



## CITY OF VANCOUVER

### POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: September 22, 2009  
Author: Alison Higginson  
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RTS No.: 7981  
VanRIMS No.: 08-2000-20  
Meeting Date: October 6, 2009

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: CD-1 Rezoning - 538-560 West Broadway

#### RECOMMENDATION

A. THAT the application by Studio One Architecture, to rezone 538-560 West Broadway (Lots 3, 4, 5 and 6, Block 360, D.L. 526, Plan 590; PID:015-183-629, PID:003-723-071, PID:007-723-097, PID:008-899-215) from C-3A to CD-1, to permit development of a six-storey commercial building, over three levels of underground parking, be referred to a Public Hearing, together with:

- (i) plans received February 25, 2009;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the Director of Planning 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 Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (C-3A), as set out in Appendix C, also be referred to the same Public Hearing; and

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 approval of the rezoning at the Public Hearing, the Noise Control By-law be amended to include this Comprehensive District in Schedule B, as set out in Appendix C; and

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, should the application be referred to a Public Hearing, the registered property owner shall submit confirmation, in the form of "Letter A", that an agreement has been reached with the registered owner of a suitable donor site for the purchase of heritage density as described in this report.
- E. THAT Recommendations A, B and 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.

## GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

## COUNCIL POLICY

Relevant Council Policies for this site include:

- Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway (1991);
- Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007);
- Central Broadway C-3A Urban Design Guidelines;
- EcoDensity Charter - Action A-1 - Greener Buildings (2008);
- Transfer of Density Policy and Procedure; and
- Financing Growth (CAC).

## PURPOSE AND SUMMARY

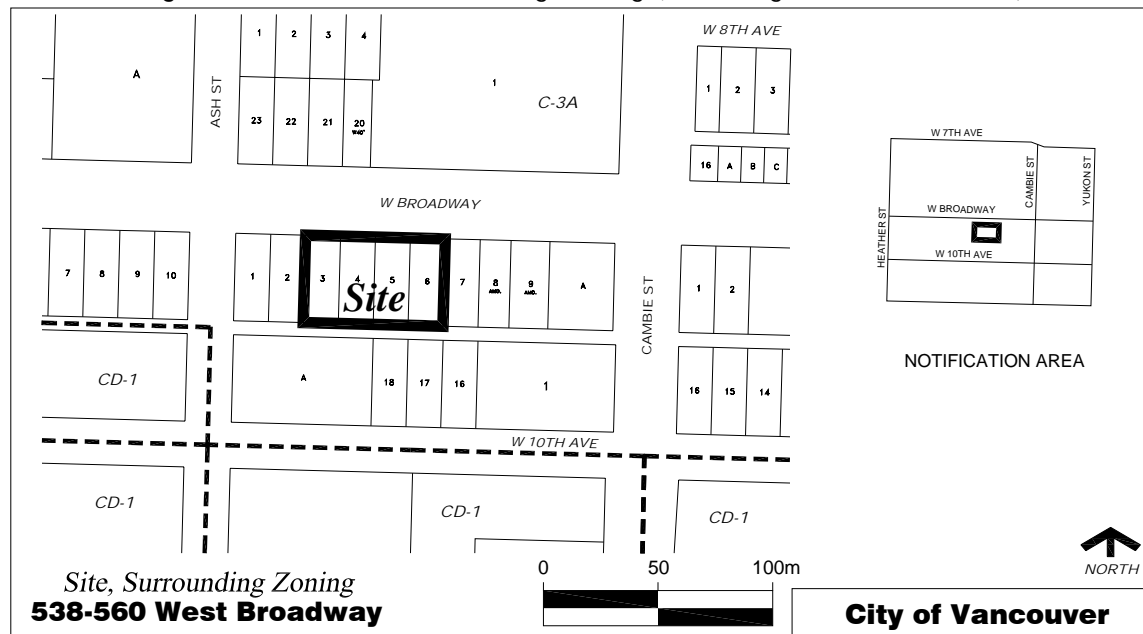
This report assesses an application to rezone the site at 538-560 West Broadway from C-3A (Commercial District) to a CD-1 (Comprehensive Development) District. An increase in the maximum floor space ratio from 3.00 to 4.84 is proposed. Rezoning would allow development of a six-storey building with a mixture of commercial uses.

## DISCUSSION

### 1. Site and Context

The site is located on the south side of Broadway, between Ash and Cambie Streets (see map diagram in Figure 1). The site is comprised of four legal parcels and is developed with two, two-storey buildings and one, one-storey building, containing a variety of small restaurant and retail units, with extensive surface parking at the lane.

**Figure 1 - Site and Surrounding Zoning (including Notification Area)**



The remainder of this block on the south side of Broadway is also characterized by one- and two-storey commercial buildings, with the exception of the corner of Ash Street and Broadway which contains a three-storey residential rowhouse building. On the north side of Broadway are two one-storey buildings containing retail and restaurant uses, and the new “Crossroads” project at Broadway and Cambie Street, recently completed. Crossroads is an 8-storey mixed-use development containing retail, restaurant, office and residential uses, with a density of 3.30 FSR, developed under the C-3A zoning.

Across the lane from the subject site, to the south, are the Canadian Cancer Society lodge and administration building, three small office buildings and the VanCity/City of Vancouver office building at Cambie Street and 10th Avenue.

### 2. Background

Both the Central Area Plan (1995) and the Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007) support and reaffirm the Central Broadway/Uptown Office District’s role as a key office location within the region. It is expected that the demand for job space will continue to grow as a result of major investment in the Vancouver General Hospital and related facilities, and the expansion of rapid transit, with the impending completion of the Canada Line, and the anticipated construction of the UBC/Millennium Line.

### 3. Land Use and Density

All of the commercial uses proposed for the building (retail, office, restaurant, fitness centre, etc.) are “outright approval uses” in the C-3A District and are supported by current and emerging policy to retain and encourage job space development in the Uptown Office District along Central Broadway.

The application proposes a density of 4.84 FSR, for a total floor area of 11 257 m<sup>2</sup> (121,200 sq. ft.). Staff support the increase in density from the C-3A maximum of 3.00 FSR, based on the intensification of job space in the Uptown Office District. This increase in commercial density is consistent with the intent of the Central Area Plan, and with Council’s direction to intensify job space in the Uptown Office District and near transit as part of the Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007).

### 4. Height

The application proposes a height of 24.4 m (80.05 ft.) which respects the intent of the existing C-3A District Schedule and Central Broadway C-3A Urban Design Guidelines. Specifically, within this portion of the Central Broadway area, building height is limited by a guideline which requires that new development in the blocks between 6th and 10th Avenues, Cambie and Heather Streets not obstruct views of the lower shoulders of City Hall from the downtown and bridges crossing False Creek. To achieve this, roof elevations should not exceed the city elevation of 48.5 m (250 ft.). The proposed building height of 24.4 m (80.05 ft.) translates to a city elevation measured at the parapet of 48.4 m, which respects this guideline and preserves the views of City Hall. Staff note that this is consistent with the height of the Crossroads development at Broadway and Cambie Street.

### 5. Form of Development (Note Plans: Appendix D)

The Central Broadway C-3A Urban Design Guidelines suggest that building façades along Broadway should be built to the street property line at grade levels, above grade, or both. Engineering Services has however, identified a need for increasing the sidewalk width on both the north and south side of Broadway in the 500-block, in order to improve pedestrian movement to and from the transit station(s) at Broadway and Cambie Street. As a result, the ground floor of this proposed development has been stepped back from the property line. This adjustment to the alignment of the building façade improves the public realm and does not impact the density achieved by the proposal. A right-of-way for public access is sought over the sidewalk area that will be located on private property.

The Guidelines also anticipate a two-storey streetwall (9.14 m [30.00 ft.]) along the south side of Broadway, with the upper-floor massing stepped-in to occupy 50% of the width of the site, to create opportunities for slot views through a development site, as well as to allow sunlight to reach the sidewalk on the north side of Broadway at the winter solstice.

The application proposes a four-storey streetwall, with a height of 17.26 m (56.62 ft.) for the entire width of the site. At the upper two levels of the building, the massing is cut back on both the east and west sides, but occupies 85% of the site width.

The applicant's shadow analysis confirms that the building will not shadow the north sidewalk between the equinoxes (March to September) when areas such as outdoor seating are more highly used, however the building will shadow the north sidewalk at the winter solstice.

The intent of the massing guidelines is to create view slots through sites in consideration of residential views behind. In this case, the closest residents are in the Cambridge Court and Cambridge Gardens complexes on the south side of 10th Avenue between Ash and Cambie Streets. As shown on Dwg. A20 (Appendix D, page X of X), there is an approximate 10 m (33 ft.) difference in elevation between the Cambridge Gardens site on Ash Street and the elevation on Broadway. In addition, the four-storey Cancer Agency building and the existing very large street trees already obscure the views from the lower six storeys of the residential buildings. As a result, the massing as proposed does not further restrict or limit these residential views through the site. The C-3A District schedule and Guidelines, along with the Metro Core Jobs and Economy Land Use Plan has envisioned this entire block (including north side of 10th avenue) for job space uses.

## **6. Parking, Loading and Circulation**

Three levels of parking, providing 198 parking spaces, are proposed below grade, with access from the lane. Loading spaces are proposed both at-grade at the lane and also below-grade in the P-1 level. Bicycle storage and lockers are proposed on levels P-2 and P-3.

The site is well served by Transit, with major bus routes on both Broadway and Cambie Street, as well as the new Canada Line station less than a block to the east at the Broadway and Cambie Street intersection. The application included a Traffic Impact Study which concluded that the additional traffic impact of the proposed development can be adequately accommodated within the area road network without significant impacts on traffic operations. In addition, the report noted that transit mode share will likely increase in the area with the opening of the Canada Line along Cambie Street, thereby reducing the impact of the development. Further, the study concluded that the number of parking spaces proposed (198) is considered more than adequate.

Bicycle spaces and loading spaces must be provided in accordance with Parking By-law standards.

Engineering Services have no objection to rezoning approval, subject to conditions. (See Appendix B)

## **7. Sustainability**

For all rezonings for buildings that meet the minimum requirements to participate in the LEED™ program, EcoDensity Action item A-1 requires that developments establish a design that would achieve a level of LEED™ Silver at a minimum, with specific targets, or an equivalent achievement in green design.

The application included a preliminary report of Sustainability Commitments as well as a preliminary LEED™ checklist. Action Item A-1 requires that a project show at least three "optimize energy performance" points, one "water efficiency" point and one "storm water" point on the LEED™ checklist. While the water efficiency and storm water points are indicated as being achieved, only one point is indicated in the optimize energy performance

category. Staff recommend that a requirement to achieve the three required points be established.

Staff are also recommending that, for this office-use building, provision of a green roof treatment be required as a measure of achieving environmental performance, in addition to enhancing the visual quality of this roof. Design development condition (b)(ii) has been provided requiring the green roof.

Staff recommend that the proposed sustainability design features be noted on the plans and elevations at the Development Permit stage.

## **PUBLIC BENEFITS**

1. **Community Amenity Contribution (CAC)** – The City’s Financing Growth Policy anticipates community amenity contributions from rezoning applicants to mitigate the impacts of rezoning. For this rezoning, the developer has offered a CAC of \$603,400. Staff recommend that all of this CAC be directed to the purchase of transferable heritage density from a suitable donor site. To secure the CAC, a Letter A (letter of intent with proposed vendor) is to be submitted prior to Public Hearing (Recommendation D).

2. **Development Cost Levies** – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The subject site is in the Vancouver DCL District where the 2009 rate for commercial uses is \$64.59/m<sup>2</sup> (\$6.00/sq. ft.). On that basis, a DCL of \$727,040 is anticipated and would be collected prior to building permit issuance.

The Public Art Program does not apply to this application because the total floor space proposed (121,078 sq. ft.) is under the minimum qualifying size of 161,463 sq. ft. in effect at the time the application was made in 2008.

## **APPLICANT’S COMMENTS**

The applicant, Orca West Developments, were provided with a draft copy of this report and provided the following comment concerning a green roof requirement that staff include as design development condition (b)(ii) in Appendix B.

“Orca West would like to point out that Council’s EcoDensity Action A-1 requirement for rezoning is to achieve LEED Silver equivalent, which this project has demonstrated with the submitted LEED Checklist completed by a LEED-accredited engineer. The Checklist indicates enough points to achieve Silver equivalent without the provision of a green roof. Orca West feels that during these bad economical times, this office project is burdened enough to make the pro-forma work, without adding well over a million dollars in cost for a green roof.”

Staff note that office buildings currently provide one of the best opportunities to provide green roofs because there are not the insurance and warranty issues associated with residential strata buildings. As more and more green roofs are built, the technologies constantly improve and they become less costly, especially when life-cycle costs are considered. Proposed for the top of this building is a partial floor containing an indoor

amenity space and an outdoor deck area. A green roof would enhance the outdoor area and add value to the project. Staff recommend leaving the green roof as a requirement of this rezoning.

#### FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

#### CONCLUSION

Staffs assessment of this proposed rezoning at 538-560 West Broadway to allow construction of a six-storey commercial development is consistent with the Central Area Plan and the Metro Core Jobs and Economy Land Use Plan in terms of intensifying job space in the Uptown Office District, specifically near transit. The Director of Planning recommends that the application be referred to Public Hearing, together with a draft CD-1 By-law generally as shown in Appendix A and a recommendation that it be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the form of development shown in plans included in Appendix D.

\* \* \* \* \*

538-560 West Broadway  
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.

Uses

- Cultural and Recreational Uses;
- Institutional Uses;
- Office Uses;
- Retail Uses;
- Service Uses; and
- Accessory Uses customarily ancillary to the above uses.

Density

- The maximum floor space ratio is 4.84.
- The following shall be included in the computation of floor space ratio:
  - All floors including earthen floor to be measured to the extreme outer limits of the building.
- The following shall be excluded in the computation of floor space ratio:
  - amenity areas for the social and recreational enjoyment of employees, or
  - providing a service to the public, including facilities for general fitness and general recreation, provided that:
    - (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 1 000 m<sup>2</sup>; and
  - 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:
    - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
  - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and
  - with respect to exterior:
    - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
    - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15), the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame



construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009.

A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.

#### Height

- A maximum building height measured from base surface of 28.00 m for the westerly 24 m of the site and 24.40 m for the remainder of the site.

#### Parking

- Off-street parking, loading and bicycle parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, including provisions for relaxation, exemption and shared-use reduction except:
  - Loading shall be provided as follows:
    - (i) Class B loading - one space for the first 100 m<sup>2</sup>, one additional space for any portion of the next 465 m<sup>2</sup>, one space for each additional 3 300 m<sup>2</sup>; and
    - (ii) Class A loading - one space for the first 100 m<sup>2</sup>, one additional space for any portion of the next 1 000 m<sup>2</sup> and one space for each additional 2 500 m<sup>2</sup>.

\* \* \* \* \*

538-560 West Broadway  
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.

**PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Studio One Architecture Inc., Architect, and stamped "Received City Planning Department, February 25, 2009", 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:

**Design Development**

- (i) design development to improve the detailing and articulation of the materials treatment of the Broadway façade and canopy elements to enhance pedestrian visual interest;

Note to Applicant: Provision of high quality materials and detailed large-scale (1:50) architectural plans, sections and elevations describing the exterior finishes and articulation, including location of signage, weather protection, landscaping and soil depth is required.

- (ii) design development to enhance the roofscape to improve its visual quality as well as its environmental performance through the provision of a green roof treatment, either intensive or extensive, with modest areas for active uses as outdoor amenity;

Note to Applicant: A green roof treatment is an important component of sustainability for reducing heat island effects. In addition, coordination and screening of mechanical equipment should be undertaken. Access to the roofs outdoor amenity areas should be located to minimize any view impacts of City Hall from False Creek.

- (iii) design development to minimize the impact of mechanical vents;

Note to Applicant: Vents servicing the below-grade parking structure should be located to minimize their impact of the pedestrian environment.

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## Sustainability

- (iv) compliance with EcoDensity Action Item A-1 with regard to the specific point requirements and identification on the building plans and elevations of all sustainable design features;

Note to Applicant: Clarification and demonstration of the sustainable features establishing a minimum LEED™ Silver equivalent, with a minimum of 3 optimize energy performance points, 1 water efficiency point and 1 storm water point must be shown on the final approved permit drawings.

## Landscape Design

- (v) provision of greater coverage for the planters on the third and fifth level deck, in order to provide larger soil volumes for the proposed trees;
- (vi) design development to provide a greener lane edge by setting back part of the ground level in order to provide a 2.0 ft.-wide planter against the blank wall between the gas meters and the recycling area;
- (vii) design development to enhance the pedestrian experience by providing street trees where space permits;

Note to Applicant: Contact Eileen Curran, Streets Engineering, (604.871.6131) to confirm tree planting locations and Park Board staff (604.257.8587) for tree species selection and planting requirements.

- (viii) provision of a full Landscape Plan;

Note to Applicant: The Landscape Plan should illustrate the proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, 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.

- (ix) provision of large scale sections (1/4"=1' or 1:50) illustrating the soil depth for all deck planters;

Note to Applicant: The sections should include any guardrails that are attached to the outside edges of the planters.

## Engineering

- (x) design development to:
  1. provide Class A bicycle spaces on the first parking level;
  2. provide Class B loading spaces that will serve the largest truck intended to serve the site (confirmation of truck size from tenants is required);

Note to Applicant: Loading bays are to be independently accessible and a consultant's study showing this operation and associated turning swaths is

required. Note the current study confirms that the loading bay design requires modifications.

3. modify the design of the parking entry to enable vehicles travelling in either direction on the lane to enter and exit simultaneously and for cars to exit westbound in the lane to Ash Street;

Note to Applicant: A “jug handle” design set deeper into the building to position cars perpendicular to the lane for improved turning may be required.

4. provide separate facilities to contain the proposed garbage compactor outside of the required Class B loading spaces.

Note to Applicant: The compactor can be located at the back of the loading bay but not within the bay itself.

#### PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, complete the following on terms and conditions satisfactory to the Director of Legal Services:

##### Engineering

- (i) make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the following:

1. consolidate Lots 3, 4, 5 and 6, Block 360, D.L. 526, Plan 590 into a single parcel;
2. provision of a surface right of way over that portion of the site along Broadway between the northerly property line and the above-grade building setback, measuring 1.9 m at the east property line, tapering to a 0.55 m at the west property line;
3. undergrounding of all utility services from the from the closest existing suitable service point;

Note to Applicant: All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Branch. Early contact with the Utilities Branch is recommended.

4. removal or relocation of the wooden utility poles in the lane to ensure adequate two-way traffic flow in the lane and to ensure unobstructed access into the loading bays; and
5. provision of a concrete lane crossing at the intersection of Ash Street and the lane south of Broadway.

### Community Amenity Contribution

- (ii) secure the purchase and transfer of heritage density with value of \$603,400 from a suitable donor site.

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 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.

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.

\* \* \* \* \*

538-560 West Broadway

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6512

Amend Schedule E (Comprehensive Development Areas) by adding the following:

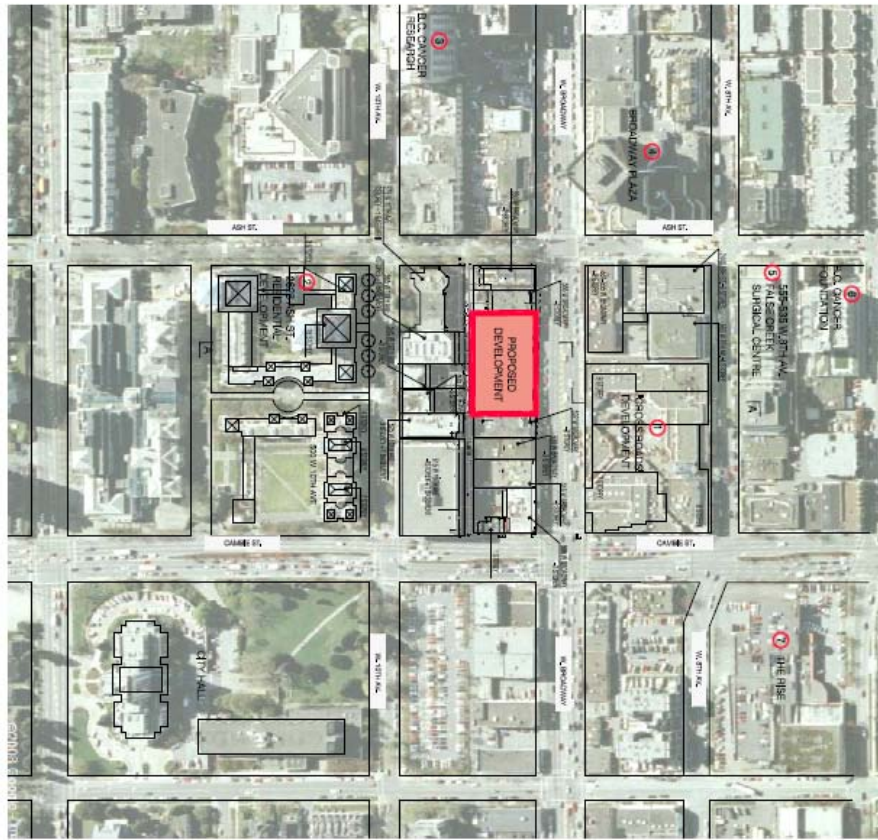
"538-560 West Broadway                      [CD-1 #]                      [By-law #]                      B(C-3A)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

"[CD-1 #]    [By-law #]    538-560 West Broadway"

\* \* \* \* \*



SITE CONTEXT  
SCALE: 1/8" = 1'-0"



201 - 248 West Broadway  
Tel: 604-271-1888  
Fax: 604-274-1111  
studio@studioone.ca  
1000 West Broadway  
V6C 3K8

**studioone**  
architecture Inc.

PROJECT: Proposed Commercial Development  
538 - 560 W. BROADWAY

DATE: 11/11/2014

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

PROJECT: Proposed Commercial Development  
538 - 560 W. BROADWAY

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

PROJECT: Proposed Commercial Development  
538 - 560 W. BROADWAY

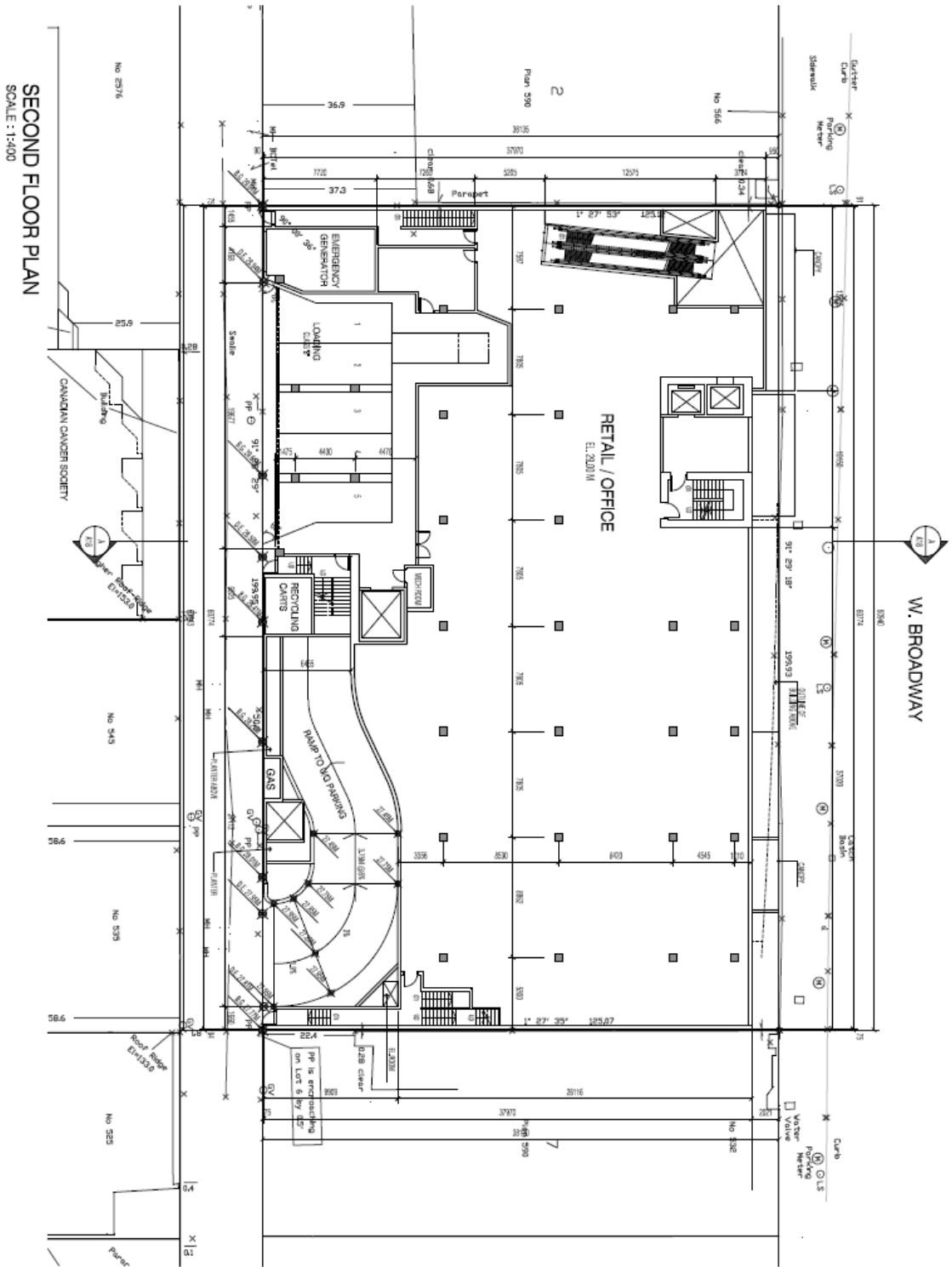
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SCALE: 1/8" = 1'-0"

PROJECT: Proposed Commercial Development  
538 - 560 W. BROADWAY

DATE: 11/11/2014

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



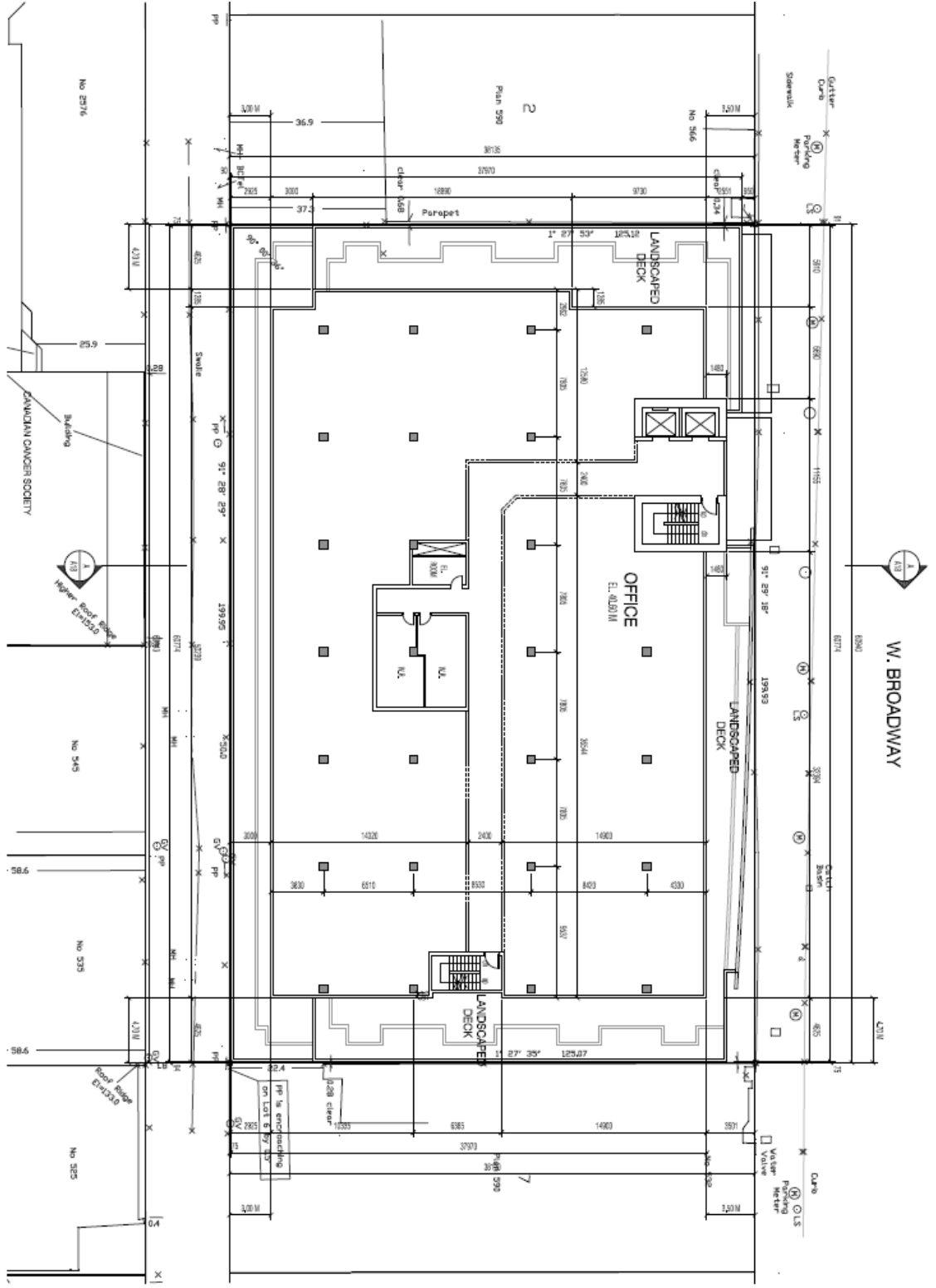
**SECOND FLOOR PLAN**  
SCALE : 1:400

NOTE: SEE LANDSCAPE DRAWINGS FOR LANDSCAPE.

<p>240-380 West St. Inc.          Vancouver, B.C. V6B 5S2          Tel: 604-271-2199          Fax: 604-271-2198          studioone@studioone.ca          1000 West Broadway          Suite 1010 Vancouver, BC V6E 1V7</p>	
<p><b>studioone</b> architecture inc.</p>	
<p>Project:          Proposed Commercial          Development          555 - 560 W. BROADWAY</p>	
<p>Drawn by:          Second Floor Plan</p>	
<p>Checked: [Signature]          Date: [Date]</p>	
<p>Scale: 1:400</p>	
<p>North Arrow</p>	
<p>Logo: A4</p>	

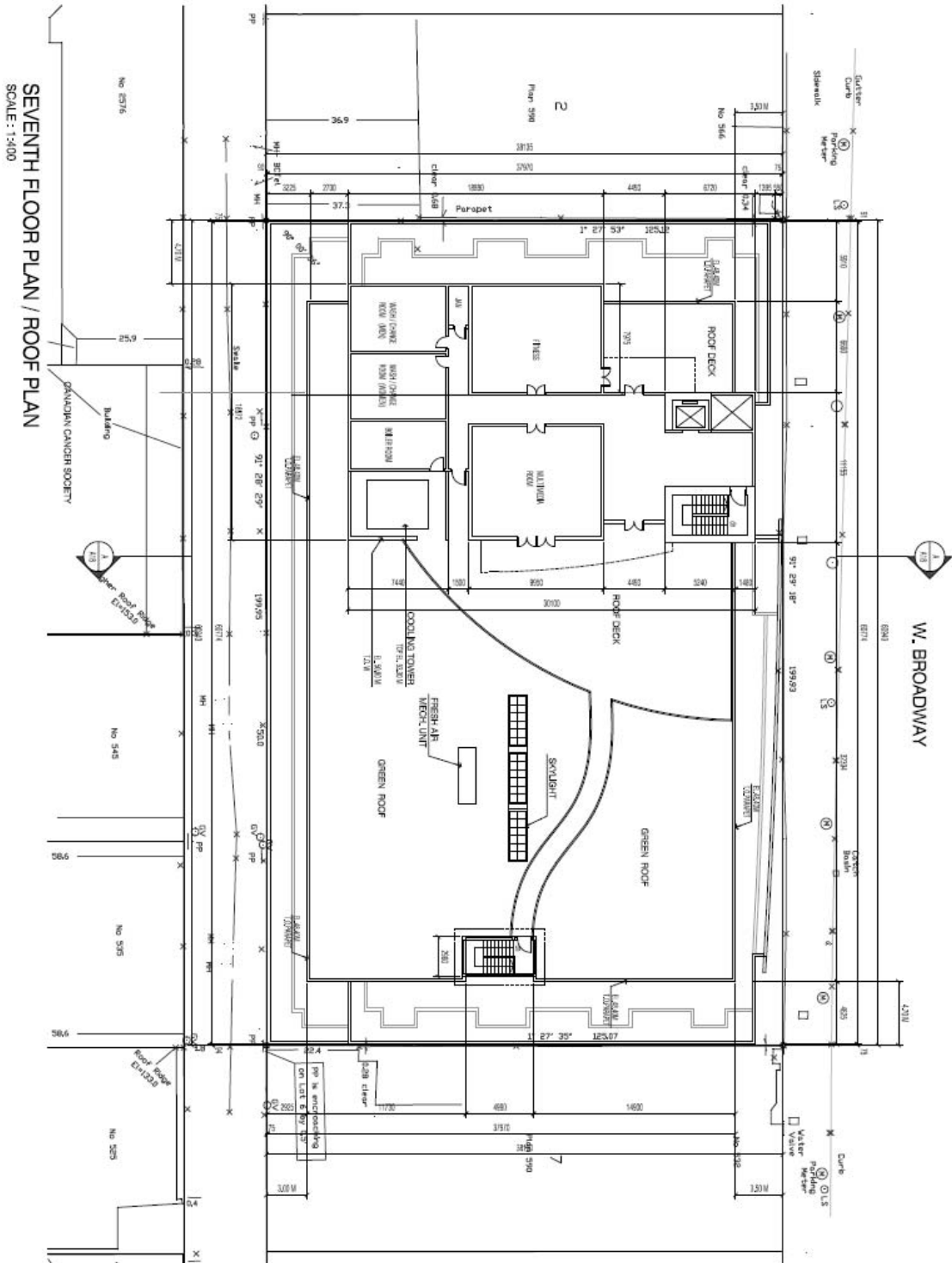


FIFTH FLOOR PLAN  
SCALE: 1:400



NOTE: SEE LANDSCAPE DRAWINGS FOR LANDSCAPE.

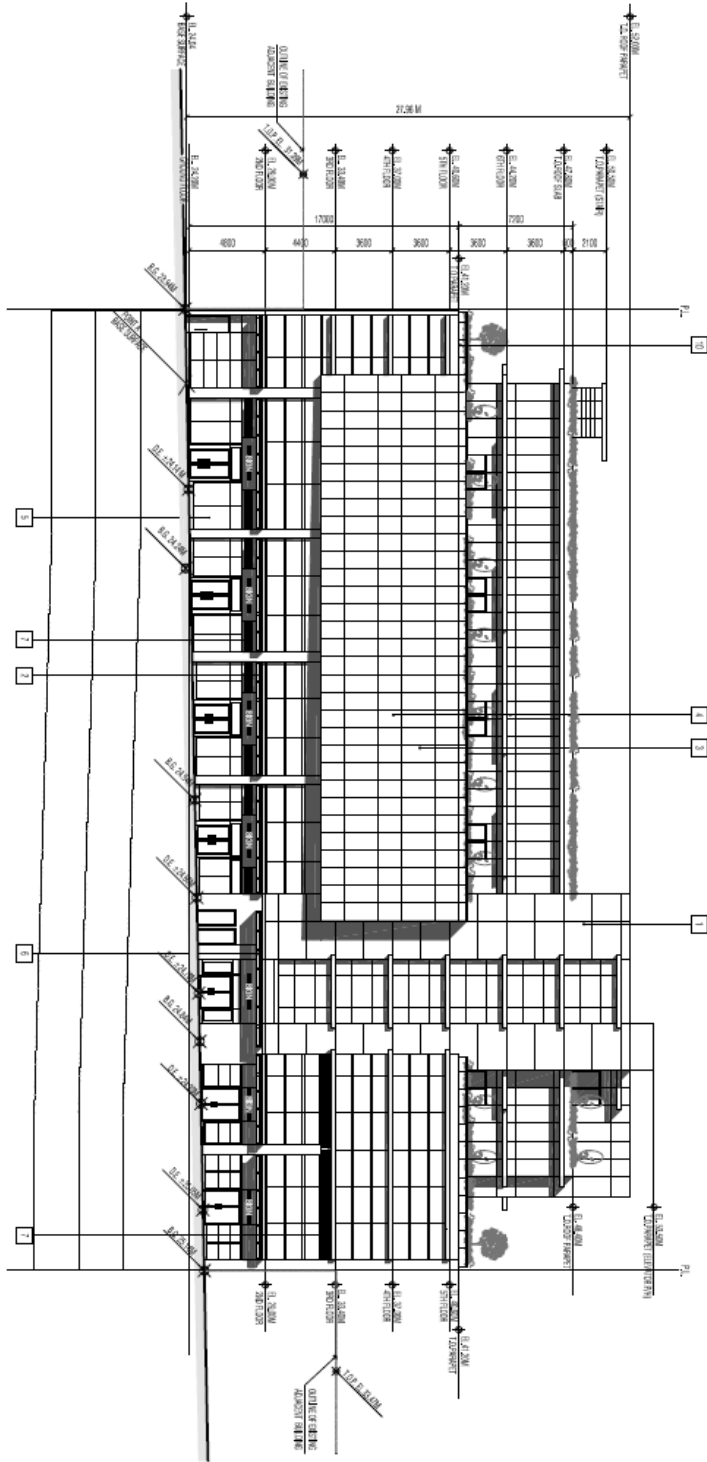
<p>240-383 West 83rd Ave Westwood 82, 87, 92 Tel: 604-731-3886 Fax: 604-731-1171 sales@studioone.ca 1996 11th St V6C 2K3</p>	
<p><b>studioone</b> architecture Inc.</p>	
<p>Project: Proposed Commercial Development 538 - 560 W.BROADWAY</p>	
<p>Drawings: Fifth Floor Plan</p>	
<p>1. DRAWING SUBJECTS LISTING 2. DRAWING SUBJECTS LISTING 3. DRAWING SUBJECTS LISTING 4. DRAWING SUBJECTS LISTING 5. DRAWING SUBJECTS LISTING 6. DRAWING SUBJECTS LISTING 7. DRAWING SUBJECTS LISTING 8. DRAWING SUBJECTS LISTING 9. DRAWING SUBJECTS LISTING 10. DRAWING SUBJECTS LISTING 11. DRAWING SUBJECTS LISTING 12. DRAWING SUBJECTS LISTING 13. DRAWING SUBJECTS LISTING 14. DRAWING SUBJECTS LISTING 15. DRAWING SUBJECTS LISTING 16. DRAWING SUBJECTS LISTING 17. DRAWING SUBJECTS LISTING 18. DRAWING SUBJECTS LISTING 19. DRAWING SUBJECTS LISTING 20. DRAWING SUBJECTS LISTING 21. DRAWING SUBJECTS LISTING 22. DRAWING SUBJECTS LISTING 23. DRAWING SUBJECTS LISTING 24. DRAWING SUBJECTS LISTING 25. DRAWING SUBJECTS LISTING 26. DRAWING SUBJECTS LISTING 27. DRAWING SUBJECTS LISTING 28. DRAWING SUBJECTS LISTING 29. DRAWING SUBJECTS LISTING 30. DRAWING SUBJECTS LISTING 31. DRAWING SUBJECTS LISTING 32. DRAWING SUBJECTS LISTING 33. DRAWING SUBJECTS LISTING 34. DRAWING SUBJECTS LISTING 35. DRAWING SUBJECTS LISTING 36. DRAWING SUBJECTS LISTING 37. DRAWING SUBJECTS LISTING 38. DRAWING SUBJECTS LISTING 39. DRAWING SUBJECTS LISTING 40. DRAWING SUBJECTS LISTING 41. DRAWING SUBJECTS LISTING 42. DRAWING SUBJECTS LISTING 43. DRAWING SUBJECTS LISTING 44. DRAWING SUBJECTS LISTING 45. DRAWING SUBJECTS LISTING 46. DRAWING SUBJECTS LISTING 47. DRAWING SUBJECTS LISTING 48. DRAWING SUBJECTS LISTING 49. DRAWING SUBJECTS LISTING 50. DRAWING SUBJECTS LISTING 51. DRAWING SUBJECTS LISTING 52. DRAWING SUBJECTS LISTING 53. DRAWING SUBJECTS LISTING 54. DRAWING SUBJECTS LISTING 55. DRAWING SUBJECTS LISTING 56. DRAWING SUBJECTS LISTING 57. DRAWING SUBJECTS LISTING 58. DRAWING SUBJECTS LISTING 59. DRAWING SUBJECTS LISTING 60. DRAWING SUBJECTS LISTING 61. DRAWING SUBJECTS LISTING 62. DRAWING SUBJECTS LISTING 63. DRAWING SUBJECTS LISTING 64. DRAWING SUBJECTS LISTING 65. DRAWING SUBJECTS LISTING 66. DRAWING SUBJECTS LISTING 67. DRAWING SUBJECTS LISTING 68. DRAWING SUBJECTS LISTING 69. DRAWING SUBJECTS LISTING 70. DRAWING SUBJECTS LISTING 71. DRAWING SUBJECTS LISTING 72. DRAWING SUBJECTS LISTING 73. DRAWING SUBJECTS LISTING 74. DRAWING SUBJECTS LISTING 75. DRAWING SUBJECTS LISTING 76. DRAWING SUBJECTS LISTING 77. DRAWING SUBJECTS LISTING 78. DRAWING SUBJECTS LISTING 79. DRAWING SUBJECTS LISTING 80. DRAWING SUBJECTS LISTING 81. DRAWING SUBJECTS LISTING 82. DRAWING SUBJECTS LISTING 83. DRAWING SUBJECTS LISTING 84. DRAWING SUBJECTS LISTING 85. DRAWING SUBJECTS LISTING 86. DRAWING SUBJECTS LISTING 87. DRAWING SUBJECTS LISTING 88. DRAWING SUBJECTS LISTING 89. DRAWING SUBJECTS LISTING 90. DRAWING SUBJECTS LISTING 91. DRAWING SUBJECTS LISTING 92. DRAWING SUBJECTS LISTING 93. DRAWING SUBJECTS LISTING 94. DRAWING SUBJECTS LISTING 95. DRAWING SUBJECTS LISTING 96. DRAWING SUBJECTS LISTING 97. DRAWING SUBJECTS LISTING 98. DRAWING SUBJECTS LISTING 99. DRAWING SUBJECTS LISTING 100. DRAWING SUBJECTS LISTING</p>	
<p>DATE: 01/11/11 DRAWN BY: JVS CHECKED BY: JVS DATE: 10/10/10 SCALE: 1:400</p>	
<p>North Arrow</p>	
<p>A7</p>	



NOTE: SEE LANDSCAPE DRAWINGS FOR LANDSCAPE.

<p>DATE: 08/10/2011          DRAWN BY: A9          CHECKED BY: A9          PROJECT NO.: 1001          SHEET NO.: 1001-1001</p>	
<p>PROJECT:          Proposed Commercial          Development          538 - 560 W. BROADWAY</p>	
<p>DATE: 08/10/2011          DRAWN BY: A9          CHECKED BY: A9          PROJECT NO.: 1001          SHEET NO.: 1001-1001</p>	
<p>SCALE: 1:1000</p>	
<p>STUDIO ONE ARCHITECTURE INC.          1001 10th Street, Suite 100          San Francisco, CA 94103          TEL: 415-774-8888          FAX: 415-774-1171          WWW.STUDIOONEARCH.COM</p>	
<p>SEVENTH FLOOR PLAN / ROOF PLAN</p>	
<p>DATE: 08/10/2011</p>	
<p>DRAWN BY: A9</p>	
<p>CHECKED BY: A9</p>	
<p>PROJECT NO.: 1001</p>	
<p>SHEET NO.: 1001-1001</p>	
<p>SCALE: 1:1000</p>	

NORTH ELEVATION (WEST BROADWAY)  
SCALE: 1/4"=1'-0"

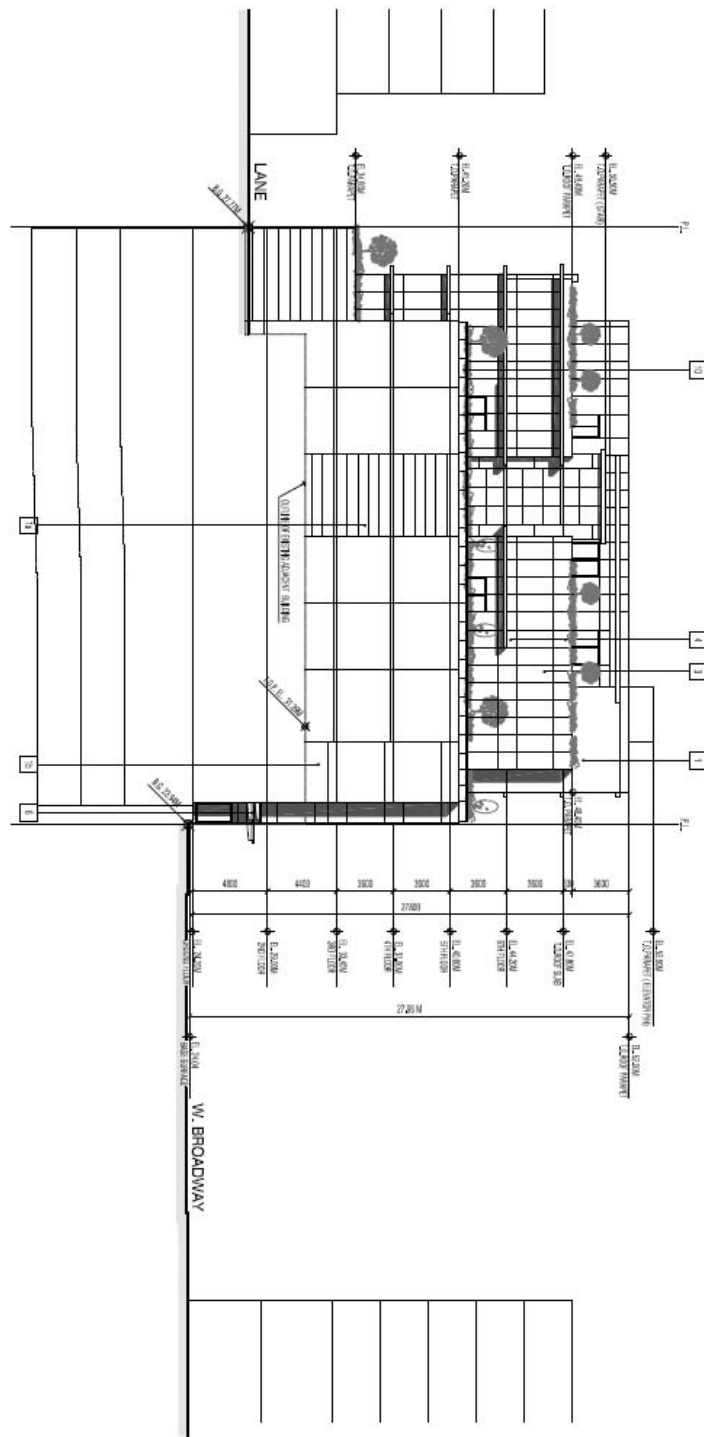


- FINISH SCHEDULE**
- 1. STRUCTURAL: CMU, CONCRETE & CONCRETE OVERSAND
  - 2. METAL: GALVALUM, GALVALUM CORRUGATED
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248 - 188 WEST 6TH AVE  
NEW YORK, NY 10014  
Tel: 212-214-1177  
studioone  
architecture Inc.

PROJECT NO.	1414
DATE	10/20/2010
SCALE	1/4"=1'-0"
PROJECT NAME	Proposed Commercial Development 538 - 560 W. BROADWAY
CLIENT	THE TRISTAR GROUP
ARCHITECT	STUDIO ONE ARCHITECTURE INC.
DATE	10/20/2010
SCALE	1/4"=1'-0"
PROJECT NO.	1414

EAST ELEVATION  
SCALE: 1/4"=1'-0"



- FINISH SCHEDULE**
- 1. INTERIOR WALLS, CEILING & EXTERIOR CURB
  - 2. INTERIOR WALLS, CEILING & EXTERIOR CURB
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  - 4. INTERIOR WALLS, CEILING & EXTERIOR CURB
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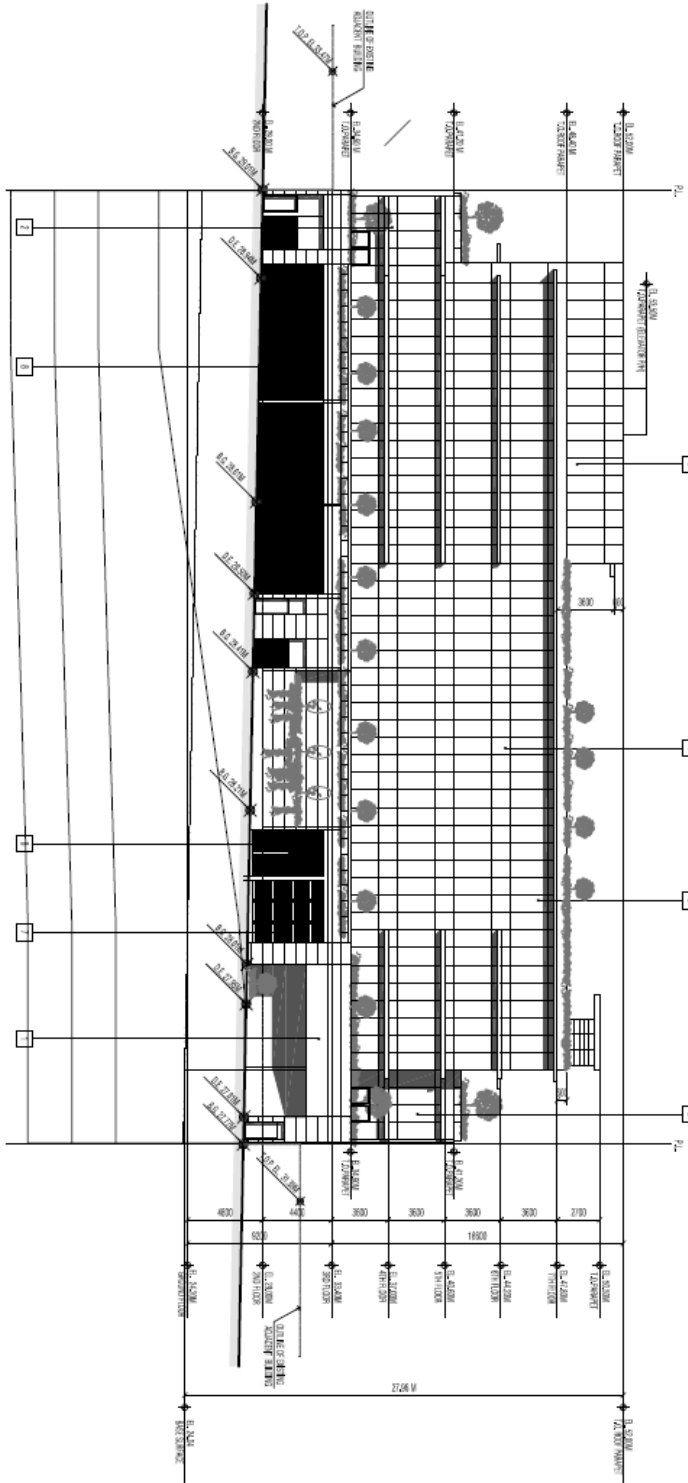
**studio one**  
architecture Inc.

1400 - 14th Street NW  
Washington, DC 20005  
Tel: 202-462-1111  
Fax: 202-462-1112  
www.studioonearch.com

PROJECT: Proposed Commercial Development  
538 - 560 W BROADWAY  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 12/15/11  
SCALE: 1/4"=1'-0"

**A15**

SOUTH ELEVATION (LANE)  
SCALE: 1/8"=1'-0"



- FINISH SCHEDULE**
- 1 ANTI-CRACK 1/2" CONCRETE CONCRETE (SP) 1/2"
  - 2 ANTI-CRACK 1/2" CONCRETE CONCRETE (SP) 1/2"
  - 3 COVERING METAL SHEET
  - 4 ALUMINUM SECTION FINISH
  - 5 CONCRETE FINISH
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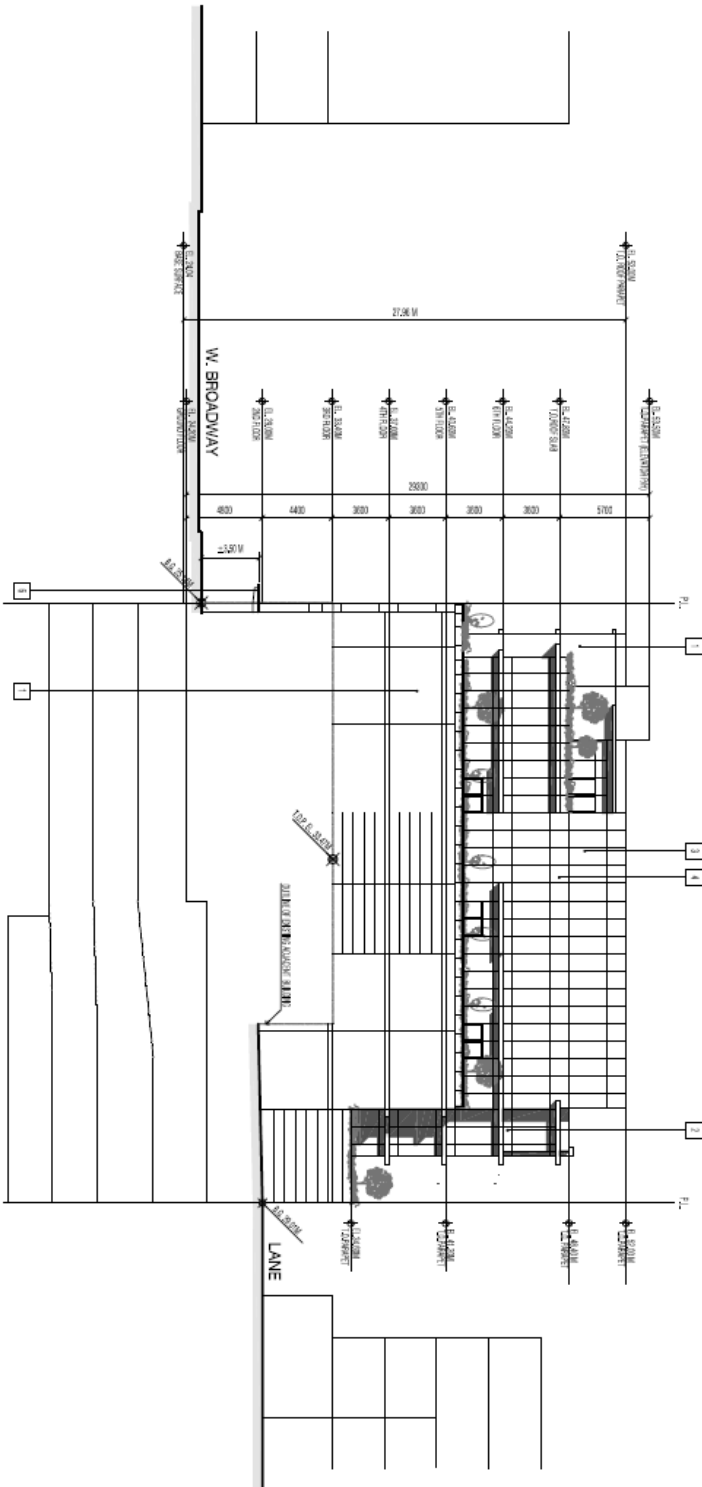


PROJECT:  
PROPOSED Commercial  
Development  
535 - 560 W. BROADWAY

DATE: 10/20/2010  
SCALE: 1/8"=1'-0"

**A16**

WEST ELEVATION  
SCALE: 1/8"=1'-0"



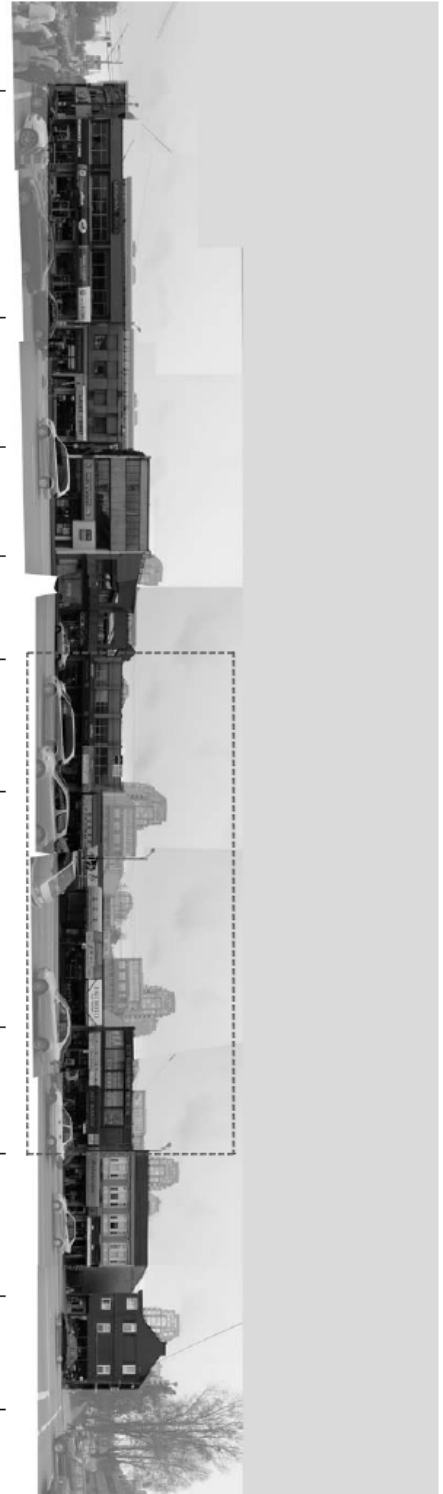
- FINISH SCHEDULE**
- 1 ANTI-CORROSIVE EPDM ROOFING & CONCRETE CURBING
  - 2 ALUMINUM CLADDING SYSTEMS
  - 3 CORRUGATED METAL PANELS
  - 4 ALUMINUM WINDOW AND DOOR SYSTEMS
  - 5 DOOR AND WINDOW CASING
  - 6 DOOR AND WINDOW CASING
  - 7 DOOR AND WINDOW CASING
  - 8 DOOR AND WINDOW CASING
  - 9 STAINLESS STEEL
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**studioone**  
architecture Inc.

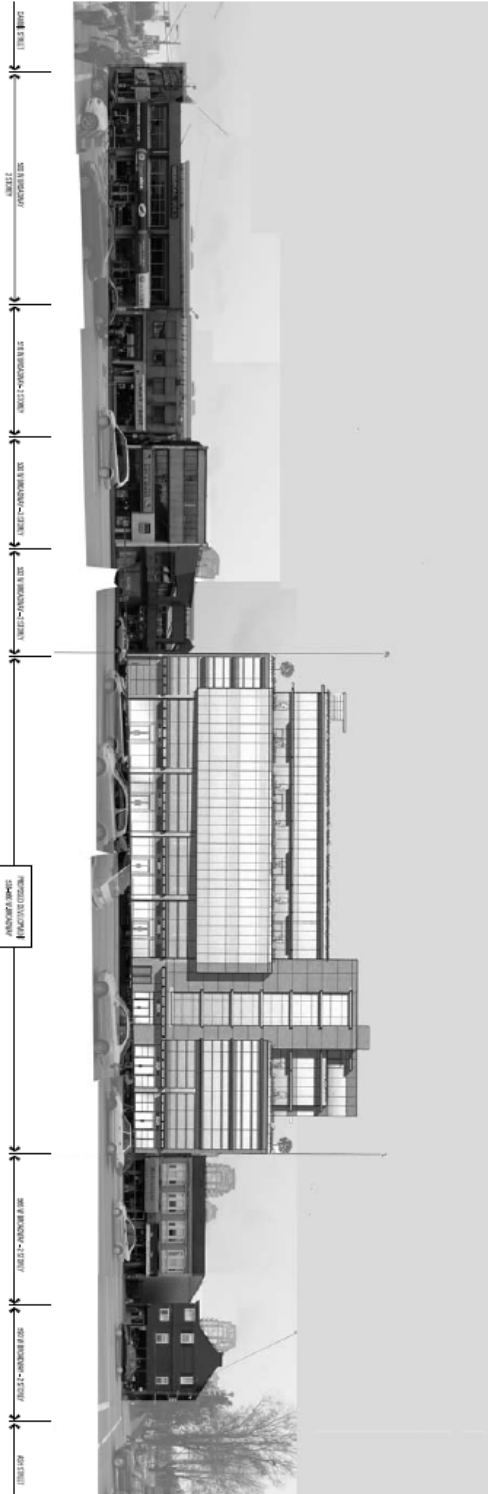
240 S. 10th Street  
Baltimore, MD 21202  
Tel: 410-528-3888  
Fax: 410-528-3888  
www.studioonearch.com

Project: Proposed Commercial Development  
538 - 560 W. BROADWAY  
Drawing No: WEST ELEVATION  
Drawing Title: WEST ELEVATION  
Date: 10/20/2010  
Scale: 1/8"=1'-0"

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STREETSCAPE- WEST BROADWAY (EXISTING)  
SCALE : N.T.S



STREETSCAPE-WEST BROADWAY  
SCALE : N.T.S

754-432-8888  
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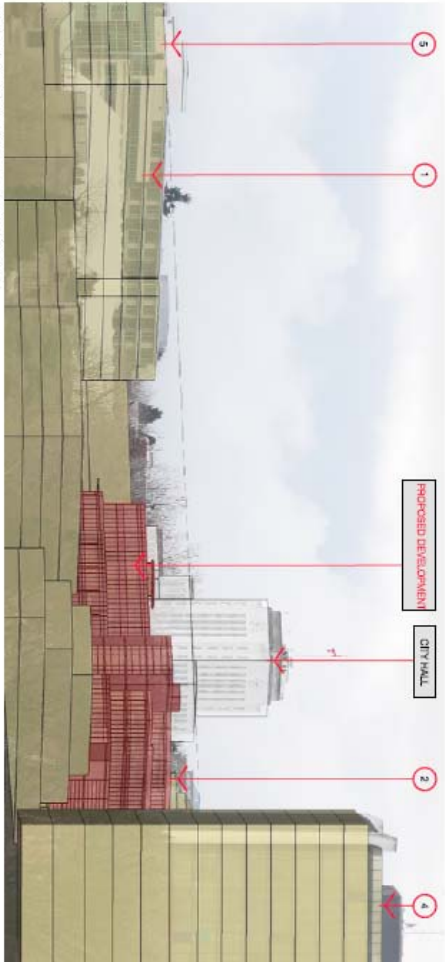
**studioone**  
architecture Inc.

<p>STREETSCAPE- WEST BROADWAY</p>	
<p>PROJECT NO.: 538-580 W BROADWAY</p>	<p>DATE: 04/20/2017</p>
<p>PROJECT TYPE: COMMERCIAL</p>	<p>SCALE: N.T.S</p>
<p>ARCHITECT: STUDIO ONE ARCHITECTURE INC.</p>	<p>DATE: 04/20/2017</p>
<p>CLIENT: STUDIO ONE ARCHITECTURE INC.</p>	<p>DATE: 04/20/2017</p>
<p>PROJECT NO.: 538-580 W BROADWAY</p>	<p>DATE: 04/20/2017</p>
<p>PROJECT TYPE: COMMERCIAL</p>	<p>SCALE: N.T.S</p>
<p>ARCHITECT: STUDIO ONE ARCHITECTURE INC.</p>	<p>DATE: 04/20/2017</p>
<p>CLIENT: STUDIO ONE ARCHITECTURE INC.</p>	<p>DATE: 04/20/2017</p>

A19



VIEW ANALYSIS POINT ①  
- VIEWS TOWARD CITY HALL FROM FALSE CREEK NORTH  
SCALE : N.T.S.



VIEW ANALYSIS ( WITH AMENITY FACILITY )

- ① CROSS ROADS
- ② 2626 ASH ST. RESIDENTIAL DEVELOPMENT
- ③ BC CANCER RESEARCH
- ④ BROADWAY PLAZA
- ⑤ FALSE CREEK SURGICAL CENTER
- ⑥ BC CANCER FOUNDATION
- ⑦ THE FIRE



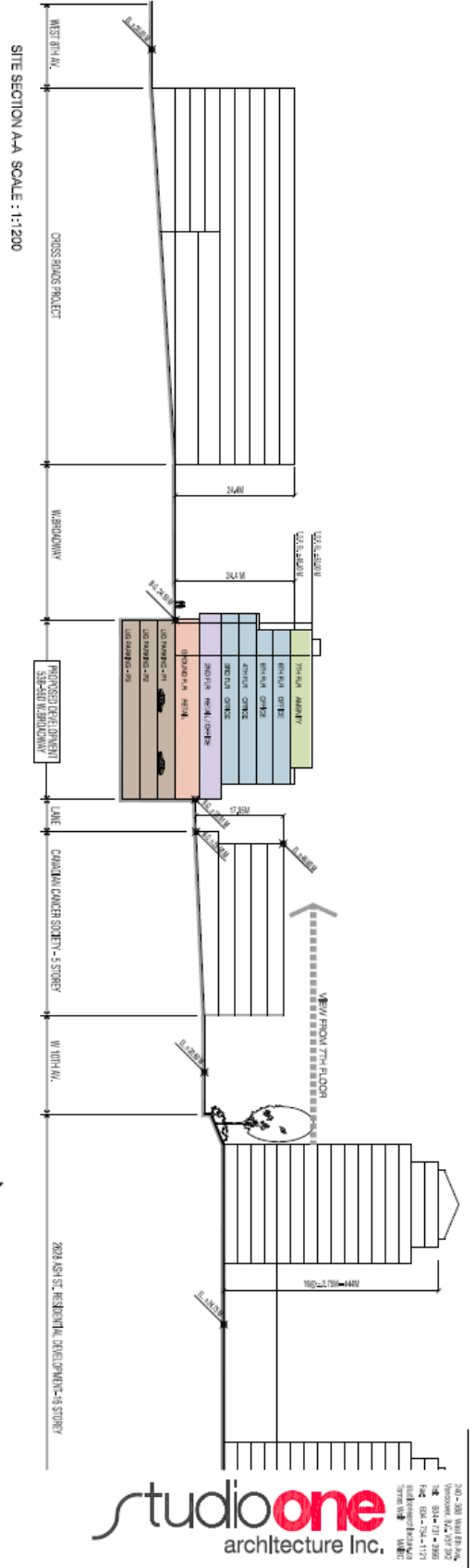
VIEW ANALYSIS  
N.T.S.

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<p>1. 2024/25 BUDGET REVIEW</p> <p>DATE: 01/23/2024</p> <p>BY: [Signature]</p>	
<p>Project Name: Proposed Commercial</p> <p>Address: 535 - 500 W BROADWAY</p> <p>Client: VIEW ANALYSIS</p>	
<p>DATE: 01/23/2024</p> <p>BY: [Signature]</p>	<p>DATE: 01/23/2024</p> <p>BY: [Signature]</p>
<p>A22</p>	





300-288 8001 8th Ave.  
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 architecture Inc.



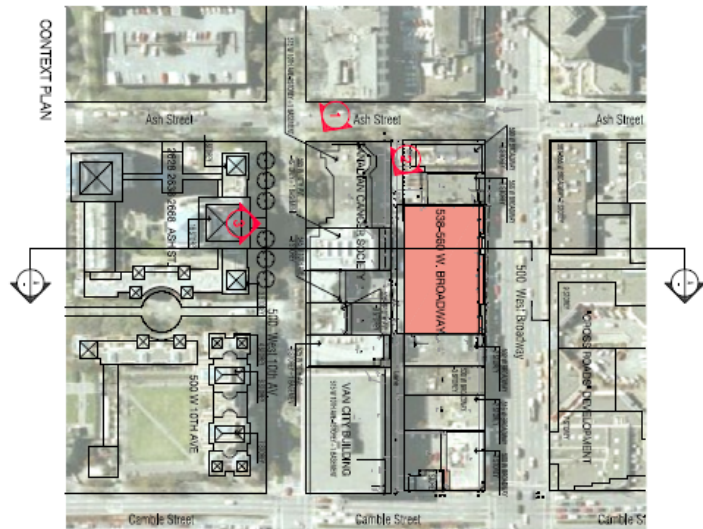
3 VIEW FROM 7TH FLOOR OF 2828 ASH ST. RESIDENTIAL DEVELOPMENT



1 2828 ASH ST. RESIDENTIAL DEVELOPMENT (ASH ST. & W.10TH AV.)

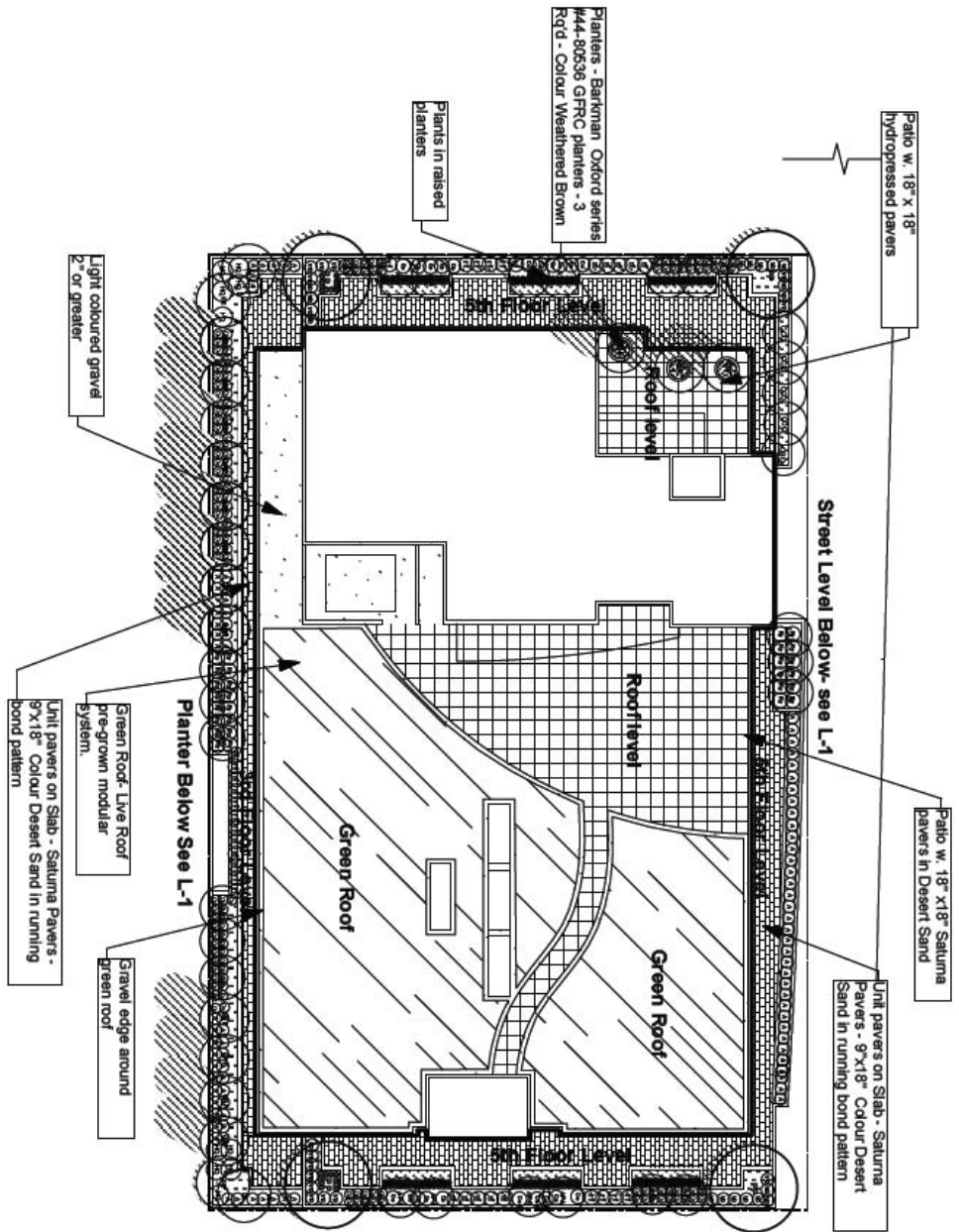


2 CANADIAN CANCER SOCIETY-NORTH ELEVATION (LANE)



<p>PROJECT NO:                  2019-001                  PROJECT NAME:                  538-560 W. BROADWAY                  DATE:                  2019-05-20</p>	<p>CLIENT:                  NEW ANALYSIS</p>	<p>DATE:                  2019-05-20</p>	<p>SCALE:                  AS SHOWN</p>
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**A23**  
 CONSULTING ARCHITECTS



304928 Transliner Roofing  
304929 Transliner Roofing  
304930 Transliner Roofing

DATE: 08/28/2018  
TIME: 10:56:00 AM  
PROJECT: 18041  
DRAWING: L2



**studioone**  
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361 - 102 Street 630 West  
Vancouver, BC V6P 2Z6  
TEL: (604) 251-2488  
FAX: (604) 251-1111  
WWW: WWW.STUDIOONEARCHITECTURE.COM  
TRADE MARK

Project: 18041  
Drawn by: JZ  
Checked by: TH  
Date: Feb. 28, 2018  
Scale: 1:200

Project:  
Proposed Commercial  
Development  
538 - 560 W BROADWAY

Drawing Title:  
Level 3, and Roof  
Landscape Plan

Drawing No.:  
**L2**

## ADDITIONAL INFORMATION

**Site, Surrounding Zoning and Development:** This 2 324 m<sup>2</sup> (25,016.00 sq. ft.) site is comprised of four parcels on the south side of West Broadway. The site has a frontage of 60.75 m (199.3 ft.) and an average depth of 38.4 m (125.95 ft.).

**Public Input and Notification:** A notification postcard was sent to nearby property owners on March 20, 2009. A rezoning information sign was posted on the site on March 18, 2009. In addition, a notification letter and elevations of the proposal were posted on the City's website for public review. There were no phone calls received from residents, but one person came to City Hall to view plans. On April 2, 2009, the applicant hosted an Open House on site. Eight members of the public attended the Open House. All attendees were supportive of the proposed development.

**Comments of the General Manager of Engineering Services:** The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

**Urban Design Panel Comment:** The Urban Design Panel reviewed this proposal on March 25, 2009, and supported the proposed use, density and form of development by a vote of 5 - 4.

**Comments - Building Code Specialist:** This is a preliminary review to identify issues with respect to compliance with the Vancouver Building By-law, No. 9419. The following issues were identified:

- Building safety facilities such as central alarm and control facility, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the fire fighters' entrance.
- The building is required to provide access to persons with disabilities to all public areas, common areas, storage, amenity, meeting rooms, and to areas where work functions could reasonably be expected to be performed by persons with disabilities.
- Building construction is required to be noncombustible.
- Highrise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
- \*All entrances, exits, drive aisles and other access to off-street disability parking spaces, and egress therefrom must have a minimum vertical clearance of 2.3 m, as required by the Parking By-law.
- At least two accessible paths of travel to two separate exits are required from the parking floors containing stalls for persons with disability.
- Additional exit may be required from storage garage where security gate is provided.
- Storage garage security shall conform to 3.3.6.7.
- Vestibules as described in 3.3.5.7 are required between loading bay/storage garage and any occupied floor areas or exits.

**Environmental Implications:** The site is located on/near to two major transit lines, the B-Line on Broadway and the Canada Line on Cambie Street. The increase in commercial services in the area in recent years may reduce dependence on the use of automobiles. The application proposes to meet Council's EcoDensity Action Item A-1.

538-560 West Broadway  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	538, 540 and 560 West Broadway
Legal Description	Lots 3, 4, 5 and 6, Block 360, D.L. 526, Plan 590 PID:003-723-071, PID:007-723-097, PID:008-899-215
Applicant	Studio One Architecture Inc.
Architect	Tomas Wolf
Property Owner	0827011 B.C. Ltd.
Developer	Orca West Developments Ltd.

SITE STATISTICS

SITE AREA	2 324 m <sup>2</sup> (25,016 sq. ft.)
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DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	C-3A	CD-1	
USES	Residential, Commercial	Commercial (retail, office, service, cult. & rec.)	
MAX. FLOOR SPACE RATIO	3.3 (including a 10% heritage density transfer)	4.84	
MAXIMUM HEIGHT	120 ft. (C-3a Guidelines)	80.05 ft.	
MAX. NO. OF STOREYS	n/a	6	
PARKING SPACES		198	Per Parking By-law requirements, including provisions for relaxation, exemption and shared use reduction.
LOADING SPACES	2(A); 5(B); 1(C)	6(A); 5(B); 0(C)	
BICYCLE SPACES	23(A); 6(B)	18(A); 12(B)	