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311 EAST 6<sup>TH</sup> AVENUE (COMPLETE APPLICATION)  
DE417971 - ZONE IC-3

AWM/DL/JRB/AEM/LH

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
M. Holm, Engineering Services  
D. Naundorf, Housing Policy & Projects  
R. Thé, Engineering Services

**Also Present:**

A. Moorey, Urban Design & Development Planning  
D. Lee, Development Services  
J. Borsa, Development Services  
A. Molaro, Urban Design & Development Planning  
D. Leung, Cultural Services  
D. Hurford, Housing Policy & Projects

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**APPLICANT:**

Jameson East 6th Avenue LP  
Attention: Tom Pappajohn  
7-3349 Kingsway  
Vancouver, BC  
V5R 5K6

**PROPERTY OWNER:**

Jameson East 6th Avenue LP  
Attention: Tom Pappajohn  
7-3349 Kingsway  
Vancouver, BC  
V5R 5K6

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop a six (6) storey mixed-use building with 66 Artist Studio - Class A with Associated Residential Units, 14 of which are low cost rental for artists with disabilities, and 58 Dwelling Units, all over two (2) levels of underground parking having vehicular access from the lane, subject to Council's approval of a Housing Agreement and an increase in density for the provision of low cost rental units for artists with disabilities.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

Appendix E Adjacent Site Feasibility Study

Appendix F Height Section

Appendix G Shadow Study

● **Issues:**

1. Height - Board of Variance
2. Density

- **Urban Design Panel: Support**
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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT, the Board APPROVE Development Application No. DE417971 submitted, the plans and information forming a part thereof, thereby permitting the development of a six (6) storey mixed-use building with 66 Artist Studio - Class A with Associated Residential Units, 14 of which are low cost rental for artists with disabilities, and 58 Dwelling Units, all over two (2) levels of underground parking having vehicular access from the lane, subject to the following conditions and Council approval of increased density for the provision of low cost rental units for artists with disabilities:

**1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:**

1.1 arrangements to be made to the satisfaction of the Managing Directors of Social Development and Cultural Services, and the Director of Legal Services to include covenants requiring all 14 social housing units (low cost rental artist studios with associated residential unit) to be legally and beneficially owned by a single legal entity and used only to provide rental housing, prohibiting the separate sale or transfer of legal or beneficial ownership of any such units, which will require all such units to be contained within a single air space parcel or strata lot, in perpetuity or for the life of the building. Maximum rent levels for these fourteen units will be at no more than BC Housing's Household Income Limits (HILs) in perpetuity, or for the life of the building;

**Note to Applicant:** This will require a Housing Agreement as per section 565.2 of the Vancouver Charter.

1.2 the applicant can and does obtain the approval of the Board of Variance for an increase in height to 69.78 feet;

**Note to Applicant:** Section 4.3 of the IC-3 District Schedule currently permits a maximum height of up to 18.3 m (60.04 ft.). The proposed increase in height is a consequence of the sloping site. The site slopes down from East 6<sup>th</sup> Avenue to a low point in the northeast corner, at the lane. The height at the northeast corner of the site to the top of the roof guardrail is 69.78 ft. Calculation of height may differ upon receipt and confirmation of City building grades. (See also Standard Condition A.1.2)

1.3 design development to clarify program use of shared loading/amenity function of common access outdoor courtyard space;

**Note to Applicant:** Program functions appear to crowd each other. Consider the introduction of roof-top common access, outdoor space. Thereafter, better define privacy separation and access to the courtyard for those units situated there. (See also Standard Condition A.1.24 & A.1.25)

1.4 design development to reduce the height impact of concrete wall, northeast building corner at parking entry;

**Note to Applicant:** Consider an opening having an architectural screen/grille or stepped planters having trailing planting.

1.5 design development to improve livability by the provision of the following;

- i. remove all partition walls defining bedrooms in those units where these do not have direct access to exterior fenestration;

- ii. design development to increase the area of glazing in those units located in the courtyard;

**Note to Applicant:** This is to enhance daylighting/ventilation potential in north facing units in the courtyard space.

- iii. design development to enhance privacy separation between unit roof decks on Level 6;

**Note to Applicant:** Consider an integrated assembly of planters and screens for this purpose. Note screens should be pulled back from the parapet edge.

- 1.6 design development to increase the area of Amenity Room on Level 0; and

**Note to Applicant:** Supplement common Amenity Room with gallery/exhibition space for artist residents by integrating adjacent storage space. Ensure sufficient storage space for artist workshop.

- 1.7 design development to improve the proximity of bike storage to exit on Scotia Street at the lane.

**Note to Applicant:** Relocate bike storage to the north-west corner of Level 0 to better access the street. Consider integrating common bike repair room in redesign.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

	PERMITTED	REQUIRED	PROPOSED
Site Size <sup>1</sup>	-	-	122 ft. x 148 ft.
Site Area <sup>1</sup>	-	-	18,112 ft <sup>2</sup>
Use <sup>2</sup>	-	-	1. Residential 2. Low Cost Rental Artist Studio w/Assoc. Residential Unit (VRS) 3. Artist Studio w/Assoc. Residential Unit
Floor Area <sup>3</sup>	Outright 54,336 ft <sup>2</sup> Conditional Incl. VRS & Bonus Density 85,670 ft <sup>2</sup>	-	Residential 39,878 ft <sup>2</sup> Low-Cost Rental Artist Studio w/Assoc. Residential Unit (VRS) 10,376 ft <sup>2</sup> Artist Studio w/Assoc. Residential Unit 35,334 ft <sup>2</sup> <b>Total 85,588 ft<sup>2</sup></b>
Front Yard	-	Not req'd.	0.00 ft.
Side Yard	-	East 4.92 ft. West 0.00 ft.	East 8.17 ft. West 0.00 ft.
Rear Yard	-	0.00 ft.	0.00 ft.
FSR <sup>3</sup>	Outright 3.00 Conditional VRS Density 0.57 Bonus Density 1.16 Total 4.73	-	Residential 2.20 Low-Cost Rental Artist Studio w/Assoc. Residential Unit (VRS) 0.57 Artist Studio w/Assoc. Residential Unit 1.95 Total 4.73
Height <sup>3</sup>	18.3m (60.04 ft.)	-	Top of parapet 58.62 ft. Top of 6 <sup>th</sup> level guardrail 62.03 ft. Top of roof level guardrail 69.78 ft. Top of elev. penthouse 70.00 ft. Top of metal frame 64.51 ft.
Parking	Small Car (25% max.) (106 x 25% = 27 spaces)	Residential 44 Low-Cost Rental Artist Studio w/Assoc. Residential Unit (VRS) 4 Artist Studio w/Assoc. Residential Unit 58 Total (Incl. 5 Disability) 106	Standard 89 Small Car 19 Disability 5 Total 113
Loading <sup>5</sup>	-	Class A Class B Class C 0 1 0 Total 0 1 0	Class A Class B Class C 0 1 0 Total 0 1 0
Bicycles <sup>6</sup>	-	Class A Class B Residential 73 6 Low-Cost Rental Artist Studio w/Assoc. Residential Unit (VRS) 0 0 Artist Studio w/Assoc. Residential Unit 39 6 Total 112 12	Class A Class B Total 158 4
Unit Type <sup>7</sup>	-	-	Residential 58 Low-Cost Rental Artist Studio w/Assoc. Residential Unit (VRS) 14 Artist Studio w/Assoc. Residential Unit 52 Total 124

- <sup>1</sup> **Note on Site Size and Site Area:** The site is comprised of three separate legal lots (Lots 14-16 Block 28 District Lot 200A Plan 197) which require consolidation, located at the northeast corner of Scotia Street and East 6<sup>th</sup> Avenue.
- <sup>2</sup> **Note on Use:** 14 Low Cost Rental Artist Studio with Associated Residential Units will be owned and operated by the Vancouver Resource Society (VRS).
- <sup>3</sup> **Note on Floor Area and FSR:** The IC-3 District Schedule permits a base density of 3.00 FSR. The proposal is seeking additional density of 1.16 FSR for the provision of 0.57 FSR as per Section 4.7.5, subject to Council approval.
- <sup>4</sup> **Note on Height:** The proposal exceeds the maximum permitted height in IC-3 and requires the approval from the Board of Variance. See Condition 1.2 and Appendix F - Height Section.
- <sup>5</sup> **Note on Bicycles:** There shall be a minimum of 56 horizontal spaces, a maximum of 34 vertical spaces, and a minimum of 22 lockers; as per Section 6 of the Parking Bylaw. The current proposal has a shortfall of 8 Class B bicycle spaces. See Standard Condition A.1.5.
- <sup>6</sup> **Unit Type:** Of the 58 Market Residential units, there are 22 studio, 14 one-bedroom, 20 two-bedroom, and two three-bedroom units. All 14 VRS units are studios. Of the Artist Studio w/Assoc. Residential Units, there are 14 studio, 26 one-bedroom, and 12 two-bedroom units.

• **Legal Description**

Lots: 14-16  
Block: 28  
District Lot: 200A  
Plan: 197

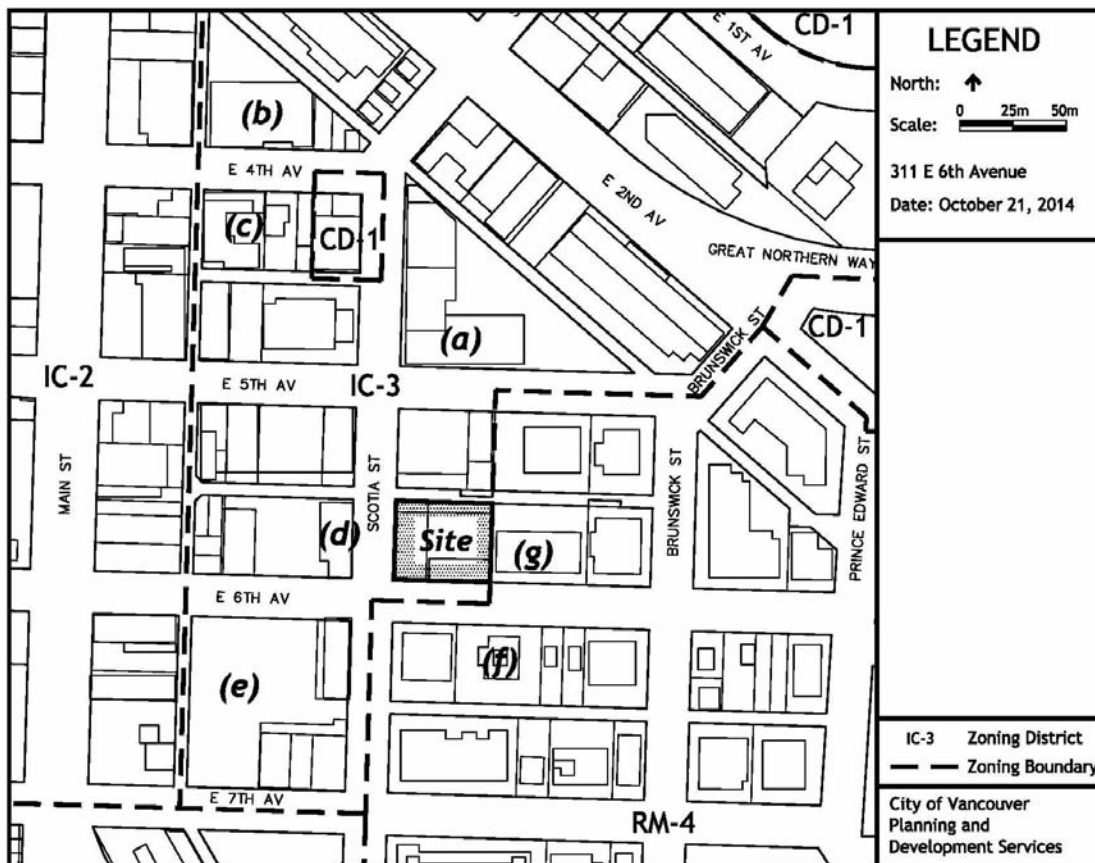
• **History of Application:**

14 05 14 Complete DE submitted  
14 08 27 Urban Design Panel 2<sup>nd</sup> Time  
14 10 22 Development Permit Staff Committee

• **Site:** The site is located at the northeast corner of East 6<sup>th</sup> Avenue and Scotia Street. The site has 149 ft. of frontage on East 6<sup>th</sup> Avenue and extends for 122 ft. down Scotia Street to the lane. The site slopes down 2.4 m (8'-0") from East 6<sup>th</sup> Avenue to the lane and 0.6 m (2'-2") along the lane to the east property line.

• **Context:** The surrounding context is comprised of 2-3 storey low rise development, punctuated by buildings of 5-9 storeys primarily to the southwest, in the Main Street/Kingsway area. It is characterized by light industrial/service use to the west, transitioning to RM-4 and a multiple dwelling unit pattern of development, to the east. Adjacent to the site, along the east property line is the Lions Manor senior's housing development. The 36 unit 3 storey building is operated by the non-profit Mount Pleasant Housing Society. Significant buildings include:

- (a) Artiste 2050 Scotia St, 5 storeys, residential/artist studio with associated residential unit
- (b) Artworks 237 E 4<sup>th</sup> Ave, 4 storeys, artist live/work residential
- (c) Watershed 228 E 4<sup>th</sup> Ave, 4 storeys, artist live/work residential
- (d) Shine 273 E 6<sup>th</sup> Ave, 6 storeys, residential/artist studio with associated residential unit
- (e) District 251 E 7<sup>th</sup> Ave, 8 storeys, residential/artist studio with associated residential unit
- (f) Chelsea Tower 330 E 6<sup>th</sup> Ave, 8 storeys, residential
- (g) Lions Manor 325 E 6<sup>th</sup> Ave, 3 storeys, seniors residential



- **Background:** During the enquiry stage staff summarized policy objectives to recommend ground oriented residential at grade and a building sited to achieve a neighbourly relationship. Emphasis was given to the potential form of development on adjacent sites. Staff requested the applicant test out future development scenarios for the RM-4 zoned Lions Manor site immediately adjacent to the east, to best understand the optimum proposed building siting (See Appendix E - Adjacent Site Feasibility Study). Given the sloping site Staff agreed to consider some measure of additional height, beyond the maximum allowed in the District Schedule, noting that it would need the support of the Board of Variance, subject to consideration given to notification response, private view impacts, and applicable policies.

- **Applicable By-laws and Guidelines:**

1. **IC-3 District Schedule**

**Use and Density:** Dwelling and Artist Studio with associated Residential Unit are conditional uses in the IC-3 District. The outright density permitted is 3.0 FSR. A maximum of 2.5 FSR is allowed for Artist Studio with associated Residential Units. Section 4.7.5 of the IC-3 District Schedule allows for an increase in the FSR (bonus density) for providing residential units in conjunction with and forming an integral part of an artist studio, provided these units are secured through a Housing Agreement and are occupied by persons receiving income equal to or less than 'core need', as defined by the British Columbia Housing Management Corporation.

In determining the amount of the increase in floor space ratio that may be permitted, the Director of Planning or the Development Permit Board, with advice from the Manager of the Housing Centre and the Manager of Real Estate, shall consider:

- (a) the cost to the developer of adhering to the conditions of the housing agreement;
- (b) the value of the increased floor area;
- (c) the value of any relaxation of other regulations;
- (d) the impact upon livability and environmental quality of the neighbourhood; and
- (e) all applicable policies and guidelines adopted by Council.

**Height:** The outright height is 18.3 m (60 ft.). The IC-3 District Schedule does not afford the Director of Planning discretion to allow an increase in height. Any increase in height requires a Board of Variance decision. See further commentary under Height, page 8.

2. **Downtown District and IC-3 District Policies for Low Cost Rental Artist Studios**

In summary, the intent of this Policy as it relates to this development is to encourage the provision of artist 'live/work' studios that are affordable for low income artists.

3. **Artist Studio Guidelines**

In summary, the intent of the Guidelines as they relate to this development, are to encourage functional, livable, affordable and safe artist 'live/work' studios; ensure a high standard of livability; affording enhanced daylighting and ventilation opportunities; and integrate with, and enhance the overall character of the neighbourhood.

4. **Mount Pleasant Community Plan**

In summary, the plan provides guidance for integrating new development with the unique character and heritage of the Mount Pleasant neighbourhood. In addition, the Plan identifies current gaps and future needs for public amenities such as cultural spaces and affordable housing.

● Response to Applicable By-laws and Guidelines:

**Use and Density:** The proposed Dwelling use, in conjunction with Artist Studio with associated Residential Units, complies with the uses and distribution provisions within the District Schedule.

Proposed FSR:

- 3.00 Base Density (1.0 Residential + 2.0 Artist Studio with associated Residential Unit)
- 0.57 VRS Units (Low Cost Rental Artist Studio with associated Residential Unit)
- 1.16 Bonus Density (Residential)
- 4.73 Proposed FSR

The proposed increase in density from 3.0 to 4.73 FSR is supported for having achieved the desired urban form of development, and for earning the additional density bonus having provided residential units associated with artist studio space that satisfies a 'core need'. The additional density earned for the provision of these units has been evaluated by Real Estate Services. These units are to be administered by the Vancouver Resource Society (VRS), advocates for persons with disabilities. These units will be secured through a Housing Agreement. See Real Estate Services and Cultural Services and Housing Policy commentary, page 12. See Condition 1.1.

**Height:** Height as measured from base surface varies 2.4 m (8'-0") from East 6<sup>th</sup> Avenue to the lane, along Scotia Street. This is further increased by 0.6 m (2'-2") as the lane further slopes down to the east property line. Height calculated from this lowest point, in the northeast corner of the site, to the roof guardrail is 21.3 m (69'-9"). Height calculated from the high side of the site along East 6<sup>th</sup> Avenue conforms at 17.8 m (58'-7"). Staff considers the over-height along the lane to be supportable given the sloping grade of the site and the proximity of recently completed and proposed buildings of similar height.

The elevator/mechanical penthouse parapet is at a height of 21.3 m (70'-0"). The penthouse configuration conforms to the prescribed maximum length and area exclusion provisions of Section 10.11 of the Zoning Development By-law. The low overhead elevator profile is a relatively narrow volume set in a north south orientation. This minimizes the potential impact on surrounding private views.

Aside from the lane itself and Scotia Street, there is no shadowing of the public realm by the proposed development taken during midday at the equinox (See Appendix G - Shadow Analysis). There is partial shadowing of the western neighbour at 10:00 AM and staff would consider this acceptable, noting its fall is mostly on surface parking and that possible future redevelopment of the adjacent site would effectively neutralize these shadow reaches. The shadow line at 12:00 PM extends onto the neighbouring building across the lane. However, it is a relatively narrow profile, largely confined to surface parking. Further, the impact being of a relatively short duration, as observed in the 2:00 PM reading, staff considers this acceptable.

There are no public view cones crossing the subject site. With regard to private views, preserving view amenity where possible is a consideration for all development. Ideally, the preferred urban development response to enable views and sun access is a staggered checkerboard pattern of development. As further build out in the city occurs, some private view loss may occur, particularly at low to mid-rise levels. Those units in the north-east corner of the Chelsea building (330 East 6<sup>th</sup> Avenue, 8-storeys) will experience limited view impact up to Level 6.

As previously noted the District schedule has no height provision to relax the height beyond 18.3 m (60 ft.). Staff recommend that the applicant receives approval through the Board of Variance for the increase in height to 69.78 ft. Staff support this request given the difficult site condition having a cross slope of 3.1 m (10'-2") and that there are no significant shadow and view impacts associated with the additional modest height increase. See Condition 1.2.



**Massing:** The proposed development meets the intent of the massing and siting objectives outlined in The Artist Studio Guidelines by integrating with, and enhancing the overall character of the neighbourhood. Staff are supportive of the proposed form of development for having achieved a desirable street wall and neighbourly fit. The form of development responds to existing and anticipated development east and west of the subject site (See Appendix E - Adjacent Site Feasibility study).

The most notable aspect of the building massing is the 'H' shape plan and the resulting flanking wings, oriented north/south. The entries to ground oriented units along East 6<sup>th</sup> Avenue, are setback 2.9 m (9'-7") from the property line, affording privacy separation along the sidewalk. Buffer planting supplements this physical separation. Each entry is reinforced by individual concrete frame elements. The north elevation is punctuated by a north oriented courtyard. This serves to bring daylighting and ventilation opportunities deep into the building form.

**Material Treatment and Expression:** The building materiality is characterized by the use of coloured brick to reinforce the tripart massing configuration; base, body, and top. A light coloured brick is used in conjunction with architectural concrete to define the building base. Levels 2-5 are defined by a red brick frame element, which appears to float on the lighter coloured base. On Level 6 there is a return to the same brick used at the base. This uppermost massing is set back along the north elevation and is articulated by spiral stairs accessing private roof decks above. The result is a lighter expression along the roofline that contrasts and reinforces the red brick frame element. The same light coloured brick is used full height in the north facing courtyard to ensure the highest possible light levels. Visual interest in all brick applications is found with the use of a secondary, complementary coloured brick implemented in the striated pattern throughout. The last significant element is a concrete frame integrating balconies over the recessed aspect of the south elevation. This frame concludes as an open expression of a grid element, in an over-height architectural appurtenance. Secondary materials include aluminum glazing system with metal spandrel panels, tempered glass with aluminum guards, soffits, and architectural concrete. The result is a very calm expression of form and materiality.

Less well-resolved is the impact and scale of the concrete building base at the parking entry in the northeast corner of the site. Given the +/- 4.1 m (13'-8") building face, and with the additional guard height required, this expansive aspect of the concrete parking structure impacts both the lane and neighbour to the east. Efforts should be made to improve both visual interest and pedestrian scale as experienced from the lane and adjacent residential development. These concerns are covered under See Condition 1.4.

**Landscape and Public Realm Treatment:** The applicant is proposing greenery in the public realm in the form of new street trees. At grade, foundation planters are integrated along 3 sides of the building. The common access landscape feature is a north oriented courtyard on the parking roof deck which, in addition, accommodates the required Class B loading space. The courtyard has built-in planters suitable for small trees, shrubs and a variety of plantings and spaces for small groups of residents to gather. Given the competing uses, Staff seek clarification of the programming and recommend the introduction of a roof-top common access, outdoor space. See Condition 1.3.

**Livability:** Generally the proposed units offer a high degree of livability, however further design development is sought to improve privacy between units, access to daylight and the configuration and orientation of the courtyard facing units staff are recommending improvements to address light access and privacy. See Condition 1.5.

Giving the artistic residency within the building Staff are recommending that the amenity room be enlarged to accommodate gallery and exhibition space. See Condition 1.6.

Further, Staff are recommending further design development to improve the proximity of the bike storage. See condition 1.7.

**Conclusion:** Staff consider this application to be of a high standard and recommend support of the discretionary increases in height and density, subject to satisfying the conditions as identified in this report, resulting in a development proposal that will provide high density living in conformance with the IC-3 policy and Artist Studio guidelines and objectives; building massing and expression that provides a good neighbourly fit and is a positive contribution to the streetscape; provision of public realm upgrades including new street trees, subject to Landscape Conditions; and livability of units.

On that basis staff would recommend approval of this application with conditions contained within this report.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on August 27, 2014, and provided the following comments:

### EVALUATION: SUPPORT (4-2)

- **Introduction:** Allan Moorey, Development Planner, mentioned that it was the second review for the application from the Panel. He described the background for the project noting that it is a three parcel site on the east corner of Scotia Street and East 6<sup>th</sup> Avenue. The site is characterized by light industrial uses and the surrounding context is comprised of two and three storey low rise building punctuated by five and nine storey primarily in the southwest. The site the slopes eight feet to the north and an additional three feet to the low point in the northeast. The applicant is seeking a bonus density under the IC-3 Schedule which allows a density bonus for providing a social amenity satisfying a core need which will be the secured residential with artist studios for artists with disabilities. There are 58 market residential units, 52 Class A residential with associated artist studio units and 14 social amenity spaces. On levels 1 through 3 the artist residential units having a clear ceiling height of 9 feet and levels 4 through 6 have a clear ceiling height of 8 feet for the market residential. The building presents 6-storeys along East 6<sup>th</sup> Avenue and 7-storeys at the lane because of the slope of the height. The proposal seeks a height relaxation of 8 feet along the northern parapet. The plan is configured around a common access courtyard, shared loading with direct access to amenity and workshop space and the parking entrance is in the northeast corner of the site. The upper units have roof top access by a spiral staircase.

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

Comment on the response and resolution of the previous comments made by the Panel:

- Consider a lighter colour palette for the building;
- Design development to reduce the bulkiness of the building;
- Design development to improve the materials used on the building;
- Design development to improve privacy for the ground floor units;
- Design development to improve the courtyard space.

Mr. Moorey took questions from the Panel.

- **Applicant's Introductory Comments:** Jeffrey Mok, Architect, further described the changes to the proposal. He mentioned that they have lightened up the colour palette with the use of white brick. They are maintaining the red brick which is a signature striped pattern as well as variations of white and grey. They are using a proper rain screen wall to achieve a high R value and the vision glass has been restricted to 38% as a way to mitigate energy loss. Mr. Mok said they have taken steps to break down the parts of the building. From the top level they have set back the floor on the north side and pinched in the sides to make the building less bulky. They have also taken the centre portion of the building and set it back from the street four feet and have reduced the length of the courtyard. At grade level they have pulled the ground floor back three feet from Scotia

Street and gave it more articulation with some cantilevered balconies and as well they have introduced little portal elements on East 6<sup>th</sup> Avenue.

Cameron Owen, Landscape Architect, described the landscaping plans and mentioned that the courtyard has been simplified. They have introduced built-in seating with tables as well as large roll up doors to connect the indoor amenity space to the outside. Garden beds provide some separation from the residential units that are facing the courtyard and a gated access and trees to separate the lane. They have also introduced along the Scotia Street edge some plantings. There is a tree planted in relation to each unit along East 6<sup>th</sup> Avenue. On the first storey around the courtyard they are introducing a cable that vines will grow on to green up the area.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development to improve privacy issues with the ground floor units;
  - Design development to improve the expression of the building;
  - Design development to improve the uses in the courtyard;
  - Design development to improve unit livability.
  - Consider adding a common amenity space on the roof;
- **Related Commentary:** The Panel supported the proposal and thought the changes since the last review had improved the building.

The Panel thought the change in the material and colour palette had broken down the mass and improved the building. They were concerned however with the privacy for the ground floor units. They noted that there are very close to the street and suggested not using glass rails since there was a privacy concern. As well some Panel members thought the building looked a little too residential for its use.

The Panel wanted to see design development to improve the courtyard space. They mentioned that this was more of a challenge due to the fact that it is an artist studio building and requires both work and living spaces. As well some Panel members thought the 7-storey walls could benefit from some manipulations at higher levels to make those walls not so overbearing.

A couple of Panel members thought that while the step at the upper levels was an improvement it doesn't go far enough on the north end.

Some Panel members wanted to see other areas for amenity spaces since they thought the courtyard wasn't really serving as amenity. One Panel member suggested having an amenity space on the roof in the middle space as there would still be room for private patios.

Some Panel members thought the units in the corners of the courtyard that face north were challenged for livability. One Panel member recommended getting rid of the solid walls and using window wall instead. A couple of Panel members thought the balconies on the front of the building were more appropriate for a marine holiday environment than an industrial environment and did not match the context for the area.

There was some concern from the Panel regarding livability with the units at the front of the building that are long and narrow.

- **Applicant's Response:** Mr. Mok thanked the Panel for their comments.

## ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

## REAL ESTATE SERVICES

### Proforma Evaluation

Real Estate Services staff evaluated the applicant's proposal in accordance with Council's approved policies. The Director of Real Estate Services advises that the value of the additional residential density (20,876 square feet) is fully offset by the construction of 14 units and the sale of these units to the Vancouver Resource Society.

## CULTURAL SERVICES AND HOUSING POLICY AND PROJECTS

The proposed development includes 14 social housing units. These units will be wheel-chair accessible low cost rental artist studios with associated residential unit to be sold at a discount rate to a non-profit operator in exchange for onsite bonus density (Per IC-3 section 4.7.5). This proposal aligns with a number of City objectives described in the Mount Pleasant Community Plan (2011), Culture Plan 2008 - 2018, Cultural Facilities Priorities Plan 2008 - 2023, Artist Studio Regulatory Review (2008), and the Housing and Homelessness Strategy (2012 - 2021).

The 14 units are subject to conditions outlined in this report, including securing the units with a Housing Agreement. This density bonus provision specifies the units are to be tenanted by low-income artists in 'core need', eligible under BC Housing's Household Income Limits (HILs). Therefore, the tenant criteria and rental rate must ensure the tenant is an artist contributing not more than 30% of the annually published HILs income on rent (\$875 for a studio in 2014). In addition, whereas the operator has limited experience with artist tenants, the operator should work with a non-profit organization serving a wide range of artistic practices (e.g. Kickstart Disability Arts and Culture Society) as part of the operations of the units. At minimum the arts non-profit, approved by the Managing Director of Cultural Services, must be integral to the initial tenant selection process and compensated with an honorarium.

The applicant has identified Vancouver Resource Society (VRS) as the proposed owner/operator of the 14 units. VRS is a non-profit society that has provided housing for approximately 150 persons with disabilities since 1972. The society will purchase and operate the units in accordance with the Housing Agreement and has expressed intent to deepen the required affordability of the units by requesting rent supplements from BC Housing. VRS's extensive experience serving persons with disabilities presents a valuable and unique opportunity to serve artists with disabilities, which is above and beyond the requirements of the density bonus provision.

### Indoor and Outdoor Amenity

The proposed 6 storey building on this site contains 58 Market Residential units, 52 Artist Studio with Associated Residential units and 14 non-market low-cost Artist Studio with Associated Residential units operated by Vancouver Resource Society. The proposed building includes 34 units with two bedrooms (27.4% of total units) which may be suitable for families with children, therefore, The High Density Housing for Families with Children Guidelines are applicable to this site. Consistent with these guidelines, a multi-purpose amenity room with kitchenette and accessible washroom, is located at Level 0. Design development to the washroom connected to the amenity room is needed to add a baby change table (See Standard Condition A.1.26).

The High Density Housing for Families with Children Guidelines call for a common outdoor amenity space to provide an area suitable for a range of children's play activity which encourage motor skills development and imaginative play on a soft play surface. Design development is sought to provide common universal access to the central portion of the rooftop and provide an outdoor amenity area for residents, including an area suitable for a range of children's play activity (See Condition 1.3). Natural elements are preferable over synthetic or rubberized surfaces, in part because play equipment is generally not required for the kinds of play areas contemplated by the guidelines, and soft landscape elements enable motor skills developing creative play opportunities in and of themselves. The guidelines call for materials which are interesting and safe and note that opportunities for water and sand play are especially important. Natural low-maintenance features such as balancing logs and boulders are encouraged as they provide a myriad of creative play opportunities, and can, if not used for play, simply provide a visually pleasing landscape (See Standard Condition A.1.24).

### **Urban Agriculture**

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in new developments. The current plan for 311 East 6<sup>th</sup> Avenue does not provide any opportunities for urban agriculture activity. Design development is sought to provide common access to the central portion of the rooftop and to provide garden plots with the necessary infrastructure to support urban agricultural activity such as accessible garden plots, compost bins, tool storage chest/potting bench and hose bib (See Standard Condition A.1.25).

### **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

No security concerns were identified through the review.

### **ENVIRONMENTAL PROTECTION BRANCH**

Received and reviewed the Stage 1 Preliminary Site Investigation (December 2013). No former or existing schedule 2 activities occurred in the existing building since 1956. City Directory searches from 1920 to 1955 indicated the site was formerly a residential site. Refer to Conditions of the Development Permit.

### **PROCESSING CENTRE - BUILDING**

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, firefighting access and energy utilization requirements.

## NOTIFICATION

A site sign was erected on Friday, August 22, 2014. On August 25, 2014, 1,242 notification post cards were sent to neighbouring property owners advising them of the application and offering additional information on the City's website.

To date, 9 written responses have been received. Of the 9 responses, 6 are opposed to the development, 2 are in support of the application and 1 is neither for nor against. Concerns are about the proposed uses, density, and height. Others noted parking and general increase of population affecting their neighbourhood, including other recent developments.

### Staff Response:

With respect to use, the Residential Unit associated with and forming an integral part of an Artist Studio is conditional in the IC-3 District Schedule (3.2.DW) the proposed development conforms to the conditions set out in 11.18 and 11.19 of the Zoning and Development Bylaw. Moreover, the development is in consonance with the intentions of the Downtown District and IC-3 Policy to "encourage the provision of artist 'live/work' studios that are affordable for low income artists."

The associated concern over density stems from the bonus sought by the applicant under 4.7.5 of the IC-3 District Schedule. This permits an increase in the Floor Space Ratio for providing residential occupancy that satisfies a 'core need' recognized by the British Columbia Housing Management Corporation. In this instance, it is the 14 low cost rental units provided to the Vancouver Resource Society for artists with disabilities. In considering the appropriateness of that increase sought after, the Director of Real Estate Services advises, *'that the value of the additional residential density (20,876 square feet) is fully offset by the construction of 14 units and the sale of these units to the Vancouver Resource Society.'*

Staff considers the proposed building height to be supportable given the 3.1 m (10'-2") sloping grade and that the majority of the building complies to the allowable 18.3 m (60'-0"). That portion over-height is confined largely to the lane, the low point of the site. A view analysis indicated some, but not significant view impacts. A final decision on height will require a decision by the Board of Variance, as it cannot be relaxed under the IC-3 District Schedule. There is no indication the proposed development would negatively affect the property values of adjacent development. Building massing and siting were carefully considered to minimize shadowing. Aside from the lane itself, there is no shadowing of the public realm by the proposed development taken during midday at the equinox (See Appendix F - Height Section and Appendix G - Shadow Analysis).

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

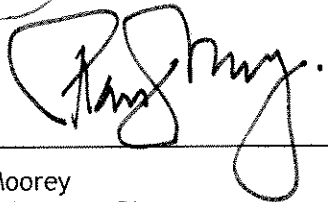
It requires the Board to exercise its authority for the additional floor area, subject to Council approval, pursuant to Section 4.7.5 of the IC-3 District Schedule of the Zoning & Development By-law.

Staff committee supports this proposal subject to the conditions contained in this report.



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J. Greer  
Chair, Development Permit Staff Committee



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A. Moorey  
Development Planner



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D. Lee  
Project Coordinator

Project Facilitator: J. Borsa

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

### A.1 Standard Conditions

#### A.1.1 provision of clear labeling of uses;

**Note to Applicant:** The labeling of units (Market, Artist, VRS) is unclear. This review is based on the assumption that "Market" = market Residential, "Artist" = market Artist Studios with Associated Residential unit, "VRS" = secured low-income Artist Studios with Associated Residential unit.

#### A.1.2 provision of City building grades for the purposes of calculating and confirming height;

**Note to Applicant:** Confirmation of height is subject to receipt of City building grades. This may also affect any appeal made to the Board of Variance regarding height.

#### A.1.3 identify the parking stalls closest to the elevators for residents of VRS units, as first priority, and for other Artist Studio with associated residential units, as second priority;

**Note to Applicant:** These stalls should be clearly labeled on the drawings.

#### A.1.4 revision to the drawings on pages 1.09 and 1.10 to include the following elements in plan view:

- i. connection of spiral stairs to floor level or roof deck areas identifying access points;
- ii. privacy screens; and
- iii. guardrails;

#### A.1.5 compliance with Section 6.3 of the Parking Bylaw by ensuring the following:

- i. proper distribution of horizontal, vertical, and locker spaces are provided; and

**Note to Applicant:** Class A Bicycle spaces shall be divided so that a minimum 50% are horizontal, maximum 30% are vertical, and minimum 20% are in the form of a locker. As per these figures, there shall be a minimum of 56 horizontal spaces, a maximum of 34 vertical spaces, and a minimum of 22 lockers. Please refer to Section 6.3 for all design and sizing requirements.

- ii. provision of an electrical outlet for every two Class A Bicycle spaces;

#### A.1.6 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

#### A.1.7 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

#### A.1.8 written confirmation shall be submitted by the applicant that:

- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
-



- ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
- iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

#### Standard Landscape Conditions

- A.1.9 provision of complete landscape plans with sufficient information, references and details to clearly convey design intent and be readable in black and white;

**Note to Applicant:** Additional landscape conditions may follow receipt of complete information.

- A.1.10 provision of an Arborist Report to give safe methods of protection for all adjacent property trees which will be impacted by proposed design;

**Note to Applicant:** Methods of safe tree protection may require design revisions to the Site Plan.

- A.1.11 design development to provide maximized tree growing medium and planting depths for tree and shrub planters to ensure long-term viability of the landscape;

**Note to Applicant:** Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths for trees over parkade structure or rooftops should be minimum 2.5' with possibility for mounding up to 3', not including drainage layer. Dimensioned section details to be provided to confirm. Line of parkade below should be clearly shown as a dashed line and labeled on the landscape plan (See also Standard Condition A.1.14).

- A.1.12 design development to improve public/private transitions for all ground level units at both street frontages;

- A.1.13 design development to expand sustainable strategies;

**Note to Applicant:** This should include the following:

- i. urban agriculture plots in communal area;
- ii. more diversified Plant List which includes edible plants; and
- iii. consideration to provide a Rainwater Management Plan that utilizes infiltration, retention and reuse of rainwater.

- A.1.14 provision of section details at a minimum scale of 1/2"=1'-0" scale to illustrate all typical proposed landscape elements including entry feature, planters on structures, benches, fences, gates, arbours and trellises, and other features;

**Note to Applicant:** Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate root balls of proposed trees well into the future (See also Standard Condition A.1.11).

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A.1.15 coordination of street trees with the Park Board and Engineering, to determine if existing street trees should be retained/protected or replaced and the addition of street trees on the Plant List;

**Note to Applicant:** Provision of a note on the plans, confirming street trees decision, should be added.

A.1.16 coordination with Engineering for planting on City property and compliance with the Guidelines for Planting on City Boulevards;

#### Cultural Services

A.1.17 design development for Common Workshop to Artist Studio - Class B standard:

**Note to Applicant:** This condition can be responded to by plans notation describing details proposed facilities.

- i. provide a permanent mounted sign above the entrance, with 5 cm minimum high letters, stating the following: "This Common Workshop is for the use of all building tenants, to remain permanently through the life of the building, and shall not be converted to storage, or a private or commercial use";
- ii. provide double doors for the entrance to preserve a 5 ft. clearance to better accommodate movement of large art works and supplies;
- iii. provide durable, low-maintenance flooring such as smooth trowelled and sealed concrete or commercial-grade sheet flooring, and a durable and low-maintenance wall finish that is suitable for art production;
- iv. provide operable windows, dimmable ceiling light fixtures and wall switches (track lighting recommended), and a commercial-grade mechanical exhaust system for ventilation to increase light into the workshop;
- v. provide a slop sink, with hot and cold water, sediment trap, commercial grade fixtures with integral stainless steel countertop to facilitate cleanup from art-production activities;
- vi. provide 4-plug outlets at 1.2 metre intervals, integrated with code requirements;
- vii. provide storage adjacent to work area; and
- viii. provide durable hooks in regular intervals to hang artwork along the windows and walls;

A.1.18 design development for all Artist Studio with Associated Residential units to demonstrate functionality and adequate compliance Artist Studio Guideline including provision of adequate light, ventilation and access width;

**Note to Applicant:** This condition can be responded to by plans notation describing details proposed facilities.

- i. unit doorways are 3'-6" wide to facilitate the movement of art and supplies;
  - ii. operable windows at each work spaces for natural ventilation;
  - iii. to maximize natural light to work space, provide a 144 square foot minimum (12' x 12' or approximately square) unobstructed work space along windows;
-

- iv. provide 4-plug outlets at 1.2 metre intervals in the work space, integrated with code requirements;
- v. provide dimmable ceiling light fixtures and wall switches (track lighting recommended); and
- vi. quiet commercial-grade mechanical exhaust system in the work spaces with controls within the unit;

A.1.19 design development to provide adequate finishes and facilities in all Artist Studio with Associated Residential units:

- i. provide acoustic ceiling panels and sound proofing in walls between all units to meet Sound Transmission Class (STC) 55 or better. Please note on drawings;
- ii. provide flooring that is durable, easy to maintain, affordable and suitable to Class A uses (such as concrete or linoleum) in the workspace and preferably continuing to the door. Please indicate type of flooring on drawings;
- iii. provide a slop sink with hot and cold water, sediment trap, commercial grade fixtures with integral stainless steel countertop to facilitate cleanup from art-production activities. The slop sink should not be the same as the kitchen sink;

A.1.20 consideration to provide work space in a ventilated room separated from residential units for two-bedroom Artist Studio with Associated Residential units.

**Note to Applicant:** This will allow the possibility of more than two occupants in these units the Zoning and Development Bylaw (section 11.19.1) limits Artist Studios with Associated Residential to two occupants. The Director of Planning may relax this occupancy when specific conditions are met. One condition is that the work space is ventilated and provided in a room separated from the residential units.

A.1.21 design development to accommodate movement of supplies and tools used for artwork production in all Artist Studio with Associated Residential units;

**Note to Applicant:** Show door widths to artist-designated storage units as 3'-6" or wider and resolve pinch point at entry from the loading bay to the elevators to preserve a 5 ft. clearance (consider double doors to widen doorway).

A.1.22 provide interior signage clearly specifying City-approved uses in visible locations in common areas of the property to ensure that owners and occupants are aware of the approved uses, per the Artist Studio Regulatory Review (Council Report RTS 9132);

**Note to Applicant:** A minimum of one sign shall be placed in all common entranceways and/or lobbies within the development. Please note locations on drawings.

### Housing Policy & Projects

A.1.23 provision of a draft Operations Management Plan (OMP) to outline the social housing aspect, to the satisfaction of the Managing Directors of Social Development and Cultural Services;

**Note to Applicant:** The OMP should address the management of the social housing units (Low cost rental Artist Studios with Associated Residential). A finalized OMP will be required for release of the Occupancy Permit.

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A.1.24 design development to the rooftop to incorporate a common amenity area including a soft surface play area for children with creative landscape/play features which allow for motor-skills development and which can be used by a range of ages;

**Note to Applicant:** Natural low-maintenance features such as balancing logs and boulders are encouraged as they provide a myriad of creative play opportunities, and, if not used for play, simply provide a visually pleasing landscape.

A.1.25 design development to the rooftop to provide edible landscaping and/or opportunities for urban agriculture including the necessary infrastructure to support urban agricultural activity such as accessible garden plots, compost bins, tool storage chest, potting bench and hose bib(s);

A.1.26 design development to the washrooms connected to the amenity rooms to add a baby change table;

## A.2 Standard Engineering Conditions

A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 14, 15 & 16, Block 28, DL 200A, Plan 197 to create a single parcel;

A.2.2 clarification required regarding projections over the East 6<sup>th</sup> Avenue property line shown on east and west elevation drawings. (Sheets 2.07 and 2.08);

A.2.3 show all City building grades. BG 26.69 m (87.57') missing on East 6<sup>th</sup> Avenue @ 5.09 m east of west property line of Lot 16;

A.2.4 compliance with the Engineering Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, specifically the provision of:

- i. column placement in accordance with the supplement;
- ii. clear and direct means of access into the building from the Class B loading space into the building lobby to facilitate moves into and out of the building;
- iii. hatch markings for the shared pedestrian space part of the disability spaces;
- iv. convex mirrors to enable visibility of oncoming traffic near the garbage room;
- v. a minimum 20 feet wide overhead security gate at the building line;
- vi. a cross section drawing through the parking ramp which demonstrates an unobstructed 2.3 m vertical clearance to the underside of the main overhead security gate in a raised position and minimum 2.3 m clearance elsewhere; and
- vii. design elevations at all entrances and on both sides of the parking ramp at all break points and confirmation of the parking ramp slope. The parking ramp section indicated as 10 % slope calculates as 12.5 % and 13.7 %;

**Note to Applicant:** Please refer to the supplement using the following link:  
<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>

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- A.2.5 provision of the following off-site improvements adjacent the site to the satisfaction of the General Manager of Engineering Services:
- i. provision of a double curb bulge and curb ramps at the north east corner of the intersection of Scotia Street and East 6<sup>th</sup> Avenue;
  - ii. provision of cast-in-place concrete sidewalks on Scotia Street and East 6<sup>th</sup> Avenue building frontages complete with saw cut joints; and
  - iii. provision of a new street light pole and LED luminaire complete with Mount Pleasant torch style pole mounted pedestrian light adjacent to the site on Scotia Street between East 6<sup>th</sup> Avenue and the lane;
- A.2.6 provision of revised landscape plans to include the following notes:
- i. "sidewalks are to be reconstructed from curb to property line fully at the applicant's expense"; and
  - ii. "This plan is Not for construction of any public property facilities, prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as "For construction" 8 weeks' notice is requested. No work on public property may begin until plans receive "for construction" approval and related permits are issued. Please contact Frank Battista at 604-873-7317 or Kevin Cavell at 604-873-7773 for details";
- A.2.7 provision of a separate application to the General Manager of Engineering Services for street trees and/or improvements to the street and sidewalk is required. Please submit a copy of the landscape plan directly to Engineering for review; and
- A.2.8 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to 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.
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**B.1 Standard Notes to Applicant**

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **June 17, 2015**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

**B.2 Conditions of Development Permit:**

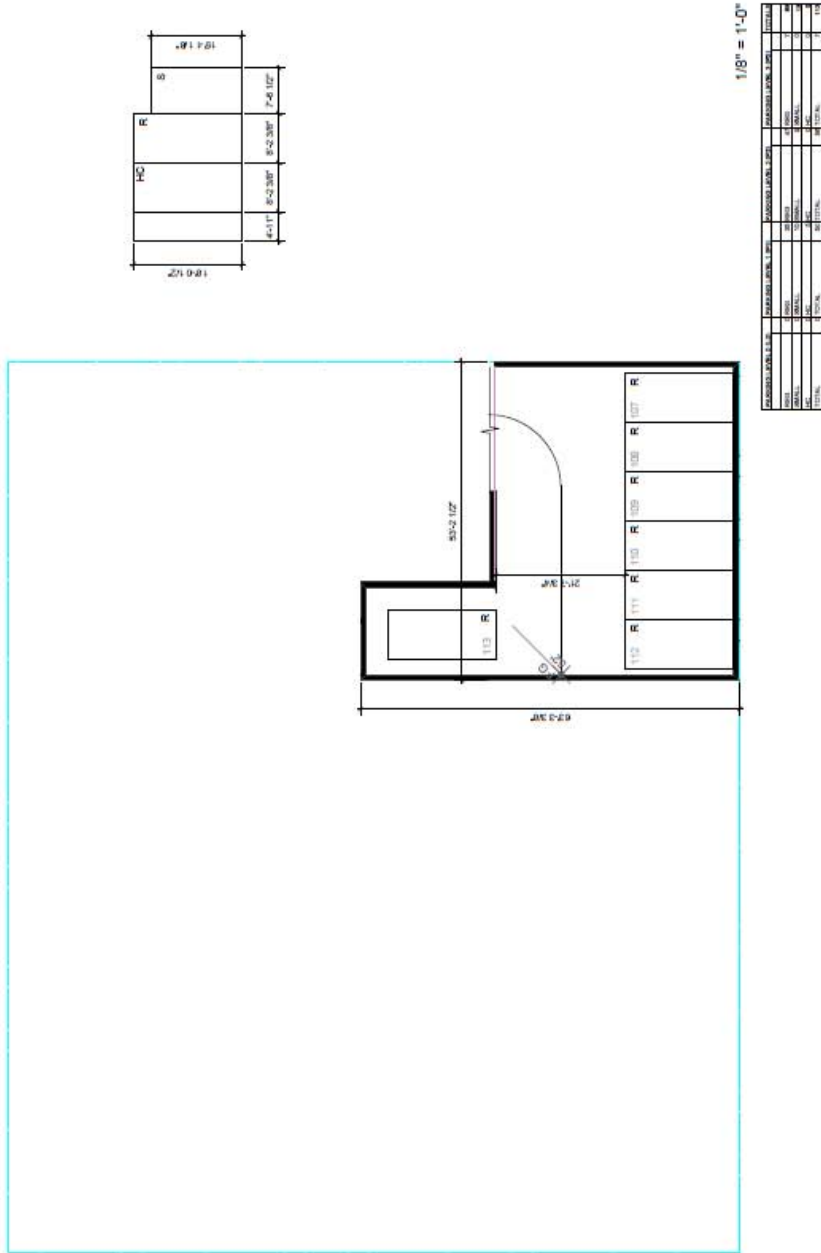
- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.
- B.2.5 In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and copied to the City of Vancouver.

Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and copied to the City of Vancouver.

Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to issuance of an Occupancy Permit.

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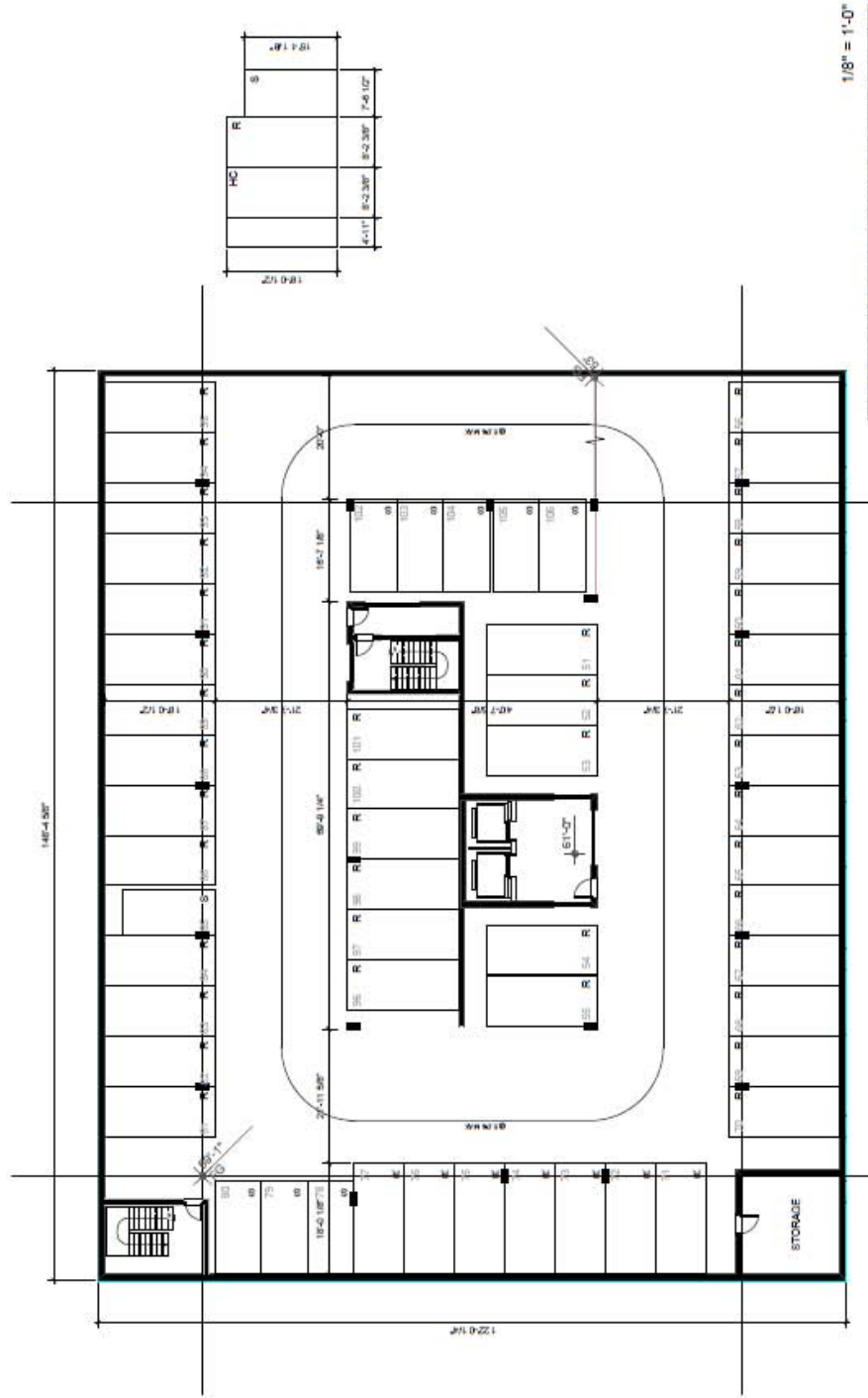
- B.2.6 Notice of offsite migration must be submitted to the Ministry of Environment and copied to the City of Vancouver if offsite contaminant migration is suspected or identified. Supporting investigation and remediation data/reports must be provided to the City of Vancouver.
  - B.2.7 Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, hazardous Waste Regulation) and municipal Bylaws (e.g. Fire Bylaw 8191 [s. 4.10.3]).
  - B.2.8 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
  - B.2.9 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.
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LEVEL P2.1 PLAN | 311 EAST 6TH AVENUE | 1.01  
 Date August 27, 2014 | Job: 33754

IBI | JAMESON DEVELOPMENT CORP



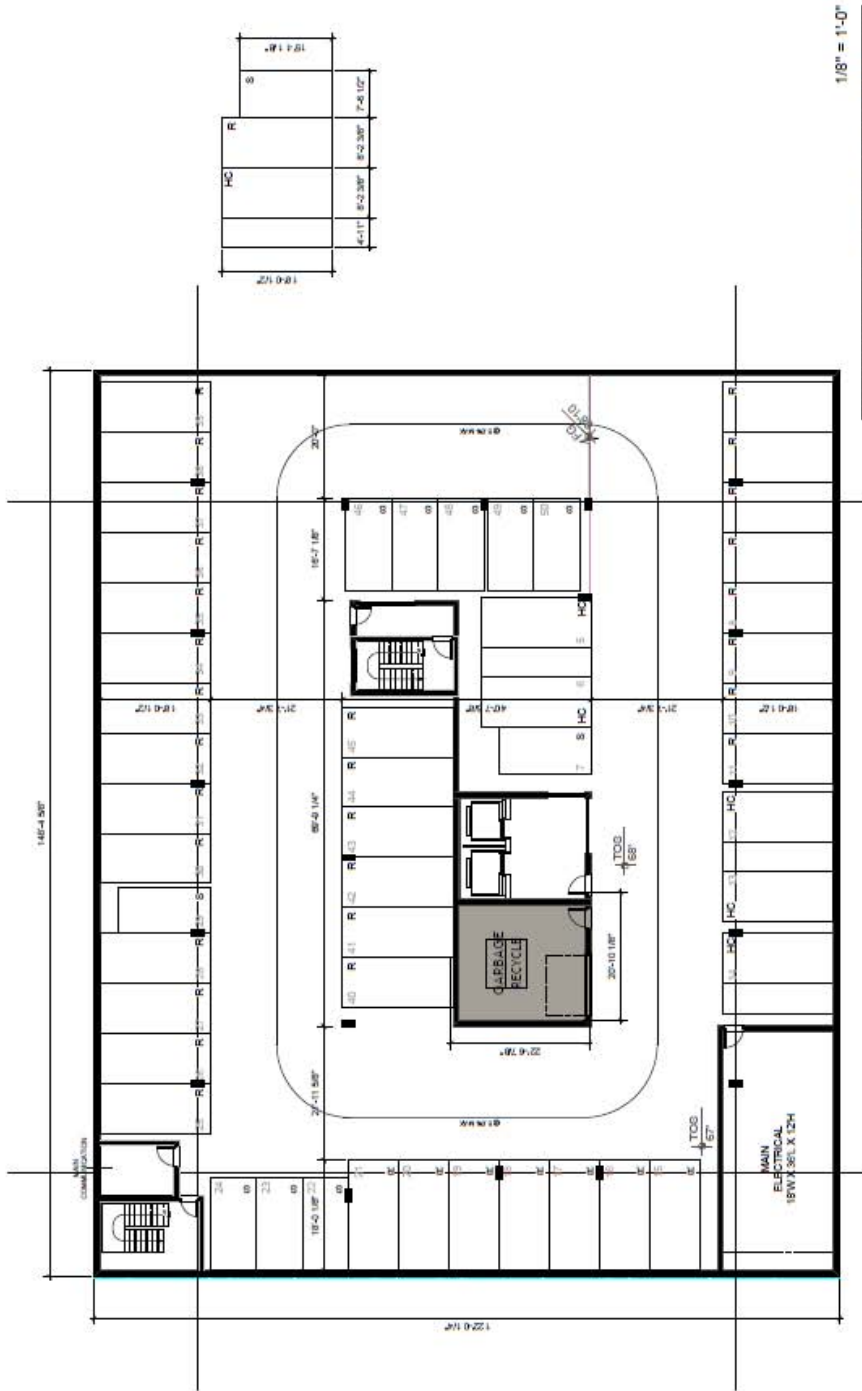


1/8" = 1'-0"

PERSONNEL	DATE	DESCRIPTION	APPROVAL
ARCHITECT			
ENGINEER			
PLUMBER			
ELECTRICIAN			
MECHANICAL			
CONTRACTOR			
TOTAL			

LEVEL P2 PLAN | 311 EAST 6TH AVENUE  
 Date August 27, 2014  
 DE417971 | Job: 33794 | 1.02

IBI | JAMESON DEVELOPMENT CORP.



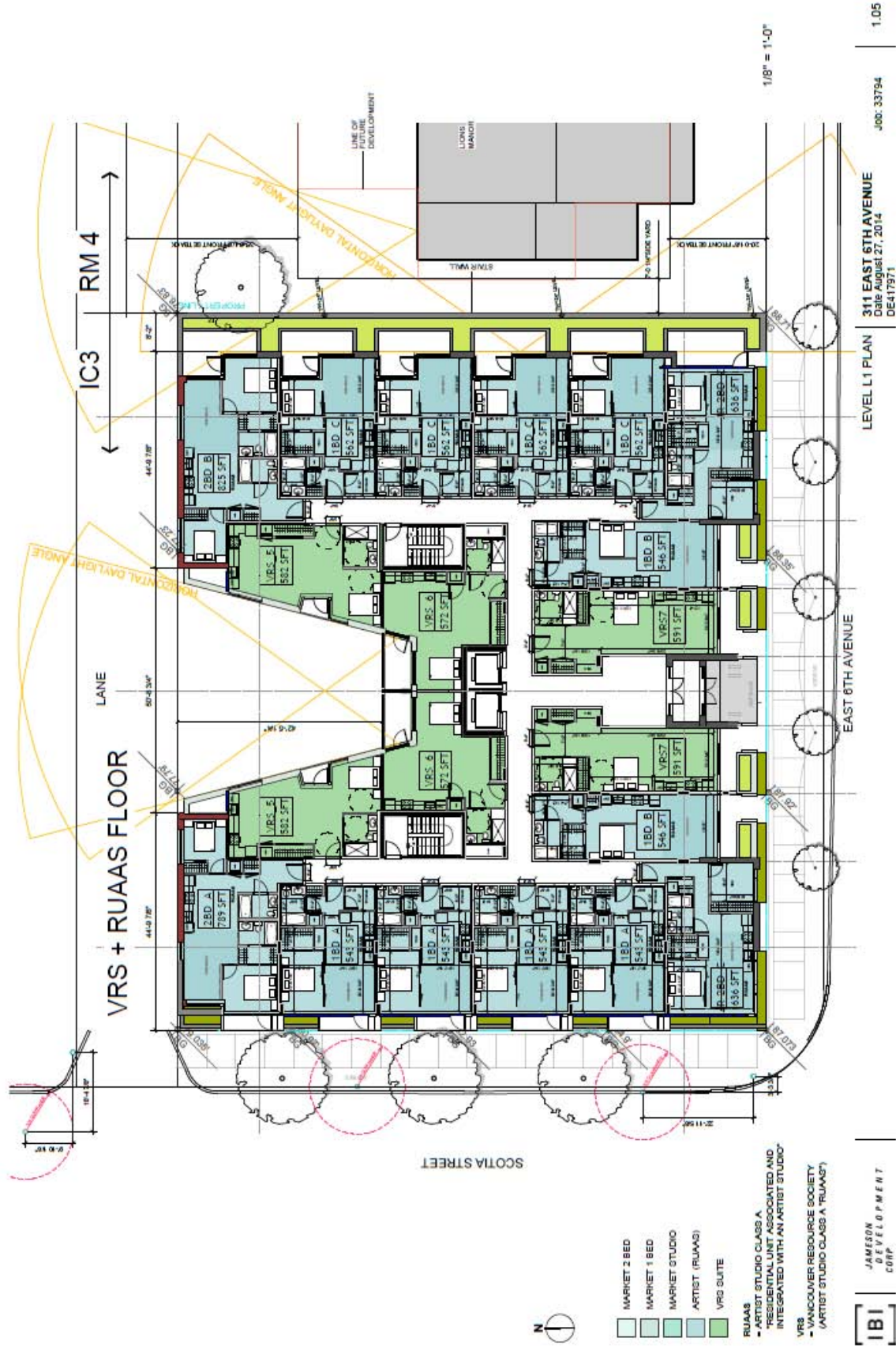
1/8" = 1'-0"

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	08/27/2014	JAMESON	JAMESON
2	REVISED PER COMMENTS	09/02/2014	JAMESON	JAMESON
3	REVISED PER COMMENTS	09/02/2014	JAMESON	JAMESON
4	REVISED PER COMMENTS	09/02/2014	JAMESON	JAMESON
5	REVISED PER COMMENTS	09/02/2014	JAMESON	JAMESON
6	REVISED PER COMMENTS	09/02/2014	JAMESON	JAMESON
7	REVISED PER COMMENTS	09/02/2014	JAMESON	JAMESON
8	REVISED PER COMMENTS	09/02/2014	JAMESON	JAMESON
9	REVISED PER COMMENTS	09/02/2014	JAMESON	JAMESON
10	REVISED PER COMMENTS	09/02/2014	JAMESON	JAMESON

LEVEL P1 PLAN | 311 EAST 6TH AVENUE | Job: 33794 | 1.03  
 Date: August 27, 2014 | DE417971

IBI | JAMESON DEVELOPMENT CORP



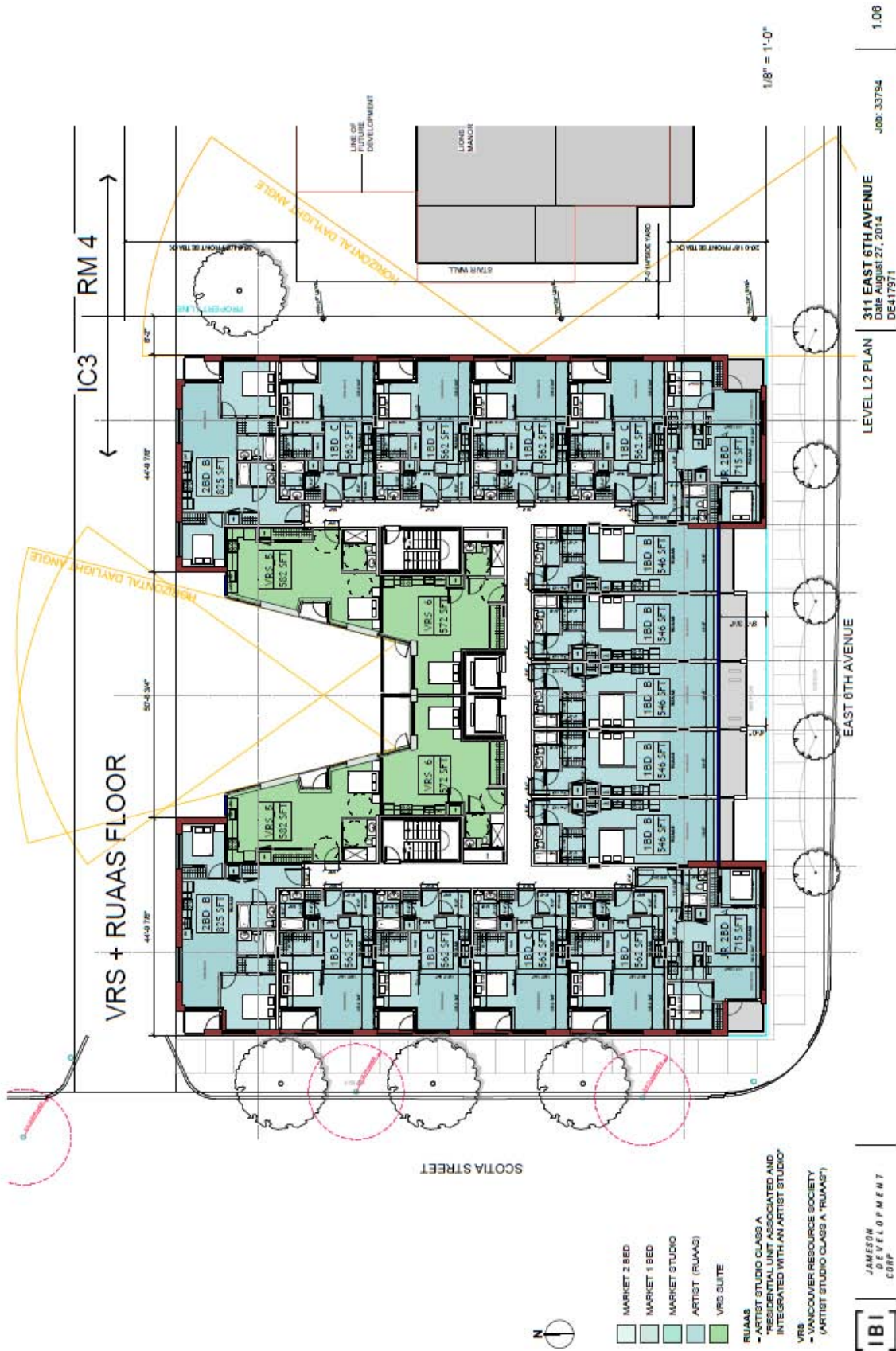


LEVEL L1 PLAN  
 311 EAST 6TH AVENUE  
 DATE AUGUST 27, 2014  
 JOB: 33794  
 DE417971  
 1/8" = 1'-0"  
 1.05

- MARKET 2 BED
  - MARKET 1 BED
  - MARKET STUDIO
  - ARTIST (RUMAS)
  - VRS SUITE
- RUAAS**  
 - ARTIST STUDIO CLASS A  
 - RESIDENTIAL UNIT ASSOCIATED AND INTEGRATED WITH AN ARTIST STUDIO
- VRS**  
 - VANCOUVER RESOURCE SOCIETY (ARTIST STUDIO CLASS A "RUMAS")

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1/8" = 1'-0"

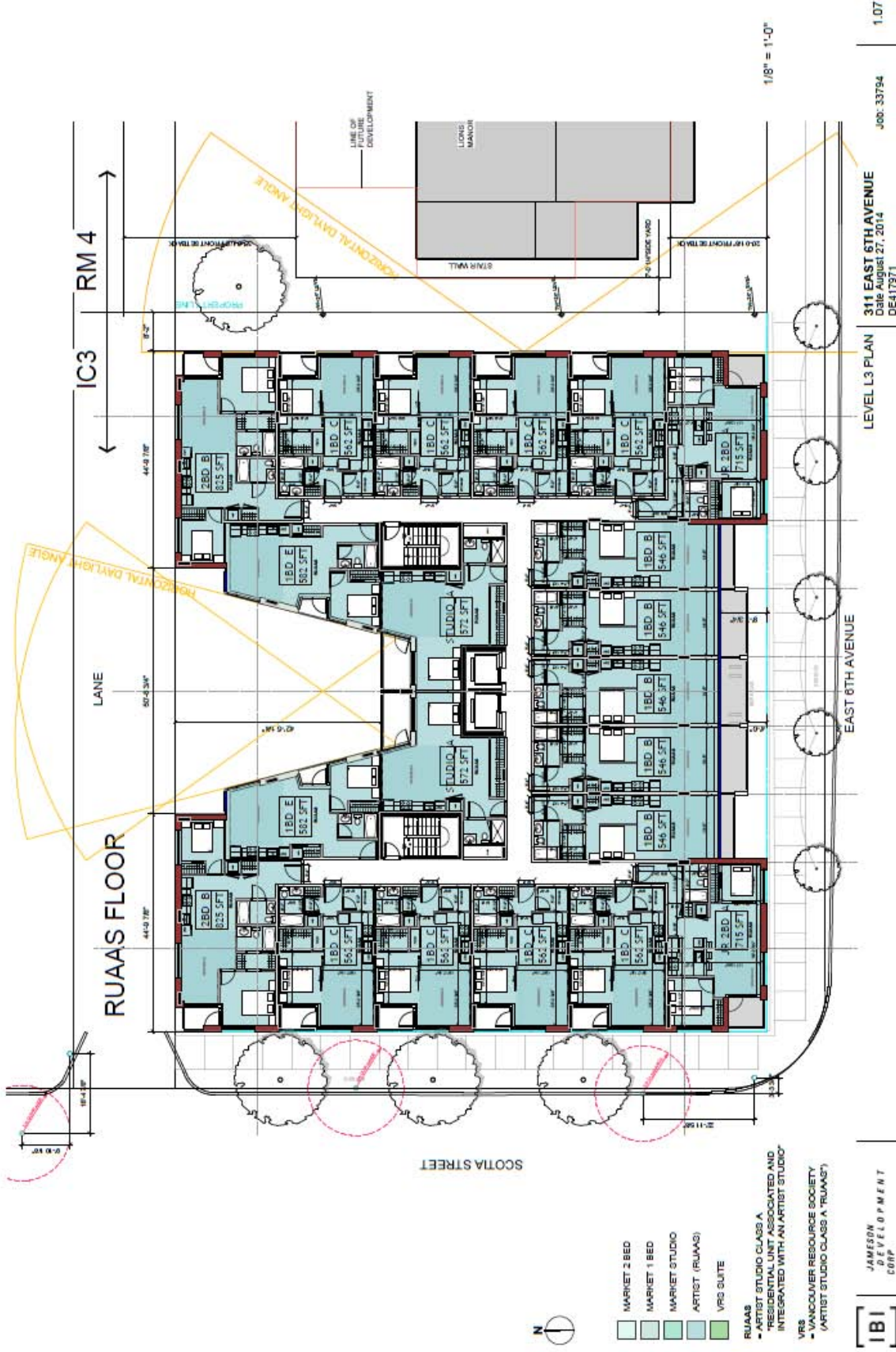
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311 EAST 6TH AVENUE  
 Date August 27, 2014  
 DE417971

LEVEL L2 PLAN  
 JOB: 33794

- MARKET 2 BED
  - MARKET 1 BED
  - MARKET STUDIO
  - ARTIST (RUAAS)
  - VRS SUITE
- RUAAS  
 - ARTIST STUDIO CLASS A  
 - RESIDENTIAL UNIT ASSOCIATED AND INTEGRATED WITH AN ARTIST STUDIO
- VRS  
 - VANCOUVER RESOURCE SOCIETY  
 - ARTIST STUDIO CLASS A (RUAAS)

**IBI** JAMESON DEVELOPMENT CORP



1/8" = 1'-0"

LEVEL L3 PLAN

311 EAST 6TH AVENUE  
 Date August 27, 2014  
 DE417971

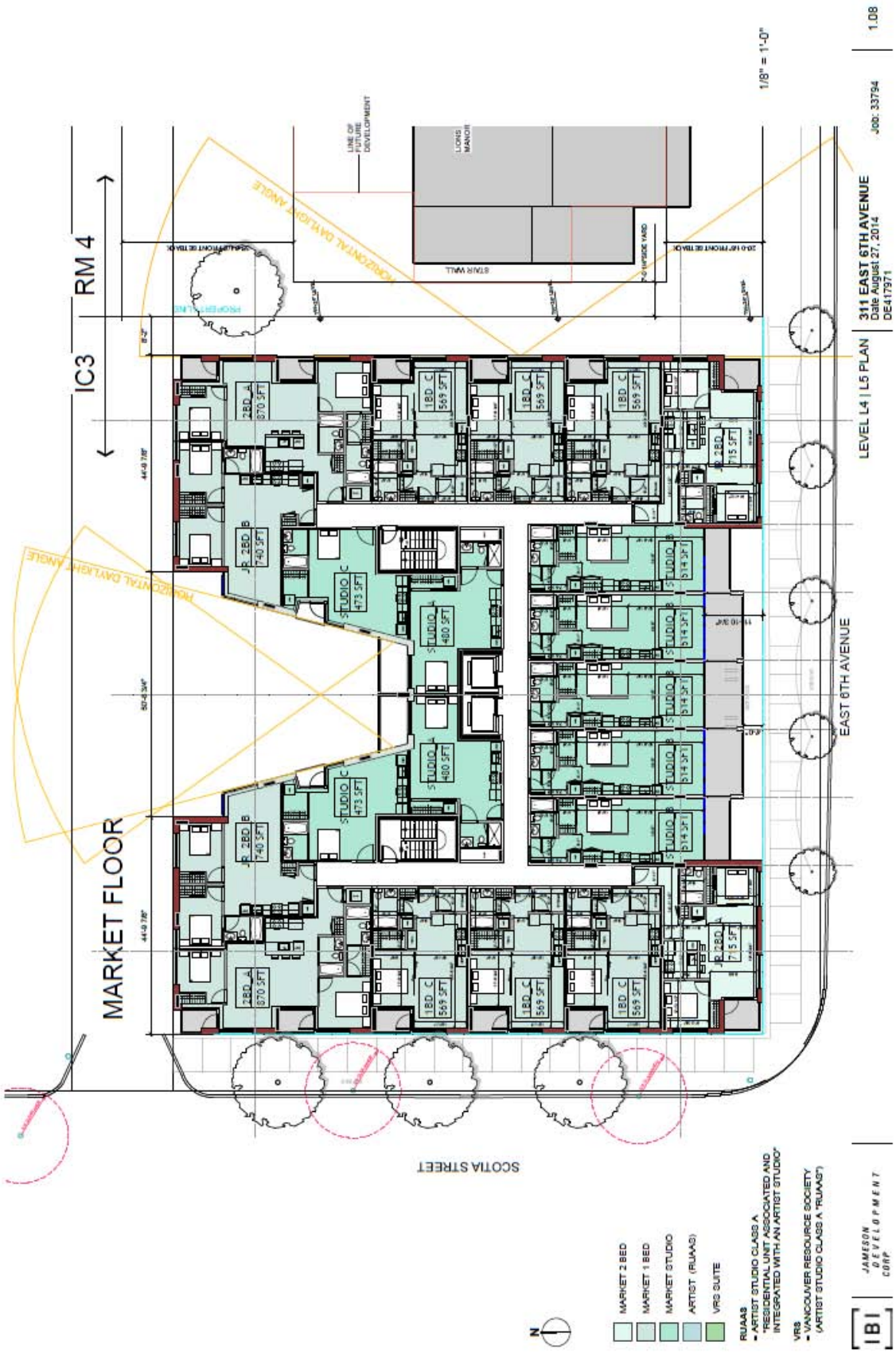
JOB: 33794

1.07

- MARKET 2 BED
  - MARKET 1 BED
  - MARKET STUDIO
  - ARTIST (RUAAS)
  - VR3 SUITE
- RUAAS  
 - ARTIST STUDIO CLASS A  
 - RESIDENTIAL UNIT ASSOCIATED AND INTEGRATED WITH AN ARTIST STUDIO
- VR3  
 - MANICURE RESOURCE SOCIETY (ARTIST STUDIO CLASS A 'RUAAS')

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- MARKET 2 BED
- MARKET 1 BED
- MARKET STUDIO
- ARTIST (RUMAS)
- VRS CLUTE

RUMAS  
 - STUDIO CLASS A  
 - RESIDENTIAL UNIT ASSOCIATED AND  
 INTEGRATED WITH AN ARTIST STUDIO  
 VRS  
 - VANGUARD RESOURCE SOCIETY  
 (ARTIST STUDIO CLASS A TRUNG)



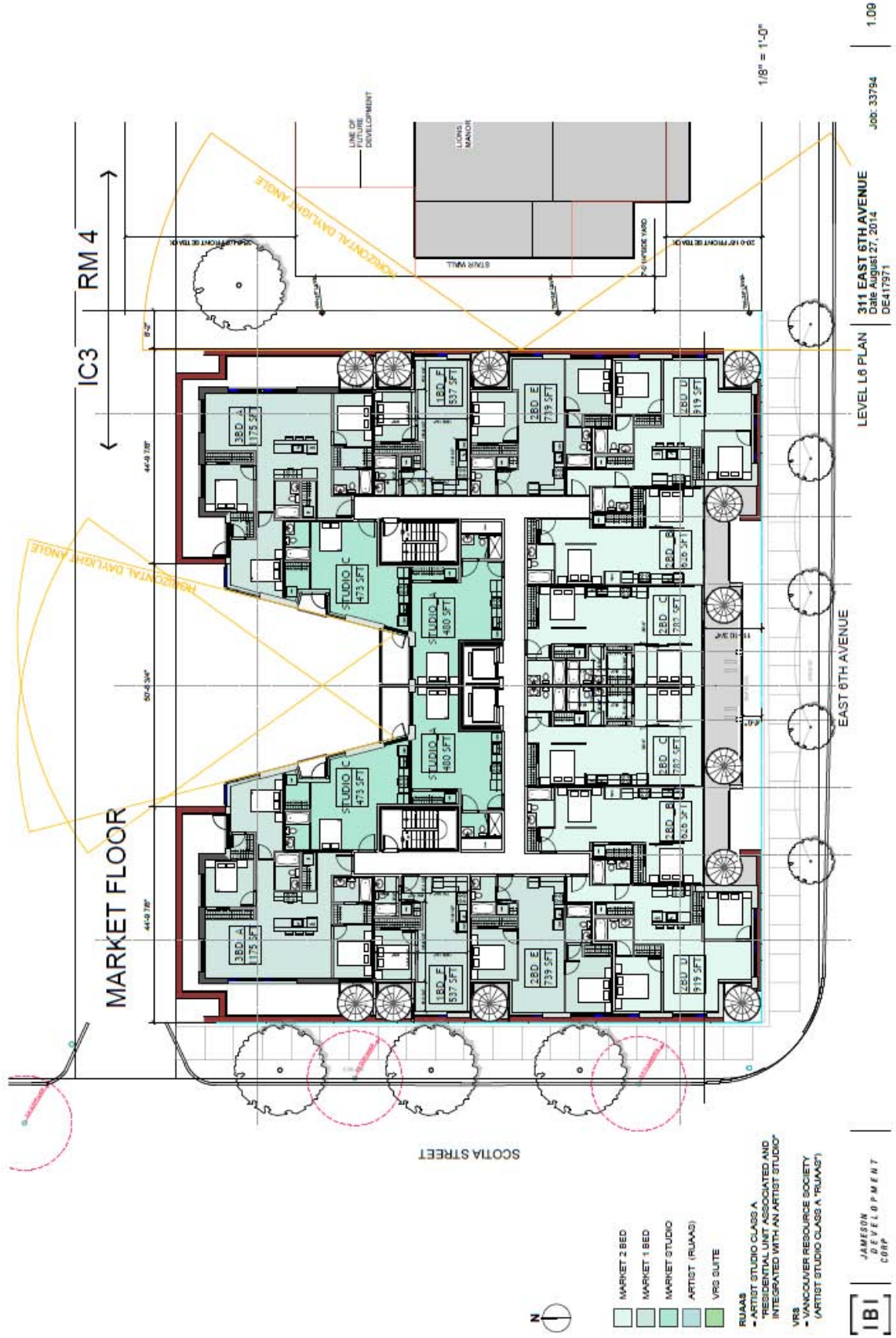
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LEVEL L4 | L5 PLAN  
 311 EAST 6TH AVENUE  
 Date August 27, 2014  
 DE417971

Job: 33794

1.08

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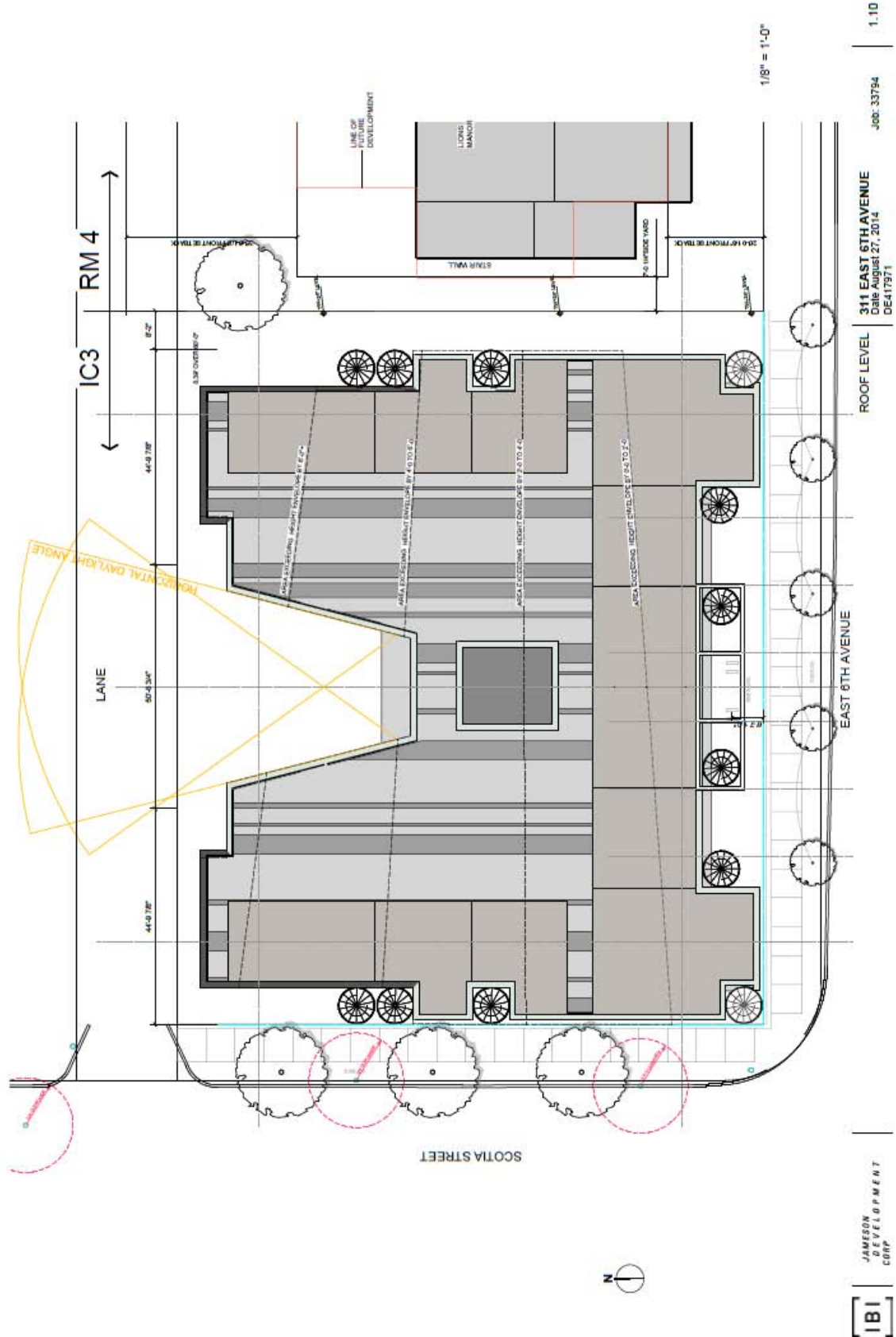


1/8" = 1'-0"  
 LEVEL L6 PLAN  
 311 EAST 6TH AVENUE  
 Date August 27, 2014  
 DE417971  
 Job: 33754  
 1.09

MARKET 2 BED  
 MARKET 1 BED  
 MARKET STUDIO  
 ARTIST (RUMAS)  
 VR3 SUITE  
 RUMAS  
 - ARTIST STUDIO CLASS A  
 - RESIDENTIAL UNIT ASSOCIATED AND INTEGRATED WITH AN ARTIST STUDIO  
 VR3  
 - MANAGER RESOURCE SOCIETY (ARTIST STUDIO CLASS A 'RUMAS')

JAMESON DEVELOPMENT CORP





**DESIGN RATIONALE**

The objective of this proposal is to maintain and contribute to the continuity of the E 6th Ave, Scotia Street and surrounding streetscapes.

Key aspects:

**Siting**

Zero Lot at Scotia Street, E. 6th Ave and the lane  
Set back approximately 8.22' on side facing RM-4 District

**Massing + Form**

Large blocks consistent with neighbourhood

**Architectural Expression**

Contemporary interpretation of heritage and industrial character.

**Materials**

Brick, Window Wall, Miscellaneous Steel

The general approach to the project design has been to employ mid-rise building forms (large floorplates and up to 6 stories) and construction materials (brick and window wall) that fit into the context of the surrounding neighbourhood.

The entrance of the building is on E. 6th Avenue and the entry to the parkade is located at the lane. Parking for the building is located below-grade to minimize impact to active street-level uses.

The facade is modulated vertically and horizontally, with each adjacent facade being treated differently to create visual interest while using the same material palette to achieve an overall cohesiveness. The main facades maintain a heavy masonry aesthetic consistent with the heritage buildings of the area but interpreted with contemporary brick patterning, while the dark grey interior courtyard and penthouse level facades are expressed with modern detailing.



SCOTIA STREET



JAMESON  
DEVELOPMENT  
CORP.

**DESIGN RATIONALE** | **311 EAST 6TH AVENUE**  
Date: August 27, 2014  
DE417971

Job: 33794

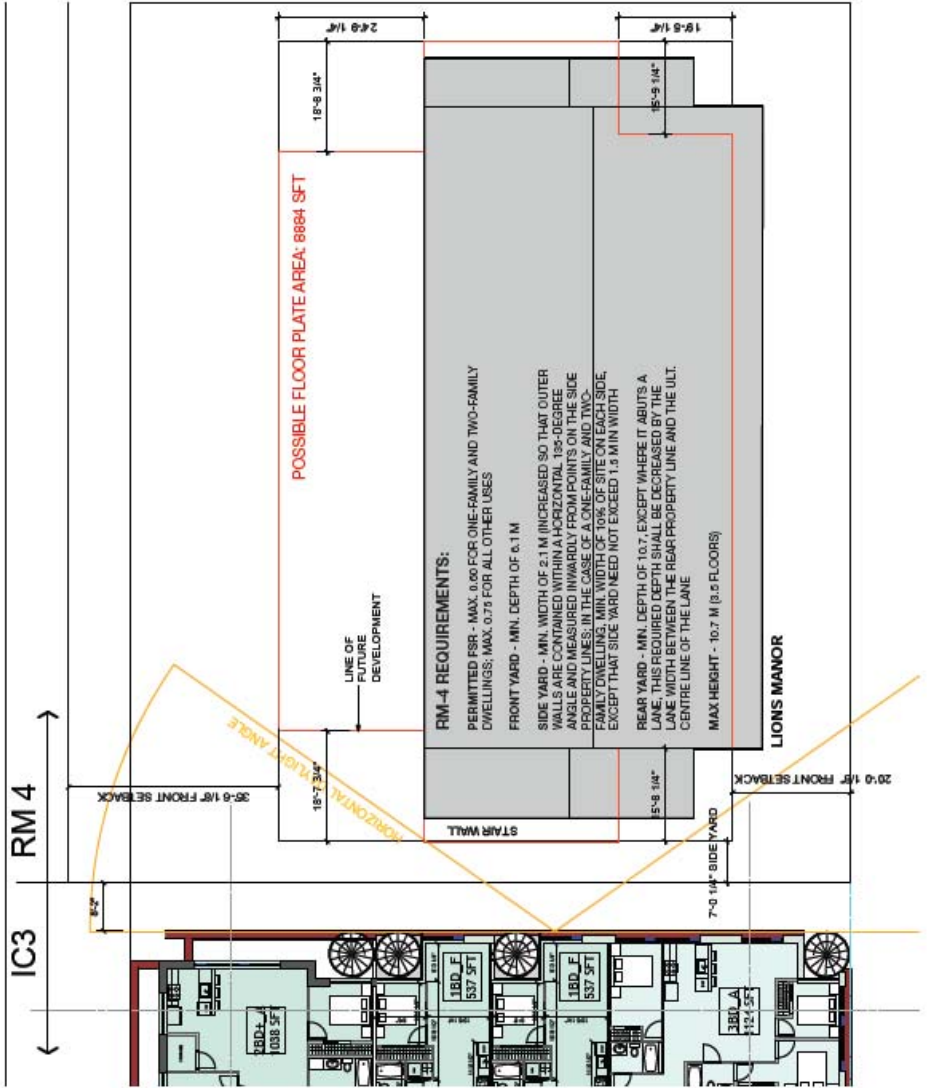
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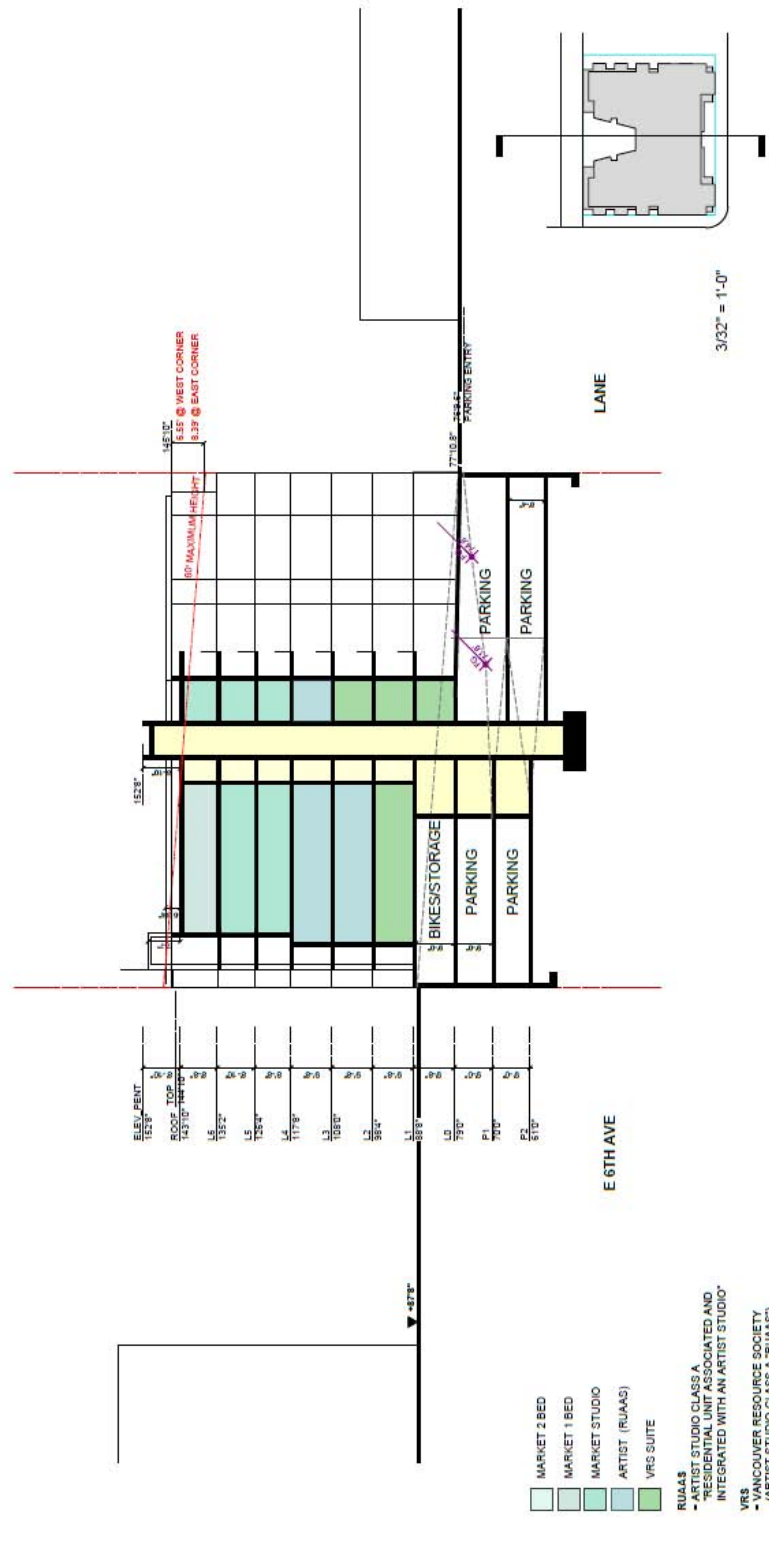


311 EAST 6TH AVENUE  
 Date: AUGUST 27, 2014  
 DE417971

RM-4 : FUTURE DEVELOPMENT

JAMESON DEVELOPMENT GROUP

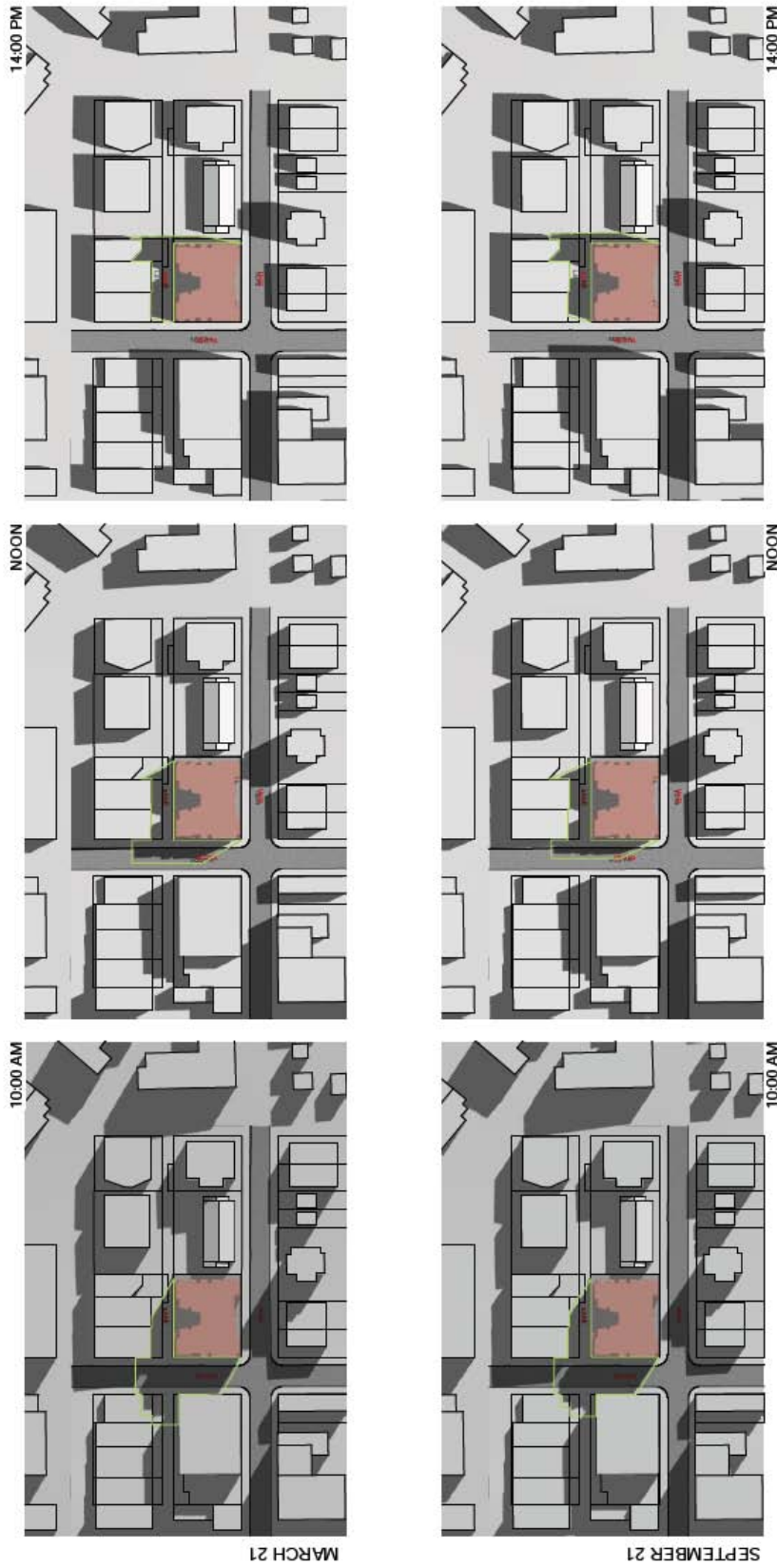




SECTION (NORTH-SOUTH) | 311 EAST 6TH AVENUE  
 Date August 27, 2014  
 DE417971 | Job: 33794 | 3.01

- MARKET 2 BED
  - MARKET 1 BED
  - MARKET STUDIO
  - ARTIST (RUAAS)
  - VRS SUITE
- RUAAS  
 - ARTIST STUDIO CLASS A  
 - RESIDENTIAL UNIT ASSOCIATED AND  
 INTEGRATED WITH AN ARTIST STUDIO
- VRS  
 - VANCOUVER RESOURCE SOCIETY  
 (ARTIST STUDIO CLASS A, RUAAS)

**IBI** | JAMESON DEVELOPMENT  
 36.00 x 24.00 ft  
 CORP



SHADOW AT MAX HEIGHT (60')



**IBI** | JAMESON DEVELOPMENT | CDR

**SHADOW STUDIES** | 311 EAST 6TH AVENUE | Job: 33764  
Date: August 27, 2014 | DE417971