CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	January 7, 2025
Contact:	Simon Jay
Contact No.:	604.829.2004
RTS No.:	17654
VanRIMS No.:	08-2000-20
Meeting Date:	January 21, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by PC Urban Properties, on behalf of Nicola 6th and Alberta Nominee Inc. (formerly, PC Urban (6th and Alberta) Holdings Corp.), the registered owners of the lands located at:

- 210 West 6th Avenue [*The East 33 Feet of Lot 4 Block 15 District Lot 302 Plan 5832 and Lot A (See 653854L) of Lots 3 and 4 Block 15 District Lot 302 Plan 5832; PIDs 011-067-608 and 011-067-586 respectively*],

- 220 West 6th Avenue [*The East 33 Feet of Lot 2 Block 15 District Lot 302 Plan 5832 and Lot 3, Except The East 16.5 Feet, Block 15 District Lot 302 Plan 5832; PIDs 004-471-890 and 004-471-954 respectively*], and

- 2224 Alberta Street [*Lot 1 Block 15 District Lot 302 Plan 5832 and The West 16.5 Feet of Lot 2 Block 15 District Lot 302 Plan 5832; PIDs 011-067-659 and 011-067-667 respectively*],

to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.0 to 6.60 and the building height from 30.5 m (100 ft.) to 46.1 m (151 ft.), to permit a 10-storey mixed-use industrial building, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Proscenium Architecture + Interiors Inc., received January 9, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

B. THAT the heritage designation of exterior facades ("heritage facades") of Alma Court (the "heritage building") at 2224 Alberta Street [*Lot 1 Block 15 District Lot 302 Plan 5832 and The West 16.5 Feet of Lot 2 Block 15 District Lot 302 Plan 5832; PIDs 011-067-659 and 011 067-667 respectively*], be approved in principle as protected heritage property;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the Heritage Designation By-law, generally as set out in Appendix C, prior to enactment of the CD-1 By-law.

C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.

D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

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

E. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of "mixed-employment (light industrial)", generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 By-law.

F. THAT Recommendations A to E be adopted on the following conditions:

(i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City, and

any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 210-220 West 6th Avenue and 2224 Alberta Street to CD-1 (Comprehensive Development) District under the *Broadway Plan* (the "Plan"). The proposal is to permit a 10-storey industrial, office and retail building with the retention of the *Vancouver Heritage Register* (VHR) listed building known as "Alma Court".

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Broadway Plan (2022, last amended 2024)
- Vancouver Plan (2022)
- Industrial Lands Policy (1995, last amended 2023)
- I-1 (Industrial) District Schedule (last amended 2023)
- Industrial Spaces Guidelines (2023)
- Tenant Relocation and Protection Policy (2019)
- Heritage By-law No. 4837
- Vancouver Heritage Register (1986, last amended 2024)
- Heritage Policies (2020, last amended 2024)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Development Cost Levies Information Bulletin
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Urban Forestry Strategy (2014, last amended 2018)

REPORT

Background/Context

1. Site and Context

The 2,253.4 sq. m (24,255 sq. ft.) site is located at the southeast corner of West 6th Avenue and Alberta Street, is zoned I-1 (Industrial) District. The site is developed with a two-storey industrial building and a three-storey apartment building which is listed on the *VHR* and does not conform with existing industrial zoning. The apartment building has eleven rental units of which nine tenancies are eligible for tenant protection under the *Tenant Relocation and Protection Policy* for the Plan area. No tenants will be able to return, as new or replacement residential is not permitted in industrial areas, in accordance with *Metro 2050 Regional Growth Strategy*.

The surrounding area is zoned I-1 (Industrial) District and is within the Mount Pleasant Industrial Area (MIAA) of the Plan, as seen in Figure 1. The surrounding blocks contain mainly industrial and office buildings, ranging in height from one to four storeys. The industrial area has a high concentration of privately-owned arts spaces, including production, rehearsal, gallery, and event spaces.

Figure 1: Surrounding Zoning and Context

Neighbourhood Amenities – The following public amenities exist in the area:

- **Public Parks** – Jonathan Rogers Park (200 m), Hinge Park (600 m), Main and 7th Park (700 m), Pocket Park (700 m), Habitat Island (900 m), Triangle Park (900 m), Olympic Village Square (900m), and East Park (1 km).
- **Community Spaces** – Anza Club (600 m), BMO Theatre Centre (700 m), Mount Pleasant Community Centre (900 m), Mount Pleasant Public Library (900 m), and Creekside Community Centre (1 km).
- **Childcare Facilities** – Echelon Day Care Society (600 m), Tenth Avenue Alliance Wee Care Day Care Centre (700 m), West Village Children's Centre (700 m), City Hall Child Care Society (800 m), 3 Corners Child Care Centre (900 m), and Creekside Child Development Centre (1 km).

2. Policy Context

Vancouver Plan – The Vancouver Plan was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved plan will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Broadway Plan* area which is generally in alignment with the *Vancouver Plan.*

Broadway Plan (Plan) – Comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Mount Pleasant Industrial Area (MIAA), which is sub-area 10.1 of the Plan. It is intended as a combination of light industrial functions and office uses to support traditional industrial uses on the ground floor and strategically increase opportunities to support the innovation economy. Sub-section 10.1.1 of the *Plan* permits up to 11-storey mixed-use buildings with up to 6.0 FSR if a minimum of 50% (3.0 FSR) of floor area are designated as industrial uses.

The Plan considers up to 10% additional density for rezoning proposals, which retain, conserve and designate a heritage building on the VHR, in a manner consistent with *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Heritage Policies*, subject to architectural and urban design excellence.

Heritage Policies and Guidelines – The *Heritage Policies and Guidelines* state that resources listed on the VHR have heritage value and that such resources should be preserved where possible. The existing Alma Court building is currently listed on the VHR.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier two of the TOA legislation.

As the TOA By-law only applies to residential and commercial zoning, this location is exempted from the minimum height and density requirements.

Strategic Analysis

1. Proposal

The application proposes a 10-storey industrial, office and retail building, with a height of 43.3 m (142 ft.). The building has a proposed total floor area of 14,669.6 sq. m (157,902 sq. ft.) and a floor space ratio (FSR) of 6.51. The proposal includes 6,647.5 sq. m (71,553 sq. ft.) of industrial uses equivalent to a floor space ratio of 2.95. However, staff recommend a higher density of 6.60 FSR to accommodate a minimum FSR of 3.0 for industrial uses. Also included are 3.46 FSR of office uses, and 0.14 FSR of retail/services uses.

The proposal includes the retention of the VHR listed Alma Court building, to be converted to retail/service and office uses, since replacement residential is not permitted, as per the Plan and the *Industrial Lands Policy*."

2. Land Use

The uses proposed in the application (industrial, office and retail) are generally consistent with the intent of the I-1 District Schedule and the Plan as well as the *Vancouver Plan.*

In accordance with *Metro 2050 Regional Growth Strategy*, the City cannot permit new or replacement residential in industrial areas. The Plan also increases the amount of industrial floor area permitted on the site.

3. Form of Development, Height and Density

(Refer to drawings in Appendix D and statistics in Appendix I)

Figure 2: Project perspective looking southeast

In assessing urban design performance, staff considered the built form expectations of the Plan.

Form of Development – This application is generally consistent with the Plan for a 10-storey tower with a podium and retention of the heritage building (see Figure 2).

While the Plan anticipates 7.6 m (25 ft.) tower separation setback to the centreline of the lane to ensure that a minimum tower separation of 15.2 m (50 ft.) is accommodated equitably between the proposed development and future neighbouring tower developments, the application is seeking a minor reduction to tower separation setback along the rear lane on Level 4. Given the heritage conservation and provision of a Privately Owned Public Space (POPS), staff support the minor reductions to tower separation setbacks along the rear lane.

Height – The Plan anticipates a maximum of 11 storeys with a building height of 46.5m (152.5 ft.). The proposed building height is 43.3 m (142 ft.) at 10 storeys. However, to accommodate the required minimum floor-to-floor heights as per the *Industrial Spaces Guidelines*, the CD-1 by-law includes a building height to 46.1 m (151 ft.). Staff have also included a condition to ensure that floor-to-floor heights for all industrial spaces are designed to the minimum standards.

Council-approved protected public view 3.2 – Queen Elizabeth Park extends across the site and the tower development is proposed to comply with the height parameters of the protected view.

Density – The Plan estimates a density of up to 6.0 FSR with additional 10% of density up to 0.6 FSR provided that the rezoning application retain, conserve and designate a heritage building on the VHR. The application complies with the objectives of the Plan and proposes a density of 6.60 FSR.

Public Realm and Interface – The Plan envisions active ground floor frontages and active lanes with pedestrian interface that contribute to the eclectic nature of the industrial areas with continuous industrial and commercial uses that provides transparency and visual interest to the streetscape.

The proposal includes Privately Owned Public Spaces (POPS) at the corner intersection of West 6th Avenue and Alberta Street adjacent to the retained heritage building with retail frontage consistent with the Plan. Staff have prepared conditions to enhance the overall public realm interface and to further strengthen the pedestrian activity in this vibrant Mount Pleasant Industrial Area. Public access to the POPS will be secured via a statutory right-of-way.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the building occupants at Level 4 and the rooftop of the tower.

Urban Design Panel – A review by the Urban Design Panel was not required due to consistency with the Plan's expectations and the industrial nature of the context.

4. Heritage Designation for the Alma Court Building

(Refer to Appendix E for more information)

Pursuant to Section 593 and Section 594 of the Vancouver Charter, Council may, by by-law, designate real property in whole or in part as protected heritage property. The proposed heritage designation for the building's exterior facades requires Council approval at Public Hearing and by-law enactment.

Heritage Value and Character – The Alma Court building is a two-storey brick building constructed in 1913. It was designed in a classical style by John McCarter, a later partner in the influential design firm McCarter Nairne and as an early project by the Dominion Construction company which is now one of western Canada's largest construction companies. The apartment structure was built for workers associated with the waterfront industries in False Creek at a time when what is now known as the Mount Pleasant Industrial Area was primarily built-out with workers housing. Overtime, as workers moved to the suburbs, the area transformed into the current industrial and service precinct. Today Alma Court is one of the last surviving apartment blocks north of Broadway in this area. The building is listed on the VHR.

Condition and Viability of the Property – The heritage building is in good condition. A structural assessment has identified that retention of the interior structure would not be possible for integration into a new mixed-use, non-residential building and therefore it is proposed that the interior of the building be replaced. However, the facades and the original scale and massing of the building, including masonry details, will be conserved. In particular, the plan to not excavate under the heritage building will allow for a high degree of conservation and minimize impacts due to shoring and staging. The north façade is proposed to have an opening to allow for an active use on the adjoining plaza, such as for a café, and the roof will be a green roof.

Figure 3: Historical photograph of Alma Court facing east on Alberta Street

Compatibility with Community Planning Objectives and Land Use Policy – The Plan considers up to 10% additional density for rezoning proposals, which retain, conserve and designate a heritage building on the VHR, in a manner consistent with *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Heritage Policies*, subject to architectural and urban design excellence. The proposed rehabilitation and conservation of the Alma Street building's facades is consistent with this objective. It would deliver a high degree of visual amenity to the neighbourhood and help create an interesting streetscape with

heritage character. The proposed uses for the project are permitted in the Plan within which the site is located. The conservation of the heritage building is compatible with these uses and uses on adjoining properties.

Heritage Incentives – Pursuant to Section 595 of the Vancouver Charter, if sought, Council is required to compensate an owner of property being designated as a protected heritage property for any reduction in market value caused by the designation. In this case, the applicant proposes to conserve the building's heritage in exchange for obtaining the rezoning needed for an improved development potential as well as an increase in permitted density of 10% which is consistent with the City's *Heritage Policies*, and no other compensation is sought or will be provided. This will be appropriately secured in a Heritage Restoration Covenant, which will be registered on title to the site as a condition of enactment of the CD-1 By-law. In executing this agreement, the applicant will explicitly accept the rezoning as proposed, and the resulting development advantages to be gained thereby, as full compensation for the heritage designation of the heritage building's exterior facades and the obligations to rehabilitate and conserve the heritage building's exterior will be secure. Conditions to enter into and register a Heritage Restoration Covenant on title are included in Appendix B.

The Vancouver Heritage Commission reviewed the application on May 6, 2024, and supported the proposed retention (see Appendix E).

Staff have evaluated the proposal against applicable heritage policies and conclude that the proposal is supportable subject to the design development conditions outlined in Appendix B.

5. Housing

Existing Tenants – The site contains existing rental residential uses, including eleven units of primary housing. Nine out of the eleven existing residential tenancies are eligible under the City's Tenant Relocation and Protection Policy (TRPP) for the Broadway Plan area. However, no tenants will be able to return, as new or replacement residential is not permitted in industrial areas.

The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP for the Broadway Plan area. The TRP is summarised in Appendix F of this report. All residential tenancies are protected under the provincial Residential Tenancy Act.

6. Transportation and Parking

The site is well-served by rapid transit and bicycle networks. It is 500 m from Broadway – City Hall station, 700 m from Olympic Village station, and 900 m from the future Mount Pleasant station. Broadway is located three blocks to the south, providing rapid bus service. Greenways are a block away on Yukon Street and 5th Avenue.

Loading and four levels of underground parking will be accessed from the lane. The application will be required to comply with the Parking By-law, except for relaxation to the loading space requirement as outlined in Appendix B. Engineering conditions also require public realm improvements on 6th Avenue and Alberta Street including new sidewalks, new street trees, upgraded lighting, and rear lane repaving, lighting, and speed humps.

7. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the *Policy*. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy & emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfill energy system sub-metering and enhanced commissioning requirements throughout the project.

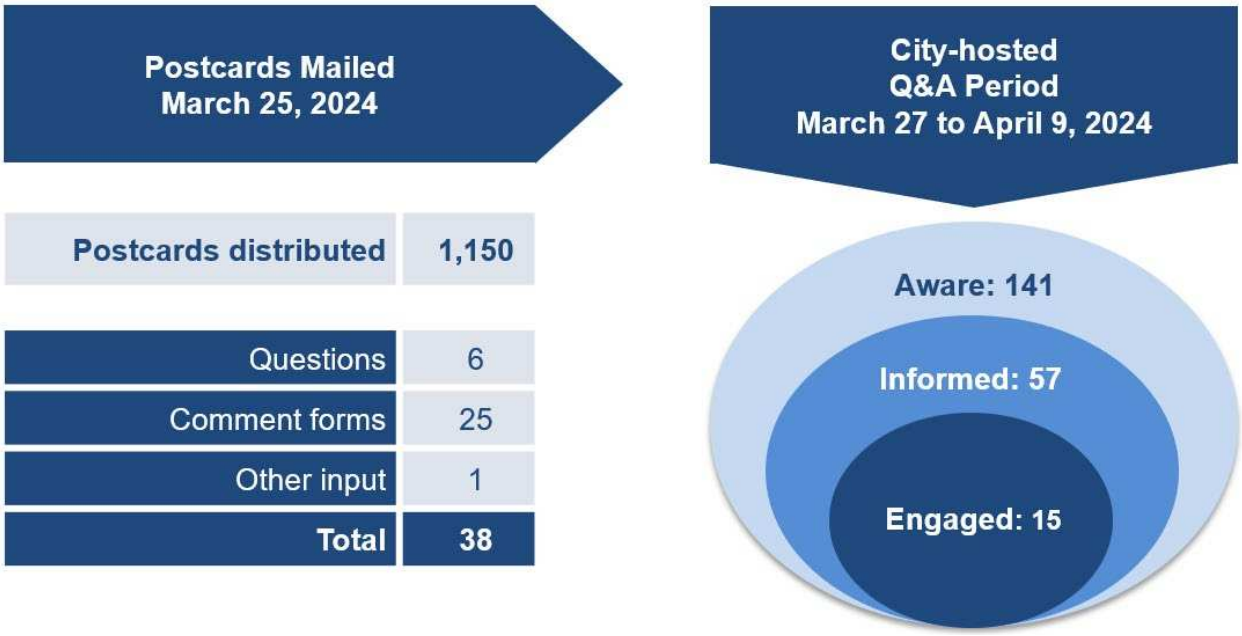
Natural Assets – *The Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

There are six existing trees on the site, all of which are proposed for removal due their location within the proposed building envelope and their poor condition. Four on-site replacement trees are proposed at ground level. There is one street tree on City lands adjoining the site, and protection of this tree during construction is required. See Appendix B for landscape and tree conditions.

8. Public Input

Public Notification – A rezoning information sign was installed on the site on March 14, 2024. Approximately 1,150 notification postcards were distributed within the neighbouring area on or about March 25, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Figure 4: Overview of Notification and Engagement



Question and Answer Period – A Question and Answer period was held March 27, 2024 to April 9, 2024. on the Shape Your City platform. The Question and Answer Period consisted of an open-question online event where questions were submitted and posted with a response over a period of two weeks. A digital model was made available for online viewing. The webpage received a total of 141 visitors during this period (Figure 4).

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 38 submissions were received. Below is a summary of feedback and a detailed summary can be found in Appendix G.

Generally, comments of support fell within the following areas:

- **Density:** Adds much-needed density to the neighborhood.
- **Neighborhood development and integration:** Is a good fit for the neighbourhood.
- **Heritage:** Preserves heritage building.
- **Location:** Good location, given proximity to transit.

Generally, comments of concern fell within the following areas:

- **Housing:** Removal of the existing housing on site, with no replacement residential units provided.
- **Use:** Adding office use, with specific concerns expressed regarding office vacancy rates and utilisation with many working from home.

Response to Public Comments – Only seven percent of the city's land area is dedicated for industrial uses, including the Mount Pleasant Industrial Area, and there is a need to balance rental supply and protection with maintaining and growing the valuable industrial land uses. In accordance with Metro Vancouver's land use regulations, the City is not able to permit new or replacement residential on this site.

Post-pandemic, Statistics Canada has recorded a large increase in professional, scientific, and technical sector workforce that are working exclusively on-site. There is therefore a high demand for modern office spaces, such as the one proposed, which are within proximity to public transport, and provide amenities such as on-site parking, electric vehicle charging, fitness and end-of-trip facilities, and outdoor common areas.

9. Public Benefits

Commercial Linkage Contribution – The application is subject to the *Community Amenity Contributions Policy for Rezonings* with CACs based on target contributions as the applicant is proposing a non-stratified commercial development in the Plan area. The applicant has offered a cash contribution of $835,899 based on the net increase in leasehold commercial floor area of 6,760.2 sq. m, excluding the heritage density bonus of 0.6 FSR for which the CAC policy provides an exemption, and the target rate of $123.65 per sq. m. applicable to this application.

The contribution is to be allocated towards the Broadway Plan Public Benefit Strategy, per the CAC Policy. As a condition of by-law enactment, a Covenant is required to be registered on title to prohibit both the separate sale and the strata subdivision of the property.

Development Cost Levies (DCLs) – The application is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area specified in the development permit. Based on the rates in effect as of September 30, 2024 and the recommended 14,669.6 sq. m (157,902 sq. ft.) mixed employment floor area, $3,671,068 of DCLs are expected from the project. DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The application is subject to a public art contribution estimated at $312,649. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash in lieu (at 80% of the public art budget).

A summary of the public benefits for this application is provided in Appendix H.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide a Commercial Linkage fee, DCL and Public Art contribution. See Appendix H for additional details.

CONCLUSION

Staff have reviewed the application to rezone 210-220 West 6th Avenue and 2224 Alberta Street from I-1 to CD-1 to permit development of a mixed-use industrial and office building. Staff conclude that the application is consistent with the objectives of the *Broadway Plan*.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A. Further it is recommended that, subject to the Public Hearing, the application be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

* * * * *

210-220 WEST 6TH AVENUE AND 2224 ALBERTA STREET
DRAFT CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

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

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

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Uses

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

   (b) Institutional Uses;

   (c) Manufacturing Uses;

   (d) Office Uses;

   (e) Retail Uses;

   (f) Service Uses;

   (g) Transportation and Storage Uses;

   (h) Utility and Communication Uses;

   (i) Wholesale Uses; and

   (j) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4.1 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

4.2 Creative products manufacturing and office use are not permitted on the first storey, or on any storey with its floor level within 2 m above finished grade.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 2,253.4 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 6.60, except that:

(a) the floor space ratio for industrial uses must not be less than 3.0;

(b) the floor space ratio for office uses must not exceed 3.46; and

(c) the floor area for retail uses and restaurant use combined must not exceed 310.4 m^2

5.3 For the purposes of this by-law, Industrial Uses means

(a) manufacturing uses;

(b) transportation and storage uses;

(c) utility and communication uses;

(d) wholesale uses;

(e) service uses limited to: catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory, production or rehearsal studio, repair shop - class A, sign painting shop, and work shop; and

(f) cultural and recreational uses, limited to artist studio - class B.

5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.5 Computation of floor area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing; and

(d) all storage area below base surface.

5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

6.1 Building height must not exceed 46.1 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 52.3 m.

* * * * *

210-220 WEST 6TH AVENUE AND 2224 ALBERTA STREET
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared Proscenium Architecture + Interiors Inc., received January 9, 2024.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

1.1 Design development to enhance the overall public realm interface and to further strengthen the pedestrian activity in this vibrant Mount Pleasant Industrial Area by including the following:

(a) Proposed Privately Owned Public Space (POPS) at the corner intersection of West 6th Avenue and Alberta Street:

(i) Exploration of high-quality operable glazing system at the retained archway of ground floor retail frontage that allow for improved direct visual and physical connection between the interior and the corner plaza;

Note to Applicant: This is intended to allow for activities to spill over into the corner plaza and for the flexibility of interior space to function as a covered outdoor patio seating.

(ii) Ensure that the plaza is inclusive, accessible and supports a diversity of activities and users;

Note to Applicant: Refer also to the Broadway Plan, Sections 15.2.14 to 15.2.18 and Urban Design condition 2.1.

(b) Along West 6th Avenue and Alberta street frontages:

(i) Provision of continuous weather protection along the full width of the north and west ground level façades of the proposed building excluding the heritage building;

Note to Applicant: An architecturally-integral, demountable glass canopy should be of high-quality, durable materials and finishes, should be sloped for positive drainage away from the public realm, and should include integrated rainwater scuppers and leaders, and lighting. An approximate

depth to height ratio of 7:10 or 6:9 is encouraged. Refer also to the Broadway Plan, Section 11.1.34.

(c) Along the rear lane:

(i) Demonstrate design strategies to activate the laneway with exploration of improved landscape transition;

Note to Applicant: Refer also to the Broadway Plan, Sections 11.9.15 to 11.9.18.

(d) Around the site:

(i) Provision of comprehensive wayfinding strategies with legible building entrances and enhanced lighting strategies to provide for visually-appealing and active illumination of the public realm;

Note to Applicant: An architectural, landscape lighting and wayfinding strategies should be provided at the time of the Development Permit application demonstrating the design approach. Refer also to Landscape condition 1.13.

1.2 Design development to ensure that floor-to-floor heights for all industrial spaces are designed to the minimum standards required for functional manufacturing and industrial spaces.

Note to Applicant: Refer to Section 2 of the Industrial Spaces Guidelines. The intent of this condition is to ensure that these industrial spaces are adequately designed for current and future functional needs. This can be achieved by increasing the floor-to-floor height of all industrial spaces above the ground level to a minimum 5.2 m (17 ft.).

1.3 Design development to improve the exposed blank wall condition along the east elevation with design strategies such as material treatment, textured finishes, concrete control joints and panel reveals in a visually-appealing and with well-resolved pattern.

Note to Applicant: Exposed blank wall may be highly visible for a significant duration of time and should be an integral elements of the building design.

1.4 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law, except that the Director of Planning supports the proposed relaxation of loading spaces at the time of Development Permit application due to the site constraints caused by heritage retention, the provision of a POPS and as demonstrated in the applicant test-fit drawings. Based on the current proposal, a minimum of 4 Class B loading spaces are required.

Economic Development

1.5 The applicant is to maintain a minimum 3.0 FSR for Production, Distribution and Repair (PDR) industrial uses to comply with *Plan*.

Note to Applicant: PDR industrial uses are those listed under section 3.1.1.1(a) of the I-1 District Schedule. Creative Products Manufacturing is not permitted on the ground floor.

Note to Applicant: Digital Entertainment and Information Communication (DEICT) will not be included in the CD-1 by-law as uses permitted in spaces designated for PDR industrial uses.

1.6 Maintain floor-to-floor heights for above-grade industrial spaces at 17 ft. or higher to conform with the *Industrial Spaces Guidelines*.

1.7 Maintain floor-to-ceiling heights for at-grade industrial spaces at 20 ft. or higher to conform with the *Industrial Spaces Guidelines*.

Landscape

1.8 Exploration to provide additional green surface cover, trees, or planting areas on site where spaces allow.

Note to Applicant: In support of emerging policies that seek to mitigate stormwater volumes and heat island effect, consider increasing the green roof cover on non-habitable areas to better align with the precedent images shown on sheet L0.3. If this is not feasible, explore adding additional planting areas and/or trees on-site wherever possible. Also confirm the intent for the Level 2 landscape design because that part of the roof is not consistently shown. Sheets L3.2 and L7.0 show an extensive green roof, but this roof treatment is not shown on other sheets, including L0.2.

1.9 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

Note to Applicant: The plans should be at 1/8 in.: 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

1.10 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and planters.

Note to Applicant: the sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

1.11 Provision of a vegetative cover calculation sheet, included with the landscape plans.

Note to Applicant: Include a comparison of the percentage vegetative cover as a ratio of the overall site and a separate calculation of the ratio of vegetative coverage to total building roof area.

1.12 Provision of a soil depth overlay sheet, included with the landscape plans.

1.13 Provision of an outdoor lighting plan.

Note to Applicant: refer to Dark Night Design Principles. https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf. Provide dimmers and timers for lights where feasible.

1.14 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq. ft. or larger). Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

1.15 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:
http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf
http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf

1.16 Coordination for the provision of new street trees, and any proposed removals and/or canopy pruning of City-owned tree adjacent to the development site with Park Board Urban Forestry.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587 or email pbdevelopment.trees@vancouver.ca) for tree species selection and planting requirements. Provide a notation on the plan as follows,

"*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

Sustainability

1.17 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended July 25, 2023) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf.

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements*.

Engineering

1.18 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation.

1.19 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx.

1.20 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

1.21 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.22 Submission of a letter prior to Development Permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (rapidtransitoffice@vancouver.ca) for more information on impacts to access and street use for your project.

https://vancouver.ca/streets-transportation/ubc-line-rapid-transit-study.aspx.

1.23 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

1.24 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

Refer to the Garbage and Recycling Facility Storage Amenity Design Supplement for more information. Guidelines: Garbage and Recycling Storage Facility Design (vancouver.ca).

1.25 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

(i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City design guidelines and construction standards.

1.26 Provision of parking access, per Parking By-law Section 4 and the Design Supplement:

(a) Two-way vehicle flow, including:

(i) Convex mirrors at all 90 degree turns on the ramp and in the parking levels;

1.27 Provision of vehicle spaces, per Parking By-law Section 4 and the Design Supplement, including:

(a) 0.3 m (1 ft.) column setback for the 3-foot columns encroaching into vehicle spaces. Refer to Gridline B.

1.28 Provision of loading spaces, per the Parking By-law Section 5 and the Design Supplement.

Note to Applicant: Council approved amendments to the Parking Bylaw for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

1.29 Provision of bicycle spaces, per Parking By-law Section 6:

Note to Applicant: Engineering recommends co-locating the 2 Class A bike lockers and the bike maintenance facility in proximity to the other Class A bike parking for ease of use and convenience.

1.30 Update the architectural plans to provide:

(a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;

(b) Dimensions of columns and column encroachments into parking spaces;

(c) An additional Section drawing showing the minimum vertical clearance to the underside of the security gate for the main ramp; and

(d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.31 Provision of an updated Transportation Demand Management (TDM) Plan.

Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

The preparation of the related TDM legal agreement, due prior to Development Permit issuance, includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20231003/documents/r2.pdf and will be due prior to issuance of the Development Permit.

1.32 Provision of a sewer abandonment plan by the Developer's Engineer that details the:

(a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.33 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be

located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

1.34 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

1.35 Show all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, and the General

Manager of Arts, Culture and Community Services, or successors in function, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Urban Design

2.1 Arrangements are to be made to the satisfaction of the Director of Planning and the Director of Legal Services for a Statutory Right-of-Way (SRW) for public use of the proposed Privately Owned Public Space (POPs) near the corner of West 6th Avenue and Alberta Street.

Note to Applicant: The final dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application. Refer also to Urban Design Condition 1.1 a).

Engineering

2.2 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lot 1, The West 16.5 Feet of Lot 2, The East 33 Feet of Lot 2, Lot 3 Except the East 16.5 Feet, Lot A (See 653854L) of Lots 3 and 4, and The East 33 Feet of Lot 4, all of Block 15, District Lot 302, Plan 5832 to create a single parcel.

2.3 Make arrangements (legal agreements) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for all building elements that encroach onto City property.

Note to Applicant: An application to the City Surveyor is required. Sheets RZ207, RZ302 and RZ303 appear to indicate that there are existing encroachments onto Alberta Street from the heritage façade (roof cornice and arched hood with triangular brackets). Upon completion of the exterior work, a new BC Land Surveyor's Location Certificate will be required to confirm the extent of any building encroachments at that time.

2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

(a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Wedler Engineering LLP dated October 13, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on West 6th Avenue and 200 mm on Alberta Street. Should the development require water service connections larger than 200 mm on Alberta Street, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 210-220 West 6th Avenue, and 2224 Alberta Street does not require any sewer upgrades.

Development to be serviced to the existing 300 mm SAN and 375 mm STM sewers in the lane south of West 6th Avenue.

(c) Provision of street improvements with appropriate transitions, along West 6th Avenue adjacent to the site, including:

(i) 2.4 m wide broom finish saw-cut concrete sidewalk; and

(ii) Minimum 1.2 m wide front boulevard;

(iii) Corner curb ramps;

(iv) Curb bulge, including relocation/replacement of the existing catch basin, and road reconstruction if/as required to accommodate the curb bulge; and

(v) Removal of existing driveway and replacement with full-height curb, boulevard, and sidewalk.

Note to Applicant: The City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

(d) Provision of street improvements with appropriate transitions, along Alberta Street adjacent to the site, including:

(i) 2.4 m wide broom finish saw-cut concrete sidewalk;

(ii) Minimum 1.2 m wide front boulevard;

(iii) Corner curb ramps;

(iv) Curb and gutter, including curb bulge, relocation/replacement of the existing catch basin, and road reconstruction if/as required to accommodate the curb and gutter and curb bulge;

Note to Applicant: Road reconstruction on Alberta Street to meet City Higher-Zoned Street standards.

(v) Removal of existing driveway and replacement with full-height curb, boulevard, and sidewalk.

Note to Applicant: The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City design guidelines and construction standards. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

(e) Provision of street improvements with appropriate transitions, along the lane adjacent to the site, including:

(i) 50 mm mill and overlay asphalt pavement along the frontage of the development site;

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards.

(ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Alberta Street.

Note to Applicant: Refer to the City design guidelines and construction standards.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

(f) Provision of speed humps in the lane south of West 6th Avenue between Alberta Street and Columbia Street.

(g) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.

(h) Provision of Alberta Street/West 6th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

(i) Provision of new or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

(j) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(k) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

(l) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect.

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20231003/documents/r2.pdf and will be due prior to issuance of the Development Permit.

Housing

2.5 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Broadway Plan and the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.

(b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

(d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit should this be requested by staff and/or any tenants were still residing in the building at the time of the Interim Relocation Report. The Report must include, but may not be limited to, the names of tenants; and the outcome of their search for alternate accommodations; the total monetary value given to each tenant (moving costs, financial compensation), and any other compensation).

Heritage

2.6 Enter into a Section 219 Heritage Restoration Covenant, to secure the conservation and rehabilitation of the exterior façades of the heritage building known as "Alma Court" (2224 Alberta Street) in accordance with the approved Conservation Plan, and the ongoing protection and maintenance of the heritage facades in perpetuity, to the satisfaction of the Director of Planning and the Director of Legal Services, which will include:

(a) Explicit acceptance of the development advantages to be gained by the rezoning of the property as full compensation for the heritage designation of the heritage building's external facades and the obligations to rehabilitate and conserve the exterior of the heritage building.

Note to Applicant: Digital copies of the approved Statement of Significance / Conservation Plan are to be provided. Please contact the heritage planner, James Boldt, at james.boldt@vancouver.ca to initiate the drafting of this agreement.

Note to Applicant: Final versions of the documents are to incorporate any feedback from heritage staff.

Note to Applicant: The Heritage Restoration Covenant will be executed by both parties and registered on title to the consolidated site, which requires the heritage designation by-law to be enacted prior to enactment of the rezoning bylaw.

2.7 Digital copies of the approved Statement of Significance / Conservation Plan are to be provided.

Note to Applicant: Final versions of the documents are to incorporate any feedback from heritage staff.

Commercial Linkage Contribution

2.8 Pay to the City a contribution of $835,899 to be allocated to support the delivery of the *Broadway Plan* Public Benefits Strategy, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and in a form and on terms and conditions satisfactory to the Director of Legal Services.

Non-stratification Covenant

2.9 Enter into a Covenant pursuant to Section 219 of the Land Title Act satisfactory to the Director of Legal Services prohibiting both the separate sale and the strata subdivision of the consolidated site.

Public Art

2.10 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

Note to Applicant: Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the Broadway Plan.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

2.11 If applicable:

(a) Submit a site disclosure statement to Environmental Services;

(b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements

deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

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

* * * * *

210-220 WEST 6TH AVENUE AND 2224 ALBERTA STREET
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT HERITAGE DESIGNATION BY-LAW

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting, including updated legal description of the newly consolidated property.

1. Council considers that the real property described as:

Structure and exterior envelope and exterior building materials of the heritage building (Alma Court)	2224 Alberta Street	PID: 011-067-659 Lot 1 Block 15 District Lot 302 Plan 5832 PID: 011-067-667 The West 16.5 Feet of Lot 2 Block 15 District Lot 302 Plan 5832

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the Vancouver Charter.

DRAFT AMENDMENT TO THE SIGN BY-LAW No. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

"210-220 West 6th Avenue and 2224 Alberta Street [CD-1 #] [By-law #] I-1"

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW No. 6555

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

"[CD-1#] [By-law #] 210-220 West 6th Avenue and 2224 Alberta Street"

DRAFT AMENDMENTS TO THE VANCOUVER DEVELOPMENT COST LEVY BY-LAW NO. 9755

In section 1.2, Council amends the definition of "mixed-employment (light industrial)" by striking out ";" at the end of the definition and substituting ", and the land zoned as [CD-1 ( )] [By-law #] with respect only to those uses that the CD-1 by-law permitted on [date of enactment];".

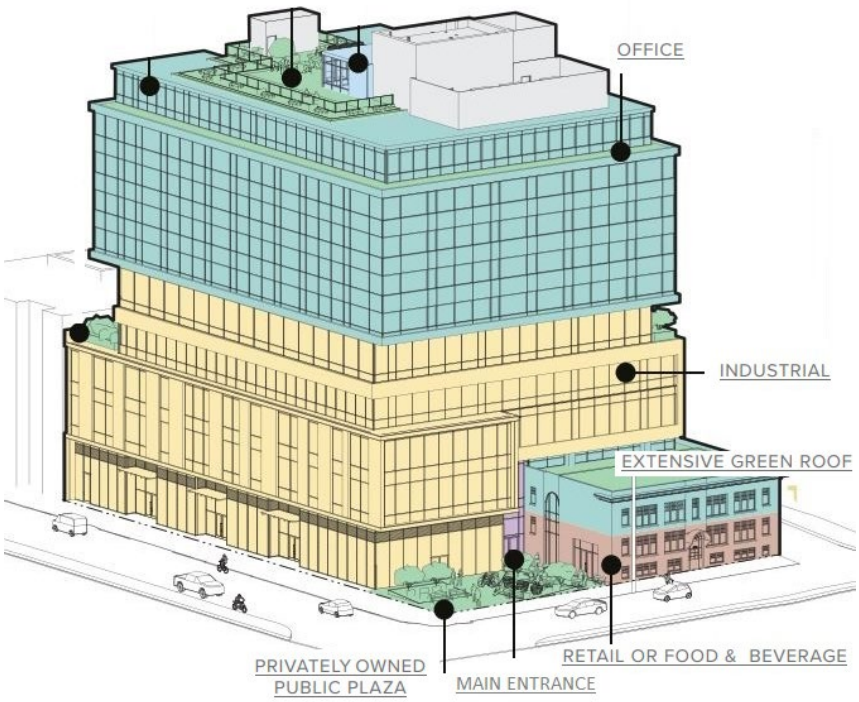
DRAFT AMENDMENTS TO THE VANCOUVER UTILITIES DEVELOPMENT COST LEVY BY-LAW NO. 12183

In section 1.2, Council amends the definition of “mixed-employment (light industrial)” by striking out “;” at the end of the definition and substituting “, and the land zoned as [CD-1 ( )] [By-law #] with respect only to those uses that the CD-1 by-law permitted on [date of enactment];”.

* * * * *

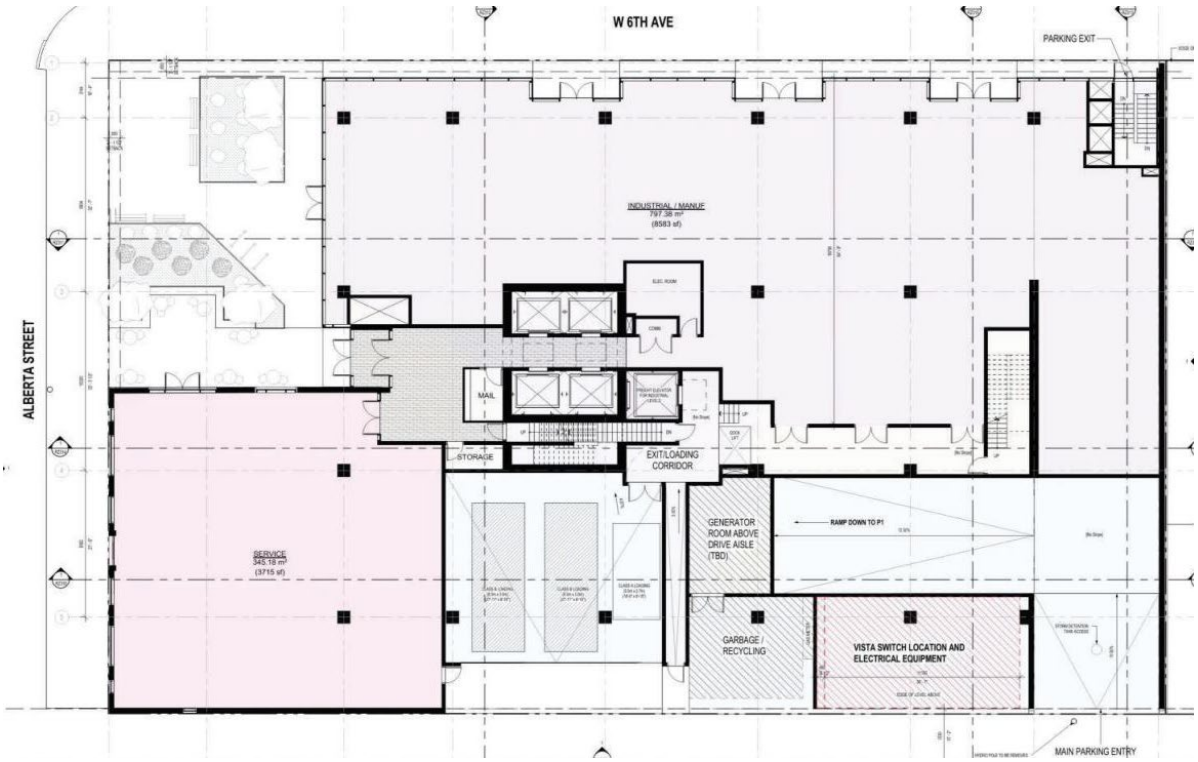
210-220 WEST 6TH AVENUE AND 2224 ALBERTA STREET
FORM OF DEVELOPMENT

Use Summary

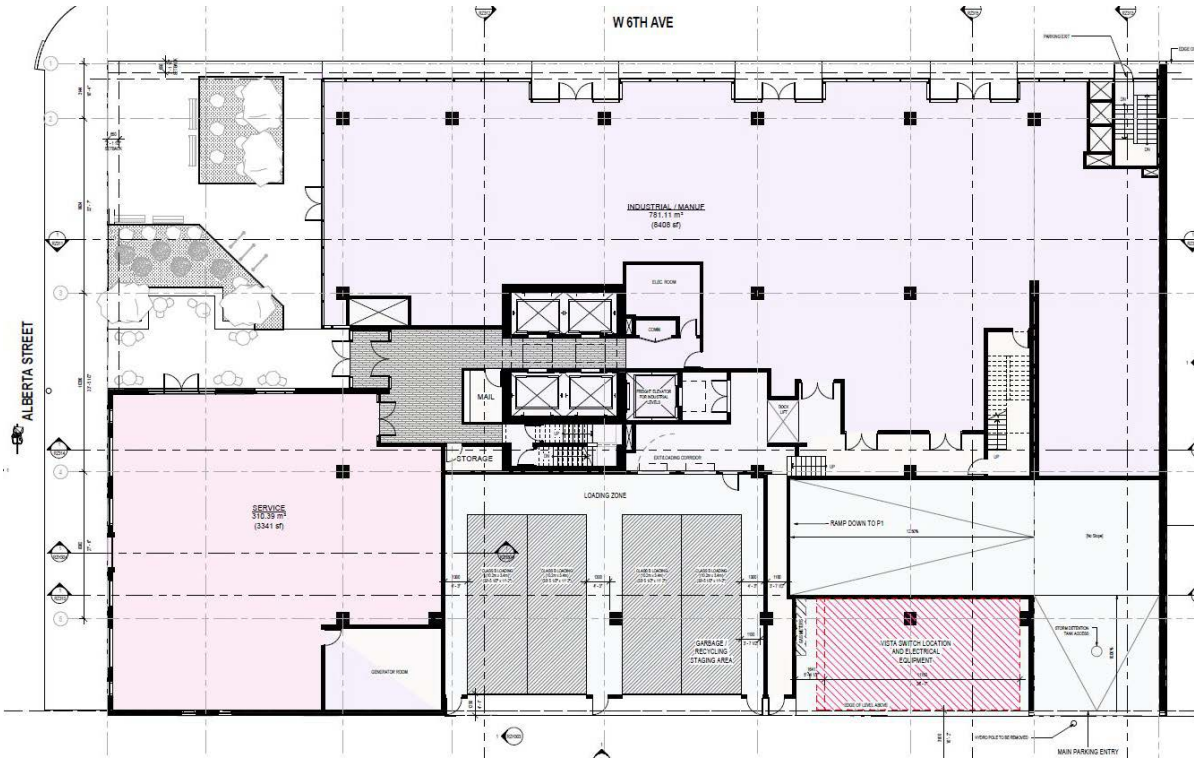


View from Alberta Street

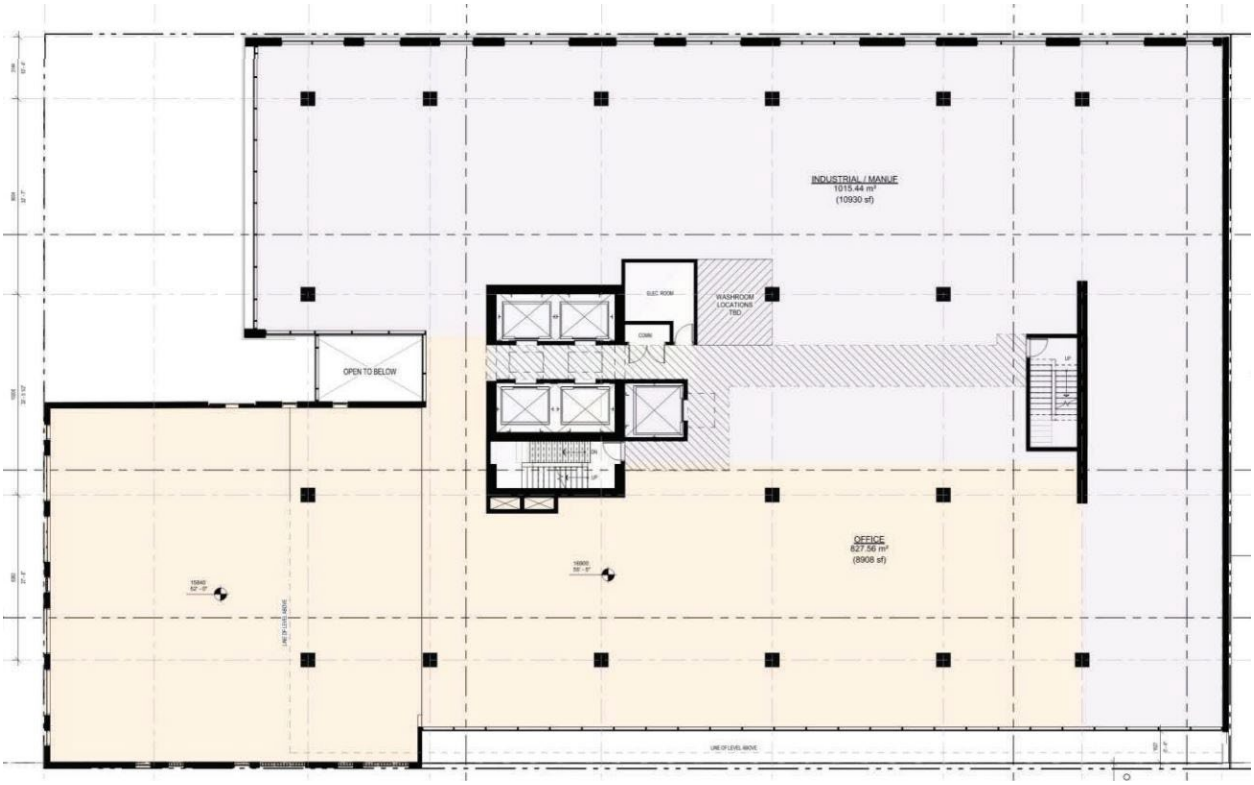
Proposed Site Plan/Ground Floor



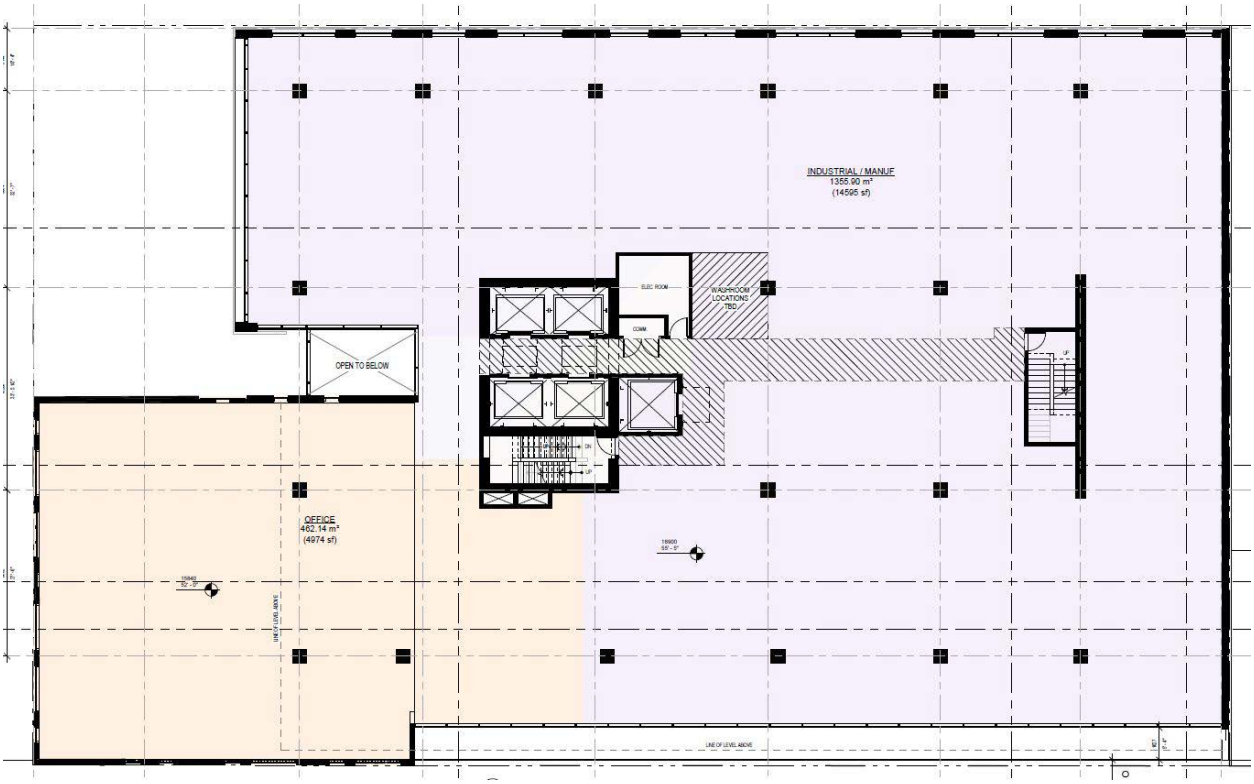
Recommended Site Plan/Ground Floor



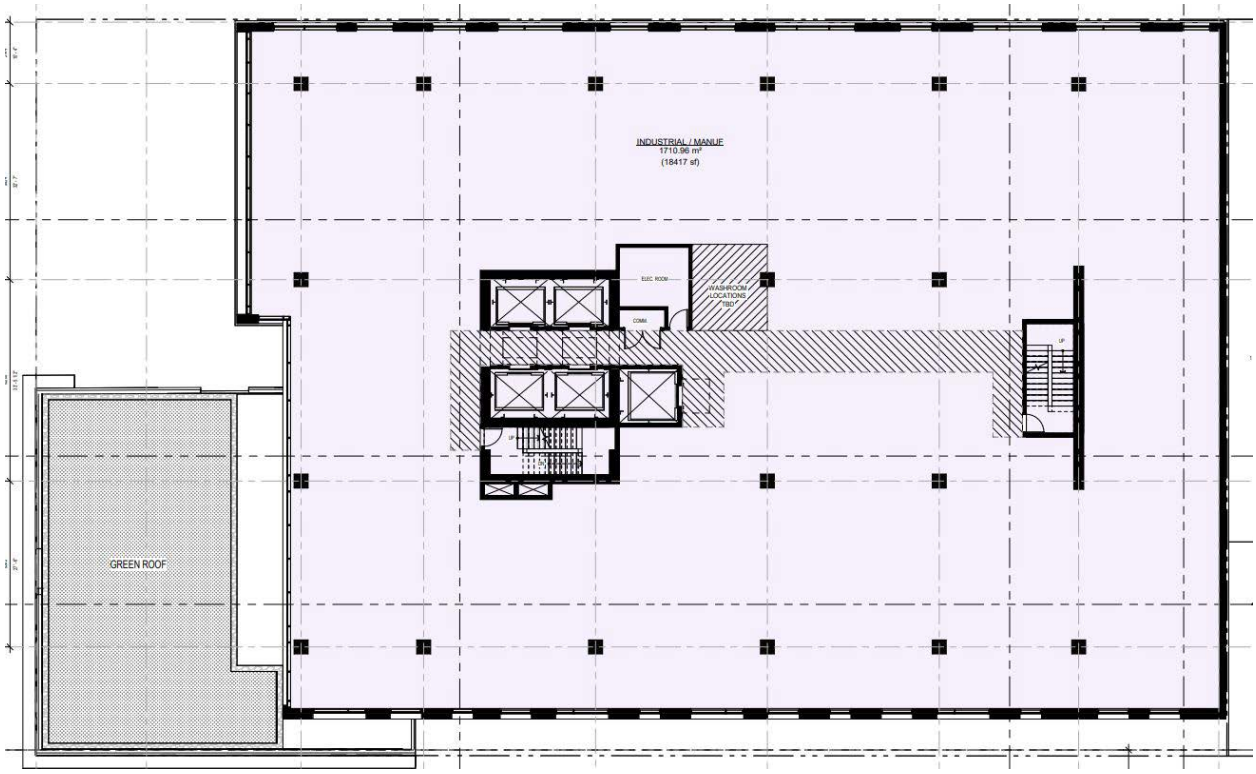
Proposed Second Floor



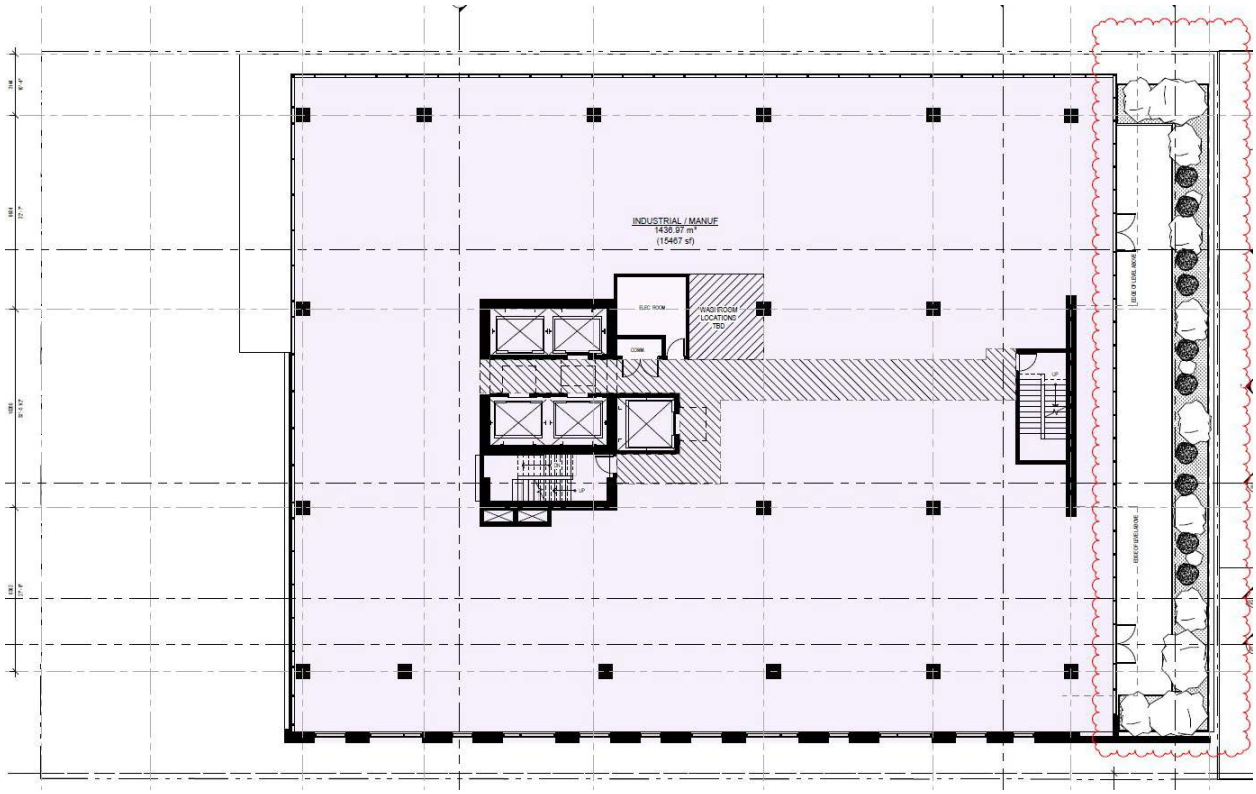
Recommended Second Floor



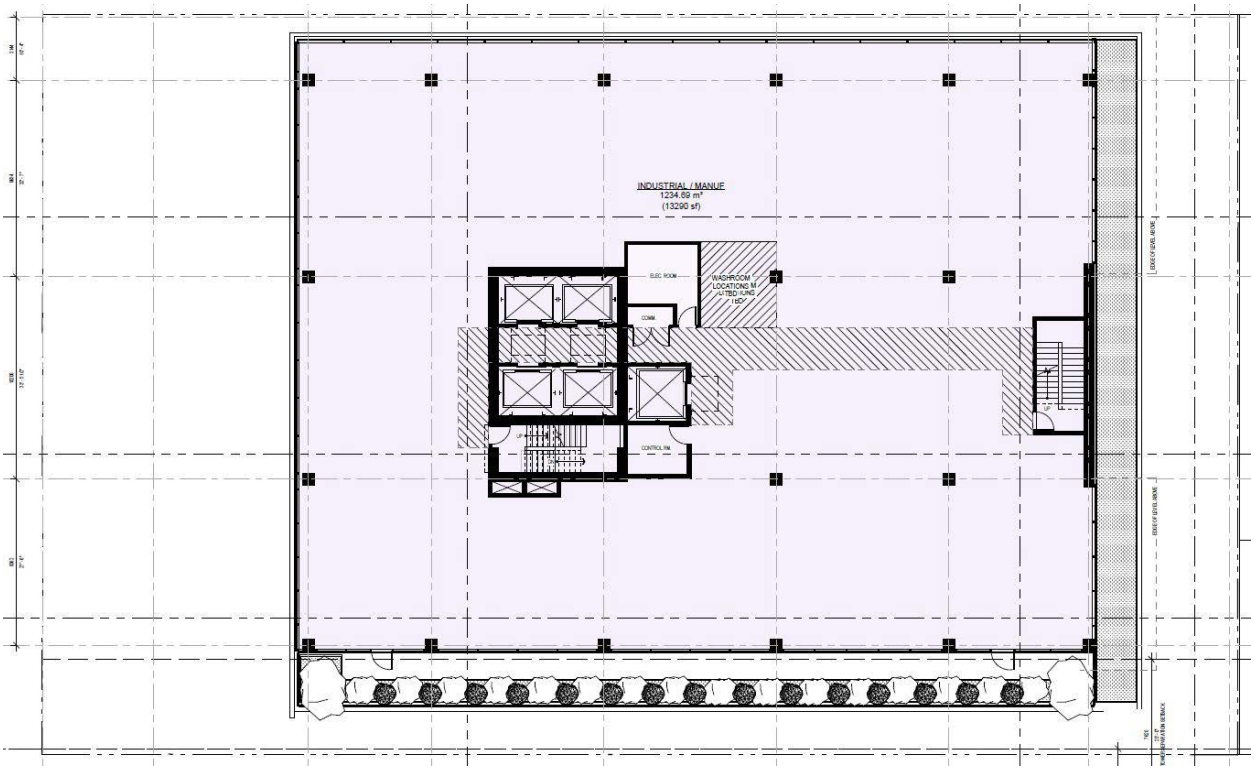
Third Floor



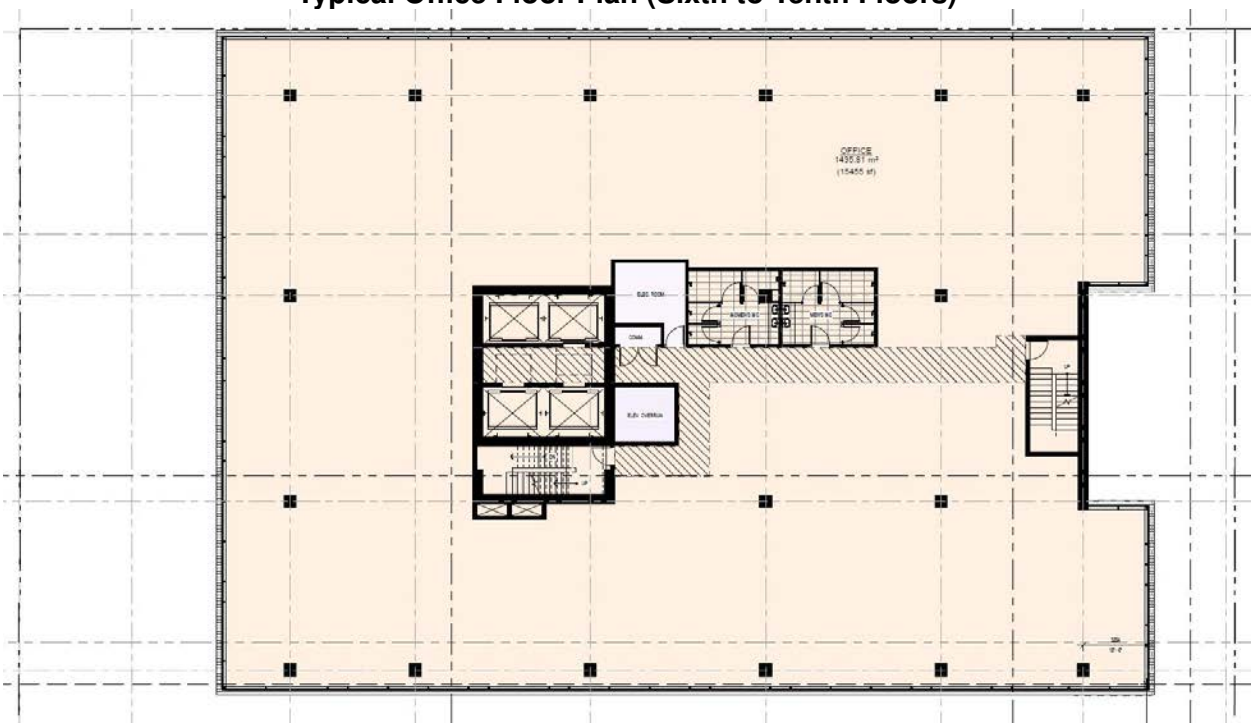
Recommended Fourth Floor



Fifth Floor

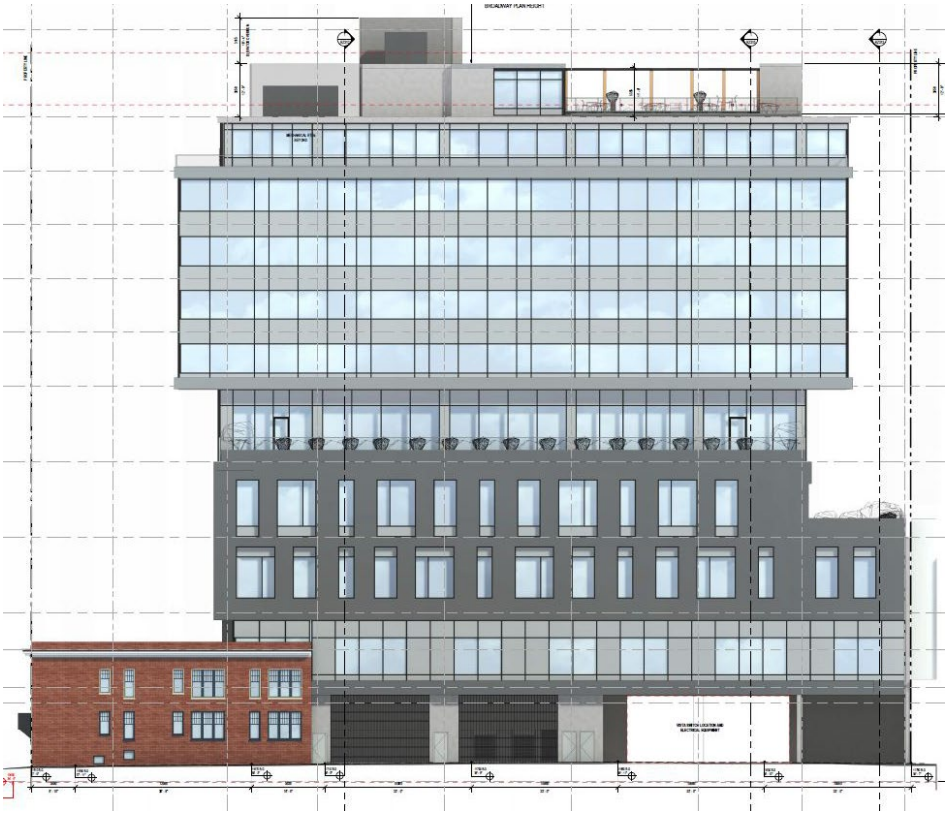


Typical Office Floor Plan (Sixth to Tenth Floors)

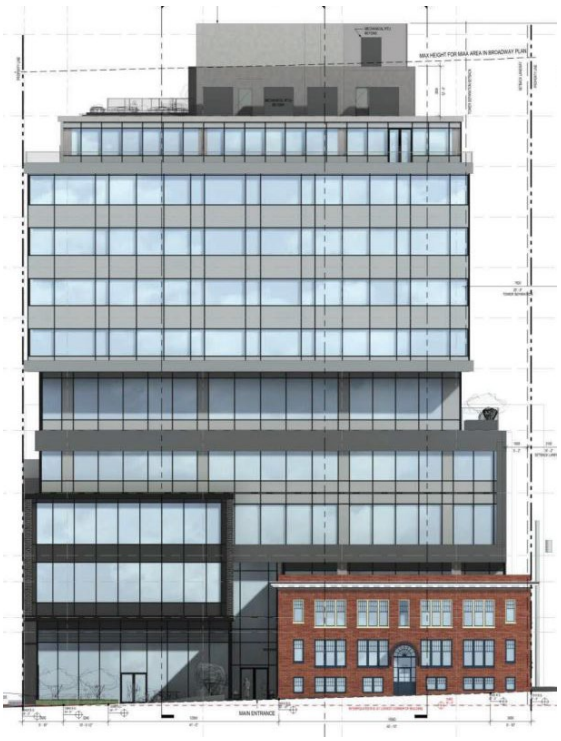


Proposed South Elevation

Recommended South Elevation



West Elevation



North Elevation

* * * * *

210-220 WEST 6TH AVENUE AND 2224 ALBERTA STREET
HERITAGE SUMMARY

The full Statement of Significance and Conservation Plan can be found at https://rezoning.vancouver.ca/applications/210-220-e-6th-ave-and-2224-alberta-st/heritage-conservation-plan.pdf

VANCOUVER HERITAGE COMMISSION MINUTES
May 6, 2024

A meeting of the Vancouver Heritage Commission was held on Monday, May 6, 2024, at 11:03 AM, in the Business Centre Meeting Room, 2nd Floor, City Hall, and via electronic means.

PRESENT:	James Evans, Chair Shawn Preus, Vice-Chair John Atoyebi* Paul Giles Michael Gordon Nancy Kirkpatrick Hilary Macdonald Mika Yamada
ABSENT:	Alison Fraser (Leave of Absence) Judy Lam Maxwell (Leave of Absence)
ALSO PRESENT:	Councillor Mike Klassen, Council Liaison James Boldt, Heritage Planner, Staff Liaison Representative
CITY CLERK'S OFFICE:	Ana Denissenko, Committee Clerk

*Denotes absence for a portion of the meeting.

2. 2224 Alberta Street and 210-220 West 6th Avenue - Alma Court (VHR B)
Heritage Conservation and Designation
RZ-2023-00081 (Rezoning Application)

Staff:

- James Boldt, Heritage Planner, Heritage Group
- Simon Jay, Planner, Current Planning
- David Cha, Planner, Current Planning

Applicants:

- James Bligh, Architect, Proscenium Architecture Hugh Cochlin
- Hugh Cochlin, Principal, Proscenium Architecture Hugh Cochlin
- Donald Luxton, Heritage Consultant, Donald Luxton & Associates
- Paola Aggarwal, Heritage Consultant, Donald Luxton & Associates
- Kirk Robinson, Senior VP, PC Urban
- Danicar Hsu, Development Coordinator, PC Urban

Materials:

- Conservation Plan and Heritage Statement
- Drawings

Staff and applicants provided a presentation on 2224 Alberta Street – 210 West 6th Avenue - Alma Court (VHR B) and responded to questions and comments.

Following the discussion, it was

MOVED by Commissioner Giles
SECONDED by Commissioner Kirkpatrick

> WHEREAS the building at 2224 Alberta Street is listed on the Vancouver Heritage Register in B-category;
>
> THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission endorse the development, including its integration into the overall project, the conservation plan, and the heritage designation of the building.

CARRIED UNANIMOUSLY
(Commissioner Atoyebi absent for the vote)

* * * * *

210-220 WEST 6TH AVENUE AND 2224 ALBERTA STREET
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer

Financial Compensation	The choice of either:
	• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:
	  o 4 months' rent for tenancies up to 5 years;
	  o 5 months' rent for tenancies over 5 years and up to 10 years;
	  o 6 months' rent for tenancies over 10 years and up to 20 years;
	  o 12 months' rent for tenancies over 20 years and up to 30 years;
	  o 18 months' rent for tenancies over 30 years and up to 40 years; and
	  o 24 months' rent for tenancies over 40 years.

Notice to End Tenancies	• Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	• A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	• Staff will distribute tenant needs assessment surveys, which will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• The applicant will partner with a tenant relocation consultant to eligible tenants with finding alternate accommodation. • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.

* * * * *

210-220 WEST 6TH AVENUE AND 2224 ALBERTA STREET
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Question and Answer Period (City-led)	March 27, 2024 – April 9, 2024	141 participants (aware)* • 57 informed • 15 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and question and answer period	March 25, 2024	1,150 notices mailed
Public Responses		
Online questions	March 27, 2024 – April 9, 2024	6 submittals
Online comment forms • Shape Your City platform	March 2024 – September 2024	25 submittals
Overall position • support • opposed • mixed	March 2024 – September 2024	25 submittals • 17 responses • 6 responses • 2 responses
Other input	March 2024 – September 2024	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March 2024 – September 2024	700 participants (aware)* • 221 informed • 29 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware**: Number of unique visitors to the application webpage that viewed only the main page.
- **Informed**: Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged**: Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Density:** Adds much-needed density to the neighborhood.
- **Neighborhood development and integration:** Is a good fit for the neighbourhood.
- **Heritage:** Preserves heritage building.
- **Location:** Good location, given proximity to transit.

Generally, comments of concern fell within the following areas:

- **Housing:** Removal of the existing housing on site, with no replacement residential units provided.
- **Use:** Adding office use, with specific concerns expressed regarding office vacancy rates and utilisation with many working from home.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- The building form, height and massing.
- The provision of landscaping and a green roof, as a way of addressing heat island effects.
- The design of the building as it relates to the heritage building.
- The proposed uses of commercial, office, retail and restaurant.

General comments of concern:

- Displacement of existing tenants, and provision of Tenant Relocation and Protections.
- Will negatively affect the neighbourhood.
- The building design is not attractive and does not integrate with the heritage building.
- Heat island effect.
- Removal of existing industrial space.
- Out of scale with the neighbourhood.
- Too much parking provided.

Neutral comments/suggestions/recommendations:

- A reduction to the amount of paving and an increase in the amount of landscaping should be considered to address heat island effect.
- A plaque should be provided for the heritage building.
- Given the need for industrial space the application should not have to be reviewed by the Heritage Commission or Urban Design Panel, nor should it have to go to Public Hearing.

* * * * *

210-220 WEST 6TH AVENUE AND 2224 ALBERTA STREET
PUBLIC BENEFITS SUMMARY

Project Summary:

Proposal for a mixed-use building containing industrial, office and retail/service uses.

Public Benefit Summary:

The proposal will provide DCLs, public art contribution and commercial linkage contribution.

	Current Zoning	Proposed Zoning
Zoning District	I-1	CD-1
FSR (site area = 2,253.4 sq. m / 24,255 sq. ft.	3.0	6.60
Floor Area	6,760.2 sq. m (72,766 sq. ft.)	14,669.6 sq. m (157,902 sq. ft.)
Land Use	Industrial	Industrial/Office/ Retail/Service

Summary of Development Contributions Expected Under Proposed Zoning

Commercial Linkage Contribution	$835,899
City-wide DCL[1]	$2,795,146
Utilities DCL[1]	$875,922
Public Art[2]	$312,649
TOTAL VALUE OF PUBLIC BENEFITS	**$4,819,616**

Other Benefits (non-quantified): N/A

[1] Based on by-laws in effect as of September 30, 2024. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for more details.

[2] Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

* * * * *

210-220 WEST 6TH AVENUE AND 2224 ALBERTA STREET
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
210 West 6th Avenue	011-067-608	The East 33 Feet of Lot 4 Block 15 District Lot 302 Plan 5832
	011-067-586	Lot A (See 653854L) of Lots 3 and 4 Block 15 District Lot 302 Plan 5832
220 West 6th Avenue	004-471-890	The East 33 Feet of Lot 2 Block 15 District Lot 302 Plan 5832
	004-471-954	Lot 3, Except The East 16.5 Feet, Block 15 District Lot 302 Plan 5832
2224 Alberta Street	011-067-659	Lot 1 Block 15 District Lot 302 Plan 5832
	011-067-667	The West 16.5 Feet of Lot 2 Block 15 District Lot 302 Plan 5832

Applicant Information

Architect	Proscenium Architecture + Interiors Inc.
Applicant	PC Urban Properties
Owner/Developer	Nicola 6th and Alberta Nominee Inc. (formerly, PC Urban (6th and Alberta) Holdings Corp.)

Development Statistics

	Permitted Under Existing Zoning	Proposed		Recommended Other Than Proposed
Site Area	2,253.4 sq. m (24,255 sq. ft.)	2,253.4 sq. m (24,255 sq. ft.)		
Zoning	I-1 (Industrial)	CD-1		
Uses	Uses per I-1	Industrial, Office, Retail/Service		
Density (FSR)	3.0	Industrial	2.95	3.00
		Office	3.42	3.46
		Retail/Service	0.14	
		Total	6.51	6.60

Floor Area	6,760.2 sq. m (72,766 sq. ft.)	Industrial	6,647.5 sq. m (71,553 sq. ft.)	6,760.2 sq. m (72,766 sq. ft.)
		Office	7,706.6 sq. m (82,953 sq. ft.)	7,661.6 sq. m (82,468 sq. ft.)
		Retail/Service	315.5 sq. m (3,396 sq. ft.)	
		Total	14,669.6 sq. m (157,902 sq. ft.)	
Max. Height	30.5 m (100 ft.)	43.3 m (142 ft.)		Top of parapet: 46.1 m (151 ft.) Top of appurtenances: 52.3 m (172 ft.)
Parking & Bicycle Spaces	Per Parking By-law	Per Parking By-law		
Loading	Per Parking By-law	2 Class B spaces		4 Class B spaces
Natural Assets	6 on-site trees and 1 street tree	No on-site tree retention. Retain street tree. To be confirmed at development permit.		

* * * * *