Low Tide Properties & PCI Developments

1155 EAST 6TH AVENUE

Rezoning Application

June 21, 2024



Musson
Cattell
Mackey
Partnership

MCM Partnership, Low Tide Properties, and PCI Developments acknowledge that this development is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations. This place is the unceded and ancestral territory of the hən̓q̓əmin̓əm̓ and Sḵwx̱wú7mesh speaking peoples, the xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ Nations, and has been stewarded by them since time immemorial.



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Chapter 1: Introduction

EXECUTIVE SUMMARY

On behalf of Low Tide Properties (Low Tide) and PCI Developments (PCI), MCM submit this document in support of a rezoning application for 1155 E 6th Ave. The proposal envisions a new mixed-use development at the eastern end of the **Creative District** and **False Creek Flats**, at **VCC-Clark Skytrain Station** on the soon-to-be-completed Broadway Line. The project seeks to rezone the site from I-2 and I-3 to CD-1, creating a dynamic mixed-use hub that integrates housing, job spaces, retail, and significant community amenities.

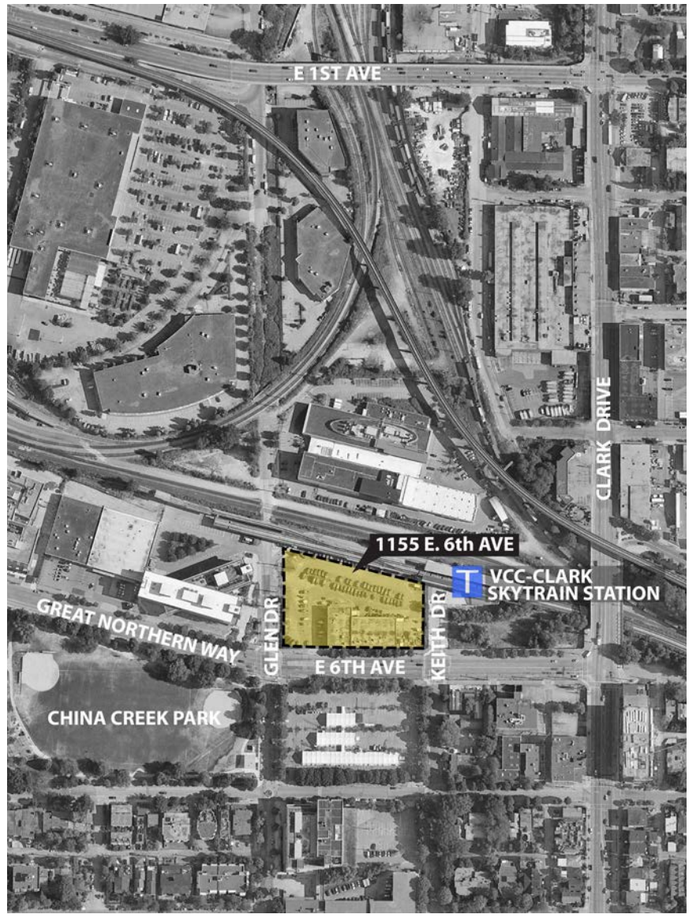
The site is located adjacent to **VCC-Clark SkyTrain Station** directly north of **Vancouver Community College** with **China Creek Park** located to the southwest. Aligned with the **Broadway Plan**, the project aims to deliver essential services to the **False Creek Flats** neighbourhood, including a grocery store, industrial and commercial job spaces, childcare facilities, as well as essential market and below market rental homes. The form of development includes a 2-storey mixed-use podium base with towers above. The towers are made up of a 19-storey office building and two 35-storey rental residential towers spaced across the site. The podium houses lobbies, grocery store, industrial markers spaces, Food Stash community hub and neighbourhood Commercial Retail Units (CRUs). The lower levels of the office tower are dedicated to industrial/Creative Products Manufacturing uses and a daycare facility.

Three levels of below grade parking and loading spaces are accessed from an internal lane running west to east through the centre of the site. Bicycle parking and end-of-trip facilities are accessed from a dedicated ramp within the internal lane.

PCI and Low Tide have built a strong partnership, starting with their joint development at 565 Great Northern Way. This Leadership in Energy and Environmental Design (LEED) Gold-certified office building, home to companies including Samsung, Mark Anthony Group, Blackbird Interactive, and Nemesis Coffee, has set a benchmark for the emerging **Creative District**. Recently, a separate rezoning application was submitted for 455-485 Great Northern Way and 1850 Thornton Street, marking a continuation of this vision near the future GNW-Emily Carr Skytrain Station.

Key Project Statistics

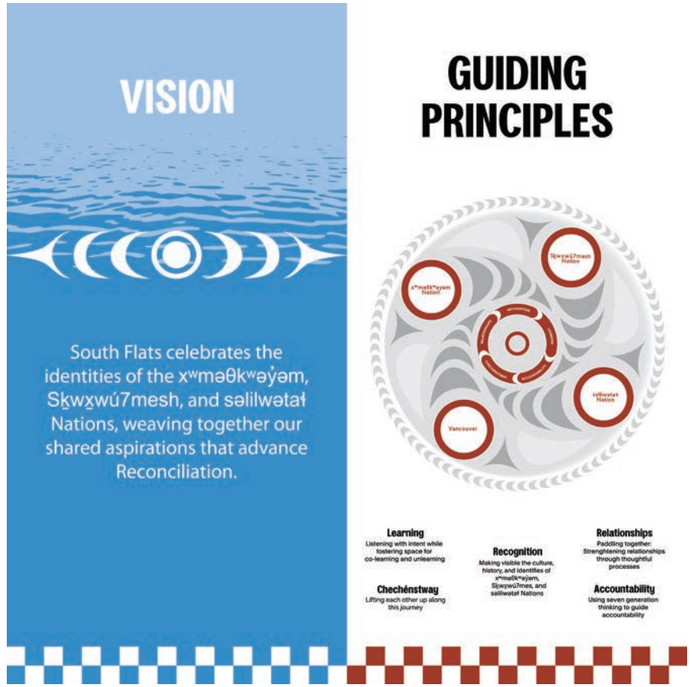
- **600 Rental Apartments** including **120 Below Market** units.
- **180,000 sqFT** of **Office** space
- **10,000 sqFT Daycare** Facility
- Full size **Grocery Store**
- A community based **Food Security facility**
- **Neighbourhood serving retail spaces**
- Overall tower **heights** of **19** and **35 storeys**
- **40,000 sqFT of Light Industrial** employment space
- **Total Density:** 746,402 sqFT and 69,343 m2
- **FSR 8.67**



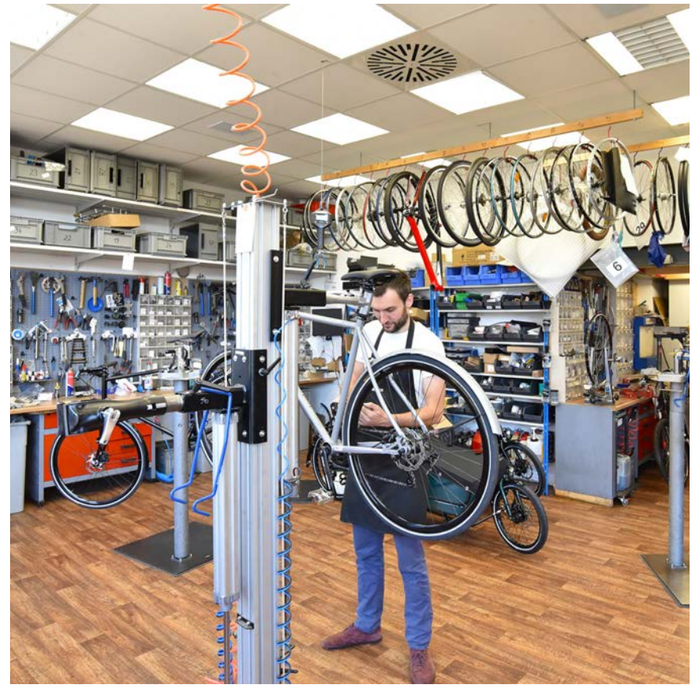
PROJECT PRINCIPLES



TRANSIT ORIENTED HOUSING DENSITY



INDIGENOUS-LED VISION & GUIDING PRINCIPLES



EMPLOYMENT AND CREATIVE MAKER SPACES

PROJECT PRINCIPLES



COMMUNITY SERVING RETAIL AND FOOD SECURITY



CHARACTER DEFINING PUBLIC REALM



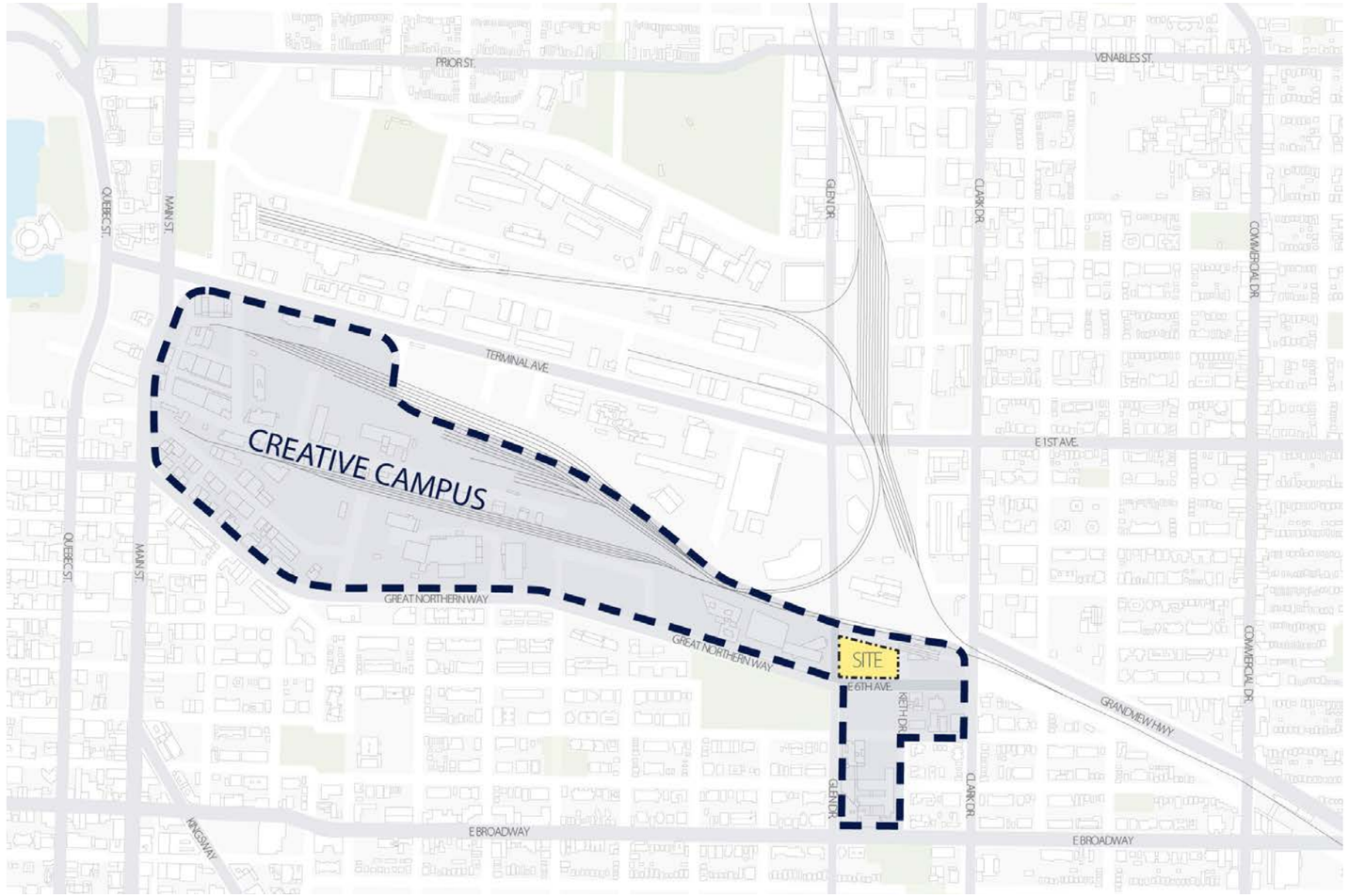
FAMILY FRIENDLY INCLUSIVE COMMUNITIES

THE CREATIVE DISTRICT VISION

This rezoning application is the result of a thoughtful, collaborative design process involving the City of Vancouver, the xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ Nations (MST Nations), developers, and an international team of design professionals.

PCI and Low Tide organized multiple workshops, charrettes, and ongoing dialogues with consultants Beasley and Associates, Gehl Architects, and Aubin Consulting. This collaborative effort resulted in a comprehensive vision for the **Creative District**, highlighting its unique potential for Vancouver. This vision also helped shape **Broadway Plan** policy.

The **Creative District** aims to introduce a new kind of urban environment to Vancouver by capitalizing on the opportunities presented by rapid transit in an area rich with environmental, industrial, and social history. 1155 E 6th Ave is a key site within the broader **Creative District**, developed as part of the **Broadway Plan**. This project aims to serve as a catalyst, setting the tone for the eastern end of the **Creative District** while contributing to the overall vision for the area within the **False Creek Flats**.



*Map highlighting the **Creative Campus** area of the False Creek Flats Plan and the proposed development site.*

Chapter 2: Advisory and Visioning

INDIGENOUS ADVISORY COMMITTEE

In November 2021, PCI and Low Tide took a leading role in convening developers and stakeholders for a design charrette aimed at shaping the future **Creative District** neighbourhood. Indigenous cultural planners Cory Douglas and Ginger Gosnell-Myers, who are now part of the **Indigenous Advisory Committee** (IAC), introduced the concept of a **Cultural Ribbon**, steering the conversation towards a more culturally reflective approach for the neighborhood plan throughout the **Creative District**.

Over the past two years, PCI, Low Tide, and the IAC have engaged with the xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ Nations (MST Nations), to gather input and understand how Coast Salish elements could be meaningfully incorporated into both the GNW Emily Carr and 1155 E 6th Ave projects.

PCI, Low Tide, and the IAC have held 12 engagement meetings with Knowledge Keepers, artists, Elders, and leaders from the MST Nations, community members, and design teams to further develop the **Cultural Ribbon** concept and explore its implementation within the **Creative District**. The design teams attended Knowledge Keeper workshops, followed by meetings to develop specific design interventions and cultural themes to be integrated into the project. The outcome of this process includes key themes from the Knowledge Keepers that are being developed and incorporated into the project design.

The full IAC Cover Letter and Indigenous Engagement Summary can be found in the appendix of this booklet.

Tidal Flats & Makers Space

Showcase the natural shoreline elements featuring colours and textures from the tidal flats. Consider **Coast Salish** day-to-day cultural references into the building components.

Feast Bowl & Community

Highlight traditional foods the Coast Salish people used and how they were harvested and gathered seasonally.

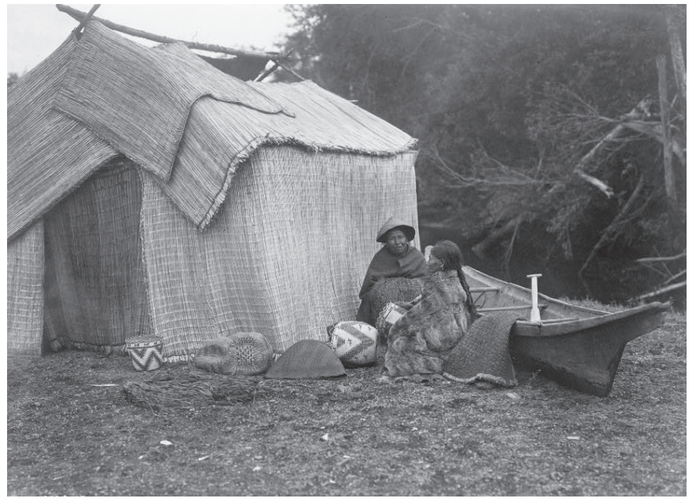
Explore the idea of the feast bowl and how it could be reflected.

Celebrate vitality, life, sustainability and the richness of the many sources of sustenance that were once here by hosting celebrations and ceremonies.

Stories of the Supernatural

Share the story of Two-Headed Serpent and how it healed and transformed the Coast Salish people.

Showcase cultural portals and stories of the supernatural and how people used to go to and from different spiritual realms.



Two Skokomish women by mat shelter and rowboat.



Coast Salish Bowl - Artist: Atheana Picha is a Salish Artist from the Kwantlen First Nation.

BEASLEY CHARRETTE

Larry Beasley Led Design Charrette

In 2022, numerous development professionals and stakeholders of the area gathered multiple times to brainstorm the future potential and vision of the **South Flats Creative District.** The final document, the **South Flats Creative District Report,** was issued and below are a number of key takeaways from the document that has not only informed our vision for this submission but will guide future development of the broader neighbourhood:

- **Destination:** Provide a place to visit when people come to Vancouver, creating a destination for both locals and tourists where an authentic sense of place can be found. This area aims to become a landmark neighbourhood centre.

- **Neighbourhood Connections:** Make improvements to pedestrian flow in the surrounding areas and maximize the permeability of the fine-grained urban fabric by building on the city-wide systems of bikeways and greenways that activates the area.

- **Unique Identity:** Provide an environment that offers a unique identity to the City of Vancouver. This sense of place draws from and celebrates the industry that has historically occupied the area.

- **Arts & Culture:** The concept of the **Cultural Ribbon** envisions a district-wide **Public Art** strategy, focused on pedestrian 'art walk', that offers an unprecedented cultural landscape for Vancouver. **Public Art** serves to express the culture and memory of the indigenous people of these lands by creating places to foster cultural events and interactive artistic expressions and pop-up ventures.

- **Architectural "Moves"**

1. Create a **Makers Lane** along the north edge of the site with industrial maker spaces.
2. Include the residential required for a complete development.
3. Maximize the amount of neighbourhood serving retail space to activate the street.
4. Slow down the pace of traffic by implementing street parking, more traffic lights and pedestrian crossings.
5. Design an **Archipelago of Landscape**.
6. Create residential that complements office space and animates the retail.
7. Locate tallest buildings next to the **VCC-Clark SkyTrain Station** to mark location of rapid transit and encourage ridership.





South Flats Vision Concept - Illustrative Master Plan from the South Flats Creative District Report.

GEHL WORKSHOP

To collaboratively develop the vision for the transformation of **South Flats**, earlier design and planning teams conducted charrettes, focus groups, and detail area planning involving stakeholders and representatives. These conversations and analyses crystallized a shared set of priorities for the future of **South Flats**, which are integrated into this proposal book. During a two-day intensive workshop held in 2023, building on all the earlier work and syntheses, the BAP/Gehl team led various presentations and discussions on how creativity and innovation will manifest in **South Flats**' public realm in the future. The group explored a day in the life of key users, identified diverse programs and spaces tailored to meet user needs and aspirations, and generated concrete spatial ideas through a group sketch session.

If:

South Flats is a new centre of gravity in Vancouver, where creativity blooms and the energy of making, learning, and sharing in a complete living and working community is felt…

Then:

How does the district bring this experience to life? How does it manifest in the program and public spaces?

Distinct characteristics were identified for areas of the **Creative District** and **South Flats**. The west is immersive, open, and polished but not standoffish, with established artists on display.
The east daylights the creative process, where spaces and installations refresh frequently and are raw and provocative.

At **VCC-Clark SkyTrain Station**, Vancouver's creative and emerging talent comes to work. They are here to fabricate, experiment, and innovate – to provide a window into their creative process. Local visitors meander alongside this productive energy, letting curiosity draw them through a series of rail-edged spaces. Along the way, spaces for the two groups to mix bolster the experience: with opportunities to observe, participate, purchase, and learn from the makers and their work.

These aspirations informed eight Principles of Place where 1155 E 6th Ave:

1. Is radically on display: everything meets in the street
2. Curates unexpected adjacencies
3. Sparks awe and wonder
4. Leaves room for scrappiness & re-interpretation
5. Cultivates creative partnerships & knowledge sharing
6. Amplifies the natural BC landscape
7. Makes a big splash at night
8. Showcases the MST cultural identity & indigenous ways of knowing





Chapter 3: Applicable Policy

POLICY OVERVIEW

This proposal is informed by a number of existing city policies including:

- Broadway Plan (2022);
- False Creek Flats Plan (2017);
- Green Building Policy (2010; amended 2022);
- Rezoning Policy for Sustainable Large Developments (2018; amended 2020);
- Metro 2050 Regional Growth Strategy (2023); and

The site at 1155 E 6th Ave is proposed to be rezoned from I-2, I-3 to a Comprehensive Development Zone (CD-1) that is informed by the vision set out in the **Broadway Plan** and other above-noted planning policies. The uses proposed herein conform to the Policy Plans laid out in the next series of pages.

The Comprehensive Development Zone (CD-1) allows for a mix of industrial, office and service related uses with permitted density up to 10.0 FSR. Massing, height and use are consistent with the recently approved **Broadway Plan** and, specifically, the following pages:

- Mount Pleasant Neighbourhood Land Use: High intensity mixed employment (p. 182 fig. 10.1)
- Creative District: "The Big Moves" (p. 254-255)
- MCDF: Industrial, office, retail/service uses, 35-storey rental housing subject to Metro 2050 (p. 268-269)

Broadway Plan

The City of Vancouver has completed a comprehensive area plan for Broadway between Clark Drive and Vine Street. The **Broadway Plan** is a significant opportunity to integrate additional housing and job space, new shops and services, and amenities close to high quality rapid transit to create complete, inclusive, and affordable transit-oriented neighbourhoods. The **Broadway Plan** includes the neighbourhoods of Mount Pleasant, Fairview, and Kitsilano.

False Creek Flats Plan

- Protect industrial and mixed employment lands for employment use and increase industrial capacity for production, distribution and repair (PDR) to meet future needs over the long term.
- Recognize and strengthen the unique role and character of different districts.
- Explore opportunities to modernize the permitted light-industrial (PDR) uses.
- Support employment intensification and consider a broader range of uses to foster the growing innovation economy and to provide additional amenities and services for local employees.
- Recognize, protect, and support new and retention of arts and cultural spaces and support access for cultural production and presentation.
- Explore opportunities to enhance the viability of small businesses.

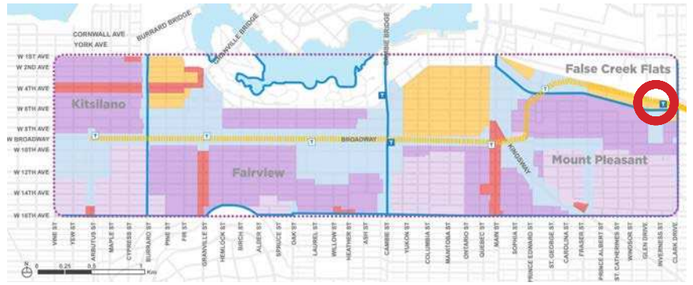


*Diagram from the **Broadway Plan** showing the character study areas.*

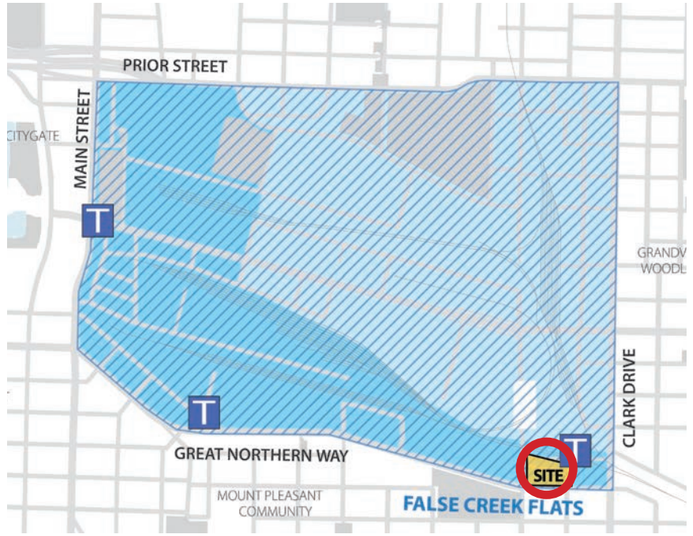


*Diagram from the **False Creek Flats Plan** showing the extent of the False Creek Flats.*

BROADWAY PLAN

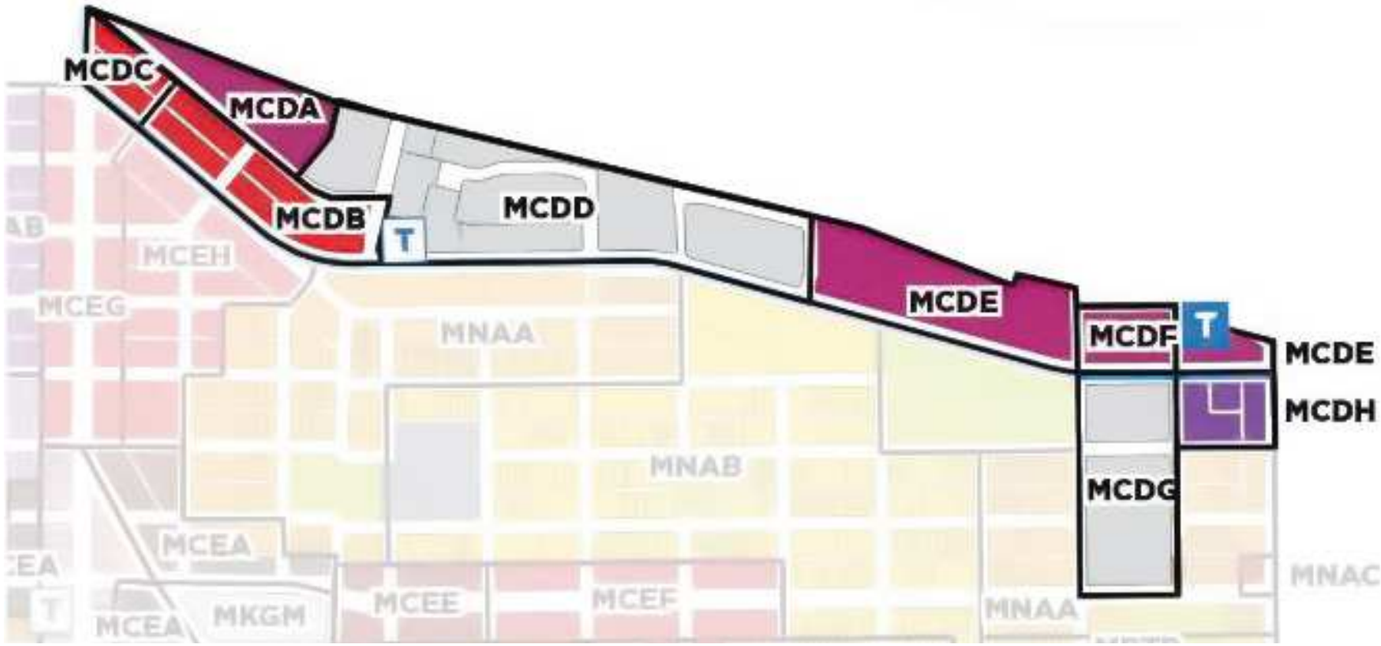
Overview

The **Broadway Plan** area has a rich and intricate urban fabric that has developed over more than 150 years. This area encompasses the well-established neighbourhoods of Kitsilano, Fairview, and Mount Pleasant, as well as the southern section of the **False Creek Flats**. It features a diverse blend of residential communities, industrial and employment zones, beloved shopping streets, the largest hospital in Western Canada, and the Civic District, which includes the City Hall campus. As of 2016, the Plan area was home to approximately 78,000 residents and provided around 84,400 jobs.

The subject site is located within the Southeastern corner of the **False Creek Flats** at the eastern most extent of the **Broadway Plan** area. The area is located with the **Creative District** precinct of the Mount Pleasant sub area. The **Broadway Plan**'s overall intent in the **Creative District** is to strengthen the area as a vibrant, pedestrian and bike-friendly mixed-use area close to existing and future rapid transit with a diverse range of job space, post-secondary institutions, and new affordable housing, as well as additional retail, services and amenities to support a more complete district.

The Big Moves in the **Creative District** are as follows:

- Vibrant and walkable mixed-use area close to rapid transit with diverse job space, post secondary institutions, new rental housing, local-serving shops and services and arts and cultural uses.
- Opportunities for mixed-use development potentially including affordable rental housing with significant industrial/job space intensification.



- Long-term expansion of Great Northern Way Campus and Vancouver Community College.
- Establish a **Cultural Ribbon** that spans the **Creative District** and forms a link from East Vancouver towards False Creek. The **Cultural Ribbon** will be a walkway that acts as a draw to the area, highlighting Coast Salish knowledge and culture through elements such as art, signage, public realm/landscape design and architecture.

The **Broadway Plan** identifies the following key priority at 1155 E 6th Ave:

Create a strong employment hub with a diverse mix of uses at VCC-Clark SkyTrain Station.

While employment space is a key policy priority in this area one of the **Broadway Plan's** key objectives is to address the ongoing housing crisis in the provision of rental and below market housing options.

Subject to the directions of the Metro Vancouver Regional Growth Strategy for consideration of affordable/rental housing as part of mixed use residential-light industrial buildings within 200 metres of rapid transit stations on Mixed Employment lands, as well as any other City policy or criteria, consider rezoning for secured rental housing with a portion of the units secured at below-market rents.

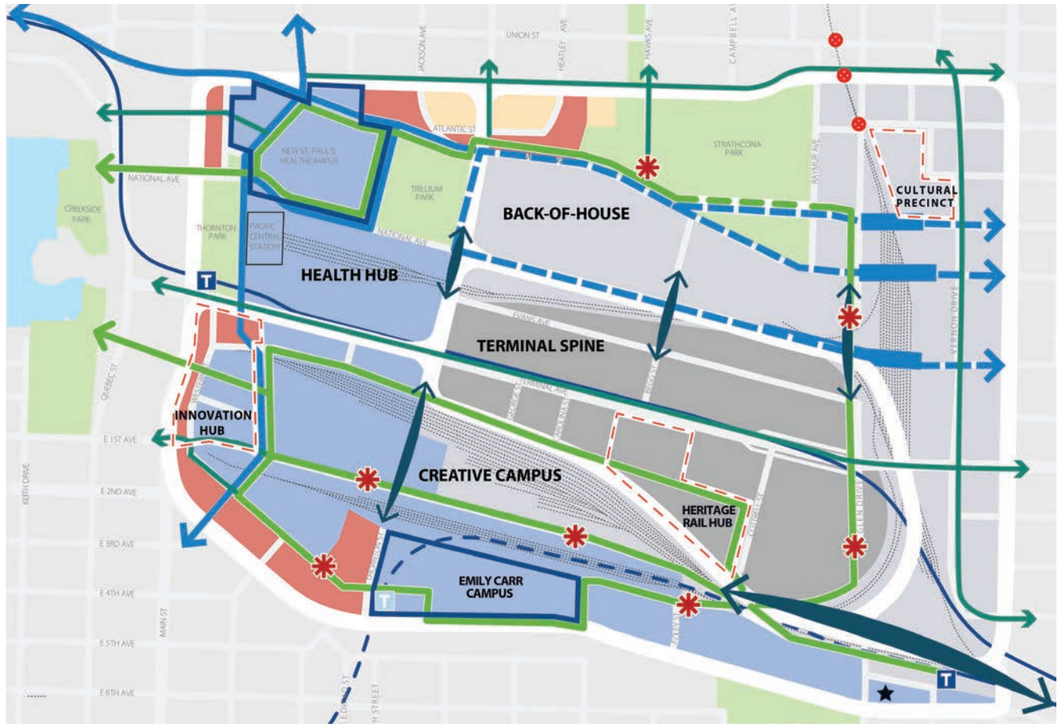
FALSE CREEK FLATS AREA PLAN

Plan Principles

- Modernize the district to support a thriving new and innovative economy
- Secure and intensify central industrial land for core and back-of-house functions
- Build off of existing character to foster a unique identity
- Establish an enhanced and expanded public space network to support economic life
- Secure and strengthen the economic presence of arts, culture and food
- Create affordable and secured space to support key economic initiatives
- Ensure ongoing presence and improve efficiency of rail
- Reintroduce natural systems towards a resilient and healthy environment
- Improve connections and mobility to and through the Flats
- Support new models of housing to support economic initiatives and innovation

Overall Directions for The Creative Campus

- Intensify employment around transit and provide a transition from Main Street to industrial uses.
- Create the Innovation Hub Amenity Node to provide public space improvements and amenities for area employees.
- Transition the heights and densities from the surrounding communities.
- Encourage loading docks to mitigate future sea level rise and create interesting places and spaces for enhanced public life and amenity provision.
- Reflect the areas industrial character and create pedestrian interest with covered loading areas, and many small openings and industrial bays.
- To define spaces and corridors employ framework elements such as wooden bollards, canopies, benches, simple and resilient industrial lighting, pockets of trees and planters, retained rail, field pavers etc.
- Seek to utilize materials found in the sub area today, including but not limited to brick, corrugated metal, roll up doors and wood.
- Reflect and celebrate the history of neon production at Main and Terminal by embedding neon in the signage and public spaces of the area.



Chapter 4: Context & Analysis

THE SITE

The site is located within the **False Creek Flats**, an area of significant historical, cultural, geographical, and economic importance to the city of Vancouver and its surrounding region.

Approximately 100 years ago, the Flats was a tidal estuary of great natural and cultural significance to the xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ Nations (MST Nations) for thousands of years. Today, it spans over 450 acres of primarily employment land, situated near both downtown and the port. The Flats hosts hundreds of businesses across diverse and thriving sectors of the local economy. Located just east of the downtown peninsula, the area is well-connected by rapid transit and surrounded by residential neighbourhoods including **Chinatown** and **Strathcona** to the north, **Grandview Woodland** to the east, **Mount Pleasant** to the south, and **Southeast False Creek**, **City Gate**, and the future **Northeast False Creek** neighbourhood to the west.

Over the last century, the site has undergone a significant transformation from natural to industrial land use due to the impacts of a colonial economy.

The site is located in the **Creative District**. Located on the southern edge of the Flats, this area is well-served by transit. Already home to two stations, serving both the **Expo** and **Millennium** lines, this area will see another station built as part of an extension of the Millennium Line along Broadway.

The area is centrally located within an emerging cluster of the innovation economy stretching down **Main Street** from Railtown in the north to **Mount Pleasant** in the south, with the sub-area anchored by the emerging institutional campus at Great Northern Way. This campus includes a new home for the **Emily Carr University of Art + Design (ECUAD)** as well as the **Centre for Digital Media (CDM)**, established through the partnership of four leading academic institutions: The University of British Columbia (UBC), Simon Fraser University (SFU), Emily Carr University of Art + Design (ECUAD), and the British Columbia Institute of Technology (BCIT)

Drawn to the industrial character and emerging campus, a number of art galleries have recently relocated to the area joining a long-standing cluster of automotive repair and service businesses. Other recent arrivals include a new campus for **Columbia College** and a large brewery for Red Truck Beer.



CONTEXT ANALYSIS

The site is situated along the former shoreline embankment of the **False Creek Flats**. Historically, the Flats was a natural tidal flat and estuary. Prior to settlement, they provided a source of food and spiritual significance to the **Coast Salish** peoples. As such the Flats was known as a "feast bowl" due to their abundant food resources, supported by the Flats' bowl-shaped geography.

The area surrounding what is now known as **China Creek Park** was traditionally called Skwachàys by the xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ Nations (MST Nations). A creek once flowed to the shoreline here, and Knowledge Keepers shared with the team the cultural significance of this location as a portal to the supernatural. People from across the region would travel to Skwachàys for these reasons.

Following settlement, Vancouver's industrial development began, and rail lines were built to transport resources and goods to the coast. In the early 20th century, the Flats was filled in, and rail tracks were expanded, followed by the construction of buildings and infrastructure.

This pattern of land use has defined the area throughout the late 20th and early 21st centuries. The vision for the **Creative District** and the addition of rapid transit in this area present a catalyst for renewal and new forms of industry to emerge. With industrial rail traffic primarily flowing to Vancouver's Port in Burrard Inlet, there is an opportunity for renewal and repair in the urban landscape.

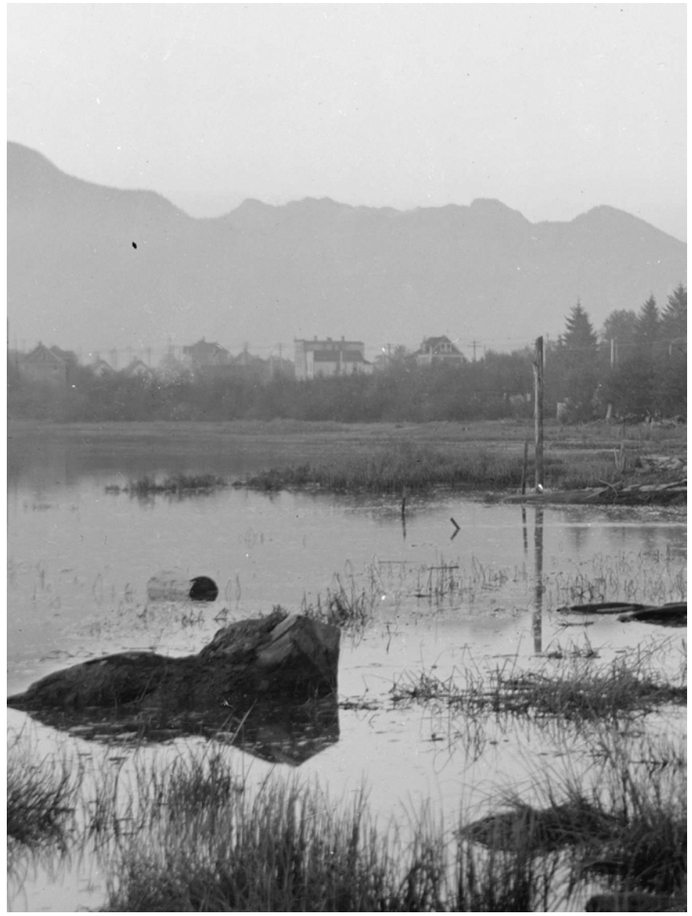


Photo showing shoreline area of False Creek flats.



Photo showing construction site for the Canadian National Railway.

NATURAL CONTEXT

The False Creek Watershed

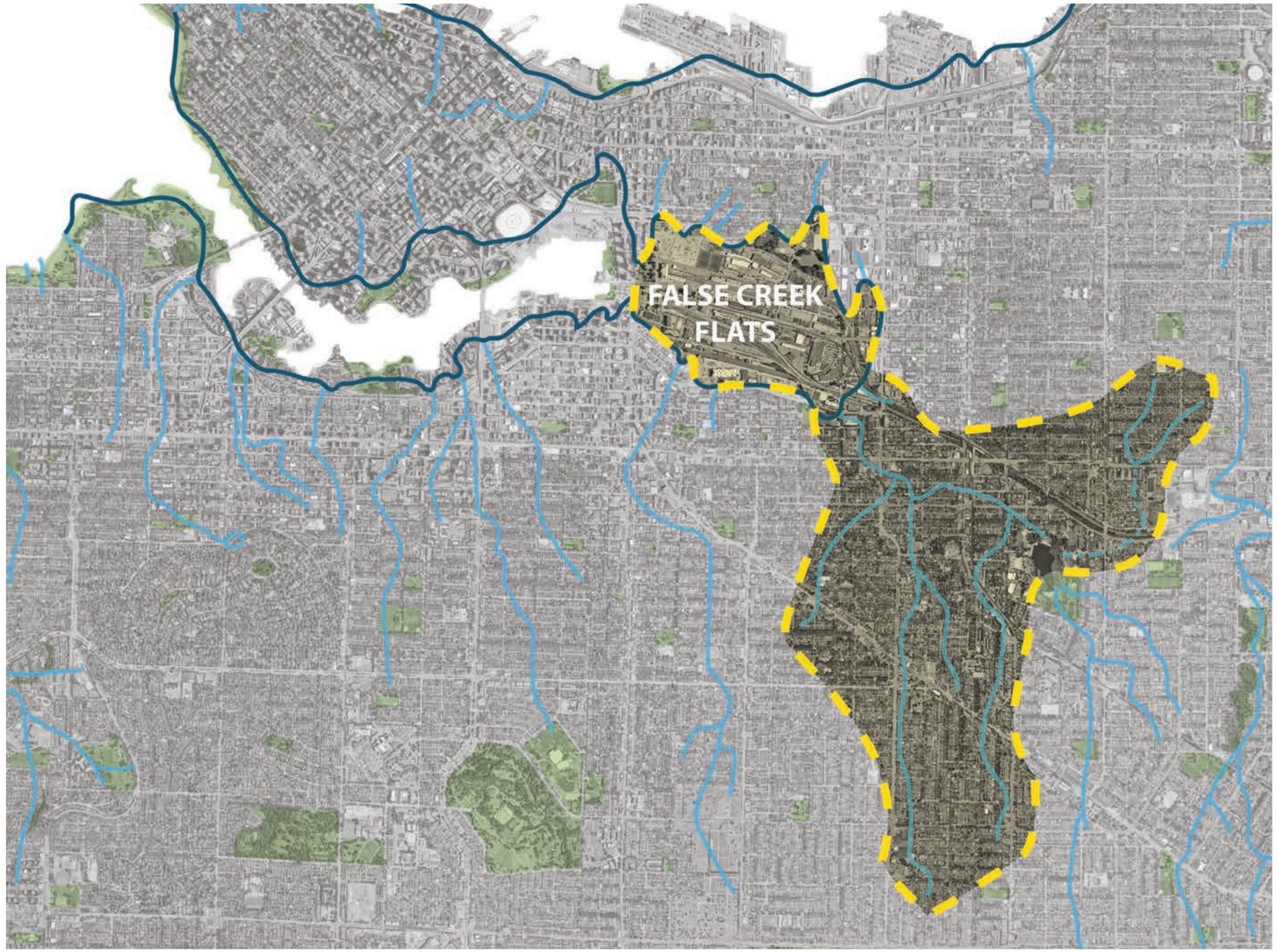
The **False Creek Tidal Flats** was once part of a much larger stream network in the Vancouver area. Numerous streams cut through the southern boundary of the Flats, providing diverse and abundant resources for the xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ Nations (MST Nations), including some of the largest salmon and trout runs in Vancouver. In addition, the waterways were used by the MST Nations for extensive travel, enabling access to the southern regions abundant with diverse ecology of swamps offering valuable flora and fauna, as well as to the northern and western areas leading to Burrard Inlet and eventually the Pacific Ocean.

As Vancouver developed, many streams were redirected into pipes, filled in, or diverted to manage rainwater and wastewater. This led to the **False Creek Flats** losing much of its ecological history and purpose.

This project presents an opportunity to restore the connection with the historic natural environment. It aims to utilize water, both physically and symbolically, as a means to reconnect people with the place and its ecological history through various landscape design elements.

LEGEND

- Original Shoreline
- Streams
- False Creek Watershed
- Parks



Map showing the extend of the streams and false creek that once covered Vancouver.

NATURAL CONTEXT

The **False Creek Flats** was once a muddy tidal flat on the eastern end of False Creek until the early 20th century. As Vancouver's resource economy grew, filling the downtown peninsula and the shores of False Creek with industrial activity, the City sought to accommodate further economic expansion and additional rail terminals.

In 1913, prompted by several rail companies, the City held a plebiscite asking Vancouver residents to support filling in the eastern end of False Creek. After a favorable vote, the project began in 1915, using various materials from nearby districts, including landfill from development projects, scrap lumber and bricks from local mills, and general industrial waste. By 1917, the Flats was completely filled in.



*Oil painting of the **False Creek Flats** in the 1950's.*

LEGEND

Today 1939 Historic Shoreline

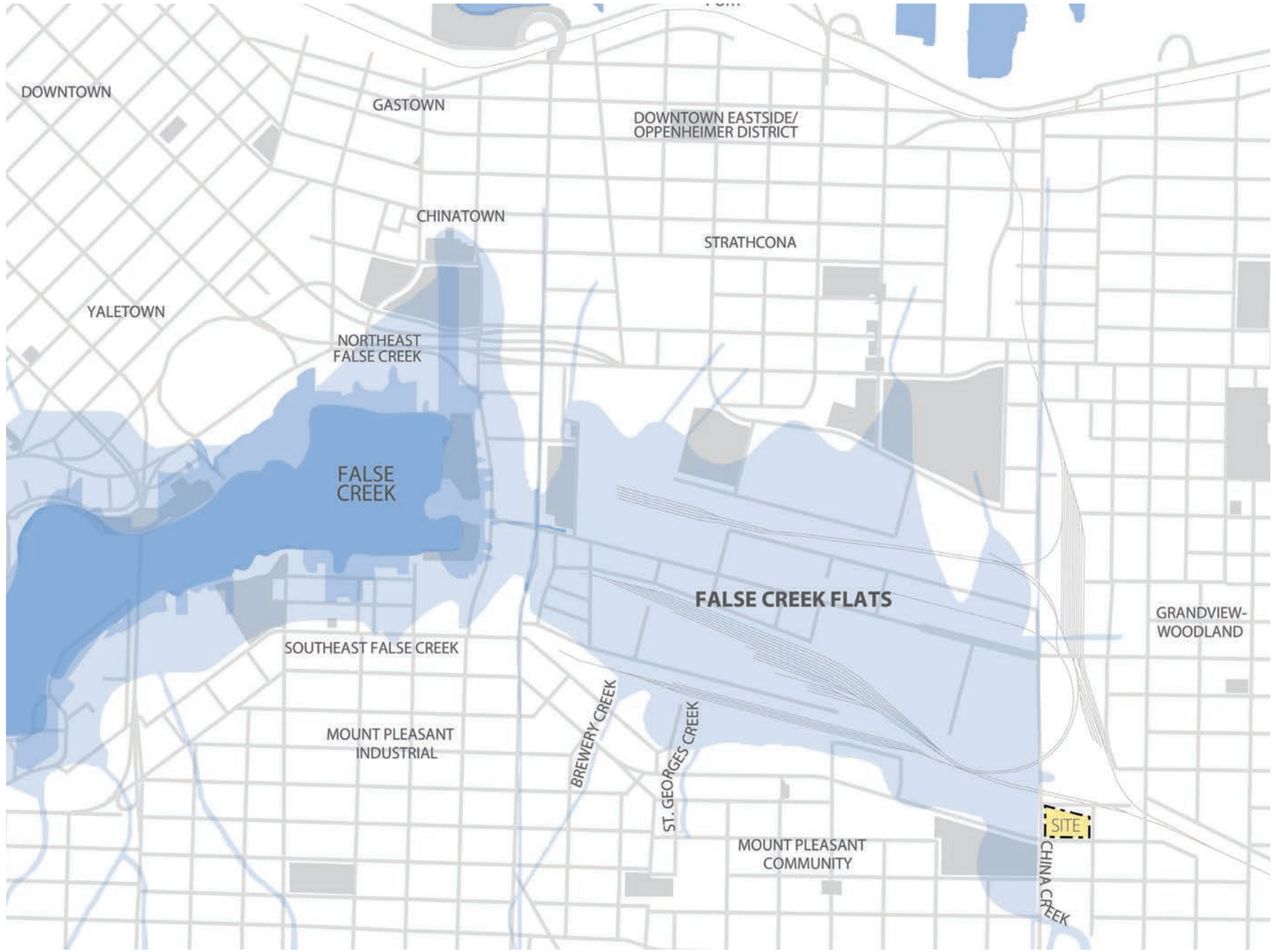


*Diagram showing the **Flase Creek Flats** historic shoreline.*

BUILT CONTEXT

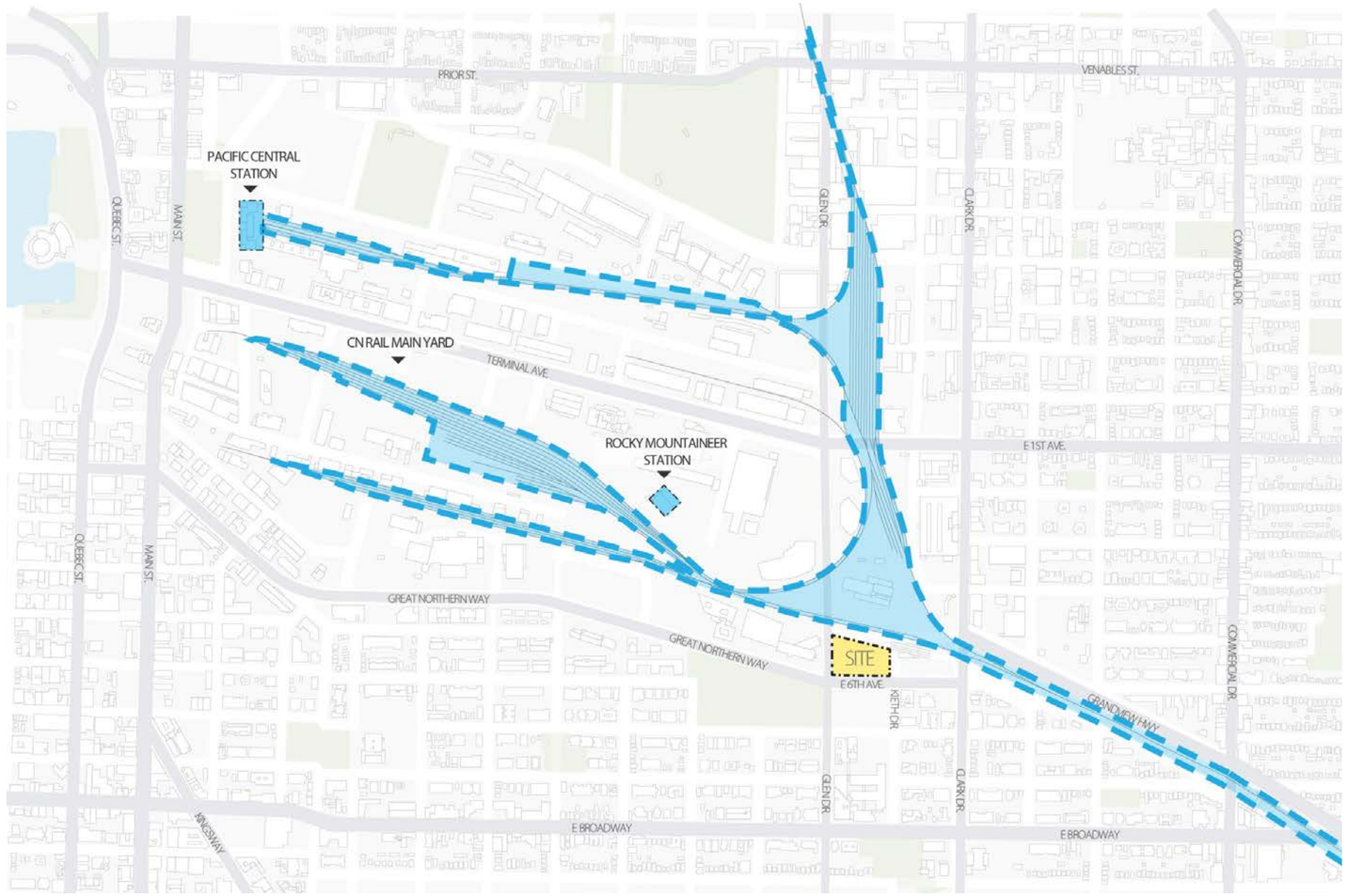
Industrial/Rail Transportation

By 1919, both the Great Northern Railway (GNR) and the Canadian Northern Railway had established their new western terminals in the **False Creek Flats**, laying the groundwork for the area's industrial future. While the rail companies quickly set up their new rail yards and distribution networks, it took much longer for the Flats to establish itself as a viable alternative to the more central business locations in the city. As industrial lands in the urban areas of Gastown and Yaletown approached capacity, companies began to consider the Flats as a new option.

Throughout the 20th century, the rise of the automobile and trucking as dominant transportation modes led to the development of the four major arterial roads surrounding the Flats: Main, Terminal, Clark, and Great Northern Way, which remain significant borders today. Despite the prominence of automobile and trucking transport, rail infrastructure has remained a dominant feature in the Flats and continues to see varying use.

Today, the Flats are largely divided into east-west corridors due to the incursion of three major rail lines and yards into the area up to Station Street. The presence of these rail lines creates challenges for establishing a connected, cohesive environment.

The subject site for this proposal is defined by a hard boundary to the north, marked by the Burlington Northern rail line, which has few penetrations through it.



LEGEND

Railway

Diagram showing the existing railway tracks and station area.

NATURAL AND BUILT CONTEXT

Isthmus: *"a narrow strip of land connecting two larger land areas".*

The **Creative District** is a linear corridor shaped by natural topography and existing land use. A natural embankment along the south side of Great Northern Way follows the former shoreline of the tidal flats, forming a physical barrier between the northeast portion of Mt. Pleasant and the Flats below. The southern extent of the rail yards defines the northern border of the **Creative District**. This resulting "isthmus" stretches from Clark Drive and East Van to Mt. Pleasant and False Creek.

The topography and rail infrastructure present both urban design challenges and opportunities. The linear corridor can limit a sense of "place" in the area, but it also offers the potential for compressed and increased energy through a focused aperture.

Situated at the eastern end of the "isthmus," the site in this proposal aims to address this limitation by creating a strong eastern anchor destination and fostering connection through the **Creative District**.

LEGEND

- Industrial
- Isthmus
- Residential/Retail

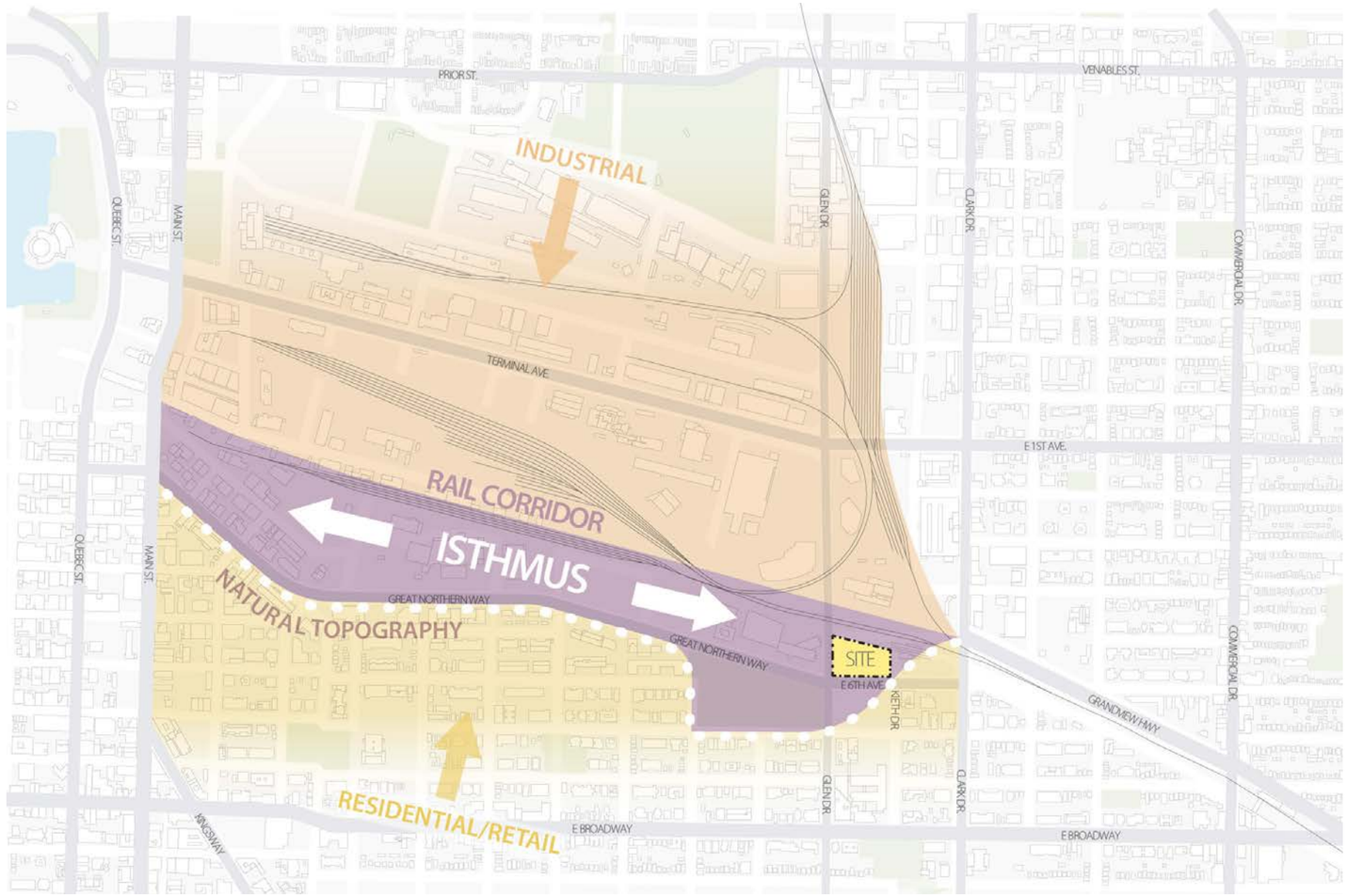


Diagram highlighting the "ISTHMUS" corridor in the Flats.

LAND USE

Land use in the **False Creek Flats** is largely shaped by historical transport infrastructure.

Transport and industrial activities dominate the Flats, reflecting the area's reliance on rail infrastructure over the past century. The regions defined by Terminal Avenue, Clark Drive, and Great Northern Way are primarily occupied by commercial and industrial uses.

This pattern extends westward into Mt. Pleasant, which has historically been an industrial area. However, over time, this has evolved to include more office spaces and even residential developments.

To the south and east, the area is primarily residential, with commercial retail spaces lining East Broadway and Main Street.

Vancouver Community College (VCC) is located directly south of the site, contributing institutional uses to the area.

Existing uses within the **Creative District** include industrial, institutional, high-tech, and office spaces.

There is a significant amount of open and green space on the perimeter of the Flats including **China Creek Park** located directly South West of the site across Great Northern Way.



Diagram showing land use designations and open green spaces.

LEGEND

CD Industrial Residential Commercial China Creek Park

TRANSPORTATION

TODAY

The site is well served by transit, with the existing **VCC-Clark SkyTrain Station** and a major bus station offering routes along Great Northern Way and Clark Drive. The **VCC-Clark Station** serves as the terminus for the Millennium Line SkyTrain, and the bus station provides connections to Vancouver's west side and UBC.

The Central Valley Greenway (CVG) is a 25 km regional greenway that links Vancouver, Burnaby, and New Westminster, combining off-road paths and on-street routes. It follows the Expo and Millennium SkyTrain lines, running from False Creek through Burnaby and along a shallow valley south to the Fraser River in New Westminster. The CVG is a prominent feature of the **Creative District** streetscape, traversing its entire length along the north side of Great Northern Way.

Arterial streets—Great Northern Way, Main Street, Terminal Avenue, and Clark Drive—enclose the Flats and serve as high-traffic routes for passenger and commercial vehicles, facilitating the movement of goods and people throughout the city.

LEGEND

- Active Transportation
- Central Valley Greenway
- Skytrain - Expo Line
- Skytrain - Millennium Line
- Bus Routes



Diagram showing the existing transportation routes.

TRANSPORTATION

TOMORROW

Upon the Broadway Line's completion, the **VCC-Clark SkyTrain Station** will become a vital rapid transit link to the Lower Mainland via the Broadway, Canada, Millennium, and Expo SkyTrain lines.

The Broadway Subway project will connect businesses, jobs, communities, and individuals with six new underground stations, including the Great Northern Way–Emily Carr station situated on the east side of Thornton Street, just north of Great Northern Way. These stations will enhance accessibility and affordability for living, working, shopping, and accessing services along Broadway once the Millennium Line extension from VCC-Clark to Arbutus Station is finalized.

The implementation of a network-connected rapid transit system will attract more people to the **Creative District**, fostering increased energy and population density. This, in turn, will unlock further potential for development and activation of a vibrant public realm.

LEGEND

- Active Transportation
- Central Valley Greenway
- Bike Network Expansion
- Skytrain - Expo Line
- Skytrain - Millennium Line
- Broadway Line Extension
- Bus Routes

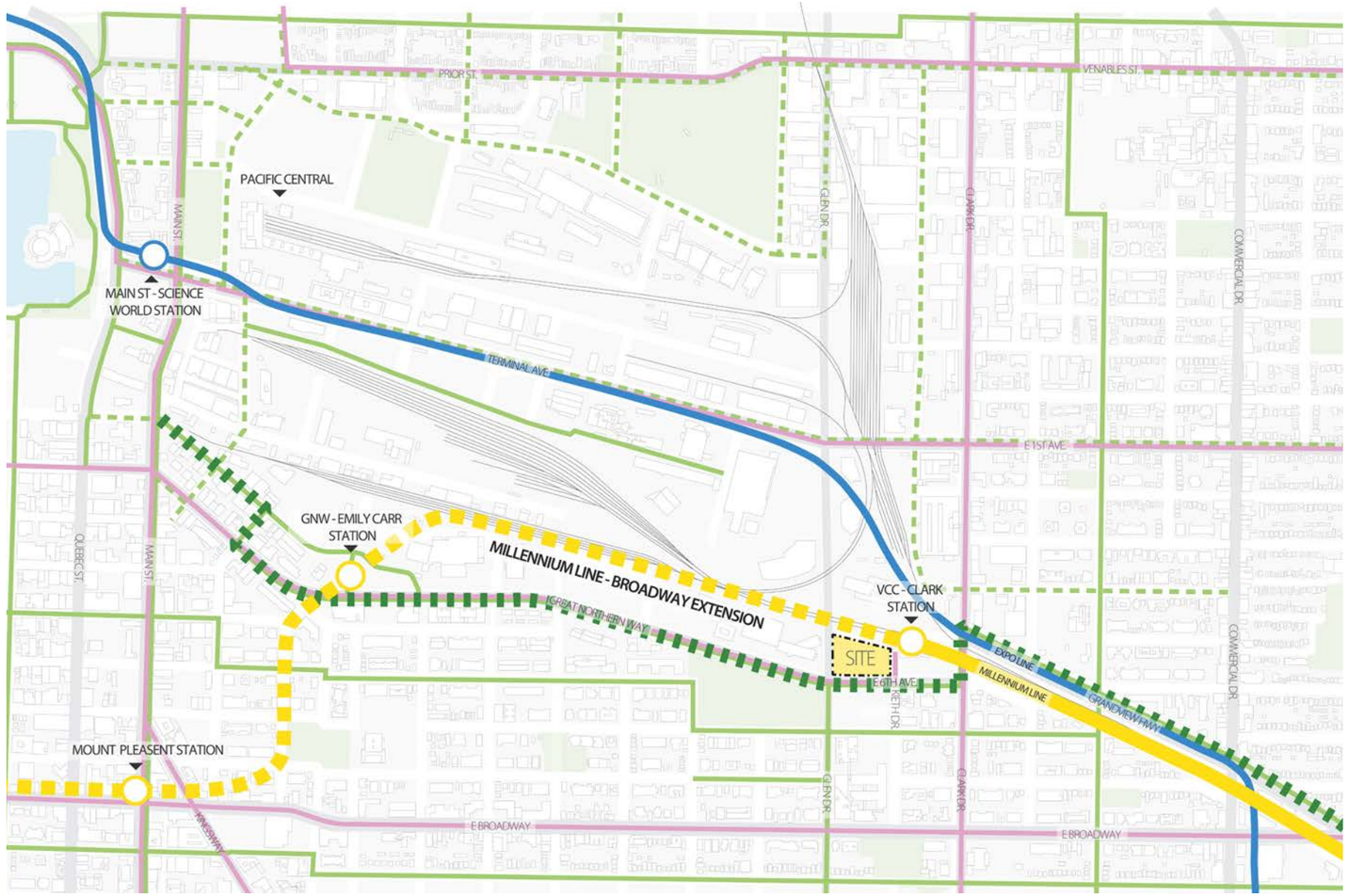


Diagram showing the future transport routes.

CULTURAL INFRASTRUCTURE AND CONNECTIVITY

The **Broadway Plan** establishes a **Cultural Ribbon** that spans the **Creative District** and forms a link from East Vancouver towards **False Creek**. The Cultural Ribbon is intended as a walkway that acts as a draw to the area, highlighting xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ Nations (MST Nations) knowledge and culture through elements such as art, signage, public realm/landscape design and architecture.

Prior to colonization, the **Creative District** was a critical estuary that was home to sturgeon, oolichan, flounder, salmon, crab, mussels, and clams. The area was known as ***Skwáchàys*** to the Squamish Nation, the site of a water spring that held deep spiritual connection and knowledge. The process of reclaiming xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ (MST) knowledge and sharing it throughout the **Creative District** including the **Cultural Ribbon** is a key concept in the **Broadway Plan**.

In this proposal, the **Cultural Ribbon** dives from the Great Northern Way sidewalk to back among the buildings in the VCC-Clark Station Precinct, all the way to the station entrance, bringing its artistic character into the precinct, including art and event venues. In the more shaded northerly edge of the **Cultural Ribbon**, light is seen as the best medium for public art to bring this edge out of the shadows. Residents and workers in the VCC-Clark Station Precinct see **China Creek Park** as their recreation and green resource and they are not afraid to bring their creative work activities right into the park.

This **Cultural Ribbon** is critical in developing the placemaking and connection across the **Creative District**, despite the narrow 'Isthmus' created by natural topography and built features.

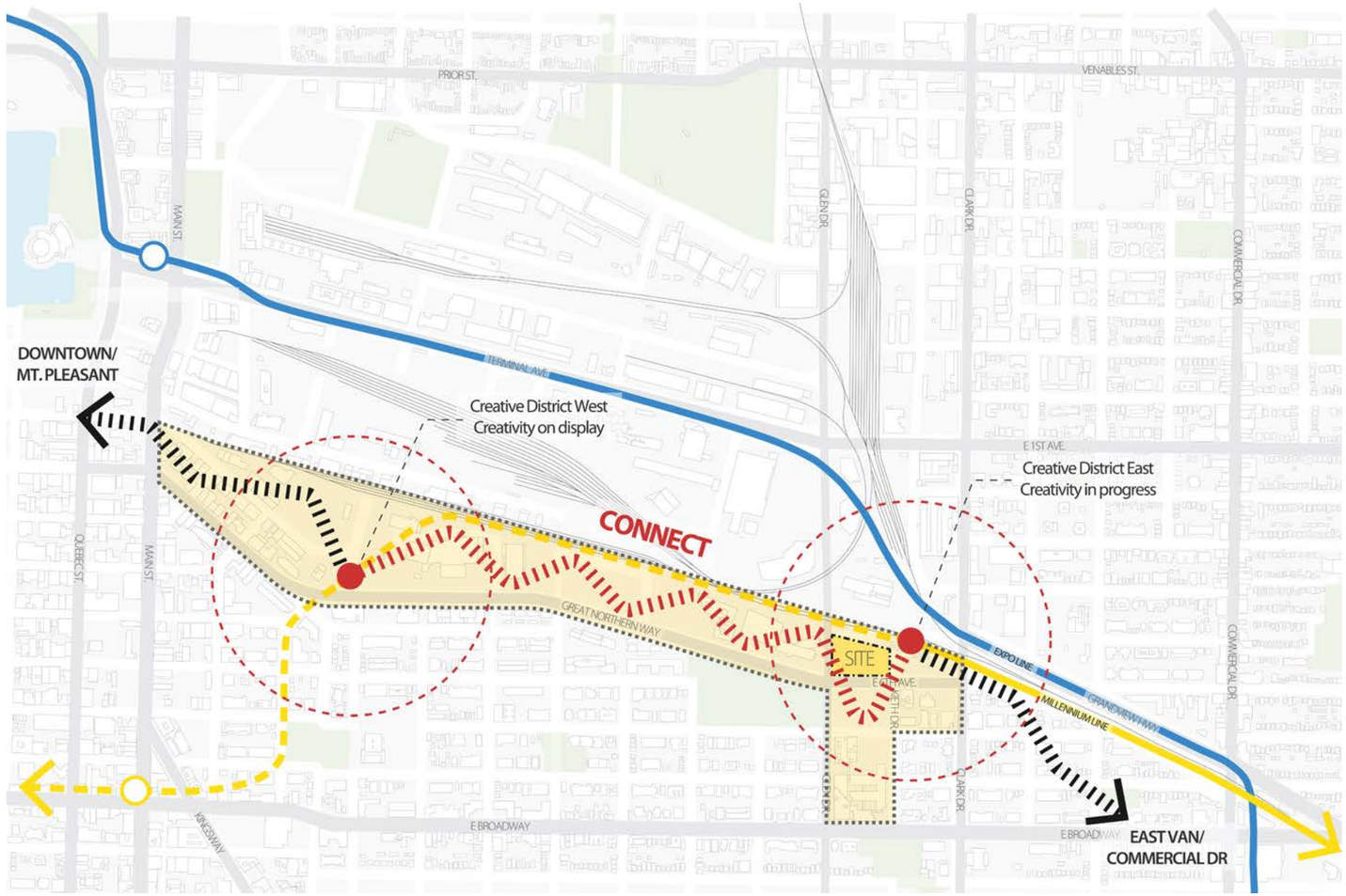


Diagram showing the creative energy and cultural connection envisioned as the Cultural Ribbon.

EXISTING BUILT CONTEXT

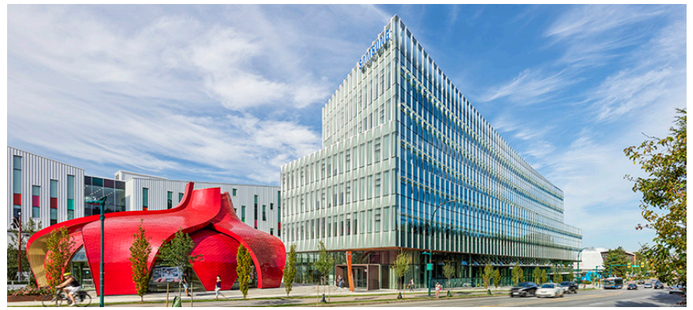
In response to economic shifts spanning the last century, the Flats today hosts over 600 businesses and approximately 8,000 jobs, showcasing a diverse array of uses. This diversity arises from various factors, including reliable rail service, a longstanding history of industrial activity, availability of older buildings at affordable rents, proximity to the city center without pressure to conform to core-oriented uses, and zoning regulations permitting a wide range of employment activities.

While much of the area remains primarily dedicated to employment, numerous economic, transportation, development, and technological changes have reshaped the economic and architectural landscape of the Flats. This transformation has seen its traditional role as a logistical and distribution hub gradually diminish. Instead, there has been a rise in smaller wholesale trade agents and distributors, alongside a broader spectrum of businesses spanning diverse sectors of the economy.

Architecturally, the Flats presents an eclectic mix of existing industrial and wholesale warehouses and factories. Newer structures, including mixed-use employment buildings and expansive office and educational facilities, reflect the area's forward-looking approach, housing innovative educational programs and businesses.



Emily Carr University



565 Great Northern Way



2285 Clark Drive



887 Great Northern Way



2010 Glen Drive



685 Great Northern Way

FUTURE DEVELOPMENT

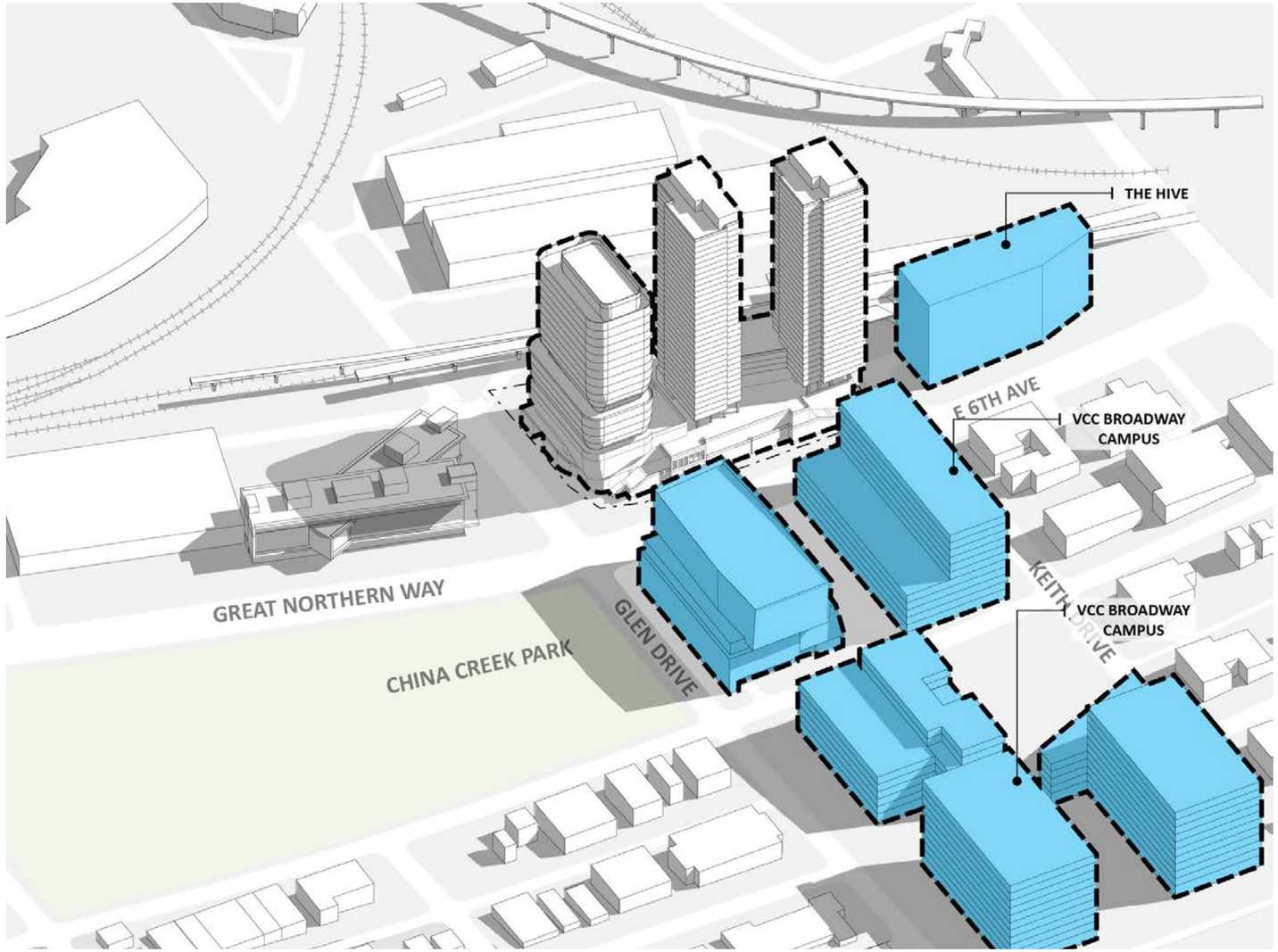
The eastern end of the **Creative District** is seeing its significant potential for future development coming to fruition. This trend is driven by policy and infrastructure initiatives such as the False Creek and **Broadway Plan** and forthcoming rapid transit expansions.

Adjacent to the proposed site, a mass timber office building is currently under construction, enhancing the area's appeal and accessibility to the station.

To the south, Vancouver Community College (VCC) is planning to construct a new Automotive Maintenance program building, while also intending to increase density on existing sites between Great Northern Way and Broadway. This expansion includes plans for student housing, adding vibrancy and activity to the vicinity.

EA Sports has recently expanded to the existing mass timber office building, formerly occupied by MEC, directly west of the proposed site. Furthermore, proposals for office building headquarters for Lululemon are in progress further west.

The influx of development across various sectors, including employment, services, and housing, will attract more residents and visitors to the neighbourhood. This surge in population will contribute to a revitalized public realm, breathing new life into the area.



EMERGING CONTEXT

The **False Creek Flats** of the future envisions a dynamic, livable, adaptable, and diverse economic hub, playing a pivotal role in our local economy. Fueled by innovation, creativity, and productivity, this densely populated, vibrant, and distinctive landscape supports an intensified presence in the innovation economy, while also maintaining its essential function as a space for core and "back-of-house" industrial operations, crucial for a healthy, sustainable, and fully developed city.

This proposal is part of a series of initiatives aimed at redefining the **False Creek Flats** as Vancouver's forefront **Creative District**. In close proximity to the site, several significant emerging developments, such as 2102 Keith Drive, 1980 Foley Street, 1636 Clark Drive, and the new Vancouver Community College Broadway Campus, are working toward the same goal.

Aligned with these new developments, this proposal exemplifies mixed-use commercial, industrial, educational, and retail buildings that will play a vital role in the growth of the **Creative District** within the historic **False Creek Flats**.



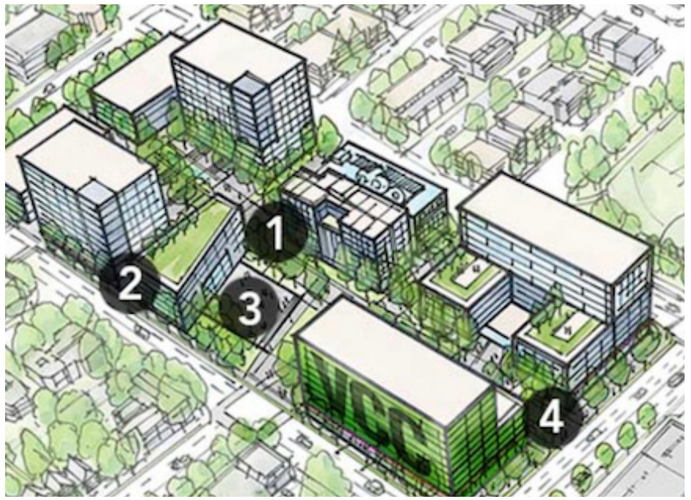
2102 Keith Drive



1980 Foley Street

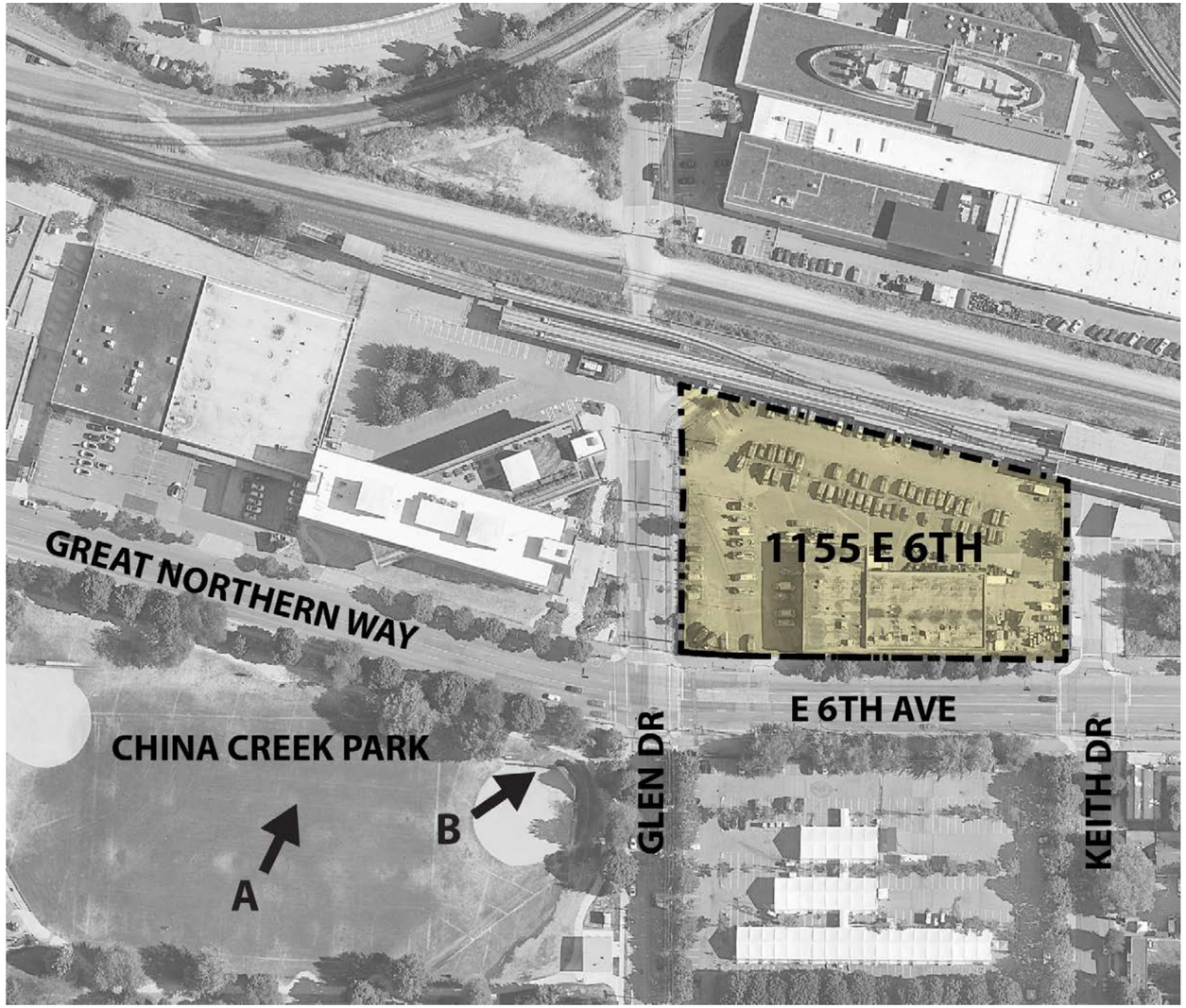


1636 Clark Drive



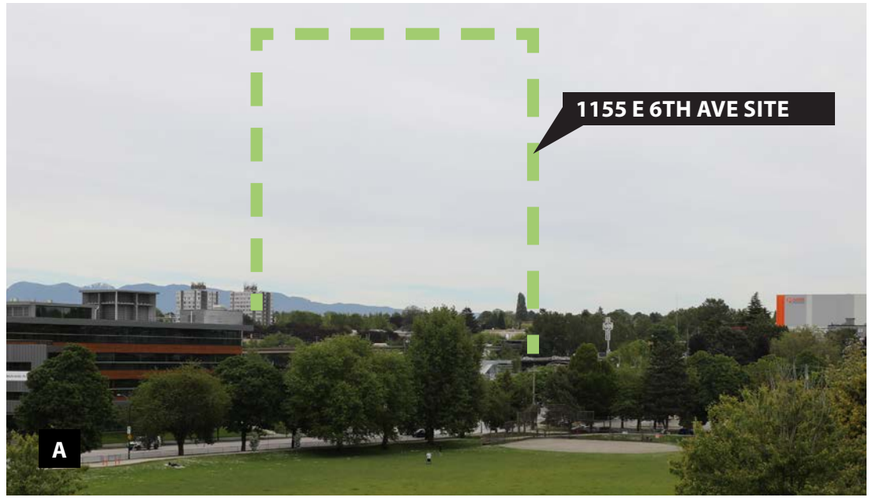
VCC Broadway Campus

CONTEXT PHOTOGRAPHS



LEGEND

1155 E 6th Ave Site



*View of 1155 E 6th Ave from Western Portion of **China Creek Park***

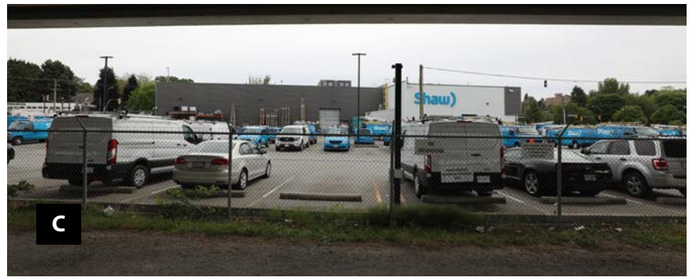


*View of 1155 E 6th Ave from Eastern Portion of **China Creek Park***

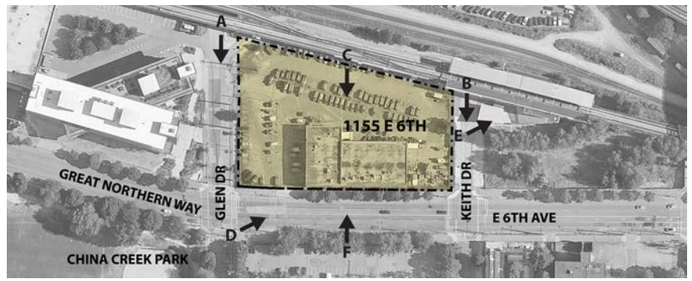
SITE PHOTOGRAPHS















EMERGING URBAN FABRIC

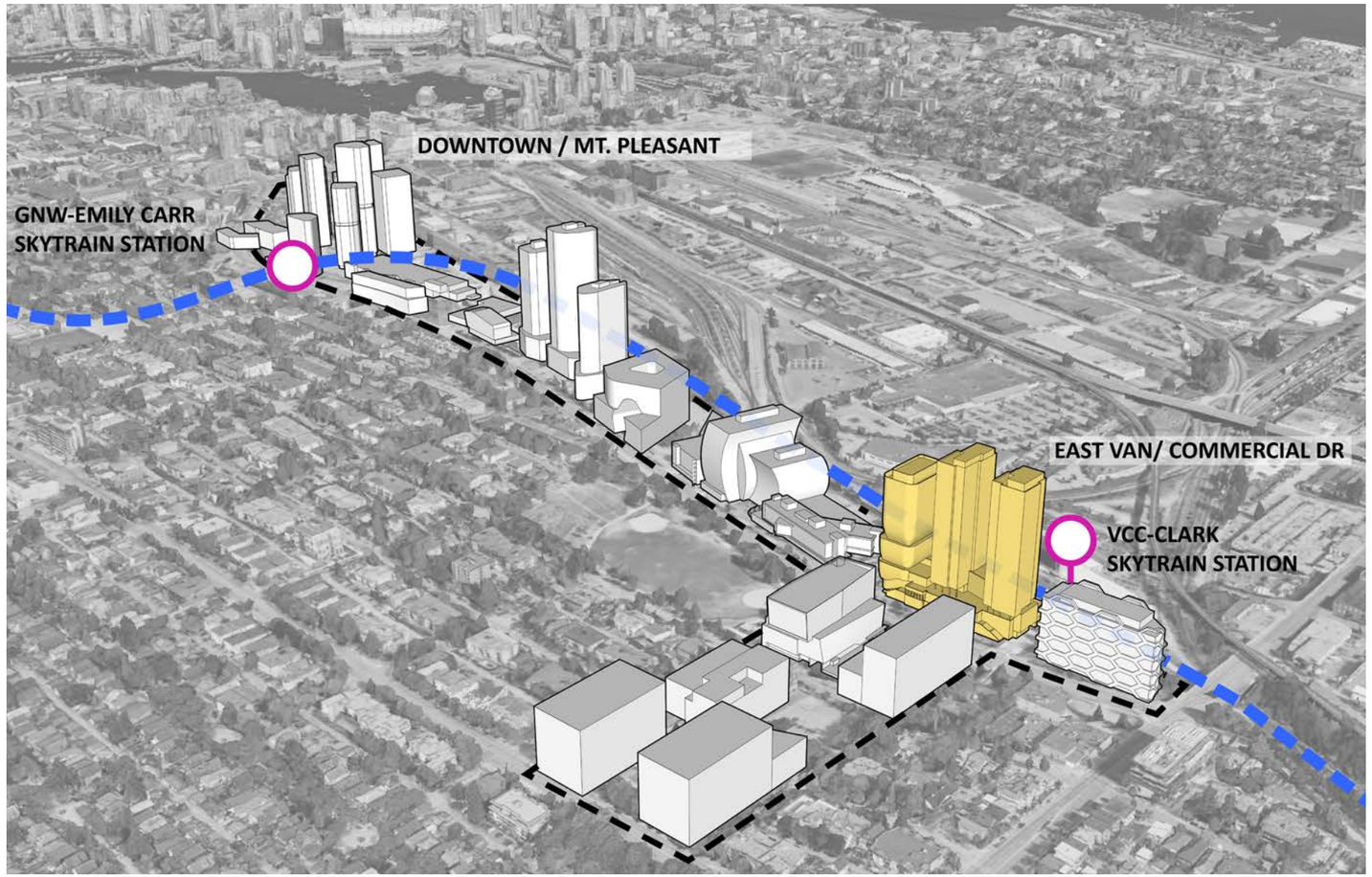
An Emerging Urban Fabric Unique within Vancouver

The Creative District is poised for significant transformation in the coming years, driven by the **Broadway Plan**. This evolving landscape is shaped by existing conditions and a collaborative effort among stakeholders, including indigenous leaders and a team of global design professionals.

The natural topography and current land use in the Flats create a unique urban design opportunity to develop a new, dynamic precinct in Vancouver. This area will be energetic, diverse, and forward-thinking in its approach to urbanism.

In the **Creative District**, there will be opportunities to live, work, grow, create, build, innovate, and nourish within a single corridor. The precinct will feature a variety of buildings and neighbourhood characters. To the west, near GNW-Emily Carr Station, the character and urban form will emphasize visual and digital creativity. To the east, near **VCC-Clark Station** and the project site, the focus will be on tactile and physical creativity, yet still retaining a strong creative element. Influenced by Vancouver Community College, the east end is emerging as a hub for tangible creation and has been described as the more 'scrappy', vibrant, and youthful end of the **Creative District**.

Note: The buildings shown are illustrative, conveying the vision of the **Broadway Plan** based on Beasley & Associates Planning charrette. Not all buildings depicted are actual proposals.



EXISTING SITE

This rezoning application includes the parcel which covers the area at the eastern edge of the **Creative District** between a four-storey LEED-Platinum office building currently home to Electronic Arts (1077 Great Northern Way) and the **VCC-Clark Skytrain Station** at Keith Drive. The existing building on this site is a two-storey warehouse building and parking lot currently occupied by Shaw Communications (1155 E 6th Ave). The building is situated between **East 6th Avenue** and the future **Broadway Extension** of the Millennium Skytrain Line which is now under construction.

For this rezoning application, the intention is to remove the warehouse building 1155 E 6th Ave for a new, larger density development set out in the approved **Broadway Plan**, more appropriate for the site and new Skytrain Extension.

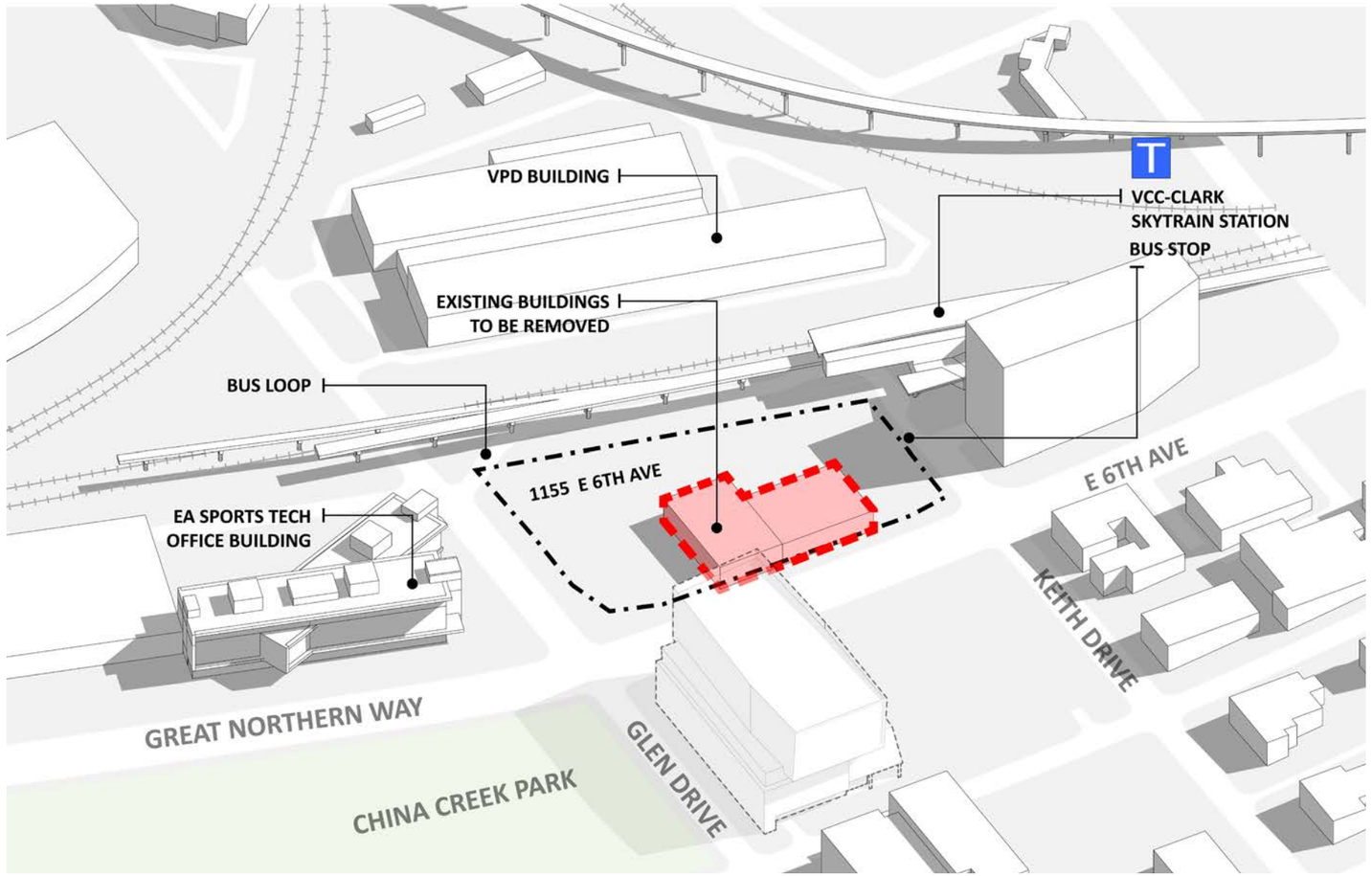


Diagram showing the exiting buildings on the proposed development site.

SITE ANALYSIS

The parcel of land resides along the heavily used **Great Northern Way/ East 6th Avenue** with a bike lane along the street, the **VCC-Clark Skytrain Station** and a bus stop at the north-east corner, and **China Creek Park** to the south. Currently there is no pedestrian engaging retail on site and no parking along the street creating disconnect with the public realm. The north side of the site lacks program and activity and as a result is dark and underused.

As the start of the new Broadway Skytrain Extension and its proximity to **China Creek Park**, this site fails to engage with the public realm and take advantage of its unique opportunities in the up-and-coming and emerging area.

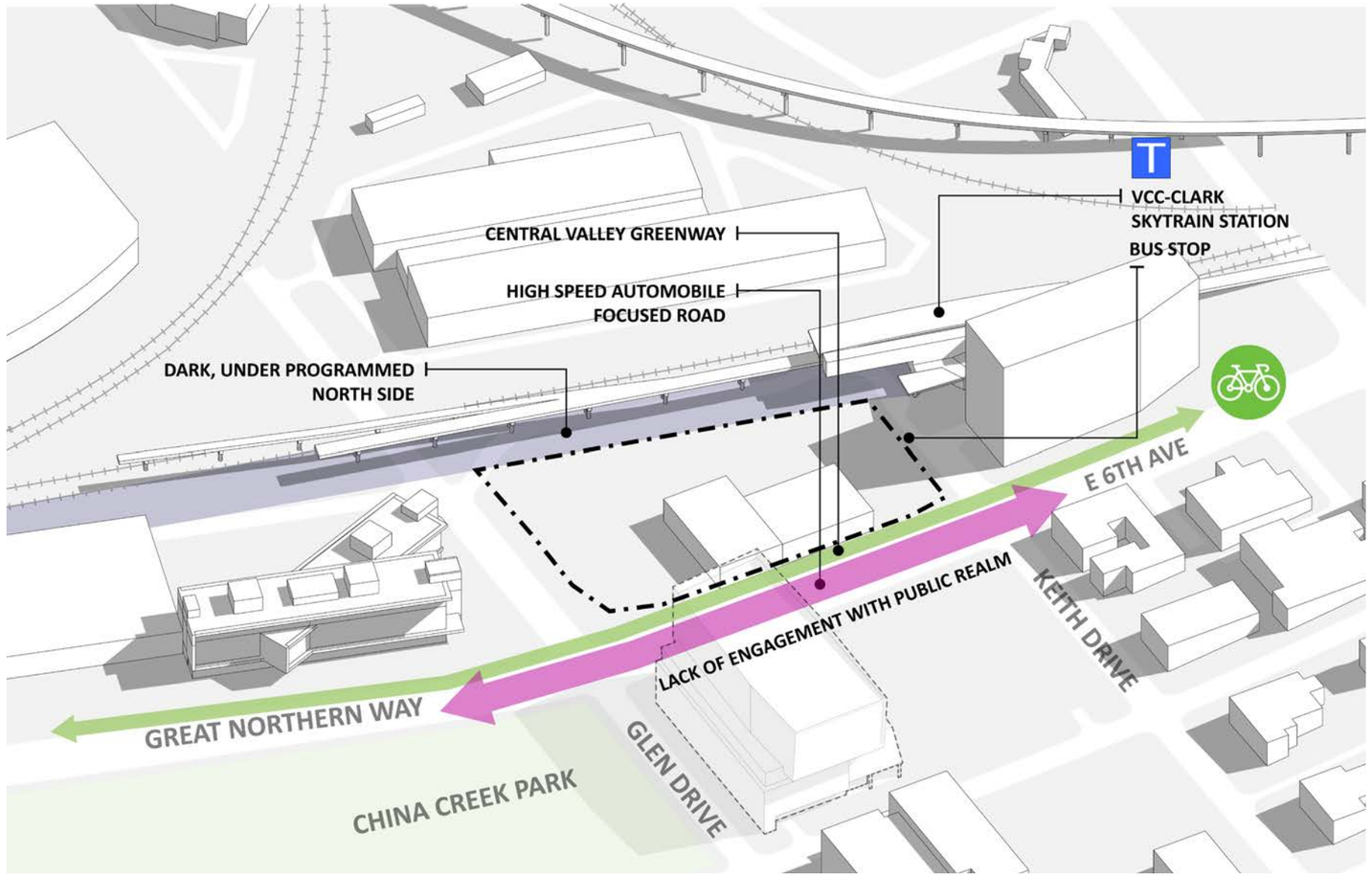


Diagram showing the existing site conditions for the proposed site.

BROADWAY LINE EXTENSION

The existing **VCC-Clark SkyTrain Station** currently marks the last stop of the SkyTrain line, and the beginning of the new 5.7km **Broadway extension**. The extension will run along the Central Broadway Corridor to Arbutus Street with six new stations and is expected to see between **135,000 and 150,000 riders per day** when it opens in 2025.

As a result of the new SkyTrain extension and vast increase of ridership, the newly approved **Broadway Plan** highlights the necessity for significant densification of residential and employment spaces with the greatest densities achieved near the SkyTrain stations.

This provides a strong framework for this proposal as a densified hub for retail, commercial, industrial and residential space.

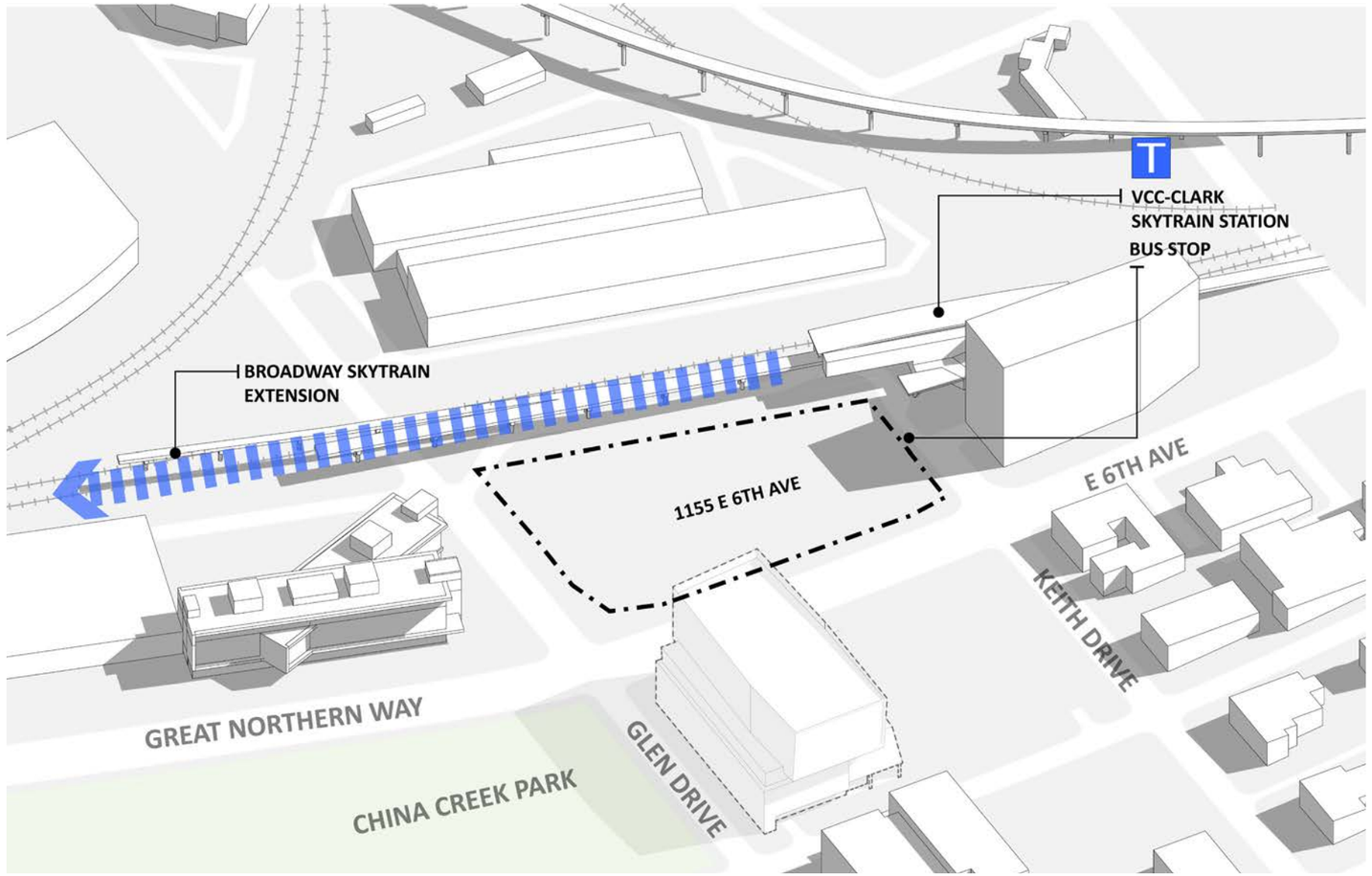


Diagram showing the new Broadway extension of the Expo Line along the north side of the proposed sites.

SITE OPPORTUNITIES

Being adjacent to **China Creek Park**, the **VCC-Clark Skytrain Station**, and between both light industrial and residential areas provides a unique foundation of opportunities to activate and develop the public realm throughout the sites. This proposal seeks to utilize these site opportunities and make public realm improvements by the following:

- Glen Drive and Keith Drive between **Great Northern Way** and the Skytrain are to become primarily pedestrian focused with wider sidewalks, landscaping, and vehicle drop-offs improving access to the area.

- As **Great Northern Way** is a heavily used street, traffic calming measures such as parking, roadside landscaping, and retail shops will be implemented to reduce vehicle speeds and create a presence along the street.

- Scramble crossings are proposed across East 6th Avenue to improve pedestrian flow and safety between the project site, **China Creek Park**, and Vancouver Community College.

- The introduction of **Makers Lane** will enhance and activate the dark underused north side.

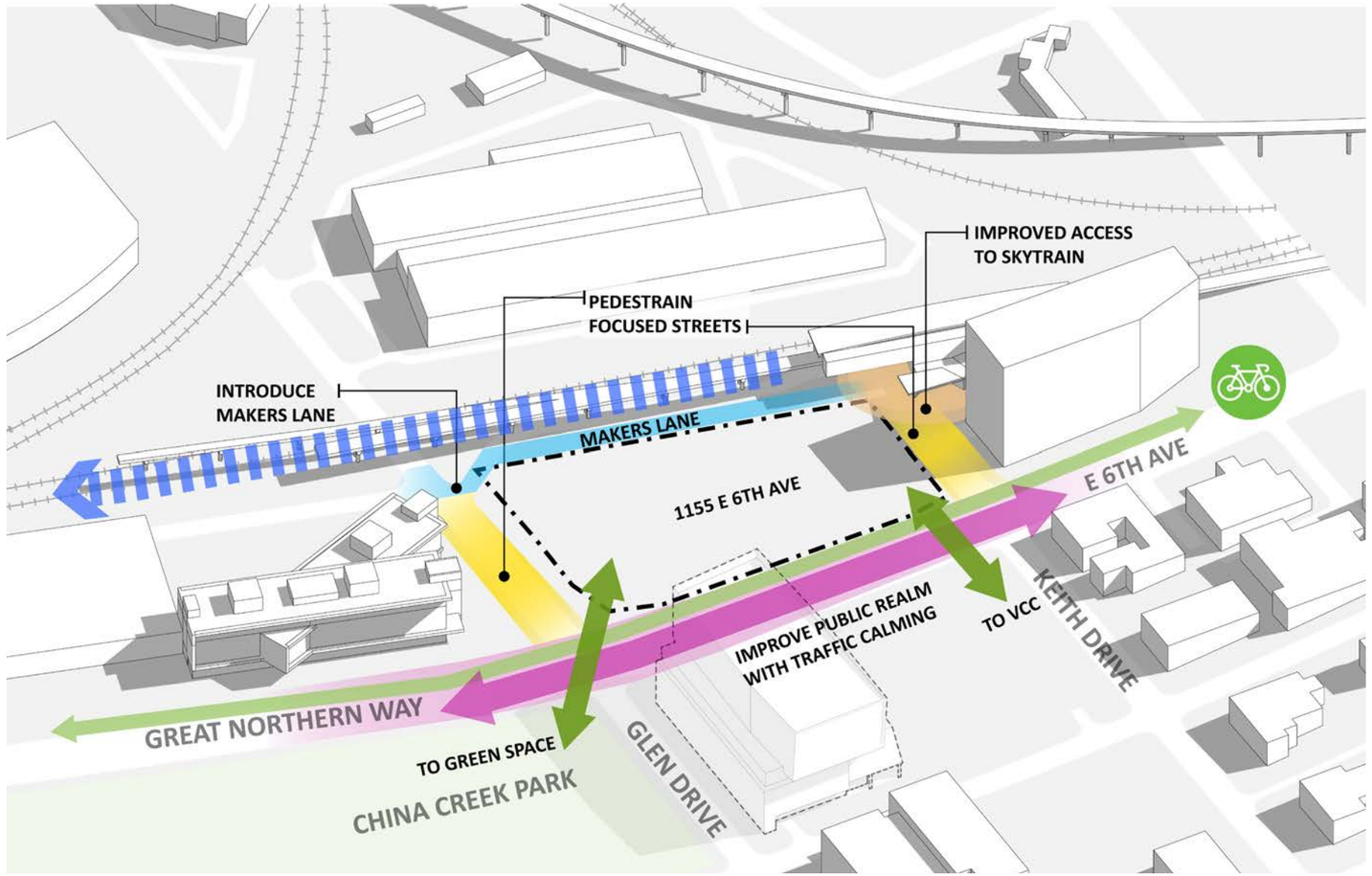


Diagram showing the opportunities of the proposed site to improve the public realm.

Chapter 5: The Proposal

URBAN DESIGN PRINCIPLES

1155 E 6th Ave serves as the eastern gateway to the **Creative District** which extends to and beyond the next transit station at Emily Carr. These landmarks forge a significant connection to the broader City, and will attract not only visitors but also residents who will contribute to a vibrant new neighbourhood, creating a new kind of urban identity in Vancouver.

This proposal acts as a catalyst for the eastern expansion of the **Creative District**, offering a blend of employment spaces that honour the area's commercial heritage, alongside office and residential components. Emphasis is placed on enhancing the public realm, which plays a vital role in linking the site with its surroundings. An **Archipelago of Landscape** and pedestrian-oriented retail along East 6th Avenue encourage foot traffic and minimize the impact of vehicles. On the northern side, a versatile **Makers Lane** provides access to industrial and maker spaces, fostering connectivity between the Broadway Line guideway and surrounding developments. This public area not only facilitates pedestrian movement but also offers opportunities for public art installations.

As a cornerstone of the **Cultural Ribbon**, the site will showcase a diverse array of public art that surpasses city requirements, incorporating innovative engagement methods with input from cultural advisors, including the Indigenous Advisory Committee.



Sense of Place: Uniquely "South Flats"

Create a sense of arrival to the **Creative District** and **False Creek Flats** through distinguishable Architecture and Urban Design. Transform **VCC-Clark SkyTrain Station** into a 24-7 neighbourhood through mixed use programming, public spaces and art.



Public Realm: Everything meets the street

Promote active transportation and pedestrian intrigue by locating a "**Makers Lane**" along the north. Promote pedestrian use and reduce the impact of automobiles by transforming the public realm into an "**Archipelago of Landscape**" with human scale retail.



Showcase MST Cultural History

The **Creative District** will be strengthened by a "**Cultural Ribbon**", with a variety of **Public Art** pieces throughout the neighborhood showcasing the culture and history of the Coast Salish people.

Mural: Lauren Brevnern and James Harry (Squamish Nation Member)



A Service Hub for Community

Create much needed office and industrial space for the **Creative District** that is sustainable, functional, and unique. **Broadway Plan** priorities of grocery and daycare are integrated as well as market and below market rental residential homes that support the new office and industrial space.



Sustainability

Use sustainable principles that seek to improve efficiency and moderation in the use of materials, energy, development space and the surrounding ecosystem at large.



Embrace the Unexpected: Reflect a diverse and 'Scrappy' Context

Situated on the existing light industrial land and at the edge of the railway corridor, the development at 1155 E 6th Ave embodies its diverse and "scrappy" context through its own set of mixed uses and programming, including **Makers Lane**, a row of light industrial production and makers spaces.

LAND USE, DENSITY, HEIGHT

The **Broadway Plan** envisions high-density industrial, office, and retail uses with a maximum density of 10.0 FSR for 1155 E 6th Ave. Additionally, the Plan supports both market and below-market residential rental use on the site, with building heights up to 35 storeys.

This proposal includes a 19-storey office tower and two 35-storey residential towers offering market and below-market rental homes, complemented by ground-oriented retail, childcare facilities and industrial-related uses.

LEGEND

- Rental Residential
- Office
- Childcare
- Industrial
- Retail
- Grocery

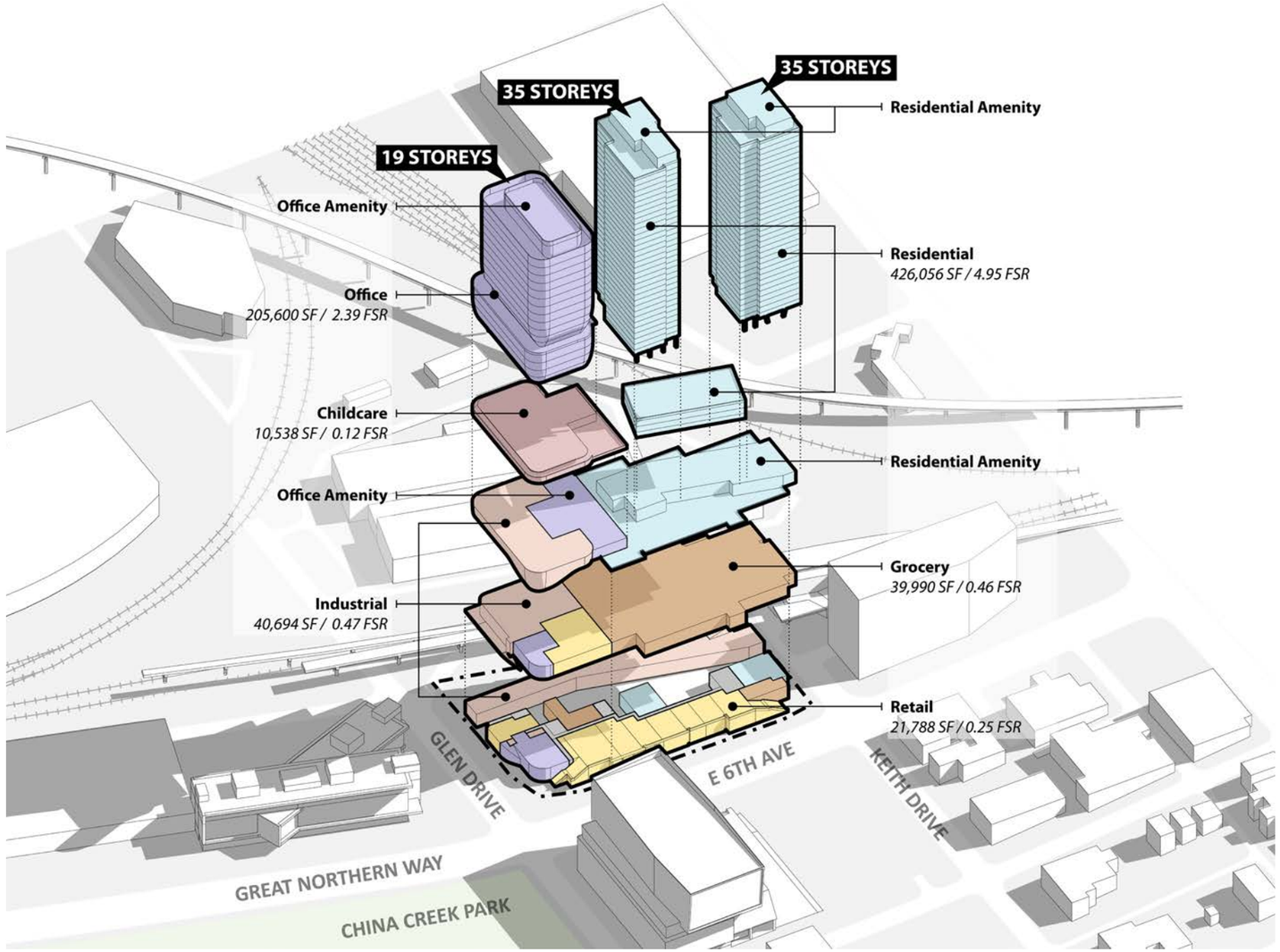


Diagram showing land uses, FSR and building heights.

SITE DESIGN CONCEPT

Curated Active Edges

1155 E 6th Ave responds to the compressed intensity of the **Creative District** Corridor by providing a richly programmed street interface on all surface. The podium of the project consists of retail, industrial, lobby uses which wrap all faces responding to the individual character of the site.

Retail uses engages with the primary street of East 6th Avenue and the secondary streets Keith Drive and Glen Drive. Smaller scale neighbourhood retail units punctuate the south facade facing E. 6th and provide a varied streetscape. The industrial and makers space use fronts the north of the property, towards the rail line. A **Not-For-Profit Community Hub** curated and operated by Food Stash Foundation is located in the middle of the **Makers Lane**. As a shared space supporting like-minded, community-serving organizations, the Community Hub promotes synergies regarding cost savings, operational efficiencies, and increased programming and collaboration.

These uses and programming create an active retail edge for pedestrians who will primarily be traveling along East 6th Avenue and Great Northern Way, but also activate the north of the site with light industrial uses that will have high interaction with the public realm.

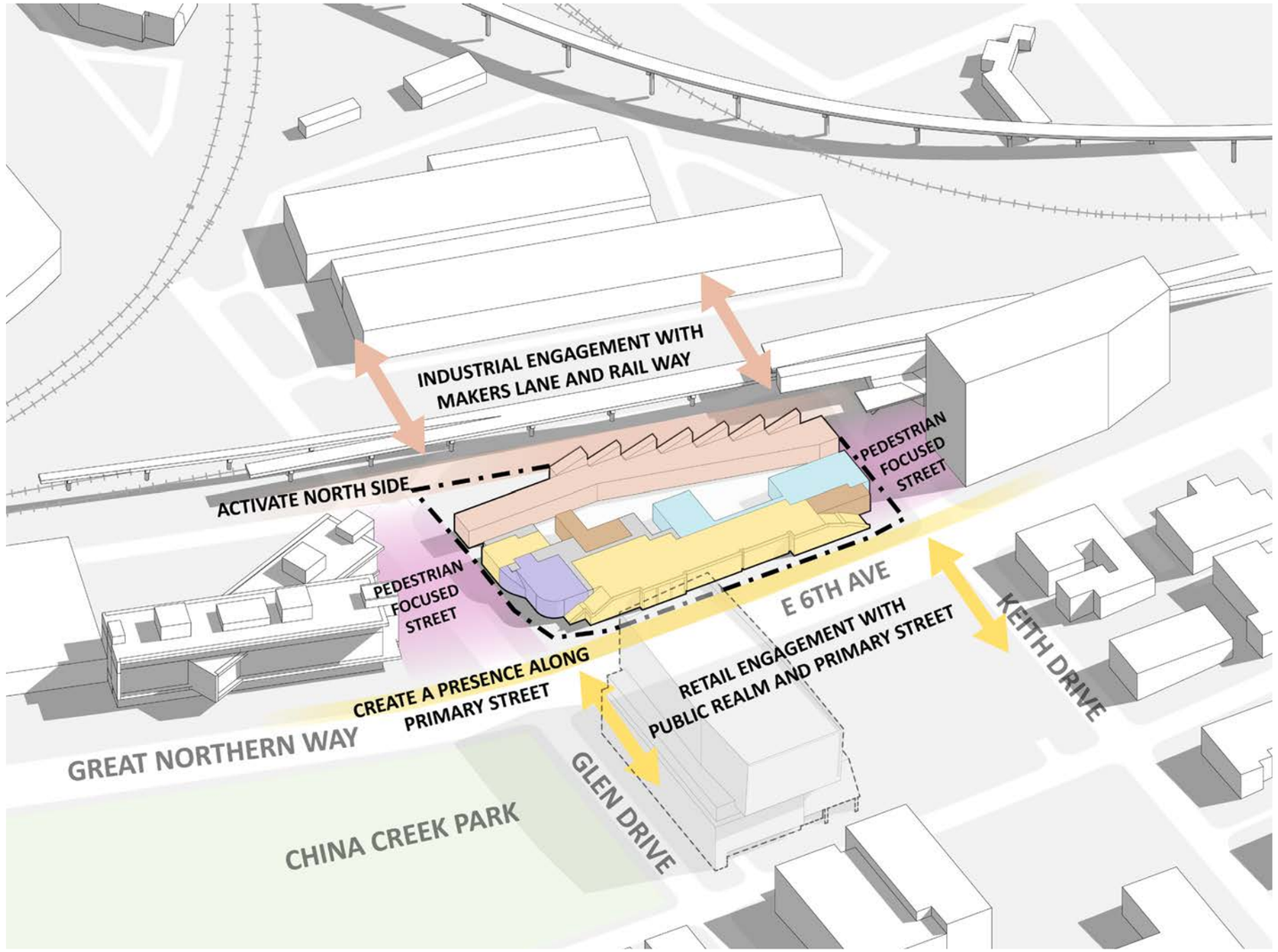


Diagram showing the ground level podium program and how it interfaces the public realm.

SITE DESIGN CONCEPT

Internal Access Lane

The pedestrian focused exterior of the building is facilitated by an internalized parking, loading, and service access laneway which traverses the interior of the site east to west. This vehicular and service circulation corridor will operate much the same way as a city lane but will be covered by building above.

Vehicular parking, bike storage and end-of-trip facilities are located at a three level parkade below grade, accessed via a parking ramp and a dedicated bike ramp in between the two residential lobbies. Class B and C loading spaces are also situated at the centre of the site, with additional Class A passenger loading located at P1.

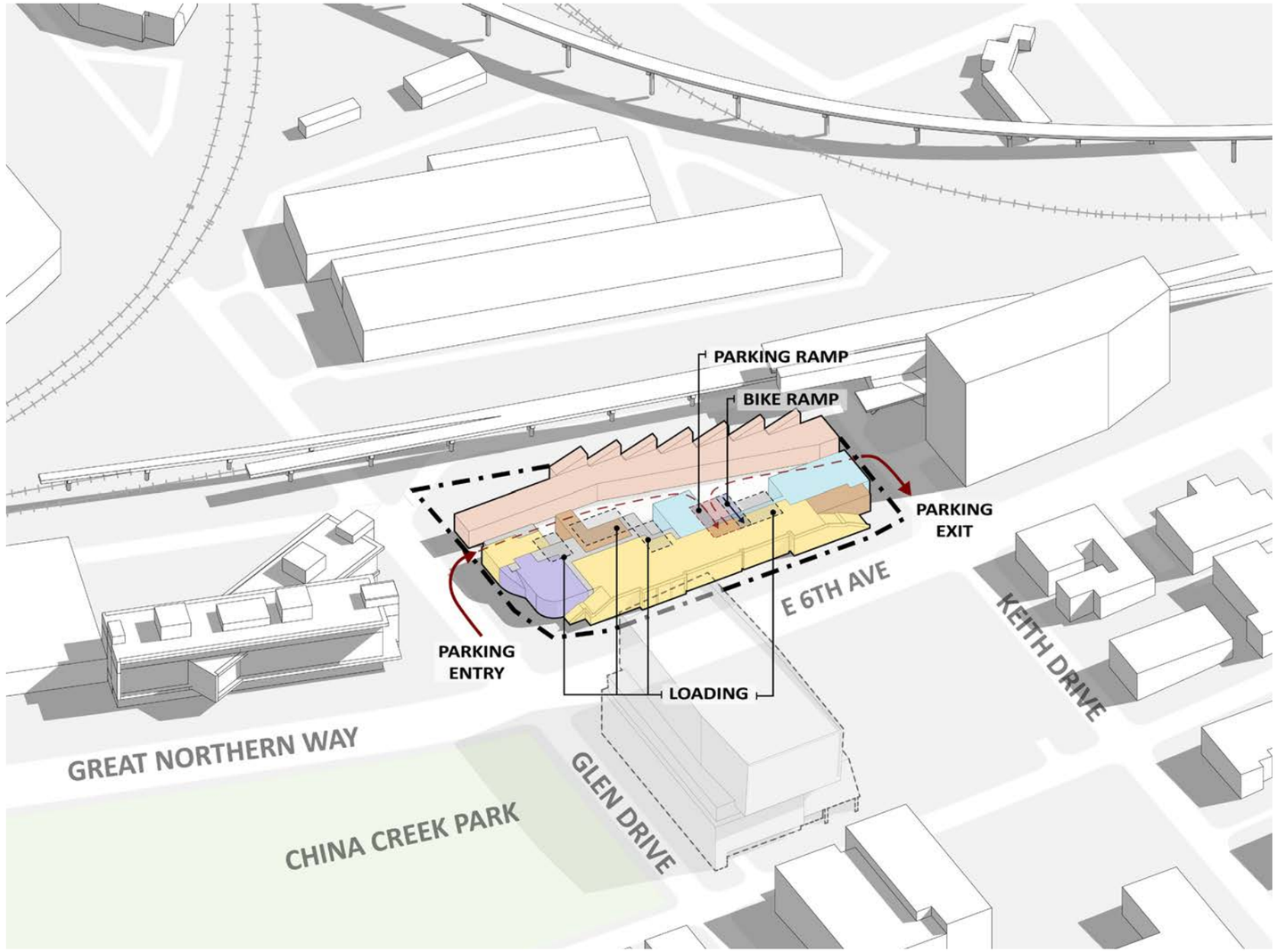


Diagram showing the internal vehicular and service circulation.

SITE DESIGN CONCEPT

Connections

The project features four active public realm edges and a diverse mix of public friendly programs through internalizing parking, loading and service space. Serving as both a destination and a vital connector to surrounding areas, this public realm enhances the overall experience for visitors and residents alike.

Adjacent to the **VCC Clark Station**, the site offers seamless access to VCC and beyond through a range of service retail options within the building. Additionally, it serves as the starting point for the makers lane on the north side of the building, further enriching the connectivity of the area. Furthermore, the site facilitates transit access to the Central Valley Greenway.

A notable feature is the strong corner connection to **China Creek Park** at the southwest corner of the building, facilitated by the proposed scramble crossing, offering a seamless transition between the urban environment and the natural landscape.

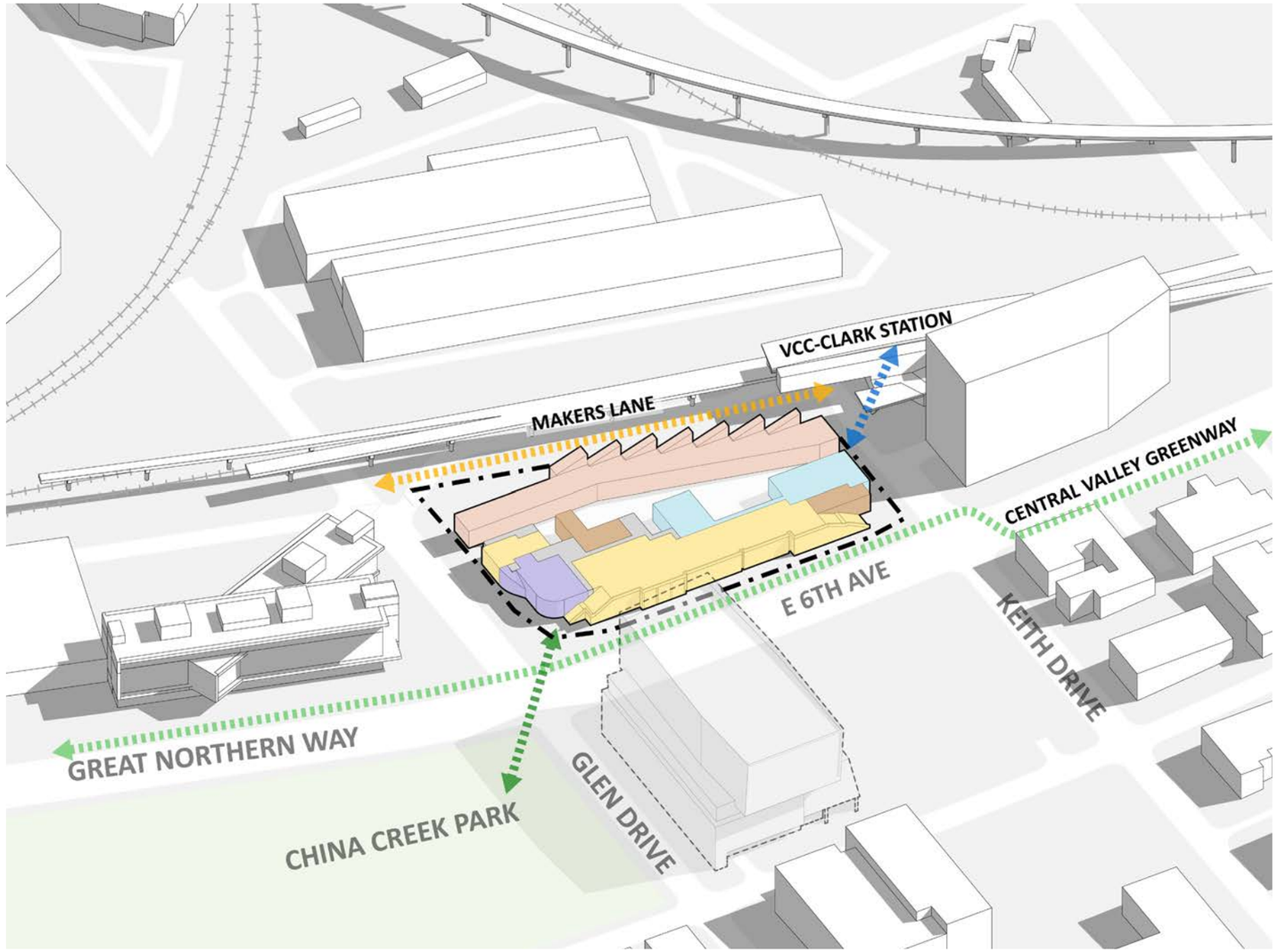


Diagram showing ground level connections.

SITE DESIGN CONCEPT

Stacked Grocery and Retail

The project adopts an urban design strategy to balance diverse neighbourhood-serving retail uses while enhancing the public realm.

Large format retail uses are elevated to support more pedestrian-friendly, smaller-scale retail units at the ground floor. The second level of the podium features a grocery store and a large restaurant on the southwest corner facing the park. These elements serve as key destinations, accessible via prominent public stairs, escalators and elevators at the southwest and southeast corners.

Placing a 37,000 sq ft grocery store on the second floor addresses neighbourhood food security needs while adhering to best practices in public realm design. This configuration retains the utility of a large grocery store while preserving the diversity of goods and services at street level.

The second-floor restaurant is complemented by a partially covered outdoor patio on the southwest corner. It benefits from acoustic separation from Great Northern Way, while enjoying natural light and views of the park across the street.

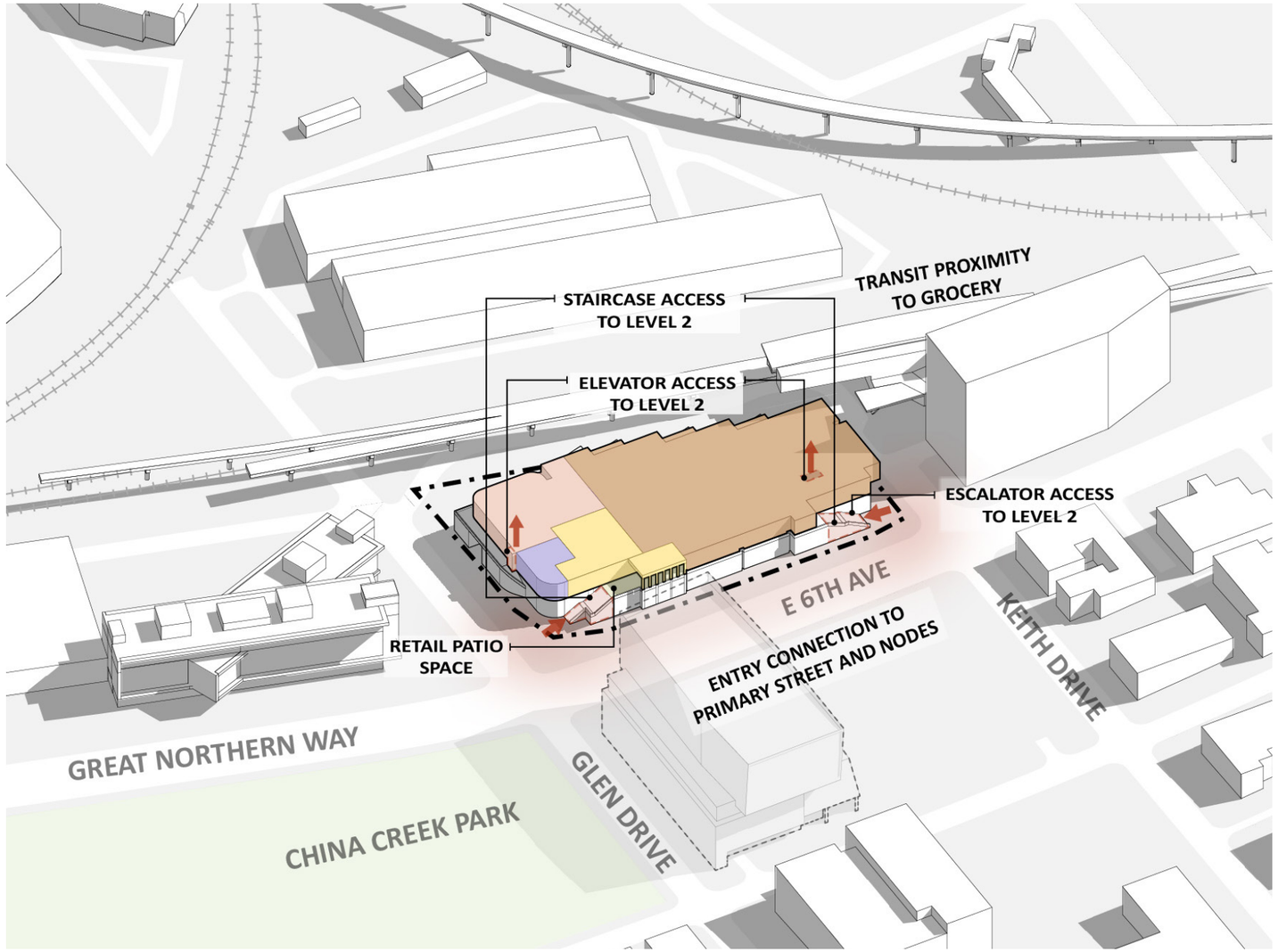


Diagram showing the second level podium program and access.

AMENITY LEVEL

As the residential towers setback from the edge of the podium level, a large outdoor amenity deck is formed on Level 3, offering views both to China Creek Park and the City. The south facing deck is programed with outdoor kitchen and dining, seating area, outdoor work tables, cinema, and play area, while the north facing deck featuring a multi-sport court, barrel saunas, and a dog area.

Part of the office and the residential indoor amenities are also located on this level, offering the opportunity to have an indoor-outdoor connection for various amenity programs and to share certain outdoor amenities between the two user groups.

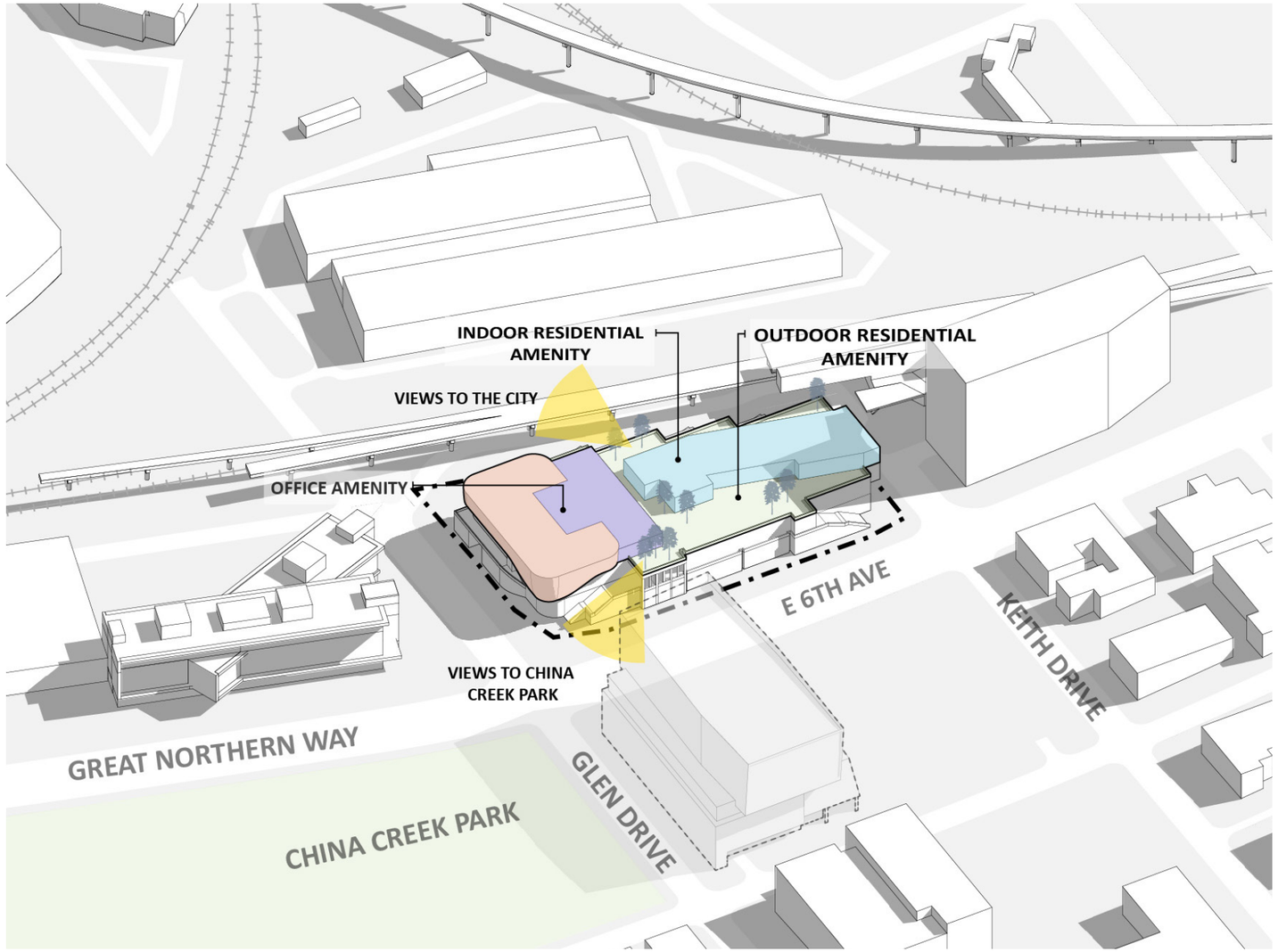
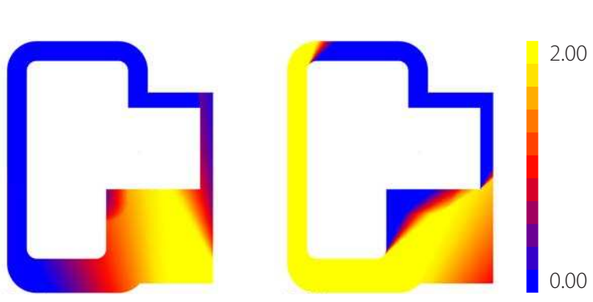


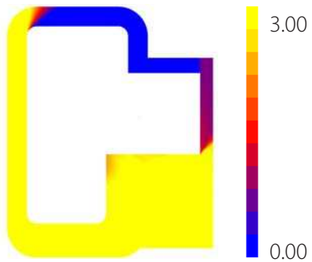
Diagram showing the amenity level above the retail podium.

CHILDCARE

A 64-place Childcare facility is located on Level 4. Carving away from the massing of the office tower, the outdoor area of the Child Care is partially covered, providing weather protection when needed. A continuous walkway circumferencing the indoor area provides space for children to run, play and interact.

Sun analysis has been performed to show that the outdoor play areas receive a minimum of three hours of direct sunlight per day at the winter solstice, two hours of which occur during the typical playtimes of 9:30 am - 11:30 am or 1:30 pm - 4 pm.





All Day at the Winter Solstice

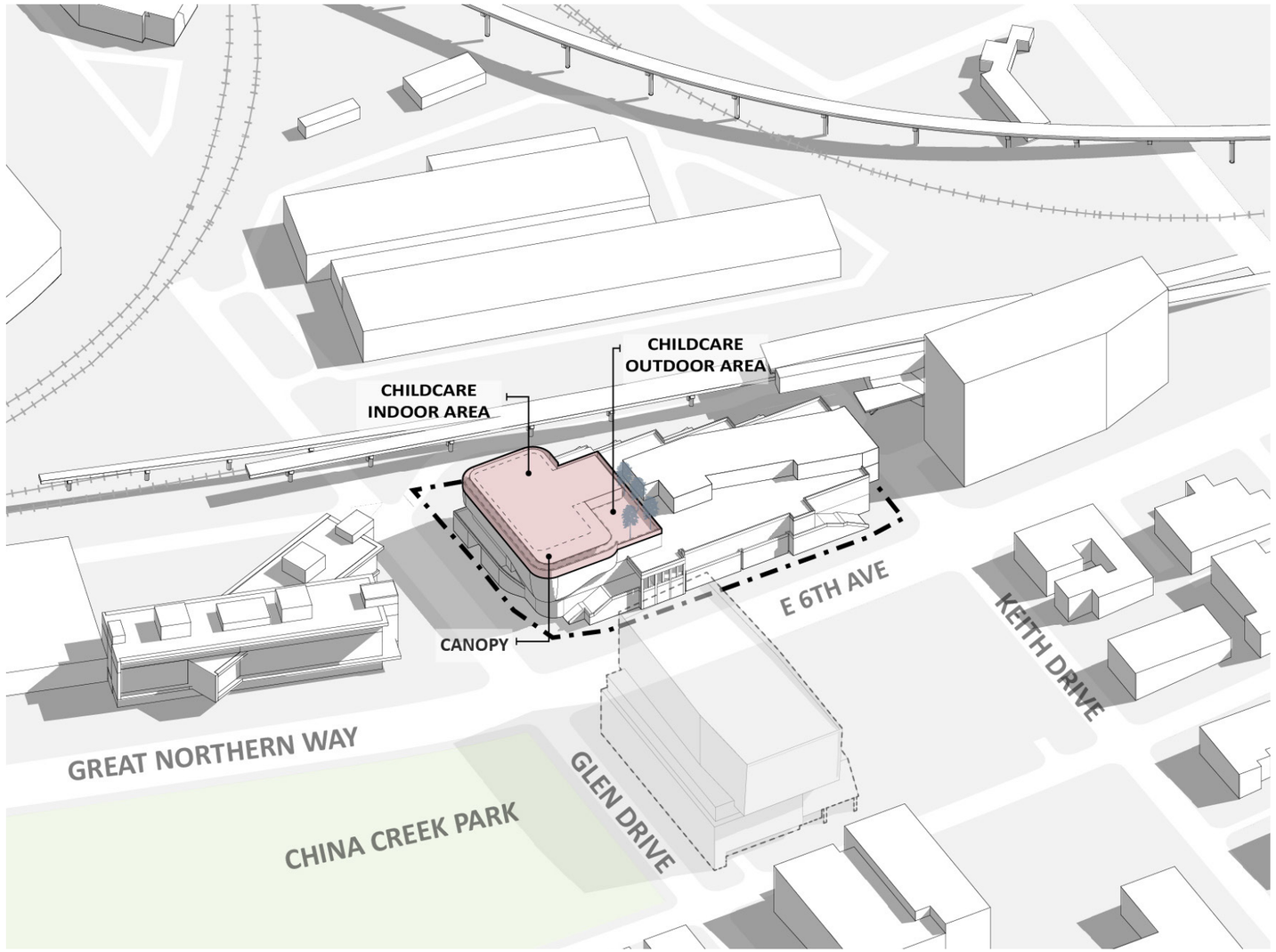


Diagram showing Childcare and the associated outdoor area.

TOWER PROGRAMMING

Due to the site's size, three towers can be developed within the policy and city guidelines.

Set back from the podium are two residential towers and one office tower, aligning with policy directions to increase housing and job space near rapid transit stations.

The site has a trapezoidal shape, with the wider end located on its western side facing Glen Drive. This allows for a larger floorplate office building at the project's western extent.

The residential towers are situated to the east of the office tower, which is centrally located and adjacent to the **VCC-Clark SkyTrain Station**. The tower heights increase towards the transit station, reaching a maximum height of 35 stories.

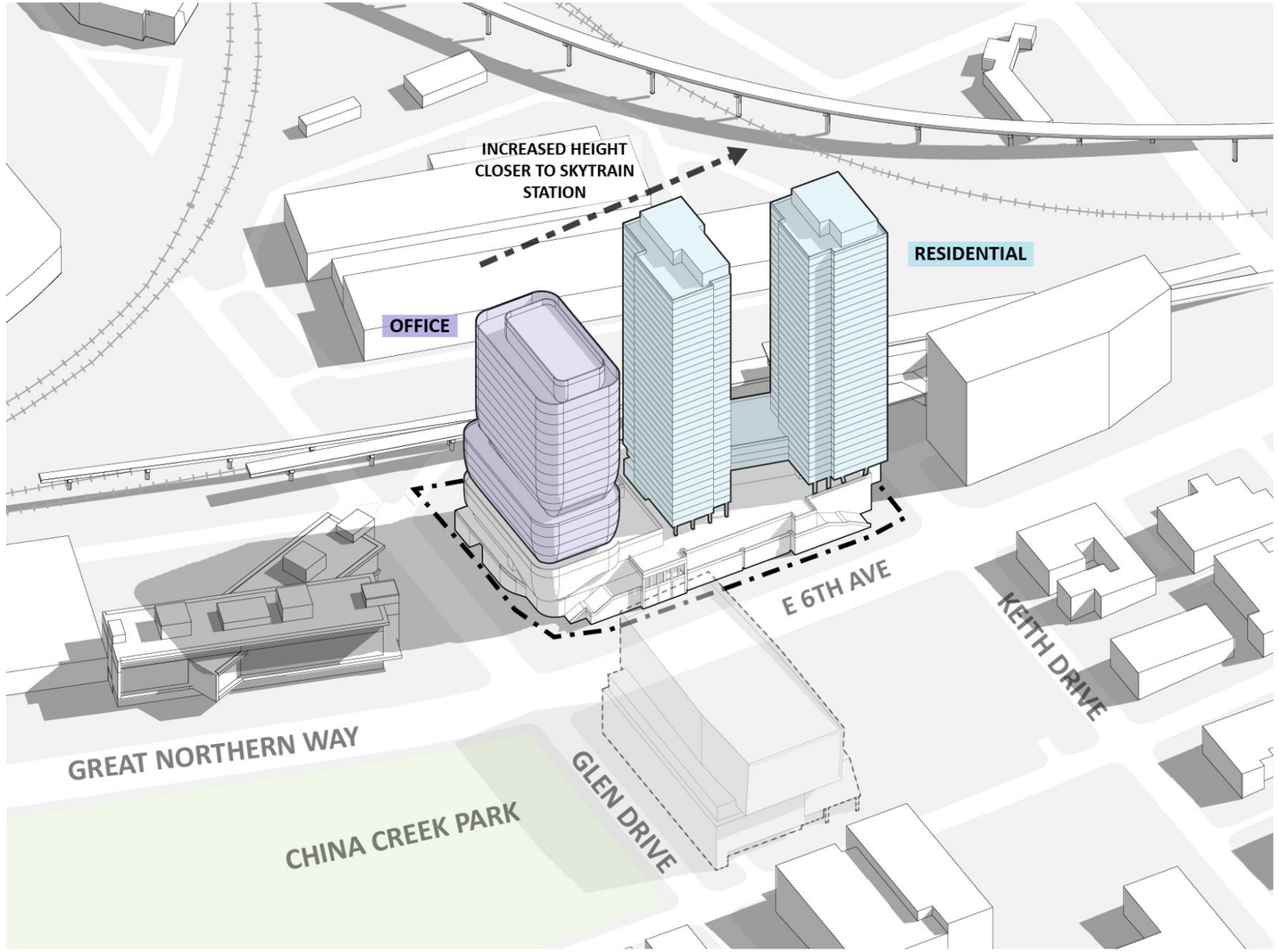


Diagram showing the alternating program of the four towers on the proposed development sites.

ACCESS TO OPEN SPACE AND VIEWS

Situated next to the industrial rail yard, the site offers uninterrupted views of Downtown Vancouver and the North Shore mountains. Building occupants will enjoy these vistas from inside the buildings as well as from various decks, balconies, and rooftop patios. These generous outdoor spaces will also provide additional green space throughout the development. The tower placement orientation allows for views through the development from the south of the site.

The towers are spaced according to guidelines, with 60 feet between office and residential buildings and 80 feet between residential buildings. The central building, which is 65 feet wide, is oriented in a north/south direction, resulting in a more slender form when viewed from primary vantage points at VCC.

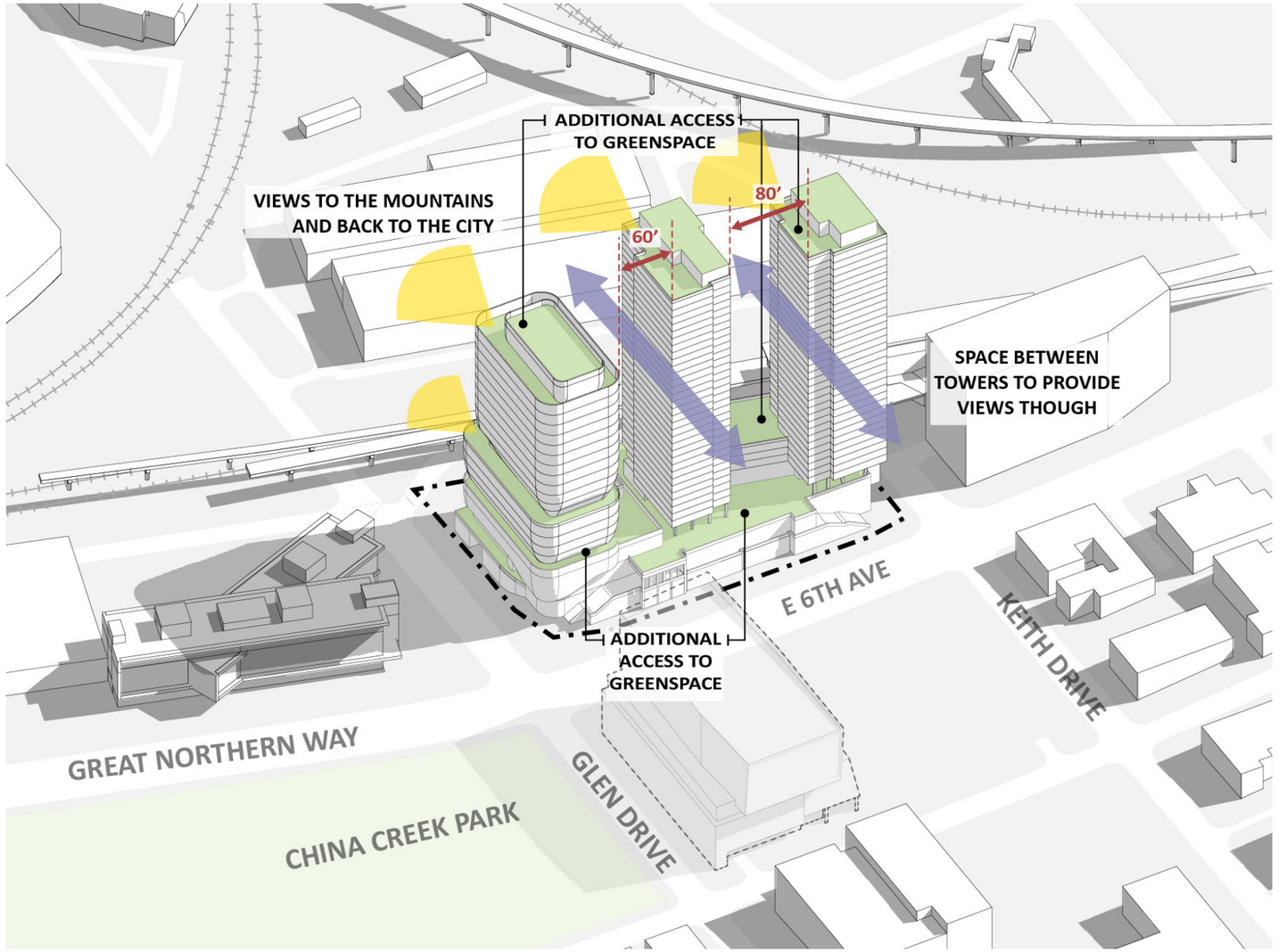


Diagram showing the views from and between the towers, as well as the new green spaces on the proposed development.

SOCIAL NODES

Social nodes are introduced throughout the proposal as part of the larger Cultural Ribbon, and public art program. These nodes provide social spaces that encourage and generate pedestrian use and interaction. These spaces incorporate light, water, texture, and both indoor and outdoor spaces. More significantly they are informed by a cultural consultation process involving the IAC and MST knowledge keepers and are fully integrated into the architecture of the project.

At the south west corner a feature canopy emerges from the building that has an expression and details relevant to a common MST cultural reference is being explored. This significant moment identifies the building on it's most prominent corner opposite the park and at the entry to the office building.

At the opposite south east corner the feature canopy re-emerges from the building marking the entry to the grocery store and carries the visitor around the corner from the station, acting as a wayfinding device.

On the North West corner of the development is the **Makers Lane** which will include makers spaces, pop up program, art, planting, and colour.

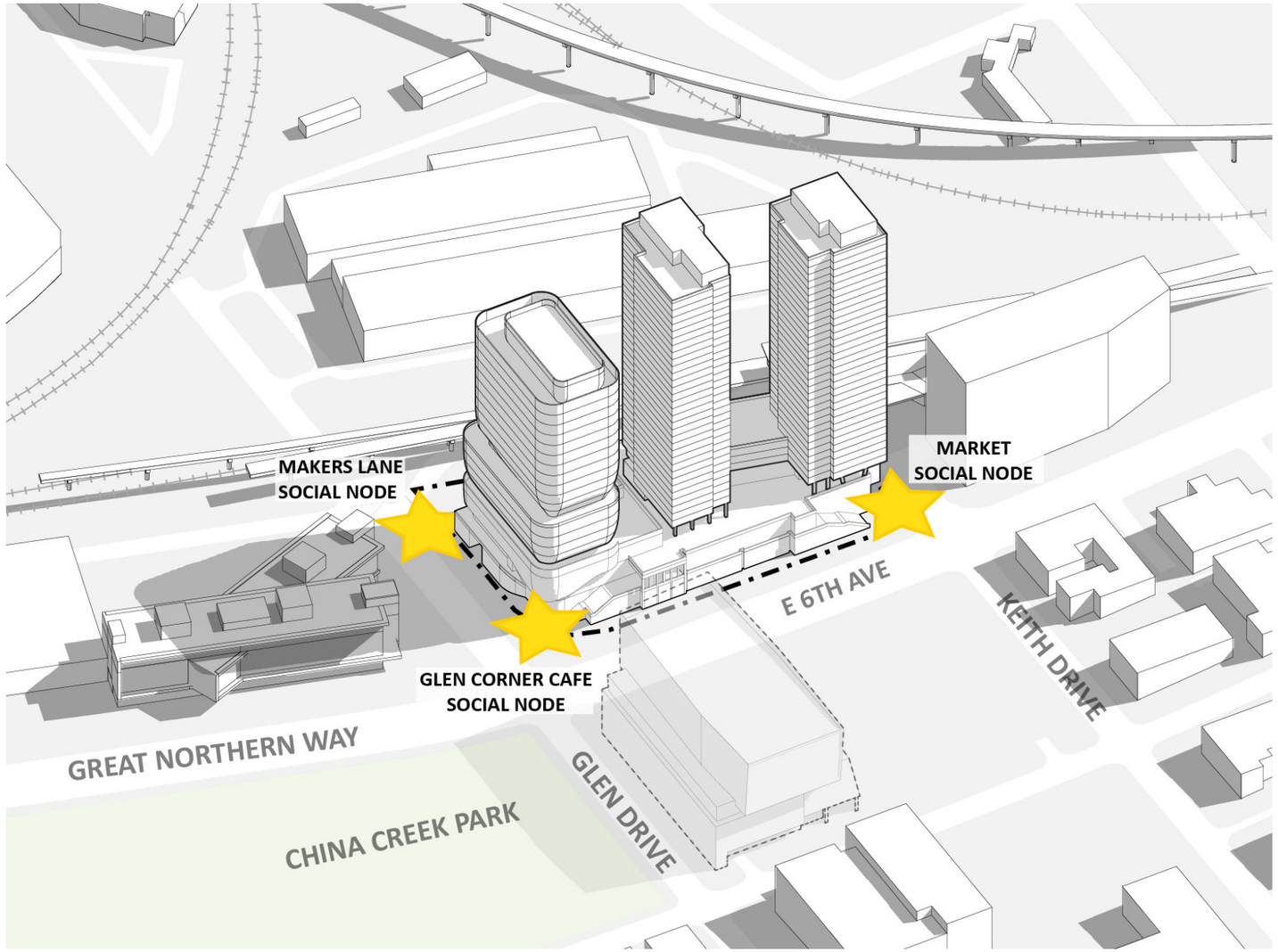
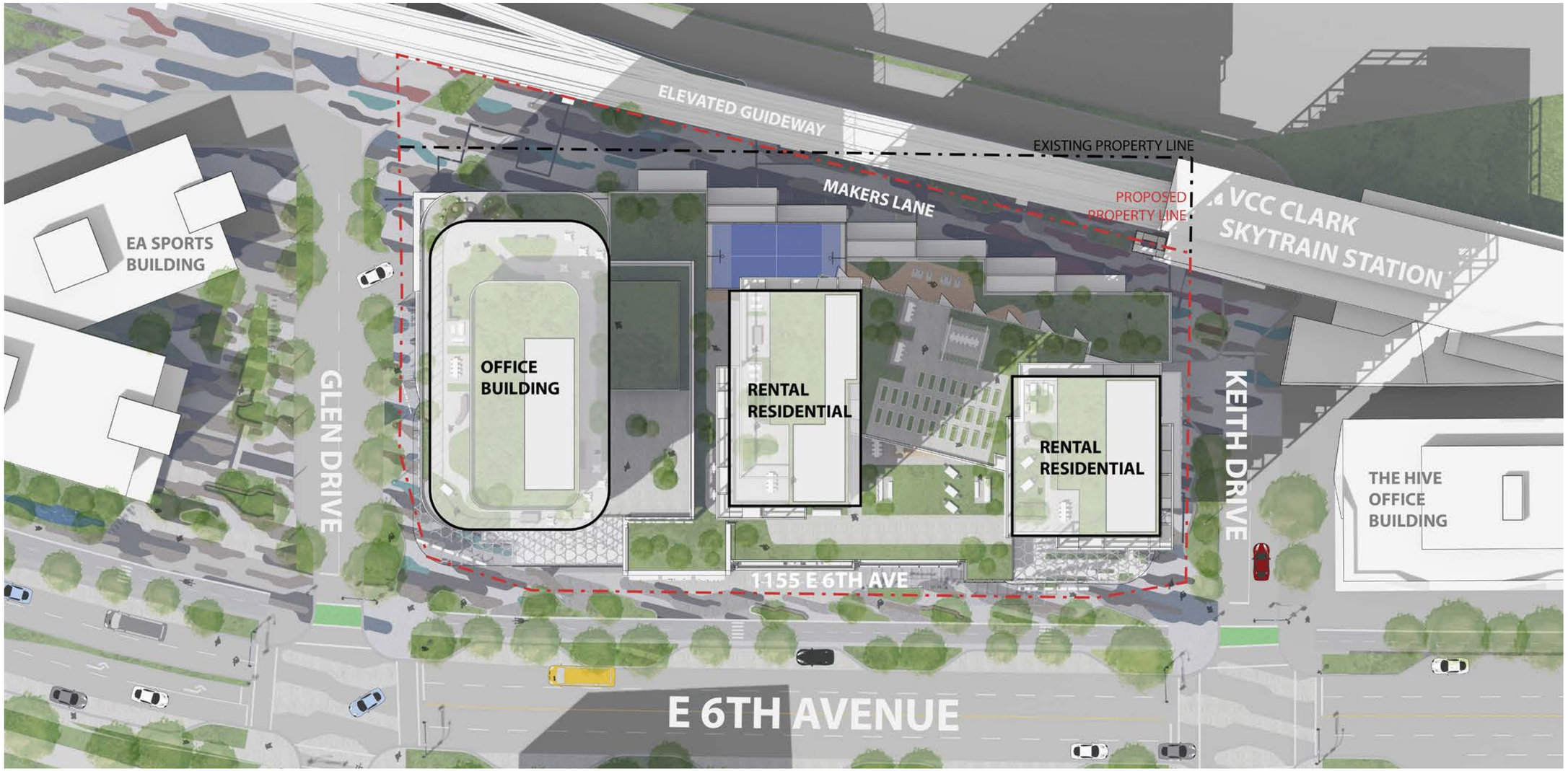


Diagram showing the social nodes throughout the proposed development.

SITE PLAN



Overhead birds eye view of 1155 E 6th Ave from above.

SITE PLAN



Ground level site plan of 1155 E 6th Ave.

PUBLIC REALM



1. Active building facades and pedestrian focused spaces



2. Engaging and energizing surface treatments



3. Public seating and landscaping



4. Culturally inspired canopy design



5. Curated focal points



6. Public Art

Sculpture by James Harry (Squamish Nation Member)

URBAN EDGES

1155 E 6th Ave will primarily be programmed with small scale 'scrappy' retail and restaurants, creating a destination for pedestrians that reflects the neighbourhood character. The design of the retail podium is derived through an extensive study of successful local and global retail streets with a focus on organic varied experience. Various setbacks maintain a human scale along the street with opportunities for different engagement (i.e. patios, spill out retail space) depending on the program.

The existing light industrial zoning and character is preserved in 'Makers Lane'. Rows of light industrial production and makers spaces are housed in classic industrial inspired expressions, each with an operable garage-style overhead door to allow the workspace to spill out. The lane is a multipurpose street meant for pedestrians, vehicles and will be highly activated through a coloured road, lighting, and seating.



Retail streetscape along East 6th Avenue



Diagram showing the activated urban edges.



*View down **Makers Lane** from **VCC-Clark Skytrain Station***

URBAN EDGES

The two corners of the site feature prominent urban design elements that connect the public realm and reflect the building's cultural relationship with the Flats.

At the southwest corner, stairs provide access to the second-floor restaurant and patio, creating a sunny gathering space with views of the park. This area is enhanced by the office massing and a Coast Salish-inspired canopy that follows the form of the staircase, dipping towards the corner.

At the opposite end on Keith Drive, the canopy reappears, symbolizing a two-headed serpent. This design element provides weather protection and highlights the entrance to the grocery store, which is accessed via a large staircase and escalators. The grocery store wraps around the corner above the residential entry lobby, which faces Keith Drive on the ground floor.

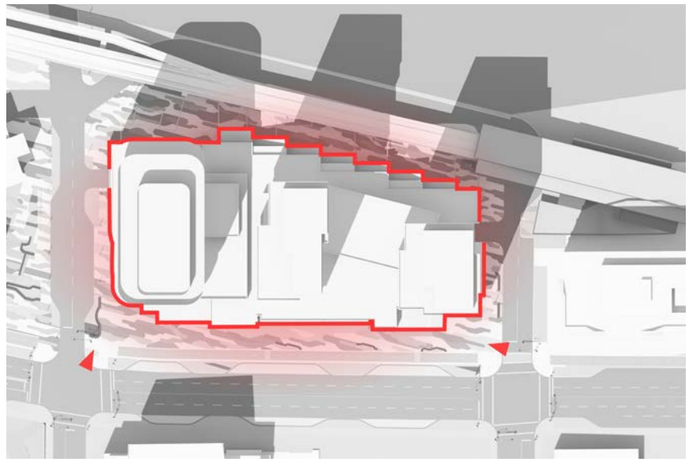


Diagram showing the activated urban edges.



Activated southwest corner at Glen Drive.



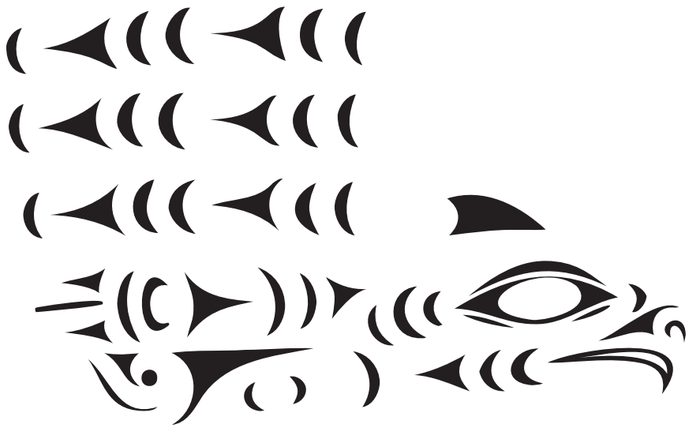
Activated southeast corner at Keith Drive.

PUBLIC REALM

The primary public canopies at either end of the project serve as major weather protection features and key urban elements.

The overall form and structure of the canopy was collaboratively designed, acknowledging a shared MST culture reference, the Two-Headed Serpent. Fundamental design components that are distinctive to the **Coast Salish** art form was used to realize the two-headed serpent in built form, emerging at both ends of the project.

The structure itself showcases individual modules and **Coast Salish** wedge patterns woven together. The canopies aim to reflect MST culture through a modern integrated design that honours the historical significance of the Flats and Skwachàys. This design was developed in collaboration with the **Indigenous Advisory Committee** (IAC), drawing inspiration from multiple Knowledge Keeper and collaborative workshops.





Public canopy at grocery store as expression of Coast Salish Culture.

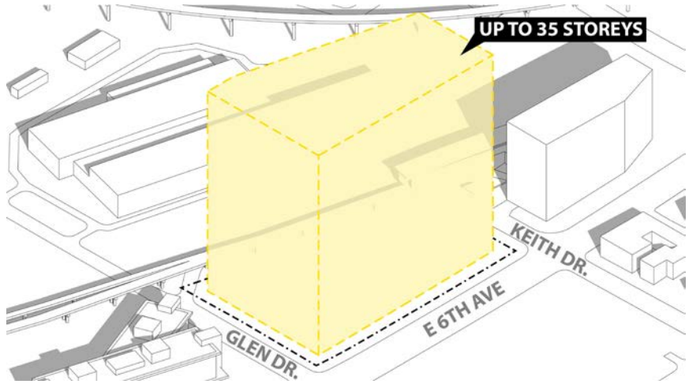
PUBLIC REALM



Residential Entry and Level 2 Grocery Cafe as viewed across Keith Drive.

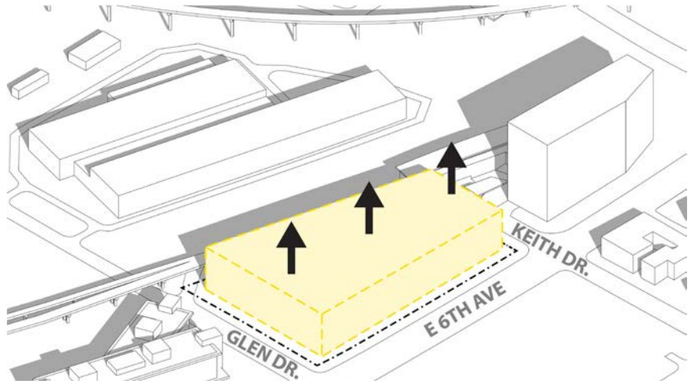
Chapter 6: Architectural Articulation

MASSING AND FORM



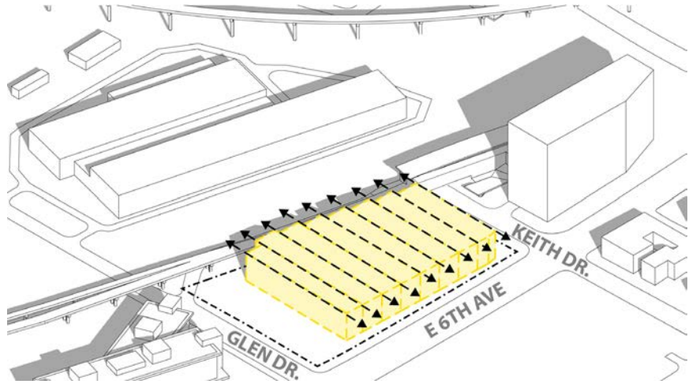
1. Identify setback and zoning envelope

A zoning envelope derived from the **Broadway Plan** is developed as a guide for density, height and setbacks for the design proposal.



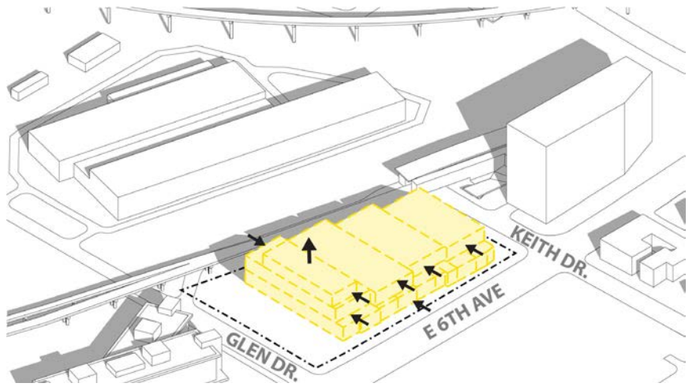
2. Form podium massing and height

A large, multi storey podium is proposed for ample retail and industrial space, including a grocery store on the second level.



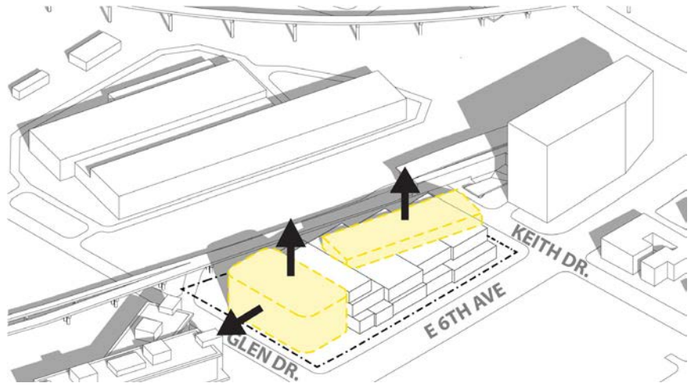
3. Break up massing with grid

A grid is formed across the podium as a tool to break down the massing into more fine-grained, human-scale elements.



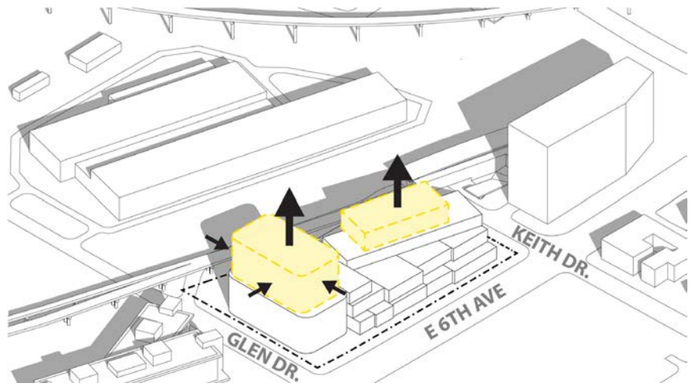
4. Push and pull for varied expressions

The massing elements are further "pushed" and "pulled" to create programmatic setbacks that act as decks on upper levels and widened public realm at grade. This further emphasizes the human-scale retail.



5. Stitch podium with other programmatic elements

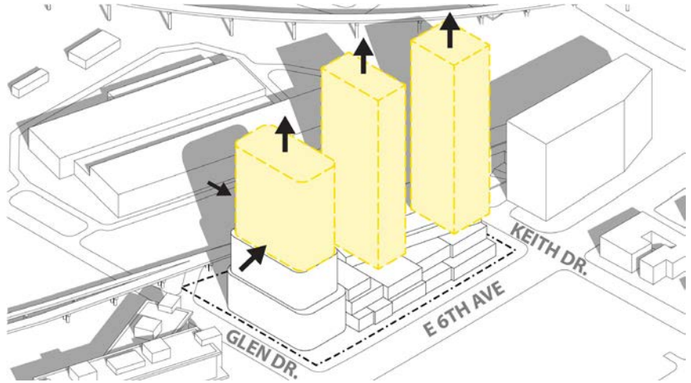
A large mass is added at the west side of the site, providing spaces for the office lobby, retail, and industrial uses, while a "Sky Lobby" sits at the intersection of the grocery store and the residential towers above.



6. Stitch podium with other programmatic elements

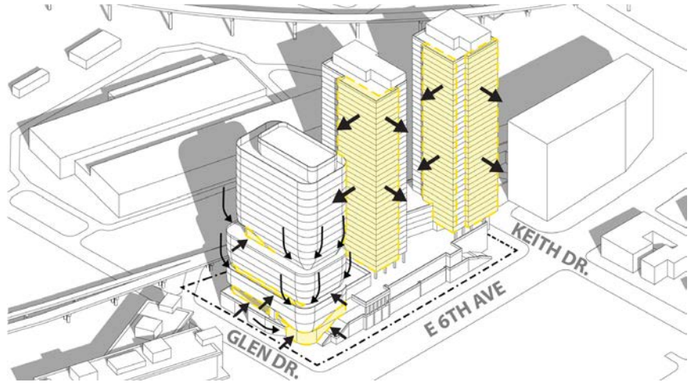
Another mass is added at the west side of the site, with childcare facility at the bottom and office floors above, while three levels of residential "connector" sits on top of the "Sky Lobby" below.

MASSING AND FORM



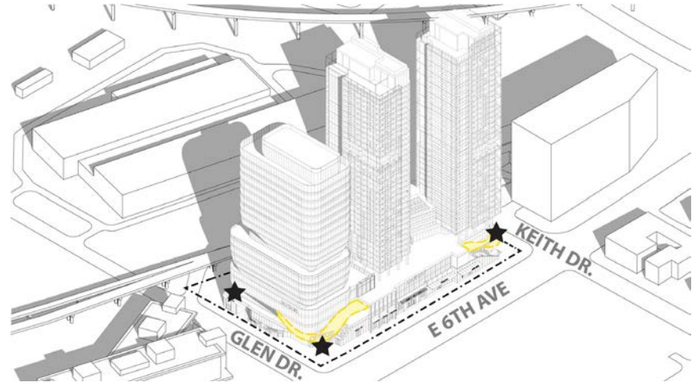
7. Add office and residential density

Two 35-storey residential market and below market rental towers mark the **VCC-Clark SkyTrain Station** at the east of the site, while a large floorplate office tower marks the west of the site.



8. Articulate forms

Forms are further broken down into components in each tower that echo the pedestrian scale at the podium. On the office tower, streamlined massing curves in and form natural locations for outdoor deck spaces. On the residential towers, balconies and exterior framing elements provide protection against weather and solar heat gain.



9. Nodes

Locations for "nodes" are identified. Large public canopies on the SE and SW Corners mark the entries to the office and the grocery store. Along Glen Dr., vertical circulation up to the childcare level is pronounced. Along Keith Dr., an expressive interior grand stair marks a strong entry sequence to the "Sky Lobby" of the residential towers.

PROGRAM

The total building area is approximately 746,402 sqFT and is comprised of a 19-storey office tower and two residential towers of 35 floors. The Ground Floor is a full four sided building, meaning every facade is activated with retail, industrial, or commercial uses as the loading and parking entry runs through the middle of the building accessed by Glen Drive.

Retail flanks the south, east and west facades while industrial space flanks the north. The office lobby is located on Glen Drive at the west and the residential lobby is located on Keith Drive at the east.

On Level 2, a grocery store is accessed by stairs and an escalator from the Southeast corner or an elevator from Keith Drive. Above, the office tower is comprised of a mix of Child Care, Industrial uses, Office floors and Amenity spaces.

The residential towers setback from the podium below, creating amenity space on Level 3, which acts as the buffer between retail space and residential space. Above, there are 32 floors of typical residential floors and a pinnacle indoor/outdoor amenity space on the rooftop of the residential tower.

Outdoor Amenity space is located on several rooftops of the project. The largest outdoor amenity space is located on Level 3. The office also has outdoor amenity space on Level 9 and a large pinnacle indoor and outdoor amenity space on Level 20.

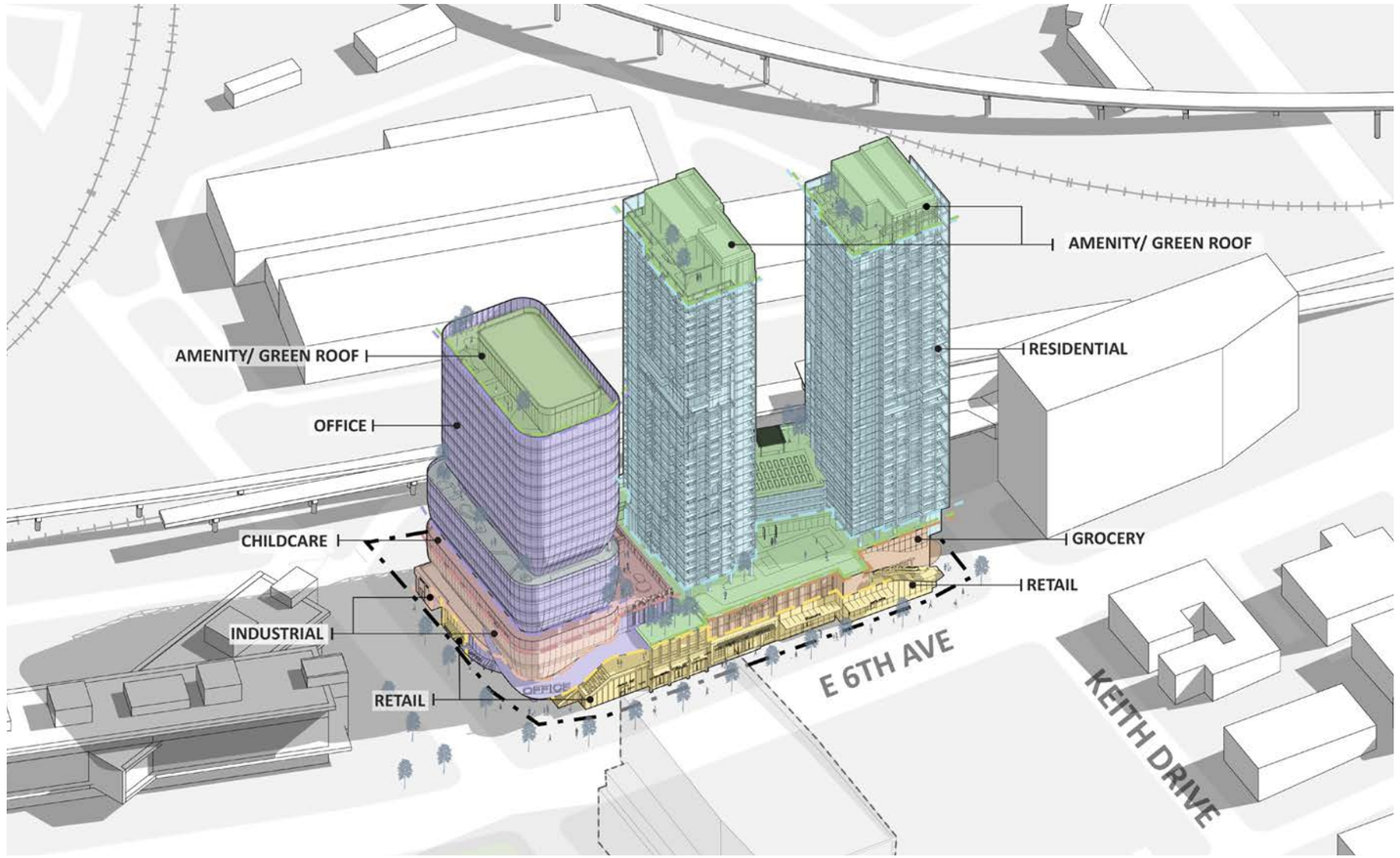
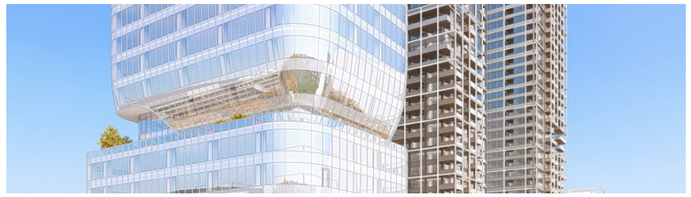


Diagram highlighting the program breakdown for 1155 E 6th Ave.

ARTICULATION AND MATERIALITY



1. The office building is articulated with a clean, elegant curtain wall system that acts in contrast to the textured and varied podium below. The rounded surfaces curve in at the bases to form outdoor deck spaces.



2. Makers Lane is comprised of staggered, sawtooth-form maker spaces, evoking an industrial aesthetic. Each space is equipped with an garage-style overhead door opening onto the lane.



3. The southwest corner of the proposal enhances the public space with distinctive architectural and landscape features. The public stair incorporates seating areas, transforming the corner into a social node for resting, gathering, and circulation.

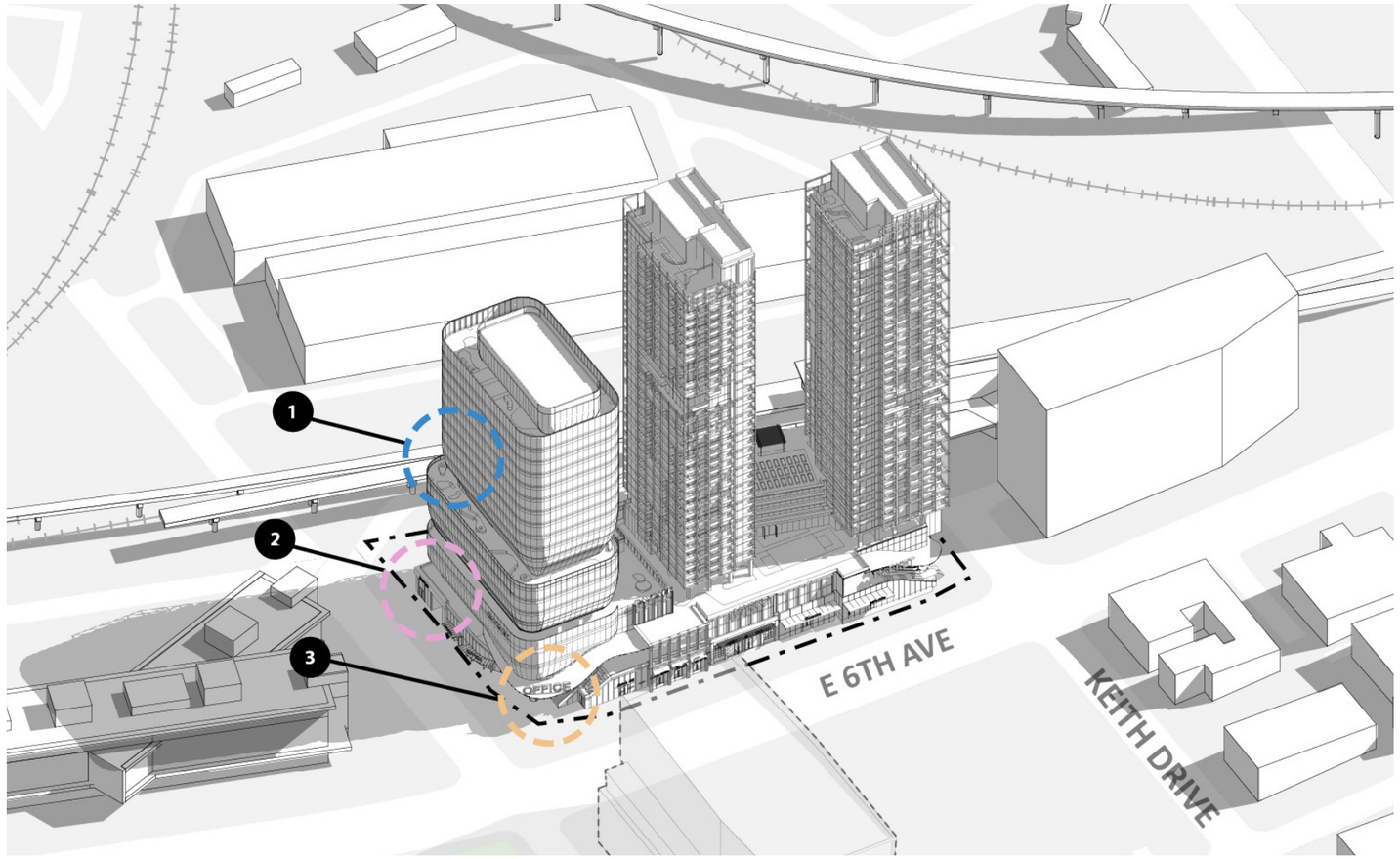
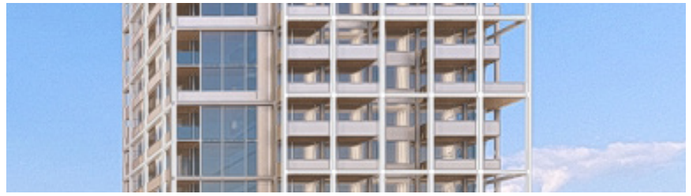


Diagram highlighting the various architectural articulations of 1155 E 6th Ave.

LEGEND

Office Facade Makers Lane Glen Corner Social Node

ARTICULATION AND MATERIALITY



4. South façade of the residential towers will be specifically designed to reduce impacts of solar heat gain and effects of climate change.



5. The retail expression along East 6th Ave is articulated as varied "gridded" facades, each with a different material or texture to provide animation and human scale to the large facade.



6. The canopy to the grocery is another "node" or special architectural element of the project. The canopy is located at the SE corner of the proposal and is articulated with Coast Salish art elements, forming a curved surface with a wedge-shaped wood structure with an Coast Salish art expressive focus.

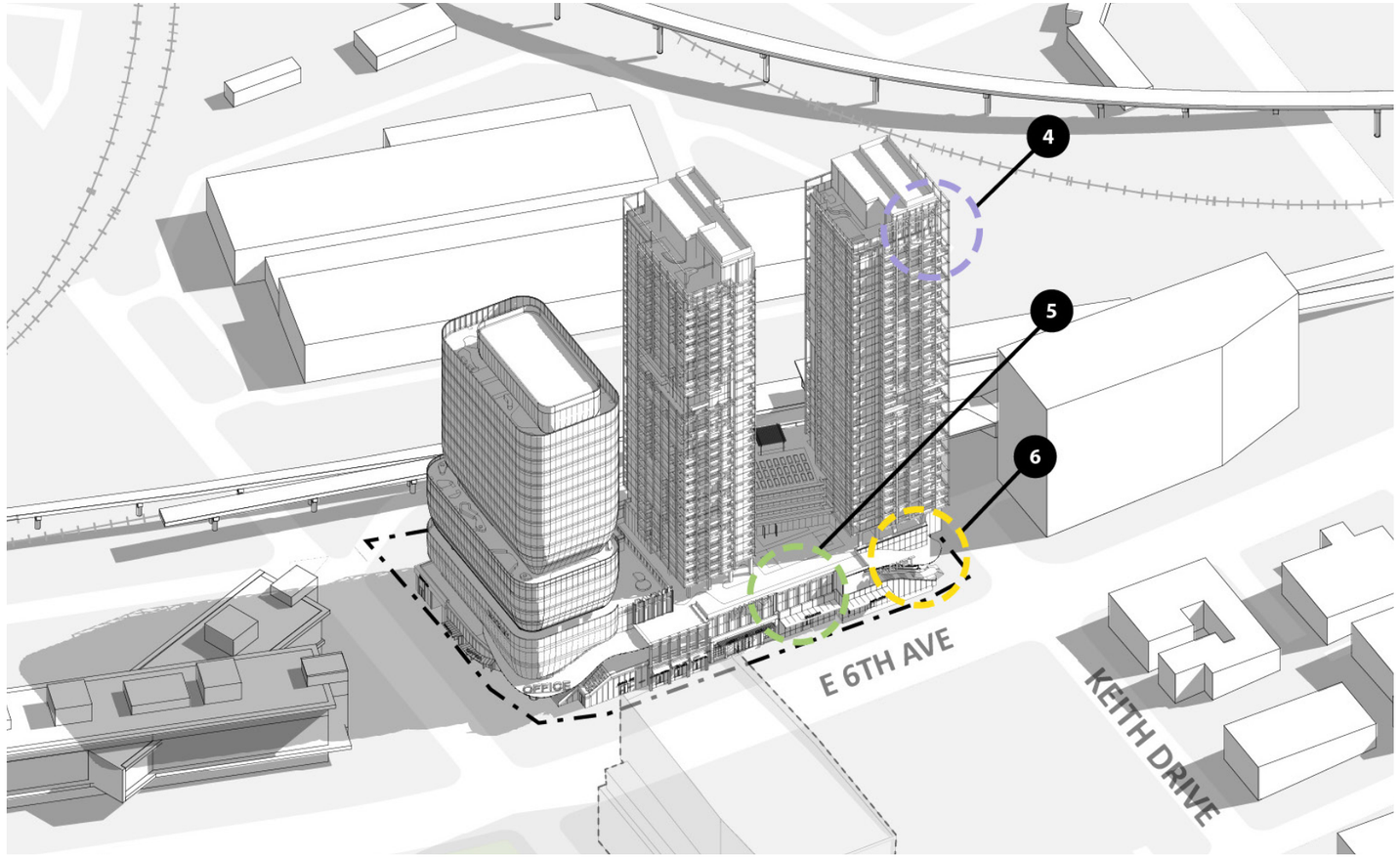


Diagram highlighting the various architectural articulations of 1155 E 6th Ave.

LEGEND

Residential Facade Retail Expression Grocery Canopy

RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



Chapter 7: Landscape Design

SENSE OF PLACE - SITE INFLUENCES

The current site is influenced by layers of adjacencies that the design vision incorporates into the sense of place. Prior to the filling of False Creek, the tidal mud flat ecosystem that existed here was of high ecological value as noted in the Vancouver Biodiversity Strategy. This creates underlying themes of land, water, biodiversity, and cultural importance.

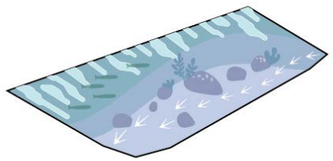
The site has the potential to build on the energy of adjacent movements. Through the VCC-Clark Skytrain station at the northeast corner, and the bus loop along the north, to the Central Valley Greenway along the southern edge, multi-modal movement already passes directly through the site. Student energy is also in the neighbourhood, as students from VCC, ECUAD and CDM are located within walking distance of the site. Bringing this and more energy to the site will allow it to become animated throughout the day.

Street-level activation of the site relies on multiple nodes of plazas, but also Makers Lane and Retail uses to the north and south. These spaces can host formal and informal events while showcasing the site character.

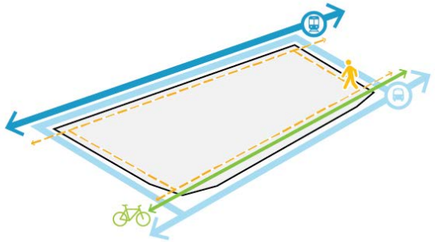
Green infrastructure and site adjacencies add additional layers of interest both at street level and at building amenity levels. Robust planting and rain garden features along East 6th connect the site to its hydrological importance, provide much needed planting and urban forest canopy and visual connection to adjacent China Creek Park. The extensive green roofs capture rainwater and provide urban habitat for pollinators throughout the seasons.

Drawing these elements together creates a variety of spaces based in a unique sense of place.

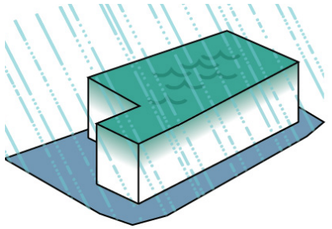
TIDAL FLATS



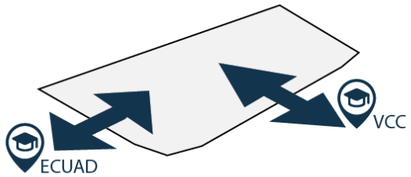
MULTI MODAL MOVEMENT



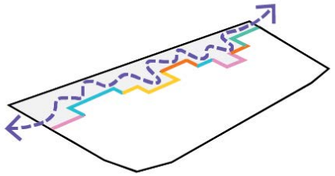
GREEN INFRASTRUCTURE



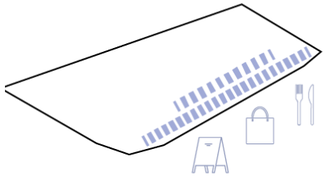
STUDENT ENERGY



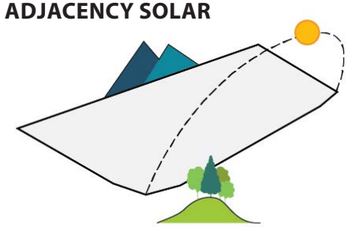
MAKERS LANE



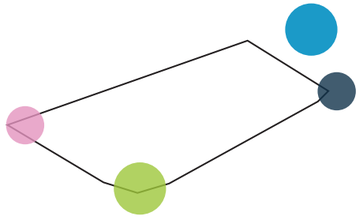
RETAIL ACTIVATION



MOUNTAIN VIEWS PARK ADJACENCY SOLAR



PLAZA ACTIVATION



SENSE OF PLACE - CULTURAL SIGNIFICANCE

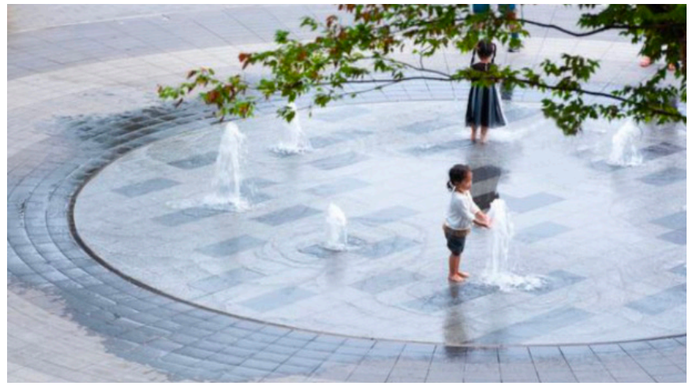
Relationship with Land and Water

The relationship between land and water is one that was very visible on this site prior to the land filing of False Creek in the early 20th century. The dynamic transition between land and water included fresh and salt water. China Creek flowed unobstructed into the flats, and the brackish mud flats were inundated according to the tides. These conditions allowed biodiversity and rich cultural uses to flourish.

The flows of water from the creek, varying by season and rainfall would be highlighted in the proposed in-ground water feature at the corner of East 6th and Glen Drive. The current tidal cycle, though it no longer fills the mud flats, can also be referenced within this water feature, showing the daily fluctuations within the city fabric.

Alongside the natural abundance that existed on the site, **xʷməθkʷəy̓əm**, **Sḵwx̱wú7mesh**, and **səlilwətaɬ** Nations (MST Nations) would gather and feast in this area. Situating the water feature within a highly visible gathering plaza is intentional to allow for formal and informal gatherings at this 'shoreline' once again. The feature can be switched off and plaza expanded for larger gatherings.





Water Feature Demonstrates Tidal Cycles and/or flow of water from creeks to the sea



Lighting Elements within Water Feature Demonstrates Tidal Cycles at night

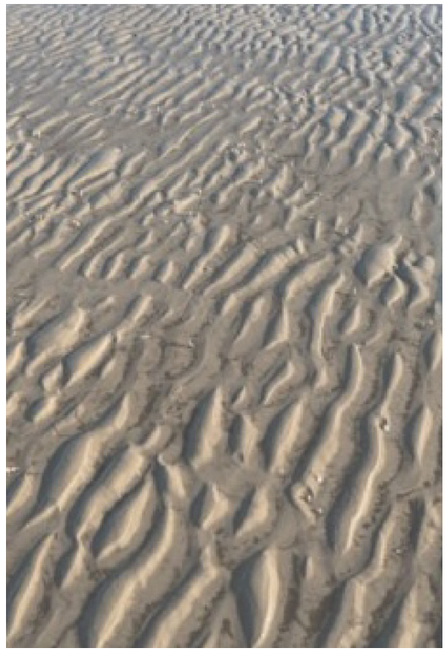
SENSE OF PLACE - CULTURAL SIGNIFICANCE

Tidal Flats

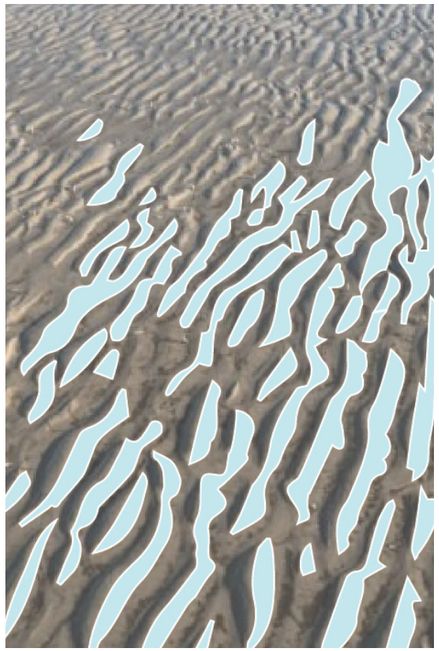
A graphic form has been developed to create a unique sense of place and showcase the site's past character as a Tidal Flat. The pattern is strongest at the north outer water edge and transforms as it moves upland towards the Keith Drive. The form development is illustrated adjacent: from image, to form, to pattern. This creates a strong design language at the northerly Makers Lane, where paving and planting forms draw on this pattern. Narrative elements specific to the xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ Nations (MST Nations) are also incorporated into these forms, and described more in depth on subsequent pages.

The graphic form of the tidal flat continues to wrap around the ground level, extending into tabletop pedestrian crossings, to VCC- Clark Station and west along Makers Lane. Along East 6th retail frontages, the pattern blends the retail zone with the circulation and planting zones, allowing eddies of slowness and gathering to be formed along a busy streetscape. The tidal flat pattern is showcased in graphic paving at the proposed scramble crossings across East 6th Avenue, bringing the water's edge back to the parkland of China Creek Park.

Across the public realm, the tidal flat form creates opportunities to embed narrative within the sense of place. Curved forms and variation set the landscape apart within the urban fabric to highlight the site's original positioning as the tidal edge land and water.



TIDAL FLAT



FORM

PATTERN

"When the tide goes out, the table is set."

Charlene Aleck, Knowledge Keeper workshop 1

SENSE OF PLACE - CULTURAL SIGNIFICANCE

Feast Bowl

"This False Creek area is a feast bowl. It provides all of the sustenance needed for the ceremony."

Elder Shane Pointe, Knowledge Keeper workshop 1

The rich biodiversity of the site allowed for rich cultural uses, particularly the narrative reference of the Feast Bowl. Not only was False Creek a feast bowl, with an abundance of nourishment through abundant foods, but also spiritually and culturally as it was a place of extending gathering and hosting of visitors.

The richness of culturally significant materials allows the project to interpret and bring unusual materials into the unique landscape character. The tidal flats paving pattern layers these references through detailing. The landscape showcases the following materials: herring, cattails, clams, sturgeon, their cultural uses and material detail application within the project.

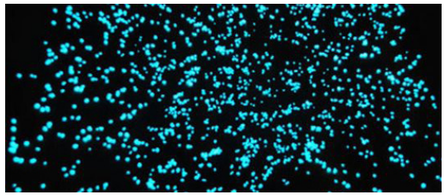
Glow-stone aggregate inlaid into concrete references the herring spawn, and also delivers nighttime interest. The linear texture of the cattail mat offers an architectural looking pattern that showcases the little-known technique of cattail mat weavings. Visible shell aggregate in concrete references the feasting importance of this site and highlights the cultural significance. Quotes inlaid in the paving can further highlight the cultural significance of these elements.



School of Herring - An important food source



Herring Eggs on Sea grass - Herring spawned in False Creek



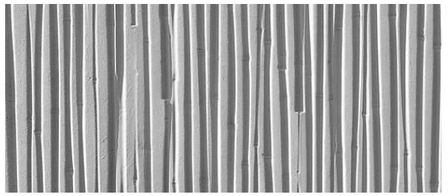
Glow Aggregate in Concrete



Cattails growing in marsh



Cattail mats were woven and used as walls of seasonal shelters



Linear paving pattern references cattail weavings



Clams were cultivated and an abundant in tidal flats



Text inlay in concrete - an opportunity to share this history



Shell Aggregate in concrete



Sturgeon were once abundant in False Creek



Sturgeon in the Coast Salish art style by Artist Alicia Point



Middens of shells are commonly found near gathering/feast locations

SENSE OF PLACE - CULTURAL SIGNIFICANCE

Two-Headed Serpent Narrative

The Supernatural narrative element of the Two-Headed Serpent is one present accross the xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ Nations (MST Nations). We have incorporated this as an important project narrative within landscape and architecture. Material references in the landscape, through raingarden, reference the Musqueam creek. Basalt stone material that winds up the grand staircase at the corner of Great Northern Way and Glen Drive, references the Squamish nation story of Sínulhkay, the Two-Headed Serpent.



Trail of the Serpent - Basalt Seam at Stawamus Chief

"In the valley along the Squamish River a mythical creature wreaked havoc on the people. The mythological hero, Xwechtaal was told by his father, the Chief, to slay the serpent. […] Xwechtaal followed the serpent trail a rock face of the strongest Chief mountain. The serpent's path went straight up the face of the cliff leaving a black line of destruction. […]He followed the serpent to a lake in the mountains [he nailed the serpents heads with two spears and killed it]. He took a bone from Sinulhkay which gave him healing powers that he could use to help his people. […] from the head of the Squamish river, to the mouth of the Squamish river, all of the Skwxwu7mesh people are now united because of Xwechtaal."

The two-headed serpent story. Squamish /Lil'wat Cultural Center & SLCC Aborigical Youth Ambassadors

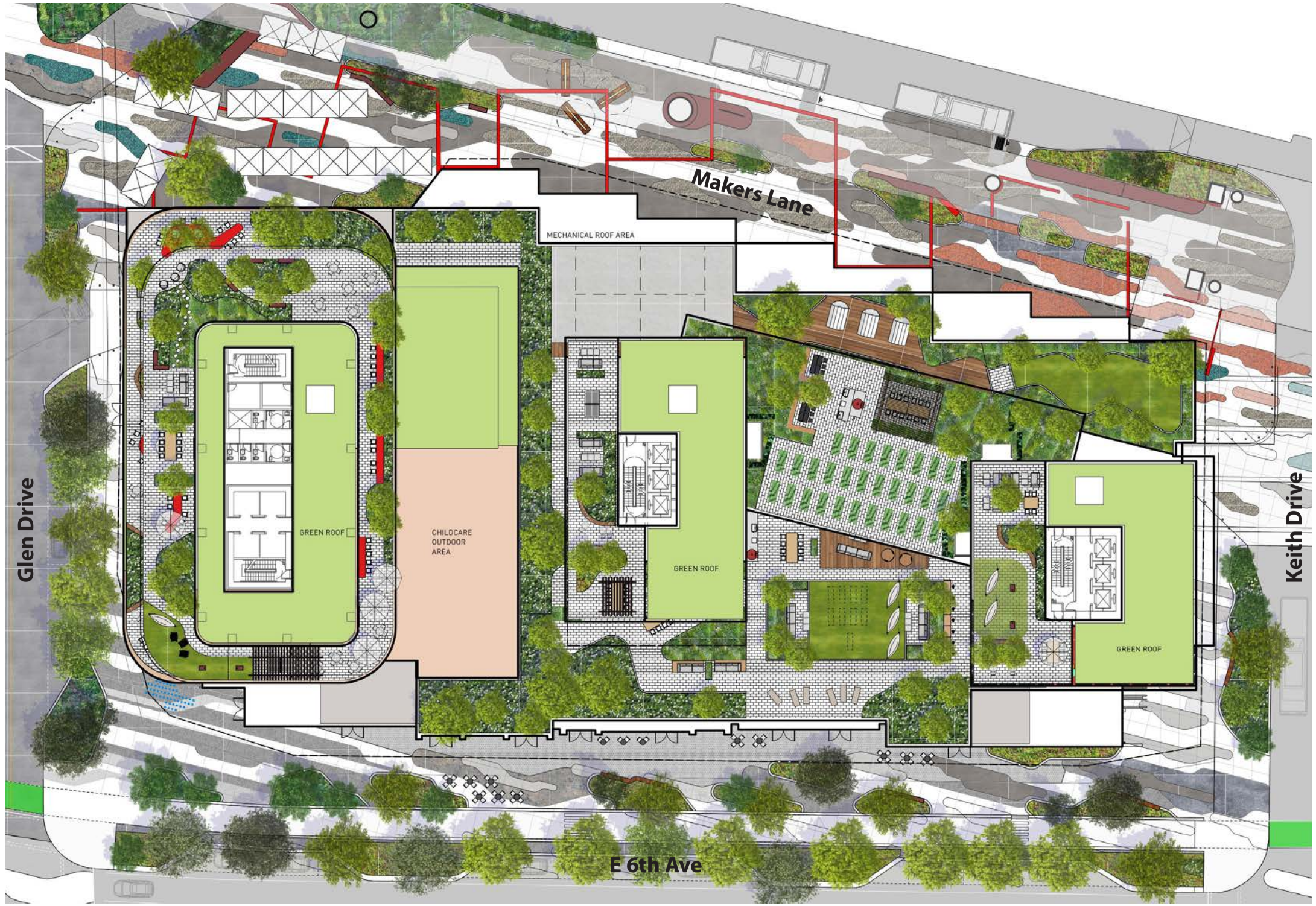


Basalt Stone Detail



Pebbles in Raingarden

OVERALL PLAN



LEVEL 1

East 6th Streetscape

The East 6th streetscape consists of pedestrian activated retail frontages with generous spill out areas. The ground plane paving treatment is a continuation of the tidal flats theme articulated in durable and refined materials in the pedestrian zone, while allowing for more typical asphalt and concrete materials to accommodate cycling and vehicle infrastructure.

Additional planting and seating elements create articulation along the retail frontage and particular opportunities for pedestrians to pause along their route. Key public realm features include a dry-deck in-ground water feature at the corner for East 6th and Glen Drive; staircase elements and numerous opportunities for public art.

The continuation of the dedicated bidirection Central Valley bikeway is consistent with the 1177 Glen Drive site to the East and EA site to the West. A separate pedestrian circulation route is provided in a clear 2.0m zone which traverses the offsite and onsite area. This additional separation of pedestrians and cyclists is consistent with 1177 Glen Drive and will improve the safety of users.

The formalization of the parking lane and addition of curb planting areas will promote sustainable storm water management practices, street trees, and buffer users from a busy vehicle and truck route.



Retail Seating



Grand Staircase



Illumination



Scramble Crossing



Central Valley Greenway



Evergreen Planting



Raingarden



Seating Around Planter

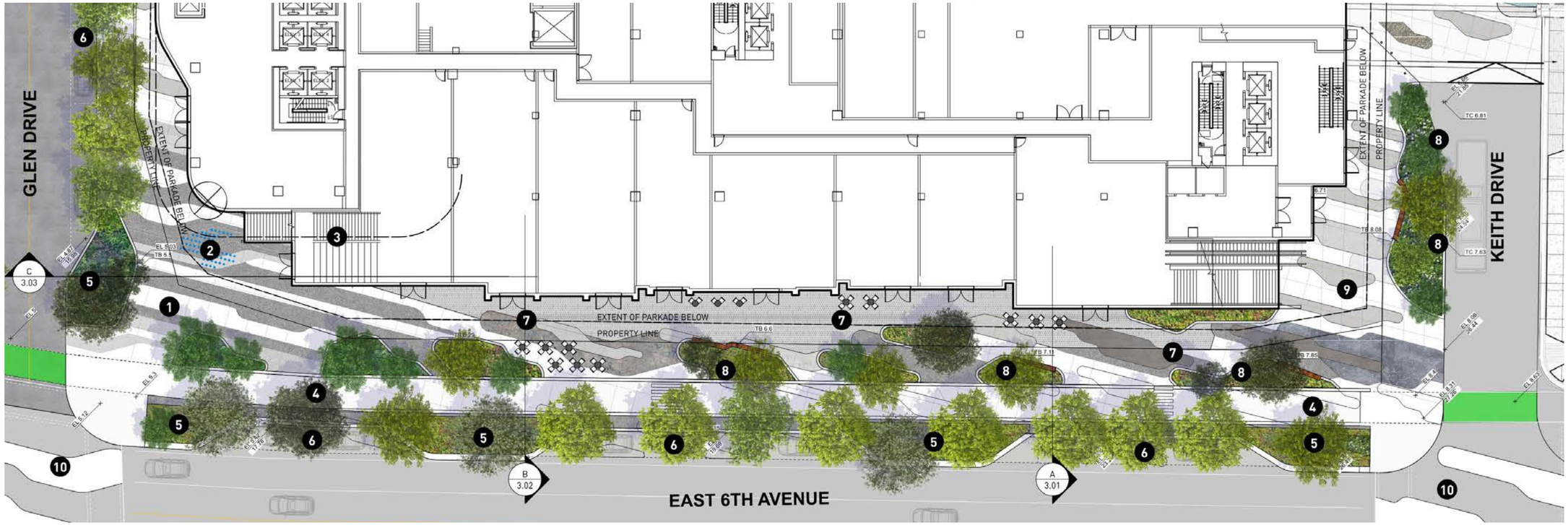


Water Feature



Retail Edge

LEVEL 1



1. Gathering Plaza
2. In Ground Water Feature
3. Seating Staircase
4. Central Valley Greenway Bidirectional Bikeway
5. Rain Garden
6. Parking
7. Retail Outdoor Realm
8. Painting with Benches
9. Plaza/Grocery Store Access
10. Scramble Pedestrian Crossing

LEVEL 1

Makers Lane

Makers Lane along the north edge of the site is a key placemaking element where the ground level public realm interfaces with small industrial maker spaces. The pattern language of tidal flats creates a dynamic paving field drawing from the past of the site as rich and productive mud flat ecosystem. This wide pedestrian zone emphasizes variety of spaces and programs to encourage inclusive and authentic street life. Design changes within the bus loop landscape and below the guideway will be coordinated with Translink.

The skytrain guideway, which runs above this space, provides weather protection and a canvas on which to project. Guideway posts offer a framework for seating elements and the bus bays bring regular animation to Makers Lane throughout the day. The adjacency of the rail line used intermittently for storage and shunting brings the industrial setting top of mind. Visual and auditory buffers are considered.

The direct connection from bus bays to the skytrain station has been enhanced along the east end of Makers Lane through a tabletop crossing and special paving treatment.

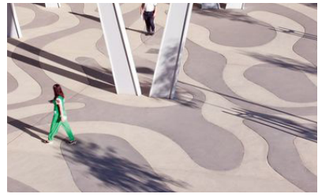
Pedestrian priority is denoted at the west portion of Makers Lane though a tabletop crossing and special paving treatment. A multifunctional makers plaza space offers areas for vendor tents or larger event tents to be erected for community events. Some small loading movements are also accommodated to service the maker spaces.

The cultural ribbon concept which has been envisioned continuously with sites to the west layers atop the tidal flats paving just as MST culture has layered atop the landscape of this site.

The opportunities for unexpected mashups, symbiosis and experimentation abound. Through numerous art opportunities, managed programming and liberated from typical noise constraints. The evening hours are considered as an opportunity to transform again with abundant lighting installations.



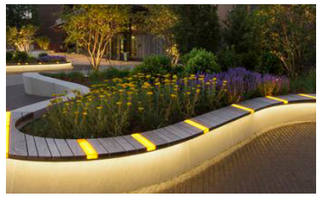
Food Truck



Specialty Paving



Ribbon Seating Element



Seating Around Planter



Lighting Elements



Projection below Guideway



Event Below Guideway



Seating Around Planter



Rain Garden Planting



Interactive Seating Elements

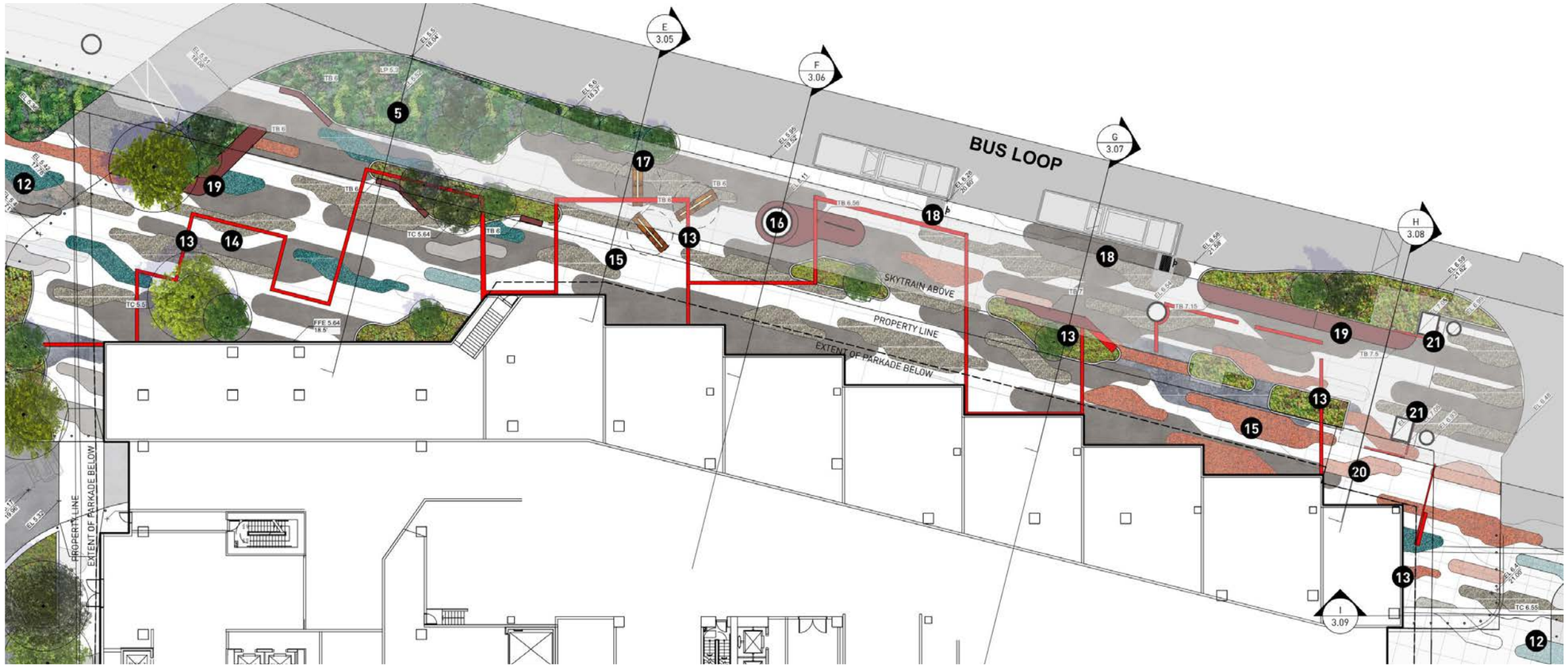


Paving Lighting



Bus Boarding

LEVEL 1



12. Raised Crosswalk with Distinct Paving
13. Ribbon Art Opportunity & Site Furnishing
14. Metro Vancouver SRW Plaza
15. Makers Lane Multi Modal Public Realm
16. SkyTrain Column with Bech Surround
17. Illuminated Bench Grouping
18. Existing TransLink Bus Pickup/Dropoff
19. Mega Bench
20. Interactive Art Opportunity
21. SkyTrain Exit Stairs

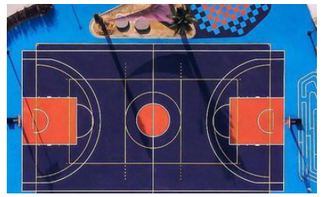
LEVEL 3

Sky Lobby Amenity

The podium of Level Three presents a unique opportunity to act as the roof level lobby and amenity for the rental towers above. The landscape design considers environmental factors such as solar exposure, shading, weather protection and noise in the arrangement of elements. Layout and adjacencies have considered this podium as a strong social gathering place and work with the interior amenity program to create numerous indoor/outdoor expansions.

The main social gathering area located to the south is anchored by a large multi programmable lawn panel. Hammock seating is incorporated into the lawn and planting is used to create 'rooms' on the edge for seating. Additional gathering areas surround the lawn, include a long table for outdoor work, sofas, table tennis, moveable tables and chairs. Cooking and eating is located in tandem with the social room amenity to allow for a full option of indoor/outdoor cooking, eating and entertaining. A set of exterior BBQs and Pizza oven allow for multiple users. Shade trees strategically located throughout offer shade as desired. At the edges of the podium, the generous building overhang offer covered areas which have been programmed for active play elements to the east, and outdoor fitness to the west.

On the north side, the podium and landscaped area is curated for foreground views and opened up to offer views to the North Shore mountains beyond. Due to the elevation of the podium, the skytrain and rail line are out of view below. Some program adjacencies of note include multisport court, and outdoor barrel saunas. To the east, a pet relief area is tucked out of prominent view.



Multi-Sport Court



Multi Sport Court



Landscape Views from Lobby



Lawn Games + Hammocks



Barrel Sauna



Off Leash Dog Area



Lawn Seating



Indoor/Outdoor Fireplace



Lawn Games



Pizza Oven



Moving Night



Play Area



BBQ and lounge Area



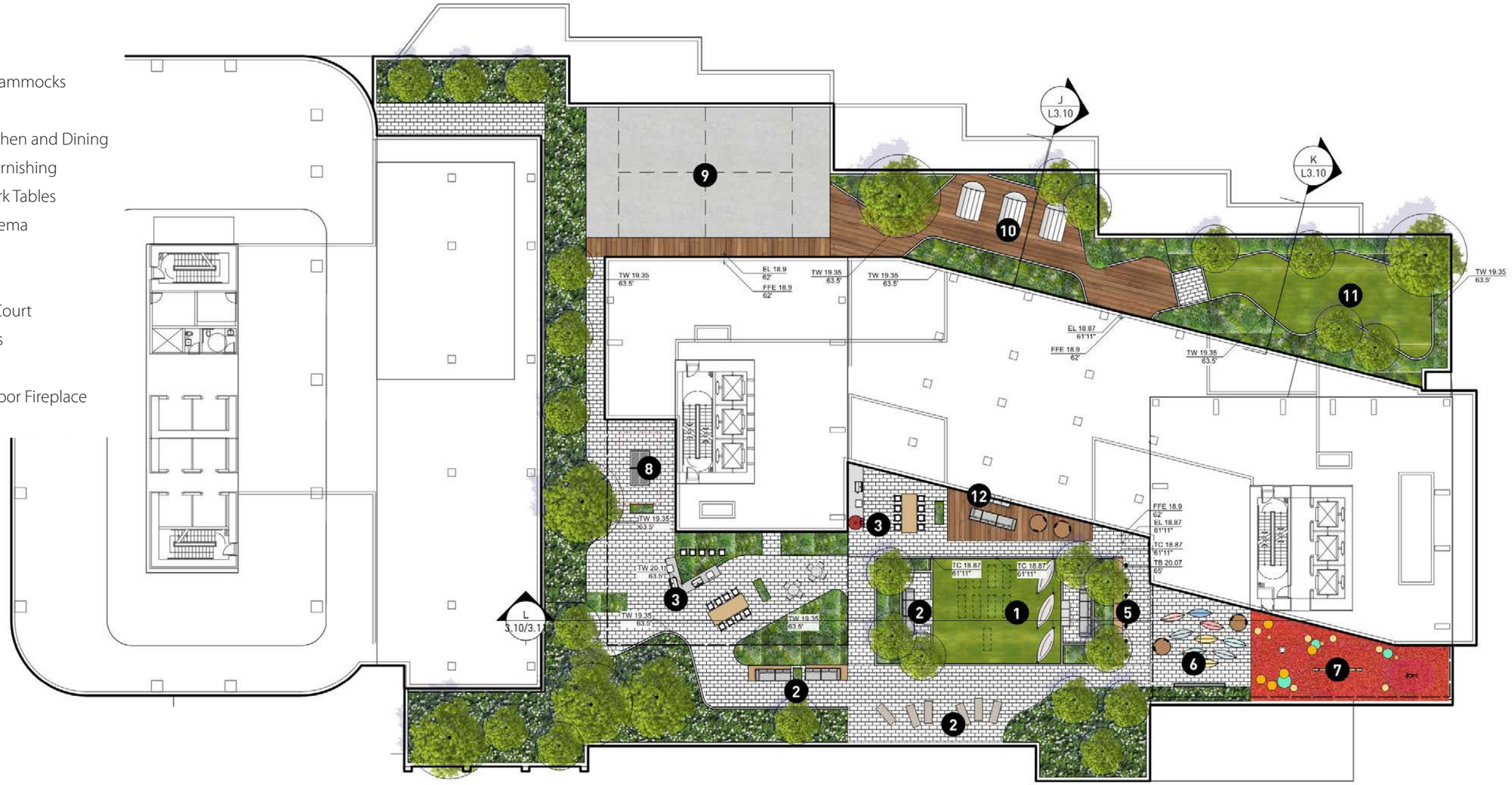
Lounge Chairs



Play Area

LEVEL 3

1. Lawn with Hammocks
2. Seating Area
3. Outdoor Kitchen and Dining
4. Moveable Furnishing
5. Outdoor Work Tables
6. Outdoor Cinema
7. Play Area
8. Table Tennis
9. Multi Sport Court
10. Barrel Saunas
11. Dog Area
12. Indoor Outdoor Fireplace



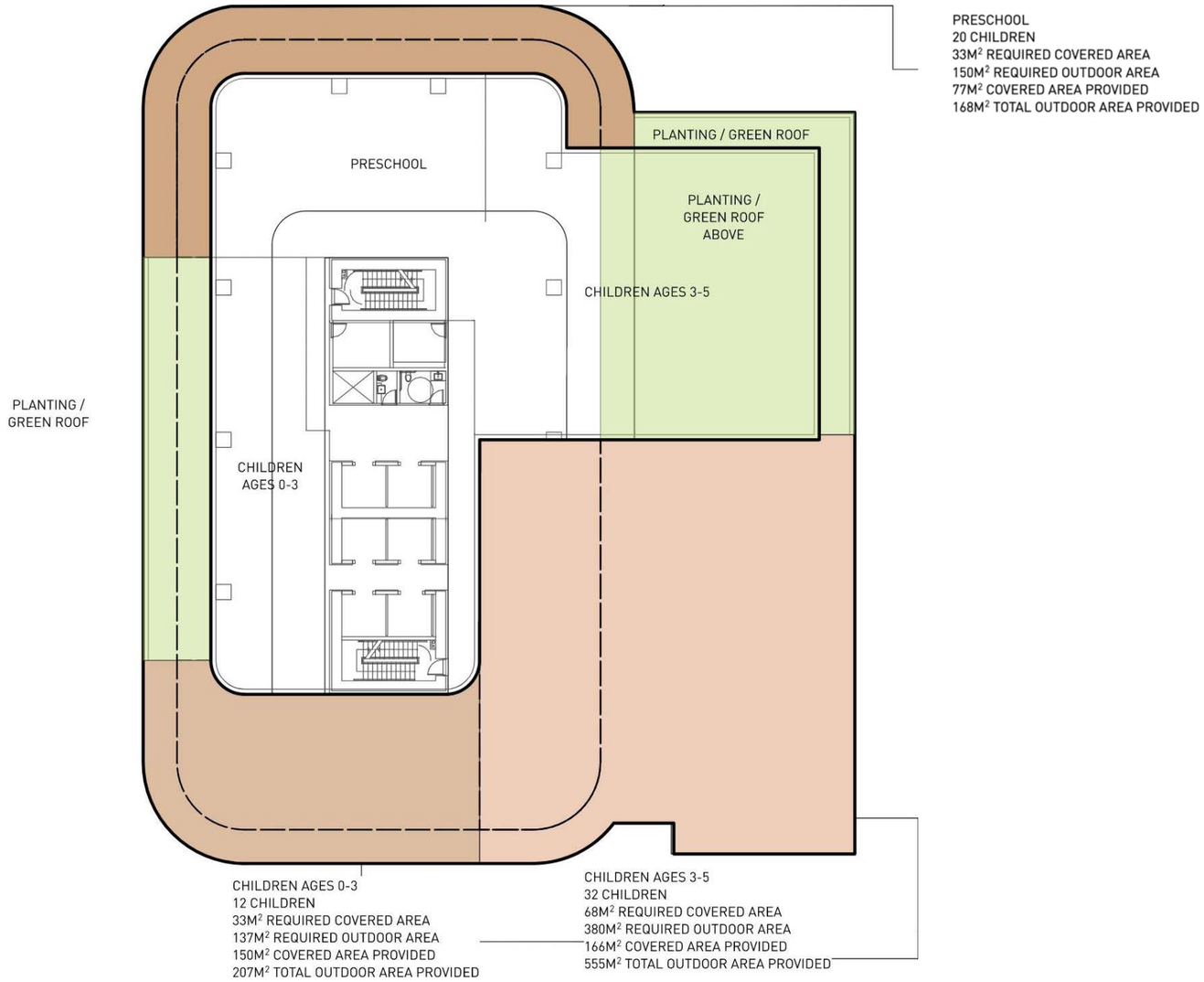
LEVEL 4

Childcare

The childcare space on level 4 has a dedicated outdoor play space for children in all age groups.

Outdoor areas shown are per the Vancouver Childcare Policy and include both covered and open areas. Indoor spaces can access directly to the outdoor play areas and the building has studied the solar exposure of these spaces to provide adequate sunlight.

An additional children playground is located across the street at China Creek Park. Groups of children could potentially visit that park and playing field for additional outdoor playing space.



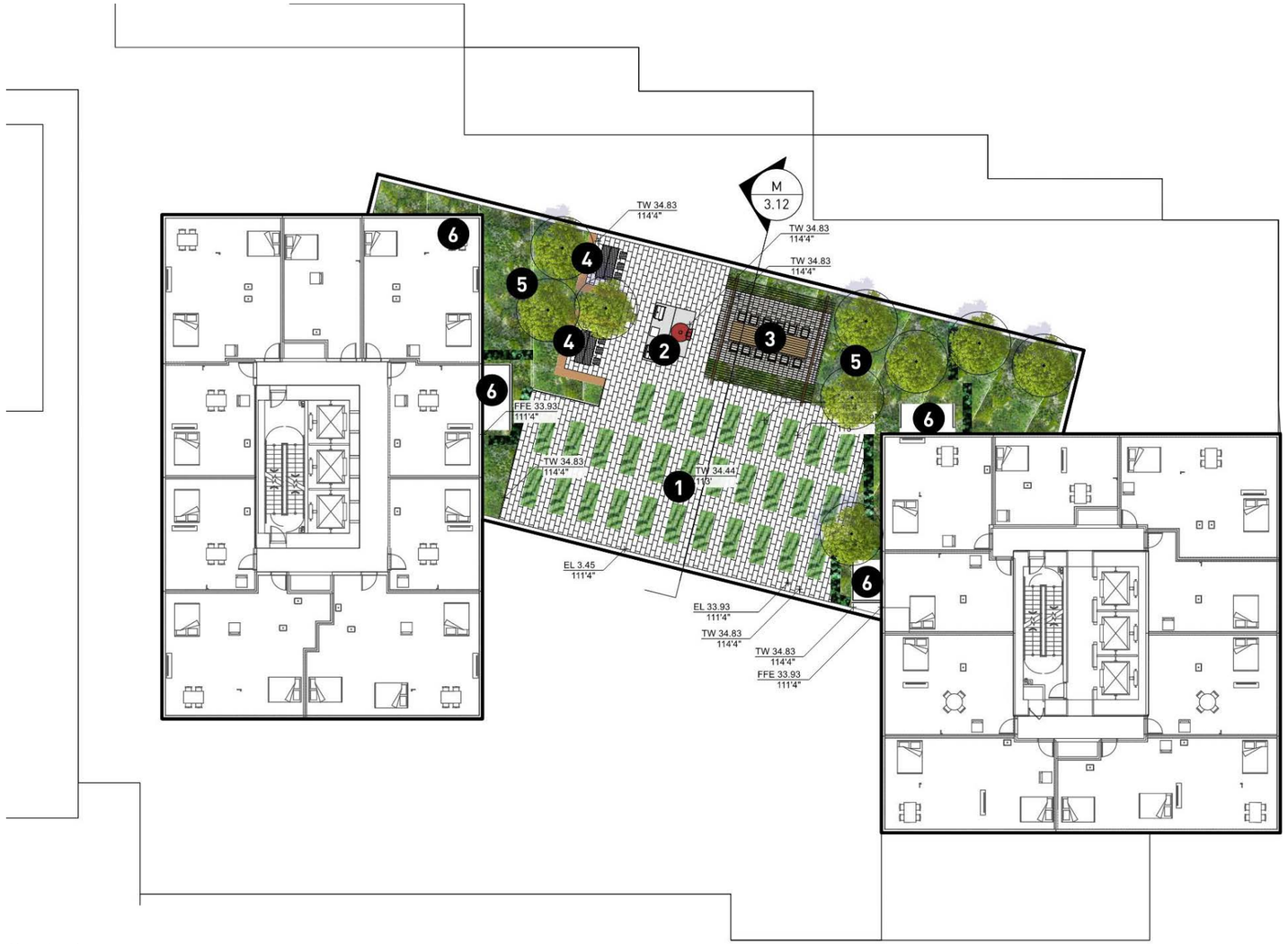
Level 4 - Outdoor Childcare

LEVEL 7

Garden to Table

The level seven roof level offers an opportunity to pair urban agriculture with exterior cooking and eating. Thirty urban agriculture plots of various sizes are located for southern exposure and complemented by potting bench, hose bib and composting. In the center of the deck, a BBQ and cooking station, complete with sink allow for a plot to table experience and communal food preparation. A large harvest table and caternary lighting pergola welcomes large groups or the mingling of various users. This location offers view to the north. Smaller garden booths offer seating for four to six users. A landscape comprised of edible perennials and fruiting trees invites users to experience the seasonality of produce without tending their own urban agriculture plot.

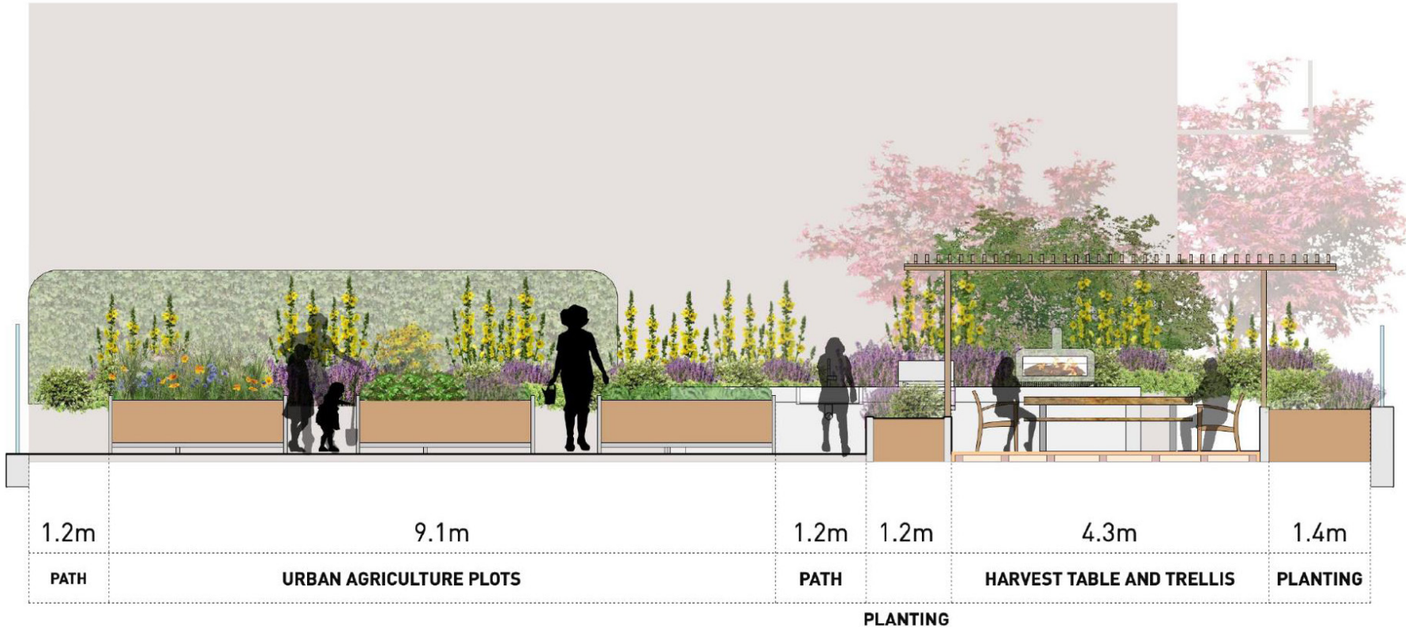
The perimeter of the building does provide private patios for adjacent units, who can look out and engage with this landscape.



Plan - Level 7

1. Urban Agriculture Plots
2. Outdoor Kitchen
3. Large Group Table
4. Small Group Tables
5. Shared Group Tables
6. Shared Edible Landscape
7. Private Residential Patios

LEVEL 7: SECTIONS





Cooking and food prep area



Seating Booths



Tables for group work



Orchard Trees



Shared Garden: Herbs, Traditional Medicines



Urban Agriculture Plots



Eating Together



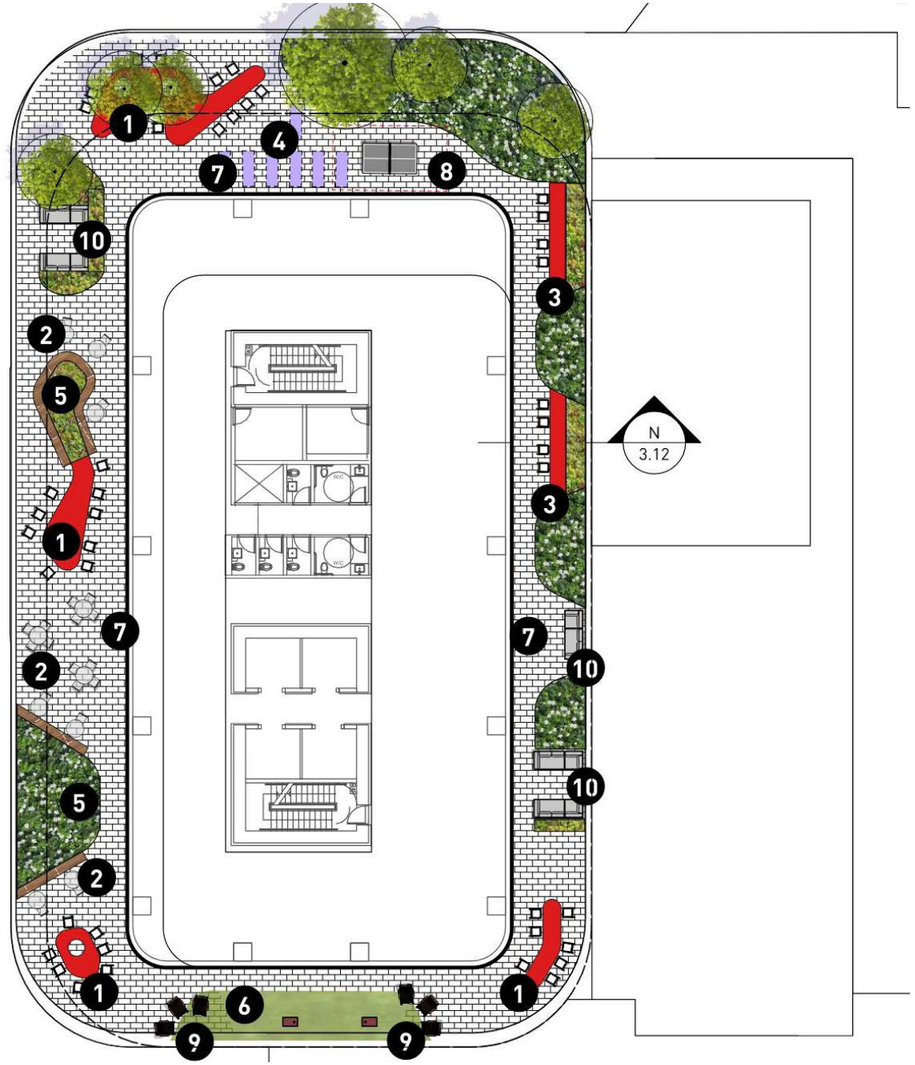
Urban Agriculture

LEVEL 9

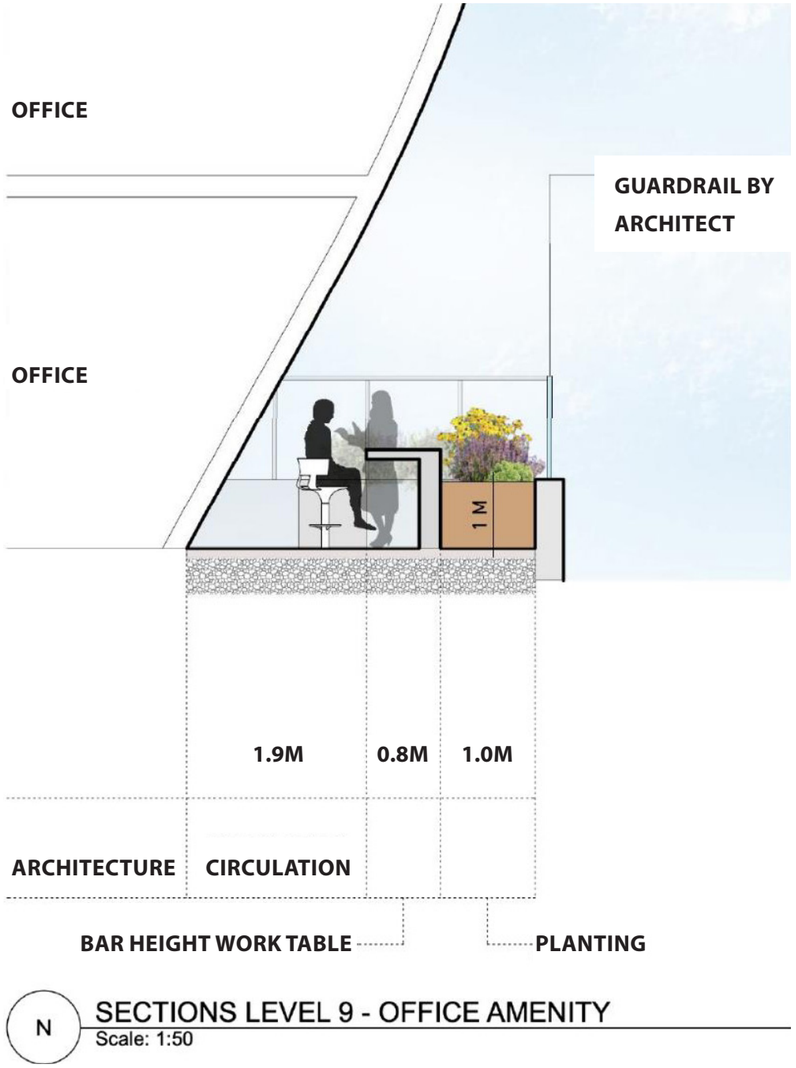
Office Outdoor Amenity

The outdoor area associated with Level 9 of the office building envisions an expanded office floor with indoor/outdoor amenities. Such a connected office can take advantage of the collaborative outdoor working tables that are spread around the level. Shared working tables are predominantly along the east edge, where outdoor computer work could be shaded by the building. These tables and other dining features can welcome lunch users. Other active program, such as table tennis and open area for a small fitness or yoga class can also be accommodated along the north side of the building. These uses benefit from the shaded exposure and the views to the North. A sunny lawn area, located at the south, welcomes more informal conversation. Planting throughout the amenity level incorporates seasonal diversity and continued interest.

1. Custom Table Movable Chairs
2. Lunch Table with Movable Chairs
3. Bar Height Outdoor Desk
4. Outdoor Fitness/Yoga Area
5. Planer with Seating Bench
6. Lawn Games
7. Outdoor Media Centre
8. Table Tennis
9. Casual Seating Chairs
10. Sofa Area



LEVEL 9: SECTIONS



N SECTIONS LEVEL 9 - OFFICE AMENITY
Scale: 1:50



In / Out Connection



Lawn



Tables for group work



Outdoor Media Centre



Yoga / Active Space



Table Tennis



Sofa Lounge + Moveable Furniture



Seating Around Planter



Custom Furniture



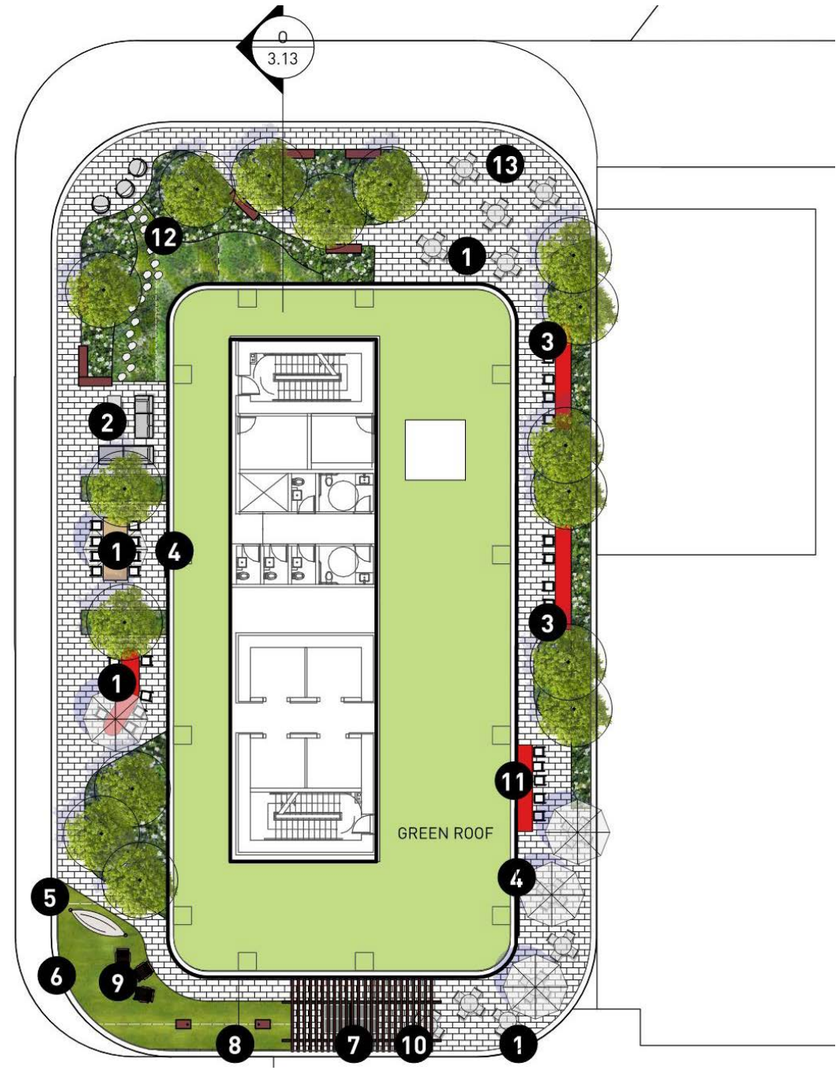
Bar Height Outdoor Desk

ROOFTOP: OFFICE

Office Rooftop Outdoor Amenity

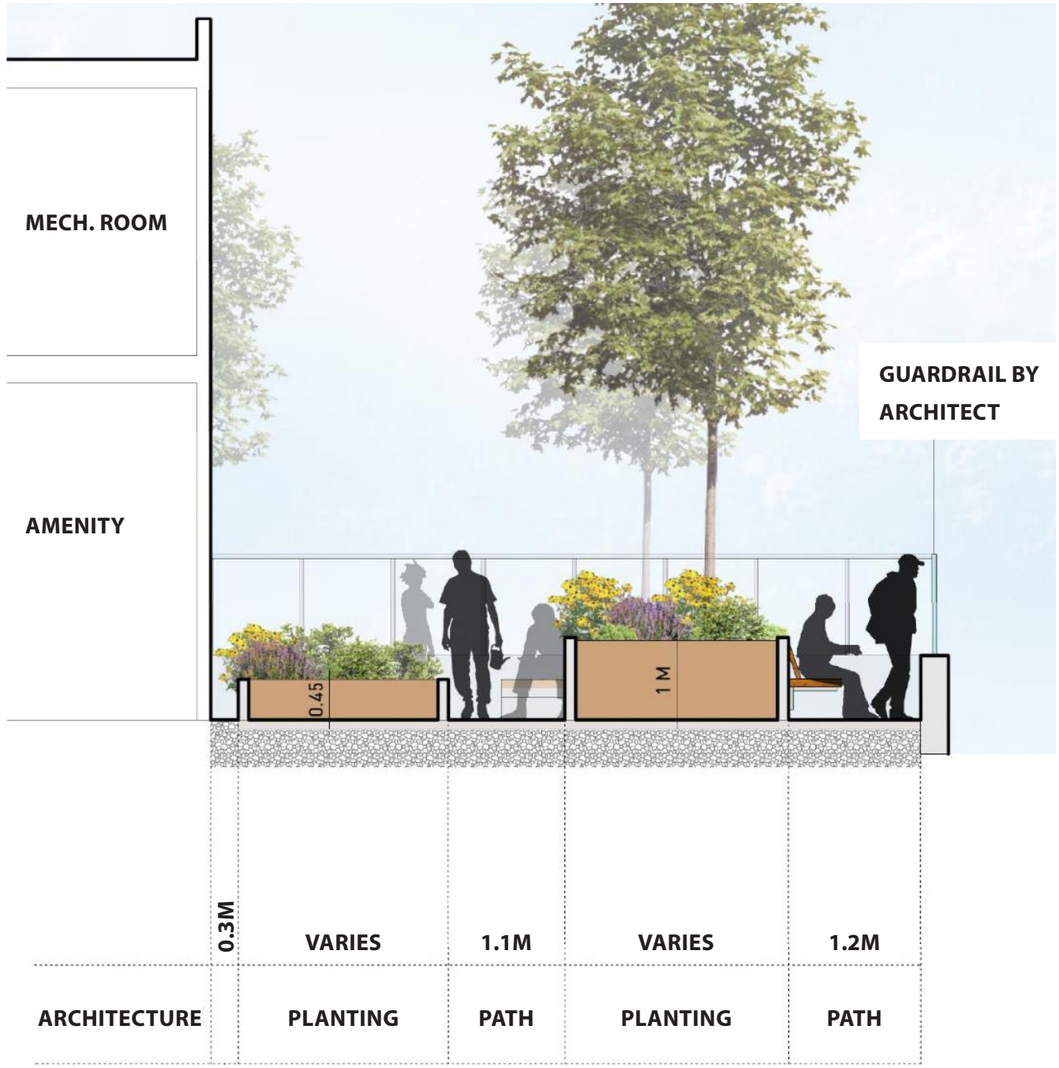
The rooftop office amenity level imagines an outdoor area for all users of the office building. As such, various lunch table configurations are possible either on the sunny west facing side or for the hottest summer days, along the shaded north side. Shared working tables are provided along the east edge, where the outdoor computer work could be shaded by the building. Additional relaxation opportunities are provided as hammocks and lounge chairs on the lawn, while a shared table tennis table welcomes lively interaction. Planting areas ground the experience while trees offer a balance of shade and views. The green roof atop the building will provide vegetation coverage and storm water retention.

1. Table with Movable Chairs
2. Lounge Area
3. Bar Height Outdoor Work Tables
4. Media Centre TV
5. Hammocks
6. Lawn
7. Table Tennis
8. Lawn Games Area
9. Casual Seating
10. Covered Trellis
11. Indoor/Outdoor Bar
12. Quiet Meditation Garden with Seat



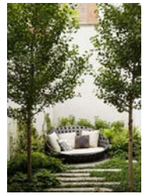
Roof Plan - Office Tower

ROOFTOP: SECTIONS





In / Out Connection





Meditation Garden and pathway



Group Tables



Lounge Area



Lawn Seating

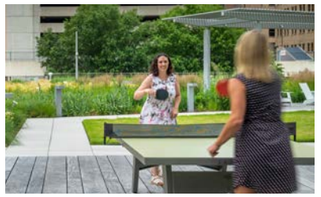


Table Tennis



Moveable Furniture



Drone Landing Pad



Covered Trellis

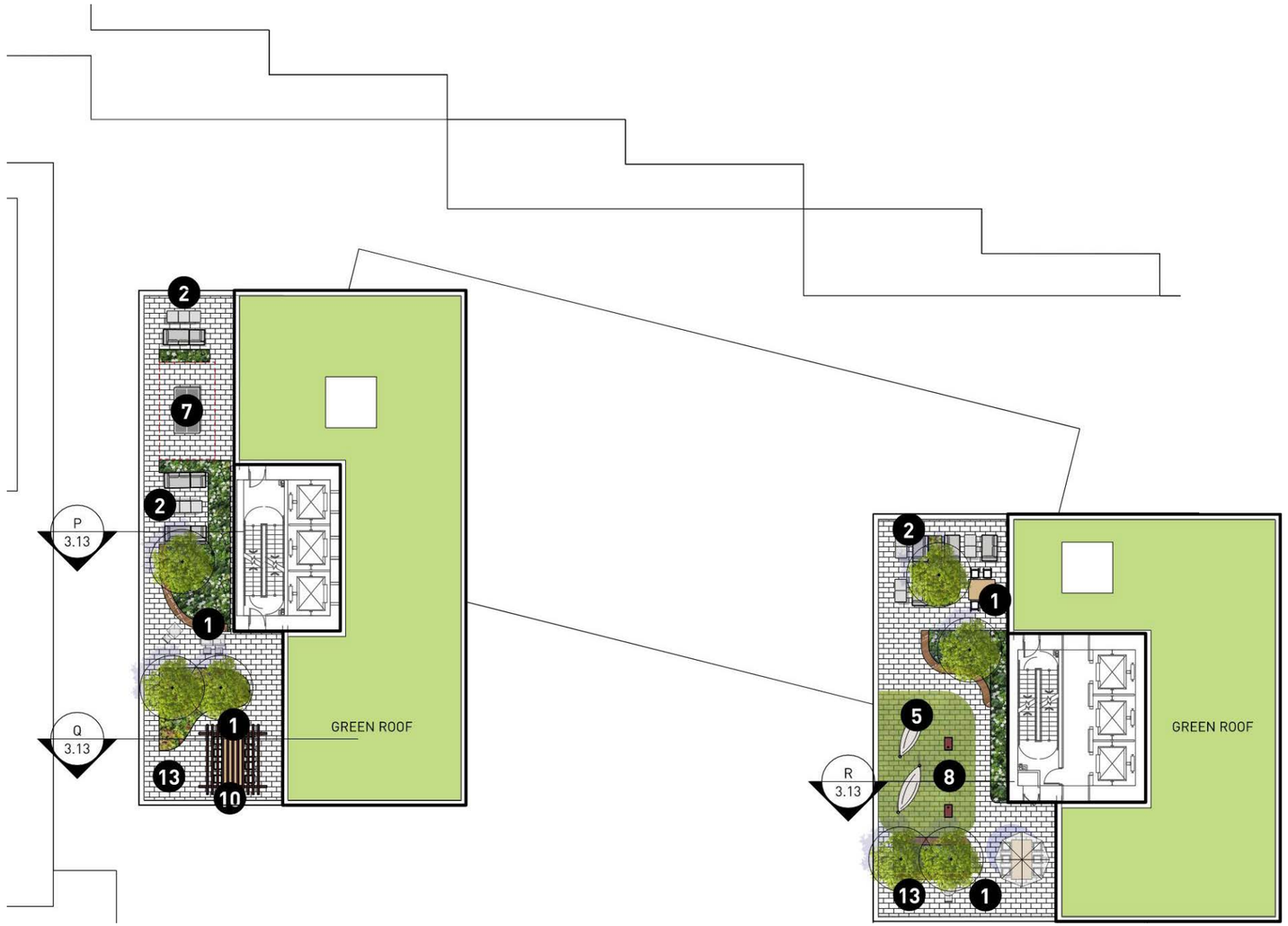


Bar Height Outdoor Desk

ROOFTOP: RESIDENTIAL

Residential Outdoor Amenity

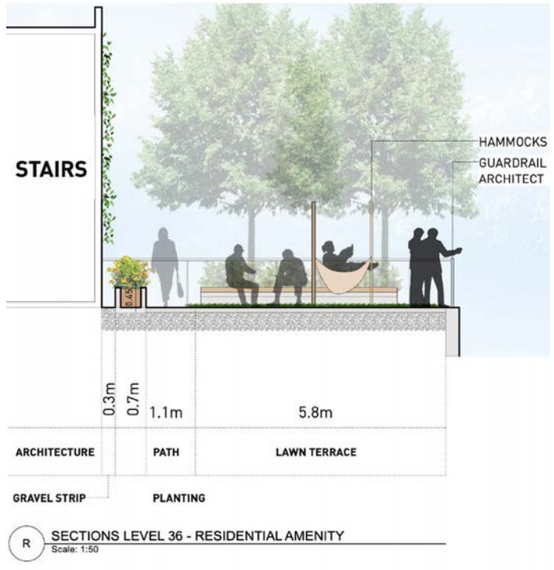
The rooftop amenity level is a space for small gatherings, away from the other programs offered on level 3 and 7. Intimate spaces for lounging, seating and connected to an indoor amenity area would allow residents and guests to enjoy the views. Planting areas serve to enclose the different group seating spaces. Additional lounge elements such as hammocks provide privacy and calm. The intent for the rooftops to be accessible to residents of either building allows the spaces to be distinguished from one another in program. The green roof at the top of the building may be visible from the amenity level and will serve an important function for vegetation coverage and stormwater retention.



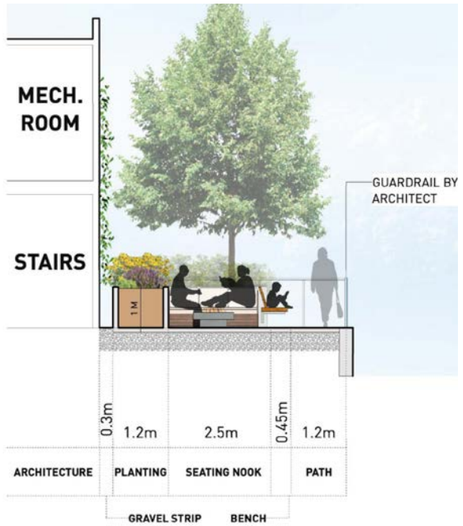
Plan - L 36 Residential Rooftop Amenity

1. Table with Movable Chairs
2. Lounge Area
3. Bar Height Outdoor Work Tables
4. Media Centre TV
5. Hammocks
6. Lawn
7. Table Tennis
8. Lawn Games Area
9. Casual Seating
10. Covered Trellis
11. Indoor/Outdoor Bar
12. Quiet Meditation Garden with Seat

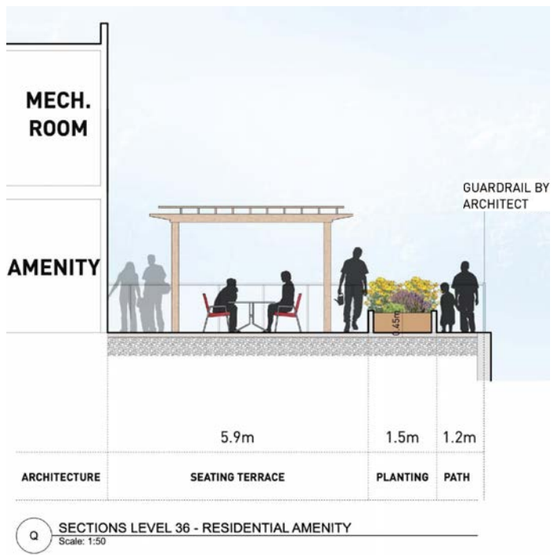
ROOFTOP: SECTIONS



R SECTIONS LEVEL 36 - RESIDENTIAL AMENITY
Scale: 1:50



P SECTIONS LEVEL 36 - RESIDENTIAL AMENITY
Scale: 1:50



Q SECTIONS LEVEL 36 - RESIDENTIAL AMENITY
Scale: 1:50



Lawn Games + Hammocks



Foosball



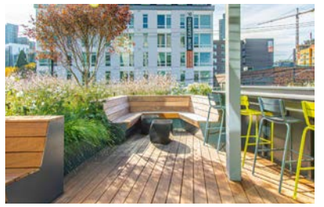
Lawn Seating



Table Tennis



Movable Furniture



Seating Around Planter



Eating Together



Sofa Lounge Area



Outdoor Media Centre



Sofa Lounge Area

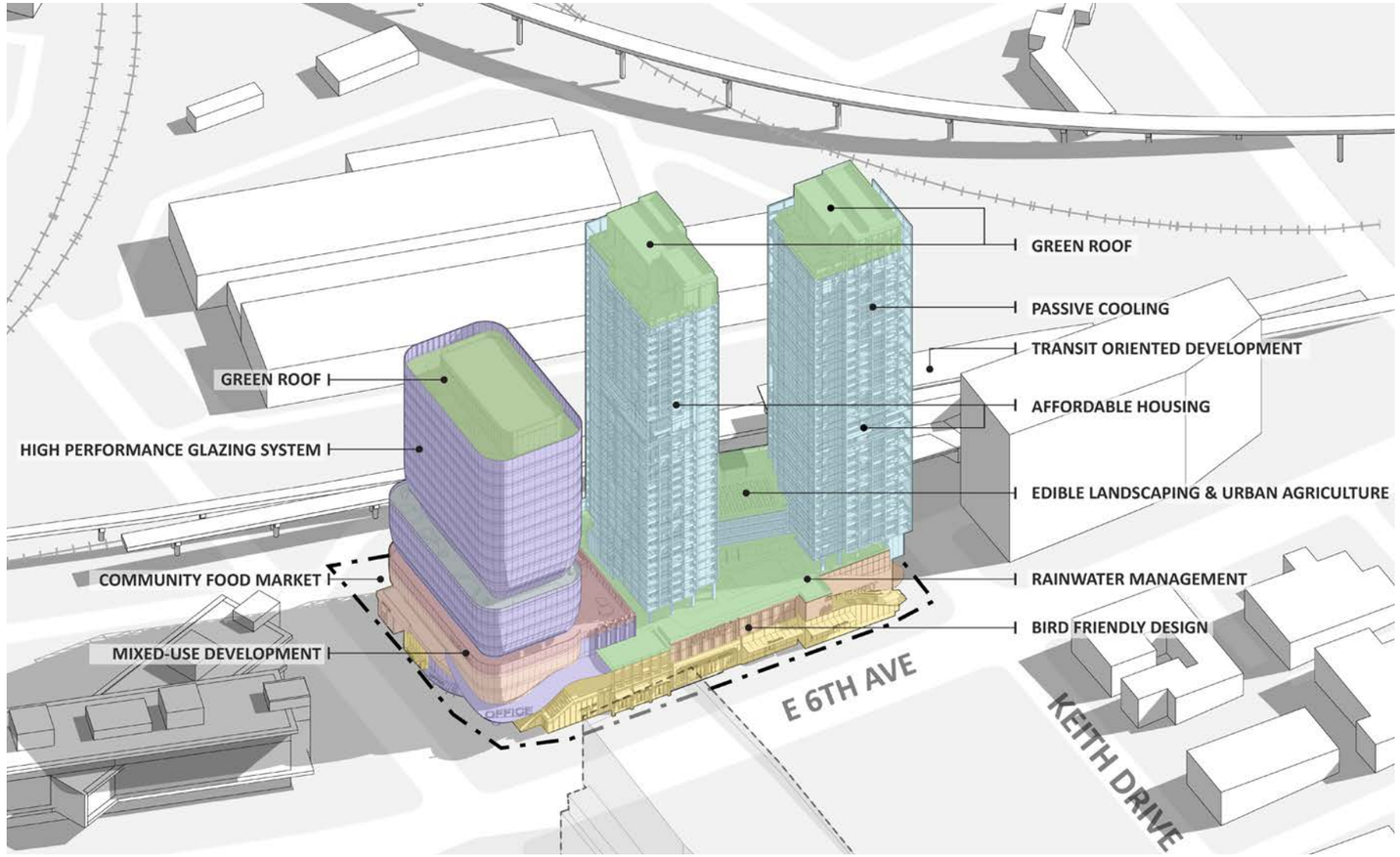
Chapter 8: Sustainability

SUSTAINABILITY OVERVIEW

The application to rezone 1155 E 6th Ave will allow for the implementation of a transformative mixed-used redevelopment dedicated to urban revitalization, community enrichment, and integrated sustainable design. This project has been designed to help address the gap in housing equity in Vancouver by providing additional rental stock; as well, the development will also provide new office floor space, bring a variety of new businesses to the area, support transit access, and provide a dedicated grocery store for the neighbourhood.

Through various engagement meetings and design charettes with the xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ Nations (MST Nations), the design team learned about the core cultural values of stewardship and has been actively exploring new ways of integrating them into the project. In addition, the project proposal is thoroughly aligned with Vancouver's goal to be the greenest city in the world and is being designed to meet the requirements of the city's Rezoning Policy For Sustainable Large Developments (as amended April 23, 2024). Moreover, the development's parkade, CRUs, grocery store, and office levels will voluntarily be pursuing LEED BD+C Core & Shell certification at the Gold level or better.

This section of the rezoning booklet outlines the high-level sustainability approach for the project. The project's full Sustainable Large Developments Rezoning Report by Light House can be found as an appendix to this booklet, and provides further detail of the green building measures and strategies being implemented within the development.



GREEN BUILDINGS POLICY FOR REZONING



B2: PERFORMANCE LIMITS

A preliminary energy model was completed following the City of Vancouver Energy Modeling Guidelines, Version 2.0 of July 2018, as well as rules for proposed buildings in the NECB 2011 Part 8 and the results demonstrate compliance with Vancouver's TEDI, TEUI, and GHGI targets. Actual building energy use will depend on variable factors including climate, occupancy, controls, and maintenance.



B3: WHOLE BUILDING AIR TIGHTNESS

The City requires airtightness of suites to be tested and reported on, demonstrating compliance with a suite-level air-leakage target of 1.2 L/s*m^2 @50 Pa (0.23 cfm/ft^2 @ 0.2"w.c.) (residential) and at 2.0 L/s*m2@75 Pa (office), as tested to ASTM E779 or an equivalent standard. Architectural airtightness details will support this effort and on-site testing will be done during construction. The owner commits to meeting these targets.



B4: ENHANCED COMMISSIONING

The City requires that an enhanced commissioning process for all building energy systems be completed in accordance with ASHRAE Guideline 0-2005 and 1.1-2007, or an alternate commissioning standard. This is to be completed by a third-party Commissioning Authority who will oversee the enhanced commissioning process. The residential tower will follow this path and the office portion will follow LEED v4 EAc Enhanced Commissioning Option 1 Path 1. The owner commits to meeting these requirements.



B5: ENERGY SYSTEM SUB-METERING AND REPORTING

For residential spaces, the City requires sub-metering of common and amenity areas (lighting, HVAC, plug loads) but not individual suites. The project will follow this for the residential tower and LEED v4 EAc Advanced Energy Metering for the office.

Additionally, Energy Star Portfolio Manager will be set up for the building to allow for energy auditing and benchmarking. The project owner commits to meeting these requirements.



B6: CALCULATING REFRIGERANT AND EMBODIED EMISSIONS

Under the CoV Rezoning Policy, all projects are to calculate and report the life-cycle equivalent annual carbon dioxide emissions of each building, in kgCO2e/m^2, from the emission of refrigerants.

Additionally, all rezoning projects are to report the life-cycle equivalent carbon dioxide emissions of each building, in kgCO2e/m^2, as calculated by a whole-building life-cycle assessment (LCA). One model will be done for the residential tower and a second, following LEED v4 BD+C CS criteria, for the office. The project owner commits to providing preliminary results at rezoning and updates at BP and OP.

GREEN BUILDINGS POLICY FOR REZONING



B7: VERIFIED DIRECT VENTILATION

The City requires that buildings be designed and constructed with a ventilation system that provides outdoor air directly to all occupiable spaces, in the quantities defined by code, including bedrooms, living rooms, and dens. Flow rates are also to be tested and verified as a part of enhanced commissioning. The project owner commits to meeting these requirements.



B8: LOW EMITTING MATERIALS

The City requires that interior finishes contain low VOCs and no added urea formaldehyde according to the requirements of Green Seal, Green Label, Green Label Plus, FloorScore, South Coast Air Quality Management District (SCAQMD) Rules, or alternate low VOC criteria as applicable to each material or product. The project owner commits to meeting the low emitting thresholds as defined by the above referenced standards.



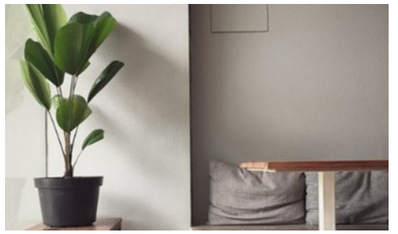
B9: INDOOR AIR QUALITY TESTING

The City requires that indoor air quality testing be conducted for the identification of formaldehyde, particulates, ozone, total volatile organic compounds, and carbon monoxide prior to occupancy. The results are to be reported to the City at OP. Residential suites are to be tested at a rate of 10% of the first 100 units, and 5% of all units above 100. The office portion is to be tested at a rate of 5% of all major spaces and tenant spaces at a minimum of 5 test locations. The project owner commits to meeting these protocols.



B10: INTEGRATED RAINWATER MANAGEMENT AND GREEN INFRASTRUCTURE

Rainwater in the City of Vancouver is managed through integrated rainwater management and green infrastructure, as outlined in the CoV Rainwater Management Bulletin (July 2018), and the CoV Engineering Design Manual (2018). This project commits the use of green infiltration and quality management by using of absorbent landscaping, a permeable patio stormwater management system, a detention tank, flow control devices, and a mechanical treatment system.



B11: RESILIENT DRINKING WATER ACCESS

The City requires a water fountain, bottle-filling station, or other fixture capable of operating on city water pressure alone and without electricity is to be provided in a location easily accessible to all building occupants. The potable water access point must be located on a lower floor, inside the building. The Owner commits to meeting this for the project.

SUSTAINABLE LARGE DEVELOPMENTS



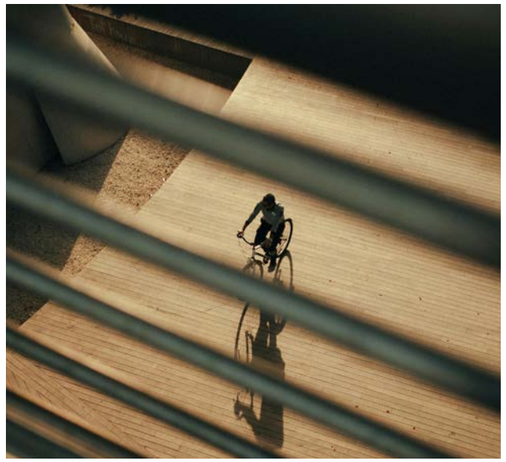
SUSTAINABLE SITE DESIGN

The development plans to maximize the provision of contiguous open spaces across multiple levels by including accessible rooftops on the residential towers, as well as large courtyards and multiple ground level outdoor amenity spaces. Additionally, the development has been designed with a 22% tree coverage (exceeding the 15-20% requirement for Type B Large Scale Rezoning) as well as a 40% vegetative cover – all of which will incorporate a diversity of plant and tree species.



SUSTAINABLE FOOD SYSTEMS

To fulfill the requirements of the city's Sustainable Large Developments Rezoning Policy, the project will include three (3) food asset amenities: shared urban agriculture plots, edible landscaping/ planting palette, and a community food market. Indigenous food sovereignty is considered through the incorporation of culturally significant planting throughout the public realm. These assets will be available to residents and community members and aim to reinforce the development's commitment to providing healthy, just, and sustainable food systems at a neighbourhood scale.



GREEN MOBILITY

The project is intending to implement TDM Plan B (as per the City's Parking By-law 6059), with 40% additional Class A bicycle parking spaces, double the required Class A bicycle lockers, and weather-protected Class B bicycle parking. Additionally, 100% of all parking within the project will have EV charging as per the City of Vancouver's bylaws. Furthermore, the location of the project site inherently encourages sustainable transportation, as it is in very close proximity to both transit and cycle route networks.



POTABLE WATER MANAGEMENT

To fulfill the requirements of the city's Sustainable Large Developments Rezoning Policy, the project's proposed water usage shows a reduction of 21% in indoor potable water use from baseline, and a 63% reduction from baseline for outdoor water use. Water reduction targets will mainly be achieved through the implementation of high efficiency irrigation systems (i.e. drip irrigation and moisture sensing irrigation controllers) and through careful fixture selection.

SUSTAINABLE LARGE DEVELOPMENTS



RAINWATER & GROUNDWATER MANAGEMENT

The primary rainwater management system utilized by the project will be on-site detention with a controlled release to the municipal storm sewer system. The project's primary rainwater detention measures will be the use of growing medium to store/ reuse water for plant irrigation, as well as the incorporation of permeable landscaping throughout the development's outdoor spaces. Thorough geotechnical analysis of the development has been performed to preliminarily ensure that the project will pose no significant concerns/impacts on the local groundwater regime.



ZERO WASTE PLANNING

The development aims to aid in the City of Vancouver's goal of reorientating peoples' habits and practices toward the City's zero waste target. As such, the project will include adequately sized and well-designed waste storage spaces/collection points for effective waste management. The project will also meet the city's Sustainable Large Developments Rezoning Policy mandatory requirements for zero waste initiatives for multifamily complexes, office spaces, retail buildings, and food services; moreover, the development team will ensure success in the project's zero-waste initiatives through regular oversight and community education.



AFFORDABLE HOUSING:

One of the primary goals of the development is to contribute to the delivery of social and supportive housing options for lower-income and moderate-income households. As such, the project intends to deliver 20% of all residential floor area as below-market rental housing – with rent that will not exceed a rate of 20% less than CMHC city-wide average rent.

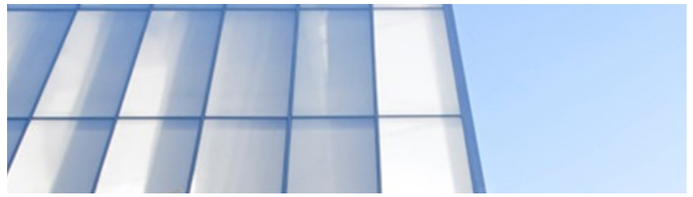
SUSTAINABILITY FEATURES



1. Active Landscape Roof Terraces: Common roof decks provide absorbent landscaping and access to nature for occupants of the building. Rooftop landscaping help to control the release of rainwater runoff and provides habitat for pollinators.



2. Operable Windows: Operable windows allow for passive ventilation and increased occupant comfort.



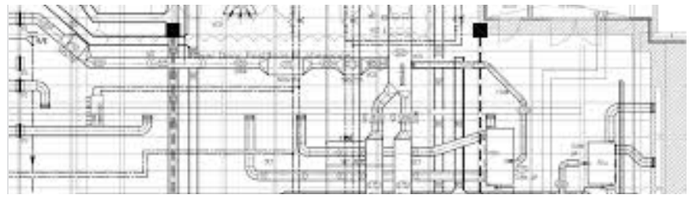
3. High Performance Glazing System: 4 sided silicone glazed curtain wall glazing will meet or exceed VBBL energy and envelope compliance performance requirements when combined with other facade elements.



4. Passive Cooling: The thickened envelope with deep balconies create solar shades that respond to building orientation to reduce solar heat gain and glare.



5. Transit Oriented Development: Integrated rapid transit station and bicycle parking provides building occupants greater access to sustainable transportation modes.



6. Efficient Mechanical Systems: Hydronic heating and cooling systems are energy-efficient and have low embodied carbon. The site will also be connected to the False Creek District NEU, which uses waste thermal energy captured from sewage to provide heating and hot water.



7. Rainwater Management: Extensive green roof and intensive landscaped planters in combination with retention tanks control the release of rainwater into the storm sewer system.



8. Bird Friendly Design: The thickened envelope with solar shades reduce potential bird strikes.



9. Mixed-Use Development: The inclusion of residential, job space, and retail near a transit station will reduce the number of vehicle trips generated.

VEGETATION COVERAGE

In order to prioritize long-lives trees on the street scape, the vegetative cover on the ground level is predominantly off-site. Within the Metro Vancouver Sewer SRW at the Northwest corner, some planting has been proposed. Loading vehicle movements are needed along Makers Lane and thus, planting is minimized along the north frontage.

At the amenity levels, planting has been incorporated with program. Different microclimates are identified as plant species selection has considered the solar exposure. Any potential planting within the childcare outdoor area has not been shown at this time, as an operator has not been selected.

At level 7, the urban agriculture plots and edible landscaping contribute to the vegetative cover. By planting urban agriculture plots with strawberry plants at installation, there is immediate vegetation coverage and weed suppression.

At the roof levels on Level 4, and Level 36, intensive green roofs are proposed. Mechanical equipment will also be required within this area. The sloping rooftops at level 2 are not ideal for green roofs, as the mechanical needs of the industrial and grocer uses are anticipated to be accommodated on those rooftops.

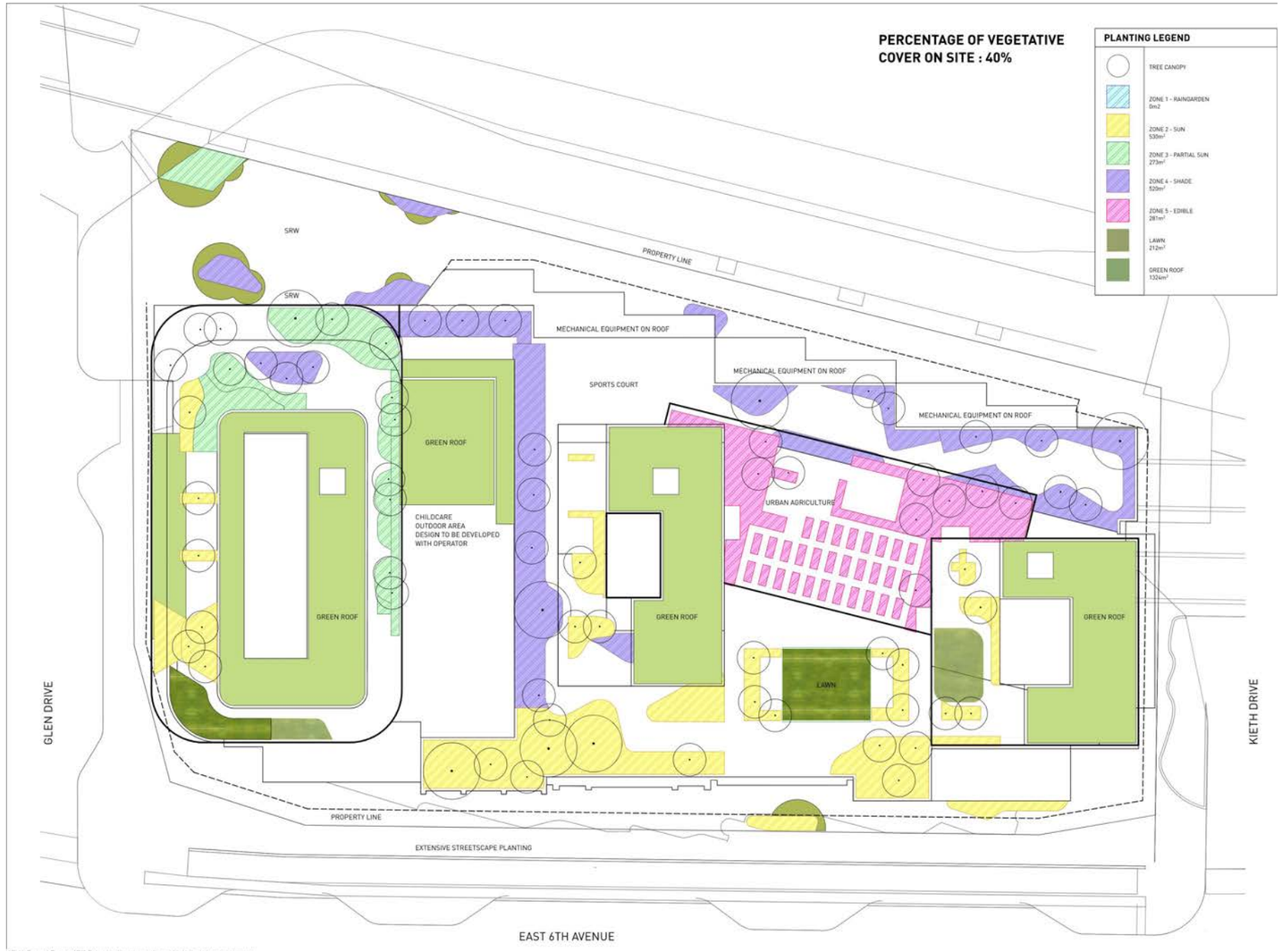


Diagram showing vegetation coverage on-site

ECOLOGICAL VALUE

The current site has no ecological value as it is a paved impervious site. Prior to the filling of False Creek, the tidal flats ecosystem that existed here was of high ecological value as noted in the Vancouver Biodiversity Strategy. While ecological restoration of the site to its former tidal flat ecosystem is not feasible in its urban, fill condition, ecological principles are embedded in the landscape design. Habitats that were present more upland of the site, such as shoreline, and forest understory are the starting point for Full sun, and Shade planting palettes. These plantings tailored to the site's microclimates provide ecosystem functions like habitat and water filtration. In certain cases, ecosystem functions are provided by non-native plants that are particularly suited to harsh urban conditions.

References and educational elements that tell the site's history are incorporated into the project to tell the story of these valuable ecosystems.

An urban ecosystem proposed for the site is the green roof. These planting zones will feature native and non-native plants in large roof areas. This urban habitat is one of the most effective identified for urban application in the Vancouver Biodiversity Strategy. It will provide habitat for pollinators throughout the seasons.

Planting is typically pulled back from the building edge, in accordance with bird friendly design practices. When designing in an urban environment like this, re-wilding is not being incorporated.

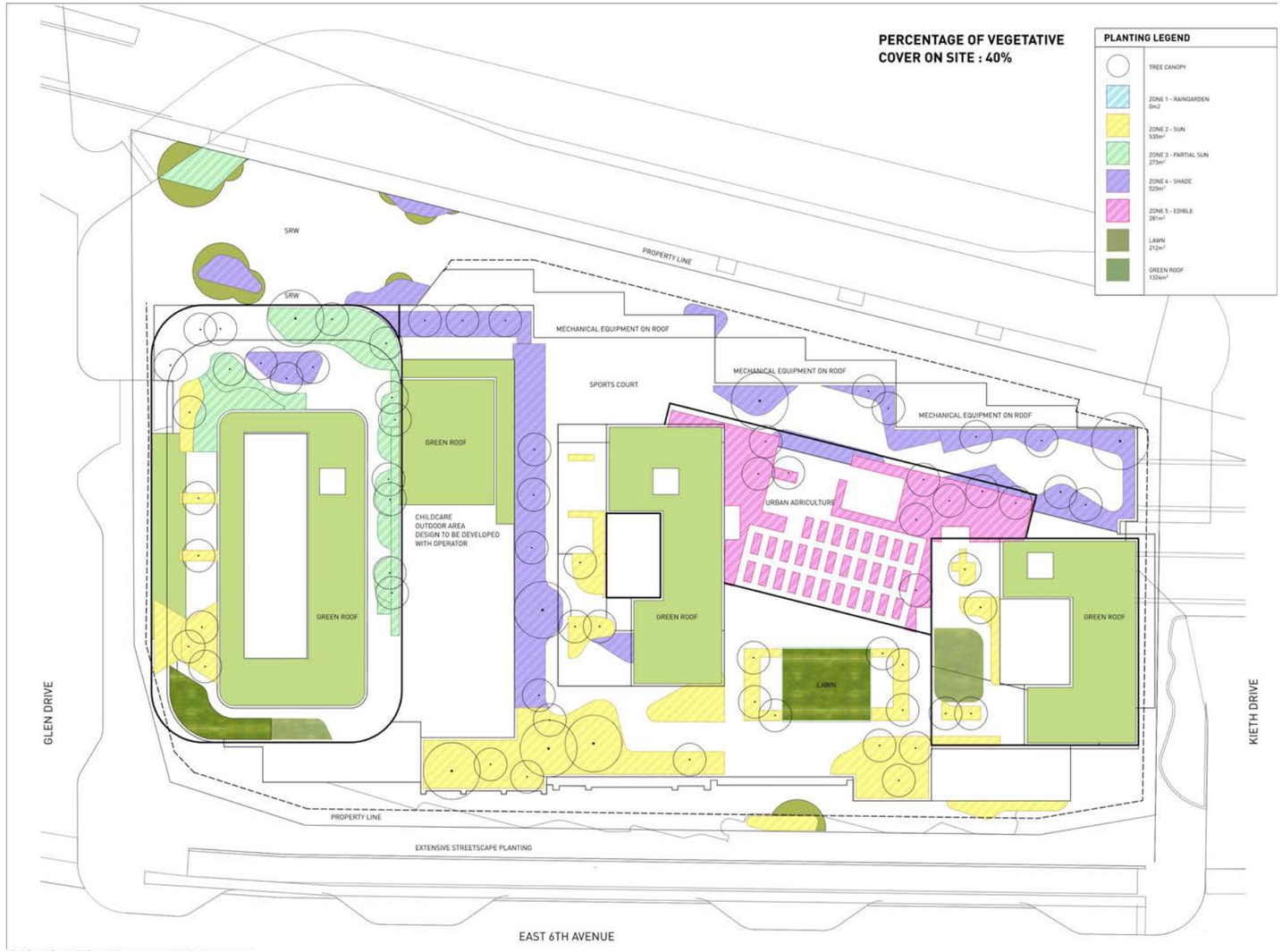


Diagram showing vegetation coverage on-site

OPEN SPACE

Open Space is provided across the site at multiple levels from public ground level uses, to semi private amenity levels that span multiple building levels. At grade, some area is on structure, while the majority of the public space in the makers lane is on grade. As the entire site is on fill condition, none of the landscape is on native soil.

Outdoor Public Open Space: East 6th Frontage is public facing and engaging with retail units. Public Open Space is situated in Makers Lane, where industrial uses mix with public transit use and creative space.

Semi Private Open Space provided at the Amenity levels. On level 3, extensive gathering amenities, playground, dog run and sports court are provided. On level 7, urban agriculture and dining is provided, On level 9, outdoor work spaces are provided, On level 36 lounge and games are provided.

Private Open Space has been identified as the outdoor childcare space, although it could be considered semi-public space as children form community through the daily interactions that occur.

Private Open Space is available at the residential patios, which are only accessible from a single residential unit. Very few of this instance occur on the amenity levels.

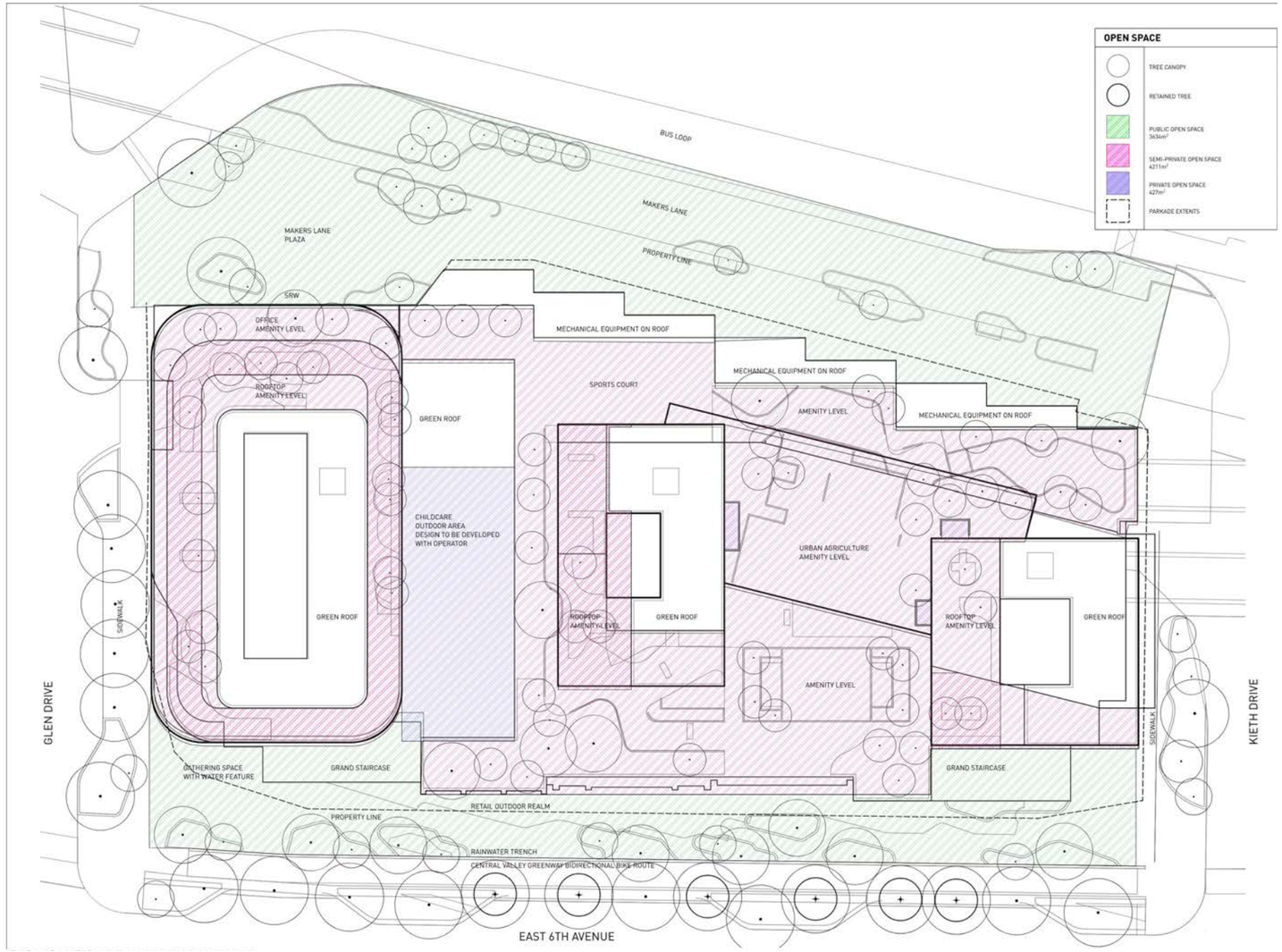


Diagram showing vegetation coverage on-site

TREE CANOPY COVERAGE

Tree Canopy

The site was previously richly covered with Douglas Fir, Western Red Cedar and Arbutus trees as conveyed to us in the project Knowledge Keeper workshops. The project is committed to establishing a tree canopy that not only serves urban priorities, but also references the large conifers that were abundant on this site.

Based on the research generated for the Metro Vancouver Urban Tree Climate Change Adaptation Framework, the site has the potential to enhance its tree community with a diverse range of species. This will contribute in maintaining a healthy, resilient and safe tree population, increase the resilience to climate change impacts, enhance the soil and water resources, maximize the beneficial services provided by healthy urban forest for the community and the city at large, and minimize the management costs for the urban forest system (Urban Forest Climate Adaptation Framework for Metro Vancouver, 2016).

This robust forest system also has the potential to play an important role in creating rich habitat and to contribute to a rich rain water management system. Harkening back to the cultural landscape character that defined the False Creek shoreline, the urban forest would have the ability to ensure a strong sense of place for the indigenous community.

The current site has very limited tree canopy, so the proposed tree canopy will provide an important neighbourhood contribution. Six Fraxinus ornus trees could be retained in the design. The tree canopy provided to this block will exceed the 15-20% requirement for Type B Large Scale Rezoning site and meet the 22% target outlined by the City of Vancouver's Urban Forestry Strategy.



Diagram showing - Tree Canopy Coverage

TREE PLANTING PLAN

Trees will be selected to consider their planted microclimate ands suitability for the projected climate. The retained trees on East 6th are Fraxinus ornus, a recommended tree for the future climate. Additional trees proposed on the project consider species diversity, and will consider the 30:20:10 rule of family, genus and species diversity.

The longevity of the trees is made possible for the on grade trees, which are set back from the below ground parkade, and could be protected beyond the lifespan of the building envelope.

Trees located on slab are constrained by their conditions, so have been selected as small trees.



Diagram showing - Tree Planting Plan

SOILS

Approach to Soils

The Approach to Soils is to maximize the soils provide on grade as the amount of soils and longevity of trees can be greatly increased by this long term approach. The retention of several street trees would be possible, as the existing and proposed boulevard locations remains unchanged. Careful work around the roots of these trees, would allow them to access the expanded soil volumes proposed. The entire site was filled in the 20th century, so the opportunity does not exist to retain native soils. As such, new soil would be imported for planting and conform to CLS standards.

Soils provided per tree are based on the guideline of 20m^3 per large tree and 15m^3 per small tree. An effort has been made to provide continuous soils both on grade and on slab. This will allow the trees planted to take advantage of shared soil volumes.

A band of structural soil is proposed beneath the Central Valley Greenway along East 6th. This provides connection from the curbs side planting bulges, street trees and planters. This approach is similar to the test case highlighted along Quebec Street in Olympic village, and is intended to offer storm water and infiltration benefits.

Soils provided on slab will typically be above the finished floor grade within cast-in-place concrete planters. At Level 3, a slab step has been considered to allow for sufficient soil depth while keeping the central lawn and planting area flush to the paving.

Intensive Green Roofs provided on inaccessible rooftops, consider a standard depth of 6" of soil to provide storm water retention and increased plant biodiversity.

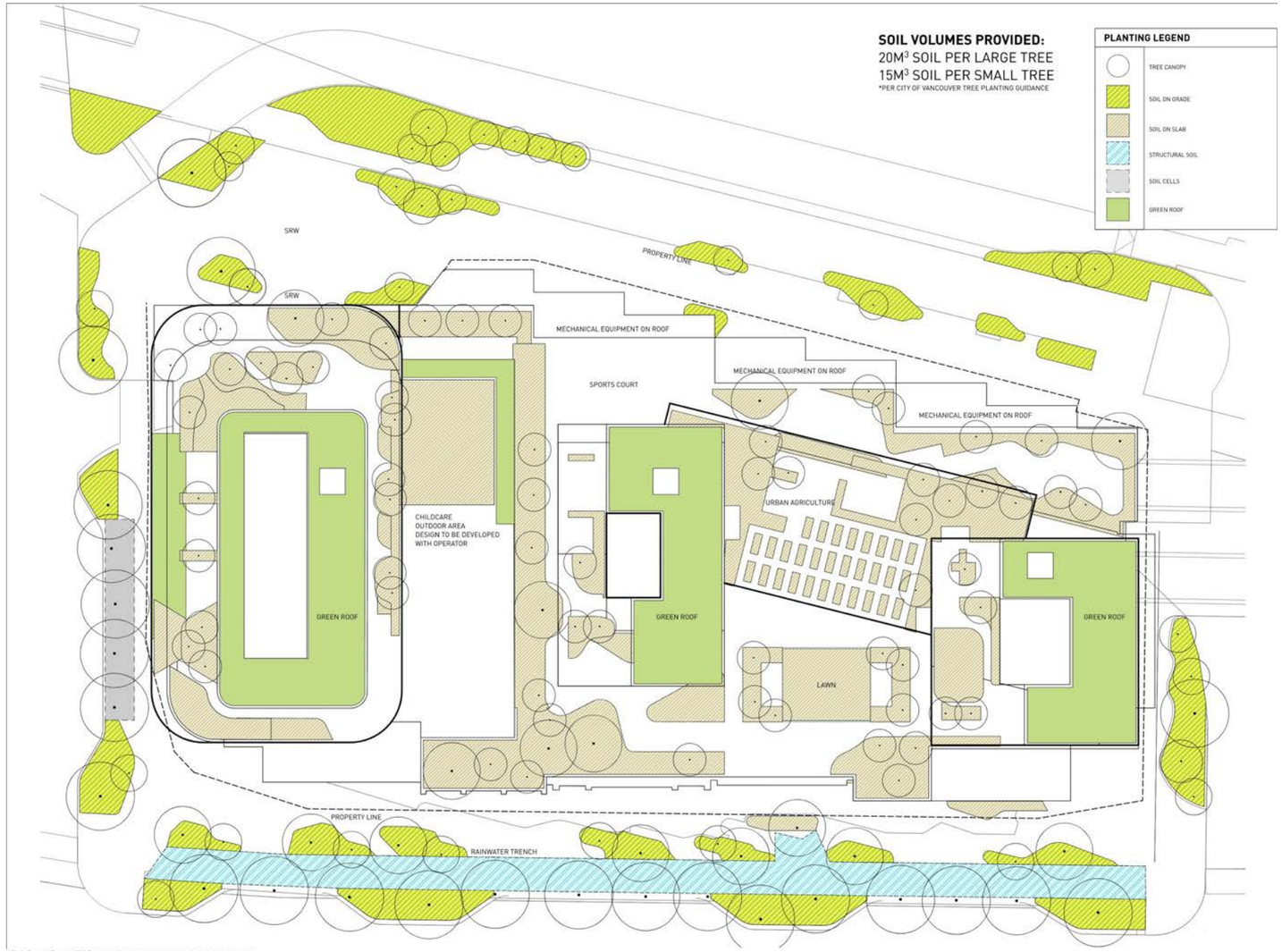


Diagram highlighting the program breakdown for 1155 E 6th Ave.

RETAINED TREES

Six Fraxinus ornus street trees could be retained along East 6th Avenue. This species is amongst the very suitable species anticipated to tolerate a broad range of site under future climate according to Urban Tree List for Metro Vancouver in a Changing Climate. These trees are located in the boulevard which is intended to remain in the same location and would benefit from additional adjacent soil volumes that are intended. These trees are in good condition although not very mature. Their spacing is somewhat irregular, and new street trees will be placed would need to accommodate the existing rhythm.

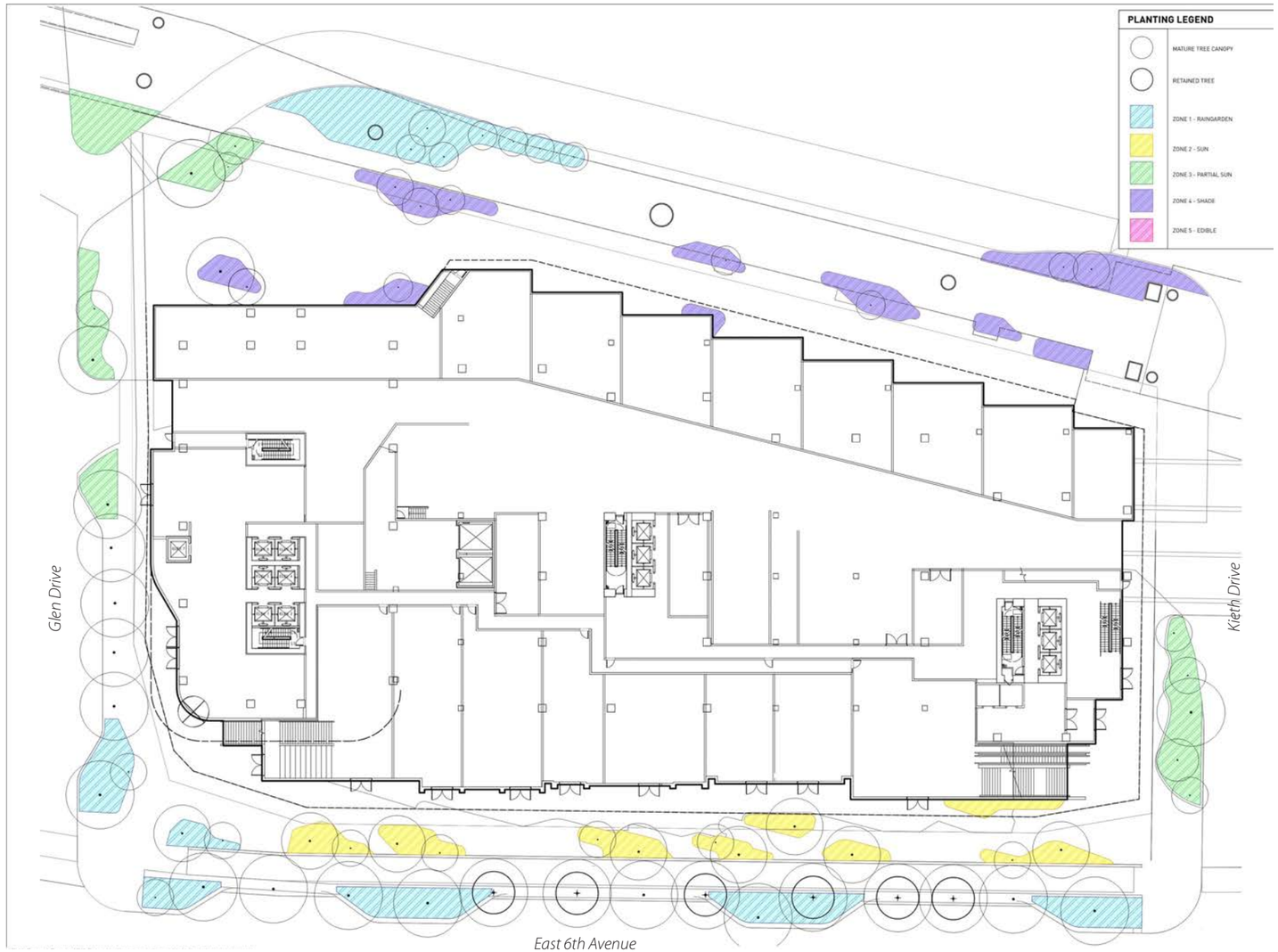


Diagram highlighting the program breakdown for 1155 E 6th Ave.

APPROACH TO PLANTING

The approach to planting is one that highlights the sense of place and cultural significance of plants. It considers the climate suitability of trees and plants based on their microclimate and exposure as well as the projected climate. Some planting has been considered for its cultural significance to the xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ Nations (MST Nations). Many of the native plants have use and significance to the local MST Nations. Some plants are also common across other regions, with significant uses for other First Nations.

Within the proposed planting palette, some edible native species of note include salal, salmonberries and thimbleberries present accross various plant palettes. Camassia quamash, an edible tuber root is adapted to raingarden conditions. Medicinal plants include Achillea millefolium, Rosa gymnocarpa and Symphocarpus albus. Functional plants include Spirea douglasii and Carex sp.. These plants are located with consideration to their microclimate, future climate suitability and placemaking. Rain gardens will capture and clean water during storm events and several street trees are retained and new ones add to species diversity.

Along Makers Lane, plants that have tolerance to lower light condition have been selected. Small trees such as native Acer circinatum and Amelanchier canadensis have been selected as successful growing under the skytrain guideway. A mix of low evergreens, flowering perennials and ferns will create a lush condition and year-round interest within this space.

At the amenity levels, plants will include a mix of native and ornamental plants suitable for their microclimate. At the level 7, an edible planting palette include fruiting trees, perennial herbs will be part of a communal edible garden. This is situated adjacent to the cooking and eating area as well as the urban agriculture plots for compatible adjacent uses.



Planting Palette

Appendix A: Architectural Drawings

Appendix B: Landscape Drawings

Appendix C: Response to Rezoning Enquiry

Appendix D: Indigenous Engagement Summary

Appendix E: Beasley & Associates Letter

Appendix F: South Flats Public Realm Playbook

