



## POLICY REPORT

Report Date: April 17, 2018  
Contact: Kent Munro  
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RTS No.: 12517  
VanRIMS No.: 08-2000-20  
Meeting Date: May 1, 2018

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 425 West 6th Avenue

### **RECOMMENDATION**

- A. THAT the application by IBI Group on behalf of Cressey (West 6th) Holdings Ltd., to rezone 425 West 6th Avenue [*Lots 9 and 10, Block 12, District Lot 302, Plan 5832; PIDs: 011-068-264 and 010-723-196 respectively; and Lots A, B and C, all of Lots 11 and 12, Block 12, District Lot 302, Plan 7117; PIDs: 010-723-200, 010-723-218 and 010-723-226 respectively*] from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.00 to 7.11 to permit the development of a 10-storey office building with commercial retail use at grade and a maximum building height of 43.2 m (141.7 ft.), be referred to a public hearing with:
- (i) plans prepared by IBI Group, received September 7, 2017 and revised November 21, 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 the application, 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 the 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 this 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 include this CD-1 in 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 amending by-law.

- D. THAT Recommendations A to 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 by-law 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 a site located at 425 West 6th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 10-storey office building with commercial retail use at grade. The application seeks an increase in floor area and is supported by the *Metro Core Jobs and Economy Land Use Plan*, which identifies opportunities for additional commercial capacity for “Choice-of-Use” areas in the Broadway Corridor served by high-capacity rapid transit. Staff recommend 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, along with the conditions of approval outlined in Appendix B.

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

Relevant Council policies and guidelines for this site include:

- Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007)
- Central Area Plan: Goals and Land Use Policy (1991)
- Cambie Street (East Side) C-3A Guidelines (1988, amended 1992)
- C-3A District Schedule (last amended 2016)
- View Protection Guidelines (1989, last amended 2011)
- Vancouver Economic Action Strategy (2011)

- Green Buildings Policy for Rezonings (2010, last amended 2017)
- Community Amenity Contributions – Through Rezonings (1999, last amended 2017)

**REPORT**

**Background/Context**

**1. Site and Context**

The subject site is located at the northwest corner of West 6th Avenue and Yukon Street (see Figure 1). The site is comprised of five parcels, with a total site area of 2,240 sq. m (24,111 sq. ft.) and frontages of 60.4 m (198 ft.) along West 6th Avenue and 37.2 m (122 ft.) along Yukon Street. The site is located one block from the Olympic Village Canada Line station and within three blocks of major bus routes and stops along West 6th Avenue, West 2nd Avenue, Cambie Street and West Broadway, and bike routes along the Cambie Street Bridge, West 5th Avenue, Yukon Street, West 7th Avenue and Heather Street.

**Figure 1: Site and Surrounding Context**



Nearby developments noted in Figure 1 are:

- (a) 2055 Yukon Street – 9-storey mixed-use building with commercial at grade and artist live/work studios;
- (b) 2120 Cambie Street (VPD Headquarters and ICBC Claim Centre) – 7-storey office building with 2-storey podium;
- (c) 380 West 5th Avenue – 5-storey commercial building containing a production studio and office spaces;
- (d) 495 West 6th Avenue – 7-storey mixed-use building with commercial at grade and artist live/work studios;
- (e) 2211 Cambie Street – 6-storey mixed-use building with commercial at grade and residential above;
- (f) 2290 Cambie Street – 2-storey commercial building (with mezzanine levels) that contains Canadian Tire and Best Buy;
- (g) 521-527 West 8th Avenue – 8-storey office building approved for rezoning in October 2017; and
- (h) 455 West 8th Avenue (“The Rise”) – 7-storey mixed-use building with commercial at grade and artist live/work studios.

The surrounding area to the west of Yukon Street is zoned C-3A and is developed with a mix of office, retail and residential uses. The area east of Yukon Street is zoned I-1 and is predominantly developed with one- to two-storey buildings with industrial and wholesale uses. The site is currently developed with a one-storey auto repair shop (Craftsman Collision) and is adjacent to a two-storey mixed-use building to the west. Across the lane to the north is the Vancouver Police Department (VPD) Headquarters and ICBC Claim Centre, and across the street to the south is a two-storey office building and two-storey commercial building (with mezzanine levels) containing the large-format retailers Canadian Tire and Best Buy. Across Yukon Street to the east and northeast (in the industrial zone) are a two-storey commercial building and a recently built five-storey commercial building, respectively.

## 2. Policy Context

**Metro Core Jobs and Economy Land Use Plan** — Approved in 2007, the *Metro Core Jobs and Economy Land Use Plan* provides policy directions to affirm and enhance the Metro Core’s role as the region’s “downtown” by ensuring there is adequate job space for future economic growth and vitality in the Metro Core. The plan identifies opportunities for additional commercial capacity for the “Choice-of-Use” areas in the Broadway Corridor served by high-capacity rapid transit.

**Central Area Plan: Goals and Land Use Policy** — In December 1991, Council approved the *Central Area Plan: Goals and Land Use Policy*, which defined overall goals and provided a set of in-depth policies for key land use issues for the future growth and development of the central area, which included a focus on improving the balance of office growth and transportation capacity. The subject site’s proximity to the Canada Line and the future Millennium Line Broadway Extension achieves the principle initiative to locate office near rapid transit.

**C-3A District Schedule and Guidelines** — The intent of the C-3A District Schedule and associated urban design guidelines is to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing enterprises while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses designed compatibly with commercial uses. Although this

application proposes an increase in density beyond that allowed in the existing C-3A regulations, the form of development and proposal for office and commercial retail use is in line with the land use intent for the area.

**Vancouver Economic Action Strategy** — 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 on 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 childcare for working families.

**View Protection Guidelines** — In December 1989, Council approved the *View Protection Guidelines* containing 26 protected view corridors, and added three new views in 2011. The policy protects the view of the north shore mountains, the downtown skyline and False Creek from a number of public view points along the south shore of False Creek, arterial roadways, and from the Granville and Cambie bridges. This application is subject to View Cone 9.1 Cambie Street to North Shore mountains and Viewpoint K.

### **Strategic Analysis**

#### **1. Proposal**

The application proposes a 10-storey office building with commercial retail use at grade (see Figure 2). The application proposes a total floor area of 15,926.4 sq. m (171,430 sq. ft.), over five levels of underground parking accessed from the rear lane.

**Figure 2: View from 6th Avenue Looking Northwest**



## 2. Land Use and Density

The proposed commercial uses are “outright approval uses” in the C-3A District and are supported by current policy to retain and encourage job space development in the “Choice-of-Use” areas along the Broadway corridor.

Staff support the increase in density from the C-3A maximum of 3.0 FSR based on the intensification of job space in the Broadway: Choice-of-Use Areas. This increase in commercial density is consistent with the intent of the *Central Area Plan*, and with policies to intensify job space in the Broadway corridor and near transit identified in the *Metro Core Jobs and Economy Land Use Plan: Issues and Directions* report.

## 3. Office Development

Table 1 shows how major office development has been accelerating since the time of Council’s policy changes for the Metro Core and for areas outside of the Downtown. Included in the “Completed, Under Construction, Approved Rezoning and Development Permit” total for the Metro Core is job space totalling 549,039 sq. m (5,910,000 sq. ft.). This is a significant change from the five-year period prior to the policy changes when very little office space (particularly in the stand-alone office buildings that the business community favours) was built due to land costs resulting from residential speculation in the CBD. If this application is approved, approximately 15,926.4 sq. m (171,430 sq. ft.) would be added to this total.

**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	2,940,000	17	9,800
Rest of City	1,407,000	9	4,690
<b>City Total</b>	<b>4,347,000</b>	<b>26</b>	<b>14,490</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	2,409,000	10	8,030
Rest of City	960,000	1	3,200
<b>City Total</b>	<b>3,369,000</b>	<b>11</b>	<b>11,230</b>
<b>Completed, Under Construction, Approved Rezoning and Development Permit</b>	<b>Sq. Ft.</b>	<b>Projects</b>	<b>Jobs (est.)</b>
Metro Core	5,910,000	31	19,700
Rest of City	2,367,000	10	7,890
<b>City Total</b>	<b>8,277,000</b>	<b>41</b>	<b>27,590</b>

\*Major Developments are those that add at least 50,000 sq. ft. of office space.  
Source: City of Vancouver development tracking as of March 27, 2018

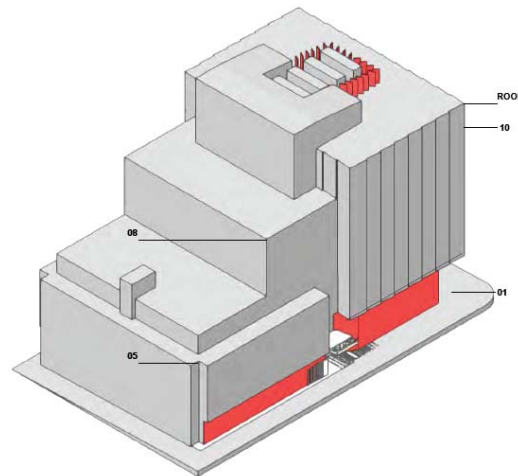
## 4. Height and Form of Development (see application drawings in Appendix E)

The *Metro Core Jobs and Economy Land Use Plan* indicates the areas around the Olympic Village and Broadway-City Hall Canada Line stations as being particularly desirable for

increased commercial density. As the plan does not prescribe particular height, density or urban design guidance, staff must refer to the base zoning and view cone limitations, for guidance on form of development, which in this case are the C-3A District Schedule and design guidelines.

This rezoning application, as submitted, is for a commercial development with retail at grade and office above, with a density of 7.17 FSR and a building height of 43.6 m (143 ft.). Staff have concluded that the use, density and massing are generally appropriate for this site, with a recommendation to slightly reduce FSR to 7.11 to strengthen the building form and improve the public realm (see conditions in Appendix B), and reduce building height to the maximum permitted by the view cone.

**Height, massing and expression** — Building height for this site is restricted by View Cone 9.1, which sets a maximum building height at 43.2 m (141.7 ft.). The west side of the site is further impacted by Viewpoint K, which seeks to preserve views from False Creek to City Hall. The building massing is thus divided into two basic volumes: a five-storey podium at the west side of the site, and a taller, 10-storey “tower” element at the east side. A third “intermediary” volume straddles these two primary volumes. Staff recommends that this third volume is reduced and further set back, so that it recedes from view, thus strengthening the clarity of the building form.



To respond to the low scale of the existing streetwall on West 6th Avenue, the podium steps back at the fourth storey. The massing also steps on the north side of the podium to mitigate shadowing on the roof deck of the VPD/ICBC building across the lane. The “tower” element at the street corner has a distinctive, faceted envelope. The first level is clad in red to create a bold street presence.

**Public realm and amenities** — Retail uses wrap both street frontages, while the main lobby for the offices is marked by a small forecourt on West 6th Avenue. A larger setback is provided at grade at the corner of West 6th Avenue and Yukon Street, to create a vibrant pedestrian experience with seating, special paving and a water feature. Staff recommend that the overhang of the upper storeys on West 6th Avenue be reduced to further improve the public realm. A Public Bike Share station is located at the north end of the site on Yukon Street. Common amenities for the offices include end-of-trip bike facilities at Level P1, rooftop patios at Levels 5 and 9, and common multi-purpose rooms at Level 9.

**Review process** — The Urban Design Panel first reviewed this application on October 18, 2017 and recommended resubmission. The Panel reviewed a revised design on November 29, 2017 and supported it (see Appendix D). Staff conclude that the design now responds well to the *Metro Core Jobs and Economy Land Use Plan* and C-3A design guidelines and support this application, subject to the conditions outlined in Appendix B. The conditions include: slight reduction of building floor area, massing and height; refinement of the building elevations; and improvements to the public realm design.

## 5. Transportation and Parking

The site is considered to have very good transit accessibility as it is situated within a five-minute walking radius of two Canada Line stations and major bus routes along West 6th Avenue, West 2nd Avenue, Cambie Street and Broadway. Additionally, the site is located within three blocks of designated bike routes. Access to major transit routes and bikeways is anticipated to contribute to reducing vehicle trip generation from the development.

The application proposes five levels of underground parking accessed from the lane. A total of 282 vehicle parking spaces, eight disability parking spaces, two Class A and five Class B loading spaces, and 87 Class A and four Class B bicycle parking spaces are proposed. A Public Bike Share station is proposed for the north end of the site along Yukon Street. Parking, loading and bicycle spaces are to be provided in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposal provided the applicant satisfies the rezoning conditions included in Appendix B.

## 6. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (amended by Council on April 28, 2017) requires that 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.

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces.

The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, the applicant submitted a preliminary LEED® for New Construction scorecard, indicating that the project would be eligible for a LEED® Gold rating, should they choose to pursue registration.

### **PUBLIC INPUT**

**Public Notification** — A rezoning information sign was installed on the site in October 2017. Approximately 845 notifications were distributed within the neighbouring area on or about October 13, 2017 and November 29, 2017. In addition, notification and application information and an online comment form were provided on the City's Rezoning Applications webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). A community open house was held on October 26, 2017. Staff, the applicant team and a total of approximately 15 people attended the open house.

**Public Response and Comments** — Staff received a total of 11 responses regarding the initial rezoning application and seven responses regarding the revised application (see Figure 3). The degree of concern raised is very limited. There is some support for the proposal which indicated support for additional office space, the building design and the potential to add some "vibrancy" to the area with its varied textures and colours, flexibility of large floor plates and rooftop amenity. Of those with concerns, existing traffic congestion in the area was noted. There is concern with the amount of parking proposed that exceeds by-law requirements as it indicates

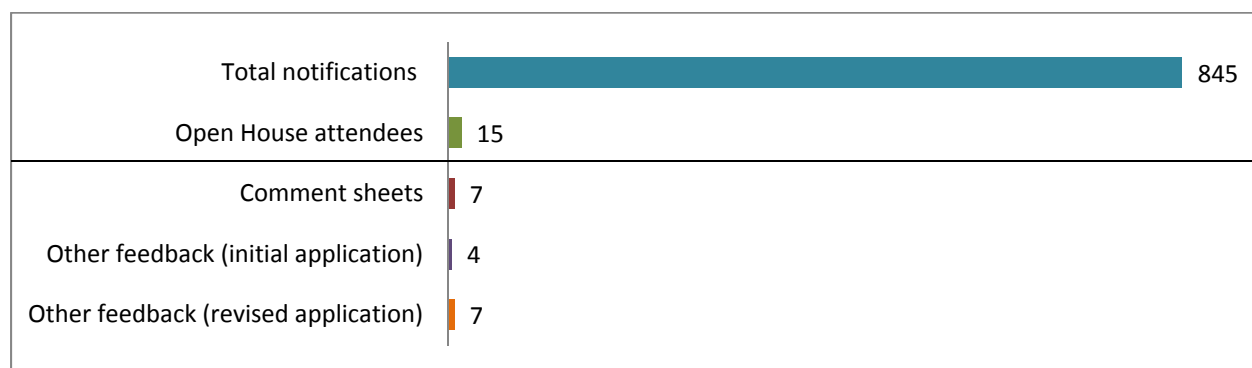


the potential for an influx of additional vehicles in the area. There is specific concern of further impacting congestion in the lane as it is shared with existing residential and commercial developments and contains designated VPD parking.

Other comments included:

- Desire to see additional height and density given proximity to downtown and rapid transit;
- Desire to see a more engaging public amenity such as public art;
- Opportunity to provide seating or a covered area for a place to rest at the corner of West 6th Avenue and Yukon Street;
- Concern about the lobby entrance creating a “bottleneck” on the sidewalk;
- Concern with “massive” scale that has potential to shadow balconies and roof gardens; and
- Finer-grain commercial activity should be provided.

**Figure 3: Notification and Public Response**



The major concern cited is in regards to existing traffic congestion in the area. According to the traffic management study, the site is anticipated to generate 159 vehicle trips in the a.m. peak hour and 181 trips in the p.m. peak hour. Trips will be predominantly inbound in the a.m. peak and outbound in the p.m. peak hour. Based on the analysis, the study intersection is operating well under background traffic conditions and no improvements will be required through to 2038 to accommodate background traffic growth. The traffic assessment concluded that the study intersection of West 6th Avenue and Yukon Street will continue to operate well under post-development traffic conditions.

### ***PUBLIC BENEFITS***

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows:

#### ***Required Public Benefits***

**Development Cost Levies (DCLs)** — Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the City-wide DCL rate, which as of September 30, 2017, is \$149.73 per sq. m (\$13.91 per sq. ft.) for new commercial floor space. Based on the proposed floor area of 15,926.4 sq. m (171,430 sq. ft.), a DCL of approximately \$2,384,660 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place 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 12 months from the date of the DCL By-law rate amendment, provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments. 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 rezoning's having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80 per cent 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. Based on the proposed new floor area of 15,926.4 sq. m (171,430 sq. ft.), a public art contribution of approximately \$339,392 is anticipated. The Public Art rate is finalized at the development permit stage and is subject to periodic adjustments to address inflation.

### **Offered Public Benefits**

**Commercial Linkage Contribution** — Within the context of the City's *Financing Growth Policy*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. On November 29, 2017, Council amended the *Community Amenity Contributions — Through Rezoning Policy* to streamline commercial rezoning applications in the Metro Core areas. The amendment included the removal of site-by-site CAC negotiations on commercial-only rezoning applications (except for rezoning applications proposing stratified commercial space and large site developments as per the *Rezoning Policy for Sustainable Large Developments*) and introduced interim commercial linkage targets in the Metro Core area

This application, received September 7, 2017, was subject to a negotiated approach. However, the applicant has offered a contribution equivalent to the adopted commercial linkage target. As the density is increasing from 3.00 to 7.11 FSR, a contribution of \$107.64 per sq. m (\$10.00 per sq. ft.) is offered on 4.11 FSR or 9,206.4 sq. m (99,096 sq. ft.) of additional floor area. This equates to a contribution of approximately \$990,977. Conditions in Appendix B prohibit the subdivision of the office and retail space by strata plan and further prohibit the separate sale of any office and retail space. Real Estate Services staff have reviewed the project's economics and determined that the contribution of \$990,977 is appropriate.

Staff recommend that the offering be accepted and that it be allocated toward funding of childcare facilities and/or affordable housing in and around the Metro Core consistent with Council direction for commercial linkage contributions.

See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

## **FINANCIAL IMPLICATIONS**

As noted in the Public Benefits Section:

- The site is within the City-wide DCL district and the proposed new floor area is anticipated to generate approximately \$2,384,660 in DCLs.
- The applicant will be required to provide new public art on site or make a cash contribution for off-site public art, at an estimated value of approximately \$339,392.
- The applicant has offered a cash contribution of \$990,977 to be allocated towards childcare facilities and/or affordable housing in and around the Metro Core area.

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

## **CONCLUSION**

Staff have reviewed the application to rezone the site located at 425 West 6th Avenue from C-3A to CD-1 to permit development of a 10-storey office building with commercial retail use at grade, and conclude that the application is consistent with the *Metro Core Jobs and Economy Land Use Plan*. If approved, this application would make a contribution to the achievement of job space and employment growth in the city at a location that is exceptionally well served by transit, as well as other transportation modes. The proposed form of development represents an appropriate urban design response to the site and context, and is supportable. The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a public hearing, together with a draft CD-1 By-law generally as set out in Appendix A and that, subject to the public hearing, the application including the form of development as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

**425 West 6th Avenue  
DRAFT 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, to 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 Council approval 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 within CD-1 ( ), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
  - (b) Institutional Uses, limited to Child Day Care Facility, School – University or College, and Social Service Centre;
  - (c) Office Uses;
  - (d) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
  - (e) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Photofinishing or Photography Laboratory, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A,

Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;

- (f) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (g) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

### **Conditions of use**

- 3. All commercial uses and accessory uses listed in this By-law shall be carried on wholly within a completely enclosed building except for the following:
  - (a) Farmers' Market;
  - (b) Neighbourhood Public House;
  - (c) Public Bike Share;
  - (d) Restaurant; and
  - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

### **Floor area and density**

- 4.1 Computation of floor space ratio must assume that the site consists of 2,240 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 7.11.
- 4.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
  - (a) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
  - (b) amenity areas for the social and recreational enjoyment of employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
    - (i) the total area being excluded shall not exceed the lesser of 20% of the permitted floor space or 1,000 m<sup>2</sup>; and
    - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood.

- (c) 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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.

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

**Building height**

5. Building height, measured from base surface, must not exceed 43.2 m.

\* \* \* \* \*

**425 West 6th Avenue  
PROPOSED 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 THE 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 of Vancouver, November 21, 2017", subject to the following conditions, provided that the General Manager of Planning, Urban Design and Sustainability 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 General Manager of Planning, Urban Design and Sustainability, who shall have particular regard to the following:

**Urban Design**

- 1. Design development to improve building massing and setbacks, to better relate to the scale of the streetscape and improve its architectural expression, as follows:
  - (i) On Levels 2 to 4, set back the west "podium" element by 0.9 m from the south PL, to align with Level 1 building face;
  - (ii) On Level 5, maintain the proposed 3.0 m setback from the floor below (noting that this requires moving the south wall back 0.9 m); and
  - (iii) On Levels 6 to 8, add a minimum 3.0 m setback from the south PL to the floor below, to create a significant change in plane between the "podium" element and this "transitional" volume.

Note to applicant: This condition will result in a reduction in floor area of approx. 245 m<sup>2</sup> to 7.11 FSR. (This density reduction is reflected in the CD-1 bylaw.). Other setbacks (i.e. from north, west, and east PLs) should be maintained as proposed.
- 2. Design development to improve the building elevations, as follows:
  - (i) Extend fritting to corners, on the west "faceted" volume;
  - (ii) Provide horizontal fritting on the podium elevation, to better express the horizontal streetwall and to contrast the vertical, "faceted" volume; and

- (iii) Consideration to refine the design of solar shading devices, taking into account an overall simplification of the building detailing, as well as maintenance (i.e. window washing).

Note to applicant: Further simplification and refinement of the building elevations are recommended at the DP stage.

- 3. Design development to improve the interface of the public realm as follows:
  - (i) Reconfigure, reduce or remove the water feature on Yukon St, to improve access to retail units;
  - (ii) Reconfigure the stair in the east sidewalk, to avoid conflicts with the PBS station and the retail entrance; and
  - (iii) Consider adding opportunities for seating on Yukon St (potentially integrating into the water feature).
- 4. Design development to improve the common outdoor spaces, by adding weather protection at doorways to rooftop patios.

Note to applicant: Weather protection is typically provided as cantilevered canopies, 4 ft. depth. Larger covered areas may be proposed, but may be included in floor space calculations.

- 5. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;

Note to applicant: Refer to the *Bird Friendly Design Guidelines* for examples, and provide a design rationale for any features provided (<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

### **Landscape**

- 6. Design development to enhance the sustainable character of the building by enabling the rooftop terrace planting to be visible from the street.

Note to applicant: This can be achieved by locating the planting beds around the perimeter of the terraces.

- 7. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
- 8. Provision of an arborist report to justify tree removal of any proposed removals and recommend tree protection measures for the retained trees.

Note to applicant: If required, a Letter of Assurance should also be submitted to ensure that arborist will supervise any work within the tree protection zones.



9. 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.

10. 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.
11. 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.
12. A high-efficiency automatic irrigation system to be provided for all planted areas.
13. A Landscape Lighting Plan to be provided for security purposes.

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

### **Sustainability**

14. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (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 Rezoning – Process and Requirements* (amended April 28, 2017 or later) - [http://bylaws.vancouver.ca/Bulletin/G002\\_2017April28.pdf](http://bylaws.vancouver.ca/Bulletin/G002_2017April28.pdf).

### **Engineering**

15. 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.

16. 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.
17. 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. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. 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.
18. A review of the existing street tree locations and scale/size of tree to determine if the proposed building location will have a negative impact on retention of the trees and a review to determine a construction methodology that will ensure the protection of the trees and tree canopies during the construction period and post occupancy.
19. Place the following statement 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.
20. Update the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning, where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to engineering for review.
21. A solar shade application to Engineering Development Services is required for the portions of metal sunshades proposed to encroach over W 6th Ave. The sunshades are to be lightweight and demountable, and the applicant must provide rationale for these sunshades.
22. Provision of generous and continuous weather protection on Yukon St and W 6th Ave.

Provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property. Note canopies are to be fully demountable and drained to the buildings internal drainage

systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum and continuous weather protection for the sidewalk users.

23. Delete the water feature from the 4 ft. dedication on Yukon St and show standard city sidewalk treatments.
24. The proposed 16 m x 4 m PBS space as shown on private property at the northeast corner of the site along Yukon St is acceptable provided applicant confirms there are no fire connections on the building wall along the length of the PBS space. Consideration for placement of building elements (e.g. fire department connections, HVAC vents, etc.) and landscaping that require frequent access and maintenance directly adjacent to the PBS space so as not to conflict or cause frequent disruption to the PBS station.
25. Provide automatic door openers on the doors providing access to the bicycle room and note on drawings.
26. Provision of a plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to applicant: the route must be 'stairs free' and confirm the use of the parking ramp, if required.

27. Existing wood pole(s) in lane conflict with parking access. Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation(s) are required. Written confirmation from all utilities including any City of Vancouver utility for relocation of the wood poles and any infrastructure attached to the poles. Should this result in the need for kiosks, cabinets, transformers or similar needs the space for these items is to be provided for on site.
28. Provision of gridline numbers for reference on the drawings.
29. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
  - (i) Provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay and additional dimensions on the section drawings showing vertical clearance within the parking levels. Ensure adequate vertical clearance is provided for mechanical projections, utilities and other services.
  - (ii) Provision of additional loading space width and load throats for the Class B loading spaces.
  - (iii) Dimension all columns and column encroachments.
  - (iv) Provision of additional information on the drawings showing dimensions and vertical clearance for the overhead security gate.

- (v) Provision of additional information showing the overhead door separating the residential parking spaces from the commercial parking spaces.
- (vi) Provision of design elevations on both sides of the parking ramp at all breakpoints and at all entrances.
- (vii) Additional design elevations are required to confirm the slope and cross fall within the parking levels do not exceed 5%. Slopes and cross fall to be clearly shown on the drawings.
- (viii) Provision of parking spaces that do not infringe upon the drive aisle or other parking spaces.

Note to applicant: Parking spaces 18 and 19 on Parking P1 are locations that need adjusting. The corresponding parking spaces on each parking level should be checked.

- (ix) 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces and must be noted on the drawings.
  - (x) Dimension the access aisle width in the bicycle storage rooms.
  - (xi) Dimension the size of the bicycle spaces.
  - (xii) Clarify and show the slope of the internal loading corridor from the Class B loading space(s) to the CRUs on the drawings.
30. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

### **Green Infrastructure**

Provision of a detailed response toward the IRMP requirements outlined in the *Green Buildings Policy for Rezoning*s, and the following:

31. As the project moves to detailed design, provide a Rainwater Management Plan (RMP) that details how the rainwater management system meets the IRMP requirements for infiltration, cleaning and safe conveyance, prepared by a subject matter expert (Engineer), subject to review.
- (i) In this instance of a zero lot line design staff will consider:
    - (a) The first 24 mm of rainfall within 24 hours as a retention volume for runoff reduction instead of infiltration volume;
    - (b) Retention can be achieved through rainwater reuse, in green roofs and planter boxes, or slow release detention such as lined permeable pavement systems;

- (c) The second 24 mm of rainfall within 24 hours as a water quality volume to be treated.
- (ii) Staff do not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the first and second 24 mm of runoff being directed towards these absorbent areas, and this being clearly demonstrated. The subsequent safe conveyance of rainfall surpassing 48 mm in 24 hours will also need to be demonstrated.
  - (a) The drawings indicate that much of the growing medium is above the level of adjacent paving. In such cases staff do not accept that these elevated growing medium volumes contribute to the storage and/or treatment of rainwater that has been directed towards these areas from adjacent surfaces;
  - (b) Provide confirmation that the stone paving is permeable.
- (iii) Submit a plan illustrating how rainfall is directed from impermeable surfaces into planted or other storage/treatment areas.
- (iv) Provide outline area/volume calculations to support the overall rainwater management strategy. Include the area measurement for all pervious/impervious areas and demonstrate that each of the receiving infiltration/treatment areas can accommodate the proposed runoff volumes without being inundated.
- (v) Vegetated areas on slab, while not infiltration, will be considered as rainwater retention/runoff reduction and water quality practices.
  - (a) Planters designed as flow-through planters can be used to meet the treatment volume requirement;
  - (b) Consider increasing the depth of soil throughout planted areas and include shallow ponding depths within the planted areas as part of the calculations.
- (vi) The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation.

Note: Legal arrangements may be required to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

## 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, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

1. Consolidation of Lots 9 and 10, Plan 5832; and Lots A, B and C of Lots 11 and 12, Plan 7117, all of Block 12, District Lot 302 to create a single parcel and subdivision of that site to result in the dedication of the easterly 4 ft. (the building line area) for road purposes.

Note: A subdivision plan and application to the Subdivision and Strata Group is required.

2. Provision of a Statutory Right of Way (SRW) for public pedestrian use of an expanded sidewalk over the area of the site adjacent to the south property line to give an overall distance of 4.5 m (14'-9") from the existing back of curb. The SRW is to be free of any encumbrance such as structure, stairs, door-swings, benches, landscape and bicycle parking at grade but the SRW agreement will accommodate portions of Levels 2 to 6 within the SRW area.
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 for a Right of Way for space to accommodate a Public Bike Share (PBS) Station.

**Size:** At a minimum a 16m x 4m sized station must be accommodated. The physical station with docked bicycles is 2m wide and has a required bicycle maneuvering zone of 2m for a total width of 4m. The 2m maneuvering space may be shared with pedestrian space.

**Location:** The station must be located on private property while still clearly visible to the public with 24/7 public access and allowing easy access to the street.

**Surface treatment:** A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

**Grades:** The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.

**Sun exposure:** No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.

**Power:** Provide and maintain electrical power and electrical service to the public bike share station from the lands, at the sole cost and expense of the Owner prior to occupancy of the building.

5. Release of Easement & Indemnity Agreement 144375M (commercial crossing) and Covenant/SRW BG175059-61 (Parking) 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.

6. Provision of a Services Agreement to detail the on- 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.
  - (i) 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.
  - (ii) Provision of a full traffic signal at the intersection of Yukon St and W 6th Ave including all adjustments to existing infrastructure to allow for the signals installation.
  - (iii) Provision of curb bulges along W 6th Ave on both the north and south side of 6th Ave at Yukon St including all adjustments to existing infrastructure to allow for the curb bulge installation.
  - (iv) Provision of a 1.53 m (5'-0”) sod lawn front boulevard and light broom finish saw cut concrete sidewalk between the front boulevard and the new property line on Yukon St.
  - (v) Provision of a standard exposed aggregate front boulevard and light broom finish saw cut concrete sidewalk between the front boulevard and 0.3 m building strip on W 6th Ave adjacent the site.

- (vi) Provision of a new curb return and ramps at the 6th Ave/Yukon St corner of the site.
  - (vii) Provision of standard concrete lane crossing on the west side of Yukon St at the lane south of W 5th Ave including new curb returns and ramps on both sides of the lane entry.
  - (viii) Replacement of the existing concrete vault covers located in the grass boulevard along the Yukon St frontage of the site. There are two (2) vault covers that require replacement to more slip resistant and safe walking surfaces as they will be located in the main City sidewalk.
  - (ix) Provision of upgraded street lighting adjacent to the site to current LED standards including a review of the existing lighting to determine its adequacy and a lighting design as required. Note the existing street light at the lane entry is to be relocated as well as upgraded to allow for a standard lane entry to be constructed.
7. 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.
8. Provision of a stormwater and rainwater management plan that meet the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Watercourse By-law. The plan shall achieve the following objectives:
- (vii) The 10-year post development; storm event rate shall be maintained to the pre-development level.
  - (viii) The pre-development estimate shall utilize the 2014 IDF curve, whereas
  - (ix) The post development estimate shall utilize the 2100 IDF curve to account for climate change.



Note: Legal arrangements may be required to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

### **Sustainability**

9. 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**

10. 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 Karen Henry, Public Art Planner (604-673-8282), to discuss your application.

### **Environmental Contamination**

11. If applicable:
  - (i) Submit a site profile to Environmental Services (Environmental Protection);
  - (ii) As required by the Manager of Environmental Services 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 Services 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 Services, the General Manager of Engineering Services and the Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on this site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been issued to the City.

**Non-stratification Covenant**

12. Enter into a Covenant pursuant to Section 219 of the Land Title Act prohibiting both the separate sale and the strata subdivision of all commercial and office floor space.

**Commercial Linkage Contribution**

13. Pay to the City a contribution of \$990,977, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$990,977 is to be allocated toward funding of childcare facilities and/or affordable housing in and around the Metro Core area.

Note to applicant: 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 registerable charges pursuant to 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 site 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-law and at no cost to the City.

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.

\* \* \* \* \*

**425 West 6th Avenue  
DRAFT CONSEQUENTIAL AMENDMENTS**

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

**SIGN BY-LAW NO. 11879**

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

“425 West 6th Avenue [CD-1 (#)] [By-law #] C-3A”

**NOISE CONTROL BY-LAW NO. 6555**

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 (#)] [By-law #] 425 West 6th Avenue”

\* \* \* \* \*

**425 West 6th Avenue  
URBAN DESIGN ANALYSIS**

The Urban Design Panel reviewed the application on October 18, 2017 and November 29, 2017.

**URBAN DESIGN PANEL — October 18, 2017 (First Review)**

EVALUATION: Resubmission Recommended

**Introduction:** Michelle Yip, Rezoning Planner, introduced the project as a rezoning application located on the northwest corner of 6th avenue and Yukon Street in the Mount Pleasant local area. It is one block east of Cambie Street and the bridge entrance, and two blocks from the Olympic Village Canada Line station.

Surrounding developments include Vancouver Police Department to the north (across the lane) and mixed-use developments at 2-, 4- and 7-storeys on the remainder of the block along 6th avenue. Across 6th avenue to the south is a 2-storey commercial building and a 4-storey mixed-use development that contains Canadian Tire and Best Buy.

This site is currently zoned C-3A, which permits a maximum density of 3.3 FSR. The rezoning proposal is being considered under the *Metro Core Jobs and Economy Land Use Plan*, which allows for consideration for increasing commercial density within the *Broadway: Choice-of-Use Areas* to strengthen and enhance the commercial capacity, especially in areas served by rapid transit.

The proposal is for a 9-storey office building with retail at grade, at a height of 131.35 ft. and a density of 7.11 FSR.

Danielle Wiley, Development Planner, introduced the project with related policies to the form of development:

- View Cone cuts across the site and establishes a maximum height;
- Viewpoint K, a view of City Hall from seawall on the north side of Cambie Bridge, requires that massing steps down on the west side of the site;
- C-3A regulations and guidelines:
  - Typical form of development is a low (i.e. 20-storey) podium with a greater height for a limited portion (i.e. 50%) of the frontage;
  - Intent of this building form is to preserve light and views for the public realm;
  - Massing should minimize shadowing on outdoor spaces (such as adjacent roof deck);
  - High-quality public realm and streetscape;
  - Design excellence to earn conditional density above 1.0 FSR.

The building is 9 storeys, with floorplates from 23,000 to 13,000 sq. ft. The building steps down to the west to respond to Viewpoint K. The building is also terraced at the south side to mitigate shadowing onto adjacent VPD and ICBC roof decks. The setback at the 6th storey helps distinguish a 5-storey streetwall, in contrast to 9-storey massing at the east end of the site.

The public realm includes a 3 ft. setback at W 6th Ave, increasing to 6 ft. at the corner and on Yukon St. The office entry is at the centre of the W 6th Ave frontage. The public bike share is proposed on the lane; however, Engineering staff recommend a location on Yukon St. Amenities include a bike end-of-trip facility at P1 and rooftop patios at L7 and L8.

The FSR for a C-3A is 1.0 “base”, and up to 3.0 conditionally. Proposed FSR is 7.11.

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

1. Are the overall density, massing and setbacks appropriate for this site?
2. Are the building composition and streetscape expression successfully resolved, and commensurate with the additional density?
3. Is the interface with the public realm successfully resolved?
4. Please provide any additional comments. The planning team then took questions from the panel.

**Applicant’s Introductory Comments:** The massing is determined by the Viewpoint K and shadow performance for the adjacent roof deck. The basic parti is to create two distinct volumes as a way to break down the massing. The streetwall on West 6th responds to the Best Buy building and higher buildings to the west. It terraces back slightly to pull back the scale.

The building volumes are made more distinctive with colour and skin treatments. There is frame structure on the most prominent corner of the building, which references the truss frame of the original Cambie Street Bridge. The materials reference an industrial palette, with rusty reds and vibrant yellows to contrast slick glass volumes. The Alucobond panel will have a metallic sheen.

A bike share facility and bike entry are located off the lane. Bike parking and change facilities access elevators at the parkade level. Yukon Street may see changes to the bike lane, so the public realm design at grade must be coordinated with Engineering. Existing street trees are to be retained and paving will meet the building face. The accessible rooftop is designed to have outdoor meeting rooms and social areas.

The applicant team then took questions from the panel.

**Panel Consensus:** Having reviewed the project it was moved by Ms. Gillies and seconded by Ms. Brudar and was the decision of the Urban Design Panel:

THAT the Panel recommend **RESUBMISSION** with the following recommendations to be reviewed by City Staff:

- Building needs stronger architectural expression to earn its density, noting that it will be visible from all sides;

- Proportions of the massing need improvement;
- Structure and structural expression should be more integrated into the architecture design;
- More sensitivity in the design of building elevations, with respect to solar orientation and sustainable design;
- Improvement is required in the public realm and streetscape expression, including creation of areas of relief in the storefront and a stronger entry expression;
- Design development of the functionality of the bike share and bike access;
- Increased indoor amenity space in the building.

**Related Commentary:** The panel commented that the building did not meet a standard of architectural excellence and public realm design to earn its proposed density. The panel noted that the site's prominent location, and that the building would be visible from all sides. The building needs to be re-massed, to improve its proportions. Some members suggested that higher portion should be increased in height while the streetwall should be reduced; others commented that stepped massing (clad in orange) should be removed.

The building expression was not clear, which added to its bulky appearance. The volume with the structural "frame" was too eroded to be legible. The reference to the Cambie Bridge truss as a precedent was not successful in its current expression. The building elevations should be more carefully considered in terms of solar performance.

The public realm design requires improvement to earn density. There is a need to clearer access points, as well as points of relief and gathering places along the storefront. The canopy can be broken down to better relate to the massing. A larger entry and lobby should be provided. The bike share location needs to be resolved. The current bike parking access is not functional.

Indoor common amenities should be provided, as well as larger meeting rooms and more covered space on the rooftop. Opportunities for social interaction should be considered in the interior design.

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

## URBAN DESIGN PANEL — November 29, 2017 (Second Review)

EVALUATION: SUPPORT with Recommendations

**Introduction:** Michelle Yip, Rezoning Planner, noted that this rezoning application was previously presented to the panel on October 18th. This site is located on the northwest corner of 6th Ave and Yukon St in Mount Pleasant. It is currently zoned C-3A, which permits a maximum density of 3.3 FSR. The rezoning proposal is being considered under the *Metro Core Jobs and Economy Land Use Plan*, which allows for consideration for increasing commercial density in areas served by rapid transit.

The initial proposal was for a 9-storey office building with retail at grade at 7.11 FSR. The revised proposal is for a 10-storey office building with retail at grade at 7.16 FSR.

Danielle Wiley, Development Planner, described the proposed form of development. She noted that maximum height is limited by a view cone at the west side of the site, and 'viewpoint K' at the east side of the site.

As the rezoning policy does not have design guidelines, staff look at the intent of the base zoning. The typical building typology under C-3A zoning is a lower (ie. 3-storey) streetwall with greater height for a limited portion of the frontage. The intent is to allow views and access to light for the public realm. Shadow impacts should minimize shadowing on public and private outdoor spaces. Additionally, conditional density is earned via the provision of a high-quality public realm and streetscape, and design excellence.

The Panel's concerns about the previous submission were:

- Overall massing did not have a clear parti, and stepped "boxes" seemed extraneous;
- Structural "frame" on 9-storey massing did not have clarity;
- The building was tight to setbacks and public realm was not generous.
- The bike facilities and the public bike share were not resolved.
- More indoor amenity should be provided.
- Architectural expression did not meet standard of excellence to earn proposed density.

The revised Design response:

- The massing is 6 storeys at the streetwall, stepping up to 10 storeys at the west side;
- The west "block" is more clearly expressed as a distinct volume;
- The structural frame has been replaced with a fully glazed, faceted envelope with vertical fins for solar shading;
- The podium element is also highly glazed, with vertical fritting and spandrel at the lower half of the pane, and horizontal shades;
- A larger entry niche and larger setbacks are provided on the street frontages, to enhance the public realm;
- The public bike share (PBS) location and bike facilities have been revised; and
- Additional indoor amenity rooms are provided at the top floor.

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

1. Is the "re-massing" of the building successful?

2. Is the interface with the public realm design resolved?
3. Does the architectural and public realm design now meet a standard of excellence to earn the proposed density?
4. Are the common amenities successfully resolved?

The planning team then took questions from the panel.

**Applicant's Introductory Comments:** The applicant applied the motif of a bar code on the elevations. The curtain wall design has deeper vertical mulling caps on the west side and a motif with a frit. The building overhangs the public bike share on Yukon St, and a more visible entry is provided for the bike storage.

The landscape design is simplified to provide a 'quiet' atmosphere, using a salmon theme. There is a water feature and ample patio space at grade. At the rooftop, more colour is introduced into the landscape, walls and planting wall design. A fish scale pattern is proposed on the raised benches.

The applicant team then took questions from the panel.

**Panel Consensus:** Having reviewed the project it was moved by Ms. Spoelstra and seconded by Ms. Van Helm 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:

- Reconfigure the exit stair and bike share, to improve access;
- Consider rain protection for the outdoor amenity spaces;
- Consider extending the frit pattern to the building corners;
- Consider changing the frits to horizontal for the podium;
- Simplify the overall design

**Related Commentary:** Overall, the massing is more proportional. The setbacks and lowered streetwall are improved. The lobby is more distinct and the retail expression is improved. The building design needs to be 'quieter'. The shading devices on the south side and window washing could benefit from simplification.

The exit doors on Yukon St and bike share may be in conflict. The landscape design and use of red accents are exciting and dynamic for pedestrians. The roof could use some solid screens for noise mitigation.

**Applicant's Response:** The applicant team thanked the panel.

\* \* \* \* \*

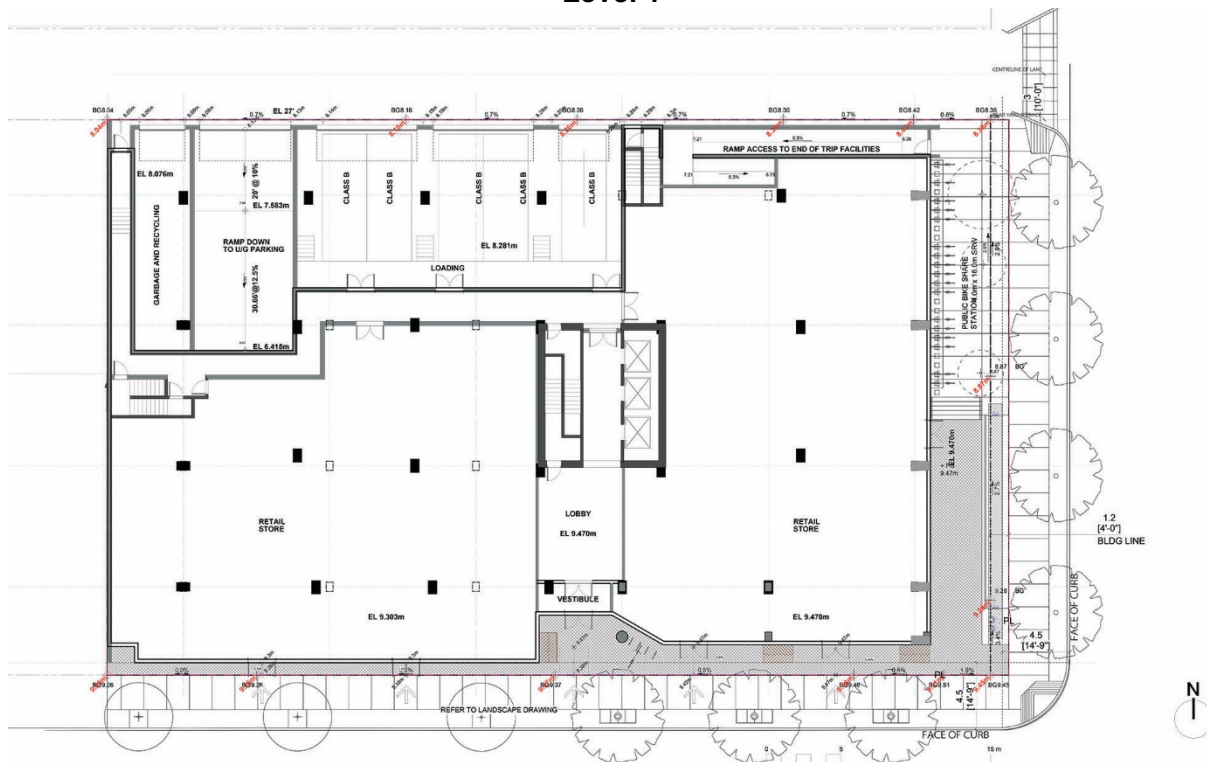


# 425 West 6th Avenue FORM OF DEVELOPMENT

## Parking P1



## Level 1



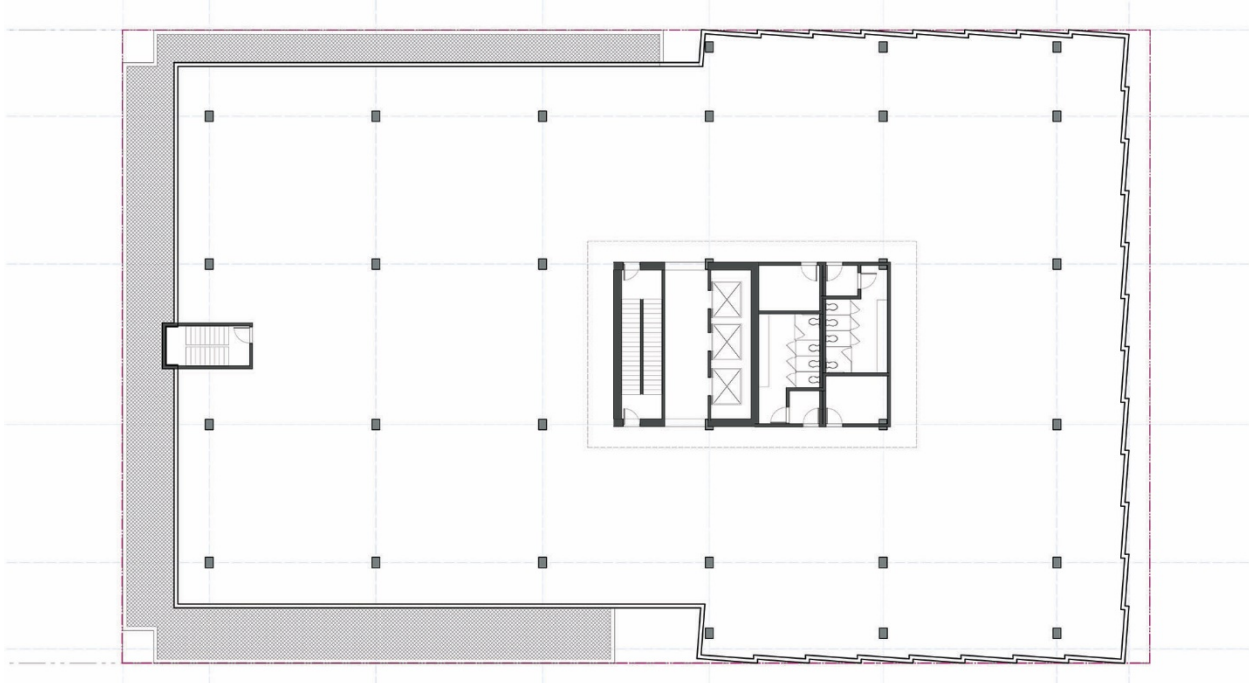
## Level 2



**Levels 3-4**



**Level 5**



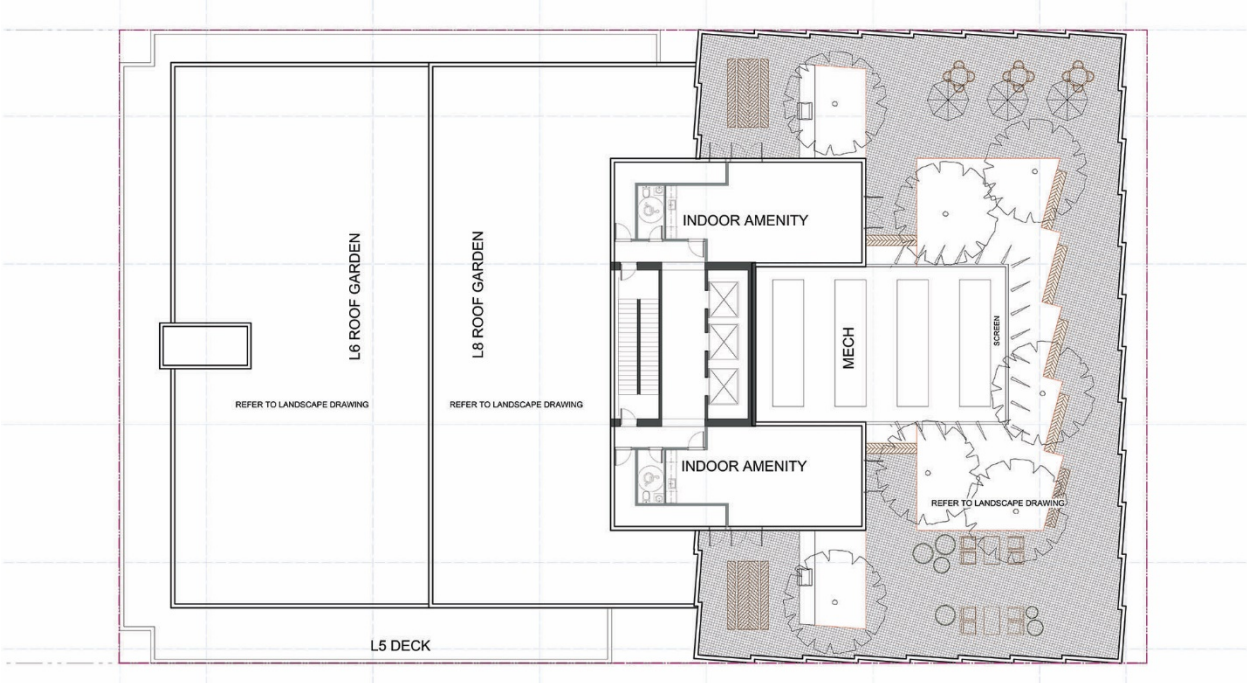
**Level 6 (and Levels 7-8 Floorplate)**



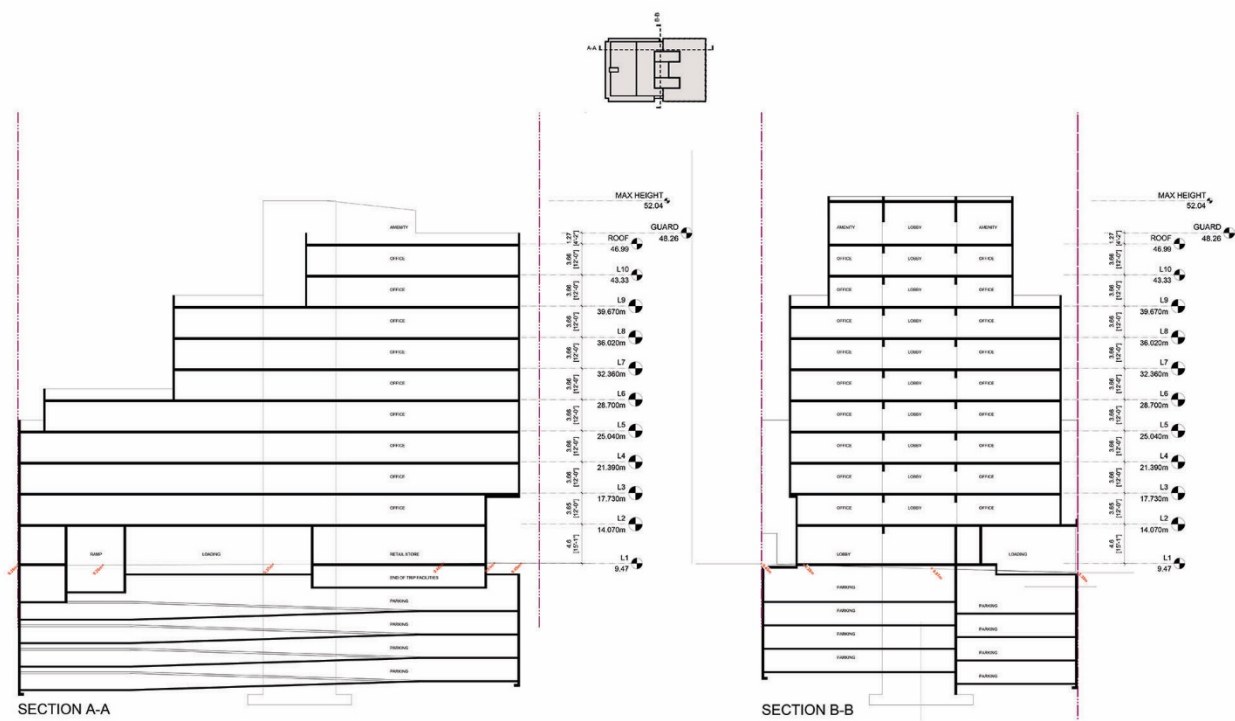
Level 9 (and Level 10 Floorplate)



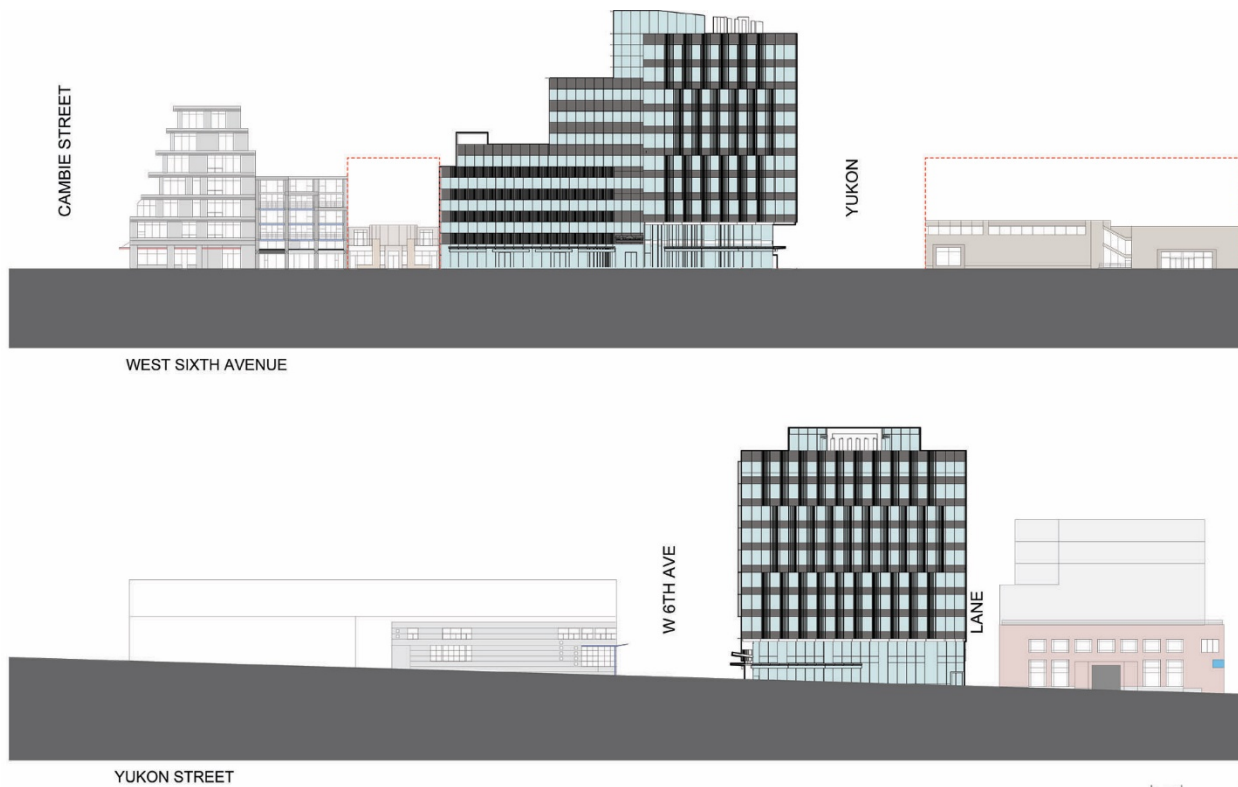
Roof



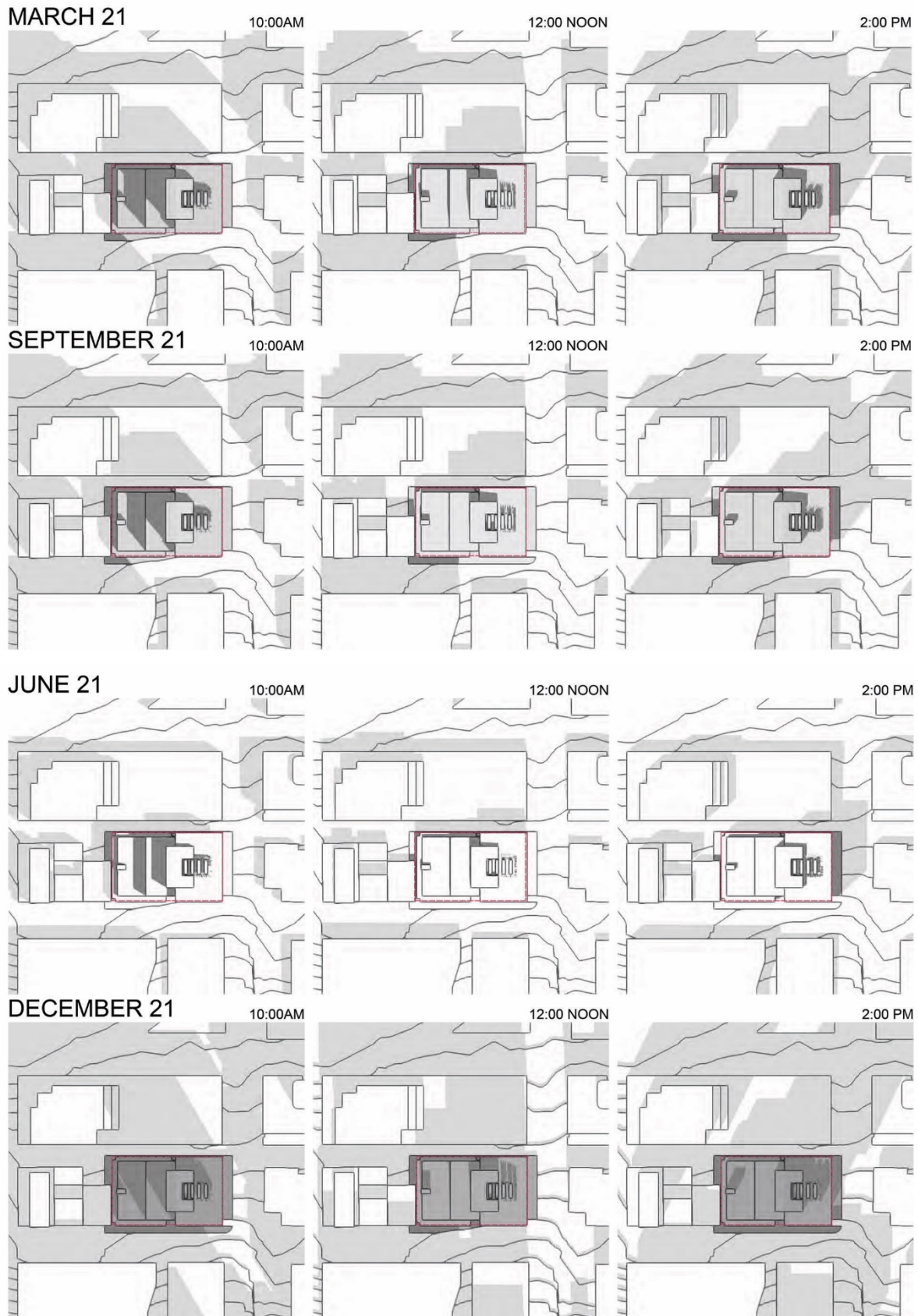
### Section-Elevations



### Streetscapes



### Shadow Studies



Renderings



\* \* \* \* \*

**425 West 6th Avenue  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

10-storey office building with commercial retail use at grade.

**Public Benefit Summary:**

The proposal would add additional employment space in the Metro Core area, offer a contribution allocated to childcare facilities and/or affordable housing in and around the Metro Core area, contribute to public art and make a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	C-3A	CD-1
FSR (site area = 24,111 sq. ft.)	3.00	7.11
Counted Floor Area (sq. ft.)	72,333	171,430
Land Use	Commercial/Residential	Commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	1,006,186	2,384,660
	Public Art		339,392
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		495,489**
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		495,488**
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
Other			
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$1,006,186</b>	<b>\$3,715,029</b>

**Other Benefits** (non-quantified components):

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

\*\* A total of \$990,977 is offered as a commercial linkage contribution to be allocated to childcare facilities and/or affordable housing. For the purposes of this table, the amount has been split with 50% to childcare and 50% to affordable housing.

For the City-Wide DCL, revenues are allocated into the following public benefit categories: Replacement Housing (36%); Transportation (25%), Parks (18%), Childcare (13%) and Utilities (8%).



**425 West 6th Avenue  
APPLICANT AND PROPERTY INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
425 West 6th Avenue	011-068-264	Lot 9 Block 12 District Lot 302 Plan 5832
	010-723-196	Lot 10 Block 12 District Lot 302 Plan 5832
	010-723-200	Lot A of Lots 11 and 12 Block 12 District Lot 302 Plan 7117
	010-723-218	Lot B of Lots 11 and 12 Block 12 District Lot 302 Plan 7117
	010-723-226	Lot C of Lots 11 and 12 Block 12 District Lot 302 Plan 7117

**Applicant Information**

<b>Applicant/Architect</b>	IBI Group
<b>Developer/Owner</b>	Cressey (West 6th) Holdings Ltd.

**Development Statistics**

	Permitted Under Existing Zoning	Proposed	Staff Recommendation
<b>Site Area</b>	2,240 m <sup>2</sup> (24,111 sq. ft.)		
<b>Zoning</b>	C-3A	CD-1	CD-1
<b>Land Use</b>	Commercial / Residential	Commercial	Commercial
<b>Floor Space Ratio</b>	3.00	7.17	7.11
<b>Floor Area</b>	6,720 m <sup>2</sup> (72,333 sq. ft.)	Retail: 15,946 sq. ft. Office: 156,983 sq. ft. Total: 16,065.6 m <sup>2</sup> (172,929 sq. ft.)	15,926.4 m <sup>2</sup> (171,430 sq. ft.)
<b>Maximum Height</b>	43.2 m (141.7 ft.) (Viewcone 9.1)	43.6 m (143 ft.)	43.2 m (141.7 ft.)
<b>Parking, Loading and Bicycle Spaces</b>	As per Parking By-law	As per Parking By-law	As per Parking By-law