

HENRIQUEZ PARTNERS ARCHITECTS

# 144 E 6TH AVENUE

**REZONING APPLICATION**
Industrial, Hotel and Heritage

October 10, 2025

# PURPOSE OF REPORT

**Henriquez Partners Architects, on behalf of our client 1000A Holdings Inc., is applying to the City of Vancouver to consolidate and rezone 124, 144 and 148 East 6th Avenue.**

The project is proposed to be rezoned to allow a mixed-use development including industrial, hotel, artist studio, and heritage retention.

The program has been coordinated with the Hotel Development Policy Update approved at council on April 15, 2025, that permits flexibility for hotel uses in Industrial zones, and based on review and general support from city staff for hotel use on this unique site at the SE corner of the I-1 Zoning District, and in proximity to the Main Street Village and the new Mount Pleasant subway station at Main and Broadway.

The project is proposed to deliver 1.5 FSR of industrial space at the lower levels as leasable space for light industrial uses, and a hotel at the upper floors that will include 140 short- and long-term stay hotel rooms along with hotel functions and amenities at level 4 and the roof.

The project also includes the reconstruction of the Donnaconna Apartments building facade (148 East 6th Avenue) as a meaningful incorporation into the new development and the relocation, preservation, and restoration of The Black House (144 East 6th Avenue) incorporated as a stand-alone building within the new development. The Black House currently houses artist studios. The use as affordable artist studio is proposed to be retained and secured as part of the redevelopment.



**Streetscape Along East 6th Avenue**

This dynamic mixed-use development will create a vibrant public realm and distinctive, animated streetscape. It will create new industrial space and respond to the urgent need to increase hotel supply, while supporting artists and heritage retention.

This report sets-out the project's goals and objectives and provides detailed information and rationale to support our proposal.

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**Gregory Henriquez**
Architect AIBC
Managing Principal,
Henriquez Partners
Architects Ltd.

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## Supporting Tourism and the Local Economy

The mixed-use hotel and industrial building will create jobs that will support the local economy and strengthen the Main Street Village and new Mount Pleasant subway station.

The hotel is proposed in response to the strong demand for hotel rooms and to support tourism, the city, and the local community.

New hotel rooms are desperately needed to address the significant shortfall of hotel rooms in the city. Metro Vancouver faces overwhelming economic opportunity losses from the inability to meet the growing demand from tourism and businesses. This neighbourhood in particular has been impacted by the loss of hotel rooms, including the closure of the City Center Motel in 2021. The Broadway area, particularly for sites in proximity to new subway stations, plays a key role in gaining back more hotel capacity and hospitality services to support tourism, jobs and the community.

The proposed hotel will provide 140 short- and long-term hotel rooms, and hotel amenities to accommodate a variety of guests in close proximity to the Main Street Village and new subway.



## Reinforcing Industrial Uses

The project responds to the increasing demand for light Industrial space for the innovation economy, including digital, interactive and entertainment uses, creative uses, as well as industrial uses that are complimentary to the hotel such as commercial laundry, bakery and brewery. These light industrial uses will all add to the vibrant mix of uses, interest and energy of the area.

Adding new light industrial space in Vancouver's Broadway I-1 zone near Main Street supports a balanced, resilient economy by preserving space for light industrial uses in a rapidly densifying area. These uses provide well-paying, diverse jobs accessible to local residents, foster innovation through proximity to tech and creative sectors, and maintain essential supply-chain functions within the city. Retaining industrial capacity reduces reliance on distant facilities, cutting transportation emissions and supporting sustainability goals.

In a mixed-use corridor, light industrial adds economic diversity, prevents the displacement of vital urban services, and sustains Vancouver's identity as a hub for innovation.

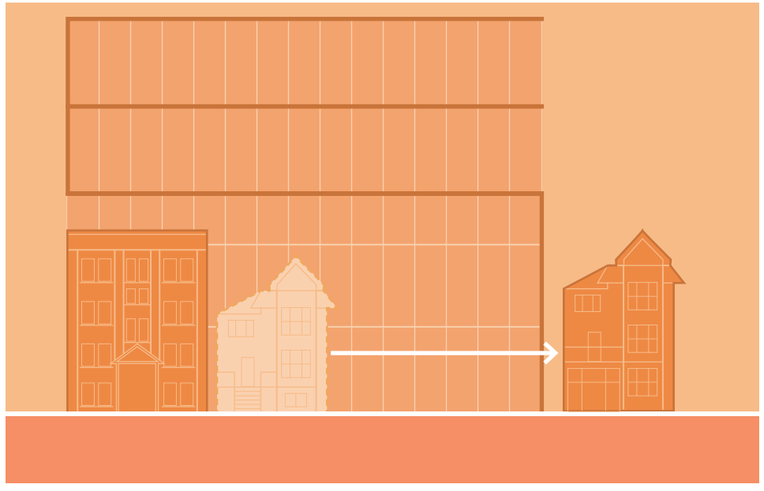


## Supporting Local Artists

The existing site includes space for artists within the heritage house, and will be maintained and secured as affordable artist space as part of the development.

Retaining and supporting affordable artist space in Vancouver's light industrial areas—particularly in the Main Street Village area—is vital to preserving the city's cultural vibrancy, diversity, and creative economy. Artists and makers are essential contributors to the identity and vitality of Main Street, drawing residents and visitors with unique cultural experiences, local products, and public art. Protecting these spaces ensures that art and culture remain embedded in the urban fabric, supporting a lively, inclusive, and economically diverse neighbourhood while reinforcing Vancouver's reputation as a place where creativity and industry co-exist.

The Main Street Village area, at the intersection of creative industries, light manufacturing, and small business, thrives on this synergy. Without intentional support, escalating land values will displace artists to the city's periphery—or entirely out of Vancouver—eroding the cultural ecosystem and weakening the economic diversity that makes the area resilient.



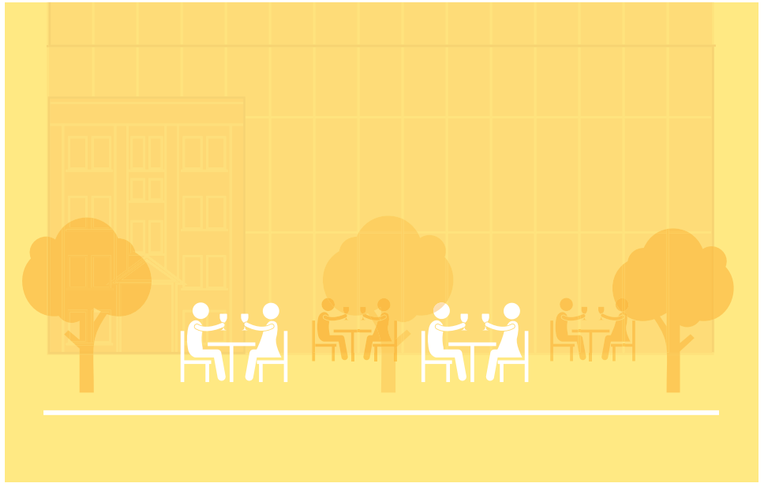
## Respecting Cultural Heritage

The project incorporates two existing buildings on site: the Donnaconna Apartments Building at the east end of the site, and the adjacent Black House. While neither building is listed on the Vancouver Heritage Register, they serve as catalysts for the building's design that respects their scale and significance within the neighborhood and streetscape.

A considerable investment will be dedicated to reconstruction, preservation, restoration, and rehabilitation of the existing buildings on site.

The Donnaconna Apartments building facade will be reconstructed and integrated with the new facade becoming an integral component of the building design, particularly at the streetscape level, and will serve as the main entry and identity for the boutique hotel.

The Black House is proposed to be preserved, restored, elevated and relocated to the west side of the site to emphasize its unique identity and scale. A Heritage Revitalization Agreement (HRA) is proposed to ensure the long-term maintenance of the house. The building will continue to provide affordable artist and gallery space in support of local artists and the creative community.

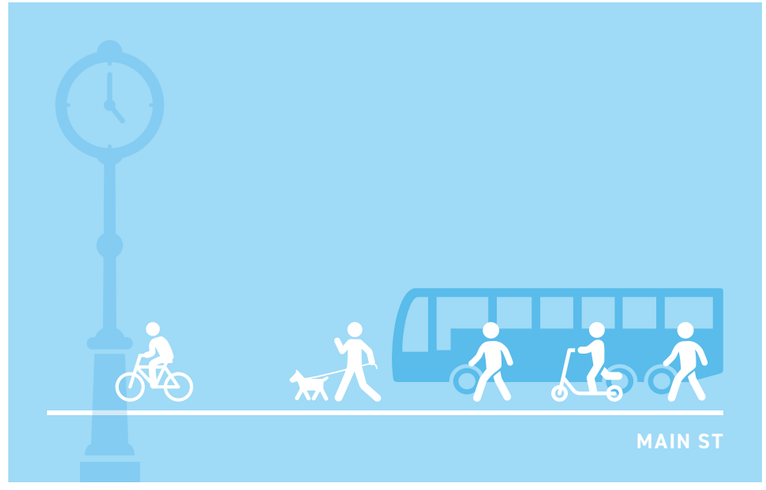


## Enhancing the Public Realm

Our proposal envisions an enhanced and activated public realm with additional public space and openness, knit into the local community. This will improve the quality of the public realm and enhance the overall pedestrian experience.

An entry plaza along East 6th avenue is activated by the hotel entry and the light industrial use at grade. The light industrial uses are framed with full height glazing along E 6th Avenue, which maintains visual connectivity between the street and the active functions of the light industrial within. Hard and soft landscaping contributes to the pedestrian-friendly atmosphere and softens the transition between the proposed patio and sidewalk enhancing the overall quality and functionality of the area.

Art is an integral part of the proposal and will contribute to the public realm, including a new accessible entry to the Black House that will create a visible gallery storefront that will animate the streetscape and draw patrons into the gallery. Murals on the south and east facades will also contribute to the public realm and the local mural festival. These improvements will enhanced the pedestrian experience, foster a distinctive cityscape, and enrich the public realm.



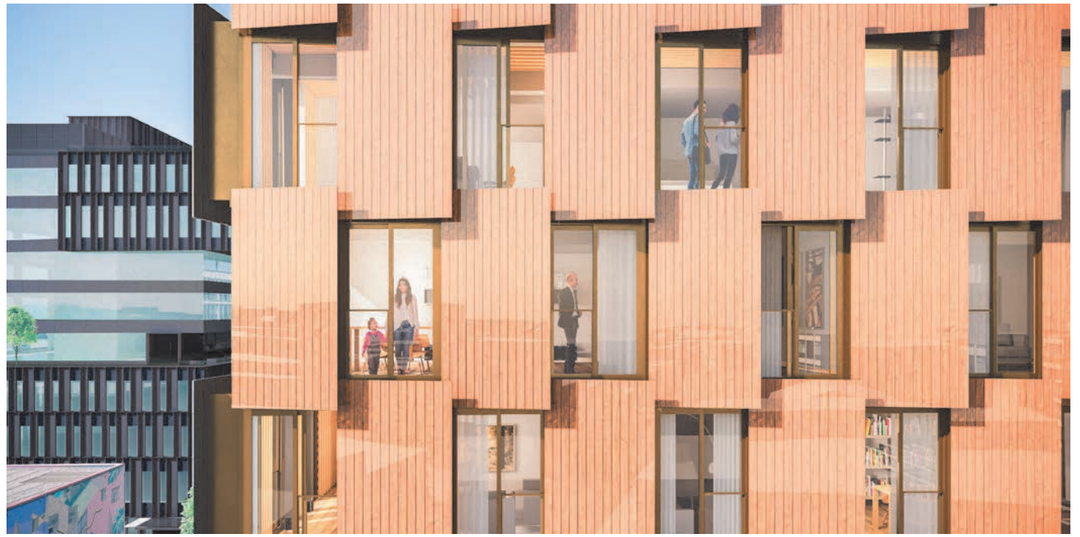

## Sustainable Modes of Travel

The project is aligned with Vancouver's goal to be the greenest city in the world and to meet the City's Green Buildings Policy for Rezonings (Last amended November 27, 2024).

Reducing car dependence and encouraging alternate modes of travel are key priorities. The transportation and TDM plans for the project will encourage walking, cycling and public transit to provide more efficient and sustainable transportation options towards the goal of a walkable community in Mount Pleasant that aligns with the City's transportation strategy and long-term strategic vision to increase sustainable transportation (walking, cycling and public transit), and improve safety to support job growth and neighbourhood access over the next 30 years.

Our proposal takes advantage of the site's proximity to existing transit, cycling and pedestrian networks, and the new Mount Pleasant subway station, as a way to reduce car dependence and create healthy and resilient neighbourhoods. Our approach includes improved bike infrastructure, improved design for bike storage rooms, and additional bike parking spaces with bike maintenance facilities. These strategies will help promote a car free lifestyle for hotel guests, visitors, patrons, and staff, and will help reduce our overall carbon footprint.





## 1000A Holdings Inc.

1000A Holdings, a family company of Sylvia House, specializes in property management and development. We strives to create harmonious communities with tradition and innovation. We conduct thorough research to honour the character and history inherent to each property. We are determined to preserve the stories of our local neighborhoods — and evolve them through sustainable, environmentally conscious practices.

Our latest Heritage Project at Yaletown Square, 1290 Homer Street, is an example of our approach to honouring the past and embracing the future. For this project, we rehabilitated a two-storey heritage warehouse, restoring original stylistic elements that were covered and hidden over time. We also added an additional three stories, in a contemporary style which includes a rooftop garden and bee hive. 1090 Hamilton is another one of our properties.

1000A Holdings collaborate with their partners to ensure that the projects exceed expectations through sustainability, design, historical preservation, and innovation.

## Henriquez Partners Architects

Henriquez Partners Architects is guided by the optimistic belief that architecture has the potential to be a poetic expression of social justice. Our holistic approach to sustainability considers social, cultural and economic factors, which create truly complete communities.

Henriquez has significantly influenced Vancouver's skyline and the neighbourhoods within it. The studio played a pivotal role in the Woodward's Redevelopment, which is unique in the city's history due to its scale, social aspirations and the intricacy of the partnerships involved. Since this time, Henriquez has continued with progressive and civic-minded projects in Vancouver, Seattle and Toronto; including five buildings within the collaborative Main Alley campus, spanning four city blocks. This expansive campus encompasses over 500,000 square feet of space, including offices, industrial, and retail spaces.

Henriquez Partners' work has received numerous local and international awards including the Governor General's Medals in Architecture, Lieutenant Governor Awards, Architizer A+ Awards, AIA Design Awards, Architecture Master Prize and World Architecture News Awards.



Landscape Architect
## LOCI

Young, creative, and accountable.

Our firm's identity stems from the idea of genius loci; a term that refers to a location's distinctive atmosphere, its nature, or a spirit of place. As placemakers, problem solvers and designers, this idea embodies the approach to our work and is our core inspiration for what we do – aiming to improve the everyday experiences of our communities.

Our studio is built on the collective experiences of nearly 20 years of design, planning, and project management expertise serving our diverse client base, including developers, municipalities, and institutions, on projects that span throughout Metro Vancouver, Vancouver Island, the B.C. Interior, Washington State, California, and Asia. As a full-service firm, we pride ourselves in our adaptability, responsiveness, and willingness to exceed client expectations.




Heritage Consultant
## Donald Luxton & Associates Inc.

Donald Luxton & Associates Inc. is a Western Canadian full service cultural and heritage resource management consulting firm. With seven employees in Vancouver, our firm offers a diverse range of consulting services in planning, heritage, culture and building technology. We provide progressive and practical solutions to the complicated and evolving issues that surround heritage conservation and cultural resource management today.



# 2.0 Site Analysis

# Site Context

## The site is located on the south side of East 6th Avenue, one block west of Main Street.

The site consists of three separate parcels that are intended to be consolidated as part of the rezoning application. The parcel at 148 East 6th Avenue and the mid-block lane is occupied by a 3-storey wood-frame apartment building from 1912, known as the Donnaconna Apartments. The mid-block parcel at 144 East 6th Avenue is occupied by the Black House, a 2-storey house from 1891, currently containing an artist studio. The mid-block parcel at 124 East 6th Avenue is a vacant lot.

The site is situated mid-block, just west of Main Street, within the Mount Pleasant Industrial I-1 Zoning District and Broadway Plan MIAA area, which further reinforces the Mount Pleasant Industrial Area as a destination for the innovation economy and enhanced light industrial uses.

The neighbourhood consists of building  office towers, with a minimum 50% (light) industrial occupancy. The site is conveniently served by public transport with a number of bus routes operating on Main Street, and existing transit, cycling and pedestrian networks. The future Mount Pleasant Station, as part of the Millennium line subway extension, is within three blocks walking distance.

**Civic Address**
124, 144 and 148 East 6th Avenue, Vancouver, BC

**Legal Description**
Lot 3, Block 37, Plan VAP197, District Lot 200A, NWD Group 1, Exc. W 16.5'
Lot A, Block 37, Plan VAP3664, District Lot 200A, NWD Group 1
Lot B, Block 37, Plan VAP3664, District Lot 200A, NWD Group 1
Lot C, Block 37, Plan VAP3664, District Lot 200A, NWD Group 1



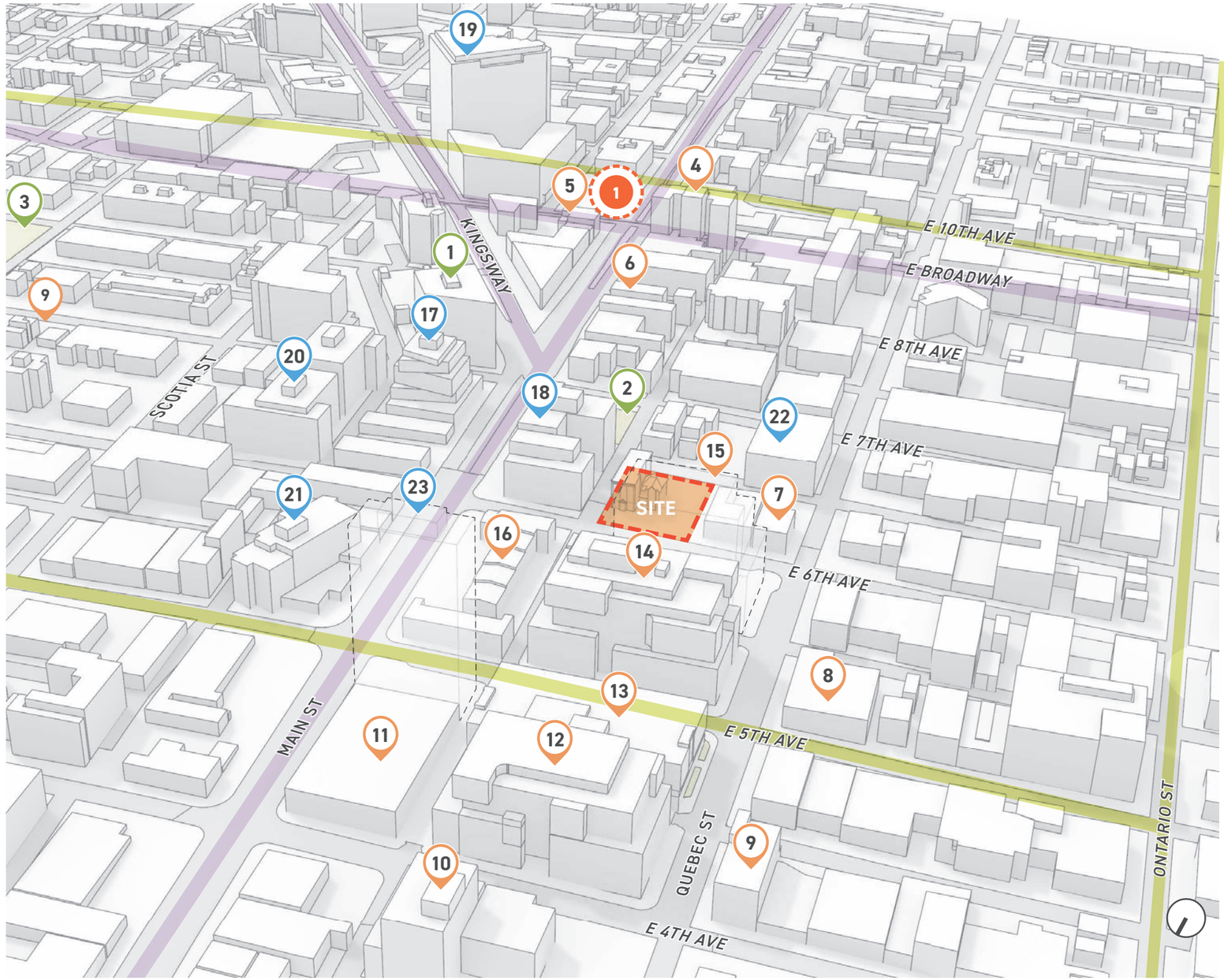
1. **Mount Pleasant Community Centre**
1 Kingsway
2. **Future Public Park**
2221 Main Street
3. **Guelph Park**
2390 Brunswick Street
4. **Lee Building**
175 East Broadway
5. **2490 Main Street**
(Commercial;
former Bank of Montreal)
6. **Goh Ballet**
(Former Royal Bank of Canada)
2345 Main Street
7. **106 E 6th Avenue**
(light industrial)
8. **2125 Quebec Street**
(light industrial)
9. **Waterfront Centre** (office)
2005 Quebec Street
10. **The Workshop** (office)
161 E 4th Avenue
11. **M1 – Main Alley Campus** (office)
2015 Main Street
12. **M2 – Main Alley Campus** (office)
100 E 4th Avenue
13. **M3 – Main Alley Campus**
(building addition –
future development)
111 E 5th Avenue
14. **M4 – Main Alley Campus**
(under construction)
110 E 5th Avenue
15. **T3 Mount Pleasant**
(future office development)
123 E 6th Avenue
16. **2111 Main Street**
(future development; currently,
temporary artist studio)
17. **Ellsworth** (mixed-use residential)
209 E 7th Avenue
18. **Aspen** (affordable rental)
188 E 6th Avenue
19. **The Independent**
(mixed-use residential)
285 E 10th Avenue
20. **District** (market condominium)
250 E 6th Avenue
21. **Elenore on Fifth**
(market condominium)
2116 Main Street
22. **Quebec Manor** (market rental)
101 E 7th Avenue
23. **Prototype – M5**
(future rental tower)
2015 Main Street

1 **Future Broadway Subway Station**

**Main Local Street Bikeway**
Proposed to be Upgraded to
AAA Cycling Route per
Mount Pleasant Industrial Area
Transportation Strategy

**Main Bus Route**

**Project Site**



# Existing Buildings on Site

**The project includes two existing properties: the Donnaconna Apartments and the Black House. Both buildings become respected parts of the composition, as described in the design narrative.**

## Donnaconna Apartments

The building, known as the Donnaconna Apartments, was built in 1911–1912 and located along East 6th Avenue in the Mount Pleasant neighbourhood of Vancouver. It is a three-storey, wood-frame building featuring brick veneer cladding and Classical Edwardian architecture.

Donnaconna Apartments is valued for its connection to the development of Vancouver's Mount Pleasant neighbourhood during the prewar era. By 1912, when Donnaconna Apartments was completed, Mount Pleasant boasted a thriving residential population, community facilities, and was a hub for the streetcar network.

Donnaconna Apartments is valued for its Classical Edwardian architecture, a style popular in the early decades of the 1900s. The building is characterized by its symmetrical, three-bay, front facade with partial brick veneer cladding, pilasters, and corbeled brick details. Though modest in design ornamentation, Donnaconna Apartments is an early example of refined, Classical Edwardian multi-family residential design in the Mount Pleasant neighbourhood.

The proposed interventions to the Donnaconna Block are to:

- scan, document, and inventory elements of the north façade and side wall returns of the apartment block;
- carefully deconstruct the masonry north façade and its side returns salvaging brick and intact original elements;
- investigate and document any information revealed of previously removed elements during the deconstruction process;
- reconstruct the north façade and its returns in new location to the north of its original using salvaged masonry;
- restore any deteriorated or missing character-defining elements, where possible;
- rehabilitate fenestration and cornice; and,
- rehabilitate the site through the construction of a new building behind the relocated and reconstructed masonry façade of the Donnaconna Block and that also spans the lots to the west.




**Donnaconna Apartments**, 148 E 6th Ave

## Black House

The Black House, constructed in 1891, is significant as one of the earliest representations of the Victorian-era development of the Mount Pleasant neighbourhood of Vancouver, being one of the oldest dwellings in the area.

The house is valued for its pattern of ownership and development. In addition to a series of change in ownership, in 1911, the Black house and its neighbour to the west were lifted and moved several meters to allow for the construction of the adjacent Donnaconna Apartments, illustrating the ongoing evolution and densification of the neighbourhood.

The Black House is additionally significant for its vernacular, Victorian-era style architecture. The house, featuring a hipped roof, includes simple design elements typical of the early housing stock in Mount Pleasant, with a simple facade enlivened through the use of a tall projecting gabled bay and recessed porch. The overall use of wood reinforces the simple, yet refined original design of the house and also demonstrates the ready availability of the resource throughout the city.

The Black House is proposed to be elevated and relocated within the project site, preserving its frontage facing east 6th Avenue. The proposed interventions to the Donnaconna Block are to:

- Preserve surviving exterior character-defining elements of the historic residence; and
- Restore missing, deteriorated, or heavily altered character-defining elements.
- Rehabilitate the overall site to allow for the construction of a new multi-storey light industrial and hotel building between the existing Donnaconna Block and the relocated residence.
- A Heritage Revitalization Agreement (HRA) is proposed to ensure the long term retention of the house.

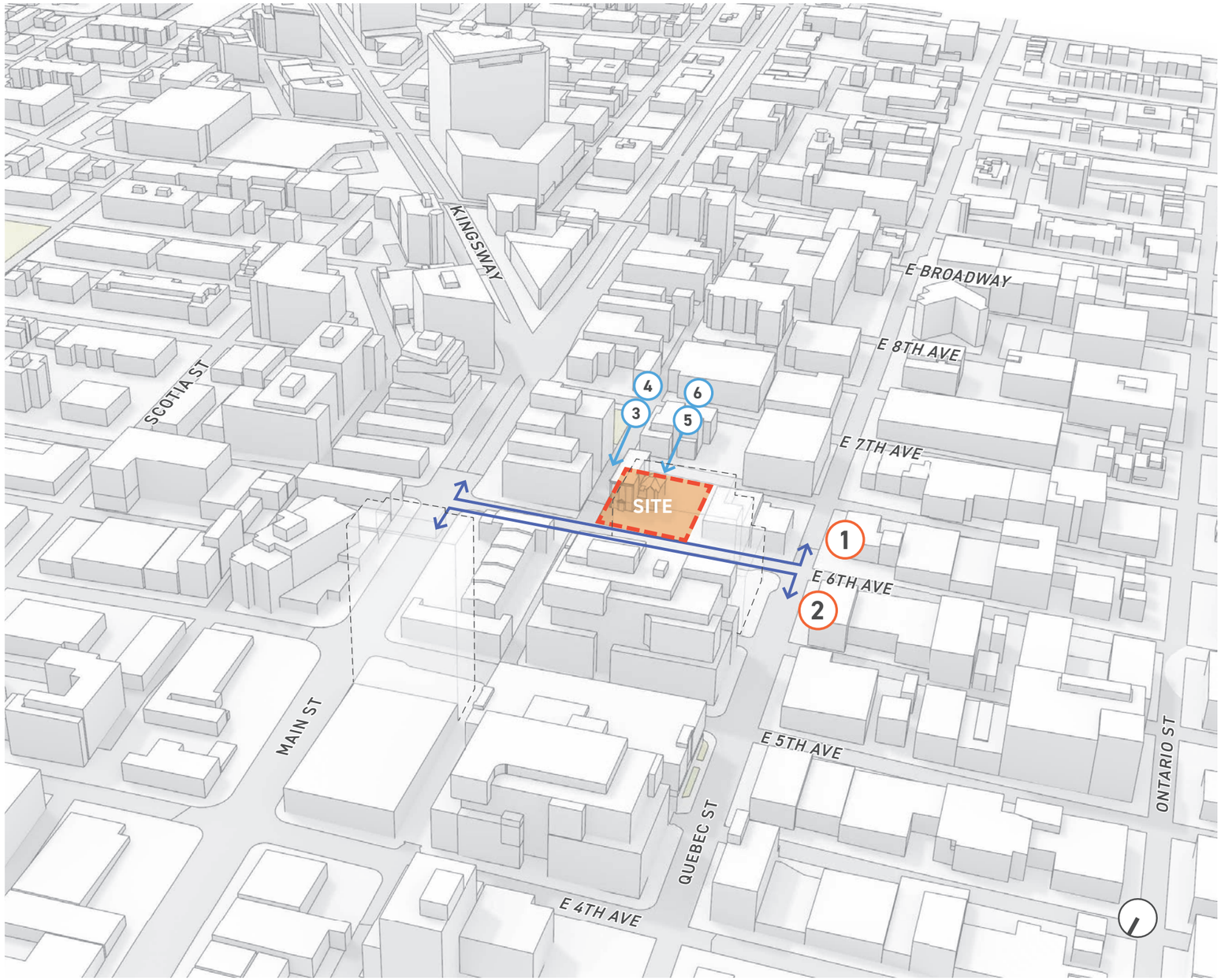


**The Black House**, 144 East 6th Avenue

# Streetscapes

**The development site faces onto East 6th Avenue to the north and public lanes to the east and south. It is located in the centre of the Mount Pleasant Neighbourhood, one block west of the Main Street.**

The following pages analyze the local streetscapes.




Project Site




## 1 East 6th Avenue looking South at Site




## 2 East 6th Avenue looking North



3 East Lane – View Looking towards West (Existing Mural)



4 East Lane – View Looking towards east



**5 South Lane – View Looking towards north**
(Back of Existing Buildings on site)



**6 South Lane – View Looking towards south**

# Area Character

**The development site is located in the Mount Pleasant area, an eclectic collection of residents, distinct businesses, and new and historic buildings.**

## Historic Context

Centrally located on Main Street and straddling both the West and East Sides of the city, Mount Pleasant still has many of the oldest heritage buildings in the city outside of the downtown and continues to enjoy a long and captivating evolution as a developing cultural landscape.

Mount Pleasant has many significant homes dating from the 1890s through to the 1920s. Mount Pleasant's notable residential buildings range from a collection of modest houses from the community's first phase of development to more substantial and elaborate Queen Anne/Edwardian type residential buildings constructed during the first two decades of the 20th Century.

Over the last couple of decades, Mount Pleasant has witnessed a remarkable revitalization of numerous heritage buildings, exemplifying a steadfast commitment to preserving its historical architectural gems. This ongoing process is not only confined to restoration but has also embraced the integration of new structures seamlessly into the existing heritage fabric. These additions, curated to complement the language of the heritage buildings, stand as a testament to the dynamic and adaptable nature of the Mount Pleasant area.











**Variety of Brick Textures and Colours** – Brickwork is a dominant material










## Surrounding Context – Mid-Rise Office & Industrial use

The Mount pleasant Industrial existing and developing context is defined by mixed use, light industrial and office, allowing for a growing number of digital and creative businesses, making Mount Pleasant's industrial hub a major cluster in Vancouver's growing innovation economy. The materiality of contemporary developments is predominantly glass, metal, concrete or cementitious panels. When redeveloped in combination with heritage buildings, the new developments tend to contrast the historic context, such as at the "T3 Mount Pleasant" and "37 West 6th Avenue" projects.

The development site is at the interface between the historic context and the more contemporary developments. The adaptive use of historic elements and the thoughtful integration of modern design contribute to the creation of a vibrant and cohesive urban landscape that aligns with the rich history and commercial and industrial heritage of the area fostering a community that embraces its heritage while promoting an innovative economy, job growth and new developments.

# Zoning Summary

## The site is located in the I-1 Zoning District.

The intent of the I-1 District Schedule is to permit light industrial uses, including advanced technology industry and industry with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses, including office, hotel, and retail uses, which are compatible with or complementary to light industrial uses, are also permitted.

We propose to rezone the consolidated sites to a site specific CD-1 to support the innovation economy in the context of the Broadway Plan. We are requesting increased height and density, permitted under the Broadway Plan (MIAA-Mount Pleasant Industrial Area A), and in coordination with the Hotel Development Policy, to support a mixed-use light industrial and hotel development proposal.

| ZONING | PERMITTED ZONING I-1 & BROADWAY PLAN MIAA POLICY AREA | PROPOSED CD-1 |
|---|---|---|
| **Uses** | • Cultural & Recreational<br>• Institutional<br>• Manufacturing<br>• Retail<br>• Service<br>• Transportation and Storage<br>• Utility and Communication<br>• Wholesale<br><br>Conditional Approval Uses include:<br>Agricultural, Dwelling, General Office, Parking and Hotel per Broadway Plan section 10.1.8. | Proposed:<br><br>• Light Industrial<br>• Hotel<br>• Artist Studio Class B<br><br>Service and retail uses at grade, such as a brew pub or bakery, are included in the light industrial uses. |
| **Building Height** | 30.5 m (100'), 4-7 storeys,<br>maximum for 1/3 industrial option<br><br>46.5 m (152.5 ft), 8-11 storeys<br>maximum for 1/2 industrial option<br><br>**106.7 m (350 ft)**, or up to underside of Queen Elizabeth Park View 3 (if more restrictive),<br>maximum **for mixed-use hotel and light industrial**, with minimum of 1.5 FSR of industrial | Proposed: 52.4 m (171.8 ft.); 15 storeys + Elevator core overrun and machine room. |
| **Density (FSR)** | 3.0 permitted per I-1 zoning<br>4.5 permitted for 1/3 industrial option<br>6.0 permitted for 1/2 industrial option<br>**Discretionary for mixed-use light industrial proposals** | FSR 9.0<br><br>Minimum of 1.5 Light Industrial & maximum of 7.5 Hotel and Artist Studio Class B |
| **Setbacks** | Front yard: 0.65 m Minimum front yard depth<br><br>Side yard: Not Required<br><br>Rear yard: A minimum depth of 3.1 m shall be provided. Where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane. | East 6th Avenue: 0.65 m from property line<br><br>East Lane: on site boundary (replacing the existing building facade)<br><br>South Lane: 3.1 m from property line |
| **Site Area** | Not applicable | Site 1 (148 E. 6th Ave): 371 m2 ( 3,996 ft²)<br>Site 2 (144 E. 6th Ave): 371 m² (3,996 ft²)<br>Site 3 (124 E. 6th Ave): 716 m² (7,707 ft²)<br><br>Total: 1458.2 m² (15,695 ft²) |

## Proposed Zoning

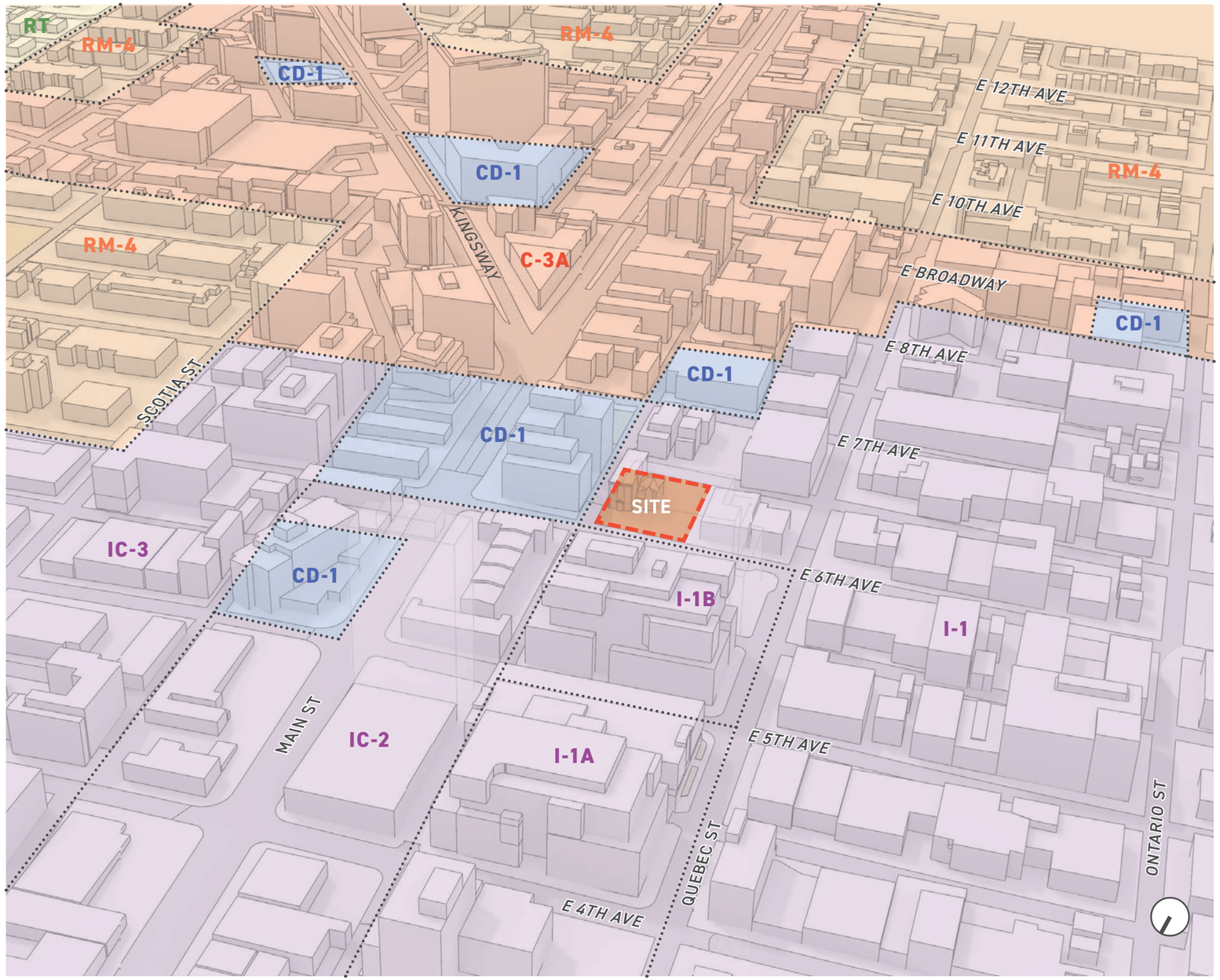
Henriquez Partners, on behalf of 1000A Holdings, is proposing to consolidate and rezone the properties at 124, 144, 148 East 6th Avenue to a site specific CD-1 zoning.

The proposed development includes light industrial, hotel and artist studio class B uses, that are intended to establish a dynamic hub for innovation and economic growth in the Mount Pleasant Industrial Area, and in alignment with the City's vision and policies for the Broadway Plan, Mount Pleasant Community Plan, and Vancouver's Innovation Economy Plan.

In accordance with the MIAA area in the Broadway Plan and the flexibility provided for mixed-use light industrial and hotel projects, the proposed FSR of 9.0 allocates a minimum of 1.5 FSR to Industrial use and the remaining FSR up to a maximum of 7.5 to the Hotel and Artist Studio Class B programs.

Additionally, the existing Black House is proposed to be secured as affordable Artist Studio Class B space and the building incorporated into a Heritage Revitalization Agreement (HRA) to secure the long-term retention of the house. The conservation plan involves rehabilitation, preservation, and restoration of the Black House.

The proposed building height is 52.4 m (171.8 ft), which is below the maximum height limit for of 106.7 m (350 ft) permitted for mixed-use hotel and light industrial proposals in the MIAA area. The elevator core overrun and machine room are proposed to be excluded from the calculation of building height in the CD-1. The entire development structure remains well below the view cone 3.2.4 – Queen Elizabeth Park.

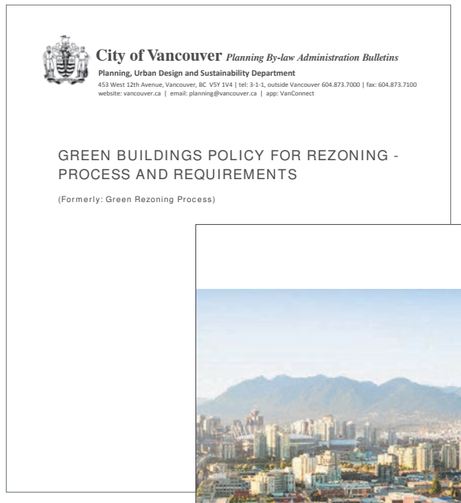



Project Site

# Policy Context

**The proposed development has been shaped in direct response to the policy context, the neighbourhood, and the unique site conditions.**

A number of City policies, guidelines and administrative bulletins have informed the design of our project and have been addressed in various sections in the following report.

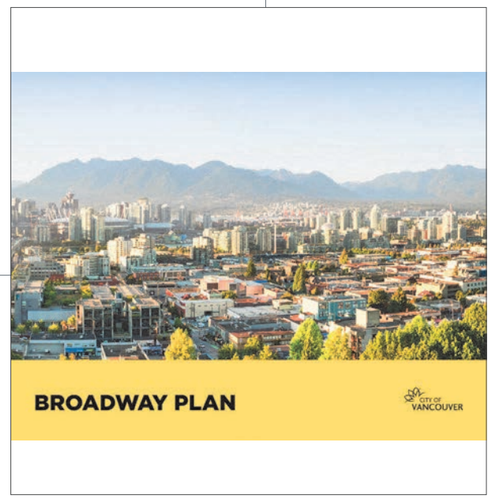

City of Vancouver *Planning By-law Administration Bulletins*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

GREEN BUILDINGS POLICY FOR REZONING - PROCESS AND REQUIREMENTS

(Formerly: Green Rezoning Process)




## Built Form & Fit

*Applicable Policies:*

- **View Protection Guidelines** (2024, last amended June 2025)
- **Broadway Plan** (2022, last amended 2025)
- **I-1 District Schedule** (2025)

**The proposed development has been designed to meet the requirements of the enacted Broadway Plan. The proposed site is located within Broadway Plan's Mount Pleasant Industrial Area (MIAA) that allows the building height up to 106.7 m (350 ft), or up to the underside of Queen Elizabeth Park View 3, for mixed-use hotel and light industrial projects, with a minimum of 1.5 FSR of industrial.**

**A site-specific CD-1 zoning is proposed to implement the building height and density permitted under the Broadway Plan.**

The massing of the project has been sensitively sculpted to respond to the scale of the existing buildings on site and enhance the existing views while minimizing impacts on the neighborhood. The architecture and building form respond to the site's topography, the evolving local context, neighborhood character and history, as well as the new Broadway Plan and future transit line contributing to the unique industrial character of the area, complementing the eclectic mix of new and existing industrial and mixed-use industrial-commercial buildings.

## Supporting Growth

*Applicable Policies:*

- **Broadway Plan** (2022, last amended 2025)
- **Central Area Plan: Goals and Land Use Policy** (1991)
- **City of Vancouver's Regional Context Statement** (2013)
- **Metro 2050: Regional Growth Strategy** (2023)

**The project site is located in Mount Pleasant Industrial area (MIAA), designated for future growth and plays a key role in the region's growing innovation economy. The project supports the City's goal to Promote land development patterns that support a diverse regional and sustainable economy, employment and population growth with supporting services and amenities.**

The proposed project is aligned with the goals of the City for the Broadway corridor (MIAA area) to increase the amount and diversity of job plural by providing new opportunities for industrial and commercial development through increased heights and densities, and to strengthen the Mount Pleasant Industrial area as the location for many growing businesses, while contributing to the City's public benefits and demonstrating a sustainable and resilient approach.

## Economic Development

*Applicable Policies:*

- **Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report** (2007)
- **Vancouver's Innovation Economy** (2016)
- **The Vancouver Economic Action Strategy** (2011)
- **Hotel Development Policy Update** (2025)
- **Hotel Development Policy** (2025)
- **Hotel Community Impact Assessment** (April 2025)

**The project site is located in Mount Pleasant Industrial area, designated for future growth, and is aligned with the goals of the City for the Broadway corridor to increase the amount and diversity of job and economy land use to strengthen industrial/ employment areas as the location for many growing businesses and neighborhoods.**

The proposed light industrial and hotel uses will respond to the strong demand in the area to provide additional opportunities for job space to support a range of city-serving businesses and strengthen and enhance the Mount Pleasant Industrial area's role of providing centrally located, affordable production, distribution, and repair space. The proposed hotel in close proximity to the future rapid transit station will support & facilitate short and long term housing goals while promoting synergistic job creation.

Adding modest amounts of hotel and service uses, without displacing light industrial functions, the proposed development is fully aligned with the above goals. This strategic direction will support a growing population and jobs to foster a robust and diverse economy, while contributing to the City's public benefits and demonstrating a sustainable and resilient approach.

## Sustainability

*Applicable Policies:*

- **Greenest City 2020 Action Plan** (2011)
- **Resilient Vancouver** (2019)
- **Transportation 2040 Plan** (2012)
- **Mount Pleasant Industrial Area Transportation Strategy**
- **Green Buildings Policy for Rezonings** (2010, amended 2024)
- **Integrated Rainwater Management Plan, Volumes 1 & 2** (2016)

**The project is aligned with Vancouver's goal to be the greenest city in the world and is designed to meet the City's Green Building Policy for Rezonings.**

The project will comply with the energy requirements of the Green Buildings Policy for Rezonings (Last amended July 25, 2023): Low Emissions Green Buildings with absolute targets for 30 kWh/m2 TEDI, 2.4 kgCO2e/m2 GHGI and adjusted target for 102 kWh/m2 TEUI. Energy modeling was performed in accordance with industry-accepted modeling practices using EnergyPlus simulation software.

Extensive early design energy modeling identified various combinations of measures to meet the performance targets including the use of high-performance double-glazed windows with insulated composite metal panels and reduced overall window to wall ratios, HRVs with greater than 75% performance, four pipe fan coil with central air-source heat pumps, Air Source VRF with HRV Multi Speed Fan Coils, high performance domestic hot water heating, and LED lighting throughout.

Located close to the existing and future transit, Mount Pleasant Station, upgraded cycling and pedestrian networks, the project is well-integrated with the land use and long-term strategic vision for the City to increase sustainable transportation.

## Supporting Community

*Applicable Policies:*

- **Community Amenity Contributions Policy for Rezonings** (1999, last amended 2025)
- **Mount Pleasant Community Plan**

**The project has been designed to support public benefits.**

A thoughtful heritage conservation strategy is proposed to create and maintain a sustainable built environment and community and positively contribute to a sense of belonging and enriched community living.

Cash CAC will be provided by the applicant to be invested through Council approval on public benefits through the City's capital planning.

## Technical

*Applicable Policies:*

- **Parking By-Law**
- **Garbage & Recycling Storage Amenity Design Supplement** (2011, last amended July 2022)
- **CD-1 Rezoning Guide** (2025)

Our project has been designed in coordination with a number of COV technical requirements. Refer to the "Project Statistics & Program" and "Diagrammatic Floor Plans" sections in our report for information on our response to the technical requirements for the project.

# Broadway Plan

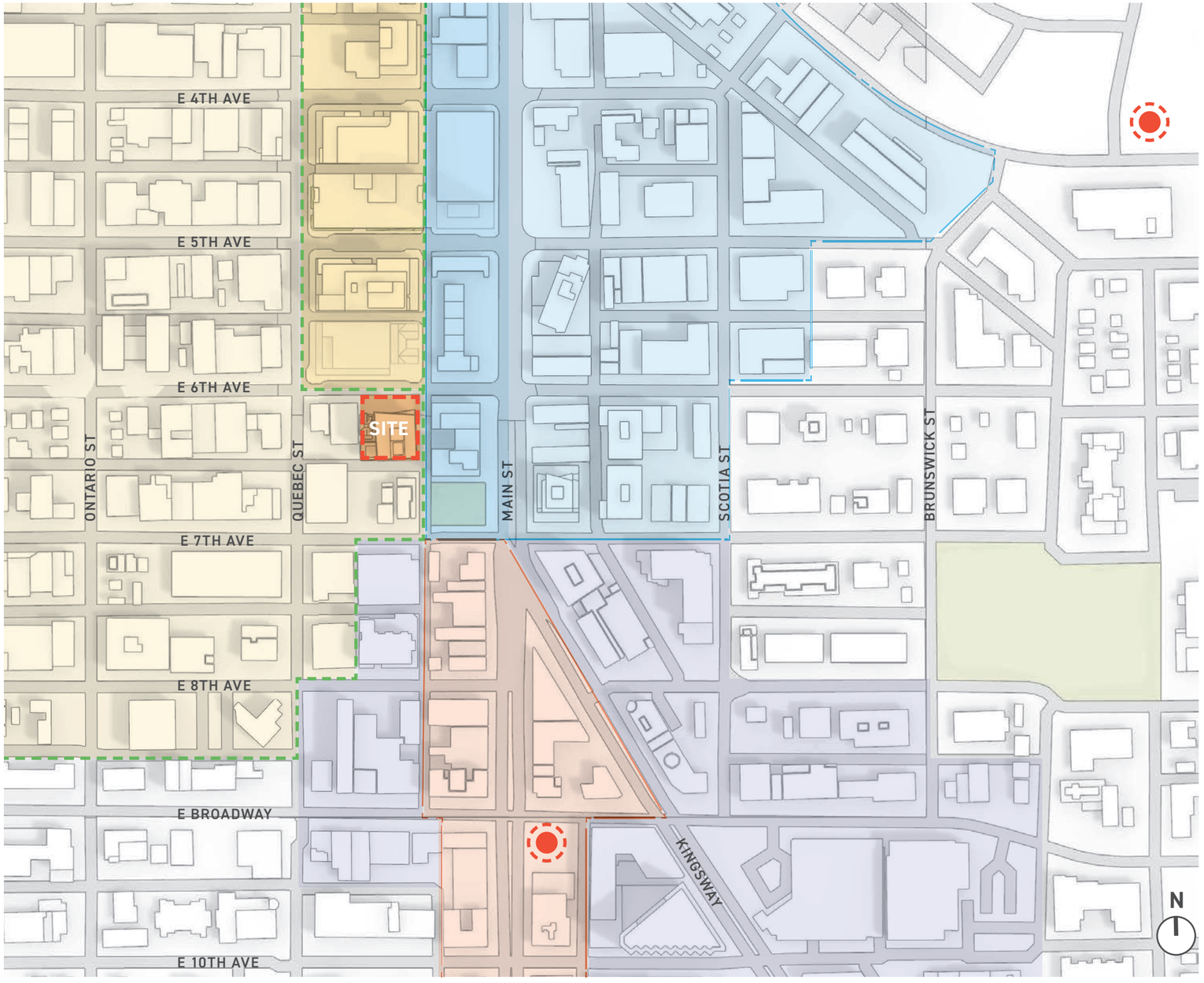
**The site is located on the eastern edge of the Broadway Plan's Mount Pleasant Industrial area (MIAA), at the junction between Mount Pleasant Centre and Main Street Village, transitioning between the industrial, commercial and historic neighbourhood fabric.**

The Broadway Plan's emerging directions contain policies for the Mount Pleasant Industrial Area aimed to support light industrial uses while increasing opportunities to support an innovative economy. The eastern edge of the Mount Pleasant Industrial Area is a transition area between the light industrial uses to the west and the higher density commercial in Area F of the Mount Pleasant Centre to the east. This transition area allows additional height and density to support the innovation economy.

The site is also close to the Main Street Village, the triangular block regarded as the historic heart of Mount Pleasant, and the new subway station at Main and Broadway. This proximity makes the site uniquely suited for a mixed-use hotel and light industrial development that will include the reconstruction, preservation, rehabilitation, and restoration of the existing structures, and add interest and energy to the area.

The mid-rise context and unique intersection of goals make this an ideal site for a transitional development with a modest increase in height and density.

- **Project Site**
- **Mount Pleasant Centre Neighbourhood Area** (Area F: darker shaded area)
- **Main Street Village**
- **Mount Pleasant Industrial Policy Areas**
- **Zoning for Digital Entertainment & Information Communication Technology Use**
- **Future Subway Station**



APPLICABLE POLICIES OF MOUNT PLEASANT INDUSTRIAL AREA – AREA A (MIAA)

# Broadway Plan

**The proposed design complies with the MIAA area policies including design guidelines, building program, height and density. The main applicable policies are outlined below:**

## Supported Program & Use

Aligned with the primary uses outlined in the Broadway Plan's MIAA area policy, the development proposes a mixed-use light industrial, hotel and artist studio class-b program, that contributes to the innovation economy and dynamic urban fabric of the area. The proposed FSR 9.0 allocates a minimum of 1.5 FSR to industrial use and the remaining FSR, up to a maximum of 7.5 FSR, to Hotel and Artist Studio Class B, in coordination with the MIAA area policy. The Black House is proposed to be included in a Heritage Revitalization Agreement (HRA).

## Building Height Restrictions

In accordance with the provisions set forth in the MIAA area planning, the development is within the maximum allowable building height of 106.7 m (350 ft) for mixed-use hotel and light industrial proposals, with no part of the building extending beyond the height limit. The building heights on the site are also constrained by the Queen Elizabeth view cone 3.2.4 that is considerably higher than the proposed development, with no impact to the protected view. Comprehensive studies on building height are conducted to ensure adherence to the maximum building height limits.

## Heritage Recognition and Conservation Plan

In line with the area's policy of meaningful and respectful conservation of heritage resources while supporting sustainable development, the project proposes meaningful incorporation of the existing components within a cohesive architecture and activated ground plane to create a vibrant and diverse landscape. While neither building is listed on the Vancouver Heritage Register, A conservation plan is proposed for reconstruction, preservation, restoration, and rehabilitation of the existing buildings on site.

The Donnaconna Apartments building facade will be reconstructed and integrated with the new facade, becoming an integral component of the building design particularly at the streetscape level.

The Black House is proposed to be preserved and restored, elevated, and relocated to the west side of the site to emphasize its unique identity and scale. A Heritage Revitalization Agreement (HRA) is proposed to ensure the long-term maintenance of the house.

The recognition, conservation and incorporation of the heritage buildings in the proposed development, not only contributes to the cohesion and continued sense of place of the community but also aligns with the Broadway Plan goals to prioritize the retention of heritage sites and streetscapes.

### MIAA Policy Summary

| POLICY AREA | MOUNT PLEASANT INDUSTRIAL AREA – AREA A |
|---|---|
| **Uses** | Industrial, office, service/retail, cultural, institutional, hotel per 10.1.8. |
| **Maximum Height** | 46.5 m (152.5 ft.); 8–11 storeys. Additional height may be considered for hotels per 10.1.8. |
| **Maximum Density** | 6.0 FSR. Additional density may be considered for hotels per 10.1.8. |
| **Notes** | See Policy 10.1.8 for the approach to mixed-use hotel and light industrial development site frontages |

# Hotel Policy

**The program has been coordinated with the Hotel Development Policy Update approved at council on April 15, 2025. The intent of the policy is to encourage new hotel room supply, including flexibility for hotel uses in Industrial areas.**

*"There is an urgent need to increase hotel supply in Vancouver. Occupancy rates are very high and both developers and operators have expressed strong interest in increasing the quantity and variety of hotel options in the city."*

The new Hotel Development Policy is intended to be used to evaluate rezoning and development permits for the development of new hotels, the expansion of existing hotels, and the demolition of existing hotel buildings. The new policy also includes amendments to the Broadway Plan to enable the consideration of hotel proposals in select employment and industrial areas.

While hotels in the downtown are particularly important, the policy also encourages opportunities for a variety of hotel options for diverse visitor experiences at different price points. This will be furthered through the consideration of hotels in varied locations across the city. Variety is important to enable visitor diversity and resilient visitor growth.

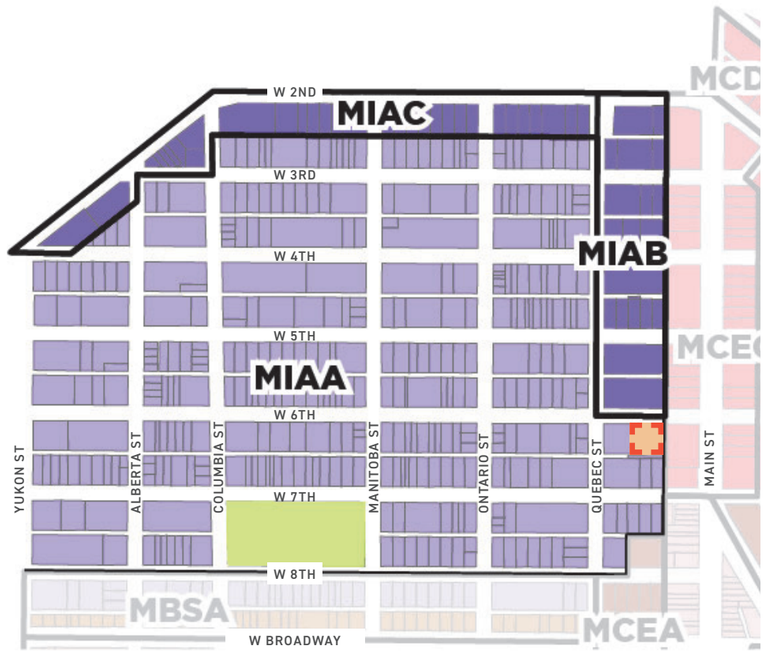
Addressing hotel needs in Vancouver is not just about increasing the quantity of hotel rooms, but about delivering a diversity of hotel options that will satisfy unmet demand in the market.

## Amendments to the Broadway Plan

Staff worked with local experts to identify opportunities for encouraging additional hotel supply. The Broadway Corridor was identified as a key area to encourage hotel supply outside of the downtown peninsula. The amendments included in the Hotel Development Policy Update are intended to enable consideration of hotel development within commercial and mixed-use areas, and select industrial and residential areas. The amendments focus on supporting additional hotels in the Fairview and Mount Pleasant industrial areas, and particularly along the outer edge of the industrial area, facing commercial areas, including the western edge along Yukon Street, and the northern and eastern edges in the MIAC and MIAB areas. While our site isn't specifically identified in the amendment, staff clarified that our site on the eastern edge of the MIAA area would also meet the intent of the policy.

**MIAA Policy Summary**

| MIAA Policy 10.1.8 | UPTOWN/ CAMBIE NORTH – AREA A (FUCA) |
|---|---|
| **Intent** | Rezoning for mixed-use hotel and light industrial development will be considered, limited to sites with frontage on Yukon Street. *Note that staff clarified that our site on the eastern edge of the MIAA area would also meet the intent of the policy.* |
| **Maximum Height** | Maximum building height can generally be considered up to 106.7 m (350 ft.) or up to the underside of Queen Elizabeth Park View 3 (if more restrictive), |
| **Maximum Density** | Achievable density will depend on urban design performance (a minimum of 1.5 FSR of industrial uses is required). |
| **Frontage** | Mixed-use hotel and light industrial development proposals on sites with less than 30.2 m (99 ft.) frontages will be considered on a case-by-case basis. *Note that our site frontage exceeds 99 ft and is not seeking a relaxation.* |




Project Site

**Mount Pleasant Industrial Area Map**

# Hotel program & Local Economy

**Increasing the pace of new hotel construction over the short and long term is essential to address critical supply shortages and to avoid economic opportunity losses from the inability to meet the increasing demand for a diversity of hotel options in the city.**

The tourism industry is one of Vancouver's largest economic sectors and strengths. Hotel room supply is critical to support the industry, including supporting the tens of thousands of jobs in the hospitality, restaurant, retail and service sectors.

As of 2022, Metro Vancouver has a hotel supply of 23,292 rooms across 163 properties; this includes 13,290 rooms in 78 properties within the City of Vancouver. Today, more than 90% of Vancouver's hotel capacity is in downtown. In a recent study, Destination Vancouver – the local tourism bureau – indicates that 20,000 new additional hotel rooms will be needed in Metro Vancouver by 2050, including 10,000 within the City of Vancouver alone.

The City of Vancouver's number of hotel rooms reached an all-time high of 15,242 rooms in 2002. Between 2008 and 2018 there was an attrition of 1,100 rooms. The region as a whole is down by about 2,000 hotel rooms since 2010. Currently, based on publicly posted development applications and building permits, the region is expected to see 3,452 new additional hotel rooms from new building developments, including 670 within downtown Vancouver and 1,045 in other areas of the city. But this new capacity will be far from sufficient to meet growing short- and medium-term demand through the end of this decade.

To make matters worse, the persistent supply-demand imbalance means hotel prices will see significant upward pressure. With only expensive hotel rooms to offer, the diversity of visitors to Vancouver becomes limited, and the region's competitiveness in landing the rights to host tourism- and visitor-generating events is reduced.



# View Cone 3.2.4

## Our proposed building height is constrained by View Cone 3.2.4 – Queen Elizabeth Park.

The View Cone building height limits illustration, provided by City of Vancouver, indicates the approximate height of the most restrictive View Cone over the Project Site including following parcels:

124 E 6th Avenue,
144 E 6th Avenue, and
148 E 6th Avenue.

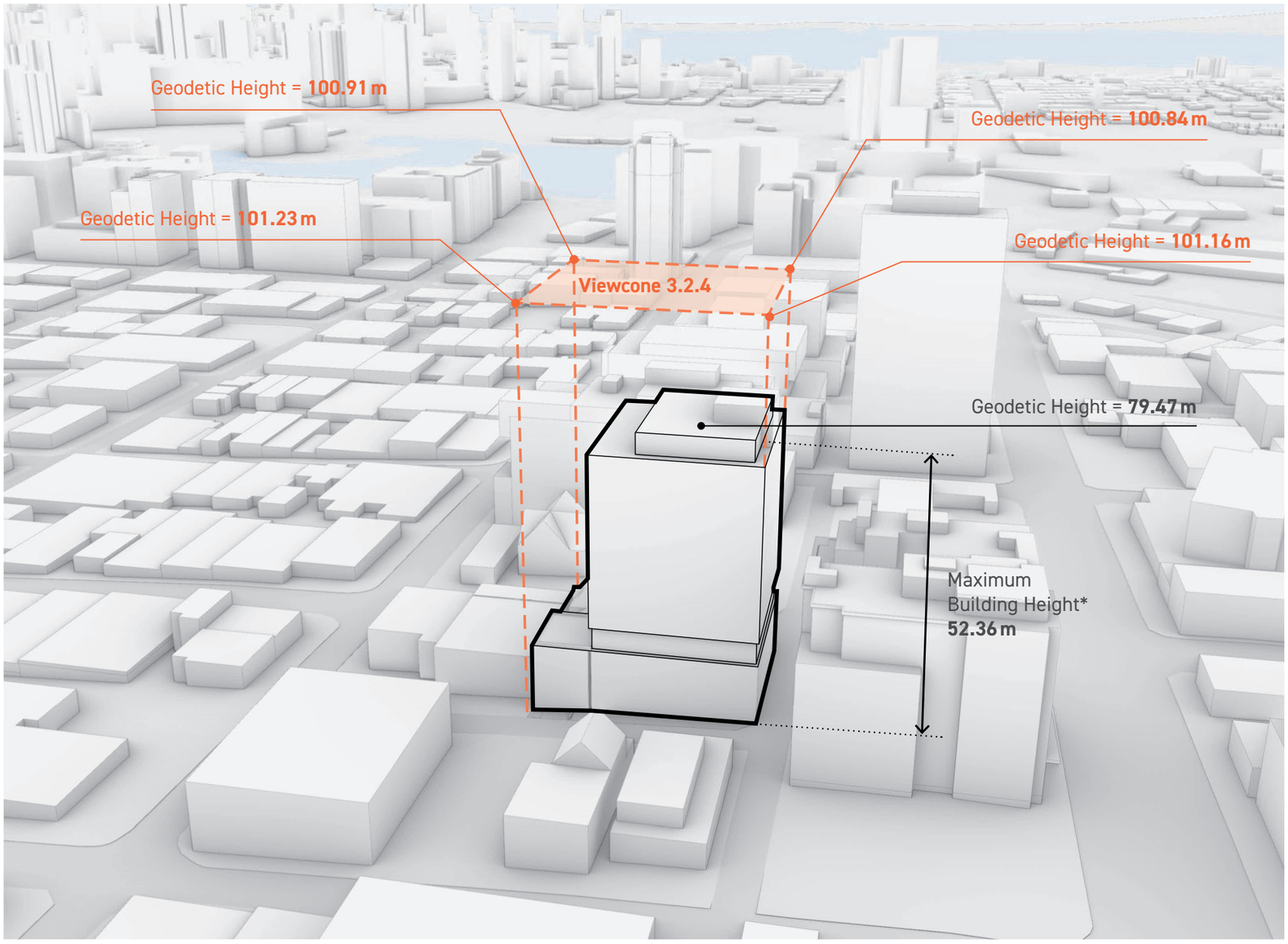
All parts of the proposed development are anticipated and planned for. All stairs, screen walls, mechanical room appurtenances, a overruns, etc. are located below the applicable view cone height.

The City of Vancouver's View Cone data set was updated in April 2023. The heights noted on the attached illustration supersede any previous advice supplied for this site.

**The proposed building height of 52.36m (171.78 ft) is within the building height constraint dictated by View Cone 3.2.4. and the Broadway Plan's MIAA area policy.**

**Max Height Vertice**

**View Cone from Queen Elizabeth Park**




** The entire development structure remains below the view cone 3.2.4 – Queen Elizabeth Park.*





# 3.0

# Proposed Development



# Project Description

**This proposal is to consolidate 124, 144 and 148 East 6th Avenue, and rezone the site from Mount Pleasant I-1 district to CD-1 for the purpose of developing a 15-storey mixed-use project including light industrial, hotel and artist studio class-b uses. The proposal retains the entire Black House (144 East 6th Avenue) and the facade of the Donnaconna Apartments (148 East 6th Avenue) on site.**

The project includes a 15-storey building with industrial, hotel and artist studio class B uses (15 storeys + elevator overrun and machine room).

The current site comprises two existing buildings that are proposed to be meaningfully incorporated into a cohesive architectural language. The building form has been sculpted to respond to the existing buildings' scale and create a clear visual and physical distinction while remaining compatible with the existing in its mass and material.

The Donnaconna Apartments building facade will be reconstructed and integrated with the new facade, while the Black House will be preserved and restored, elevated, and relocated to the west side of the site to emphasize its unique identity and scale. The house is proposed to enter a Heritage Revitalization Agreement (HRA) to ensure its long-term presence and contribution to the community.

The proposal envisions an enhanced public realm with activated light industrial use at grade, framed with full height glazing along E 6th Avenue, Maintaining visual connectivity between the street and the active functions within. A wide patio on the north side, stretches along E 6th Avenue, offers a permeable and inviting public space to improve the quality of the local public realm and enhance the overall pedestrian experience.

Indoor and outdoor amenities are provided at the rooftop level, in addition to dedicated indoor amenity space for the hotel at level 4. All amenities are provided to support the diverse needs of the hotel patrons.

The loading and parking entries are located along the south lane. Two levels of parking and bike storages and services are located below grade.

The project offers numerous public benefits to nurture the community, including the following:

## Public Benefits

- **Expansion of light industrial space to support the innovation economy**
- **Provision of 140 new hotel rooms to address a critical shortage of hotel rooms in the city.**
- **Retention of the existing buildings and provision of HRA for the Black House.**
- **Secured affordable Artist Studio Class B space within the existing heritage Black House.**
- **Contribution of development cost levies and community amenity contribution for public benefits**
- **Contribution to public art**
- **Increased opportunities for job creation to support the growth of Mount Pleasant Industrial Area**
- **Expansion and enhancement of the public realm, including a new expansive patio along E 6th Avenue**
- **Animating the E 6th Avenue and Lane streetscape**
- **Respecting the materiality and character of Mount Pleasant area**
- **Enhancing the neighbourhood with a high quality building design and program.**
- **Achieving high performance energy targets to support the City's sustainability goals.**

# Building Areas

## Exterior Areas

| LEVEL | EXTERIOR EXCLUSIONS (F) | | | |
|---|---|---|---|---|
| | Covered Outdoor Area | Uncovered Outdoor Area | Balcony | Total |
| T.O. Elevator Control | 0.00 m² | 101.39 m² | 0.00 m² | **101.39 m²** |
| Level 16 Elevator Control | 0.00 m² | 234.65 m² | 0.00 m² | **234.65 m²** |
| Level 15 Amenity Rooftop | 34.20 m² | 369.65 m² | 0.00 m² | **403.85 m²** |
| Level 14 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level 13 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level 12 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level 11 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level 10 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level 09 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level 08 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level 07 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level 06 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level 05 | 46.03 m² | 0.00 m² | 0.00 m² | **46.03m²** |
| Level 04 | 71.33 m² | 117.96 m² | 0.00 m² | **189.29 m²** |
| Level 03 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level 02 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level 01 Mezz. | 11.38m² | 209.70 m² | 0.00 m² | **221.07 m²** |
| Level 01 | 55.89 m² | 77.06 m² | 0.00 m² | **132.95 m²** |
| Level P1 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level P2 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level P3 | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| *Total* (m²) | **218.83 m²** | **1,110.41 m²** | **0.00 m²** | **1,329.23 m²** |
| *Total* (ft²) | **2,355.46 ft²** | **11,952.30 ft²** | **0.00 ft²** | **14,307.76 ft²** |

## Building Area

| LEVEL | FSR BUILDING AREA (A) | | | | | EXCLUSIONS (B) | | | TOTAL GFA (C) |
|---|---|---|---|---|---|---|---|---|---|
| | Industrial | Hotel | Black House Artist Studios | Shared Area | Total FSR | Services Above Grade | Other | Total Excl. | (A) + (B) = (C) |
| T.O. Elevator Control | 0.00 m² | 0.00 m² | 0.00 m² | 0.00 m² | 0.00 m² | 0.00 m² | 0.00 m² | 0.00 m² | **0.00 m²** |
| Level 16 Elevator Control | 0.00 m² | 0.00 m² | 0.00 m² | 101.39 m² | 101.39 m² | 0.00 m² | 78.36 m² | 78.36 m² | **101.39 m²** |
| Level 15 Amenity Rooftop | 0.00 m² | 167.67m² | 0.00 m² | 168.37 m² | 336.04 m² | 183.27 m² | 0.00 m² | 183.27 m2 | **519.30 m²** |
| Level 14 | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 0.00 m² | **877.12 m²** |
| Level 13 | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 0.00 m² | **877.12 m²** |
| Level 12 | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 0.00 m² | **877.12 m²** |
| Level 11 | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 0.00 m² | **877.12 m²** |
| Level 10 | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 0.00 m² | **877.12 m²** |
| Level 09 | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 0.00 m² | **877.12 m²** |
| Level 08 | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 0.00 m² | **877.12 m²** |
| Level 07 | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 0.00 m² | **877.12 m²** |
| Level 06 | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 0.00 m² | **877.12 m²** |
| Level 05 | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 877.12 m² | 0.00 m² | 0.00 m² | 0.00 m² | **877.12 m²** |
| Level 04 | 12.61 m² | 801.42 m² | 0.00 m² | 0.00 m² | 814.03 m² | 0.00 m² | 0.00 m² | 0.00 m² | **814.03 m²** |
| Level 03 | 467.31 m² | 20.56 m² | 0.00 m² | 0.00 m² | 487.87 m² | 0.00 m² | 512.47m² | 0.00 m² | **1000.34 m²** |
| Level 02 | 976.73 m² | 200.56 m² | 107.23 m² | 0.00 m² | 1,104.52 m² | 0.00 m² | 0.00 m² | 0.00 m² | 1,104.52 m² |
| Level 01 Mezz. | 99.93 m² | 0.00 m² | 120.26 m² | 160.02 m² | 380.21 m² | 324.87m² | 0.00 m² | 324.87m² | **705.08 m²** |
| Level 01 | 539.62 m² | 42.56 m² | 40.68 m² | 121.70 m² | 744.57 m² | 0.00 m² | 577.32 m² | 577.32 m² | **1,321.89 m²** |
| Level P1 | 0.00 m² | 53.92 m² | 0.00 m² | 0.00 m² | 53.92 m² | 0.00 m² | 1,387.11 m² | 1,387.11 m² | **1,441.03 m²** |
| Level P2 | 0.00 m² | 72.84 m² | 0.00 m² | 0.00 m² | 72.84 m² | 0.00 m² | 1,368.19 m² | 1,368.19 m² | **1,441.03 m²** |
| Level P3 | 0.00 m² | 250.91 m² | 0.00 m² | 0.00 m² | 250.91 m² | 0.00 m² | 1,190.12 m² | 1,190.12 m² | **1,441.03 m²** |
| *Total* (m²) | **2,096.21 m²** | **10,201.64 m²** | **268.17 m²** | **551.48 m²** | **13,117.49 m²** | **508.14 m²** | **5035.21 m²** | **5,543.35m²** | **18,660.84 m²** |
| *Total* (ft²) | **22,563.39 ft²** | **109,809.50 ft²** | **2,886.55 ft²** | **5,936.04 ft²** | **141,195.47 ft²** | **5,469.53 ft²** | **54,198.61 ft²** | **59,668.14 ft²** | **200,863.61 ft²** |

# Project Statistics

## Project Data Summary

| | PERMITTED (I-1) | PROPOSED (BROADWAY PLAN-MIAA AREA) | |
|---|---|---|---|
| **Site Area** | | 1,458.20 m² | 15,695.93 ft² |
| **FSR** | | | |
| Industrial | 2 | 1.50 | |
| Hotel | 1 | 7.31 | |
| Black House | – | 0.18 | |
| *All Uses Combined* | **3** | **9.00** | |
| **FSR Area Summary** | | | |
| Industrial | | 2,190.21 m² | 23,575.24 ft² |
| Hotel | | 10,659.12 m² | 114,733.79 ft² |
| Black House | | 268.17 m² | 2,886.56 ft² |
| *Total FSR Area* | | **13,117.50 m²** | **141,195.61 ft²** |
| **Exclusions** | | | |
| Services Above Grade | | 508.14 m² | 5,469.53 ft² |
| Other | | 5,035.21 m² | 54,198.61 ft² |
| Balcony | | 0.00 m² | 0.00 ft² |
| *Total Exclusions* | | **5,543.35 m²** | **59,668.14 ft²** |
| **Gross Constructible** | | **18,660.84 m²** | **200,863.61 ft²** |
| **Balcony Area** | | **0.00 m²** | **0.00 ft²** |
| **Building Height** | 30.5 m | **52.36 m** (15 storeys) | |

| FSR AREA | Industrial | Hotel | Black House (Artist Studio) | Total |
|---|---|---|---|---|
| Interior FSR Area (m²) | 2,190.21 | 10,659.12 | 268.17 | **13,117.50** |
| Site Area | | | | **1,458.20** |
| FSR | 1.50 | 7.31 | 0.18 | **9.00** |

| SHARED FSR AREA | Industrial | Hotel | Total |
|---|---|---|---|
| Area (m²) | 2,096.21 | 10,201.64 | **12,297.85** |
| % of Use Ratio | 17.05% | 82.95% | **100.00%** |
| Shared Area (m²) | 94.00 | 457.48 | **551.48** |
| Total Area (m²) | 2,190.21 | 10,659.12 | **12,849.33** |

## Vehicle Parking Summary

| Uses | Units /Area | Required (Min.) | Permitted (Max.) | Proposed |
|---|---|---|---|---|
| Industrial | 2,190.21 m² | 0 | 0 | **11** |
| Hotel | 140 / 10,659.12 m² | 0 | 0 | **56** |
| Black House | 268.17 m² | 0 | 0 | **1** |
| *Total* | 13,117.50 m² | **0** | **114** | **68** |
| Small Car Parking (incl. in above) | | 0 | 17 | **17** |

| Accessible Parking | | | | |
|---|---|---|---|---|
| Industrial | | | | **1** |
| Hotel | | | | **4** |
| Black House | | | | **1** |
| *Total* | 13,117.50 m² | **6** | **N/A** | **6** |

## Bicycle Parking Summary

| Uses | Units / Area | REQUIRED | | PROPOSED | |
|---|---|---|---|---|---|
| | | Class A | Class B | Class A | Class B |
| Industrial | 2,190.21 m² | 2 | | 3 | 0 |
| Hotel | 140 / 10,659.12 m² | 5 | 6 | 7 | 6 |
| Black House | 268.17 m² | 0 | | 0 | 0 |
| *Total* | 13,117.50 **m²** | **7** | **6** | **10** | **6** |

| Type | Area / Units | REQUIRED | PROPOSED |
|---|---|---|---|
| Horizontal Class A | | 4 min. | 5 |
| Vertical Class A | | 2 max. | 2 |
| Lockers | | 1 min. | 2 |
| Oversized | | 0 min. | 1 |
| *Total* | | **10** | **10** |

## Loading

| Passenger Loading | Units / Area | REQUIRED | | | PROPOSED | | |
|---|---|---|---|---|---|---|---|
| Uses | | Class A | Class B | Class C | Class A | Class B | Class C |
| Industrial | 2,190.21 m² | 0 | 0 | 0 | 0 | 0 | 0 |
| Hotel | 140 / 10,659.12 m² | 3 | 0 | 1 | 3 | 0 | 0 |
| Black House (Artist Studios) | 268.17 m² | 0 | 0 | 0 | 0 | 0 | 0 |
| *Total* | **13,117.50 m²** | **3** | **0** | **1** | **3** | **0** | **0** |

| Freight Loading | Units / Area | REQUIRED | | | PROPOSED | | |
|---|---|---|---|---|---|---|---|
| Uses | | Class A | Class B | Class C | Class A | Class B | Class C |
| Industrial | 2,190.21 m² | 0 | 2 | 1 | 0 | 2 | 0 |
| Hotel | 140 / 10,659.12 m² | 0 | 2 | 0 | 1 | 2 | 0 |
| Black House (Artist Studios) | 268.17 m² | 0 | 0 | 0 | 0 | 0 | 0 |
| *Total* | **13,117.50 m²** | **0** | **4** | **1** | **1** | **4** | **0** |

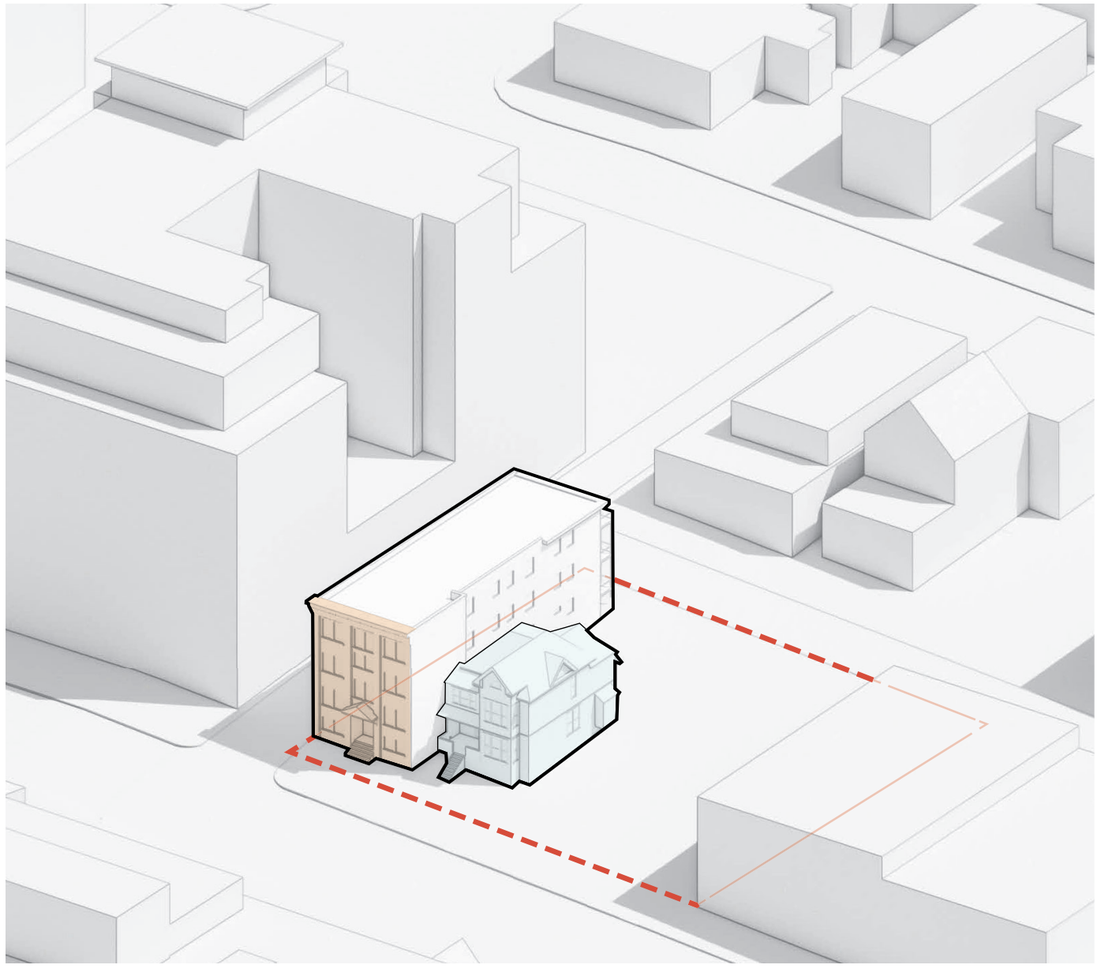
# Design Rationale

To respond to the dynamic range of businesses and significant recent development the proposal creates a new landmark building in the Mount Pleasant Industrial Area which adheres to the principles of architectural excellence, the area character and history.

Centrally located in the Mount Pleasant Area, the design rationale of our building stemmed from its urban context, the local urban fabric, and acknowledgment of the existing elements on site. A building shaped by its surroundings.

Several design strategies were employed to shape the building's mass, integrate it to its context, respond to the environmental considerations, reactivate public and private networks, and improve the urban experience.

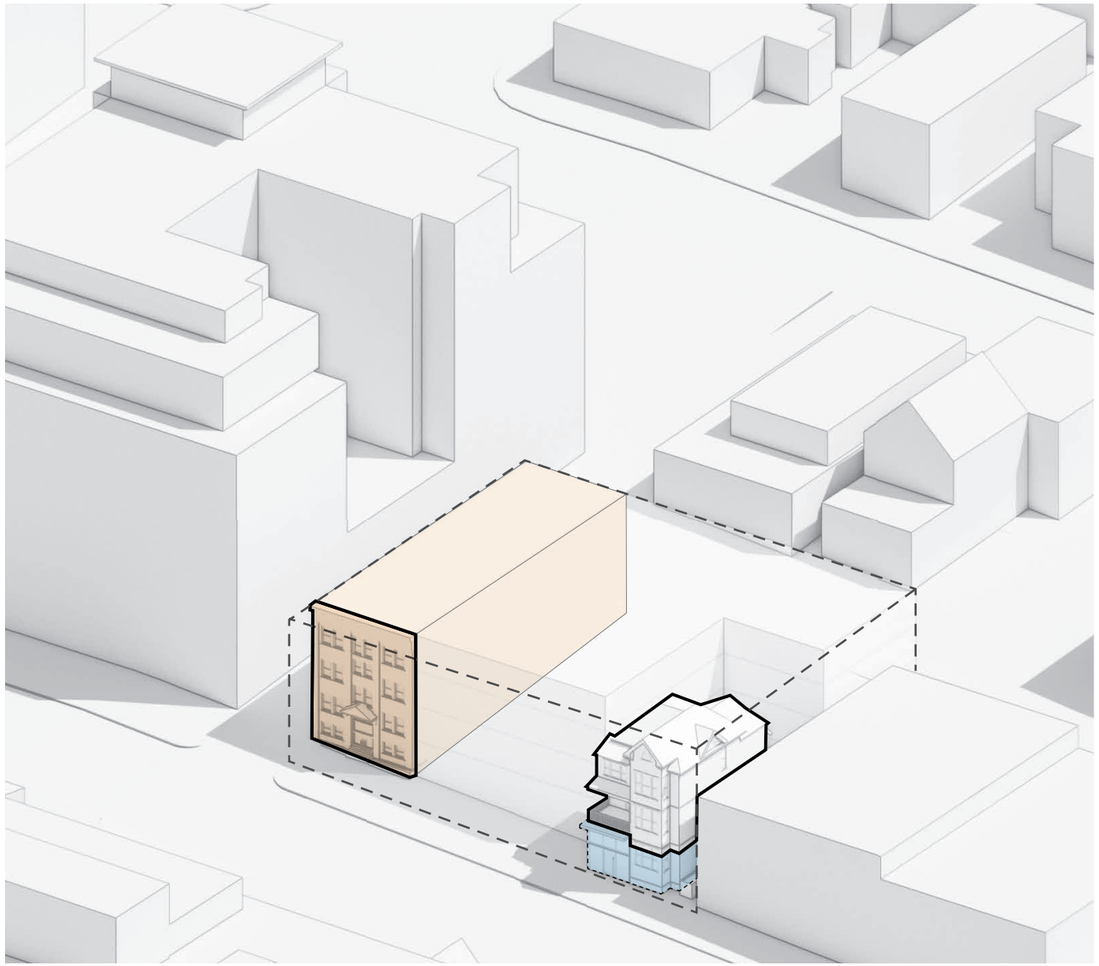




## 1 Existing Site & Context

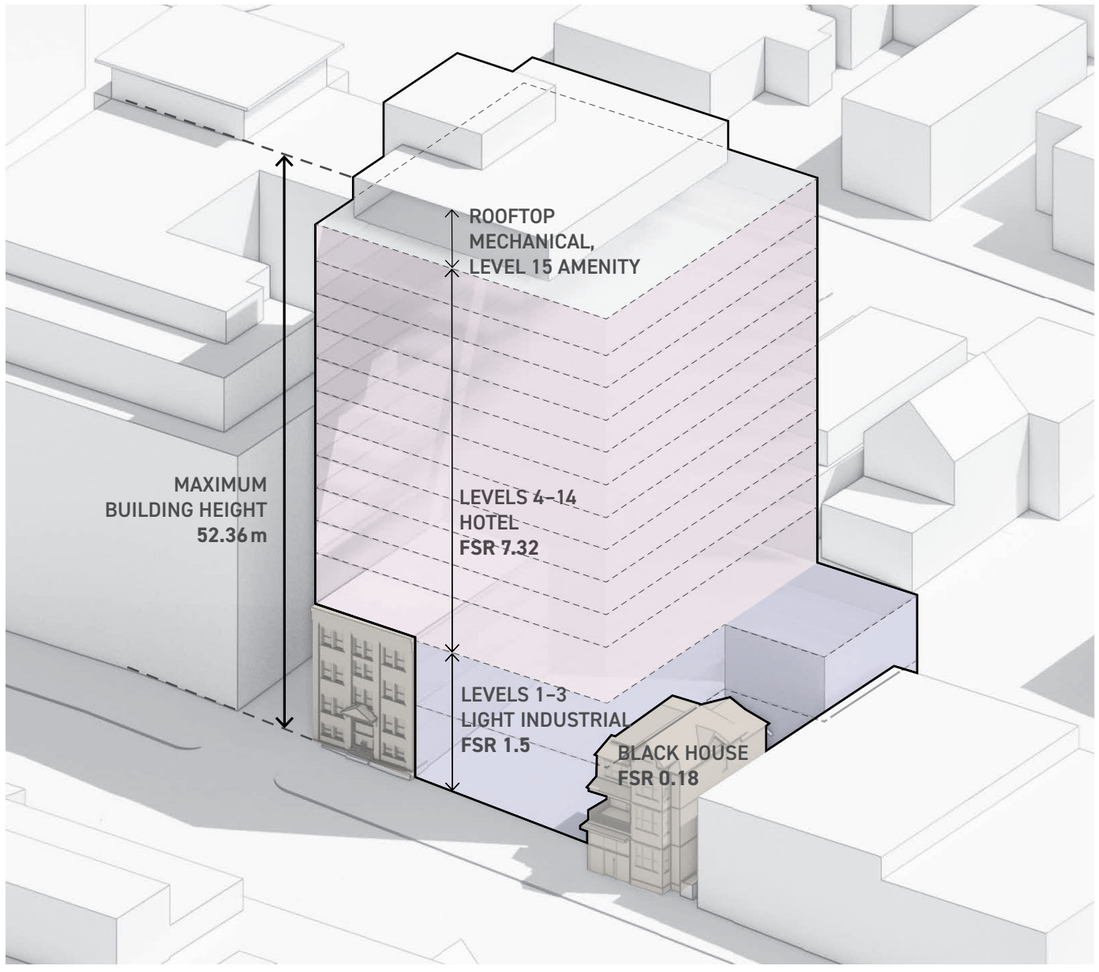
The site currently comprises two structures: The Black House at 144 East 6th Avenue and the Donnaconna Apartments at 148 East 6th Avenue, positioned adjacent to each other on the east side of the property. The west side of the property is an empty lot used as an outdoor parking lot.

Directly across the east lane stands the recently completed 10-storey affordable rental building located at 188 East 6th Avenue. The west neighboring building, at 106 East 6th Avenue, is a 3-storey light industrial/ office building.



## 2 Existing Elements & Context Integration

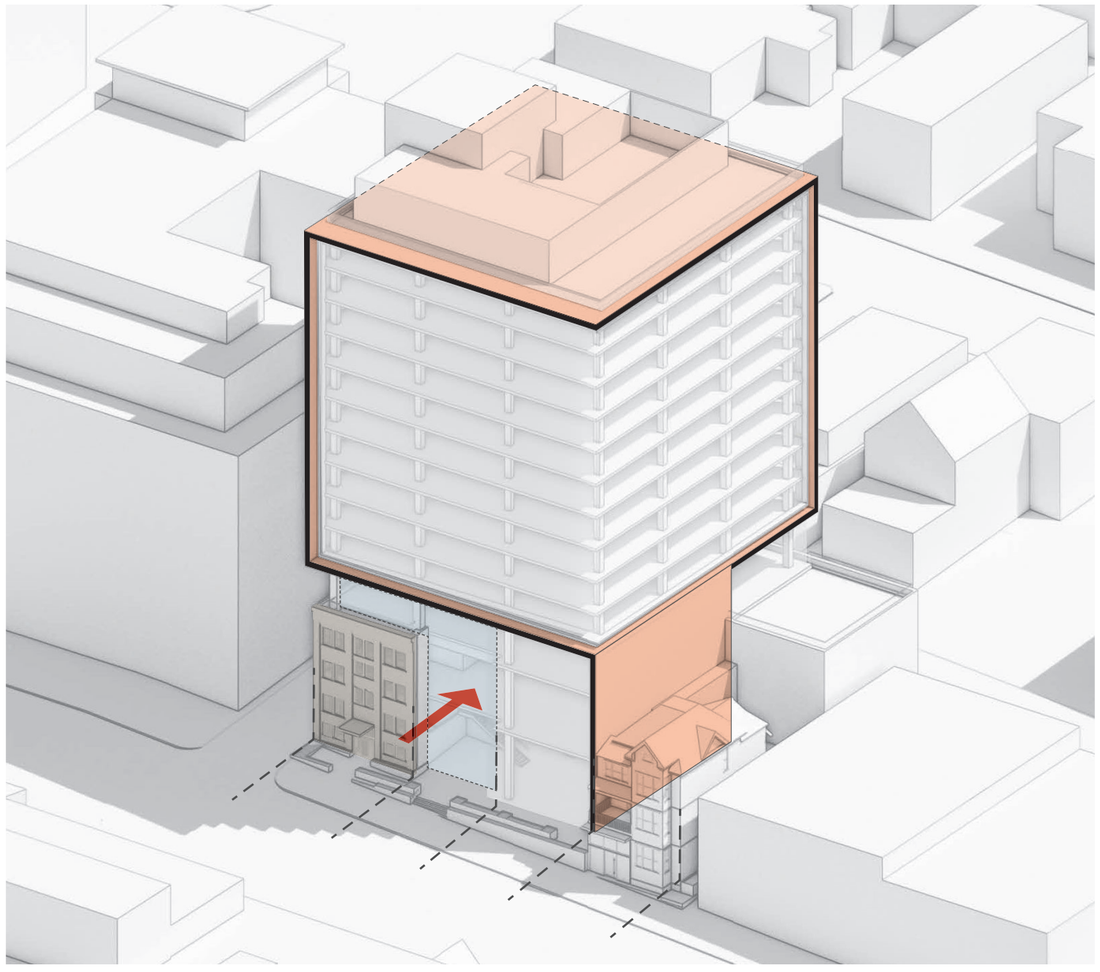
This proposal aims to acknowledge the site's existing elements and the urban fabric. By relocating the Black House to the western side, elevating it, and shifting it towards the northern property, the massing of the house is harmonized with the scale of the brick building facade and new podium. This adjustment not only recognizes the unique character and presence of the house but also creates space for the proposed program and new building to interface with existing elements and integrate cohesively. The Donnaconna Apartments building facade will be reconstructed and integrated with the new building. It will be expressed as a three dimensional volume and will be an integral component of the building design.




## 3 Height Restrictions & Program

The proposed project site is located within the Broadway plan's Mount Pleasant Industrial Area (MIAA) allowing mixed-use hotel and light industrial building heights up to 106.7 m (350 ft), and to the underside of Queen Elizabeth Park view cone 3.2.4, whichever is most restrictive. The building height and massing are limited by the MIAA area policy as the most restrictive height limit across the site.

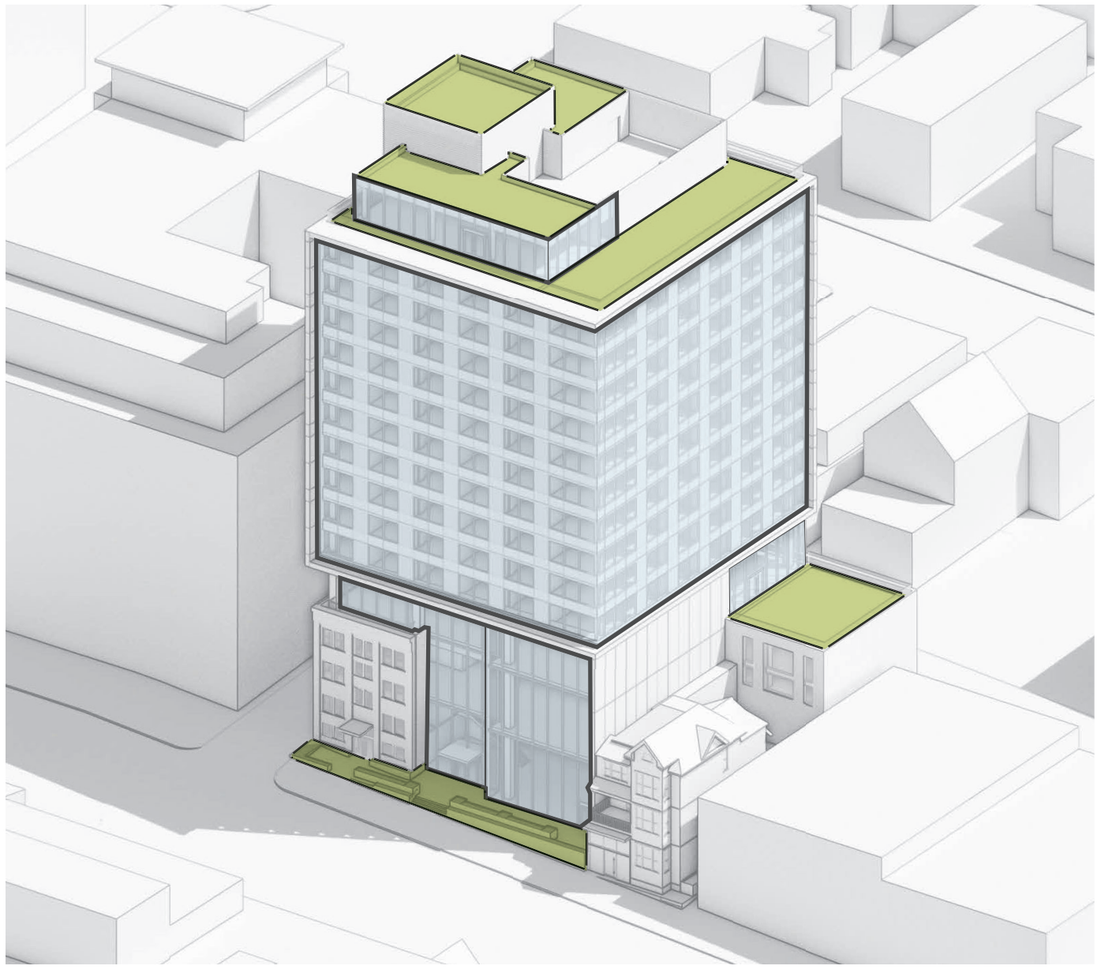
The proposed FSR of 9.0 allocates 1.5 FSR to industrial use as required under MIAA area policy for mixed-use hotel and light industrial proposals. The existing FSR of 0.18 designated to the Black House is proposed to be retained under a Heritage Revitalization Agreement (HRA).The remaining FSR is allocated for hotel room and amenity program.



## 4 Massing Definition

The massing is thoughtfully divided into two distinct elements, delineated by a frame that serves to define and acknowledge the scale of the podium while establishing the volume of the tower above it. This approach ensures a seamless integration of existing context with contemporary design, fostering a balanced and cohesive architectural composition.

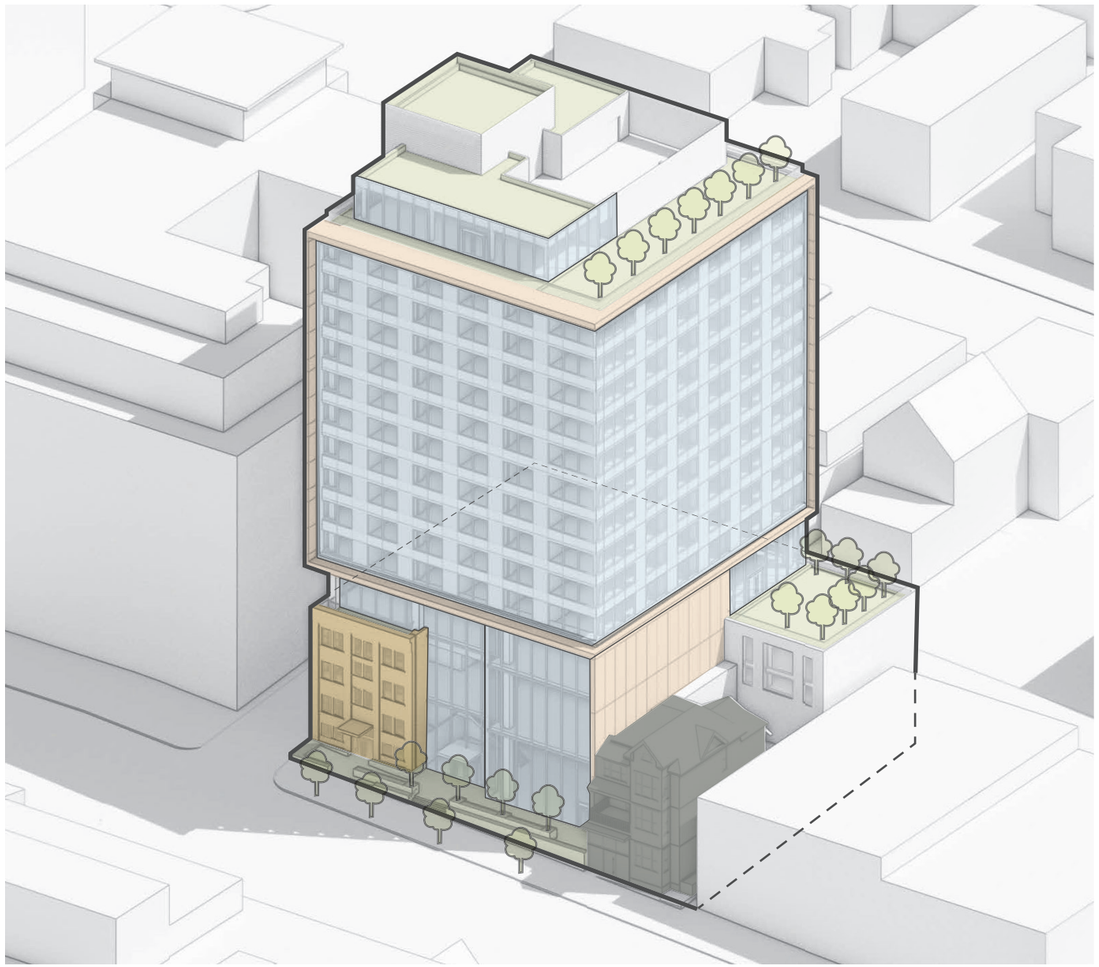
The elevation adjoining the existing brick facade is recessed to accentuate and enhance the Apartment facade, imparting greater depth and volume to the northern brick facade. Additionally, the facade is segmented into sections proportional to the width and height of both the black house and Donnaconna facade, ensuring visual coherence and balance.



## 5 Facade & Surface Treatment

Careful placement of opaque walls between the existing house and podium level acknowledges the house placement and unique character. Glazing the north podium activates the street wall and public realm.

For the tower, glass facades on the north and west maximize north shore views, while extended horizontal fins help control sunlight and heat gain. A solid wall on the east maintains the privacy of the residents in the neighboring rental building, while the south elevation balances solid and transparent elements for energy performance and design coherence. The ground floor's north patio, Level 4 roof decks, and the outdoor rooftop areas offer ample opportunities to develop activated landscape zones. These areas can incorporate seating and planters, catering to various activities and events for users, enhancing the overall experience and functionality of the space.



## 6 Materiality

High-performance insulated phenolic panels are proposed for the tower's east and south facades, while the north and west facades will feature a high-performance double-glazed curtain wall system. At the podium level, the east and partial south facades are intended to replicate the existing brick facade of the reconstructed structure, harmonizing, and completing its visual narrative. These new brick walls replace the existing stucco walls of the Donnaconna Building, improving the overall expression and enhancing the quality of the existing building. The Black house color is envisioned to resemble historical colors as a tangible piece of history revitalized and showcased.

# Light Industrial Program

**The site is located on the Broadway Plan's Mount Pleasant Industrial area (MIAA). The Broadway Plan's emerging directions contain policies for the Mount Pleasant Industrial Area aimed to support light industrial uses while increasing opportunities to support an innovative economy.**

Aligned with the primary focus on light industrial uses at grade as outlined in the Broadway Plan's MIAA area policy, the development proposes a mixed-use program, including light industrial, hotel and artist studio class-b, that contributes to the innovation economy and dynamic urban fabric of the area.

The proposed FSR 9.0 allocates a minimum of 1.5 FSR to light industrial use as permitted under MIAA area policy for mixed-use hotel developments. Three storeys of light industrial program (levels 1–3) would allow viable support of the innovation economy, intensify the traditional light industrial functions (production, distribution and repair) of the area, and recognize the important role that established industrial spaces play as a home for arts and cultural spaces.

An activated light industrial use at grade, along E 6th Avenue, maintains visual connectivity between the street and the active functions of the light industrial within, enhancing the overall quality and functionality of the area. The proposed design supports opportunities to enhance the viability of small businesses, such as expanded lounge and patio space, for light industrial use, at grade along E 6th Avenue.

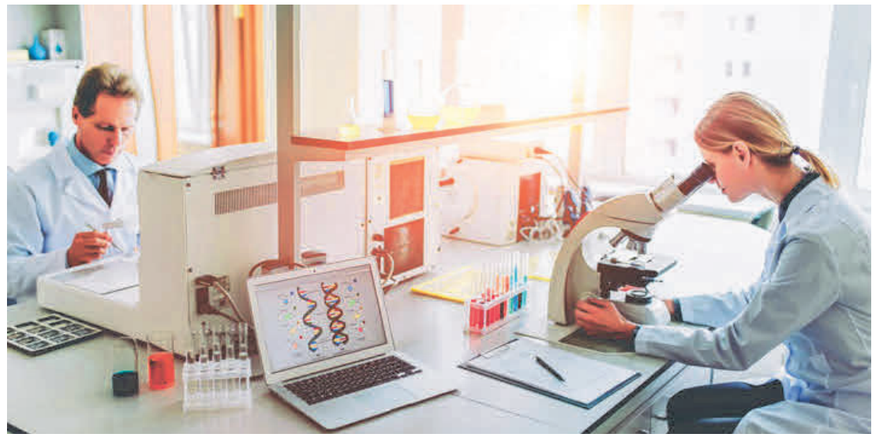


# Supporting Innovation & Creative Industries

**Fostering a supportive environment for innovation and entrepreneurship, encourages the development of small-scale manufacturing, research and development facilities, and creative industries.**

Various activities well-suited for light industrial spaces include artisan workshops, small-scale manufacturing of goods such as textiles or electronics, research and development laboratories, technology startups, and artist studios. These activities not only contribute to the local economy, but also enhance the vibrancy and diversity of the neighborhood.

The light industrial uses are also proposed to compliment the hotel use above, including the potential for a micro brewery or commercial bakery at grade, and commercial laundry facilities at level 3, that can provide services to support the hotel and surrounding businesses.







# Hotel Program

**The proposed hotel program is aligned with the Broadway Plan guidelines, contributing to Vancouver's economy by creating jobs in hospitality, retail, and services with a strategic focus on diversifying guest accommodation and revitalizing the community.**

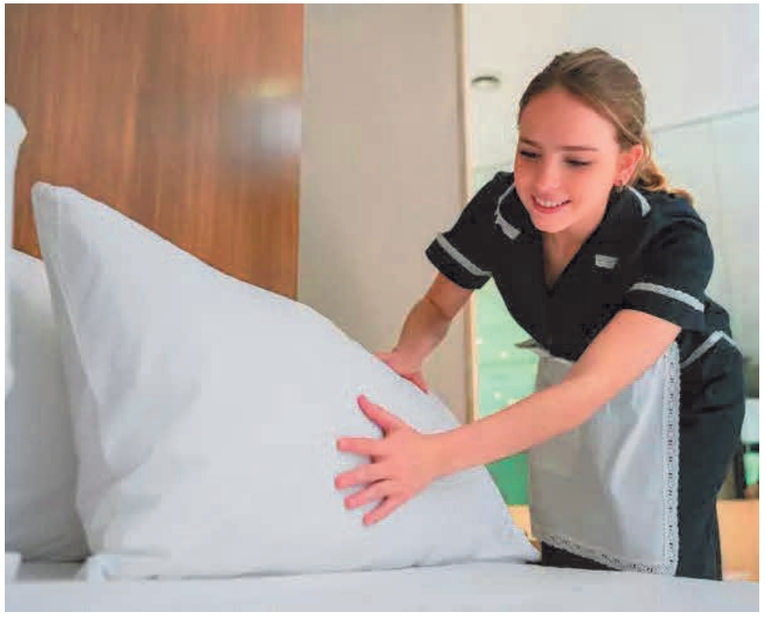
Considering Vancouver's economic landscape and the vital role played by the tourism industry, we are proposing a hotel program to meet the growing demand for hotel rooms in the City. Recognizing the sector's significance, particularly in job creation within hospitality, retail, and related services, this initiative aligns with the broader economic goals of the city and the Broadway Plan.

The proposed development represents a new boutique hotel that is intended to become an integral part of the community and local economy for decades. This mixed-use hotel development includes 140 short- and long-term stay hotel rooms in close proximity to the Mount Pleasant Village and new Mount Pleasant subway station. Additionally, amenities such as a restaurant, a bar/lounge, and meeting facilities at level 4, and a wellness center at the rooftop amenity, will be integrated and will cater to a diverse range of guests.









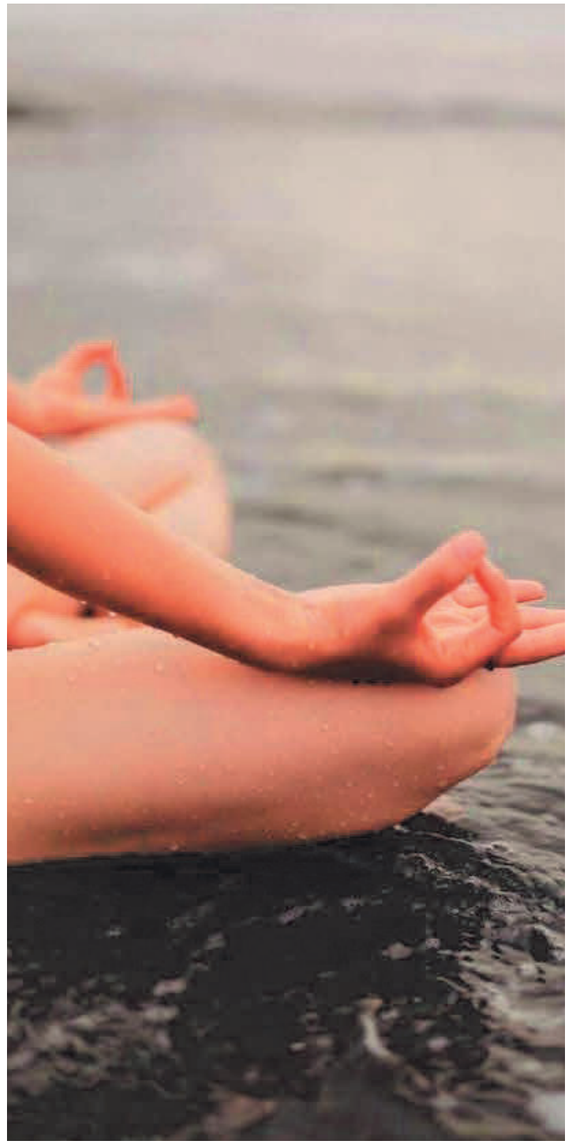
# Hotel
# Design Principles

## The hotel program is designed to offer reprieve, revitalization, and a sense of home.

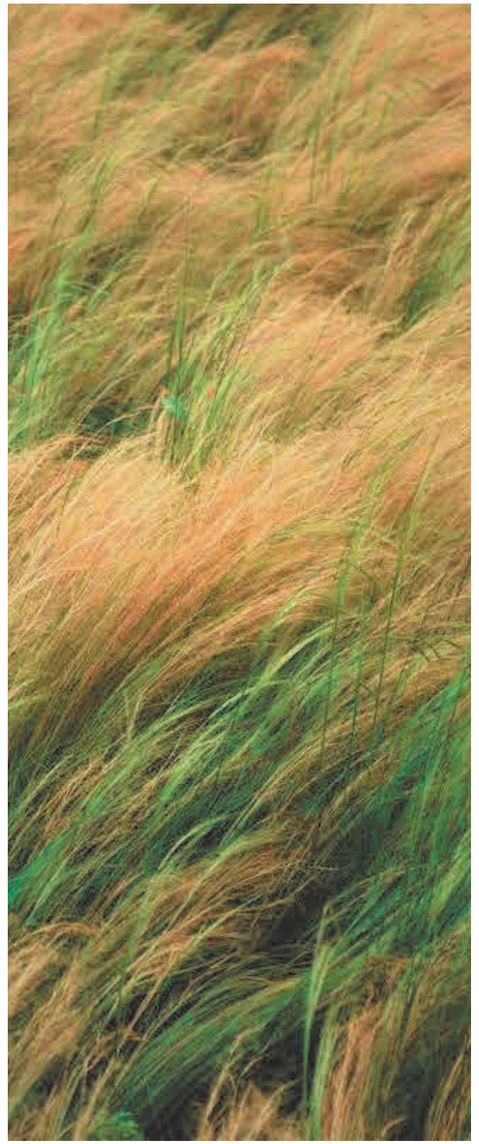
The hotel is proposed as a boutique hotel with a focus on extended stay. As defined in the Hotel Community Impact Assessment prepared by A Destination Vancouver and the British Columbia Hotel Association, the hotel would resemble 'The Familiar'. These types of hotels are typically close to innovation hubs and commercial streets with a secondary proximity to hospitals, around 150 rooms, and have a focus on extended stay. This type of hotel is typically situated in a vibrant, amenity rich neighbourhood with many restaurants, retailers, and service providers nearby. The hotel will support the Innovation Hub, the traveling worker, the medical care visitor, the mature student, and those vising Vancouver family or friends.

The focus on longer stays has inspired the design principals for the hotel which aims to create a home away from home centered on wellness. Inspired by the concept of a cocoon, the building's protective exterior gives way to a soft, welcoming interior that gradually transitions from public to private realms.

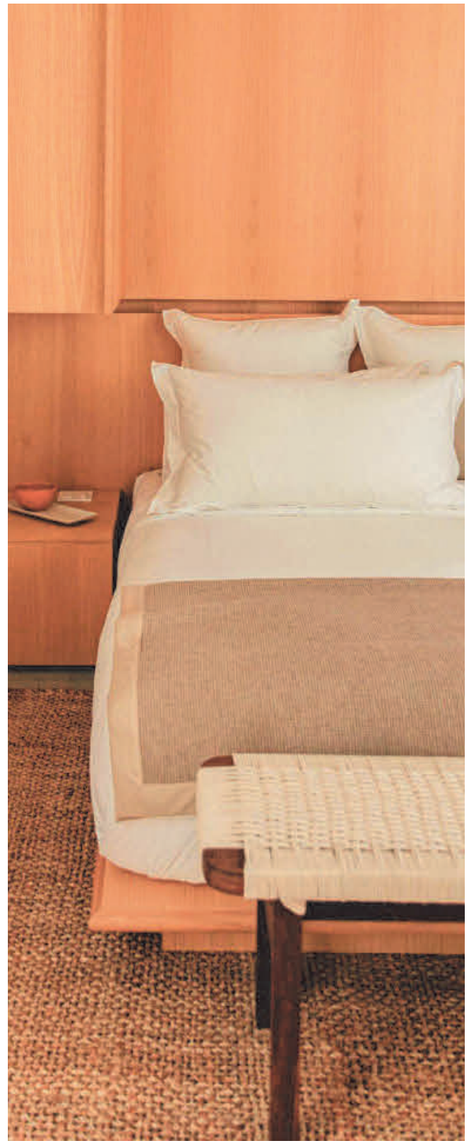
The interior design is rooted in wellness living, emphasizing natural materials and modern residential detailing to create calm, restorative environments for all guests.



**Wellness Culture**



**Natural Experience**



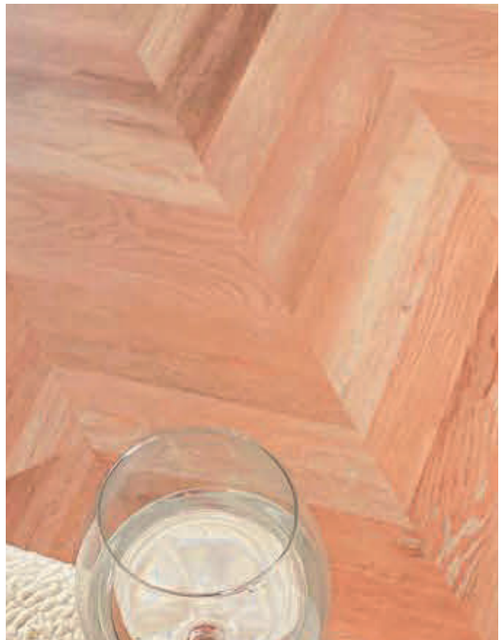
**Home Away from Home**

# Hotel Rooms

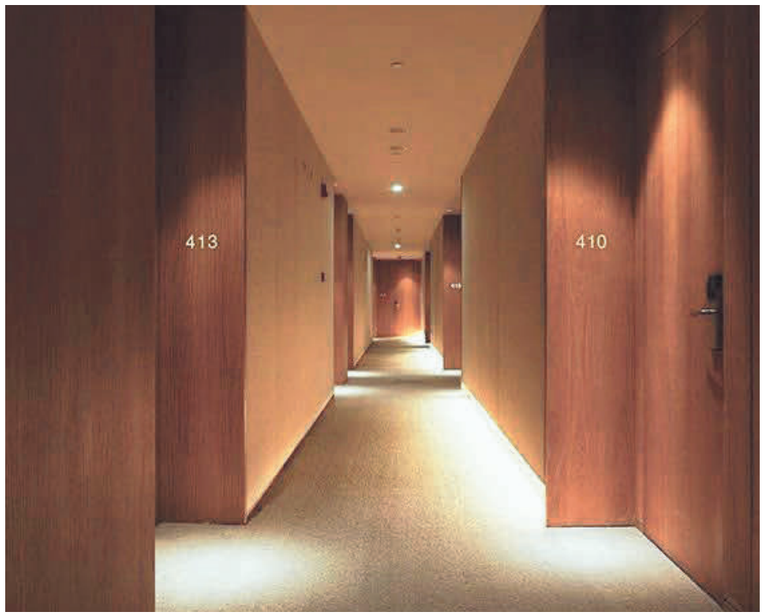
**As occupants move through the building, the spaces transition from the exterior world to pockets of privacy and retreat.**

Soft lighting, natural materials, and layered textures create a warm, quiet haven within each suite or home. The hotel rooms include simple kitchenettes and living spaces to make longer stays more comfortable.

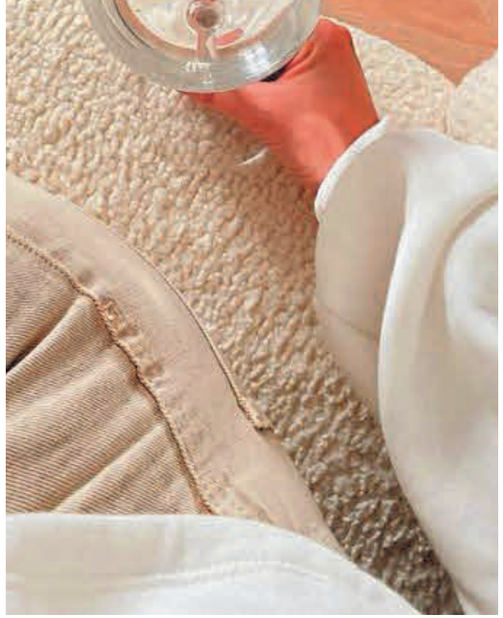


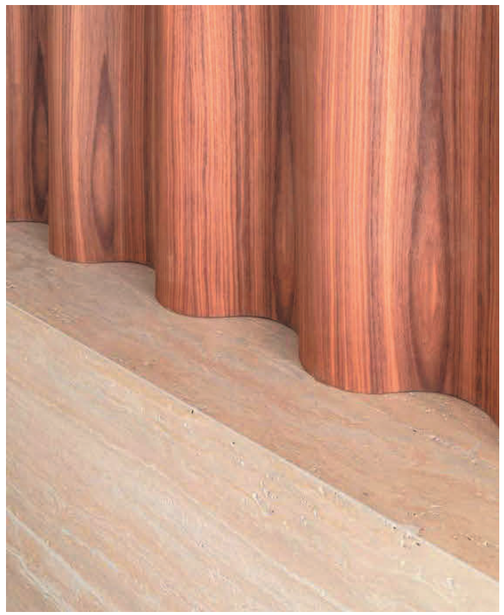








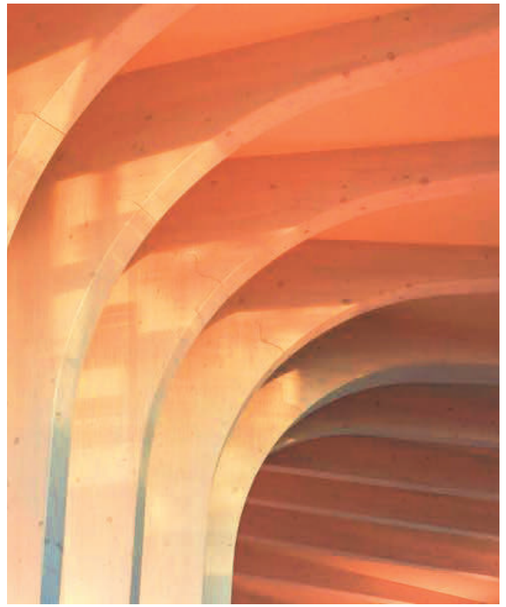





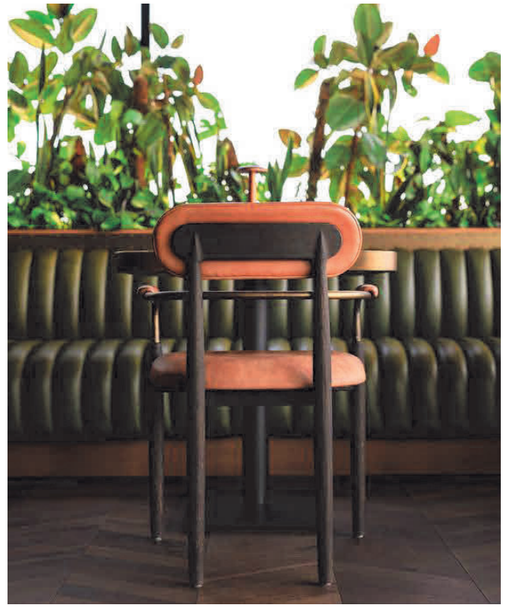
# Hotel Amenities

## A palette of warm materials inform the public areas and hotel programs, fostering a connection to nature and a sense of well-being.

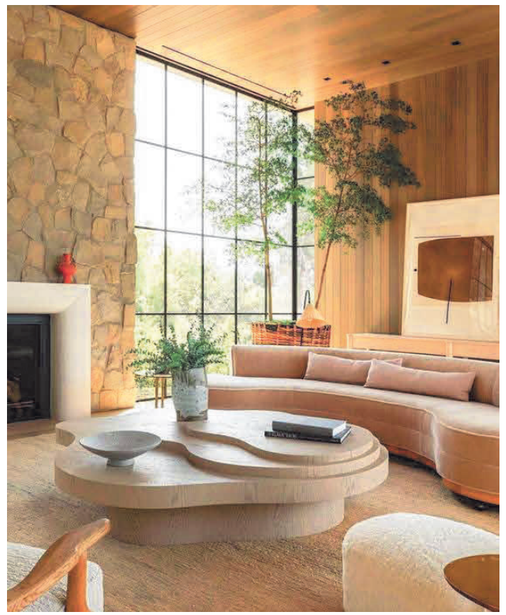
While the amenities are more limited than in a high end downtown hotel, they are focussed on wellness and on providing guests with additional space outside of their private rooms. These shared spaces are designed to embrace guests through muted, natural textures, soft edges, and intuitive wayfinding that foster a sense of calm and belonging. Warm woods, natural stone, and lush plantings are layered throughout open social zones and quiet nooks, creating environments that feel both inviting and restorative.



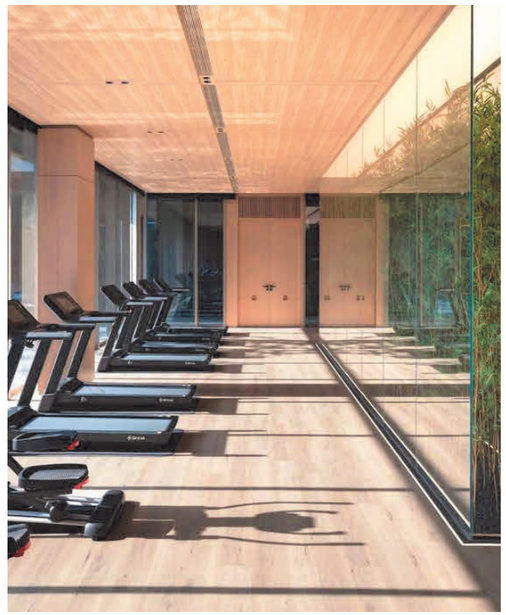










# Affordable Artist Studios

**The existing artist studios are proposed to be returned to the site and secured as affordable space for artists, and are proposed to return to the fully restored heritage building within the James Black House.**

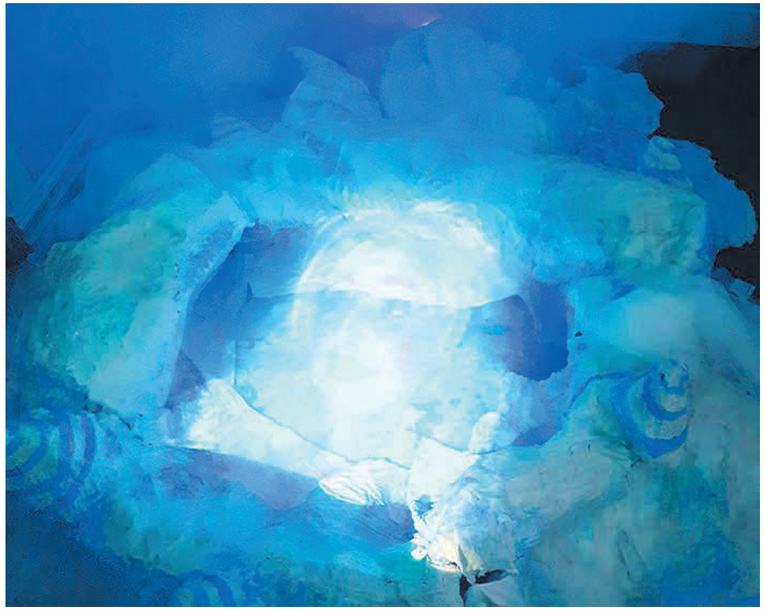
The existing site includes space for artists within the heritage house, and will be maintained and secured as affordable artist space as part of the development.

Retaining and supporting affordable artist space in Vancouver's light industrial areas—particularly in the Main Street Village area—is vital to preserving the city's cultural vibrancy, diversity, and creative economy. Artists and makers are essential contributors to the identity and vitality of Main Street, drawing residents and visitors with unique cultural experiences, local products, and public art. Protecting these spaces ensures that art and culture remain embedded in the urban fabric, supporting a lively, inclusive, and economically diverse neighbourhood while reinforcing Vancouver's reputation as a place where creativity and industry co-exist.

The Main Street Village area, at the intersection of creative industries, light manufacturing, and small business, thrives on this synergy. Without intentional support, escalating land values will displace artists to the city's periphery—or entirely out of Vancouver—eroding the cultural ecosystem and weakening the economic diversity that makes the area resilient.







# Creative Space

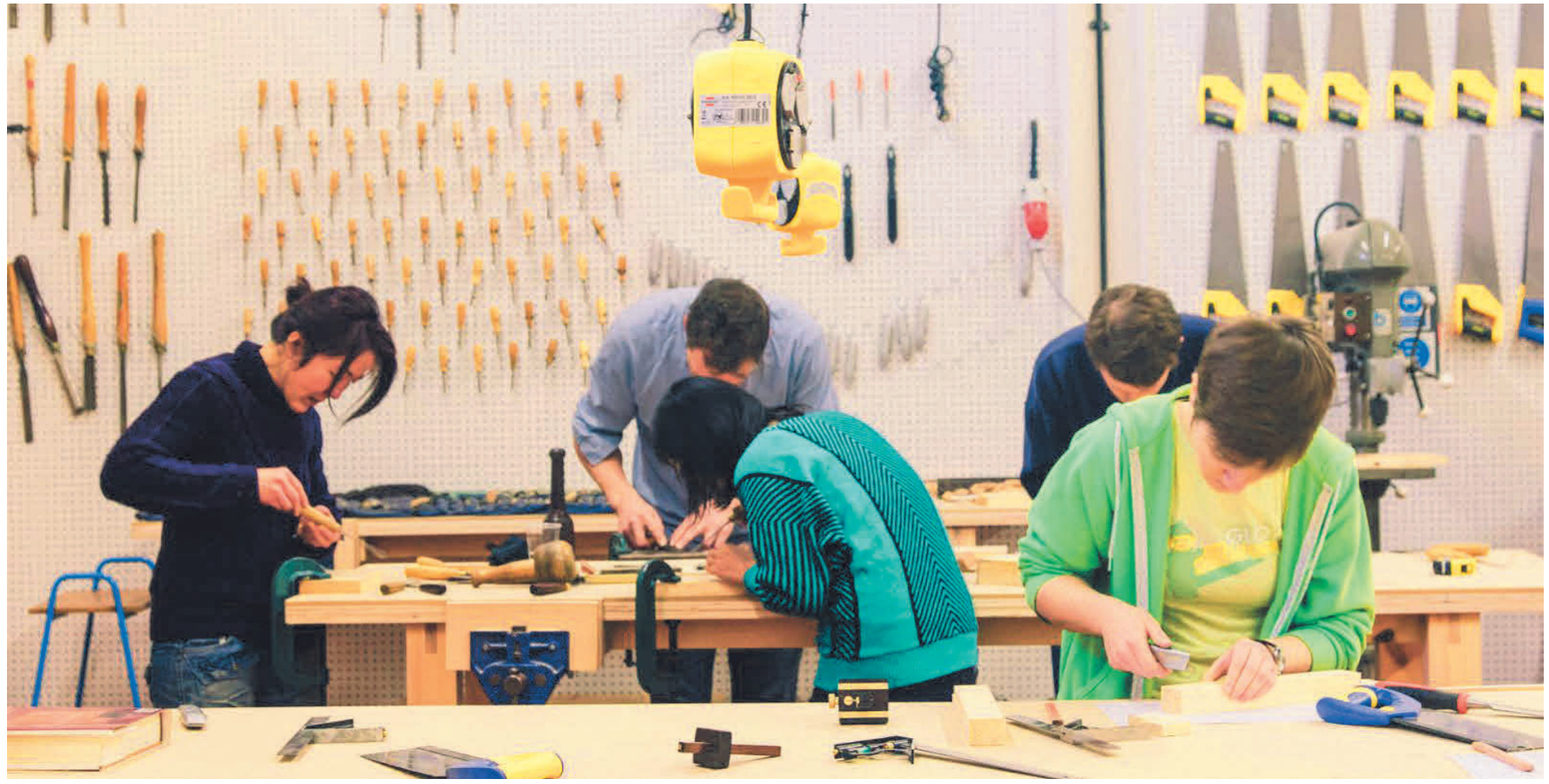
**The light industrial space provides an opportunity for synergies between the affordable artist studios in the James Black House, and the industrial spaces in the new building.**

Additional artist space, maker labs, and light industrial uses in the new building provide the opportunity to expand and support local artists.

Artist studios and light industrial spaces complement each other by creating a dynamic ecosystem that supports both creative and production-based industries. They share similar building requirements—such as high ceilings, durable floors, and loading access—making co-location efficient. Artists benefit from proximity to fabrication and material suppliers, while industrial tenants gain access to a creative talent pool and potential design services. This mix fosters collaboration, innovation, and local economic resilience. Additionally, artist studios bring cultural vibrancy and public interest, while industrial spaces provide stable employment, together activating the area and contributing to the local community.









**View from E 6th Avenue – Looking South**




**View from South – Looking North**

# Materiality

## The palette draws inspiration from the existing buildings on the site and in the area, and juxtaposes them with a contemporary palette.

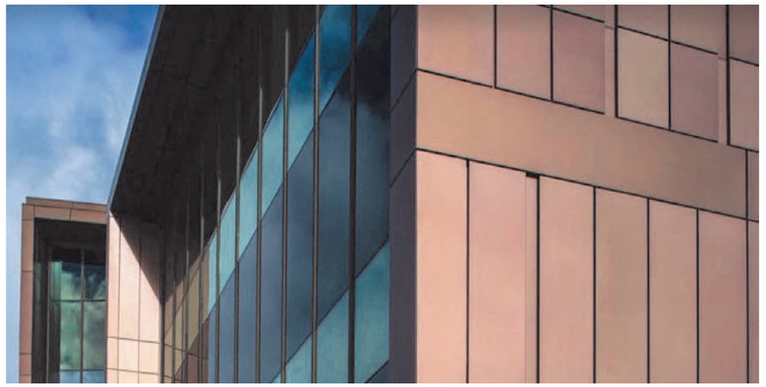
**Podium**
At Donnaconna Apartments, brickwork is a predominant material in the facade composition. The design focuses on meticulous reconstruction, enhancing structural integrity while restoring and rehabilitating original features like windows and cornice. The east and south facades match the height and brickwork of the north facade to fully integrate the two facades and create a complete, self-contained structure, harmonizing and completing its visual narrative.

The Black House is proposed to be fully preserved and restored to match its original condition and materials based on the historical documents and photos. The north podium facade of the new building is frameless glass, promoting indoor-outdoor connectivity to activate the north patio and enhance the pedestrian experience. Conversely, the south facade of the new building prioritizes functionality with a dark brick aesthetic, harmonizing with the utilitarian nature of the south lane.

**Tower**
The tower above the podium utilizes technologies demanded by a contemporary high-performance facade.

The east and south facade employ insulated phenolic panels with patterns created by different panel sizes. This pattern is utilized to create a durable and timeless character that will provide a unique and dynamic pattern on the facade that emphasizes the subdivision of the facade, while complementing the brickwork below.

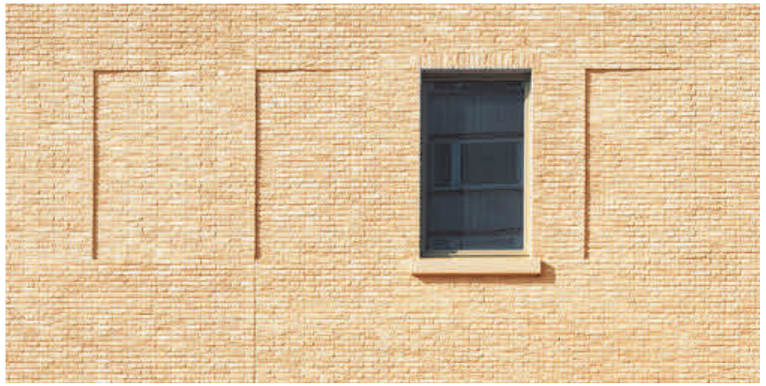
Frameless and structural glass enhances views on the north and west facades, while extended fins on the west facade optimize sunlight control and energy performance.



1 **Insulated Phenolic Panel**



2 **Curtainwall System**



3 **Brick Wall**



4 **Extended Fins**



5 **Integrated Metal Planters**



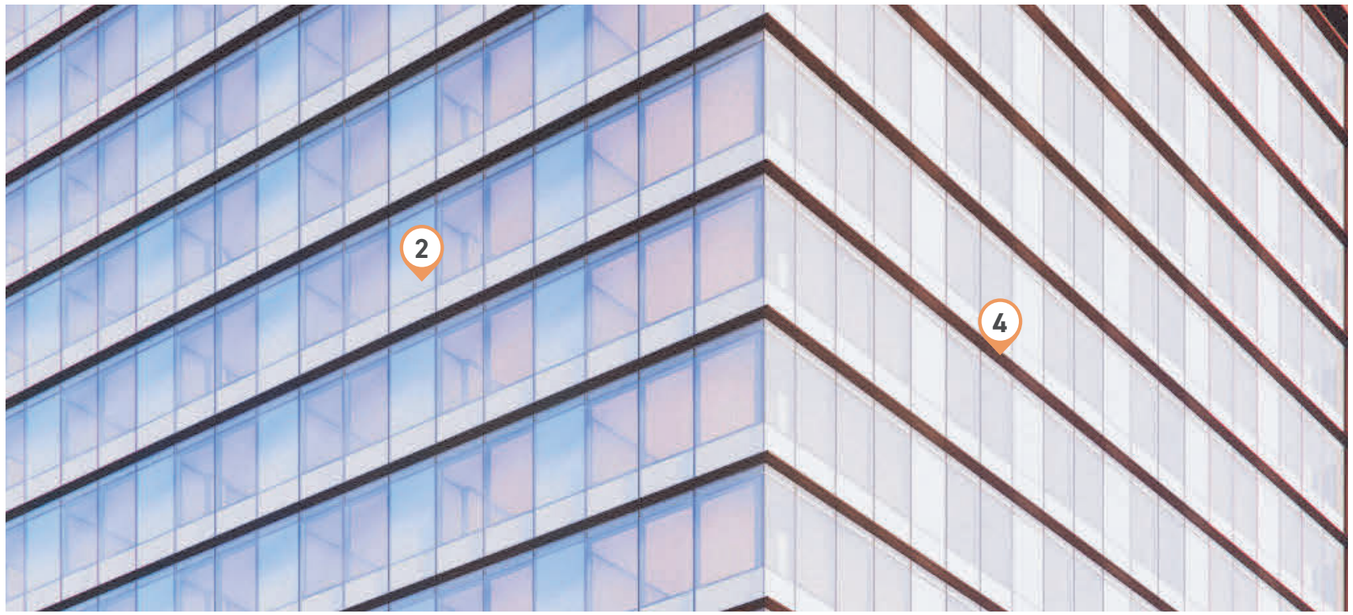
6 **Stone Pavers – North Patio & Decks**



7 **Frameless Glass Guard Railings**



8 **Integrated Seating Areas – Rooftop & Decks**


2
4


2
1
5
8
7
2
3
3


2
1
6
5
8

# Landscape Design and Materiality Thematic

**144 East 6th Ave is a site with a rich history in the Mount Pleasant neighborhood. The landscape design aims to tie the existing buildings, proposed industrial space, and new hotel into the contemporary context of the surrounding community today.**

The landscape concept juxtaposes old and new histories by weaving the existing building facade into the landscape materials and unifying various proposed building elements with a cohesive materials palette.

Mount Pleasant's origins are tied to a former stream and adjacent developments. The stream attracted a number of breweries from 1888 to 1912 – hence it became known as Brewery Creek.





**Brewery Creek History**




**Juxtaposition of Old and New**

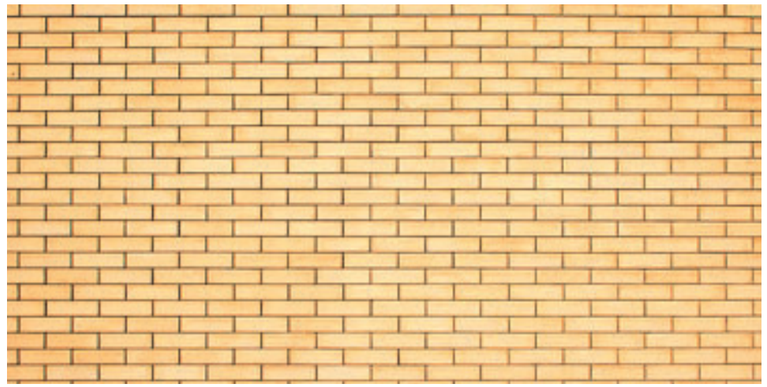




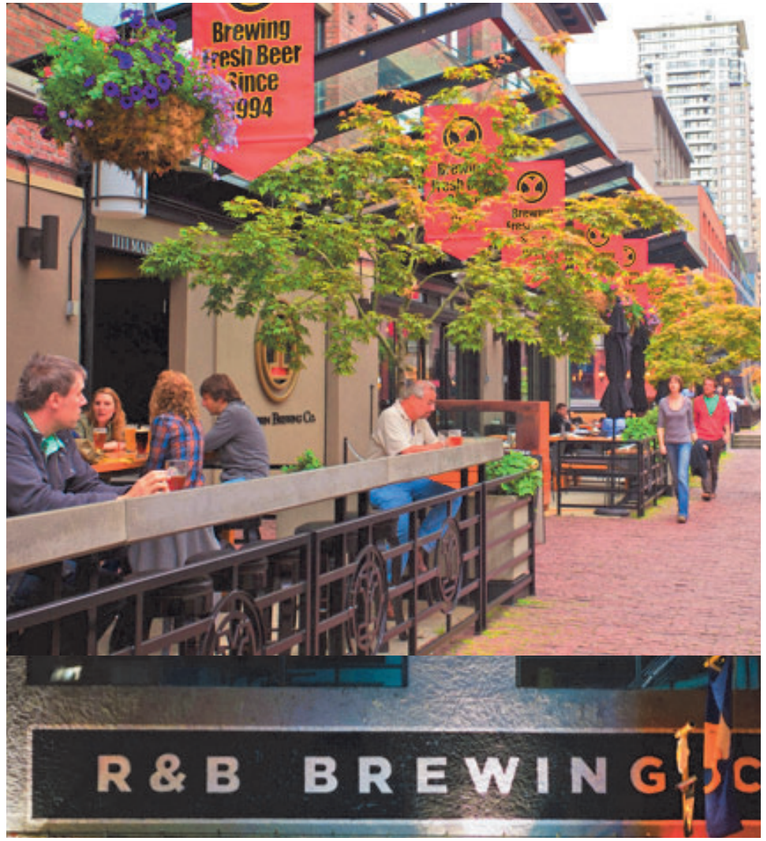
Paving Materiality & Interpretive Signage







Planter Materiality

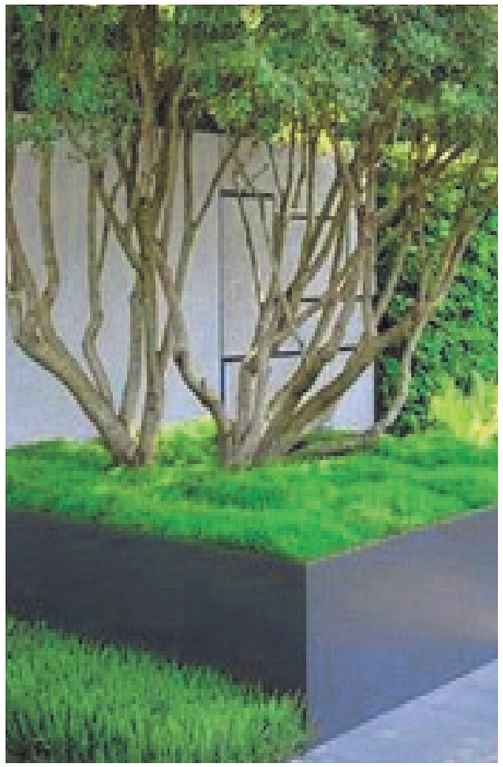





Vancouver Brewery Culture

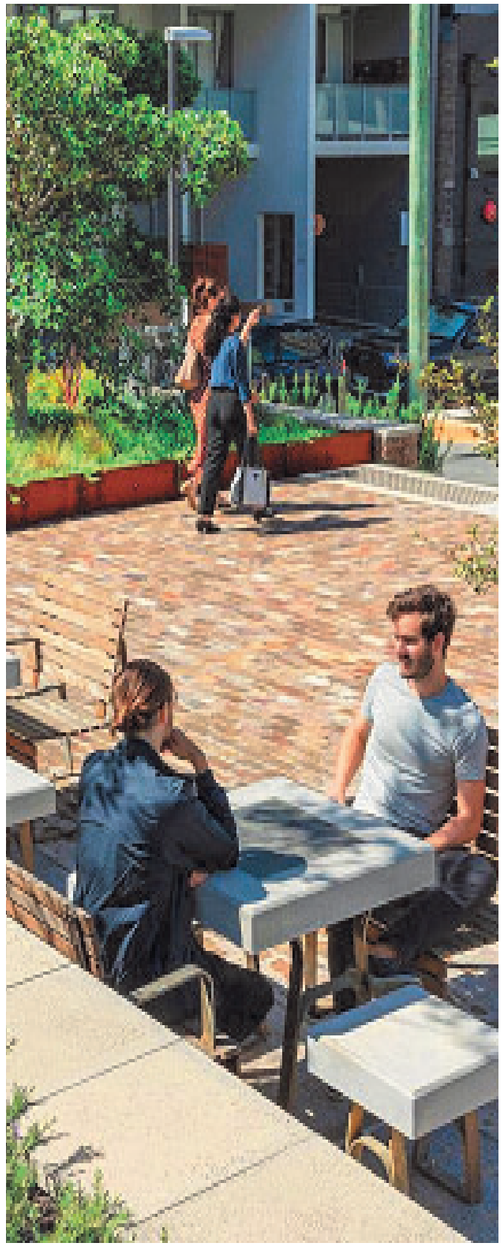
# Ground Plane

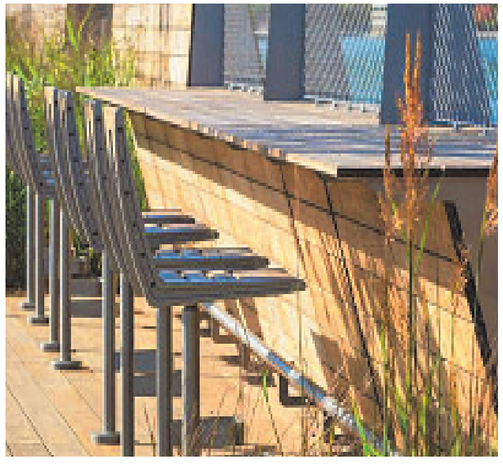
On the ground level, the landscape aims to reconcile the massing of the two historic buildings with the proposed industrial building. Offsite, we have proposed trees along the boulevard to improve the streetscape experience and reduce the urban heat island effect along E 6th. The patio for the ground floor industrial tenant is intended as a destination with staying power in the community, with great local views and visual connections to the City Centre Motel and Main Street. At the building lobby and gallery entrances, public seating is provided for passenger pickup and/or people watching. Materially, the landscape elements such as paving, furnishing and planters are intended to align with the architectural facade and integrate the building into the ground plane.



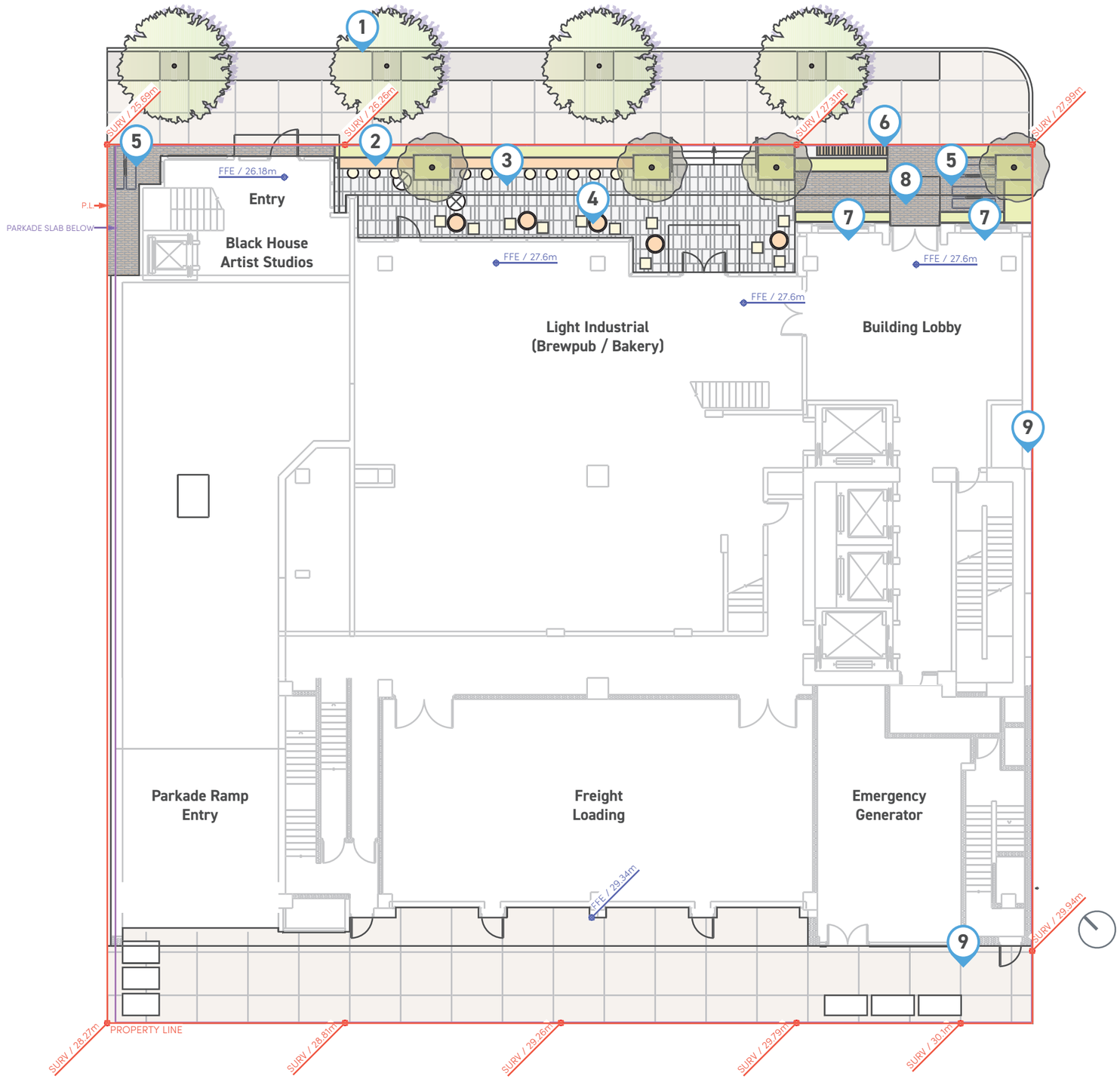








1. Street Trees
2. Tiered Planters
3. Custom Steel Bar Table
4. Movable Tables & Chairs
5. Bike Racks
6. Wood Top Bench Seating (Architectural Concrete)
7. Buffer Planting Against Building
8. Feature Paving
9. Street Art (Mural)



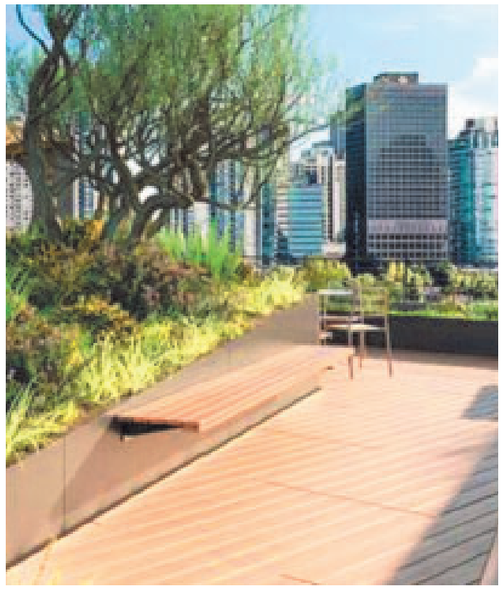

## Ground Floor Plan

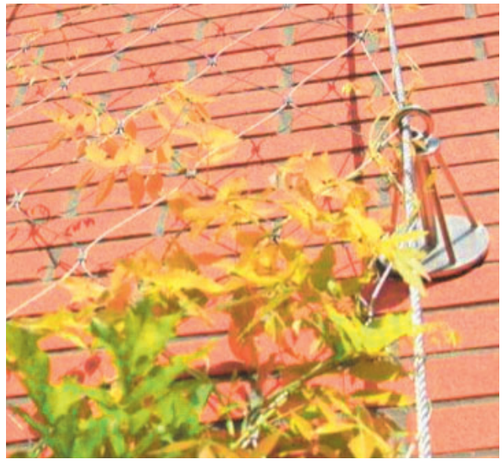
# Level 2 & 4 Terraces

The Level 2 courtyard adjacent to the Black house will function as an extension of the indoor space, with simple paving treatments that provide a multi-programmable space.

The level 4 amenity functions as a multi-use space for hotel users, including gathering for events and smaller niches for lunching and private gatherings. Views to the West are highlighted and framed by proposed landscaping. The proposed landscape materials are similar to the ground level to ensure a cohesive design.











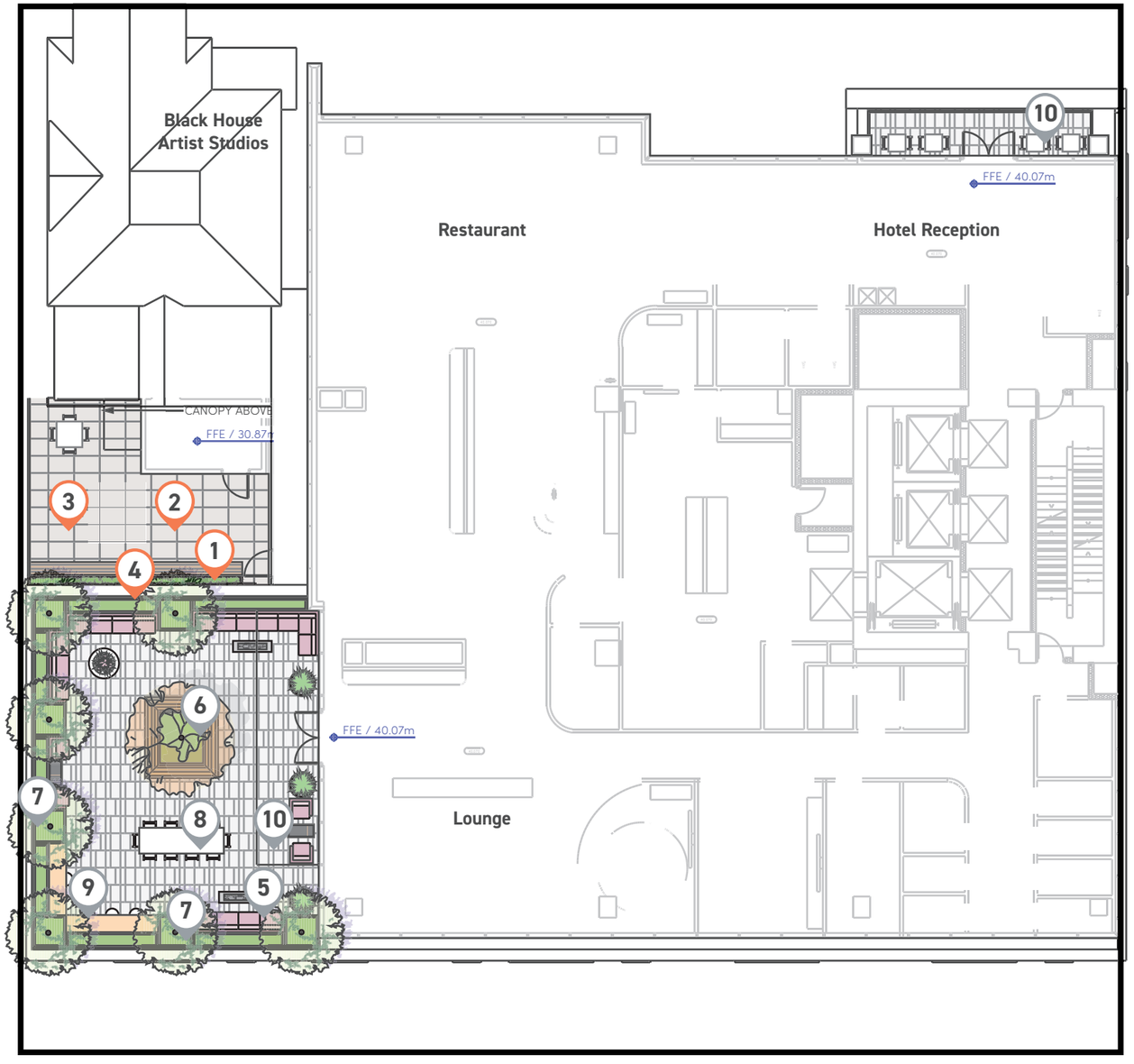


LEVEL 2

1. Planter + Integrated Bench Seating
2. Pre-Cast Pavers on Pedestals
3. Movable Tables and Chairs
4. Possible Green Wall

LEVEL 4

5. Lounge Seating With Fireplaces
6. Raised Tree Planter with Integrated Bench Seating
7. Raised Planters with Shade Trees and Privacy Hedge
8. Banquet Table
9. Bar Tables and Chairs
10. Movable Seating Options

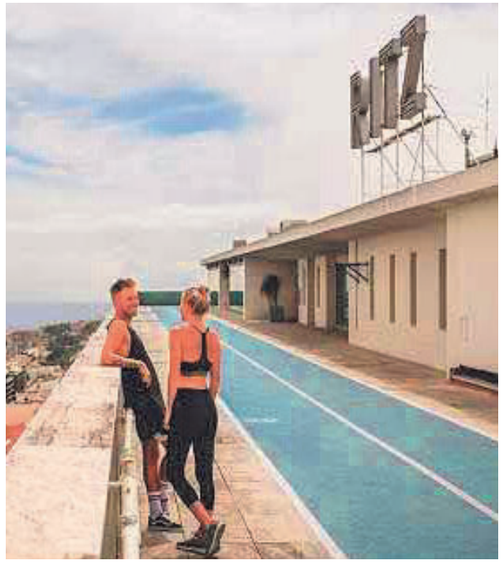



## Level 4 Plan

# Level 15
# Rooftop Amenity

On the hotel amenity rooftop, ample lounge space has been provided on the Northwest corner as an extension of the indoor amenity area. Multiple spaces have been provided to extend fitness uses and allow for intimate meetings. Year-round use has been considered, with spaces in the shade during the heat of summer or covered areas during the cool rainy winters. Tree planting is intended to provide shade for deck users and frame the stunning views of the North Shore mountains and Burrard Inlet.





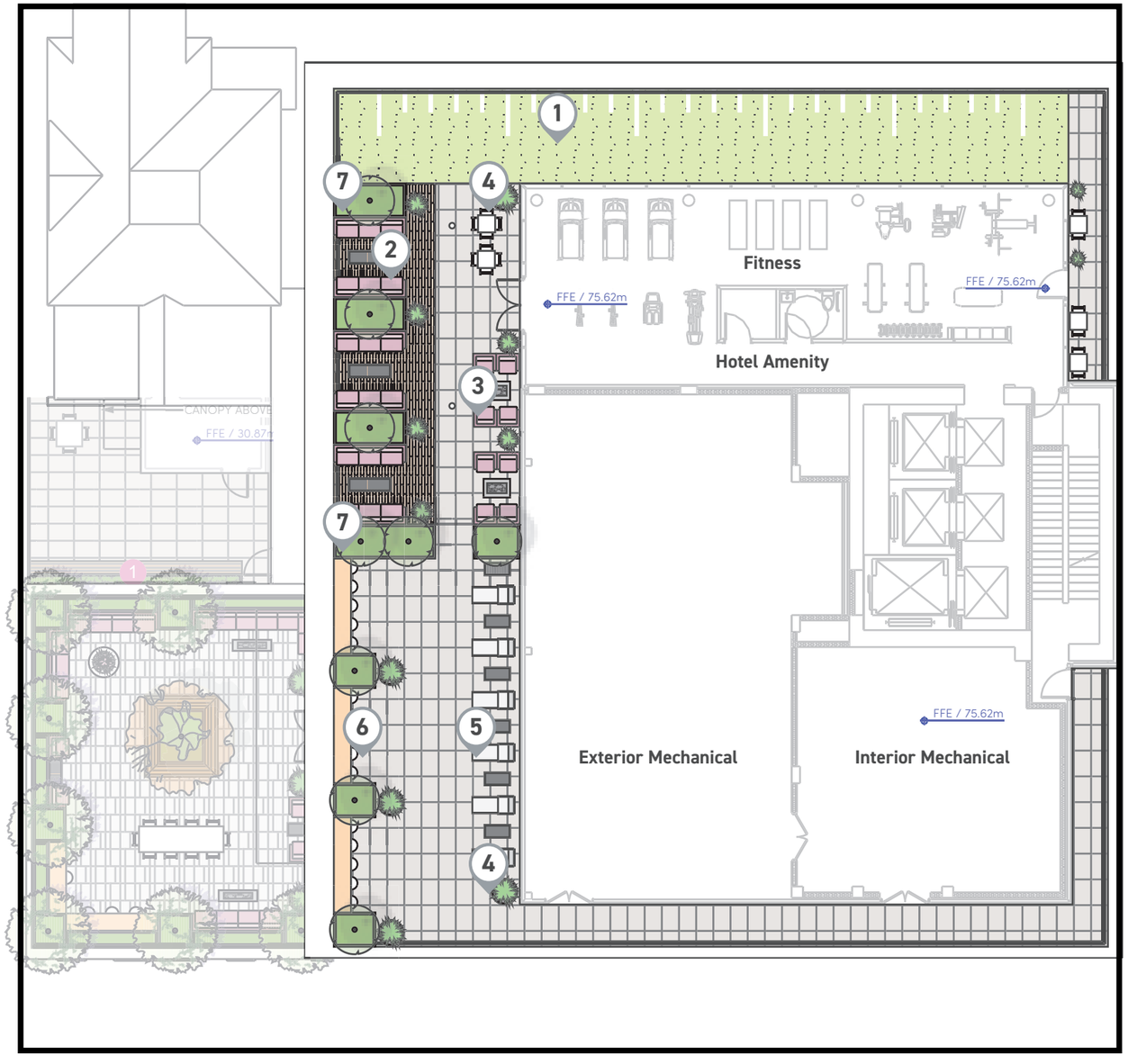








1. Turf Track with Yard Lines
2. Outdoor Cooldown / Social Area
3. Couch Seating with Fireplace
4. Pots to Reduce Blindspot Collision
5. Reclined Seating for Sun Lounging
6. Bar + Stool Seating
7. Planters with Privacy Trees Separating Active and Passive Space




## Level 15 Plan

# Sustainability Strategy

**The project is aligned with Vancouver's goal to be the greenest city in the world and is designed to meet the City's Green Buildings Policy for Rezonings (Last amended 2024).**

The City of Vancouver has signaled a shift in their Green Buildings Rezoning Policy, moving away from energy savings over code and towards absolute energy targets. In coordination with the requirements of the Green Buildings Policy for Rezonings (Last amended 2024), as the pathway for compliance.

To meet the City's green building policy requirements the project will be designed to meet the following strategies and targets.

### Performance Limits & Energy Modeling

The project will meet performance limits for high-rise buildings. The energy report (addendum) demonstrates (through energy modeling) that the project is on track to meet VBBL energy requirements at Building Permit (BP) stage.

| | TEDI (kWh/m²) | TEUI (kWh/m²) | GHGI (kgCO²/m²) |
|---|---|---|---|
| Entire Building (Target) | **<22.7** | **<102** | **2.7** |
| Entire Building (Proposed) | **21.7** | **77.7** | **0.9** |

* *Adjusted targets for TEDI & TEUI (EMG V2), as per methodology in Section 5 of City of Vancouver Energy Modelling Guidelines.*

### Embodied Carbon Emissions

This project limits embodied carbon where possible. The Life Cycle Assessment (LCA), included as an addendum, demonstrates that the project is on track to meet the VBBL requirements at Building Permit stage.

### Building Resiliency

The project has considered the potential risks and hazards for the project and occupants for the useful life of the project and have developed strategies and measures to mitigate against these risks.
A Resilient Buildings Narrative is included as an addendum.

### Integrated Rainwater Management

On-site rainwater management has become and increasingly important sustainability feature in urban areas with the associated climate change issues. The project will meet the requirements of the 'Rainwater Management Bulletin' to capture 24 mm of rainfall in 24-hours (or 70% of the average annual rainfall volume) from rooftops, paved and landscape areas. The project will employ Tier 1, Tier 2 and Tier 3 measure to achieve these targets, including: green roofs, landscape and soil retention, permeable paving, water detention and Jellyfish treatment system.

### Enhanced Commissioning

In addition to high performance system design, the project energy systems will be commissioned, ensuring the ongoing performance targets of the project are met and to identify areas for further improvement.

### Metering and Reporting

Each utility will be metered for the whole building and sub-metered for each major use. This will allow an accounting of energy use and reporting that will provide accountability to building operators and users, and provide information to the City to inform future policy.

### Airtightness Testing

Airtightness is critical to reducing heat loss through the building envelope. The project will be designed and tested to meet a minimum of 2.0 L/s m2 @ 75 Pa for the overall building.

### Reduced Thermal Bridging

The project will use good building practices to minimize thermal bridging, which is critical to maintaining building envelope performance and reducing operational energy requirements.

### High Performance Building Envelope

The building envelope will be designed to meet or exceed the project's performance limits and to reduce heating and cooling energy demand. This will be achieved by increasing the area and insulation value of opaque wall and roof assemblies and by using high performance window systems.

### Verified Direct Ventilation

Outdoor air ventilation will be provided to all occupiable indoor spaces and will be designed to ASHRAE 62.1 to reduce occupant exposure to indoor pollutants by ventilating with appropriate flows of outdoor air.

### Ventilation Heat Recovery

The project will utilize Energy Recovery Ventilators (ERVs) with greater than 75% performance to meet fresh air and ventilation requirements.

## Low-Emitting Materials

To further improve indoor air quality within the building, healthier material options for interior finishes and coatings will be selected to limit the quantities of harmful volatile organic compounds (VOCs) which would be off-gassed after installation.

## Energy Efficiency

Operational energy requirements will be reduced by using high performance domestic hot water heating and LED lighting throughout the project. Low energy appliances will be specified.

## Indoor Air Quality Testing

To ensure the quality of the indoor environment prior to occupancy, testing will be conducted for formaldehyde, particulates, ozone, total volatile organic compounds and carbon monoxide. Results will be shared with the City of Vancouver upon application for Occupancy Permit. Testing airborne pollutant levels will confirm that source control strategies have been effectively implemented, and demonstrate spaces are suitable for occupancy.

## Balanced Window / Wall Ratio

The Window / Wall ratio has been reduced to below 50%, significantly improving building thermal performance and solar heat gain.

## Solar Shading

The west-facing windows feature extended vertical and horizontal fins, efficiently controlling solar heat gain and sunlight. This enhances overall energy performance and mechanical system efficiency.



# Public Art

**Public Art is intended to be an integral aspect of the project and neighborhood expression to reinforce a dynamic and more cohesive public realm.**

Mount Pleasant has become the hub of murals and street art in Vancouver. The murals have become landmarks that make a statement while telling a story of the artist and the evolving neighborhood that is inclusive and diverse.

There is a mural on the east facade of the existing rental building that was created by artists David Ullock & Doug Nhung for the Vancouver Mural Festival in 2017. We acknowledge the importance and long history of the street art in the mount pleasant area and retain the east facade as an important opportunity for cultural expressions that will contribute to an enhanced pedestrian experience, foster a distinctive cityscape, and enrich the public realm narrative through creative interactions.

Murals as a form of street art are known for their transient nature, reflecting the evolving environment surrounding them. The east wall presents a unique canvas for a mural art that not only embraces and celebrates the developments within the neighborhood but also establishes a meaningful connection with them. It serves as a medium for the artist's vision, integrating them into the fabric of the evolving context.

There are potential art installation opportunities, available in the east brick facade, that can be explored through option "A" (On-Site Artwork) laid out in the "public art policy and procedures for rezoned developments" document issued by City of Vancouver.



**East Lane – View Looking towards Northwest**

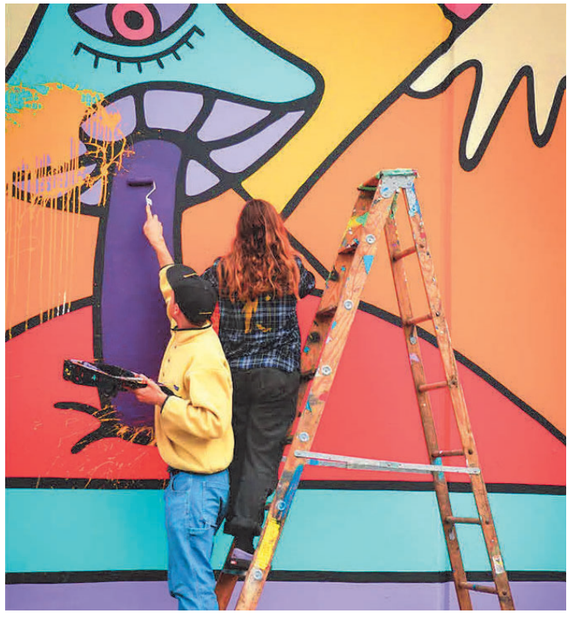
***Luxurious Dreamscape Bubblebath* (2017), mural by David Ullock & Doug Nhung**

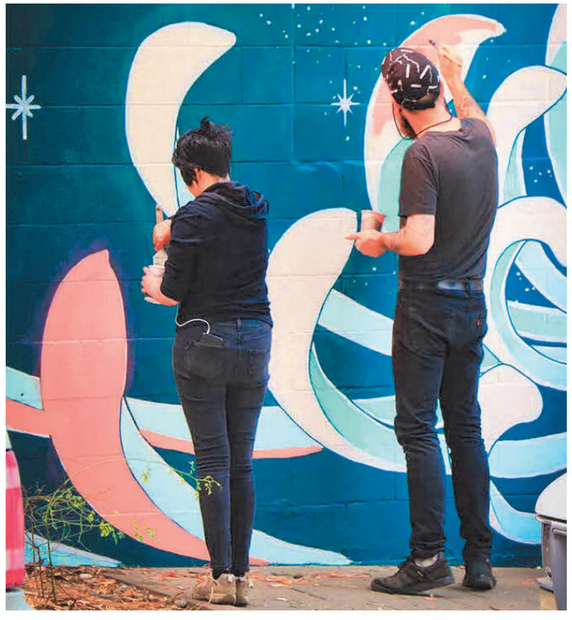


**East Lane – View Looking towards South** (Potential location for the street art)









**Precedent Images Mount Pleasant Mural Scene** (Vancouver Mural Festival)



# 4.0

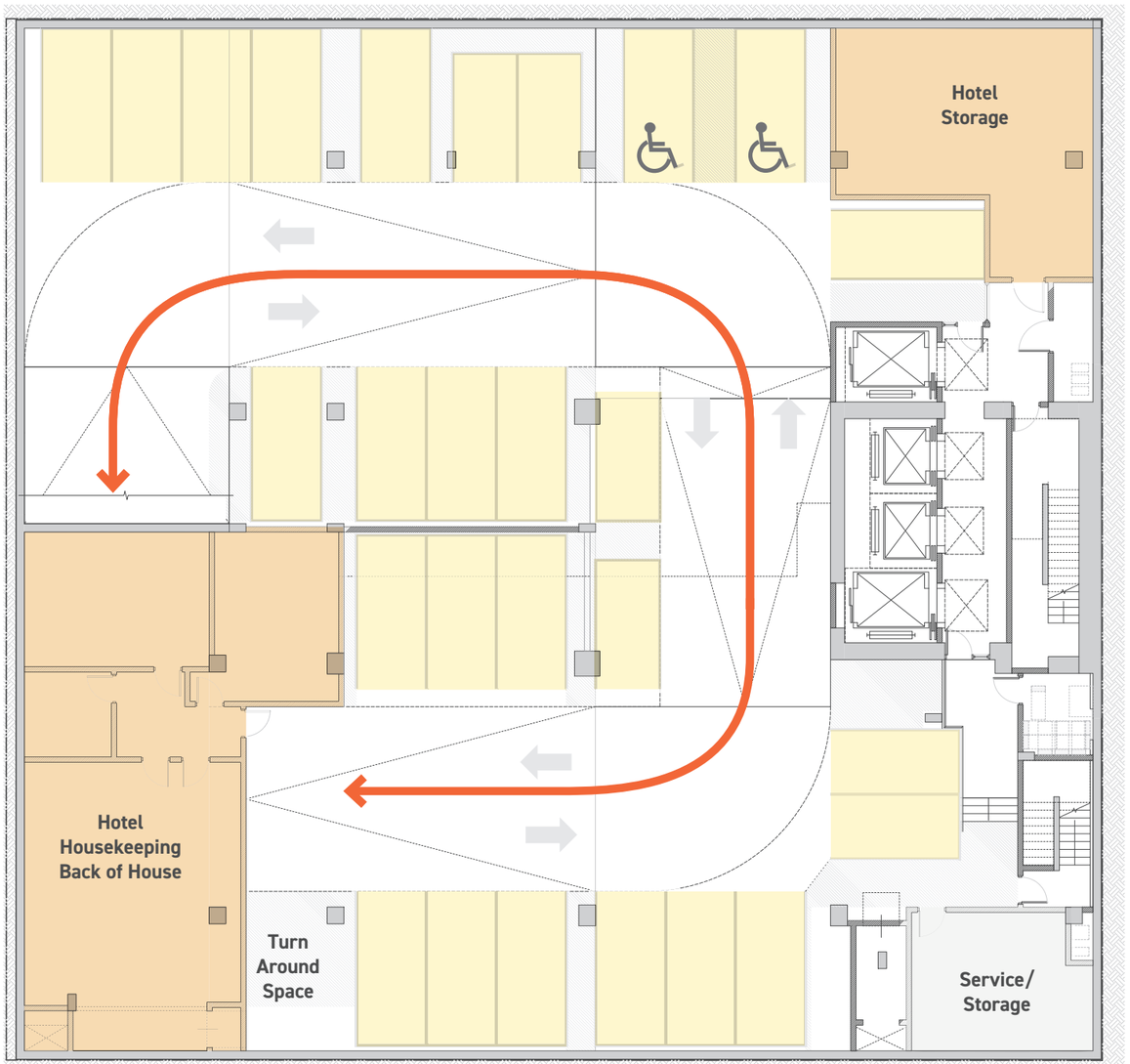
# Design Analysis

# Below Grade

## P3 Parking Level

The P3 below grade level includes spaces for hotel staff back of house services and storage as well as parking stalls accessed through the elevator lobby on the east side.

- Hotel Use
- Hotel Parking
- Industrial Parking
- Accessible Parking
- Bike Facilities
- Loading
- Service Area
- Parking Access
- Access to Bike Rooms




Level P3

## P2 Parking Level

The P2 parking level comprises a combination of hotel and industrial parking stalls, as illustrated in the following diagram. Access to all floors is facilitated through the elevator lobby situated on the east side of this parking level. Separate elevators serve light industrial and hotel functions.

In total, there are 68 parking spaces available across all three parking levels, including 6 accessible stalls, one designated as a class “A” loading stall, and 3 passenger loading stalls.




Level P2

- Hotel Use
- Hotel Parking
- Industrial Parking
- Accessible Parking
- Bike Facilities
- Loading
- Service Area
- Parking Access
- Access to Bike Rooms

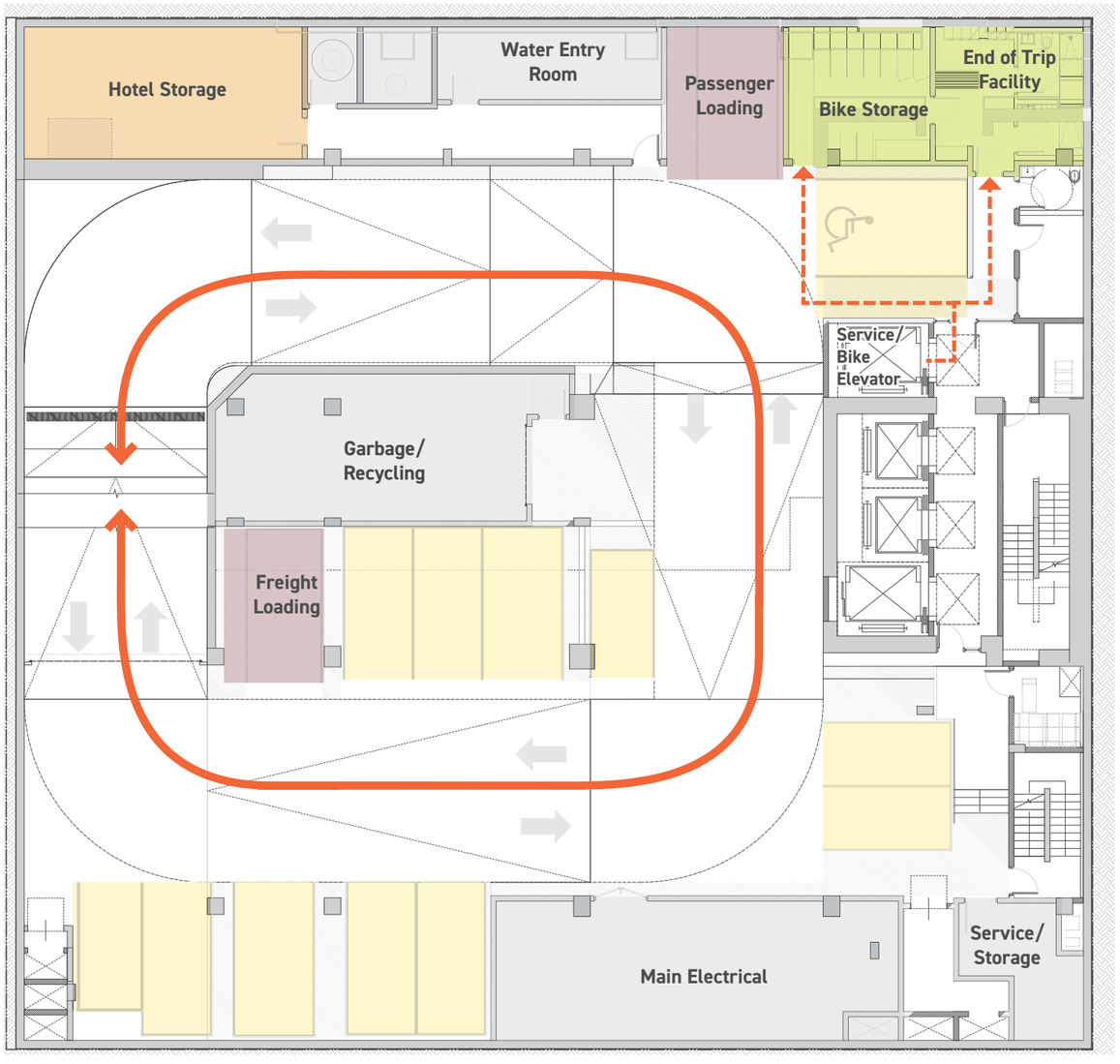
## P1 Parking Level

The entry ramp from the south lane leads to the north side of Level P1, spiraling down to the P2 level. Parking stalls are situated along the east and south drive aisles on the P1 level.

Bike storage, lockers, and end-of-trip facilities are conveniently positioned close to the elevator lobby, offering easy access via the oversized elevator to all levels, including the ground floor lobby.

The Garbage room is centrally located on the P1 level, near the elevator lobby for occupants' convenience, and placed after the entry ramp to facilitate efficient waste management and truck access. Additionally, the main electrical room is positioned at the southeast corner, and service entry points from E 6th Ave at the north edge of the property.

- Hotel Use
- Hotel Parking
- Industrial Parking
- Accessible Parking
- Bike Facilities
- Loading
- Service Area
- Parking Access
- Access to Bike Rooms




Level P1

# Above Grade

## Level 1

The sloping site along E 6th Avenue, as well as the east and south lanes, presents a challenge in designing a cohesive and interconnected space with seamless transitions between areas. Level 1 serves as the primary access level, featuring a combined hotel and industrial entrance lobby located at the northeast side of the building integrated into the reconstructed Donnaconna Apartments facade. Access to the P1 bike parking area is facilitated through the entrance lobby and elevators.

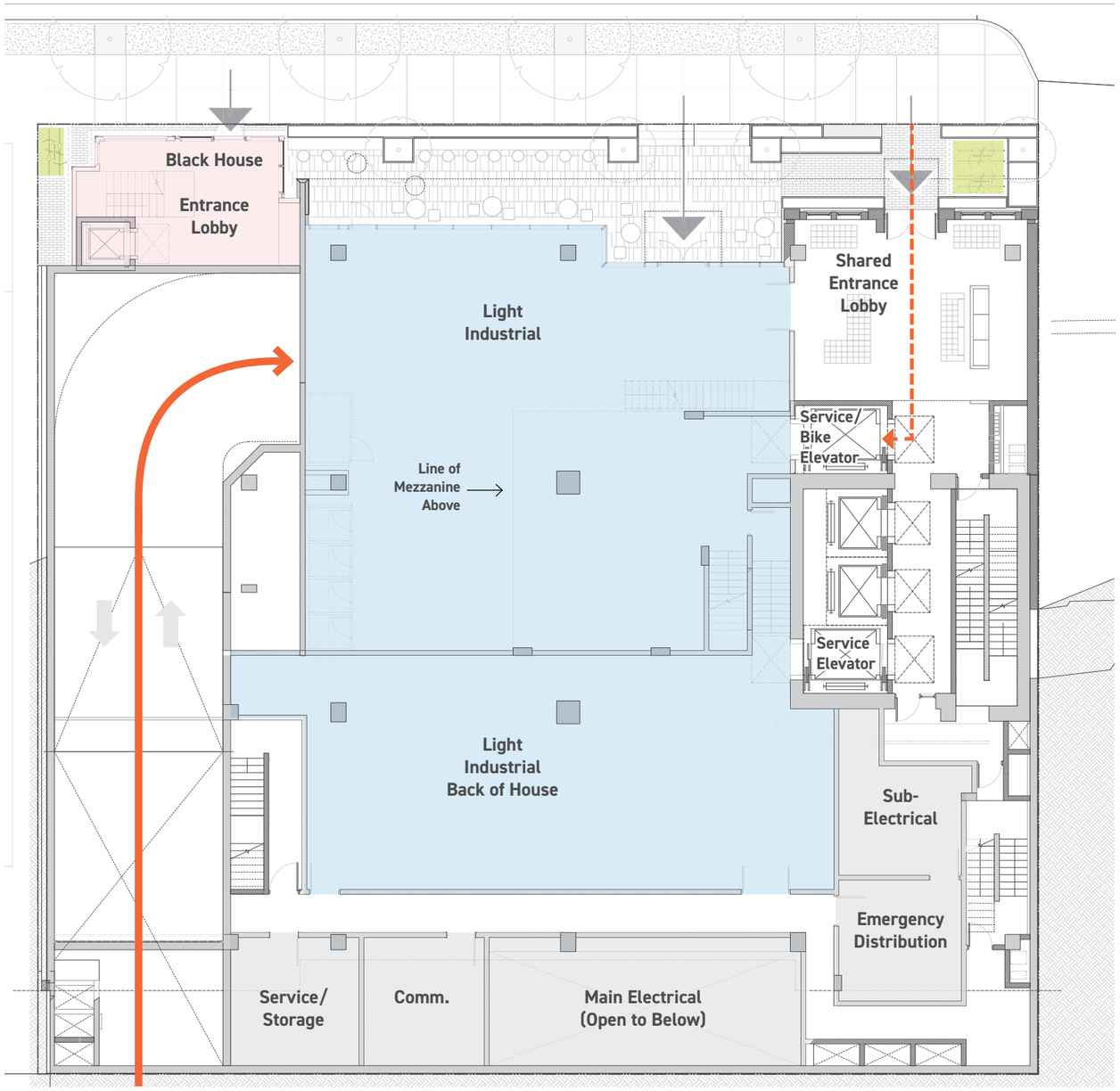
A dedicated entrance is allocated for the “Black House” artist studios on the northwest side. A staircase will link the new entry lobby with the upper levels of the house, offering convenience and accessibility. Additionally, an elevator will be integrated to provide access to all floors.

The E 6th Avenue frontage is activated with an enhanced patio with additional public space, knit into the local pedestrian network. A light industrial tenant at grade with hotel and public realm synergies maintains visual connectivity between the street and the active functions within. Hard and soft landscaping further contributes to the pedestrian-friendly atmosphere and softens the transition between the proposed patio and sidewalk.

Class “B” bike stalls are strategically located across the site, particularly in close proximity to entry doors, to facilitate easy access for various users.

The industrial tenant back of house is down a split level, along with building service areas that include mechanical and electrical rooms.

- Hotel Use
- Industrial Use
- Black House Artist Studios
- Loading
- Service Area
- Bike Stalls
- Parking Access
- Bike Access
- Loading Access




**Level 1 – Entry Lobby, Light Industrial Tenant at Grade, and Services**

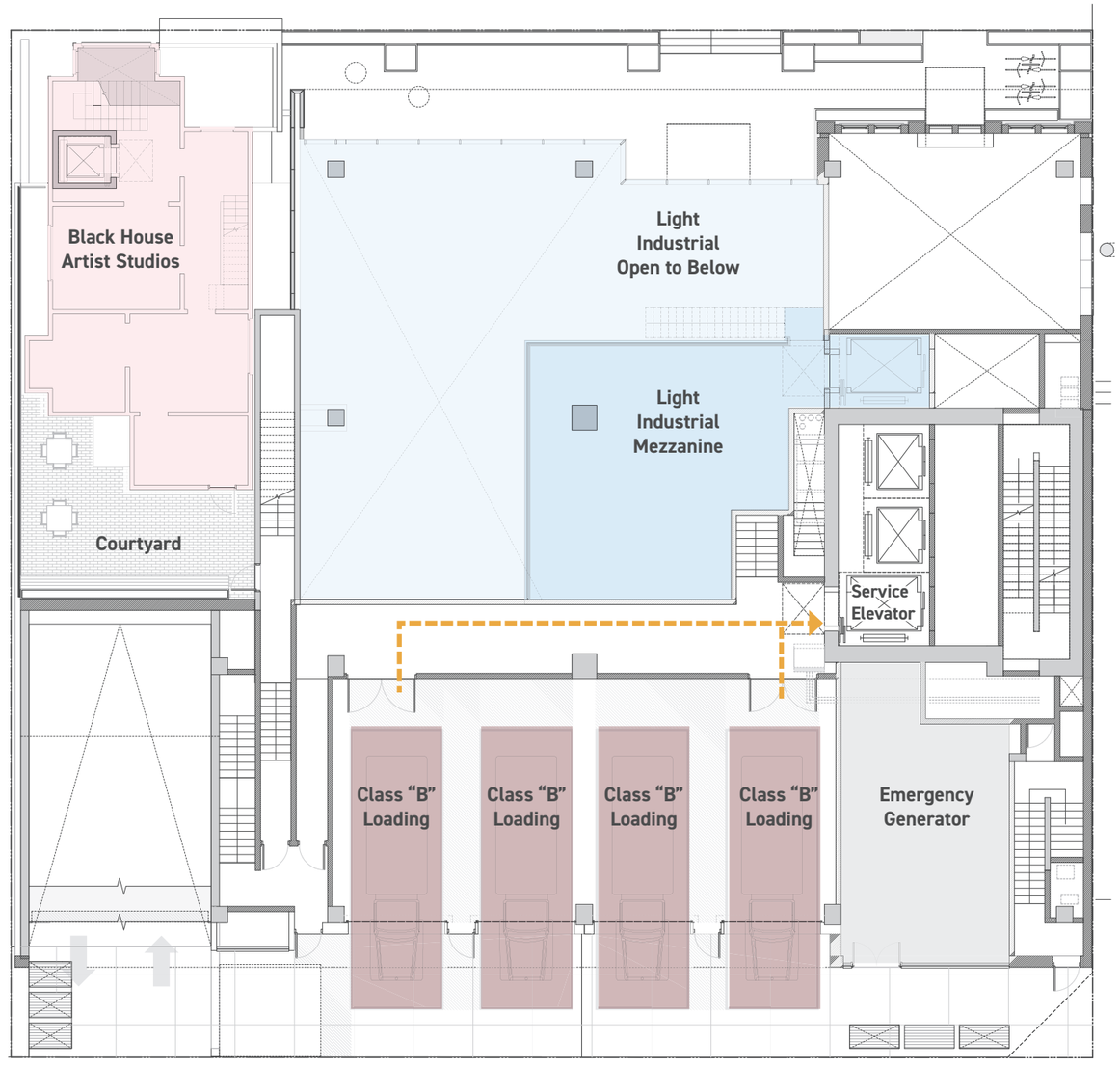
## Level 1 Mezzanine

The mezzanine serves the ground level light industrial tenant.

Service areas, situated at the south side of the site off of the lane, include parking entry ramp and loading bays. The loading docks connect directly to the service elevator via a service ramp and corridor.

The heritage Black House is raised above the parking ramp, with the first level of artist studios associated with a dedicated patio.

- Hotel Use
- Industrial Use
- Black House Artist Studios
- Loading
- Service Area
- Bike Stalls
- Parking Access
- Bike Access
- Loading Access




**Level 01 Mezzanine - Light Industrial Mezzanine and Services at Lane**

## Level 2

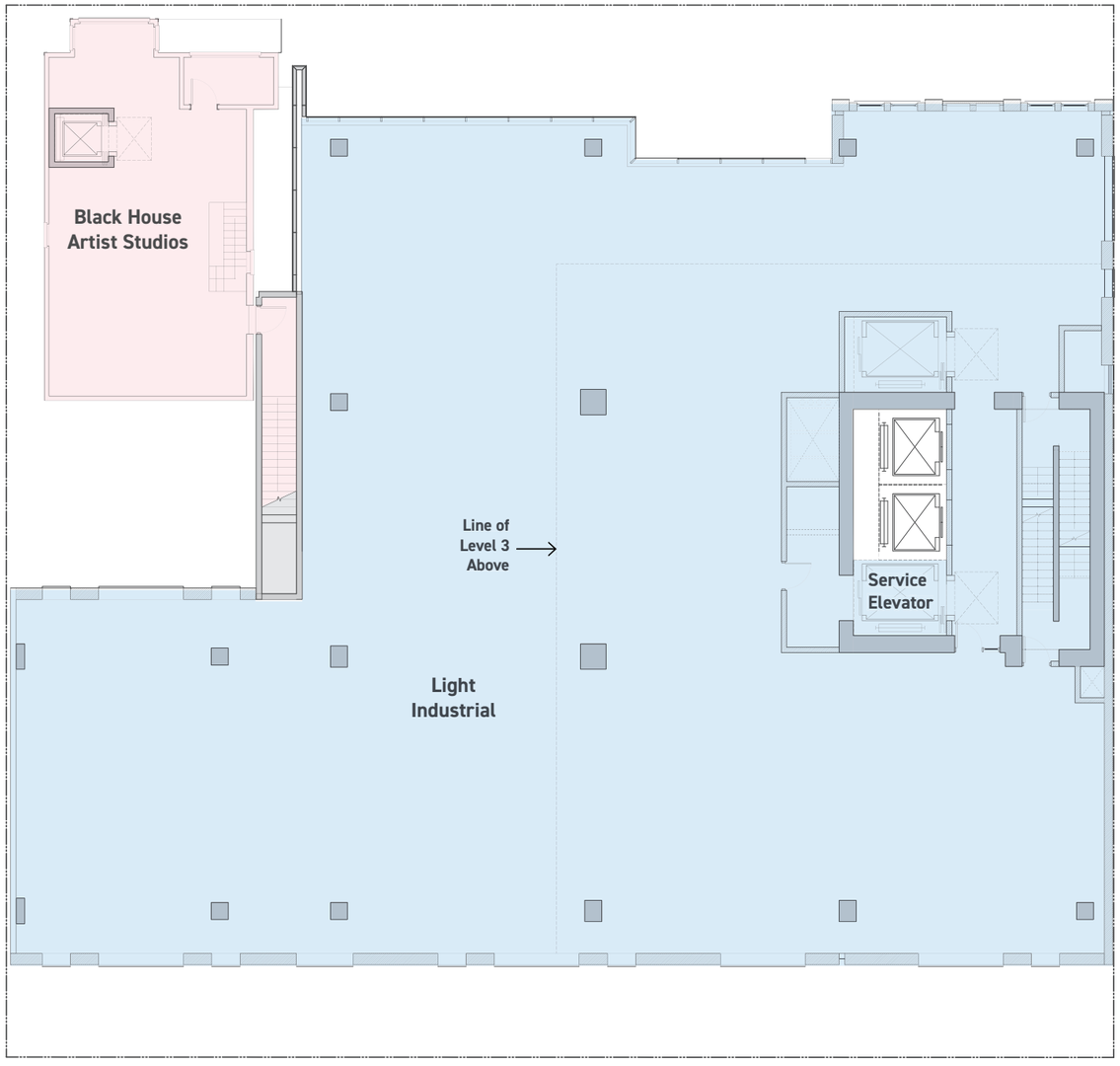
Level 2 features the largest floor plate dedicated to industrial use. This level capitalizes on its northern views and the distinctive character of the reconstructed Donnaconna Apartments facade, featuring rehabilitated wood windows. Moreover, the south-facing facade has been optimized to capture daylight, enhancing the overall ambiance of the space.

For the Black House, upgrades aim to ensure compliance with the building code including a dedicated, fire-rated exit stair on the east side of the house for emergency exits.

Hotel Use

Industrial Use

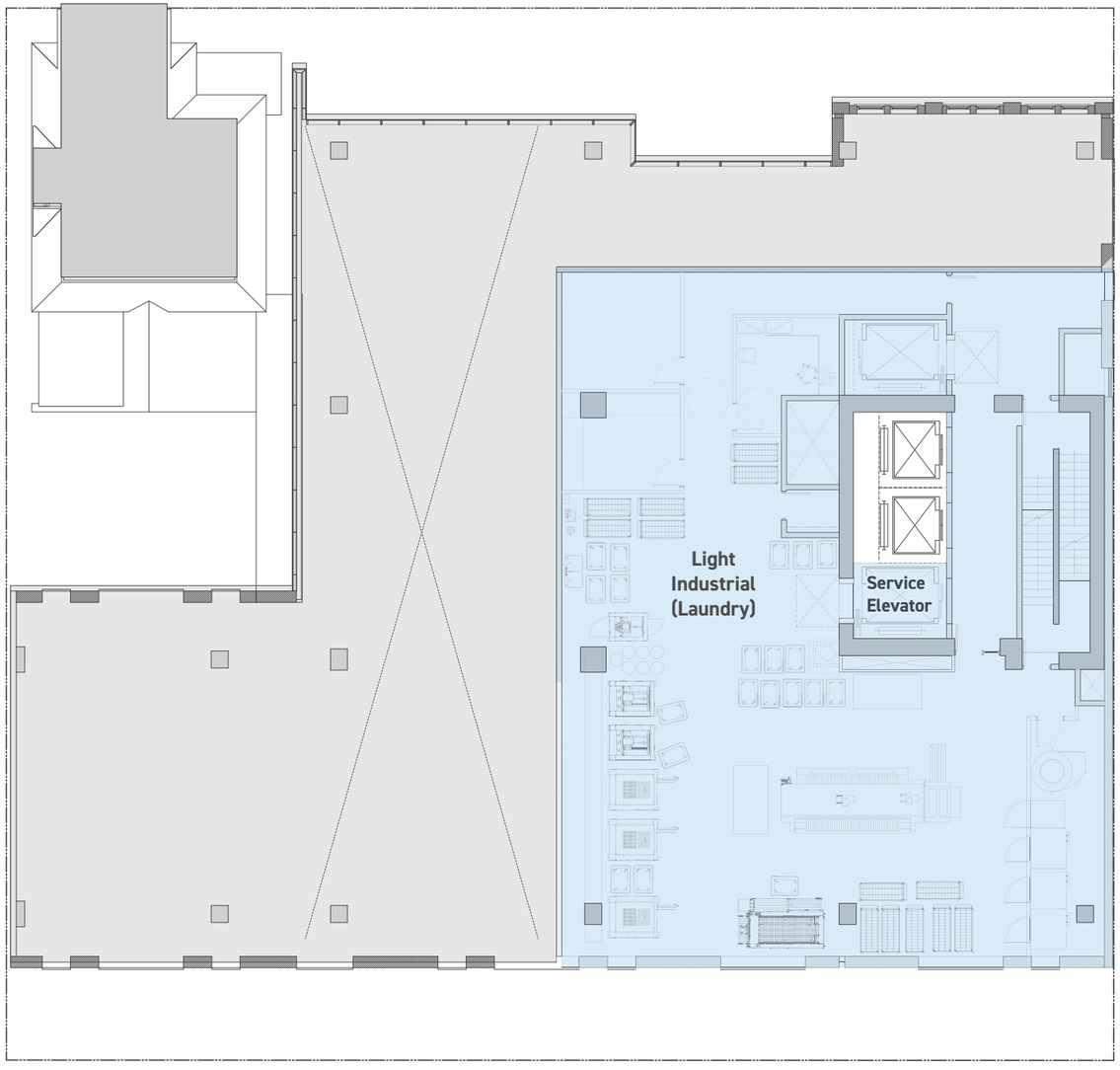
Black House Artist Studios




Level 2 – Light Industrial

## Level 3

Level 3 accommodates a light industrial laundry facility connected with the hotel above via laundry chute and service elevator. It effectively replaces a potential light industrial mezzanine with a self enclosed level, tuned to the area and ceiling heights needed for a laundry facility that could potentially also serve a larger client.




Level 3 – Light Industrial (Laundry)

Hotel Use

Industrial Use

## Levels 4

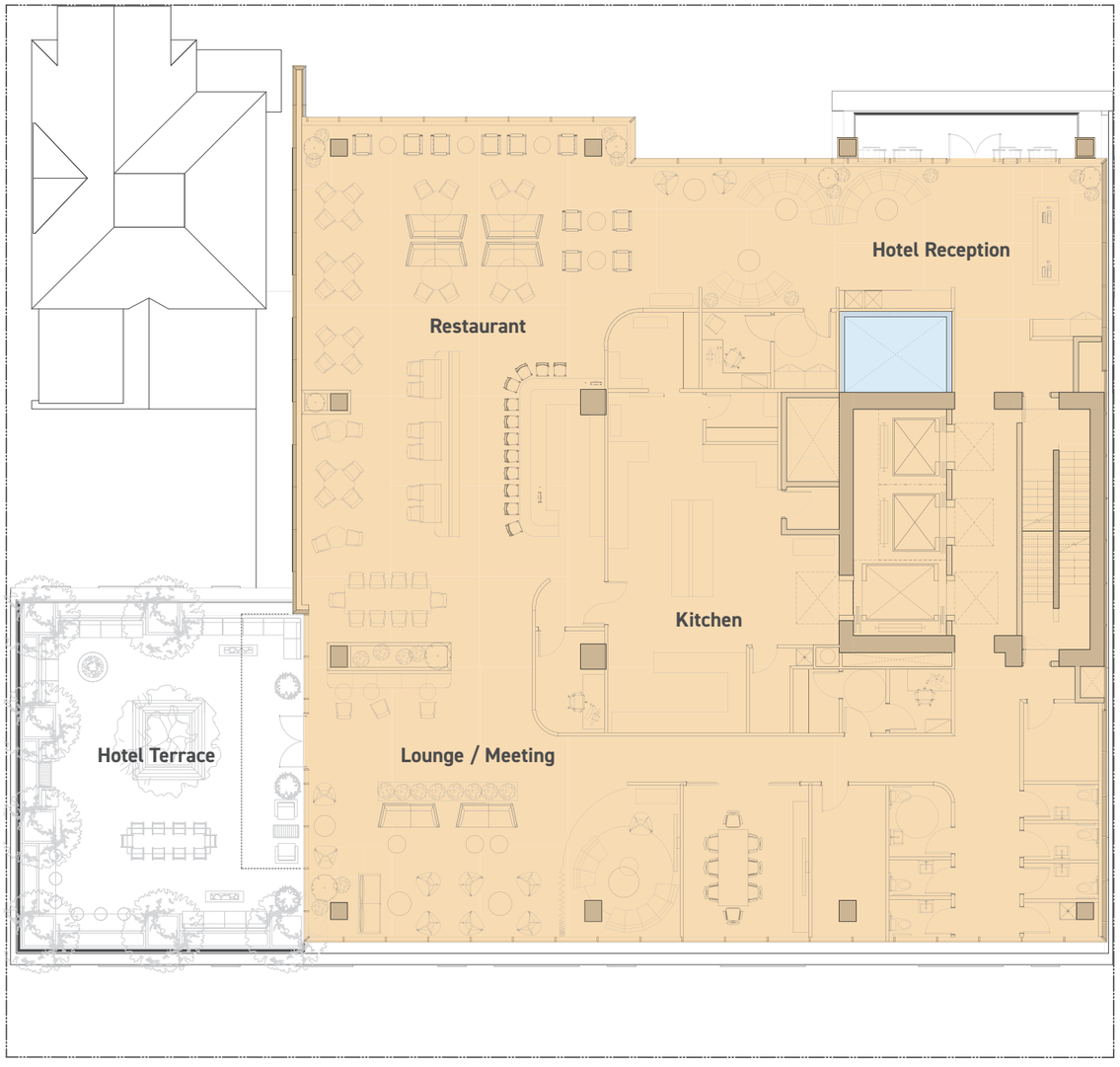
Levels 4 features the next step in the hotel entry sequence, with the check-in desk and amenities such as restaurant, lounges, and meeting rooms.

The southwest roof deck provides a spacious open area with views towards the north, and the Black House. This area is an extension of the hotel lounge and meeting amenities within.

The northeast roof deck is integrated with the reconstructed Donnaconna Apartments facade. This creates a covered and more intimate open space, offering a stopping place for recently arrived hotel guests to relax and unwind.

**Hotel Use**

**Industrial Use**

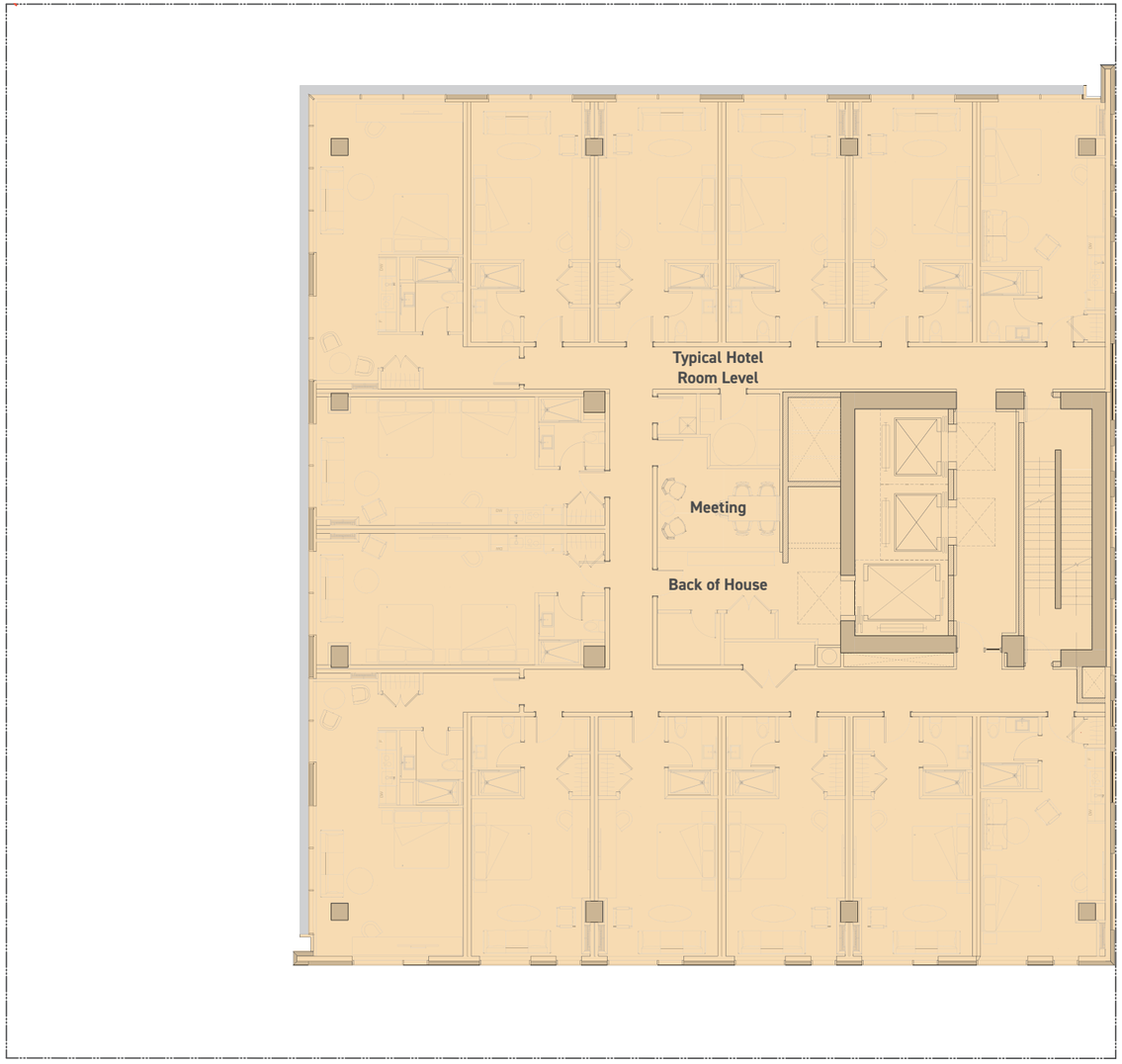



**Level 4 – Hotel Entry and Amenities**

## Levels 5 - 14

Levels 5 through 14 are made up of hotel room floors with a consistent layout. With 14 rooms per floor, these 10 floors result in 140 rooms providing a mix of short and long term stay options.

Each hotel room level is complemented by internal amenity and service space adjacent to the core, providing flexibility for both guests and the hotel operator.




Level 5 - 14 – Hotel Rooms

Hotel Use

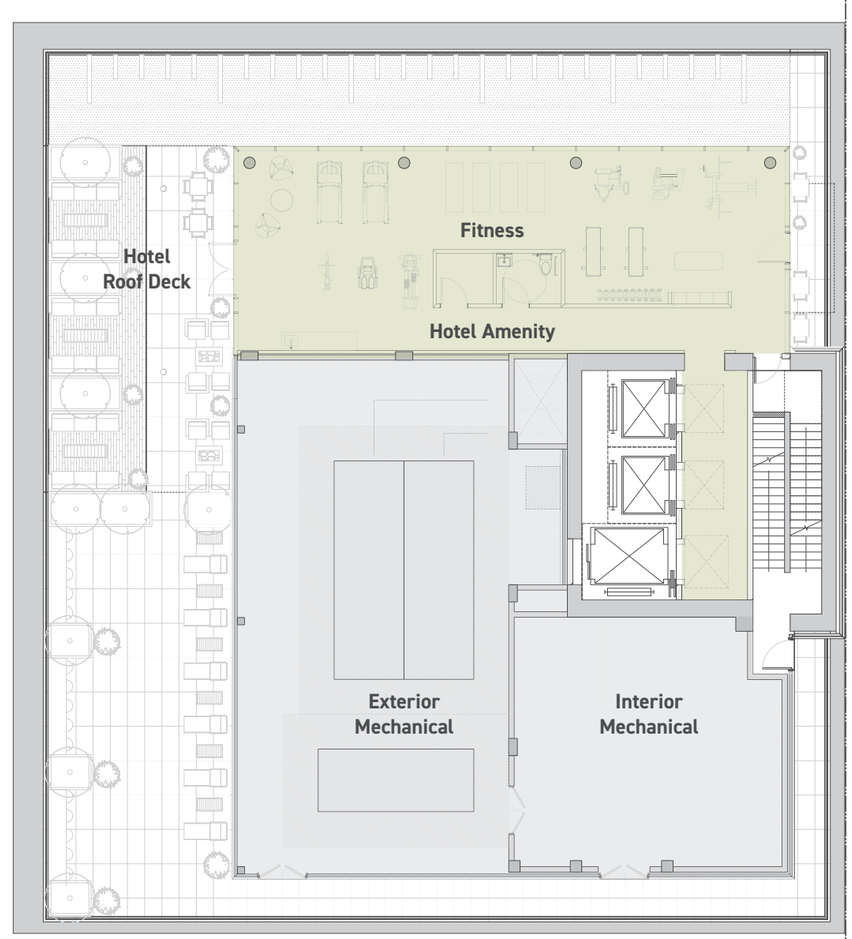
Industrial Use

## Level 15 Hotel Amenity

The level 15 rooftop accommodates mechanical rooms as well as indoor and outdoor hotel amenity spaces, catering to the diverse needs of guests, from primarily fitness, to lounging and other activities with fantastic views towards the North Shore.

Hotel Amenity

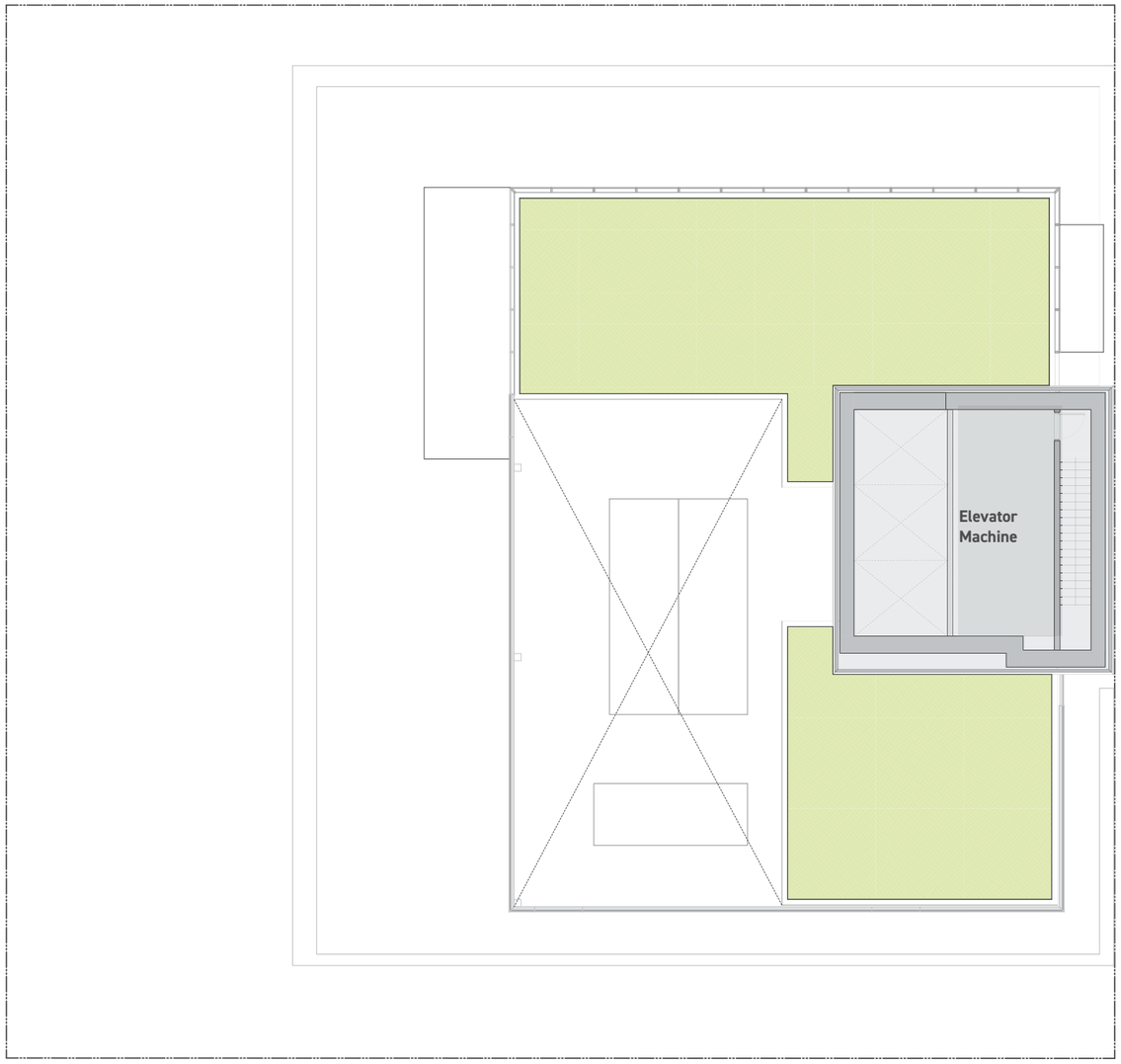
Service Area




**Level 15 – Rooftop Amenity**

## Amenity and Mechanical Roof Plan

The rooftops of the amenity, mechanical rooms, and elevator overrun are planted with an extensive green roof system.




Elevator Machine Room

Green Roof

Service Area

## Roof Plan – Building Heights

The proposed building height is measured to the top of the hotel amenity roof parapet – of Points E, F, G, and H, point E is highest as measured from base surface. The proposed building height is 52.4 meters.

The Elevator overrun and machine rooms, Points A, B, C, and D, are proposed to be excluded from the measurement of building height.

**Point A**
Building Height: **54.65 m**
Geodetic: 82.87 m
Base Surface: 28.22 m

**Point B**
Building Height: **54.10 m**
Geodetic: 82.87 m
Base Surface: 28.77 m

**Point C**
Building Height: **53.52 m**
Geodetic: 82.87 m
Base Surface: 29.35 m

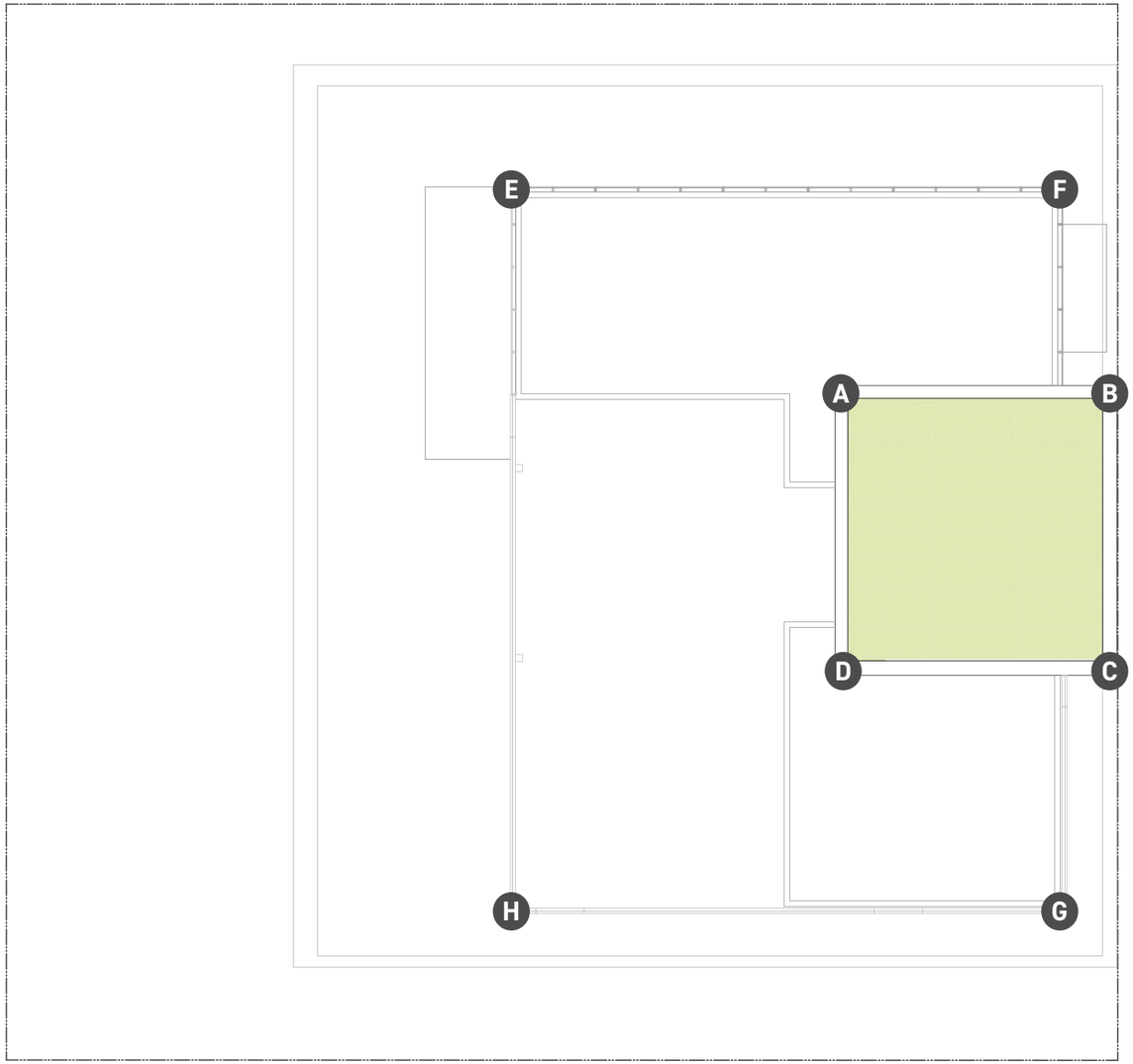
**Point D**
Building Height: **53.98 m**
Geodetic: 82.87 m
Base Surface: 28.89 m

**Point E**
Building Height: **52.36 m**
Geodetic: 79.47 m
Base Surface: 27.11 m

**Point F**
Building Height: **51.23 m**
Geodetic: 79.47 m
Base Surface: 28.24 m

**Point G**
Building Height: **49.70 m**
Geodetic: 79.47 m
Base Surface: 29.77 m

**Point H**
Building Height: **50.78 m**
Geodetic: 79.47 m
Base Surface: 28.69 m




Roof Plan

# Diagrammatic Sections

## South Lane – Service Areas

The sloping nature of the site along E 6th Avenue, the east and south lanes, requires careful design considerations at Level 1 to ensure a cohesive interior circulation from the lower main entry areas and patio on the north side to the service areas on the south lane.

Located at the highest point of the site along the south lane, the service areas face challenges in achieving the necessary headroom including class “B” loading bays and the parking entry ramp, due to the location and elevation of both upper and lower levels and site slope. The proposed design not only meets the code requirements but also offers a functional service area that aligns with the anticipated needs of future tenants. It effectively addresses the site’s limitations while maintaining a consistent design language and character on the south facade.

According to the transportation consultant report and studies, it is proposed to relax the requirement for a Class “C” loading truck for this proposal due to the maneuverability challenges associated with navigating a large Class “C” truck in and around the site coupled with the fact that the future manufacturing and hotel tenants will not require a Class “C” space for their operations.

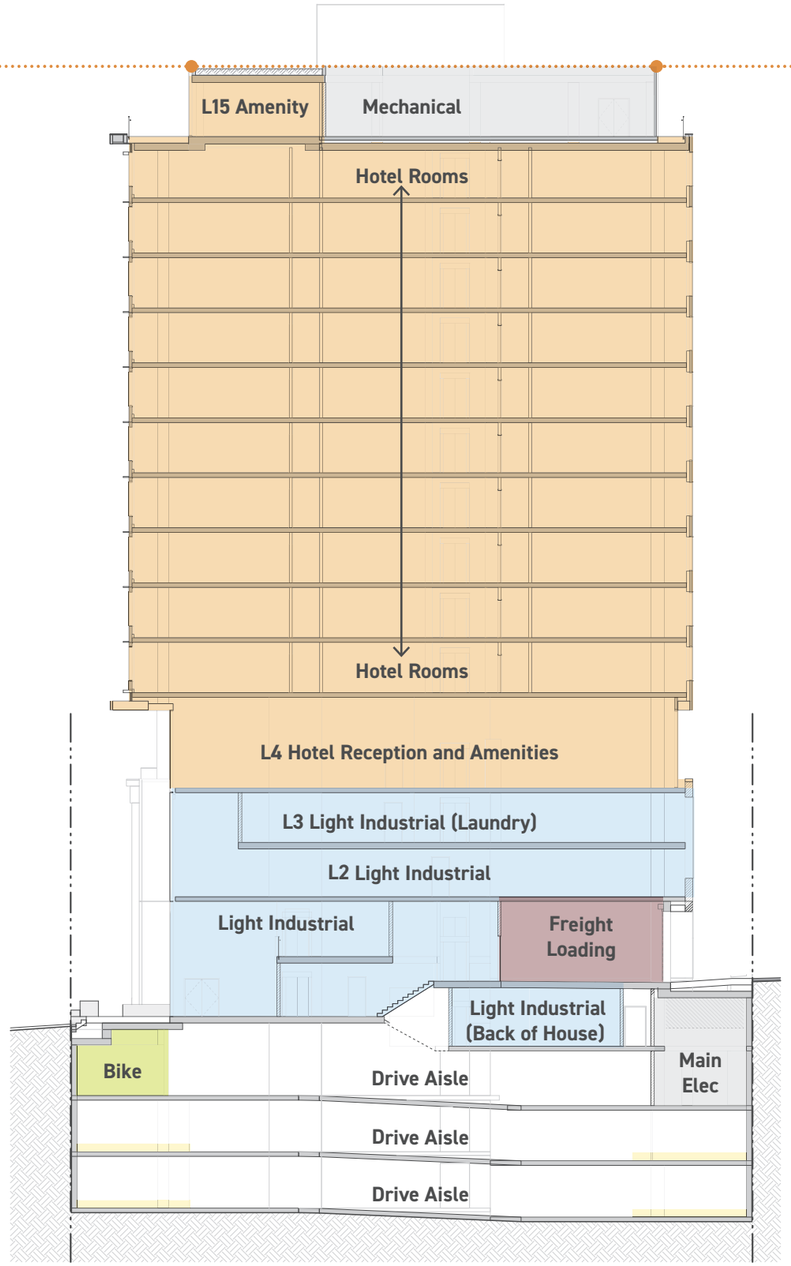
The section diagrams presented in the following pages illustrate the relationship between the north and south areas.



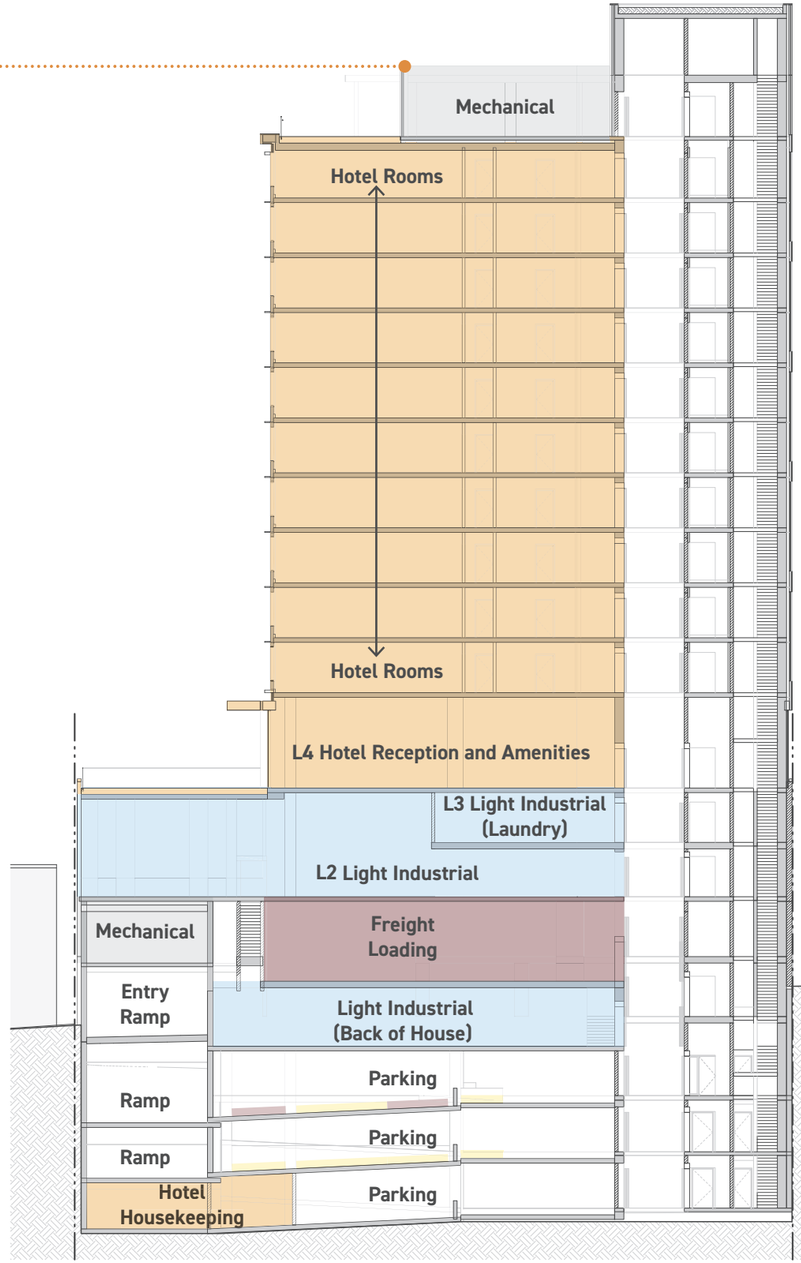

**South Lane – View Looking Towards North-West**

Max. Building Height (Point E): **52.36 m**
Min Building Height (Point G): 49.70 m
Geodetic: 79.47 m

- Hotel Use
- Industrial Use
- Black House Artist Studios
- Bike Facilities
- Loading
- Service Area
- Hotel Parking
- Industrial Parking

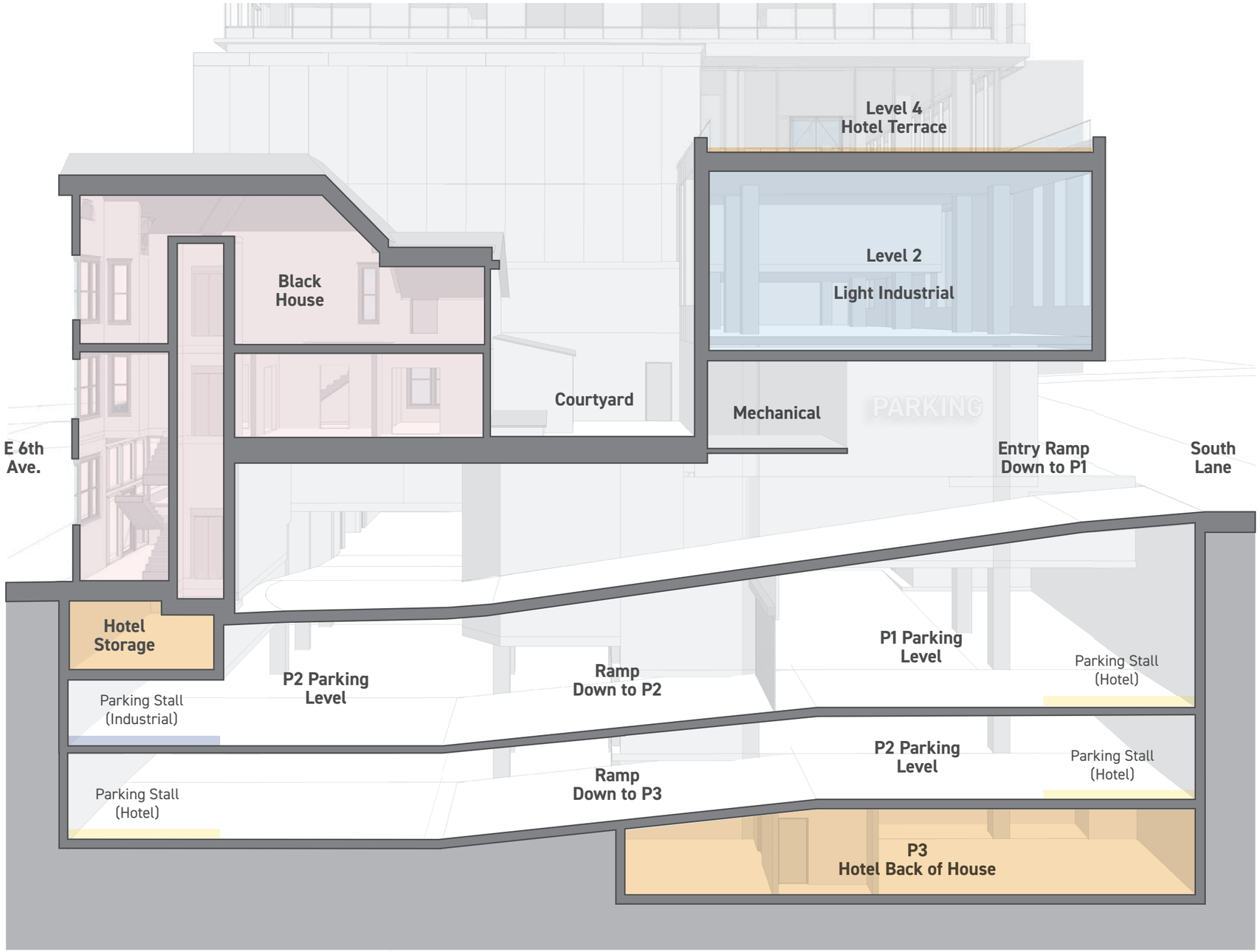



## North-South Section Looking East




## East-West Section Looking North

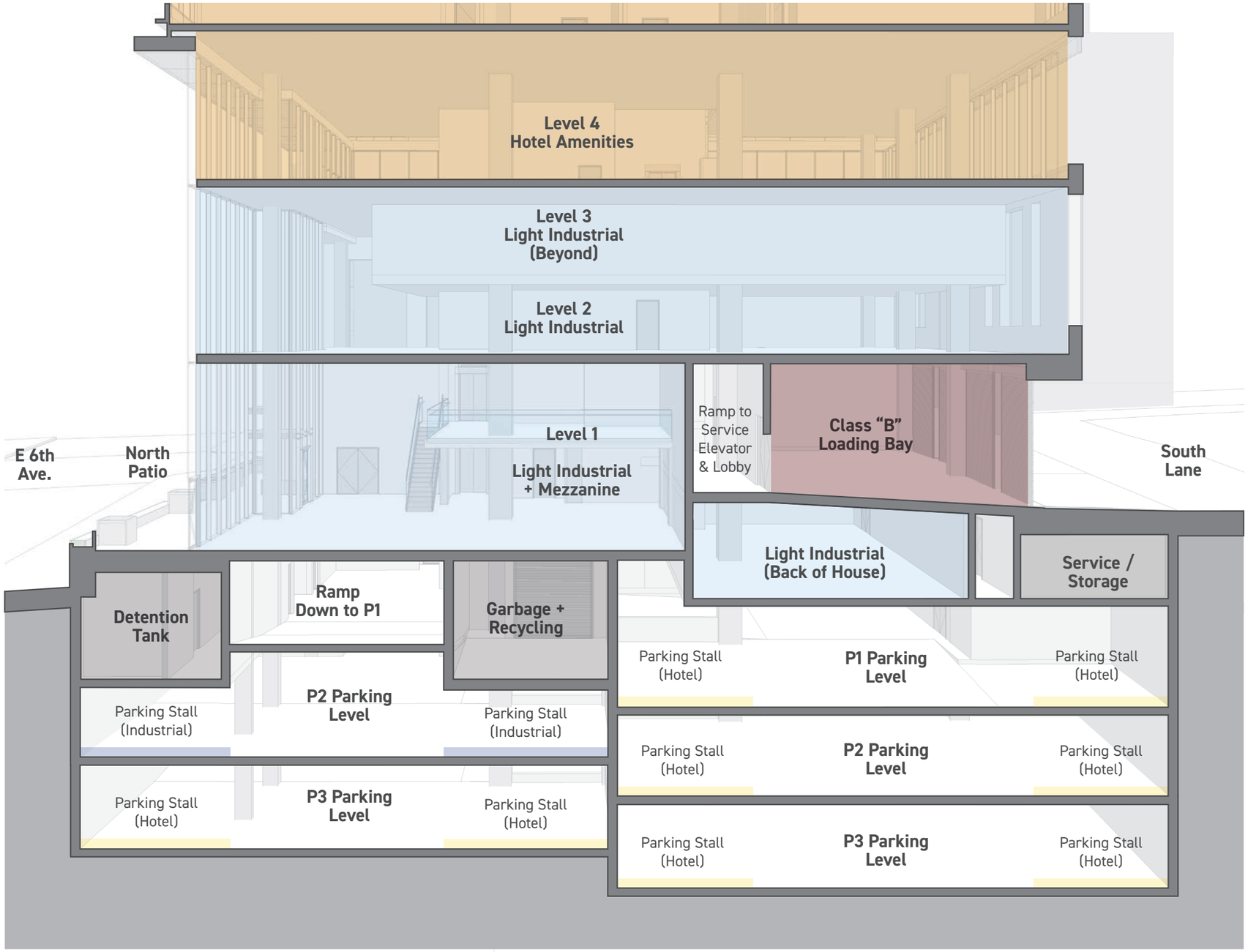
# Parking Entry Ramp – Black house Section




- Hotel Use
- Industrial Use
- Black House Artist Studios
- Bike Facilities
- Loading
- Service Area
- Hotel Parking
- Industrial Parking

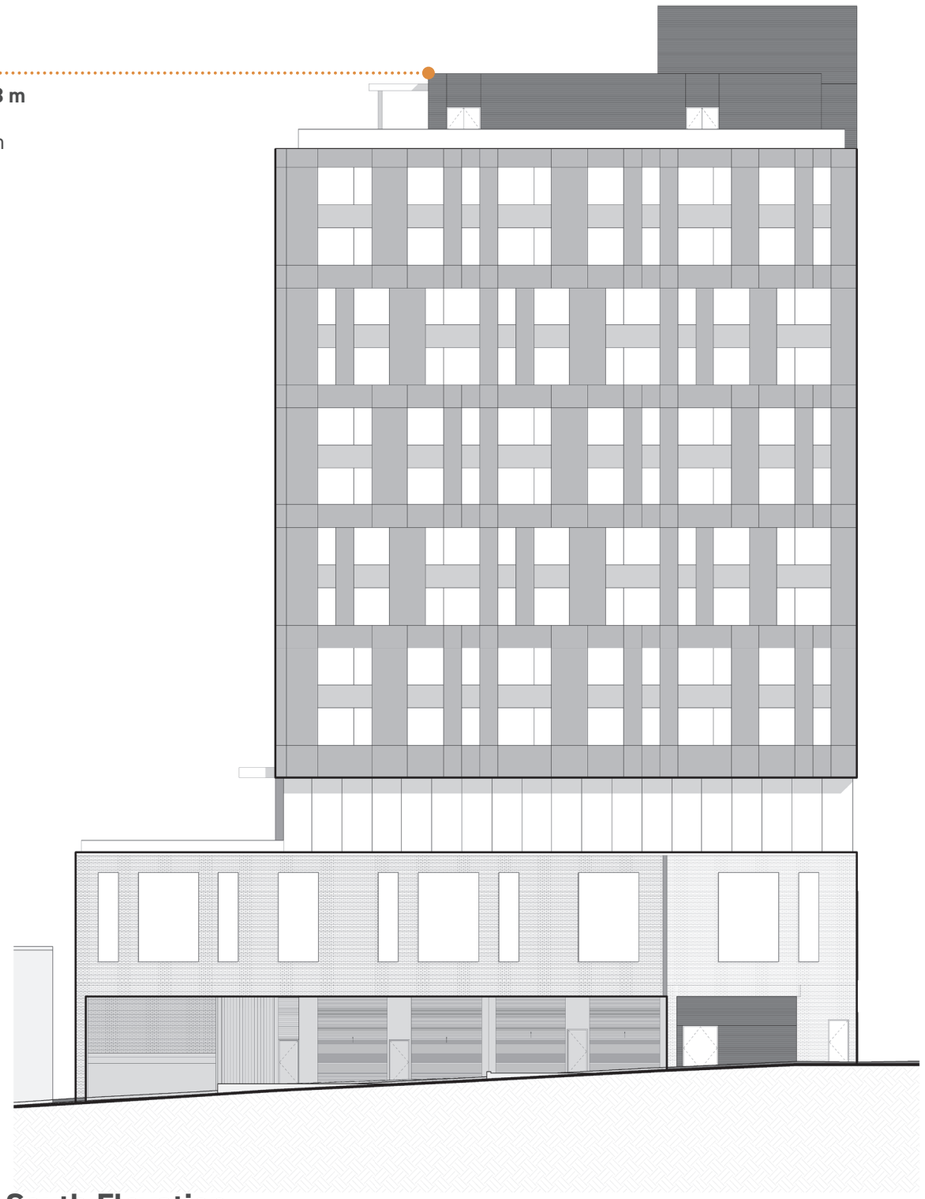
# Loading Bay – North Patio Section

- Hotel Use
- Industrial Use
- Black House Artist Studios
- Bike Facilities
- Loading
- Service Area
- Hotel Parking
- Industrial Parking



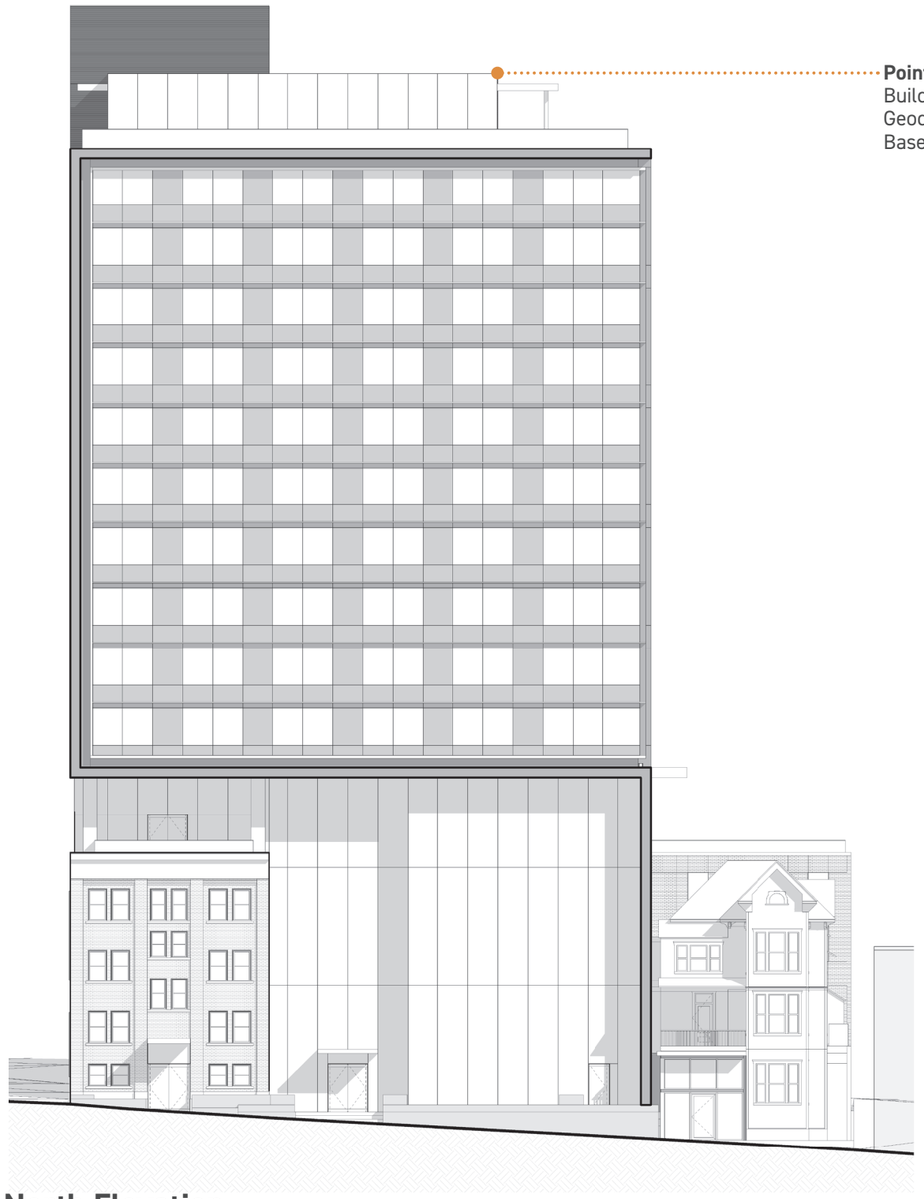
# 4.3 ELEVATIONS

**Point H**
Building Height: **50.78 m**
Geodetic: 79.47 m
Base Surface: 28.69 m



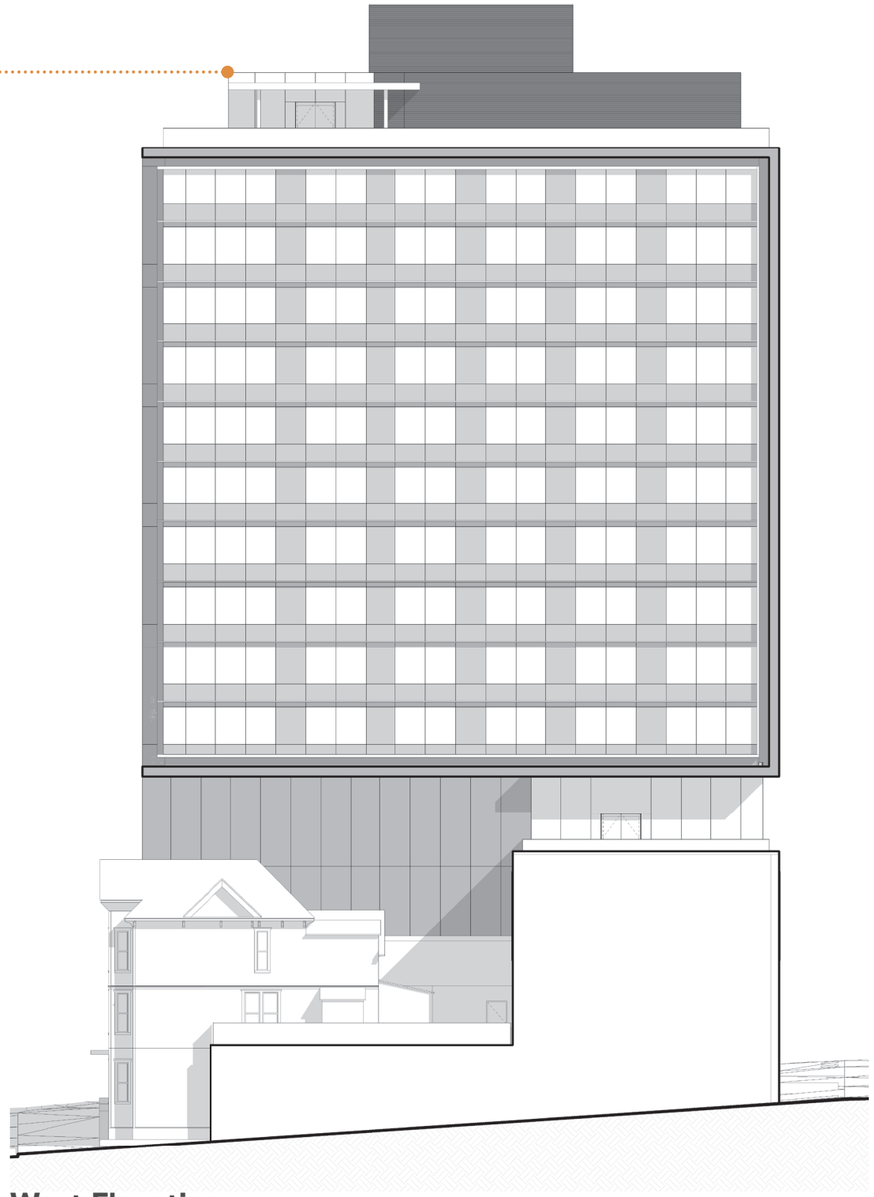
**South Elevation**

**Point E**
Building Height: **52.36 m**
Geodetic: 79.47 m
Base Surface: 27.11 m



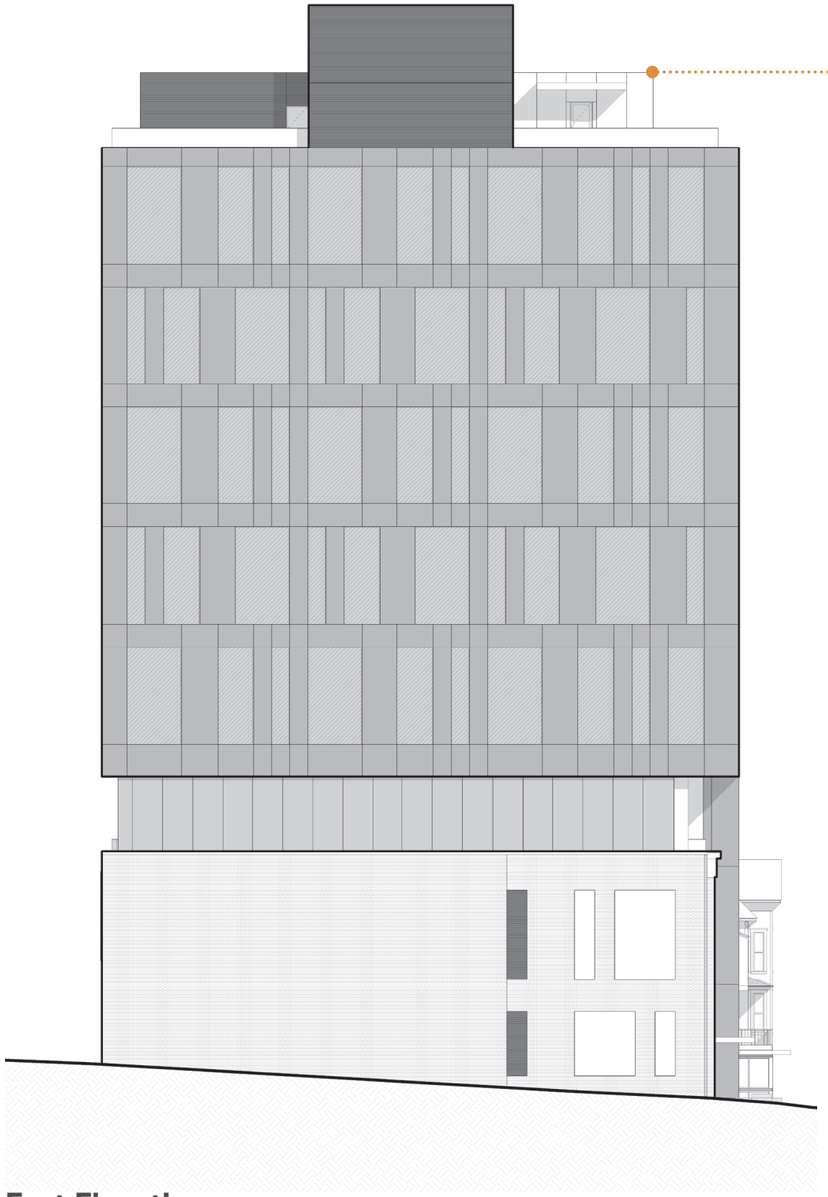
**North Elevation**

**Point E**
Building Height: **52.36 m**
Geodetic: 79.47 m
Base Surface: 27.11 m



**West Elevation**

**Point F**
Building Height: **51.23 m**
Geodetic: 79.47 m
Base Surface: 28.24 m



**East Elevation**

# Shadow Analysis

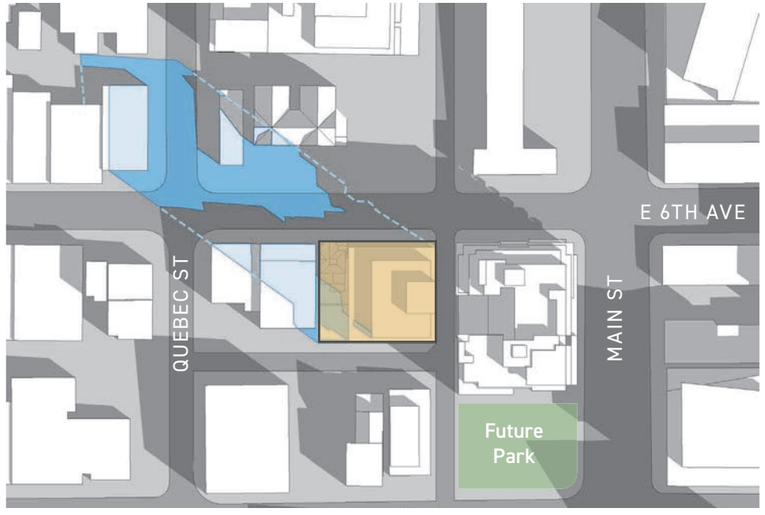
## Detailed shadow studies have been prepared to better understand the impact of the project on the surrounding context.

The site is located within the Mount Pleasant Industrial District and MIAA area of Broadway Plan and targeted to be a higher-density commercial area within the City and within the Greater Vancouver Region. As such it is generally anticipated that high density development will be contributing to overall ground plane shadows.

The proposed building does not create new shadow impact on any public or private green spaces and school yards from the spring to fall equinoxes between 10AM and 4PM in compliance with the Broadway Plan requirements.

- Proposed Development
- Existing Shadows
- Proposed Incremental Ground Plane Shadows
- Proposed Incremental Rooftop Shadows
- Public Park
- Edge of Proposed Shadows

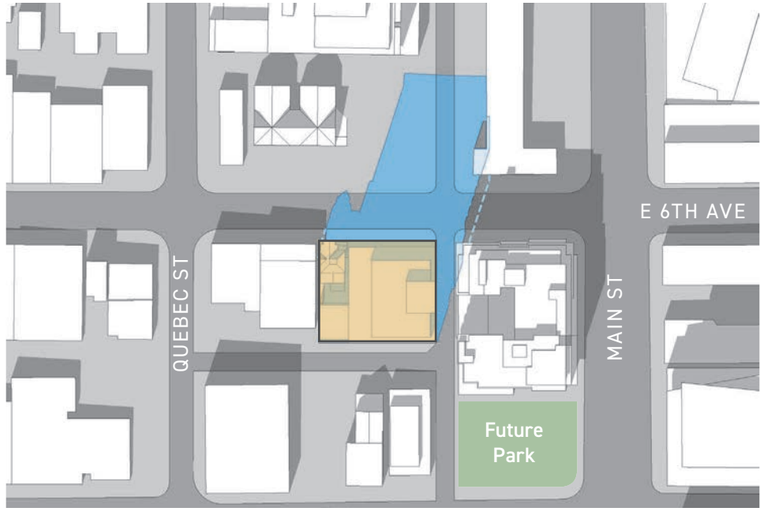
## Autumnal Equinox – September 22



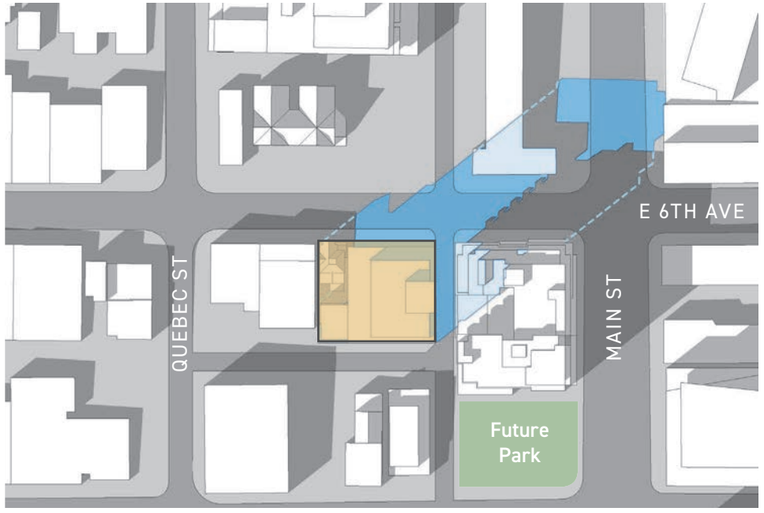

10:00 AM




12:00 PM

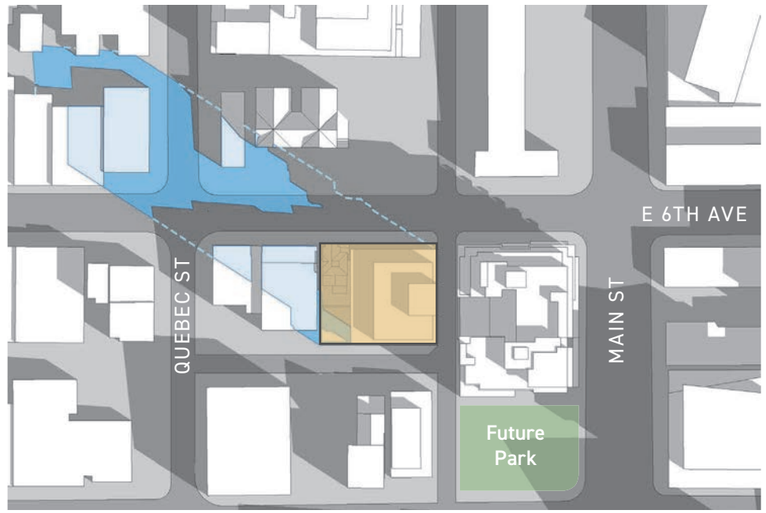



2:00 PM

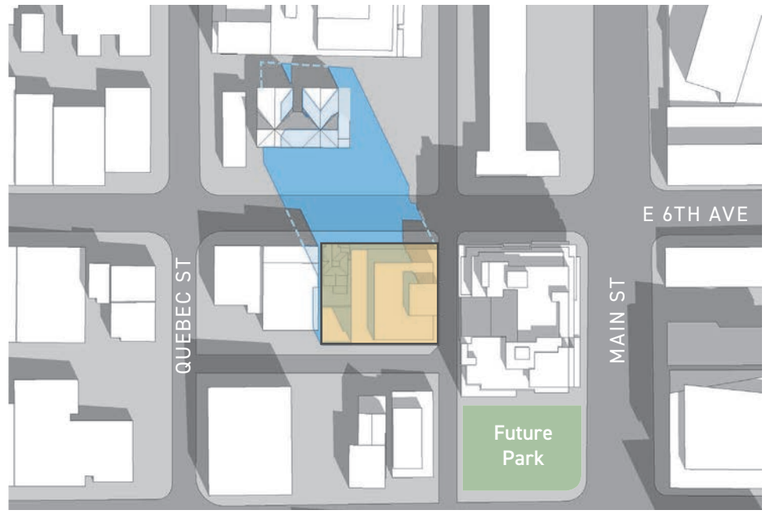



4:00 PM

## Spring Equinox – March 19



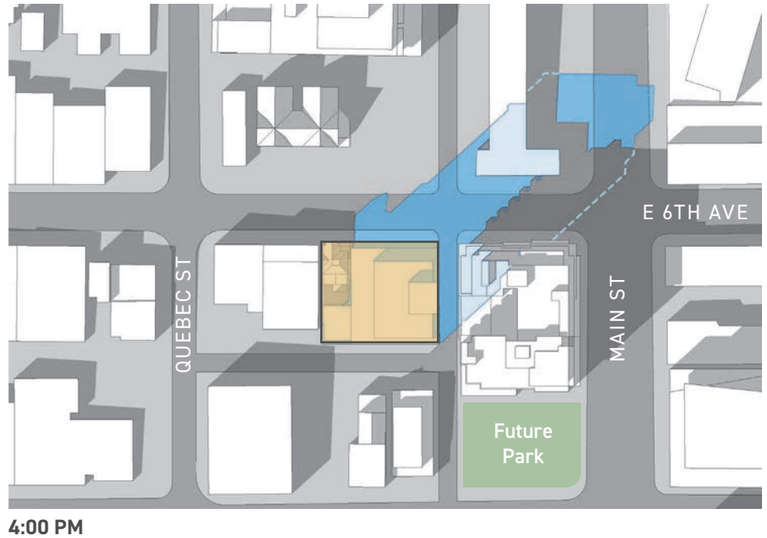

10:00 AM




12:00 PM




2:00 PM




4:00 PM

- Proposed Development
- Existing Shadows
- Proposed Incremental Ground Plane Shadows
- Proposed Incremental Rooftop Shadows
- Public Park
- Edge of Proposed Shadows





HENRIQUEZ PARTNERS ARCHITECTS