of a reciprocal access agreement with the 2 adjacent lots for use of the proposed bridge that straddle the east property line.
5. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided as follows:
  - (i) Provision of street re-construction on 1st Avenue adjacent to the site to generally include the following; new curb and gutter, a 2.5 m wide raised protected bike lane, a broom finish concrete sidewalk at a width acceptable to the City Engineer with saw cut joints, improved street lighting adjacent the site and provision of pedestrian LED lighting including a lighting analysis and design if applicable, and adjustment to all existing infrastructure to accommodate the proposed street improvements.
  - (ii) Provision of a cash contribution of \$150,000.00 towards a new traffic signal at the intersection of Scotia Street and 2nd Avenue.
  - (iii) Provision of street trees adjacent to the site where space permits.
  - (iv) Provision of new or replacement duct banks adjacent to the site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated

street work. Note: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (v) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
  - (vi) Relocation of the existing sewer located in SRW 488912M and modification of any infrastructure connected or impacted by the sewer relocation to achieve a sewer design that is acceptable to the General Manager of Engineering Services.
  - (vii) Upgrading of approximately 90 m of sanitary sewer on 1st Avenue, from the manhole fronting the east property line of the site to Scotia Street. The estimated size of the new Sanitary Sewer is 375 mm diameter. Design drawings and calculations shall be submitted for review, confirmation of extent of work and pipe size.
6. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

### Neighbourhood Energy Utility

7. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connecting to and securing adequate space for the SEFC NEU, which may include but are not limited to agreements which:

- (i) Grant the City Engineer, and other employees of the city, access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the City;
- (ii) Grant the City Engineer, and other employees of the city, use of and access to suitable space required for the Energy Transfer Station for the purpose of connecting the development to the NEU system; and
- (iii) Grant the City Engineer, and other employees of the city, use of and access to suitable space required for the Neighbourhood Energy Room for the purpose of peaking/backup heat production and waste heat recovery.

### **Sustainability**

- 8. The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

### **Public Art**

- 9. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please call Eric Fredericksen, Public Art Program Manager, 604.871.6002, to discuss your application.

### **Soils**

- 3. If applicable:
  - (i) Submit a site profile to the Environmental Protection Branch (EPB);
  - (ii) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
  - (iii) If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement

for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

\* \* \* \* \*

339 East 1st Avenue  
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

"339 East 1st Avenue                    [CD-1 #]                    [By-law #]                    I-3"

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1#]                    [By-law #]                    339 East 1st Avenue"

\* \* \* \* \*

339 East 1st Avenue  
ADVISORY PANEL REVIEW

1. Urban Design Panel

October 18, 2017

EVALUATION: SUPPORT with recommendations

- **Introduction:** Stephanie Johnson, Rezoning Planner, introduced the project as a rezoning application for 339 East 1st Avenue, located in the False Creek Flats Area on East 1st Avenue, midblock between Main and Thornton Street.

The site is currently vacant. Red Truck Brewery is located to the west, Brewery Creek (SRW belongs to adjacent Lot P) and the Great Northern Way Campus (BCIT, Emily Carr, SFU, UBC) to the east. To the south are mixed use buildings, with light industrial, general office and residential units ranging from 3 to 7 storeys. A rail yard is located to the north of the subject property.

The existing zoning for the site is I-3 (Industrial District), with General Office, Manufacturing, Institutional, Recreational Wholesaling and Service Uses permitted on the Site. The I-3 (Industrial District) permits a maximum discretionary height of 100 ft. and density of 3 FSR.

This rezoning application was submitted prior to the referral of the new False Creek Flats District Schedule and Guidelines by Council on July 25, 2017. And, as such, the proposal is being considered as an in-stream application under the previous land use policies, guidelines and regulations, including the Rezoning Policy for Additional Office Uses in the False Creek Flats area which was in effect at the time of application submission.

The application is to rezone from I-3 (Industrial District) to CD-1 to allow for a 6-storey office building. The proposal includes:

- General office space on floors 2-6;
- Approximately 10,000 square feet of ground floor retail at grade along East 1st Avenue and amenity space;
- A total floor area of 144,216 square feet and typical floorplate of almost 29,000 square feet.;
- A floor space ratio (FSR) of 3.0;
- A building height of 100 feet.; and
- Two levels of parking accessed from East 1st Avenue, with 275 vehicle parking spaces, 46 bicycle parking stalls and six loading spaces.

Miguel Castillo Urena, Development Planner, introduced the project as located at 339 E 1st Avenue between Main and Thornton streets for a six storey building up to 30.5 m (100 feet) height and an average floor plate of 2687 m<sup>2</sup> (28919 square feet). The context includes:

- Railway infrastructure to the north.
- The development of four buildings consisting of the following:

- Two Live/Work buildings with a commercial podium.
- One Hotel
- One Office Building
- All connected by a public plaza, four levels of underground parking and storage.
- IC-3 zoning across (artist lofts / artist studios)
- Red Truck Brewery to the west.
- Brewery Creek Greenway.

The parcel area is 4466 m<sup>2</sup> (48072 square feet). The lot is 46' (14 m) x 104' (31.8 m) with a height difference of approximately 1.7 m from west to east and about 0.35 m from south to north. The proposal consists of two components six and five storey:

- Building width: 36.7 m (31.81+4.9 m)
- Building length: 95 m (40 m east elevation)
- Height: 30.5m (5.5 m first floor, 4.5 m others)
- Setbacks: 3 Front, 8.41 m and 6 m East, 6 m north

The application includes 2.5 levels of underground parking, retail at the corner, a lobby in the middle with two entries and amenity at the rear. Office space above with an average of 28919 floorplate and 3 roof tops.

Advice from the Panel on this application is sought on the following:

- 1) Overall massing, including scale, height, bulk, as well as contextual response to the existing and anticipated future forms of development.
- 2) Architectural expression in general and, in particular, proposed industrial identity, variety and rhythm.
- 3) Public realm interface and proposed character, in particular, relationship with adjacent development to the east, greenway and E 1st Ave.
- 4) Liveability of proposed spaces regarding its scope, orientation and architectural response to sustainability.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** This application is coming under a rezoning guideline to maximize the viaduct of a 100 feet and a density of 3, and permits general office use. The goal is to take advantage of the guideline and have a large floor plate office building.

The vehicle access point is located on East 1st, adjacent to the Brewery Creek, in addition to the required fire alarm and fire department access. The formal entrance is half way down the building off the middle of the courtyard, which ties with the pedestrian access on Thornton Street. The goal is to take the attention away from the wall on the west facing the Brewery.

The building features a general setback due to the 15 m right of way for the greenway. It is located 8.4 m from the property line and has almost a 24 m separation from the office building and the live work building. The strategy to shrink the building and retain the large floor plate office is to have the building appear as two. Each building features a different color with a glassy middle spine tying both buildings together.

Additional features are a bike end of trip facility, and sun shades that have been designed to hang off the building in a diagonal orientation on the west side. To enhance the industrial character of the area the applicants are looking to have Canopies on the North side (back of building) to tie in with the railways tracks. There has been a lot of programming in the outdoor spaces to allow for occupants to get outside and have access to the outdoor facilities.

The landscape patterning approach is to embody the industrial character of the area. There is a railway type of plank paving and straight lines cut through the soft landscape areas enhanced with edible planting and orchards on top of the various rooftops.

There is a greater focus for Sustainability for the design and performance of the building. The building is subject to the new sustainability requirements for green buildings, including both LEED Gold & Low emissions building, plus an integrated rain water management plan.

The applicant team then took questions from the panel.

- **Panel Consensus:**

Having reviewed the project it was moved by Ms. Besharat and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:

- Increase bike storage and to look at easier access to the bike storage through the landscape;
  - Increase distinctions between the volumes, the west wall in particular. Consider breaks;
  - Consider some covered spaces on the rooftop amenities;
  - Look at porosity and connecting the east and west on the site;
  - Carry the sunshades throughout the west side of the walls;
- **Related Commentary:** There was general support for the massing, height, architectural expression, and the attempt to reduce the bulk of the building. The panel acknowledge the consideration of neighbouring heights and the architectural expression of the building to match that of its neighbours and the site history. It was also noted the size of the building was unique and presently there were not a lot of projects of a similar 30 000 square feet floor plate space.

The panel suggested the building would benefit from the vertical sun shades designed to act as a shade to the building and installed on all appropriate walls. The lower wall

located on the west, next to the brewery, was in need of reconsideration and redesign to be more attractive and create an improved space for pedestrian connectivity and future neighbouring developments. The concept of the canopy was a bit of a foreign language but the panel is open to see how the concept and final design will be executed. The difference in the three volumes was understood by the different colour schemes, however they only differed in color and the overall architectural design was similar.

The panel suggested reconsideration of the overall connectivity across the site by encouraging walkability across the east and west sides and neighbouring sites. The vehicle connection should be looked at as it would benefit both parking lots.

The bike parking spaces should be increased. The concept of the end of trip bike facility was suggested to be enhanced to a mobility center to allow for the transition of others such as electrical bikes. The rooftop amenity needs covered spaces to be useful year round and rain protection needed in the public realm sites.

The panel approved the relationship of the building with the greenway. There was a great connection between the industrial character and landscape. Suggestions included the possibility of more than one bridge crossing and the pathways for cyclists along the landscape to be wider and clearer to avoid pinch points.

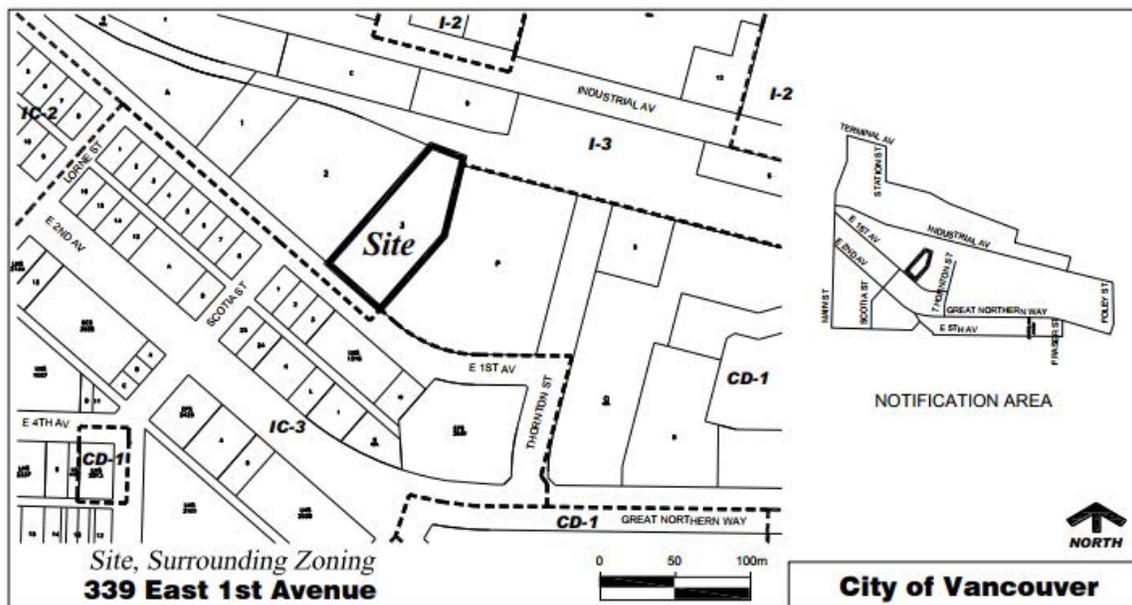
- **Applicant's Response:** The applicant team thanked the panel for their comments.

\* \* \* \* \*

339 East 1st Avenue  
PUBLIC CONSULTATION SUMMARY

**Public Notification**

A rezoning information sign was installed on the site on August 8, 2017. A community open house was held on October 11, 2017. A total of 1,690 notifications were distributed within the neighbouring area on or about September 28, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).



**October 11, 2017 Community Open House**

A community open house was held from 4:30-7pm on October 11, 2017, at the Creekside Community Centre (1 Athletes Way). Staff, the applicant team, and a total of approximately 28 people attended the Open House.

**Public Response**

Public responses to this proposal have been submitted to the City as follows:

- In response to the October 11, 2017 open house, a total of 12 comment sheets were received from the public.
- A total of 0 letters, e-mails, online comment forms, and other feedback were received from the public.

Total notifications	1690
Open House attendees	18
Comment sheets	12
Other feedback	0

Below is a summary of all feedback (both online and from the open house) related to the proposal, ordered by themes of support and concerns and by level of frequency:

Comments of Support:

- **Neighbourhood Fit:** Respondents generally thought the building would be beneficial for the surrounding area and bring much needed job space to the area.
- **Building Design:** Respondents thought that that the building design was aesthetically pleasing design and fit in well with the neighbouring buildings and area.
- **Outdoor Amenity Space:** Some respondents thought the outdoor amenity space was attractive and in a good location.

Comments of Concern and Suggestions for Improvement:

- **Housing:** Some respondents were concerned about the lack of a residential component included in the proposal and expressed a desire to see some residential units included.
- **Density:** Some respondents suggested that the building should have more density for more office space and housing.

The following miscellaneous comments were received from the public:

- Support for the addition of a late night entrance in the proposal.
- Concern about the sustainability of the green wall. Suggestion for a mural instead.
- Suggestion to reduce the number of parking spots being proposed as the site is close to transit and bike routes.
- Suggestion that the City could benefit by putting a greater investment into NEU.

\* \* \* \*

339 East 1st Avenue  
FORM OF DEVELOPMENT DRAWINGS

View looking north from E 1st Avenue



View looking west from Brewery Creek Greenway



View looking northeast from E 1st Avenue

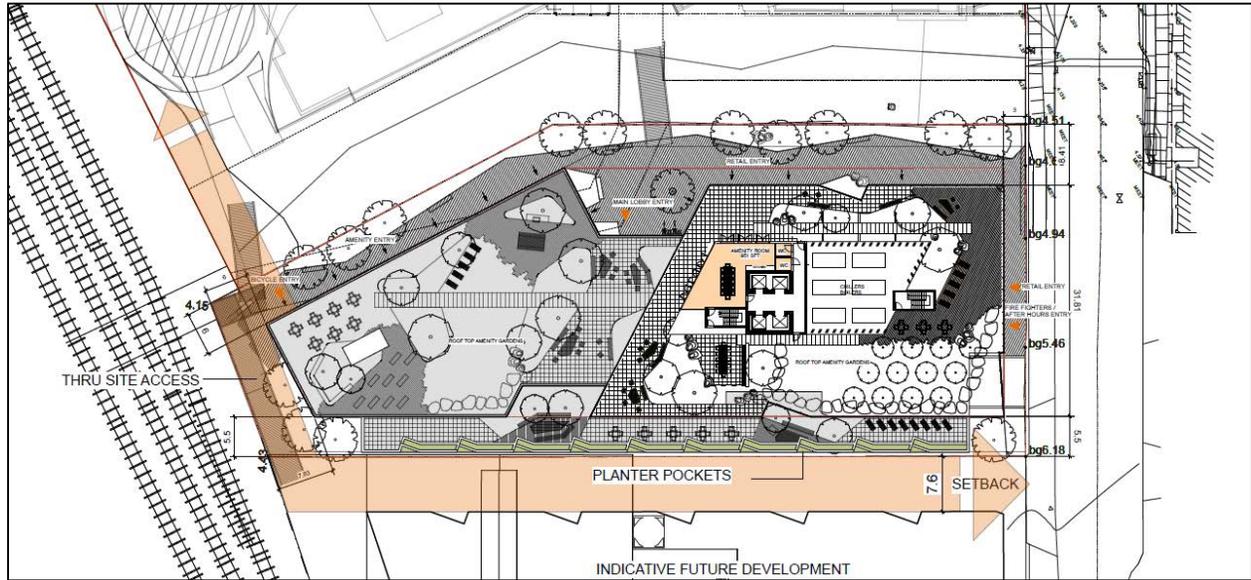


View looking east from E 1st Avenue

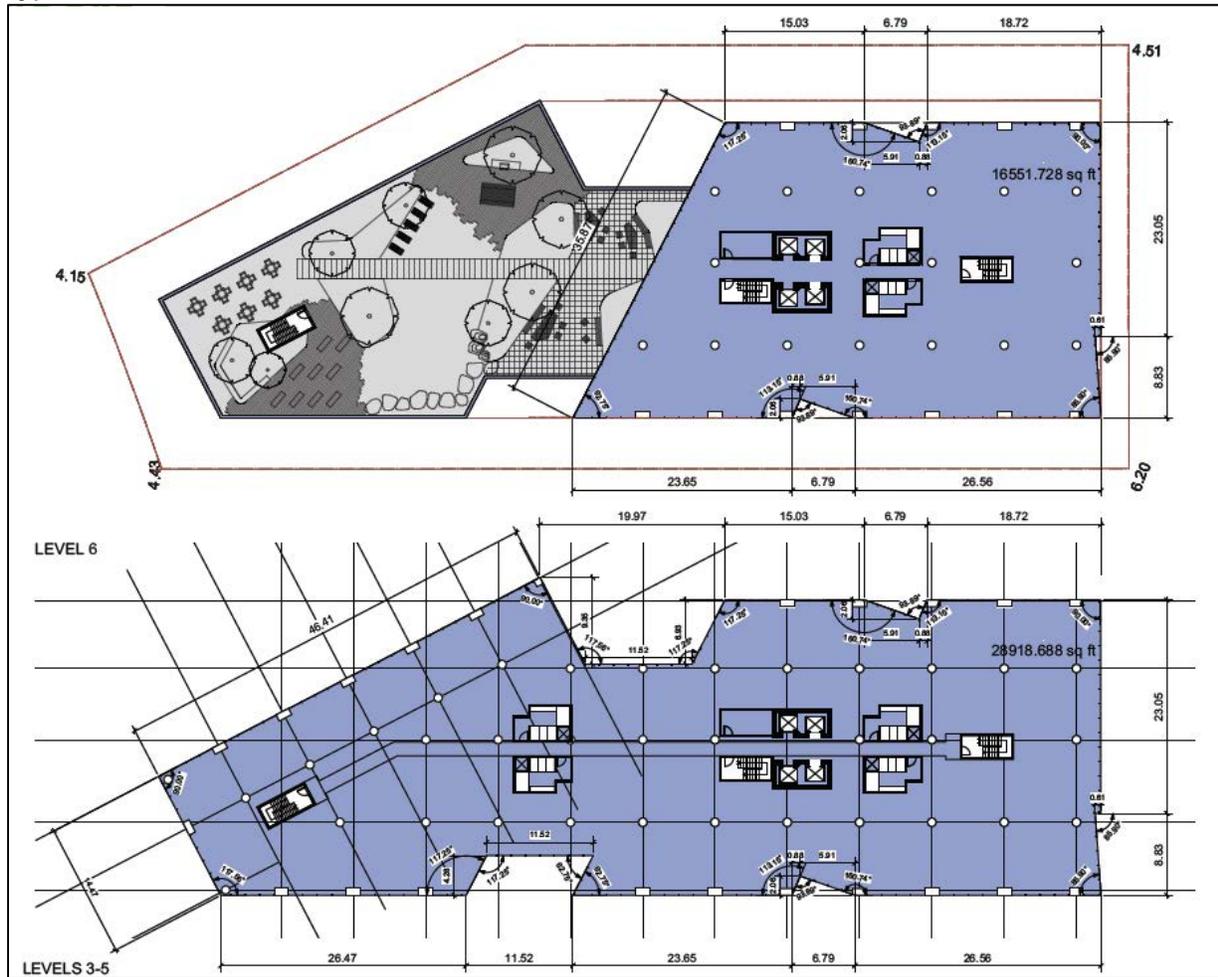




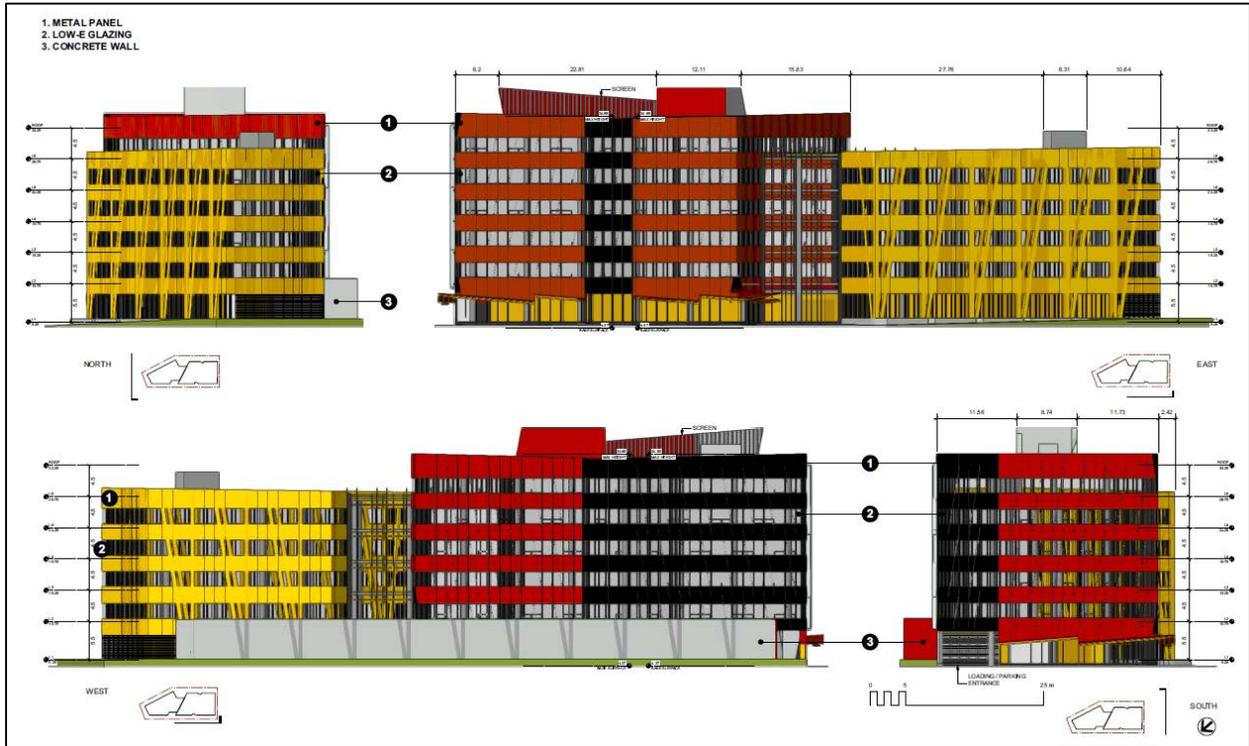
Roof and Seventh Floor Amenity Plan (revised plan dated December 1, 2017)



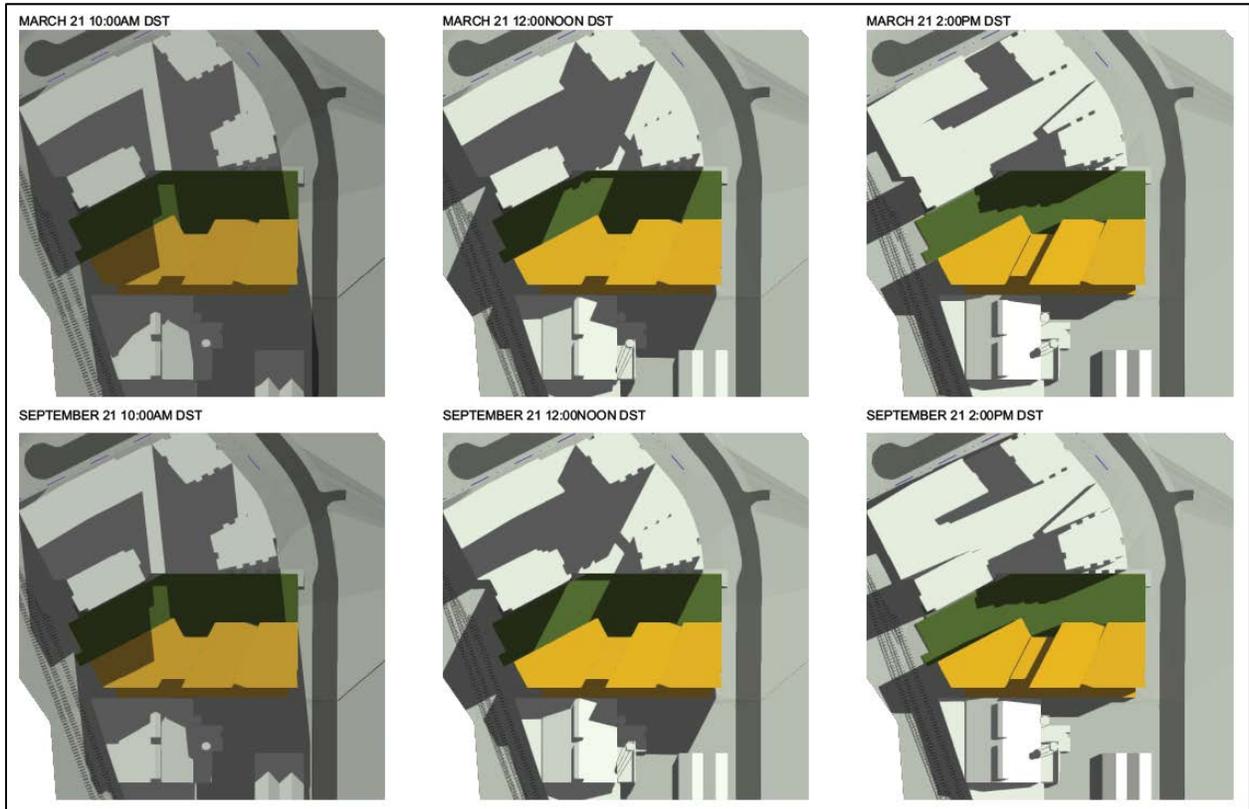
Typical Floor Plans



### Elevations



### Shadow Study



339 East 1st Avenue  
PUBLIC BENEFITS SUMMARY

Project Summary:

To build a seven-storey general office building with retail at grade.

Public Benefit Summary:

The project would result in a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	I-3	CD-1
FSR (site area = 43,072.7 sq. ft.)	3.0	2.98
Buildable Floor Space (sq. ft.)	144,218 sq. ft.	143,434 sq. ft.
Land Use	Mixed-use	General office

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide + False Creek Flats District = \$19.80/sq. ft. (commercial rate - effective September 30, 2017)	\$2,839, 993	\$2,839,993
	DCL (Area Specific)		
	Public Art (effective September 30, 2016: \$1.98/sf)	n/a	\$283,999
Other Public Benefits Offered	Childcare Facilities	N/A	N/A
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$2,839,993</b>	<b>\$3,123,992</b>

Other Benefits (non-quantified components):

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\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

**339 East 1<sup>st</sup> Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**APPLICANT AND PROPERTY INFORMATION**

<b>Street Address</b>	339 East 1st Avenue
<b>Legal Description</b>	Lot 3, Block 3, District Lots 200A and 2037, Plan 18109, PID 007-197-918
<b>Applicant/Architect</b>	IBI Group
<b>Developer/Property Owner</b>	Porte Development (False Creek) Ltd.

**SITE STATISTICS**

<b>Site Area</b>	4466.1 sq. m. (48,072.7 sq. ft.)      Site Dimensions: Width - NNE: 22.58 m (74.08 ft.) / SW: 45.72 m (150 ft.); Length - NW: 104.36 m (342.39 ft.) / E: 53.15 m (174.38 ft.) / SE: 65.11m (213.62 ft.)
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**DEVELOPMENT STATISTICS**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>	<b>Recommended (Other Than Proposed)</b>
<b>Zoning</b>	I-3	CD-1	--
<b>Uses</b>	Choice of uses per I-3	General Office, Retail	--
<b>Max. Density</b>	I-3      3.0 FSR	2.98 FSR (all uses)	--
<b>Floor Area</b>	13,398.3 sq. m (144,218 sq.ft.)	<ul style="list-style-type: none"> <li>• Total: 13,325.5 sq. m/143,434 sq. ft.</li> <li>• Office: 12,768.8 sq. m/137,442 sq. ft.</li> <li>• Retail: 556.7 sq. m/5,992 sq. ft.</li> </ul>	--
<b>Maximum Height</b>	I-3 - 30.5 m (100 ft.)	30.5 m (100 ft.)	30.5 m, except 33.65 m (110.37 ft.) where rooftop amenity uses are located
<b>Parking Spaces</b>	Per Parking By-law	Total                      275	--
<b>Loading</b>	Per Parking By-law	Class A                      2 Class B                      3	Class A                      2 Class B                      4
<b>Bicycle Spaces</b>	Per Parking By-law	Class A                      37 Class B                      6	Number of vertical bicycle spaces must not exceed 30% (8) of the required Class A bicycle spaces. A minimum of 5 (20%) bicycle lockers are required.