

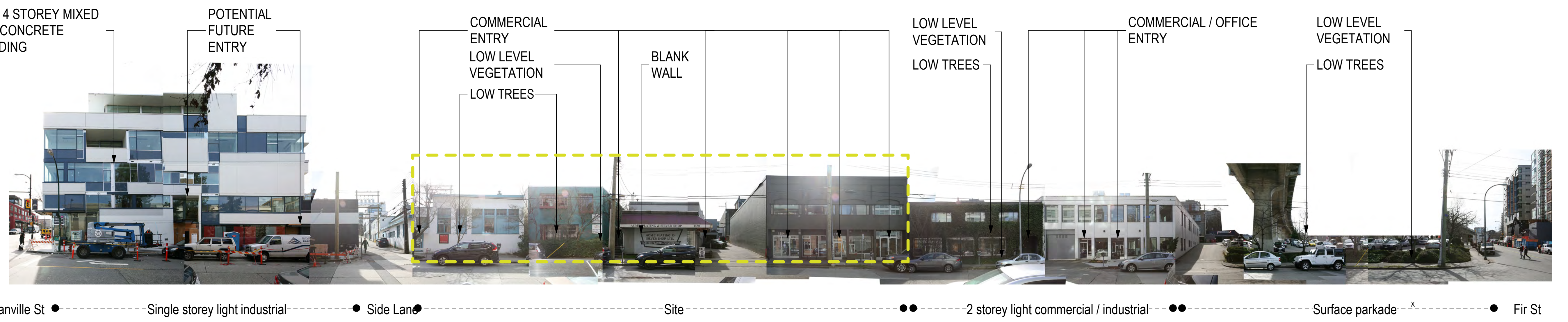


**6th Avenue North:**  
6th Avenue has a predominantly residential character in the vicinity of the subject site, this is particularly strong east of the junction of 6th and Granville. Directly opposite the subject site, two mixed-use buildings occupy the middle of the block, with multi-storey residential over commercial units at grade. These house cafes and shops, which, combined with the southern aspect, contribute to the streetfront. A single storey commercial unit with a single entry door and a large expanse of blank wall marks the corner with Granville St. A two storey commercial unit faces onto 6th Avenue at the junction with Fir St. The block is subdivided by the Granville loop overpass, meaning there is little continuity or coherence to the street scene.

The colour and material palette is highly varied across the buildings; stucco, painted concrete, copper cladding and window wall.

There are a number of small deciduous trees set individually into the pavement. A park with children's play area and community garden sits on the north west corner of the junction of 6th and Fir.

1. Streetscape along 6th Avenue (north)



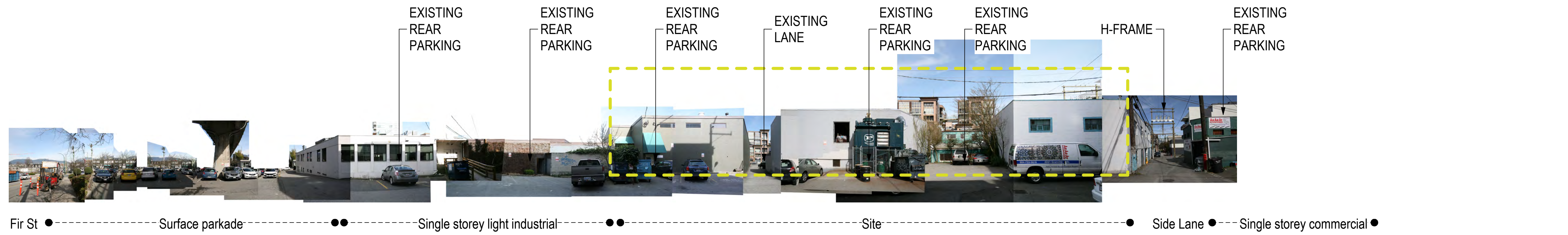
**6th Avenue South:**  
The south side of 6th Avenue currently houses a mixture of one and two storey commercial / industrial / office premises. A number of these have closed or blank facades, and contribute little to activating the streetfront. A new build 4 storey mixed-use development is nearing completion at the corner with Granville St. A surface parkade occupies the corner site at Fir St. On the southwest corner of 6th and Fir, a 12 storey new build mixed use development is also under construction. This scale of development is becoming typical of the area.

Painted concrete, CMU and stucco are the predominant existing materials. On the large scale residential developments (10 storey+) in the area, a wide variety of materials are used; masonry, painted concrete, window wall, metal cladding and composite panels.

The subject site currently has a couple of low trees inset in the pavement, and some shade planting directly in front of some of the buildings. As per the northern side of the street, planting is not extensive or continuous.

The proposed development will consolidate the middle part of the block, providing continuous street frontage with landscaped gardens which will increase the greenery at street level. Projecting balconies will provide an active facade that responds to the 7 storey building across the street.

2. Streetscape along 6th Avenue (south)



**Rear Lane:**  
The rear lane is mostly used for parking and waste collection, or access to the surface parkade. There is no through traffic. Each of the existing buildings currently has a few rear parking spots, building access points and waste collection areas. There are few windows onto the lane.

The proposed development will animate the rear lane by providing townhouses with gardens and rear access, as well as an external amenity space connected to an internal amenity room.

3. Rear lane (north)