

138 East 8th Ave., Vancouver.

Conformity to Zoning & Associated Policies;

This proposal is consistent with the current C3A zoning, associated Central Broadway C3A Urban Design Guidelines and though not within the boundaries of the "Broadway East Revitalization Strategy / Mount Pleasant Community Plan Implementation" document, follows principles within including;

C3A District Schedule:

4.3.2 Height:

- ✓ The Development Permit Board may permit an increase in the maximum height of a building with respect to any development, provided that it first considers:
 - (a) The intent of this Schedule, all applicable policies and guidelines adopted by Council, and the relationship of the development with nearby residential areas;
 - (b) The height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets and existing views;
 - (c) The amount of Open Space, including plazas, and the effects of overall design on the general amenity of the area;
 - (d) The provision for pedestrian needs;
 - (e) The preservation of the character and general amenity desired for the area; and
 - (f) The submission of any advisory group, property owner or tenant.

WE ARE SEEKING A HEIGHT RELAXATION

4.7.1 Density:

- ✓ The Development Permit Board may permit an increase in this maximum floor space ratio to any figure up to and including 3.0 provided that it first considers:
 - (a) The intent of this Schedule, all applicable policies and guidelines adopted by Council, and the relationship of the development with nearby residential areas;
 - (c) The amount of Open Space, including plazas, and the effects of overall design on the general amenity of the area;
 - (d) The effect of development on traffic in the area;
 - (e) The provision for pedestrian needs; and
 - (f) The design and liveability of any dwelling uses.

4.7.5 Increased Density:

- ✓ The Development Permit Board may increase the allowable floor space ratio up to 10% where the increase results from a transfer of heritage density. For the purposes of this section, "heritage density" means density provided as compensation for a heritage designation, which is transferred from the site of the designated heritage proper

ty to another site in accordance with Council's Transfer of Density Policy and Procedure.

1.2 Local Shopping:

- ✓ Local and district retail facilities are the predominant commercial use in this sub-area. Local shops on the ground floor should be maintained and reinforced to emphasize Main/Kingsway as a centre for shopping activity.

2.1 Pedestrian Scale and Comfort:

- ✓ The Lee Building provides an historical precedent in terms of pedestrian amenity. The building tames the impact of a high structure by allowing the pedestrian to walk underneath it while focusing attention to individual shop fronts at grade. It provides shelter from rain but allows penetration of sunlight. This type of street level form should be encouraged.

2.2 Shop Front Diversity:

- ✓ Older buildings in this area set a precedent for width of store fronts. The frontage width of new ground floor uses shall be limited to 20 - 30 feet to maintain a diversity of shop fronts.

2.3 Rain Protection:

- ✓ Encourage the use of colourful canopies on shop fronts appropriate to shopping activity and the physical character of the area.

3.2 Street Wall Height:

- ✓ New development should be built to a height that matches existing significant older buildings up to 6 storeys or 70'.

Urban Design Guidelines and the Broadway East Revitalization Strategy / Mount Pleasant Community Plan Implementation:

NB - while this site sits just outside the boundaries of the Urban Design Guidelines and the Broadway East Revitalization Strategy / Mount Pleasant Community Plan Implementation, it is nearly located to the Implementation Strategy, these Guidelines should be considered for contextual purposes as well as offering strong design control:

2.2.2 Future Character:

- ✓ Quality of design of new building.
- ✓ Includes physical, economic & social dimensions such as public realm improvements, enhanced services and businesses and a safer environment.

- ✓ Preserved viability in the area for small-format, independently owned businesses.
- ✓ Foster introduction of merchants not currently present in neighbourhoods such as local foods, fresh produce, banking, bookstores, family restaurants, coffee shops and sidewalk cafes and patios.
- ✓ Affordability; Provide affordable lease and purchase options to support the small, local business ecology.

2.4 Urban Design Principles;

- o Principle 1; Contribute to Broadway East revitalization and reinforce a unique character through thoughtful and considered redevelopment.
- o Principle 2; Reinforce and enhance the existing building patterns of smaller frontages to preserve this area's diverse, eclectic character.
- o Principle 3; Provide more open space opportunities on development sites and through creative use of lanes, sidewalks and roads to create small public gathering spaces including mini parks and urban plazas.
- o N/A
- o Principle 5; Promote and accommodate cycling and connections, including exploring potential dedicated cycling facilities to serve the commercial areas.
- o Principle 6; Encourage and support transit use by improving the pedestrian environment and connections, recognizing that every transit trip begins on foot...
- o Principles 7 - 11; N/A

2.5 Policies;

2.5.1 Uses;

- ✓ Mix of retail and residential uses.
- ✓ Ground level uses and respective retail frontages should serve an animation/activation function along frontages.

2.5.2 Height;

- ✓ Up to 6 storeys (approx. 19.8M or 65').

2.5.3 Density;

- ✓ N/A

2.5.4 Built Form Guidelines;

- ✓ Ground floor frontages should be clearly delineated with architectural features and fenestration patterns that emphasize a scale appropriate for neighbourhood-serving retail.
- ✓ Frontages should respond to the rhythm of existing buildings and reflect the fabric of the neighbourhood.

- ✓ Floor to floor heights for ground floor space should be a min. of 14'
- ✓ Pedestrian experience should be considered in designing frontages. Façade treatments that create a perception of continuous walls are discouraged. open and individual entrances when viewed from the sidewalk are encouraged.
- ✓ Articulation of facades is encouraged.
- ✓ Weather protection should be provided to facilitate year-round pedestrian comfort. Canopies and individual shop awnings can contribute to the desired scale and vibrancy of the street.
- ✓ Frequent doors and windows with few blank walls are encouraged.

Policy Conformance to Greenest City Action Plan:

- ✓ We are committed to using green technologies and sustainable building practises (Goal 3: Green Buildings)
- ✓ The site is within walking distance to the B-Line at Main and Broadway, also where a future transit station for the recently announced Broadway line will be inevitably located. There is a bus stop nearby, and we are including bike storage into the development proposal. (Goal 4 - Green Transportation)
- ✓ This site is within 2 blocks from the Jonathon Rogers Park (to the west) and Dude Chilling Park to the east. (Goal 6 - access to nature).

Policy Conformance to Transportation 2040:

- ✓ We are providing homes and retail services within walking distance of transit, thereby reducing dependence on cars (economy)
- ✓ We have designed the project to encourage residents to walk, bike and interact with each other (People)
- ✓ The site is within walking distance to parks and open spaces as well as transit facilities (Environment).

Design Rationale:

Urban Design:

- o Future surrounding context, consistent with the Broadway East Revitalization Strategy must be considered when evaluating this infill, corner site. Directly across East 8th Avenue is a new mixed-use development with similar height and density as being proposed. Immediately SE of the site is the historical 8 storey Lee Building.
- o The project follows all required setbacks, including the 25' rear yard setback (site is void of rear lane);
- o The project activates this section of East 8th Avenue
- o The project capitalizes on the amazing views of the North Shore Mountains, Burrard Inlet and downtown Vancouver
- o The east (lane) façade has been set back 2.5', allowing a three-dimensional façade c/w cantilevered 6th floor, recessed copper accents and appropriate façade treatment at the lane level.
- o Historical buildings (Lee building) in this area have been designed with lightwells. The west façade contains a lightwell that resembles the neighbouring historical buildings. This lightwell brings in light and fresh air to the units while providing a canvas for vegetation to grow on.(Health, Nature)

Retail Design;

The retail has been carefully considered to provide the following;

- Undulating façade pattern, broken into small frontage mimicking the established retail character of the area.
- The façade pattern is broken at the corner of the lane providing a plaza space, ideal for both the residential entry to the building as well as an outdoor covered patio, providing a seating area for a small café or restaurant.
- The façade is fully glazed with a store window pattern which is appropriate for the small-scale neighbourhood.

Residential Units;

- Most units are offered outdoor areas by means of roof decks or balconies.
- A good mix of one and two bedroom units ensure affordability and choices for potential purchasers.
- All floors will be offered significant views to the north and south.
- The residential units share an indoor/outdoor amenity space on ground level which encourages community.

Parking;

- ✓ Parking has been located underground and will meet the current City of Vancouver Parking By-law, with one convenient surface parking accessed off the lane.

Stacked Modular Building & Sustainability:

This project, from the second floor up is envisaged as being built in a stacked modular format, the benefits of which include:

- ✓ Modular construction is much more time efficient, causing far less neighbourhood disruption during construction.
- ✓ Modular construction takes place at the same time as the onsite prep work or when the weather is not suitable for outdoor work.
- ✓ Modular housing is higher quality:
 - o Stakeholders said modular units often have better than average ratings on final inspections.
 - o Modules are built in a centralized location allowing for better supervision for quality control.
 - o Modules are built indoors protecting them from the elements during construction.
 - o Modules are built to be sturdy, as they must be transported by truck to the development site.
 - o Housing providers have reported few ongoing maintenance issues with modular units.
- ✓ Modular construction is more sustainable.
 - o Modules can be built to LEED energy-efficiency standards.
 - o Modular construction involves precise planning and purchasing of materials, so there is less waste.

Density Rationale:

This site is capable of, and has earned the conditional density envisaged for this site within the C3A District Schedule for the following reasons:

- ✓ Meets or exceeds all design criteria, and all policy directions noted above.
- ✓ Assists Vancouver's Heritage Action Plan by supporting the Heritage Bank.
- ✓ Height of building less than that envisioned in the District Schedule.
- ✓ Only makes sense to densify sites that are along the future Broadway Skytrain Extension.
- ✓ Building follows good precedent with newly developed site directly across East 8th Ave.

Summary:

The proposal, as designed, meets or exceeds the design criteria as envisioned in the Greenest City Action Plan, the Transportation 2040 Plan, the current C3A District Schedule, Central Broadway C3-A Urban Design Guidelines, and the Broadway East Revitalization Strategy / Mount Pleasant Community Plan Implementation document, addresses and capitalizes on Public Realm opportunities and takes into consideration all future context and sets a very good precedent for future development in the neighbourhood and District.



North West View



North East View

