
1777 WEST 7TH AVENUE (COMPLETE APPLICATION)
DE413828 - ZONE C3-A

AM/BM/SB/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

B. Boons (Chair), Development Services
P. Storer, Engineering Services
L. Gayman, Real Estate Services
D. Naundorf, Social Infrastructure
T. Driessen, Park Board*

Also Present:

A. Molaro, Urban Design & Development Planning
B. Mah, Development Services
S. Barker, Development Services

* present at June 16, 2010 meeting only

APPLICANT:

Intergulf Development Group
1750 - 1055 West Georgia Street
Vancouver, BC
V6E 3P3

PROPERTY OWNER:

Prosperity Equities
2222 Burrard Street
Vancouver, BC
V6J 5A5

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a 10 storey mixed-use building (commercial and residential uses) over three levels of underground parking having vehicular access from West 6th Avenue. This application seeks additional density (10%) by way of a transfer of heritage density from a donor site at 51 East Pender Street.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Letter from Kane Consulting outlining Sustainability Features and LEEDTM Scorecard

Appendix G Letter submitted by Intergulf Development Group identifying the donor site for the heritage density transfer as 51 East Pender Street

● **Issues:**

1. Neighbourliness and View Impacts

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE413828 as submitted, the plans and information forming a part thereof, thereby permitting the development of a 10 storey mixed-use building (commercial and residential uses) over three levels of underground parking having vehicular access from West 6th Avenue subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

- 1.1 design development to improve neighbourliness, views and shadow impacts with the adjacent development (2201 Pine Street), while also maximizing the size of the 'pocket plaza' by shifting the north/south building, including the tower component westward by 9.3 ft.;

Note to Applicant: Design development should reallocate floor area to further frame the Burrard Street end view cone. A minimum rear yard setback of 25 ft. is required for residential uses, noting that balconies can project a maximum of 4 ft. into this rear yard. However, in an effort to minimize the impact to the easterly neighbour, a setback in this case, of 30 ft. is required.

- 1.2 design development to improve neighbourliness, views and shadow impacts with the adjacent development (2201 Pine Street), by reducing the length of the massing proposed for level 8 by aligning it with stepped massing as proposed on level 9-10;

Note to Applicant: Design development should reallocate floor area to further frame the Burrard Street end view cone.

- 1.3 design development to the southeast corner "pocket plaza" to improve its usability, distinctiveness and safety, including high quality material treatments as a public open space by:

- i) improving surveillance by orienting residential uses to provide overlook;
- ii) incorporating a feature in the landscape, perhaps public art, that contributes to the overall amenity in the plaza area;
- iii) providing public seating oriented to the view to the north;
- iv) consideration to locate some of the building's internal amenity space adjacent to the "pocket plaza"; and
- v) provision of a lighting concept plan;

- 1.4 design development to further enhance the residential interface with the existing pedestrian right-of way;

Note to Applicant: A separate north/south pedestrian access for the grade level units is also required (See also Engineering Condition A.2.2). Provision of detailed (1/2" = 1'- 0") plans, sections and elevations of the treatments proposed, including walls, fences and hard and soft landscape treatments is required.

- 1.5 design development to improve the livability and privacy interface with the public realm for those townhouse units facing West 6th Avenue by:

- i) raising the entry floor level to achieve an elevational change of approximately 2.5 ft. above the adjacent sidewalk; and
- ii) providing a minimum 12 ft. setback;

Note to Applicant: Provision of detailed (1/2" = 1' - 0") plans sections and elevations of the treatments proposed including walls, fences and hard and soft landscape treatments is required.

- 1.6 design development to improve the livability of the studio (Type A) dwelling units to provide usable private outdoor space (balcony);

Note to Applicant: In addition to providing usable balcony area for these units, further consideration should be given to improve the livability of these small units by increasing their overall internal width.

- 1.7 design development to enhance pedestrian interest and retail viability with increased glazing for the retail frontage along West 7th Avenue;

- 1.8 identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency;

Note to Applicant: Provide a LEED® checklist confirming LEED® Silver equivalency and a detailed written description of how the points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set.

- 1.9 arrangements shall be made, to the satisfaction of the Director of Planning and Director of Legal Services, for a right of way for public use over:

- the plaza area at the southeast portion of the site; and
- the north/south pedestrian access along the east portion of the site (see Condition 1.4)

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	248.0 ft. x 239.9 ft. (survey plan)
Site Area	-	-	59 507 sq. ft. (1.366 acres - survey plan)
Uses ¹	Dwelling Uses Retail Uses	-	Dwelling Units in conjunction with Retail Stores
Frontage ²	-	-	Burrard Street
FSR ³	Basic 3.00 10% Heritage Density <u>0.30</u> Total 3.30	-	Commercial 0.21 Residential <u>3.09</u> + Subtotal 3.30+ Balcony Overage <u>0.02</u> Total 3.32+
Floor Area ³	Basic 178 521 sq. ft. 10% Heritage Density <u>17 852</u> sq. ft. Total 196 373 sq. ft.	-	Commercial 12 252 sq. ft. Residential <u>184 091</u> sq. ft.+ Subtotal 196 343 sq. ft.+ Balcony Overage <u>981</u> sq. ft. Total 197 324 sq. ft.+
Balconies ⁴	8% x 184 091 sq. ft. = 14 727 sq. ft.	-	Open 7 958 sq. ft.+ Enclosed <u>7 750</u> sq. ft. Total 15 708 sq. ft.+ Maximum Allowed <u>14 727</u> sq. ft. Overage 981 sq. ft.+
Height ⁵	Outright 30 ft. Guideline Recommended 100 ft.	-	Top of Parapet Wall @ NEcorner 104 ft.
Rear Yard & Setback ⁶	-	Where any portion of a building contains residential uses, that portion shall be set back a minimum of 25 ft. from the rear property line across the full width of the building.	20.7 ft.
Horizontal Angles of Daylight ⁷	-	50° @ 78.7 ft./70° @ 78.7 ft.	varies - some < 50°/78.7 ft. & with no windows
Parking	Commercial 28 Small Car (25% max.) 66	Commercial 14 Residential <u>235</u> Total 249 Disability Spaces 10	Commercial 12 Standard <u>2</u> Disability 14 Residential 177 Standard 65 Small Car <u>10</u> Disability 252 Total 14 + 252 = 266 Small car spaces 65 Disability spaces 12
Bicycle Parking ⁸	-	Class A Class B Commercial 2 6 Residential <u>334</u> <u>6</u> Total 336 12	Class A Class B Commercial 2 0 Residential <u>348</u> <u>0</u> Total 350 0

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Bicycle Parking ⁸	Vertical Spaces 30%	Horizontal Spaces 70% Bicycle Lockers 20% Electrical Outlets 175 Clothing Lockers 2	Horizontal Spaces 253 (72%) Vertical Spaces 97 (28%) Bicycle Lockers 2 (1%) Electrical Outlets 0 Clothing Lockers 0
Loading	-	Class A Class B Commercial n/r 2 Residential n/r 1 Total 3	Class A Class B Commercial 0 2 Residential 0 1 Total 0 3
Amenity	10,764 sq. ft.	-	3 204 sq. ft.
Unit Type	-	-	39 - Studio 138 - One-bedroom 83 - Two-bedroom 7 - Two-bedroom (Townhouse) 267 units total

¹**Note on Uses:** Pursuant to Section 3.2.DW (Dwelling) of the C-3A District Schedule, dwelling units in conjunction with any of the listed uses in this schedule can be considered by the Development Permit Board after taking into account the design and livability of the dwelling units.

²**Note on Frontage:** Pursuant to Section 10.5 (Frontage Determination) of the Zoning and Development By-law, the Director of Planning has determined Burrard Street to be the frontage of this corner double-fronting site. This has been determined by the existing development patterns within the immediate context and the mixed-use aspects of the proposal.

³**Note on FSR/Floor Area:** Pursuant to Section 4.7.5 of the C-3A District Schedule, for sites located west of Main Street, north of 16th Avenue and east of Burrard Street, the Development Permit Board may permit an increase in the floor space ratio where the increase results from a transfer of heritage floor space to a maximum of 10% over the total permitted floor space ratio. Standard Condition A.1.18 seeks a "Letter B" which shall confirm the transfer of heritage density to the site, and the balance of density remaining on the donor site. Additional information is required to confirm the applicant's figures (see Standard Condition A.1.1).

⁴**Note on Balconies:** Maximum balcony area is based on 8% of the residential floor area provided, not the total floor area. French balconies are to be included in the total balcony area. Total balcony and enclosed balcony areas exceed the maximum allowed and need to be reduced to comply (see Standard Condition A.1.2).

⁵**Note on Height:** Pursuant to Section 4.3.2 (Height) of the C-3A District Schedule, the Development Permit Board may permit an increase in the maximum height of a building provided that it first considers the intent of the C-3A District Schedule, all applicable Council-adopted policies and guidelines, relationship of the development with nearby residential areas, design and impact, etc. Staff support the height increase requested given the significant slope of the site, and the proposal's consistency with building heights in the area (see commentary on page 15 and Condition 1.1).

⁶**Note on Rear Yard & Setback:** Pursuant to Section 4.6.2 of the C-3A District Schedule and Condition 1.1 the rear yard setback must be increased.

⁷**Note on Horizontal Angles of Daylight:** Some habitable rooms do not meet the daylight access requirements and require clarification. Standard Condition A.1.3 seeks demonstration of compliance with this regulation for particular rooms.

⁸**Note on Bicycle Parking:** The required number of Class B bicycle spaces shall be provided on-site, as well as bicycle lockers, electrical outlets and clothing lockers in accordance with Section 6 of the Parking By-law (see Standard Condition A.1.4.) A bicycle rack application shall be made for additional bicycle racks on City property (see Standard Engineering Condition A.2.13)

• Burrard Slopes C-3A Guidelines Analysis:

	RECOMMENDED	PROPOSED
<p>Height and Length <i>[Section 4.3]</i></p> <p>Tower Elements¹ (considered to be any portion of a building over 72 ft. [22 m] in height, on sites with 125 ft. [38 m] of frontage or more, except on corner sites which can be less, and have a maximum height of 100 ft. [30.5 m])</p> <p>Floorplates²</p>	<p>Building mass should occupy at least 75% of the street frontages.</p> <p>Tower Elements should:</p> <p>a) be separated from other existing residential tower elements by at least 82 ft. (25 m).</p> <p>b) where adjacent sites are not fully developed, the proposed tower should maintain a distance of 41 ft. (12.5 m) from the interior side and rear property lines. However, where the rear of the site abuts a lane, this required minimum should be decreased by half of the lane width.</p> <p>c) have floor plates with a maximum floor space of 5,490 sq. ft. (510 sq. m) (not including balconies but including all other area such as elevators and mechanical shafts, residential storage, corridors, etc.), a maximum east/west dimension of 72 ft. (22 m) and a maximum north/south dimension of 89 ft. (27 m).</p> <p>Mid-rise elements (portion of building over 40 ft. [12.2 m] and under 72 ft. [22.0 m] in height) should occupy no more than 60% of the street frontage.</p> <p>Low-rise elements (portion of building up to 40 ft. [12.2 m] in height) may occupy as much frontage as desired.</p>	<p>The proposed tower element is more than 150 ft. away from the existing adjacent tower.</p> <p>Floor plate area: 8th Floor: 8,913 sq. ft. (828 sq. m) 9th/10th Floor: 7,867 sq. ft. (731 sq. m)</p> <p>Tower dimensions: E/W dimension 84.3 ft. (25.7 m) N/S dimension - 8th 138.3 ft. (42 m) - 9th/10th 120.6 ft. (37 m)</p> <p>over 60 %</p> <p>See commentary on pages 12-15.</p>
<p>Front Yards and Setbacks <i>[Section 4.4]</i></p>	<p>Residential uses should be set back a minimum of 12 ft. (3.6 m) from the front property line to provide some privacy from the street.</p>	<p>Burrard Street ~41 ft. (12.5 m)</p>
<p>Side Yards and Setbacks³ <i>[Section 4.5]</i></p>	<p>Exterior side yards and setbacks (i.e. on corner sites) should be provided similar to front yard and setbacks, and treatment should be similar.</p>	<p>West 6th Avenue 10.2 ft. (3.1 m) West 7th Avenue 12.0 ft. (3.6 m)</p>
<p>Rear Yard and Setback⁴ <i>[Section 4.6]</i></p>	<p>Larger than minimum rear yard setbacks may be required to meet the guidelines for tower elements.</p>	<p>20.7 ft. (6.3 m)</p>
<p>Floor Space Ratio⁵ <i>[Section 4.7]</i></p>	<p>Discretionary increases to the outright 1.0 FSR for individual uses may be considered as follows:</p> <p>(i) residential - up to 3.0 FSR anywhere, except for not on the ground floor on Granville and Burrard Streets;</p> <p>(v) other uses - increases not encouraged</p>	<p>Commercial 0.21 Residential 3.09+ Total 3.30+</p> <p>See commentary on page 15.</p>
<p>Balconies/Private Open Space⁶ <i>[Section 5.4 & Section 7.3]</i></p>	<p>Minimum area of 50 sq. ft. (4.6 sq. m) and minimum depth of 6.5 ft. (2.0 m).</p>	<p>not met</p>
<p>Awnings, Canopies, Recesses and Arcades⁷ <i>[Section 5.6]</i></p>	<p>Minimum width is 6 ft. (1.8 m).</p>	<p>not met</p>

	RECOMMENDED	PROPOSED
Semi-Private Open Space [Section 7.2]	50 sq. ft. (4.6 sq. m)/unit x 267 units = 13,219 sq. ft. (1,228 sq. m)	exceeded

¹**Note on Tower Separation:** The intent of this guideline is to ensure developability of adjacent undeveloped sites by providing a total tower separation of 82 ft. The adjacent site is fully developed so the recommended setback of 41 ft. to achieve tower separation is not applicable from the interior side and rear property lines. Staff notes that the tower separation achieved will be approx. 150 ft. See also Condition 1.1.

²**Note on Tower Dimensions:** Staff supports the proposed increases in the floor plate size and dimensions beyond those recommended in the guidelines, given the large size of the site and the pattern of built form within existing context. See also commentary on Page 12-15.

³**Note on Side Yards & Setbacks:** To address livability and privacy, staff is recommending the provision of a minimum setback of 12 ft. for the residential uses along West 6th Avenue. See Condition 1.5.

⁴**Note on Rear Yard & Setback:** Staff are seeking a minimum setback of 30 ft. for this shared interior property line. This will further increase the separation of the tower components between buildings to approximately 155 ft. (see Condition 1.1). Staff note that pursuant to Section 10.7.1 of the Zoning and Development By-law, balconies may project up to 4 ft. (1.2m) into required yards for multiple dwellings. Consideration of the residential balconies projecting into the required rear yard for this mixed-use building is consistent with the intent of this By-law.

⁵**Note on Floor Space Ratio:** A transfer of heritage density is requested for this site. Recent approvals of similar developments in this Burrard Slopes sub-area of C-3A have demonstrated that the additional density can generally be absorbed by larger sites such as this with a 248 ft. frontage. The heritage density transfer carries a public benefit to support retention of the City's heritage resources. However, the additional massing and overshadowing from that density must demonstrate that it has no significant impact on surrounding properties See also commentary on Page 15.

⁶**Note on Balconies/Private Open Space:** Staff is generally satisfied that the provision of on-site amenity areas, lounges, meeting rooms and shared semi-private open space, and the resident's accessibility to other central city cultural, recreational, shopping and other amenities in the community compensates for some reduction in the individual units reduced outdoor space. Staff is recommending further design development to improve the size and quality of the private outdoor space for the smaller studio units (see Condition 1.6).

⁷**Note on Awnings, Canopies, Recesses & Arcades:** Design development is recommended to provide weather protection that is a minimum of 6 ft. deep (see Standard Condition A.1.12).

• **Legal Description**

Lot: A
Block: 288
Plan: 20938
District Lot: 526

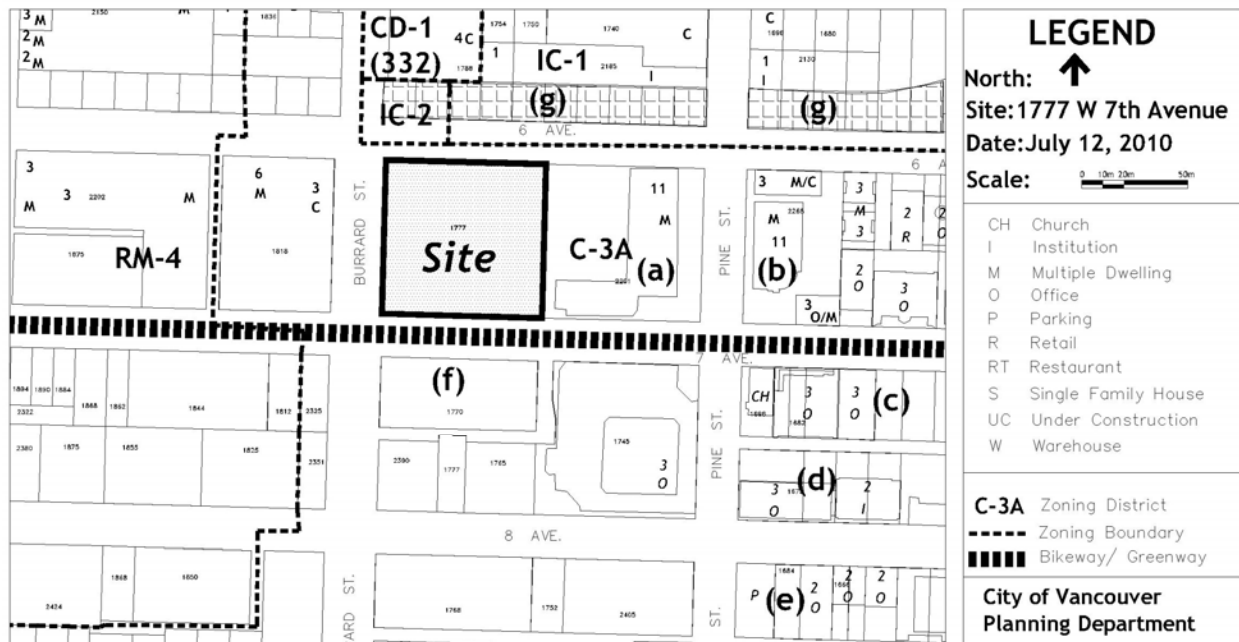
• **History of Application:**

09 04 15 Complete DE submitted
09 05 19 Urban Design Panel
09 06 16 Development Permit Staff Committee
09 06 30 Development Permit Staff Committee

• **Site:** The 239 ft. by 248 ft. site is located on Burrard Street between West 6th Avenue and West 7th Avenue. There is a two storey building and large open parking area on the site. The site has a significant slope of 15 ft. along the Burrard Street frontage, and over 13 ft. along the interior east property line. The adjacent site (2201 Pine Street/1707 West 7th), has a north/south pedestrian right-of way linking West 6th and 7th Avenues along its interior property line adjacent to the proposed development. West 7th Avenue is a bikeway.

• **Context:** Significant adjacent development includes:

- (a) 2201 Pine St/1707 W 7th - "Meridian Cove"/"Santa Fe" - 11 storey residential/retail
- (b) 2268 Pine St - "The Fairview" - 11 storey residential/retail
- (c) 1650 W 7th Ave - "Virtu" - 11 storey residential
- (d) 1675 W 8th Ave - "Camera" - 11 storey residential
- (e) 1690 W 8th Ave - "Musee" - 11 storey residential
- (f) 1770 W 7th Ave - 5 storey commercial
- (g) "Pine Street Community Gardens"



• **Background:** Staff have met with the applicant team since Spring 2009 to discuss the proposed redevelopment of this site. Advice was given regarding the need to take into consideration the relationship of the proposed development to its immediate neighbour to the east, 2201 Pine Street - Meridian Cove, related to tower placement, sharing views, shadowing and activation of the existing right-of-way providing a pedestrian connection between West 6th and 7th Avenue located on this adjacent site.

• **Applicable By-laws and Guidelines:**

1. C-3A District Schedule

The intent of this Schedule is to maintain commercial activities and personal services that require central locations to service larger neighbourhoods and to encourage creation of shopping areas by increasing the residential component and limiting the amount of office use.

Uses: Dwelling units in conjunction with any of the uses provided for in the District Schedule (retail) is a conditional approval use, subject to a limitation on their location relative to the front wall of the building and the design and livability of the dwelling units.

Density: The outright density permitted is 1.0 FSR with a maximum conditional density of 3.0 FSR in accordance with Section 4.7, provided the Development Permit Board considers:

- a) *the intent of the Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;*
- b) *the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets, and existing views;*
- c) *the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;*
- d) *the effect of the development on traffic in the area*
- e) *the provision for pedestrian needs; and*
- f) *the design and livability of any dwelling uses.*

Transfer of Heritage Density: Section 4.7.5 states: *The Development Permit Board may, for sites located west of Main Street, north of 16th Avenue and east of Burrard Street permit an increase in floor space ratio where the increase results from a transfer of heritage floor space to a maximum of 10 percent over the total permitted floor space ratio.*

Height: The outright height permitted is 9.2 m (30.2 ft.). That height can be increased to a maximum which is unspecified in Section 4.3 of the District Schedule. Increases in height may be permitted provided the Development Permit Board first considers:

- a) *the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;*
- b) *the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets and existing views;*
- c) *the amount of open space, including plazas, and the effect of overall design on the general amenity of the area;*
- d) *the provision for pedestrian needs;*
- e) *the preservation of the character and general amenity desired for the area; and*
- f) *the submission of any advisory group, property owner or tenant.*

2. Burrard Slopes C-3A Guidelines

The intent of the guidelines as they relate to this development, in summary are:

- To recognize the area's sloping topography and view potential by continuing to allow towers, while maintaining the visual dominance of the buildings along the Broadway ridge;
- To create a more coherent, integrated neighbourhood character, while recognizing the diversity of sites and uses;
- To recognize the special role of Burrard Street;
- To preserve the scenic public views from major routes and bridges;
- To create a predominately residential neighbourhood;
- To provide a high quality streetscape;
- To ensure livability of the neighbourhood and individual developments through compatible land uses, and massing guidelines on building spacing and heights to ensure sun access, light, and privacy; and specific guidelines with noise, privacy, safety and open space.
- To take advantage of opportunities for open space and linkages in the area.

Guideline Massing from Burrard Slopes C-3A Guidelines:

Figure 18

Figure 18. Granville and Burrard Street Edge

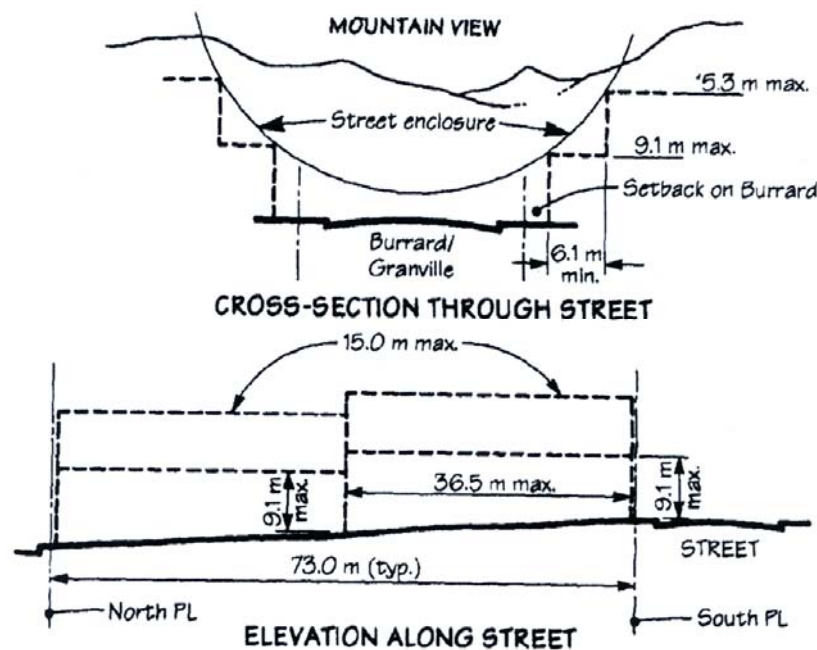
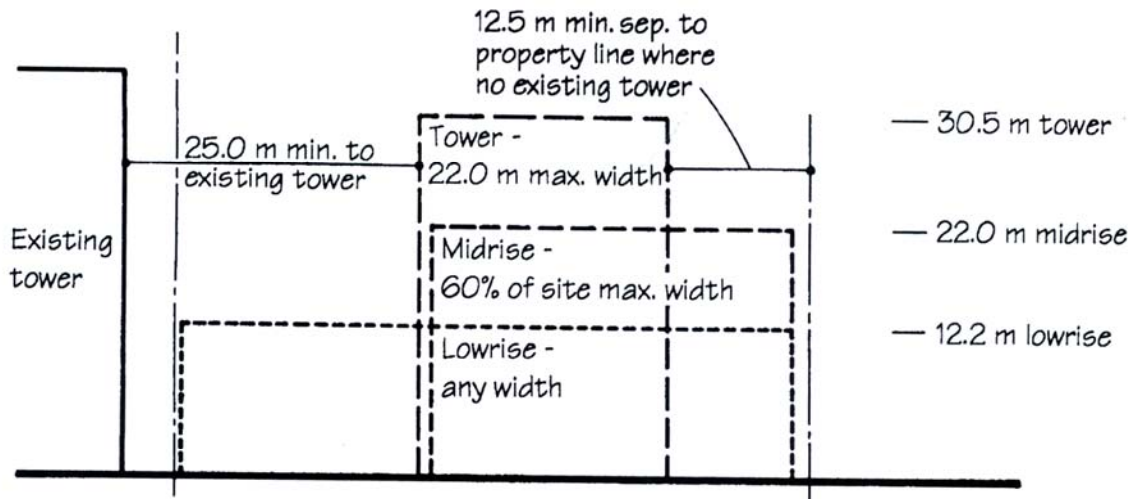


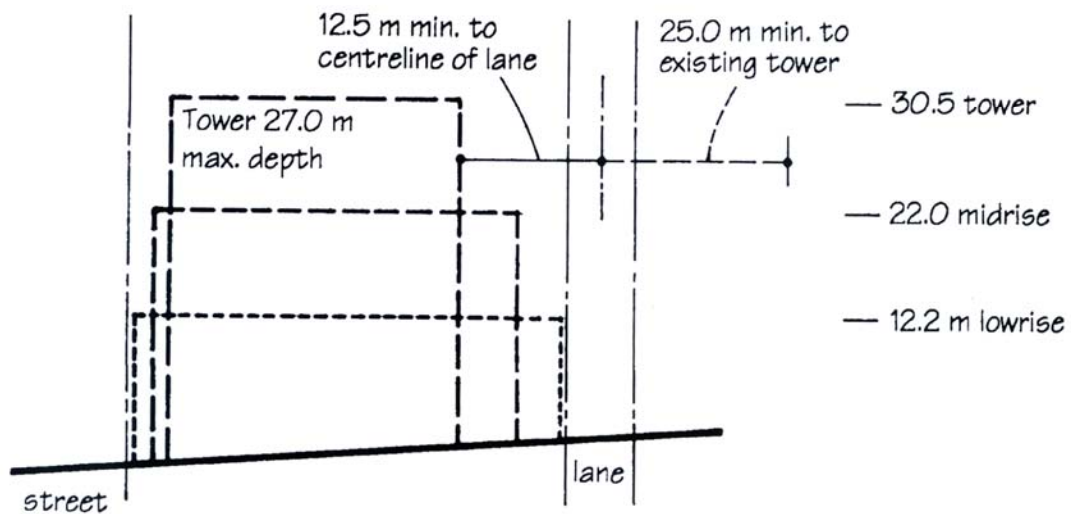
Figure 17

Figure 17 . Height and Length Limits

East/West Section (Mid block site)



North/South Section



Note: Setbacks; articulation of massing; terracing for sun also required; refer to text.

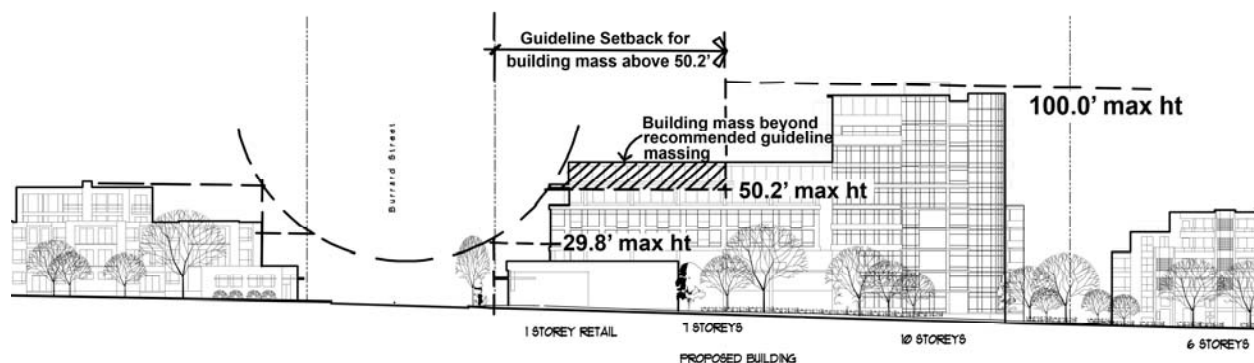
• **Response to Applicable By-laws and Guidelines:**

This double fronting corner site, located on Burrard Street between West 6th Avenue and West 7th Avenue is one of the last remaining oversized sites in the Burrard Slopes neighbourhood. Though the site shares an interior property line with the adjacent building, Meridian Cove, the nature of the mixed use proposal necessitates establishing the front yard as Burrard Street resulting in the shared property line condition being considered the rear yard, without the benefit of a lane. The guidelines, generally based on smaller lot sizes and site orientations, provide recommendations for the desired massing response envisioned for the neighbourhood. Given the uniqueness of this site, some variation in the intended guideline massing has been considered.

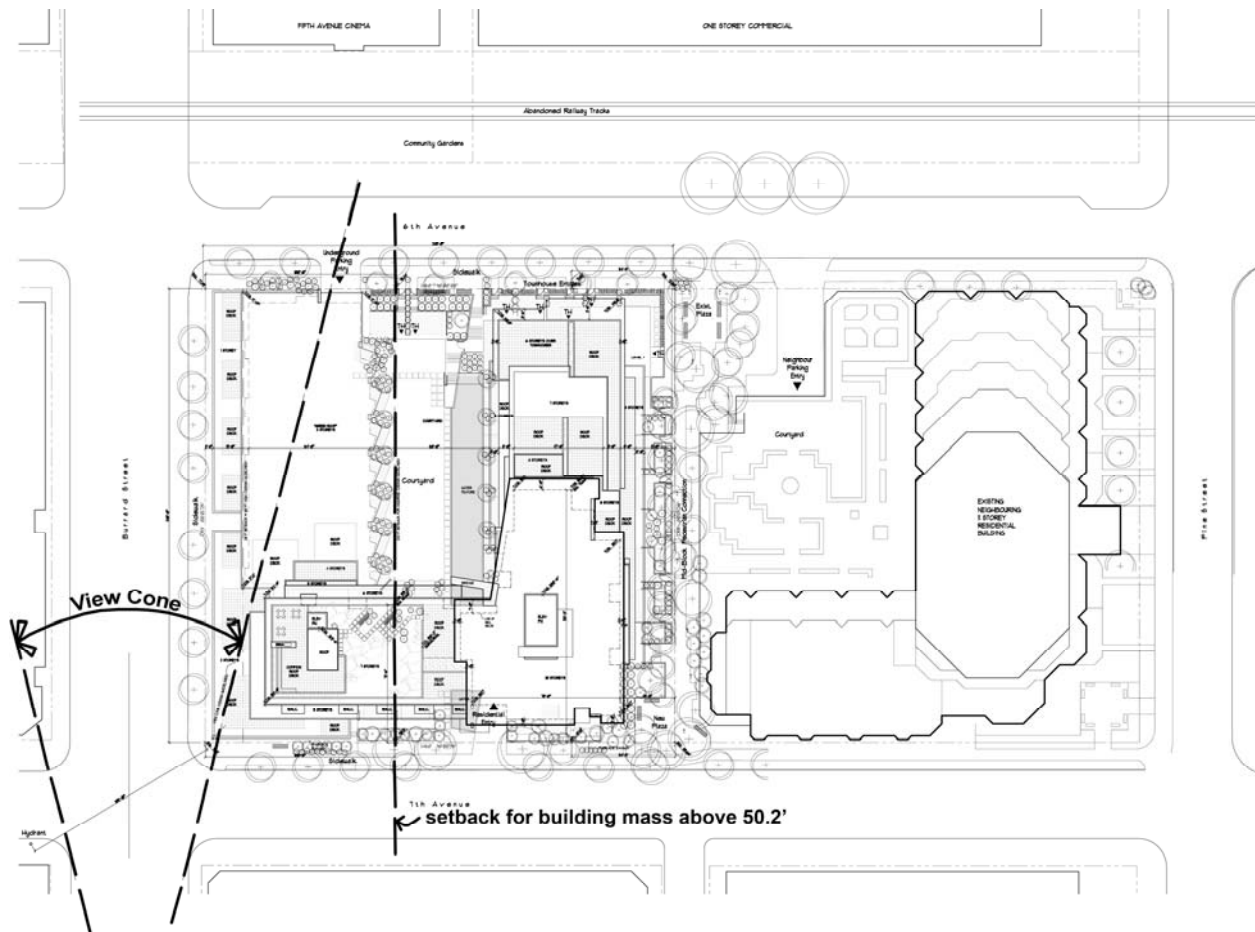
Use: Staff consider that this mixed-use building, retail fronting Burrard Street and residential fronting both West 7th and West 8th Avenue is supportable on this site and is consistent with the intent of both the C-3A District schedule and Burrard Slopes C-3A Guidelines in creating a predominately residential neighbourhood in this area.

Massing: As noted in the Technical Analysis Chart for the Guidelines on pages 6 and 7, the proposal requests several variations of the guideline recommended massing. As illustrated and discussed below, there are some variations that, in some aspects, are more intrusive than the guidelines suggest, but is balanced by a massing that is generally acceptable, with some further design development.

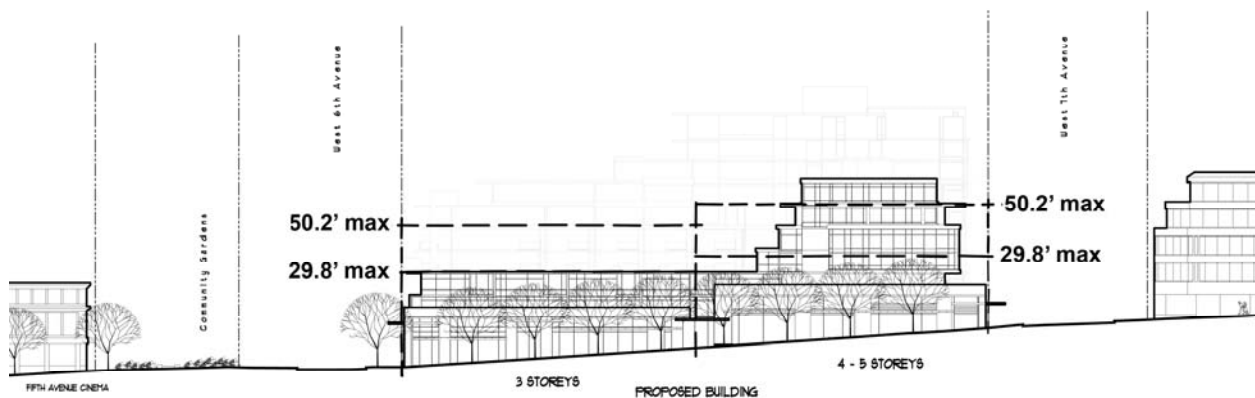
Burrard Street Massing: The Guidelines call for the preservation of public views of the mountains in conjunction with a shaping of the massing facing Burrard Street to frame this view while creating a sense of street enclosure. This is reflective in a combination of a prescribed stepped massing along Burrard Street (as per Figure 18) that also needs to respect the diagonal aperture of the view cone that preserves the views of the mountains. As a result of these two criteria, there is limited opportunity to significantly build up the massing along the Burrard Street frontage. Further to the Burrard Street enclosure massing, the guidelines also recommend that any higher building mass (above 50.2 ft.[15.2 m]) be setback 98 ft. (30 m) from Burrard Street. See illustrations below:



Burrard Street Cross-Section Street Enclosure Guideline to preserve public view of mountains (ref: Figure 18 of Guidelines)



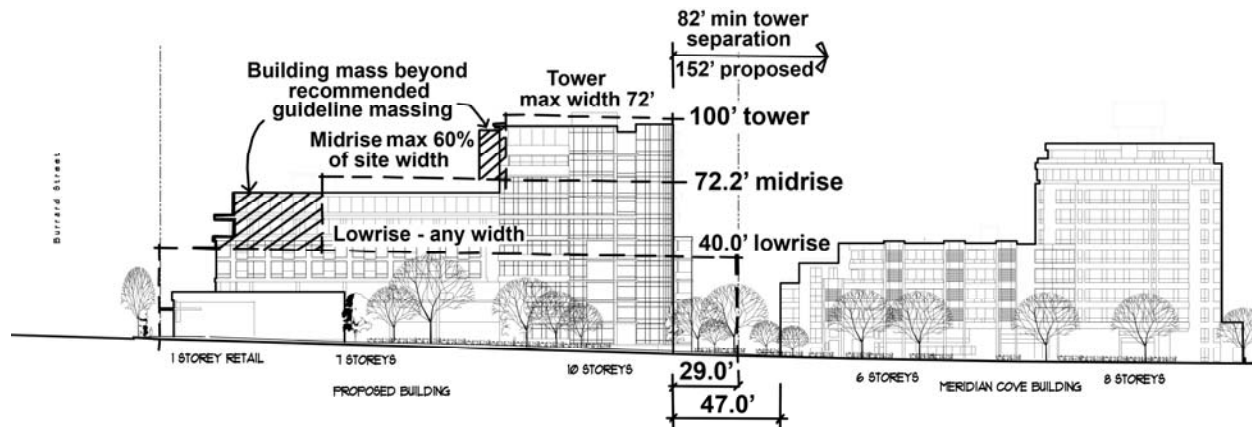
Guideline View Cone: (ref: Section 2.4.1 Public Views and Figures 4 thru 7 and Figure 19: General Maximum Heights of Guidelines)



Burrard Street Stepped Massing Guideline (ref: Figure 18 of Guidelines)

East/West Massing: The guidelines recognized that the area contains varying site conditions and that opportunities may exist on large sites to optimize massing and provide open spaces. While the guidelines sets forth numerical standards, some flexibility is intended in their interpretation. An analysis of the proposed massing indicates that there are portions of the building that intrudes beyond the recommend guideline envelope for the tower and mid-rise massing components.

The proposed leading tower width of 78 ft. with a further widening of the tower of 84 ft. that is set back exceeds the recommended maximum tower width of 72 ft. Staff are satisfied that this variation in the east/west tower massing from the guideline does not contribute any significant negative impact. See also commentary on Height/Views and Shadows, page 15.



East/West Massing Guideline (ref: Figure 17 of Guideline)

The mid-rise guideline massing (up to 72.2 ft. in height) recommends a limit of 60% of the site width while the low rise portion (up to 40.0 ft in height) has no limitation on building length. The intent for the limitations on the mid-rise massing is to provide variety in the streetscape massing while providing for a continuous streetwall with low-rise massing. The proposed mid-rise massing exceeds the guideline limit, while the low rise component provides a setback from the shared (rear) property line with the neighbouring building.

The total separation between the lower portions of the proposed building and neighboring building (Meridian Cove) is 47 ft. narrowing down to 20.7 ft. for a short 20 ft. length along the end of the Meridian Cove building.

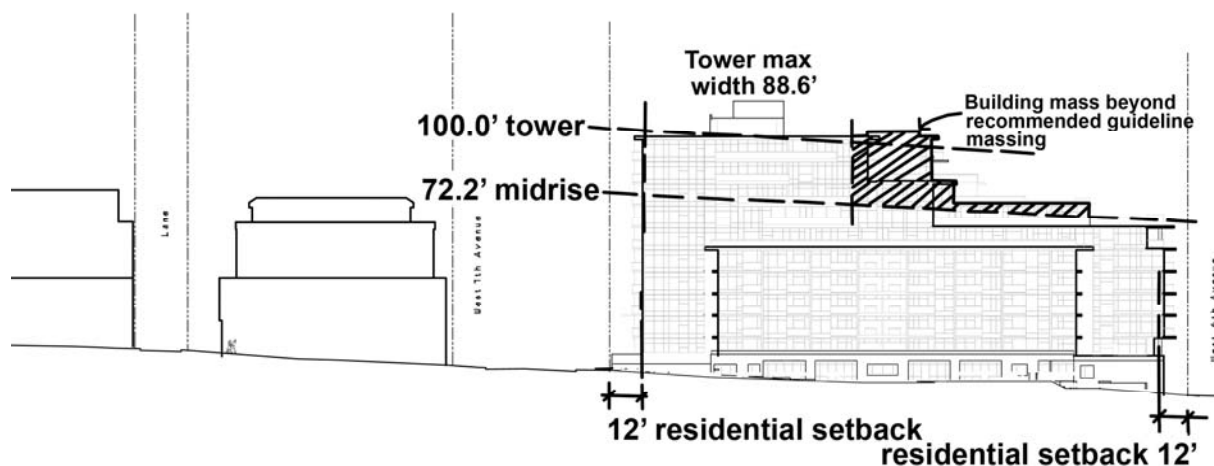
Staff believe that provision of the additional mid-rise massing is offset by the reduction in the extent of the low rise streetwall massing provides for a more neighbourly response with the adjacent Meridian Cove while still achieving the guideline objective for variety in the overall streetscape massing while optimizing the opportunity to provide open space between the two buildings. Given the comparable scale and height of the office building immediately across West 7th Avenue to the south, this massing approach is compatible.

Staff conclude the general east/west massing approach, though it exceeds in some aspects, satisfies the intent and objectives of the guidelines.

North/South Massing and Tower Floor Plates: The guidelines recommend a maximum north/south tower dimension of 88 ft. combined with the recommended east/west tower dimension of 72 ft. to achieve a maximum floor plate area of 5500 sq. ft. for the upper tower massing.

While the guidelines provide parameters to guide tower widths and lengths, these are based on typical site depths of 120 ft. found throughout the area. To allow for flexibility, depending on a particular site constraints and opportunities, further interpretation and intent has to be taken into consideration.

Staff note that within this immediate context there is a pattern of similar larger full block depth sites of 239 ft. mixed in with typical block depth sites of 120 ft. The pattern of building forms on these larger full block sites have floor plates dimensions that exceed the dimensional criteria described within the guidelines. Staff note the adjacent Meridian Cove and the Fairview that the upper tower floors (above 72 ft.), exceed the recommended guideline north/south dimension of 86 ft. (Meridian Cove stepped massing with uppermost three floors of varying lengths of 166, 146 to 129 ft. and the Fairview tower dimension are 136 ft long up to level 10 reduced to 104 ft. at level 11).



North/South Massing Guideline (ref: Figure 17 of Guideline) and Front Yard Setbacks (ref: Section 4.4 (a))

The guideline analysis of the proposed massing indicates that the upper floors of the building exceed the recommended tower length of 88.6 ft. The proposed leading tower length is 92.6 ft. with a further lengthening to 120 ft. (set back on levels 9 and 10 along a diagonal aperture) with level 8 having an overall length of 136 ft. While these dimensions are similar or less than other nearby buildings on large sites, staff believe that some reduction in the proposed length should be provided. See commentary on Height/Views and Shadowing below.

Height/Views and Shadowing: Analysis shows that the height of the building is at or below the guideline maximum height of 100 ft. at the front of the site (West 8th Avenue) but exceeds the guideline height (100 ft.) on the north side of the building (104 ft.) due to the slope of the site.

In terms of private views, the proposal has a measurable impact on existing views from units in four neighbouring buildings within a two block radius. Specifically for these nearby developments, Virtu, Camera, and Musee, the tower portion of the proposal impacts their views, generating a similar degree (12⁰) of view impact for some of their upper level units. Given that the extent of their existing views will remain intact and the considerable distance between the proposal and these neighbouring buildings, staff consider this degree of impact, to be within acceptable limits.

The closest neighbouring building, Meridian Cove, (units located above mid-rise height of 72 ft.) private views would be the most affected, reducing the 180 degree view that they currently have. However the

most advantageous northwest views to the mountains and water would remain generally intact as a result of the proposed tower's position as far south on the site, offset, as much as possible from the uppermost floors of Meridian Cove.

Shadow impacts is typically measured at 10 am, noon and 2 pm at the equinox (March 21 and Sept 21). During these times there is some shadow impact to the community gardens, located across West 6th Avenue resulting from the mid-rise portion of the building. Given the relative slimness of this portion of the building (64 ft. wide), providing a relatively short time period by which the shadow passes across a portion of the community garden, along with further shadow shortening through the summer months, staff are satisfied that the shadow impact is acceptable.

Most of the proposal's shadow starts to falls on the adjacent development's semi-private open space around 1:30 pm (Equinox), further receding off the neighbours courtyard during the summer months.

Summary of Massing/Height/View and Shadow Impacts:

Overall staff believe that the proposed massing has addressed the massing objectives set out in the guidelines. Where variations have been considered, they have demonstrated, on balance, an acceptable response.

Nevertheless, staff believe the shift, of the north/south massing component including the tower, to the west would provide some improvement to the apparent scale of the building, while also providing some modest view and shadow improvements as it relates to its immediate neighbour. Furthermore, this would allow for some reallocation of some building mass to further strengthen and frame the Burrard Street end view, while still respecting the stepped massing desired for this street frontage (Condition 1.1). To further address the shadow impacts and provide a modest view improvement of the view aperture for "Meridian Cove" staff are also recommending design development to reduce the length of level 8 massing to be consistent with the massing proposed on level 9-10 (Condition 1.2).

Density and Transfer of Heritage Density: Staff have reviewed the impact of the requested (additional) 17,852 sq. ft. of heritage density. Staff are satisfied that through the recommendation to address the massing the additional area can be accommodated on the site. On that basis, staff support the transfer of density, acknowledging the important social benefit of supporting heritage resources.

Public Open Space and Public Realm Treatment: A public open space has been proposed at the southeast corner of the site, providing a desirable public space which will enhance the existing north/south pedestrian connection (public right-of way on adjacent property) and contribute to the series of "pocket plazas" along the West 7th Avenue bikeway. As the area does not have any dedicated parks it is important to accommodate, where possible, generous open space. As a benefit with the recommended design development to shift the north/south massing form to the west, this will allow pocket plaza area to expand, providing opportunity to strengthen it contribution to the public realm. Further design development is also recommended to this pocket plaza to provide more variety in its treatment along with minor improvements by improving overlook from the adjacent residential units and provision of a lighting concept (Condition 1.3).

Interface with Existing Pedestrian Right-of-Way: The mid-rise massing alongside the north/south public pedestrian right-of-way provides a sense of enclosure and a continuous "street" edge, the residential uses within are intended to provide "eyes on the street", with the residents surveilling the pedestrian connection. The grade level units with internal access have been designed with an additional point of entry off the pedestrian right-of-way. Staff are recommending an on-site north/south pedestrian connection so that the public connection does not appear to be appropriated for private use. Staff believe that this can be accommodated as part of the recommended Condition 1.1 and Engineering Condition A.2.2. Staff are also seeking further detailed design development of the material treatments proposed, including walls, fences and landscape, to further enhance the on-site

pedestrian amenity of this connection in conjunction with the public north/south right-of way (Condition 1.4).

Livability/Semi-Private and Private Open Space: The north facing residential townhouse units on West 6th Avenue, all have their primary entry, living, and open space located as much as 4.0 ft. below grade. Staff are recommending further design development to raise the entry level of these units above grade to provide better privacy from the street. In addition, the easterly end townhouse units should be set back a minimum of 12 ft. to provide adequate privacy separation from the street (Condition 1.5).

The proposal successfully provides a variety of dwelling units sizes and generally offers a high standard of livability. The Urban Design Panel noted a concern with the livability and usability of the smaller narrower units, in terms of their practicality in being able to furnish. These units, as proposed, will be only 9'-8" wide. Given the relatively small number of these particular studio units (39 out of 267) with this configuration, staff suggest further consideration should be given to increase the overall width of these units (Condition 1.6).

The provision of high quality, usable semi-private open space for common use by the residents of the development is an important element in making individual developments more livable in a high-density area. The proposal has provided accessible outdoor areas located within the courtyard, level 3 adjacent to the exercise room, and on level 8. Staff believe that the residents of the building will be well served by these outdoor areas and are satisfied with the amount and general quality of these outdoor spaces. In addition, the proposal also provides a number of internal amenity rooms distributed through out the building.

The guidelines call for minimum private open space area of 50 sq.ft. per unit having a minimum depth of 6.5 ft. While the majority of the units have satisfied this criteria, the smaller narrow studio units (39) have typically been provided with shallow (French) balcony treatment. To improve the livability of these smaller units, staff are recommending further design development to significantly increase the usability of their private open space (Condition 1.6)

Retail Interface: Overall the retail treatment has been well resolved for this sloped site providing stepped slabs to ensure a level transition between the sidewalk and retail spaces. To further improve its viability and increase pedestrian interest staff are recommending increased glazing be provided for the retail's West 7th Avenue frontage (Condition 1.7).

Sustainability: The proposal is offering to achieve a LEED Silver Equivalent performance. Some of the notable external features include both extensive and intensive green roof treatments, drought tolerant plant selection, and a high performance building envelope including glazing systems and highly insulated walls and roofs to optimize the building's overall energy performance. Staff support the sustainable building efforts and consider that they will contribute to the overall amenity of the area through stormwater reduction, landscaped roofs to improve overlook, reduce heat island effects and improve livability through reducing solar gain. Staff are requesting this information be identified clearly on the plans and elevations (Condition 1.8).

Building Materials and Treatments: Staff support the proposed high quality, durable palette of materials which includes a combination of masonry, architectural concrete, glazing and metal panel.

• **Conclusion:** The proposal is generally well-resolved but has a number of issues with the building and site interfaces which are noted by staff in the conditions of this report. With the improvements noted, this proposal will achieve benefits well beyond that which could be achieved in outright zoning as noted below to earn the requested conditional increase to density and height. The building height reinforces the intended urban design for this part of Burrard Slopes with minimal view impacts and acceptable shadow impacts. Staff consider the building an important addition to the 2200 block of

Burrard Street streetscape. Earning the requested increases and density has been provided primarily through:

- resolution of the massing including reinforcing the Burrard Street end view, subject to improved neighbourliness, shadow and view impacts (Condition 1.1 and Condition 1.2)
- a public open space and enhanced interface treatments alongside the pedestrian public right-of way (Condition 1.3, 1.4 and 1.9)
- enhanced pedestrian realm through landscaped setbacks on the streets (Condition 1.4)
- high quality building materials and detailing
- sustainable building features, including extensive and intensive green roof treatments (Condition 1.8)
- provision of a co-op parking space (Engineering Condition A.2.9)

On this basis, staff recommend approval of this development application.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on May 19, 2010, and provided the following comments:

EVALUATION: SUPPORT (6-2)

- **Introduction:** Anita Molaro, Development Planner, introduced the proposal for mixed use development with 267 residential units between West 6th and 7th Avenues along Burrard Street. Ms. Molaro described the context for the area noting that West 7th Avenue is a bike route. The density is 3.0 FSR plus 10% heritage for a total of 3.3 FSR. The proposed height is slightly over 100 feet because of the sloping grade. Ms. Molaro noted that C-3A is a zone that has some specific wording about how one can achieve up to 3.0 FSR and an increase in height. The proposed massing is based on a u-shape, low rise, two stepped mid-rise elements and a 10-storey highrise. The stepped massing with high volume retail space allows for some opportunities for mezzanine levels. On the two side street frontages there will be a small amount of retail wrapping and the balance as grade oriented residential uses. The project massing has responded to the C-3A zoning and Burrard Slopes Guidelines. The guidelines call for a maximum height of 100 feet, and a maximum height along Burrard Street of 50 feet, with a further shaping of the building mass to both open up and preserve views of the mountains along Burrard Street but also to frame and create a sense of street enclosure. An existing pedestrian walkway is on the adjacent property and provides a connection between West 6th and West 7th Avenues. The proposed uses along the walkway are residential. The proposed set back along the pedestrian walkway varies between 20 feet and 12 feet. A small parkette/plaza is planned on West 7th Avenue which will offer an opportunity for respite along the bikeway and at the top of the pedestrian connection. The tower massing separation with the adjacent building will be over 140 feet with some shadow impacts on the neighbouring courtyard (in the afternoon) and there are some private view impacts affecting the most westerly views. Amenity spaces are dispersed through the building with a meeting room on level 1, media room on level 2, two exercise rooms on level 3 and a roof deck on level 8. The applicant has presented a LEED™ scorecard indicating they will be achieving LEED™ Silver equivalent. In addition to the public realm treatments, including the enhancements to the connecting walkway, midblock plaza on West 7th Avenue and an expanded public realm on the corners of Burrard Street and West 6th and 7th Avenues, the applicant is proposing a water feature in the courtyard and intensive and extensive green roof treatments.

Advice from the Panel on this application is sought on the following:

- building form, massing, height and density (3.0 plus 10% Heritage density = 3.3 FSR);

- the increase in height (100ft.) and the increase in FSR from 1.0 to 3.0 and additional 10% HD;
- streetwall scale and massing in response to reinforcing the view cone objectives as described by the guidelines;
- building's overall design and its effect on the site and surrounding buildings, streets and views;
 - shadow impacts
 - view impacts
 - response to the mid block walkway connection - building massing/setback
 - extension of retail uses along West 7th Avenue
- open space design and landscape treatments including;
 - contribution to the public realm - plaza as an amenity of for the area
 - the provision for pedestrian needs
- design and livability of the dwelling uses;
- articulation of facades and material treatments;
- sustainability attributes.

Ms. Molaro took questions from the Panel.

- **Applicant's Introductory Comments:** Doug Ramsay, Architect, further described the proposal. He noted the building changes as it goes around the site with 3-storey residential on top of the commercial. The north end of the building is lower than the view cone. The courtyard has units organized around it and is at the same level as West 7th Avenue. As the courtyard is north facing they have stepped the massing down to allow light access. There is some water to offer some reflection in the darker area of the courtyard. Regarding sustainability, they are targeting a LEED™ Silver equivalency. They have already initiated some energy modeling which will help the design team chose the glazing and other materials. The owner wanted more affordable units so there will be studios and one bedroom units available. There is an emphasis on providing a lot more common spaces with access on the roof for a common area. The exercise room has a patio to make use of the roof. The commercial space is two levels and is planned for six tenants. Intergulf is currently negotiating with Thrifty Foods and also an auto dealer for the commercial space. Mr. Ramsay noted that they are trying to reduce the solar gain on the south façade by creating fins to add shadowing as well as using tinted glazing.

Allison Good, Landscape Architects, described the landscape plans noting that there will be additional bike parking along Burrard Street as well as seating. Ms. Good described the planting material. Smaller trees are planned for the courtyard with intensive and extensive green roofs.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to the courtyard to make it more useable for the residents;
 - Consider adding a cut out at the corner for cyclists entering traffic on Burrard Street;
 - Revisit some of the unit sizes to make sure they are marketable;
 - Consider adding urban agriculture on the roofs;
 - Limit retail to Burrard Street and the corner of West 7th Avenue and Burrard Street;
 - Give more attention to the common courtyard and its relationship to West 6th Avenue by creating visual continuity and potentially extending the water feature.
- **Related Commentary:** The Panel supported the proposal as well as the building form, massing, street wall scale, height and density.

The Panel felt the project would fit into the neighbourhood and as well thought the project was skillfully handled. Given that West 7th Avenue is a bicycle route, some of the Panel encouraged the

applicant to add more retail as a way to contribute to the public realm although several other Panel members thought the commercial didn't need to wrap the corner. One panel member thought a more glazed corner would reinforce the commercial. Another Panel member suggested providing more pedestrian access over vehicles on West 6th Avenue with another Panel member acknowledging the mid block pedestrian crossing. Another Panel member noted that the blank wall on West 6th Avenue was problematic and suggested making the corner friendlier. A couple of Panel members thought there were some minor shadow impacts although there didn't seem to be any to the adjacent open space.

Most of the Panel supported the design and liveability of the units noting that there was a broad use of dwelling units. Several Panel members thought the smaller size of some of the suites was getting very close to being restrictive regarding furniture and perhaps liveability. The Panel noted that they would not like to see them be any smaller as the narrow units have insufficient width. One Panel member suggested some consideration be given to making the townhouses on West 6th Avenue more regular as they come out to the sidewalk as a way to clean up the architecture. A couple of Panel members noted that the street condition for bike storage was right by a primary entrance but should be taken further to utilize the plaza and to have a cut out to make it easier for the cyclists to get into traffic.

Some of the Panel thought the courtyard needed more programming as it will not be just a visual space but will be used by the residents in the building. One Panel member suggested a larger water feature in the courtyard to make for a quieter space. Several Panel members thought the mid block passage would work well with the addition of trees and a sidewalk as it created a public benefit. A couple of Panel members thought some more edging material could be added along the sidewalk. One panel member suggested that the three bedroom units should have roof access.

Regarding sustainability, most of the Panel thought more could be done. One Panel member wanted to see more extensive green space on the eighth level roof as the area will be a prime community outdoor space. They also thought there was plenty of room on the roof to add some urban agriculture. One Panel member noted that the roof had potential to support a solar hot water system and suggested putting electric car charging in the parking stalls and looking into a way to plug into a future neighbourhood energy utility (NEU). A couple of Panel members noted that a strategy needed to be determined as to how the applicant will deal with sustainability and how the building will be viable in years to come.

- **Applicant's Response:** Mr. Ramsay thanked the Panel for their comments. He said that there were some exciting ideas that have come from their comments and would be looking at the water from the courtyard having a presence on West 6th Avenue.

ENGINEERING SERVICES

The Network Subcommittee of the Bicycle Advisory Committee reviewed the proposal and expressed concern about additional vehicular traffic on 7th Avenue, which is part of the Off-Broadway Bikeway, due to:

- a proposed passenger drop-off zone on 7th Avenue (shown on the Traffic Impact Study) may attract additional traffic; and
- vehicles leaving the site, wishing to turn south onto Burrard Street, may choose to turn at the nearest signal (7th Avenue) instead of at the uncontrolled intersection at 6th Avenue.

Standard Engineering Condition A.2.14 seeks that the Traffic Impact Study, which accompanied the application, be amended to remove reference to a passenger drop-off space. This private use of City

street for loading is not supported by staff and staff share the concern that it may add to vehicular traffic on the bikeway.

The Traffic Impact Study did not show a significant increase in traffic on 7th Avenue and staff are not requesting that any measures be undertaken as part of this development to address traffic. It should be noted, however, that vehicular traffic on 7th Avenue may be restricted by the City in the future to protect the bike route.

Standard Engineering Condition A.2.2 requires that the access be resolved for the ground floor units on the east side of the building. Staff do not feel that it is appropriate for access to be directly from a pathway on a neighbouring property. The City is unable to guarantee the permanence of the right-of-way, which could lead to a future situation where the access would be cut-off. It could also lead to disputes between the neighbouring stratas about control of the space. There are several potential solutions to this issue including adding a pedestrian link along the eastern edge of the property, obtaining an easement over the neighbouring property, or removing the rear access from the patios. Staff are recommending the first option - that a path be constructed on the development site to allow access to the units on the east side of the building.

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

SOCIAL INFRASTRUTURE

Play Area and Amenity Rooms:

The proposed 10 storey mixed-use development includes 90 units with two or more bedrooms (33.7% of the total units) which may be suitable for families with children. Therefore, The High Density Housing for Families with Children Guidelines are applicable to this site.

The applicant has provided a 944 sq. ft. amenity area as part of an enlarged lobby on the main floor, as well as a 535 sq. ft. media TV room on the second floor with kitchen area and washroom. Clarification is required that this washroom is wheelchair accessible. (Standard Condition A.1.29) A 494 sq. ft. exercise room is provided on the third floor.

In accordance with the guidelines, design development should optimize the functionality of the largest amenity space as a multi-purpose space with kitchen area, accessible washroom and storage closet, preferably located at grade with access to an adjacent outdoor amenity area. (Standard Condition A.1.30) An outdoor play area with resilient surface is proposed for the 8th floor roof deck which is suitable for children's play.

Urban Agriculture:

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Urban Agriculture Guidelines for the Private Realm encourage edible landscaping and shared gardening opportunities on private land.

Design development is needed to create universally accessible landscape elements such as edible landscaping and/or garden plots consistent with the Urban Agriculture Guidelines for the Private Realm. These landscape elements should be designed to benefit from on-site composting and rainwater collection systems, and have the necessary infrastructure, such as tool storage, hosebibs and potting benches which support urban agricultural activity. The 8th floor common roof deck provides an

opportunity for the inclusion of urban agriculture in accordance with the guidelines (Standard Condition A.1.31)

PROCESSING CENTRE - BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

Prior to submitting a formal development application to the city, the applicant hosted an open house in order to present this development proposal to the surrounding neighbourhood. This event was held on February 11, 2010 and notice of this was sent to surrounding property owners within an approximately 1½ block radius of the site.

On May 6, 2010, 807 notification postcards were sent to neighbouring property owners advising them of the application received by the city, and offering additional information on the city's website.

To date, a total of 34 individual responses have been received, as well as a separate petition containing 54 signatures objecting to this proposal (note that staff have not cross referenced the names provided in all of the above in order to ensure that duplicate responses have not been provided.)

Of the responses received, a total of 32 have expressed a range of general objection to the proposal or some degree of concern. Two respondents expressed support for the proposal as submitted.

Concerns expressed with this development are summarized as follows:

1. Proposed building height and impact on existing views:

Virtually every respondent expressing concern with this development noted at least some concern with the height of the proposed building and the potential for impact on existing views (primarily to the northwest.) Many respondents noted a general objection to the height of the proposal, while others suggested a lower building (ranges of suggestions in the 4 to 8 storey range). Those expressing an objection to this application on the basis of view loss were generally located in the following developments:

- 2201 Pine St/1707 West 7th Avenue - "Meridian Cove"/"Santa Fe"
- 1675 West 8th Avenue - "Camera"
- 1690 West 8th Avenue - "Musee"

The majority reference the loss or lessening of a view to the northwest, that would negatively impact on the enjoyment of their residence. Some referenced a hardship due to the potential decrease in their property value as a result.

Staff Response: The C-3A Guidelines anticipated building heights for this neighbourhood of 100 ft. Staff acknowledge that there will be some view impact on existing views from units in nearby adjacent buildings. The view analysis confirms that for those residents in the "Camera" and the "Musee" the reduction in view aperture for those units above 70 ft (mid-rise height) will be approximately 12°. Given that the extent of their existing views will remain intact and the distance between the proposal and these buildings staff consider this degree of impact to be within acceptable limits. With respect to the neighbouring building, ("Meridian Cove"/"Santa Fe"), staff acknowledge the westerly views from this building will be impacted, however, the most advantageous northerly views to the mountains and water would remain intact. Staff are seeking design development to adjust the massing westward to provide some improvement to the northerly view aperture and to reduce the north/south length of the massing on level 8 (Condition 1.1 and Condition 1.2).

2. Impact of proposed density, massing, and related concerns

Other comments received, in addition to specific reference to building height and view impacts, include:

- That the site should not qualify for an additional 10% heritage density;
- That the main building massing is located too far to the east of the site, and therefore increases the effects on the building to the east such as privacy, views, shadowing, and general crowding for residents and of the open courtyard to the east;
- That not enough public amenities have been proposed for this development.

Staff Response: With the recommended massing refinements, staff support the provision of the additional 10% heritage density. The C-3A Guidelines recommend the higher building mass to be set back 100 ft. from Burrard Street. To further address neighbourliness and shadow impacts staff are recommending that the north/south massing, adjacent to the interior property line be set back an additional 5 ft. to achieve a setback of 23.0 ft at grade level, 25.75 ft. at level 2-5, and 33.5 ft. at levels 6- 10. The public amenities that the proposal will provide are a co-op car space and the pocket plaza along the West 7th avenue frontage that will be secured through a public-right-of way agreement.

3. Impact on Adjacent Community Garden Area:

Some were concerned with the effect that this development would have on the Pine Street Community Gardens which is located on the public lands on the north side of West 6th Avenue from Burrard Street to Fir Street. Concerns expressed by the Pine Street Community Garden Board include the effect of shadowing on the Garden space as a result of this development, as well as the potential increase to the demand for garden plots as a result of the increased number of residents added to the neighbourhood as a result of this development. It was recommended that this proposal include community garden plots for residents

Staff Response: Staff have assessed the amount of shadowing impact on the community garden, and given the relative narrowness of the building, are satisfied that the shadow impacts are acceptable. The proposal includes on-site gardening for the residents of the building.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law, it requires a decision by the Development Permit Board.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

The Staff Committee supports the application, subject to the conditions contained in the report, and has concluded that the development has earned the requested discretionary increases to height and density (which includes a transfer of heritage density to the site).

B. Boons
Chair, Development Permit Staff Committee

A. Molaro, MAIBC
Senior Development Planner

B. Mah
Project Coordinator

Project Facilitator: S. Barker

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

- A.1.1 demonstrate compliance with Section 4.7 (Floor Space Ratio) of the C-3A District Schedule;

Note to Applicant: Provide a comprehensive and color-coded set of floor space ratio (FSR) sheets with detailed summaries for each level and a complete spreadsheet (cover) summarizing all totals. The set of FSR sheets must be sealed and signed by a registered architect. Lobby areas, mechanical rooms and elevator penthouses on the roofs, and support structures such as columns and walls are all to be included in the computation of FSR. Architectural elements, such as fin walls, may be excluded from FSR, subject to a design review. All dimensions and labels should be clear and legible. Dimensions on the floor plans should be consistent with those on the FSR sheets. Refer to the Planning By-law Administration Bulletin titled: "Bulk Storage - Residential Developments". An exterior wall schedule must be shown on the set of FSR sheets and be consistent with the letter/schedule provided by the Building Envelope Professional (BEP).

Clarify and summarize all wall thickness exclusions (types, locations and portions excluded) on the FSR sheets. Interior walls do not qualify for FSR exclusions. Provide a letter from a BEP, sealed and signed, with an attached schedule of the exterior wall types and details, including the thickness to be excluded from FSR. Refer to the Planning By-law Administration Bulletin titled: "Floor Space Exclusion for Additional Wall Thickness to Control Building Envelope Leaks".

- A.1.2 increase to the balcony floor area for all smaller dwelling units;

Note to Applicant: The maximum balcony area permitted is 8% of the residential floor area provided (not including commercial floor area) and enclosed balconies not more than 50% of the excluded balcony areas. Balcony areas over the maximum 8% shall be included in the total allowable floor area. Clarify all French balconies and show access to all private open spaces. Balconies shall not project more than 4 ft. into the rear yard setback along the east property line.

- A.1.3 demonstrate compliance with Section 4.10 (Horizontal Angles of Daylight) of the C-3A District Schedule;

Note to Applicant: Some habitable rooms do not have a window and do not meet the daylight access requirements (i.e., townhouse level 2 and level 1).

- A.1.4 provide bicycle lockers, electrical outlets, clothing lockers and 12 on-site Class B bicycle spaces in accordance with Section 6 of the Parking By-law;

Note to Applicant: Add dimensions to Class A bicycle spaces and aisles. Provide a summary of the bicycle spaces on parking level P1 and townhouse level 2.

- A.1.5 clarify the use of all commercial spaces on the floor plans and service rooms in the parking levels;

Note to Applicant: The technical analysis has assumed the commercial use to be "retail stores". Statistics should be revised to confirm this.

- A.1.6 provide floor plans of mechanical rooms and elevator penthouses on the roofs;
-

Note to Applicant: Mechanical spaces/equipment located above base surface must be included in the computation of FSR. Show locations of the sections on the roof plan and roof outline (using dashed lines) on level 10 floor plan.

A.1.7 details of balcony enclosures;

Note to Applicant: To qualify for an exclusion from FSR calculations, an enclosed balcony must be a distinct space separated from the remainder of the dwelling unit by walls, glass, and glazed doors [hinged or sliding], have an impervious floor surface (tiles or stone), a flush threshold at the bottom of the door (for disabled access), large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have no more than one enclosed balcony, and all balconies, both open and enclosed, should be clearly identified on the floor plans. Notation should also be made on the plans stating: "All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines." Limitations on the amount of exclusions and enclosures permitted are described within the regulations of the respective District Schedule or Official Development Plan that apply to the specific site. For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.

A.1.8 provide a minimum vertical clearance of 7.5 ft. for all disability parking spaces, including all entrances, exits, drive aisles and access to and egress from such parking spaces;

Note to Applicant: All parking spaces should be numbered consecutively and summed up accurately. Show dimensions on parking level P2. Provide a summary of the parking spaces for each level and a total summary on the cover sheet.

A.1.9 provide a summary of the number, type and floor area of all dwelling units on the cover sheet;

Note to Applicant: Summaries should also be provided for each level. Floor area of dwelling units does not include any storage room and/or enclosed balcony.

A.1.10 show direction of all stairs, cantilevers or projections over floors below or above, canopies along the commercial spaces on the floor plans and elevations, and setbacks of the building from the property lines on the parking and floor plans;

Note to Applicant: Identify the location of all exterior materials on the elevations. Correct the scale on parking level P3, level 1 and elevations. Dimension lines are not aligned with the property lines.

A.1.11 clarify all amenity spaces on the floor plans;

Note to Applicant: Waiting areas in the lobby are not considered to be amenity spaces and therefore are not excludable from FSR.

A.1.12 design development to provide continuous weather protection, with a minimum 6.0 ft. depth along the commercial frontage of Burrard Street;

A.1.13 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

A.1.14 annotate on plans stating: "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law.";

- A.1.15 annotate on plans stating: "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.";
- A.1.16 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;
- A.1.17 written confirmation shall be submitted by the applicant stating:
- the acoustical measures will be incorporated into the final design and construction based on the consultant's recommendations;
 - adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
 - mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;
- A.1.18 provide a 'Letter B' which includes confirmation from the owner of the "donor" site that the agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site;

Standard Landscape Conditions

- A.1.19 provide a fully labeled and complete landscape plan with sections and details;

Note to Applicant: Labels to identify landscape features that are missing from the plans. The planting plan for the Burrard Street side of the site is missing. It is important to clarify the public realm treatment along Burrard Street; include existing street trees to be retained and proposed landscape features such as benches, bike racks and paving. Provide this information on a plan at $1/8" = 1' - 0"$ scale.

- A.1.20 provide a Tree Management Plan at a minimum $1/16" = 1' - 0"$ scale to confirm the retention/protection and removal of existing site trees, the protection of existing street trees, and existing trees on adjacent properties located within 2 m of the property line;

Note to Applicant: Healthy trees located outside the building envelope should be retained wherever possible, in accordance with the Protection of Trees By-law and in consultation with an ISA Certified Arborist (as noted on the survey). Refer to the survey for existing tree locations on the site, along the street (City property) and with 6 feet of the property edges on adjacent sites. Dimensioned tree protection barriers should be provided around all retained site trees, street trees and adjacent trees located within 2 m of the property line in accordance with City of Vancouver policies.

- A.1.21 provide large scale $1/4" = 1' - 0"$ or 1:50 scale partial plans, elevations and sections illustrating the detailed treatment of special feature landscape areas: public realm interface showing semi private townhouse entries at the street edges, courtyard gardens, water features, intensive and extensive green roof areas including the 8th floor common amenity deck; include planter walls, stairs, landscaping, soil depth (indicated by underground structures), semi-private patios, and privacy screens;

Note to Applicant: All planter section details should confirm depth of planting and meet the BC Landscape Standard latest edition.

- A.1.22 minimize the conflict between the parking exhaust vent located in close proximity to the private patio at the southeast corner of the building on West 7th Avenue;

Note to Applicant: Shift the vent towards the east, if possible. Recommend locating the vent within the proposed planting bed adjacent to the public amenity plaza;

- A.1.23 provide shrubs to cascade from the 2nd floor balcony planters as a green visual amenity for the Burrard Streetscape;

Note to Applicant: Select plants that are hardy, drought-tolerant and evergreen.

- A.1.24 provide a high-efficiency automatic irrigation system specified in all common landscaped areas and hose bibs in private deck areas larger than 100 sq. ft. and green roof amenity areas;

Note to Applicant: Consider timers and programmable irrigation systems to avoid over-watering; install moisture sensors as part of the irrigation system. Provide notation to this effect on the drawings, and to meet the Irrigation Association of BC current industry standard.

- A.1.25 illustrate and label the location of utilities including the gas meter and pad-mounted transformer on the landscape plan;

- A.1.26 annotate and illustrate to confirm the location and specifics of night lighting on the landscape plan for security purposes;

- A.1.27 provide a written rationale for the maintenance watering schedule for green roof planting following installation to ensure proper establishment;

- A.1.28 provide a detailed section of a typical raised garden plot on slab condition;

Note to Applicant: The section should consider:

- materials and construction;
- height and planting depth;
- drain holes;
- landscape fabric; and
- soil profile;

Access to water is essential for successful gardening on rooftops. The garden plots should have access to regularly-spaced hose bibs. Consult the City of Vancouver Urban Agriculture Guidelines. See also Standard Condition A.1.31)

Social Infrastructure

- A.1.29 confirm that the washroom provided to the 2nd floor amenity room is accessible;

- A.1.30 design development to the ground floor amenity area, to optimize its functionality as a multi-purpose space with kitchen area, accessible washroom and storage closet;

Note to Applicant: Consideration should be given to making this space partitionable from the remainder of the lobby.

- A.1.31 design development to include edible landscaping and/or garden plots, on-site composting, tool storage, hose bibs and potting benches which support urban agricultural activity, and to make some garden plots universally accessible as per the "Urban Agriculture Guidelines for the Private Realm."
-

Note to Applicant: Consideration should be given to a rainwater collection system to assist with irrigation.

Crime Prevention Through Environmental Design (CPTED)

- A.1.32 design development to consider the principles of CPTED having particular regard for reducing opportunities for theft in the underground parking;

A.2 Standard Engineering Conditions

- A.2.1 provide correct legal description on sheet DP1.00;

Note to Applicant: The correct legal description is "Lot A Block 288 District Lot 526 Plan 20938".

- A.2.2 revise exterior access to the patios on the east side of the site, as well as the steps/ramp to the building exit and bicycle room in the southeast corner of the building

Note to Applicant: Access cannot occur solely from the public right of way (SRW GC75112, as shown on Explanatory Plan 19653) over the adjacent site (Strata Plan VAS2808). The recommended solution is to provide an independent means of access on the development site that does not depend on the adjacent site. This access corridor would require that arrangements be made to the satisfaction of the Director of Planning and the Director of Legal Services for a statutory right of way to allow for public access (similar to the SRW on the adjacent site). With the two contiguous rights of way opened up, direct access to the aforementioned patios and the steps/ramp to the building exit and bicycle room of the subject site would be acceptable.

- A.2.3 clarify various building projections shown over property lines of all three streets on sheet DP1.04, but not on the corresponding floor plans;

Note to Applicant: Demountable canopies would be permitted to project over City property under a separate canopy application (see Standard Engineering Condition A.2.10). If these features were intended to be slab projections, they shall be deleted.

- A.2.4 revise landscape plans to reflect the following:

- deletion of any landscape furniture items shown on the city portion of the Bike Plaza at the southeast corner of the site;
- realignment of the sidewalk shown on West 7th Avenue with the east sidewalk to allow for a larger front boulevard;
- deletion of all proposed pavers on City property, and indication of standard treatments for Burrard Street and corners;
- deletion of all new proposed back boulevard trees;

Note to Applicant: The removal of back boulevard trees requires consultation with the Parks Board.

- revision to the boulevard landscaping to meet the Boulevard and Landscaping Guidelines, including the provision of a 1 ft. grass strip at the back of the City sidewalk; and
-

- new street trees to be provided adjacent to the development site and illustrated on the Landscape Plan, to be confirmed prior to issuance of the Building Permit;

Note to Applicant: Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Amit Gandha, Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the Landscape Plan: "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. in length and 18 in. in depth. Call the Park Board for inspection after tree planting completion (604.257.8600)". A separate application to the General Manager of Engineering Services for street trees and/or sidewalk improvements is required. Please submit a revised copy of the landscape plan directly to Engineering Services for review.

- A.2.5 provide design elevations at all new entrances;

Note to Applicant: Design elevations must be shown on property line adjacent to all entrances as shown on pages DP2.02 and DP2.03.

- A.2.6 provide additional stall width for standard and small car parking spaces adjacent to walls;

Note to Applicant: Examples of such spaces are 17, 20, 72, 73, 135, 138, 189, 190, 219, 224, and 266.

- A.2.7 clarify garbage provision and pick-up operation to include:

- confirmation that the room is adequate for bin storage; and

Note to Applicant: Each bin should serve approximately 30 units (this project would require a minimum of 9 bins at a size of 5 ft. x 8 ft. each). A compactor should be considered for this site.

- written confirmation from a waste disposal company that a waste hauler can access and pick up from this location without reliance on any on-street storage of bins;

- A.2.8 confirm that all utility services shall be provided underground;

Note to Applicant: The General Manager of Engineering Services will require all utility services to be underground for "conditional" developments. All electrical services to the site must be primary with all electrical transformers located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services being underground.

- A.2.9 arrangements shall be made, to the satisfaction of the Director of Planning, Director of Legal Services and General Manager of Engineering Services, for the co-op parking space;

Note to Applicant: Car-sharing vehicles must be managed by a professional car-sharing organization, and must be located in an area accessible to all members of that car-sharing organization, who do not reside in the development.

- A.2.10 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a canopy application;
-

Note to Applicant: Canopies must be fully demountable and drained to the building's internal drainage systems. Submit site and elevation drawings of the proposed canopy directly to Engineering Services for review.

- A.2.11 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a crossing application;

Note to Applicant: The crossing application should be accompanied by two copies of the site plan and shall be submitted directly to Engineering Services.

- A.2.12 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a standard crossing entrance at West 6th Avenue;

Note to Applicant: The proposed curb returns shall be deleted from the plan.

- A.2.13 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a bicycle rack application for any new bicycle rack proposed on City property;

Note to Applicant: Contact Gurdeesh Dhaliwal in Engineering Services at 604.873.7793 for further information.

- A.2.14 modification of the Traffic Impact Study, submitted with the application, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Remove reference to the on-street passenger zone on West 7th Avenue in Section 3.2 and Exhibit 3.1 of the Transportation Impact Study.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre - Building Department contained in the Staff Committee Report dated June 30, 2010. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **January 12, 2011**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 City Council has adopted the annual inflationary DCL rate adjustment system for the Vancouver DCL By-law rates. New, inflation adjusted City-wide and Area Specific rates will come into effect September 30, 2010.
- B.1.7 City Council has recently approved the provision of infrastructure for charging electric vehicles in new multi-family buildings. As a result, electrical outlets for a minimum of 20% of the required residential parking spaces will be required for all new multi-family developments where a development permit is issued after December 31, 2010.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
 - B.2.4 All services, including telephone, television cables and electricity, shall be completely underground.
-

- B.2.5 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
- B.2.6 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.
- B.2.7 Amenity spaces (meeting, media/TV and exercise rooms) of 3,160 sq. ft. excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents and occupants of the building;

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents and users of this building.

- B.2.8 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.9 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
 - B.2.10 A final soils contamination assessment report must be prepared and forwarded to the Environmental Protection Branch and the Ministry of Environment (Provincial Government) for approval and recommendation prior to issuance of the Occupancy Permit.
 - B.2.11 A Waste Discharge Permit is required for any dewatering on the site.
 - B.2.12 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any future subsurface work.
 - B.2.13 Environmental Reports must be submitted to the Environmental Protection branch prior to the issuance of the occupancy permit.
 - B.2.14 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604.675.3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
 - B.2.15 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
-

Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on April 20, 2010 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law (VBBL).

- 1.* Fire Fighting provisions as per Section 3.2.5. except where otherwise approved by Vancouver Fire and Rescue Services. The north townhouses are cut-off from the main entrance and the CRU's greater than 45m path of travel.
 2. Manual pull stations are required at all exit doors and can be interpreted to include townhouse exit doors, as it is not explicitly excluded. Further discussion would require involvement of Vancouver Fire and Rescue Services, Building Official and City Electrician regarding an "Alternate Solution".
 3. The building is classified as a high building and is to conform to provisions of Subsection 3.2.6.
 4. The mezzanine for retail unit #2 does not meet the criteria as a mezzanine for the purpose of the VBBL and shall be treated as a storey.
 5. Cross over floors are required in accordance with Article 3.4.6.17.
 - 6.* Exit stairs serving the storage garage shall terminate at the storey defined by Sentence 3.3.6.7.(3). The south east stair does not appear to be separated from the above grade stairs since the drawings are lacking with this information.
 7. The residential townhouse units are to have exits in conformance with Sentence 3.3.4.4.(3); otherwise egress/exit door is required on each level of the dwelling unit, which have access to two exits.
 - 8.* The loading area does not provide two means of egress from this floor area. Only one exit is provided through the parking access ramp. The safety of pedestrian travel, along this ramp, shall be provided.
 - 9.* Travel distance in the parking garage exceeds 45 m, especially the middle stalls located along the north row of parking.
 10. The exit lobby is to conform with Article 3.4.4.2. and is not permitted to have an occupancy, such as the waiting area, amenity room and large counters. Also, residential units are not permitted to open directly onto an exit lobby.
 11. Clarify the purpose of providing the corridor at the rear of units "TH E, F and G". This public corridor exceeds the dead-end limits.
 12. The "service" corridor at the rear of retail units #3 and #4 requires access to two exits.
 - 13.*The corridor providing access to exits from the bicycle storage room is only provided with one exit.
 14. Level 8 roof deck is to be provided with two means of egress and shall be provided with appropriate emergency lighting levels along its path of travel, including along the garden area. The architectural and landscape drawings are not consistent with one another.
 - 15.*The residential units are to conform to the Enhanced Accessibility requirements per Article 3.8.2.27.
-

16. Public corridor leading from the southeast elevators on Townhouse Level 2 must provide access to the "Type E" units.
17. Retail unit #4 does not provide access for persons with disabilities.
18. *Storage garage to have a clearance of 2.3 m, where it provides vehicular access and parking to a parking space for persons with disability, and to include area beyond the space to facilitate turnaround.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Civic Address:
 22222 Burnard St.
 Vancouver, BC

Legal Description:
 Lot A
 Block 295
 D.L. 526
 New West District
 P.I.D. 904-769-789



D7 SUBMISSION - 2019.04.19

2222 BURNARD
2222 Burnard St.
FARMHOUSE, MD
1000

Inter Gulf Development Group
57, Box 11105
Arlington 1750 • 1016 W. Georgia St.
Farmhouse, MD 20639
1000

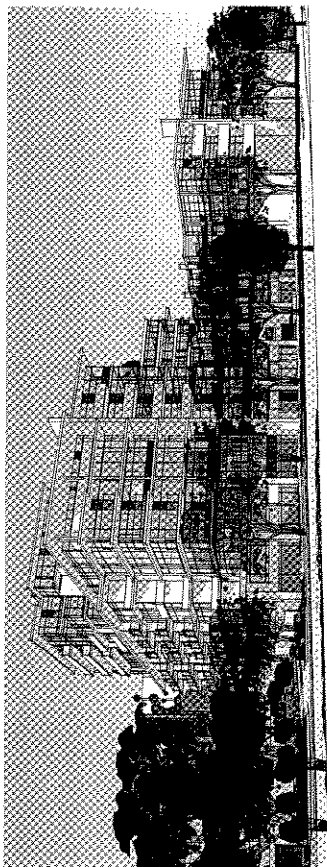
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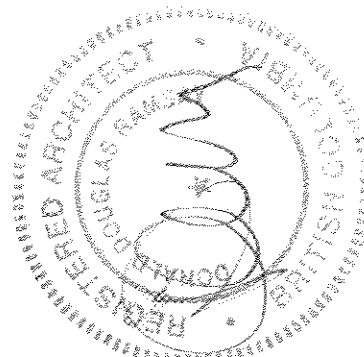
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Appendix D; page 1 of 47

DP 1,00

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DRAWING LIST	A.1.01	Cover Sheet
	A.1.02	General Notes
	A.1.03	Site Plan
	A.1.03a	Site Plan
	A.1.04	Streetscape Elevations
	A.1.05	Planting Level P3 Plan
	A.1.06	Planting Level P2 Plan
	A.1.07	Planting Level P1 Plan
	A.1.08	Story Parking P1 Level
	A.1.09	Townhouse Level 2 Plan / Upper Parking Level
	A.2.01	Level 1 Plan
	A.2.02	Level 2 Plan
	A.2.03	Level 3 Plan
	A.2.04	Level 4 Plan
	A.2.05	Level 5 Plan
	A.2.06	Level 6 Plan
	A.2.07	Level 7 Plan
	A.2.08	Level 8 Plan
	A.2.09	Level 9 Plan
	A.2.10	Level 10 Plan
	A.2.11	Level 11 Plan
	A.2.12	Level 12 Plan
	A.2.13	Level 13 Plan
	A.2.14	Level 14 Plan
	A.3.01	Sections
	A.3.02	Elevations
	A.3.03	Elevations
	A.4.01	Building Sections
	A.4.02	Building Sections
	A.4.03	Building Sections
	A.5.01	Shadow Diagrams
	A.6.02	View Study Diagrams
	A.6.03	View Study Diagrams
	A.6.04	Horizontal Angles of Daylight



2222 BURRARD
2222 Burrard St.
Vancouver, BC
V6J 1K6

**Inter Gulf
Development Group**
P.O. Box 11125
Suite 1760 - 1088 W. Georgia St.
Vancouver, BC V6E 3C8

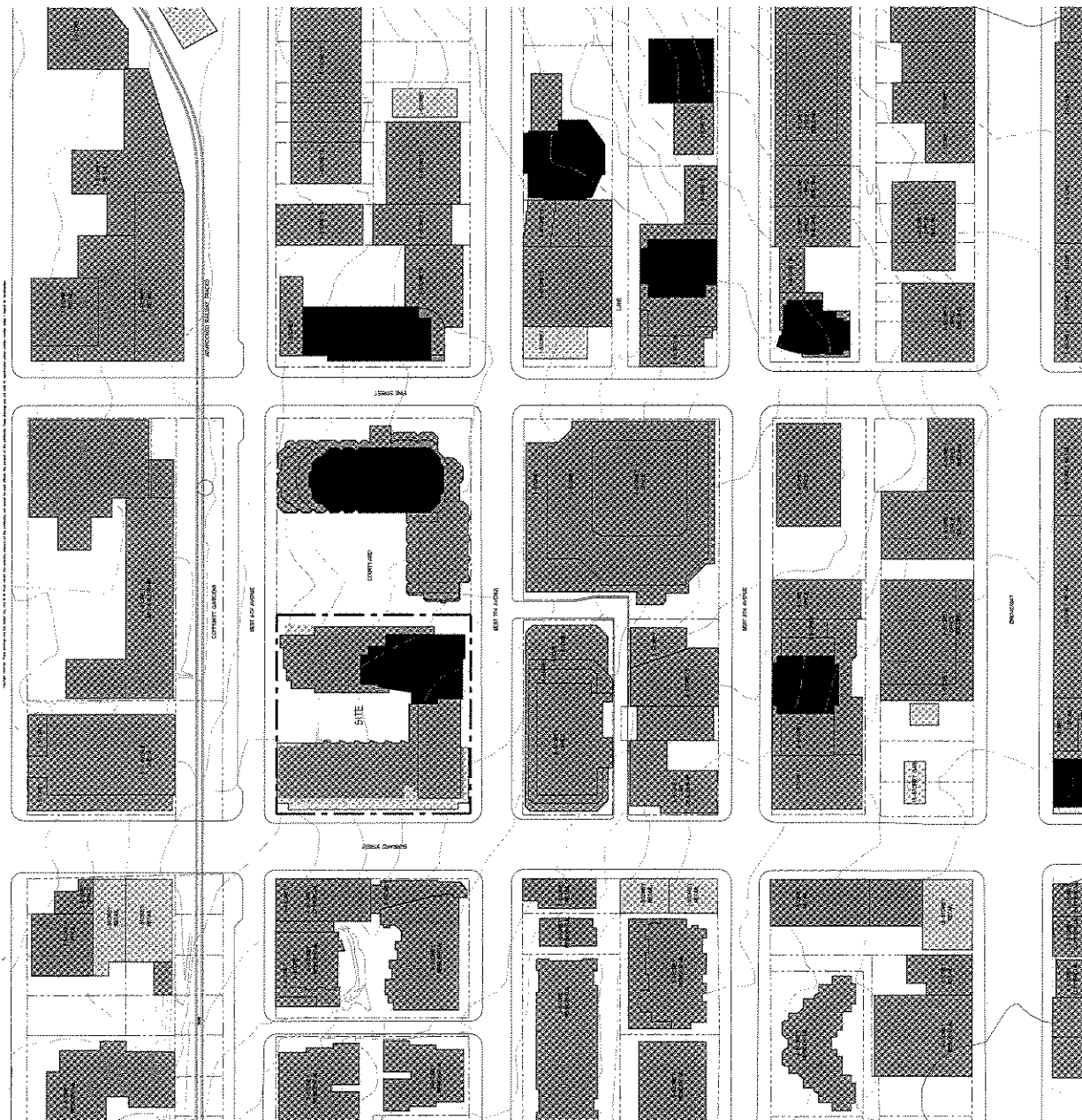
Context Plan
General Note

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300 0000000	3000000.00	PM

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DP 1.02

Context Plan
SCALE: 1"=500'-0"





DP SUBMISSION - 2010.04.15

2222 BURRARD
2222 Burrard St.
Vancouver, BC
Interluf Development Group
P.O. Box 11125
Suite 1750 - 1055 W. Georgia St.
Vancouver, BC V6E 5P9
Contact: Eric
Site Plan

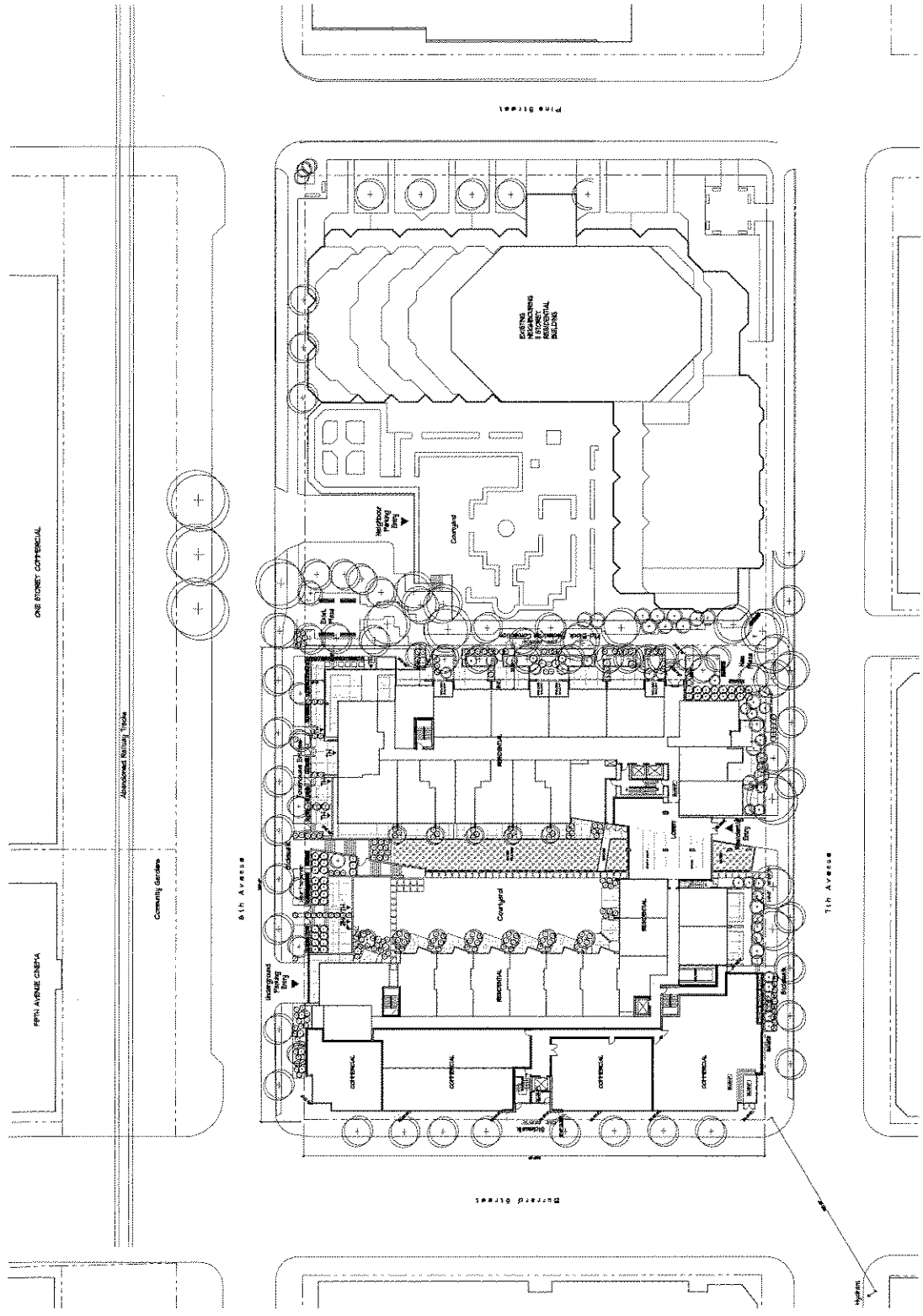
DATE	BY	REVISION
10/04/10	AW	Initial Design
10/04/10	AW	Final Design

DP 1.03

Scale: 1/8" = 1'-0"

North Arrow

Site Plan
Scale: 1/8" = 1'-0"



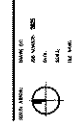
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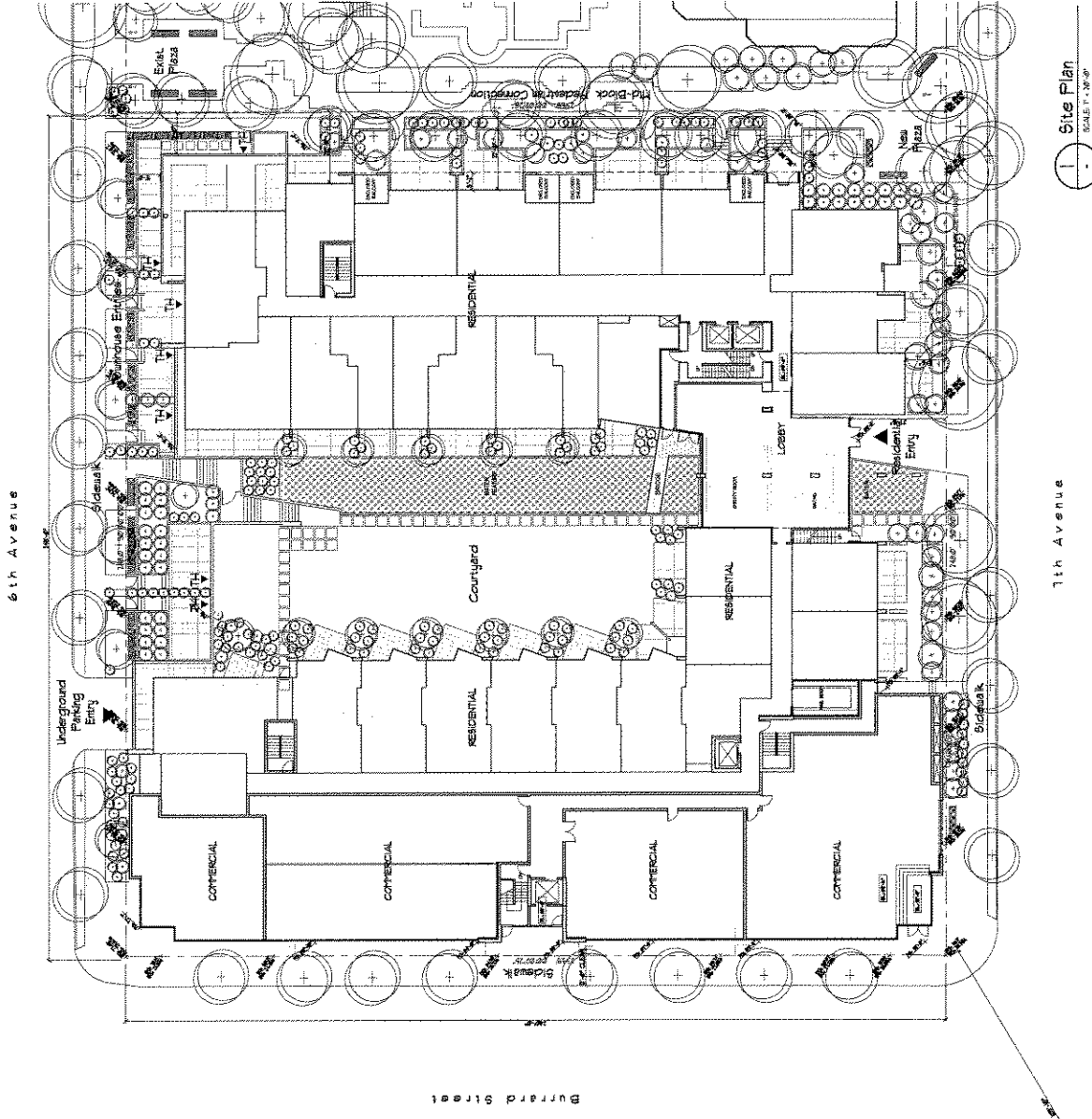
DP SUBMISSION - 2010.04.15

PROJECT NO:
2222 BURRARD
2222 Burrard St.
Vancouver, BC
Inter Gulf
Development Group
P.O. Box 11108
Suite 1700 - 1055 W. Georgia St.
Vancouver, BC V6C 3P3
Phone: 604-681-1234
Fax: 604-681-1235
Site Plan

DATE: 2010.04.15
BY: [Signature]
FOR: [Signature]



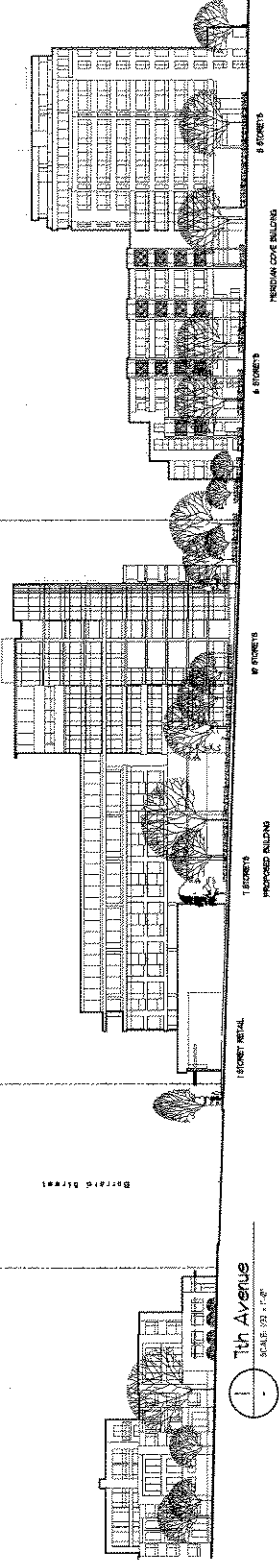
DP 1.03b



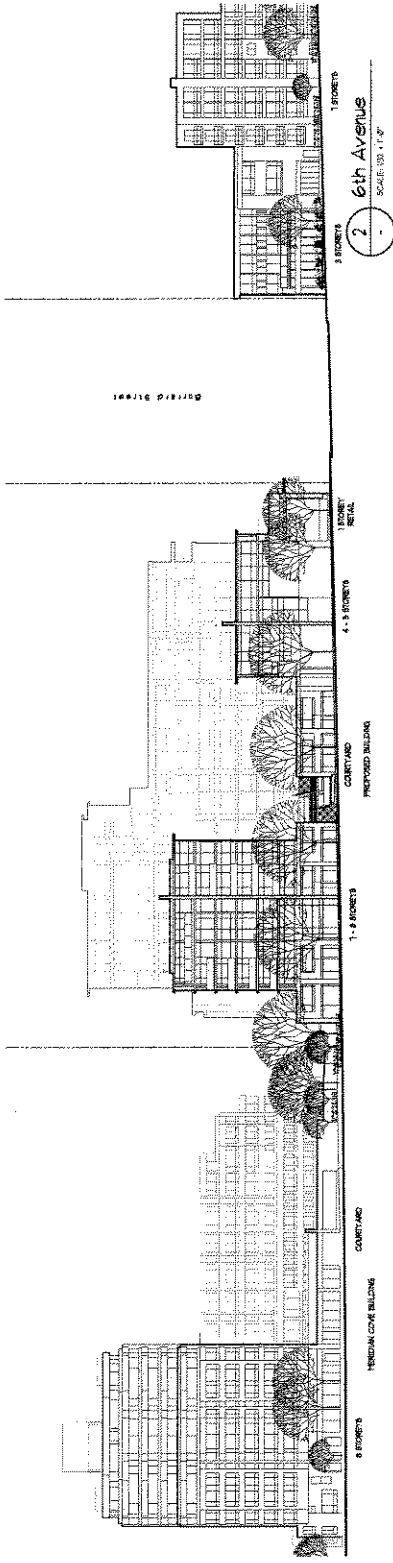
Legal Description:
Lot A
Block 288
D.L. 526
New West District
P.I.D. 004-769-783



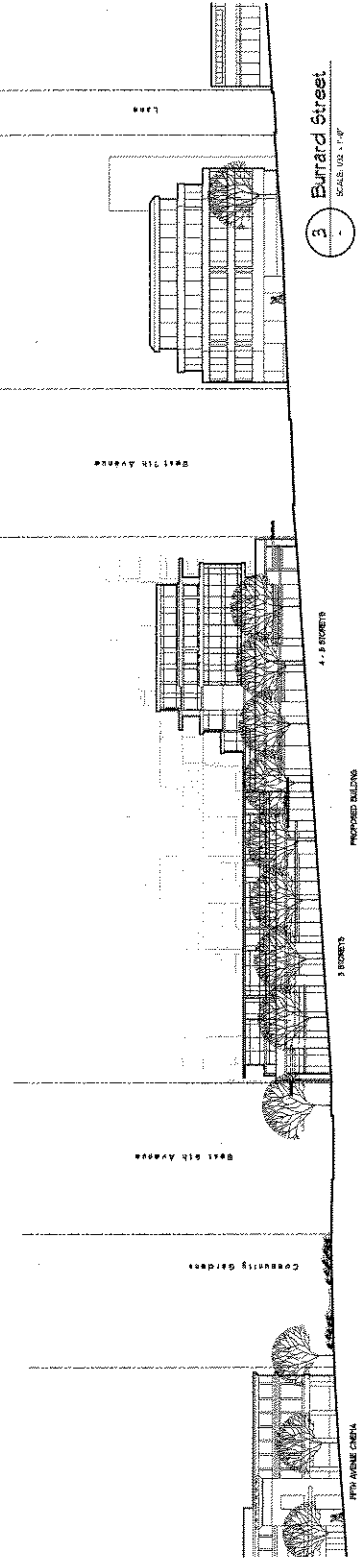
DP SUBMISSION - 2010.04.15



2222 BURRARD
 Project Name
 2222 Burrard St.
 Vancouver, BC
 Interleaf
 Development Group
 1100 West 11th St.
 Suite 1100 - 1100 W. Georgia St.
 Vancouver, BC V6E 3P3
 Project Name
 2222 Burrard St.
 Development Group



2222 BURRARD
 Project Name
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 Development Group
 1100 West 11th St.
 Suite 1100 - 1100 W. Georgia St.
 Vancouver, BC V6E 3P3
 Project Name
 2222 Burrard St.
 Development Group



2222 BURRARD
 Project Name
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 Development Group
 1100 West 11th St.
 Suite 1100 - 1100 W. Georgia St.
 Vancouver, BC V6E 3P3
 Project Name
 2222 Burrard St.
 Development Group

85381430



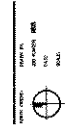
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2222 BURRARD
5525 Burrard St
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V6J 4G6

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Development Group
P.O. Box 11126
Suite 1710 - 1060 W. Georgia St
Vancouver, BC V6E 3K3
Canada

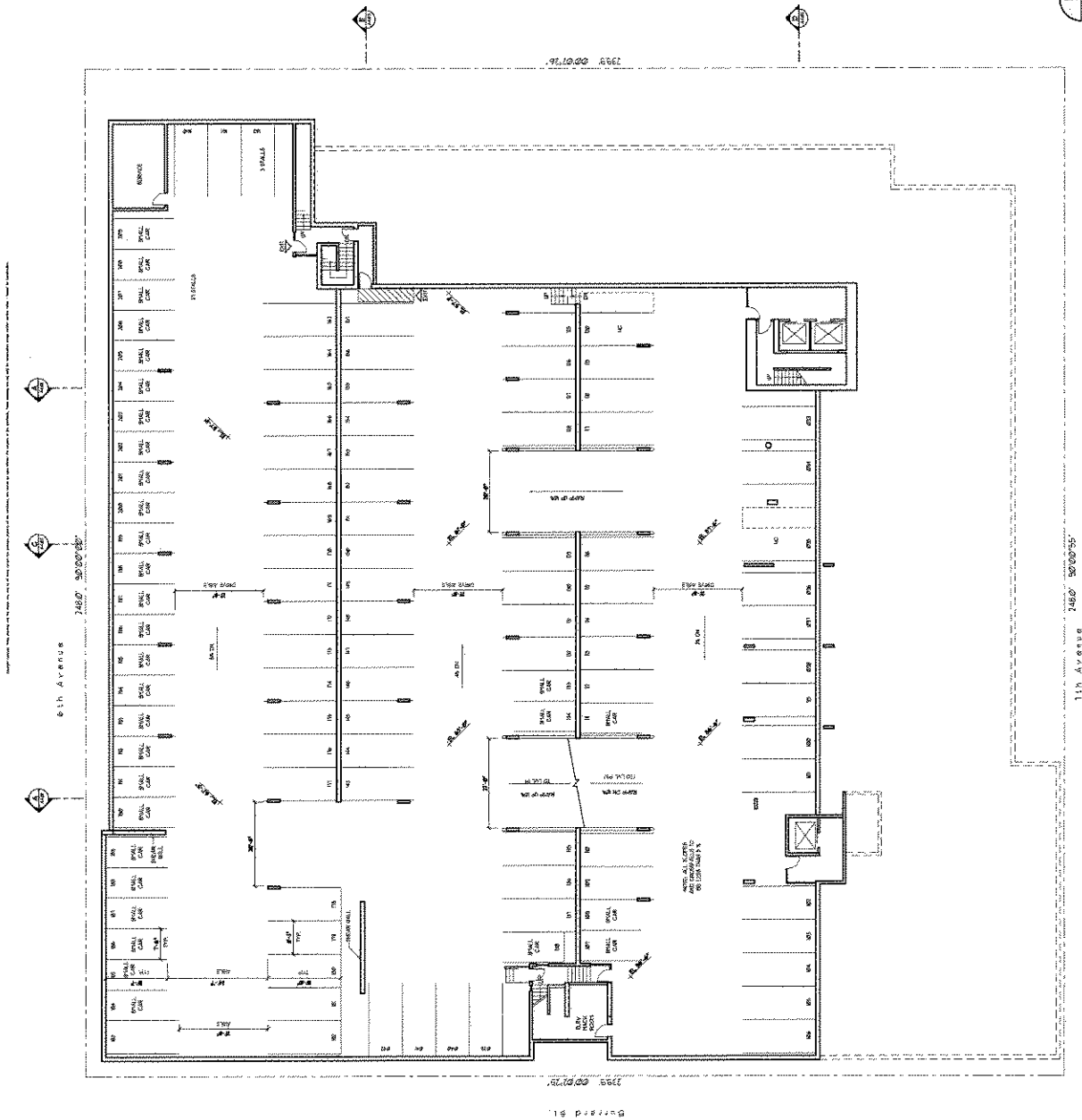
Page 3 of 3
Drawing Level P3 Plan

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524
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DP 2.01

1 Parking Level P2
SCALE: 1/8" = 1'-0"



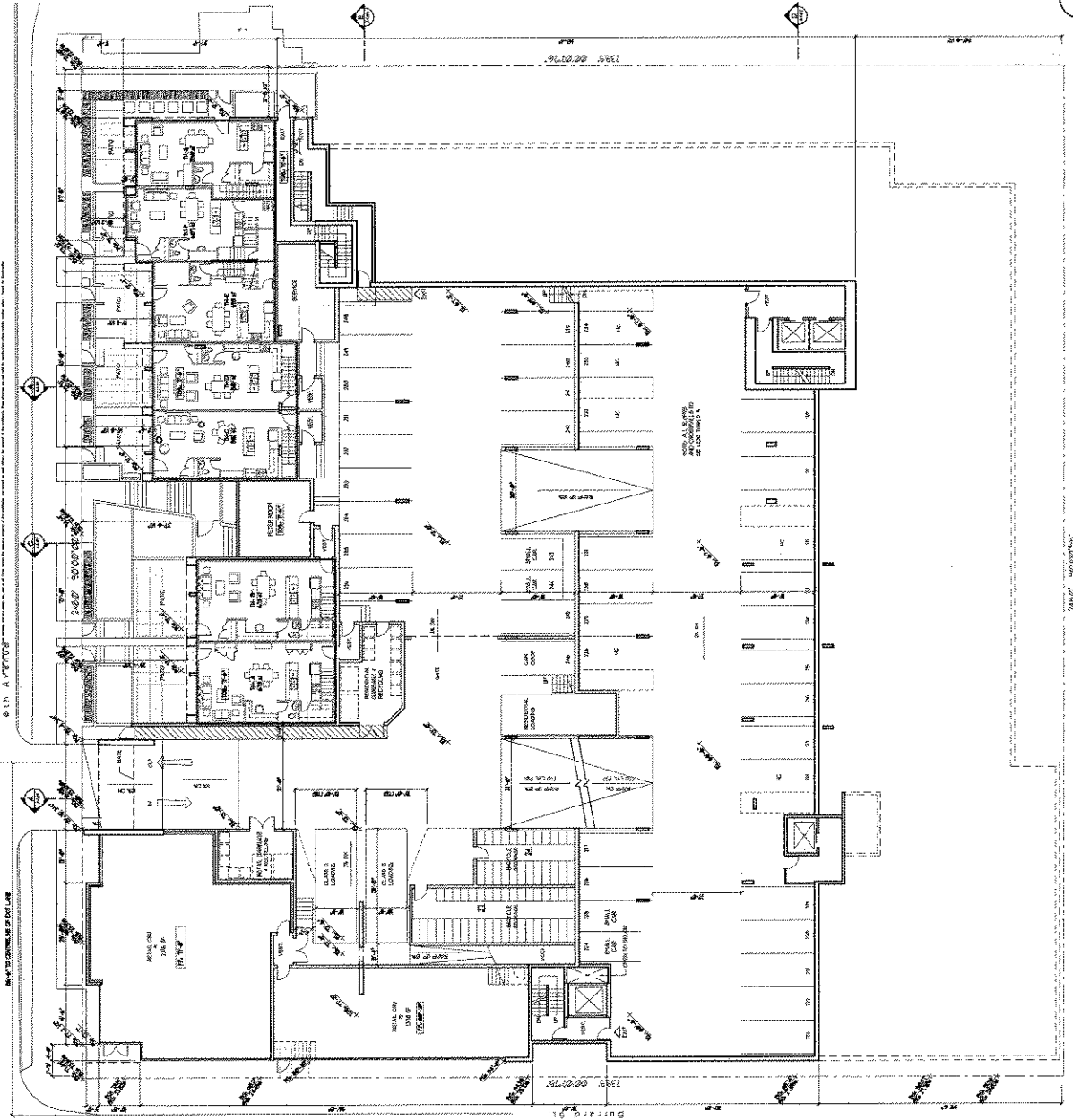


DP SUBMISSION - 2010.04.15

2222 BURRARD
2222 Burrard St.
Vancouver BC
V6J 1K6
Interleaf Development Group
P.O. Box 11108
Suite 1100 - 1085 W. Georgia St.
Vancouver, BC V6E 2P6
Tel: 604.681.1108
Fax: 604.681.1109
Email: info@interleaf.com
Tourhouse Level 1 Plan

DP 2.02
Scale: 1/8" = 1'-0"

Tourhouse Level 1
Parking Level F1
Scale: 1/8" = 1'-0"



OF 12859



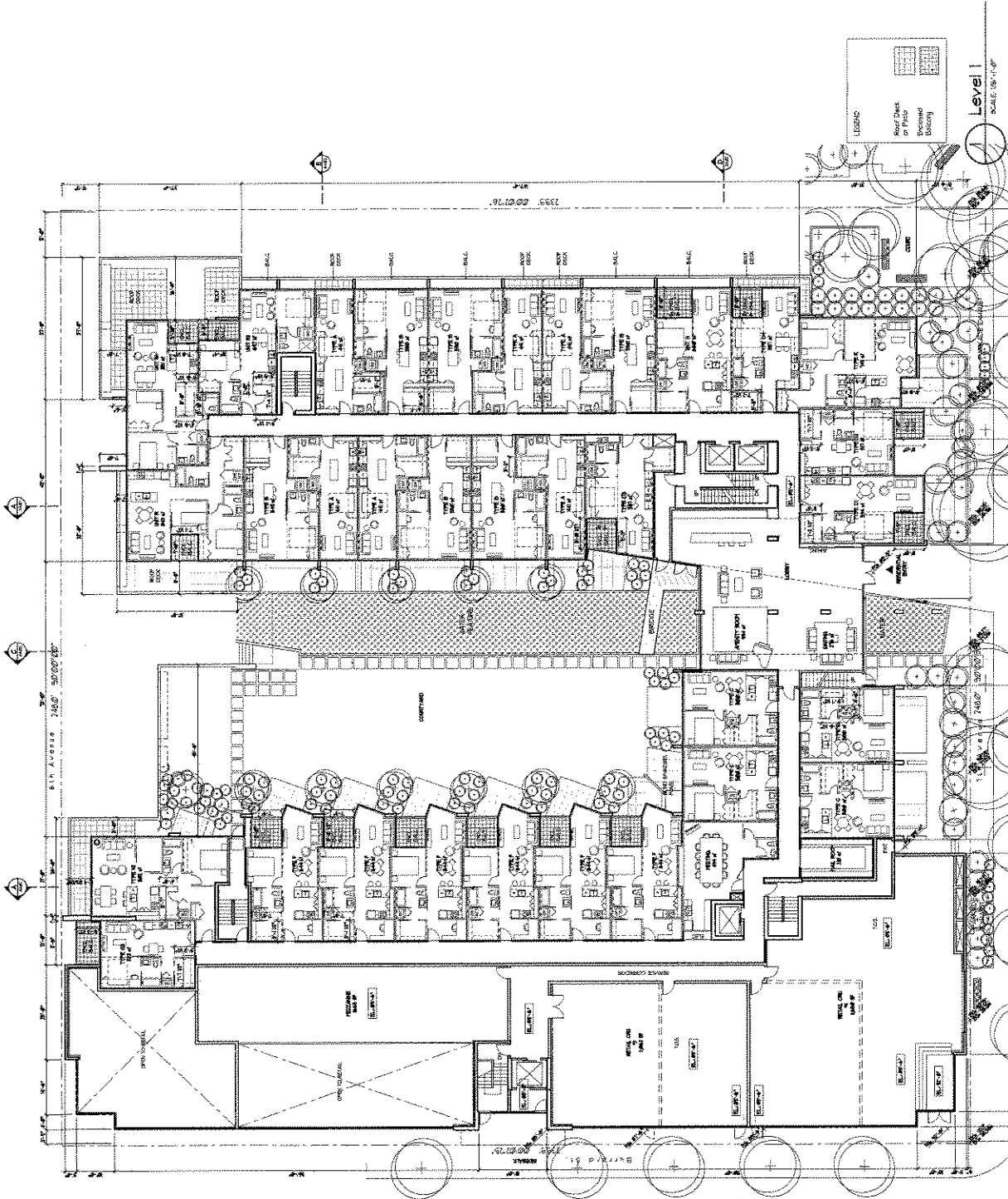
DP SUBMISSION - 2010.04.15

PROJECT NAME
2222 BURRARD
2222 Burrard St.
Vancouver, BC
INTERIOR DESIGN
Inter Gulf Development Group
P.O. Box 11126
Suite 1750 - 1055 St. George St.
Vancouver, BC V6E 3K3
ARCHITECT
Level 1 Plan

DATE
10/10/10
BY
10/10/10
CHECKED
10/10/10
APPROVED
10/10/10



DP 2.04

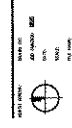




DP SUBMISSION - 2010.04.15

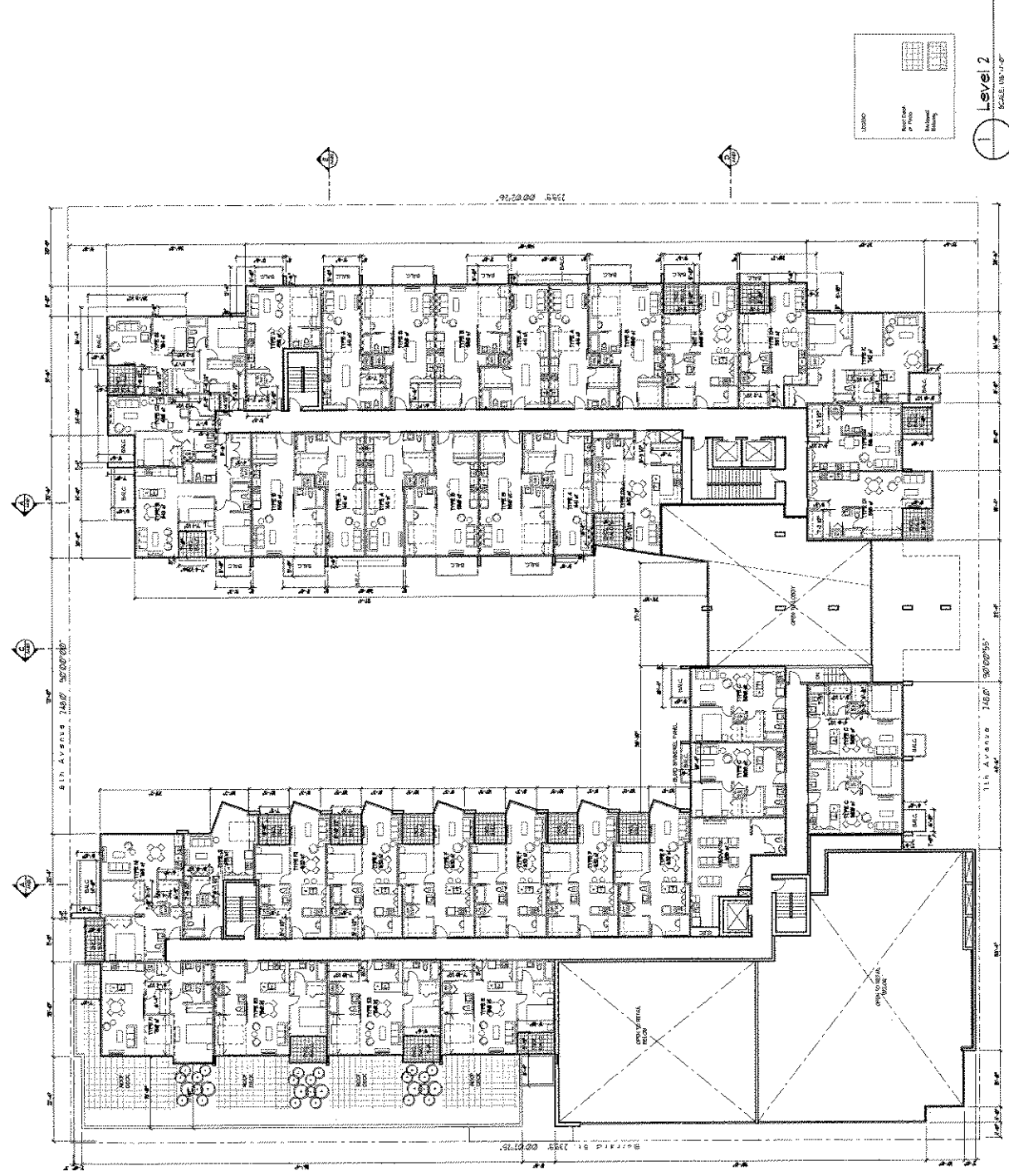
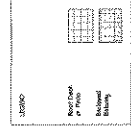
2222 BURRARD
2222 Burrard St.
Vancouver, BC
Inter Gulf Development Group
P.O. Box 11128
Rm 1120 - 1125 St. Charles St.
Vancouver, BC V6C 3K3
Level 2 Plan

DATE: 2010.04.15
BY: [Signature]
FOR: [Signature]



DP 2.05

Level 2
SCALE: 1/8" = 1'-0"





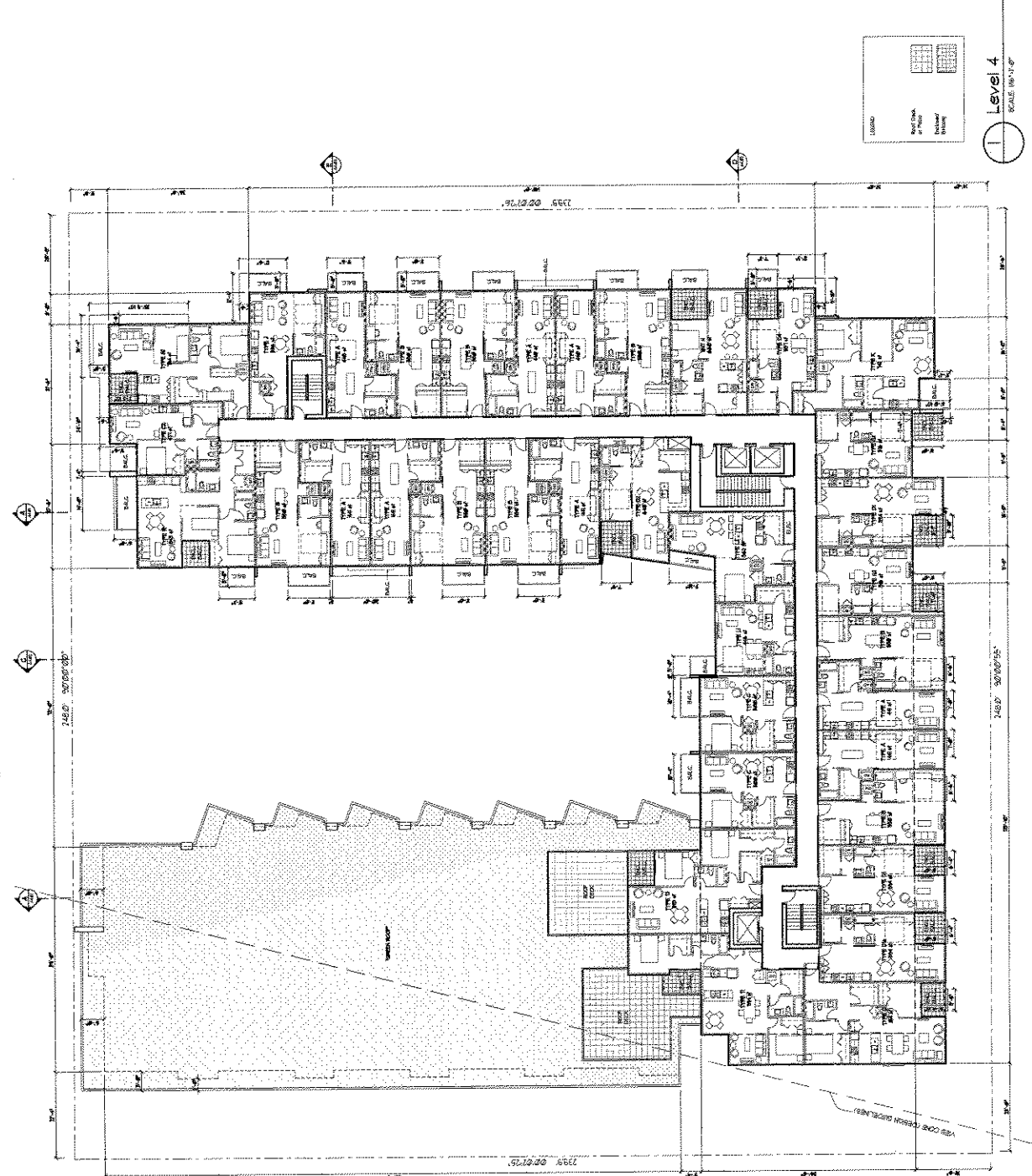
DP SUBMISSION - 2010.04.15

2222 BURBANK
2222 Burbank St.
Vancouver, BC
Interquif
Development Group
P.O. Box 11125
6040 175th St. W. Langley, BC
V3A 9V5
Level 4 Plan


2222 BURBANK
2222 Burbank St.
Vancouver, BC
Interquif
Development Group
P.O. Box 11125
6040 175th St. W. Langley, BC
V3A 9V5
Level 4 Plan

2222 BURBANK
2222 Burbank St.
Vancouver, BC
Interquif
Development Group
P.O. Box 11125
6040 175th St. W. Langley, BC
V3A 9V5
Level 4 Plan

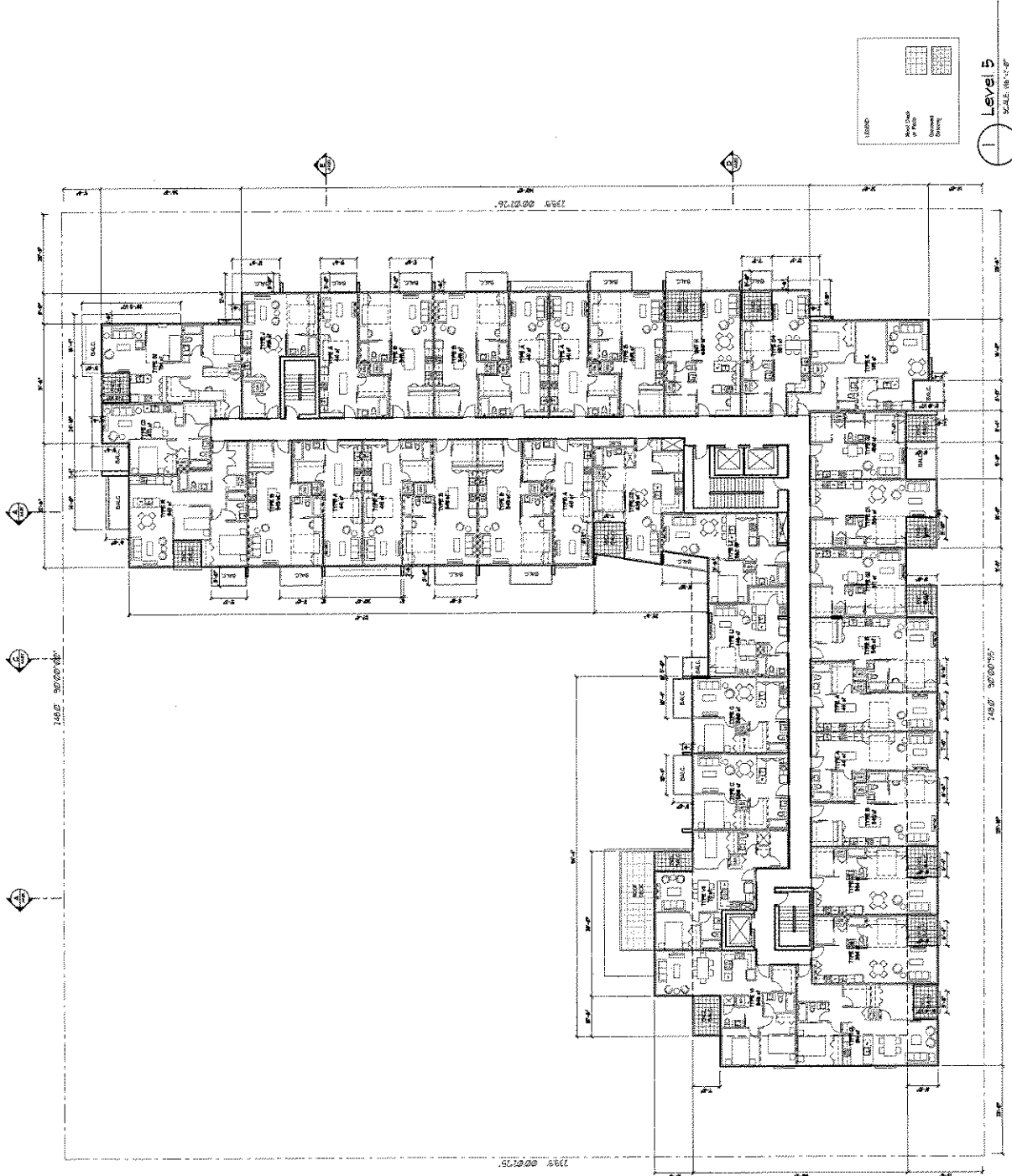
DP 2.07



[illegible]


 2000
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 6000
 8000
 10000

DP 2.08





DP SUBMISSION - 2010.04.15

2222 BURRARD
2222 Burrard St.
Vancouver BC
Interleaf
Development Group
P.O. Box 1125
Suite 1125 - 1050 W. Georgia St.
Vancouver BC V6C 2C5
Level 6 Plan

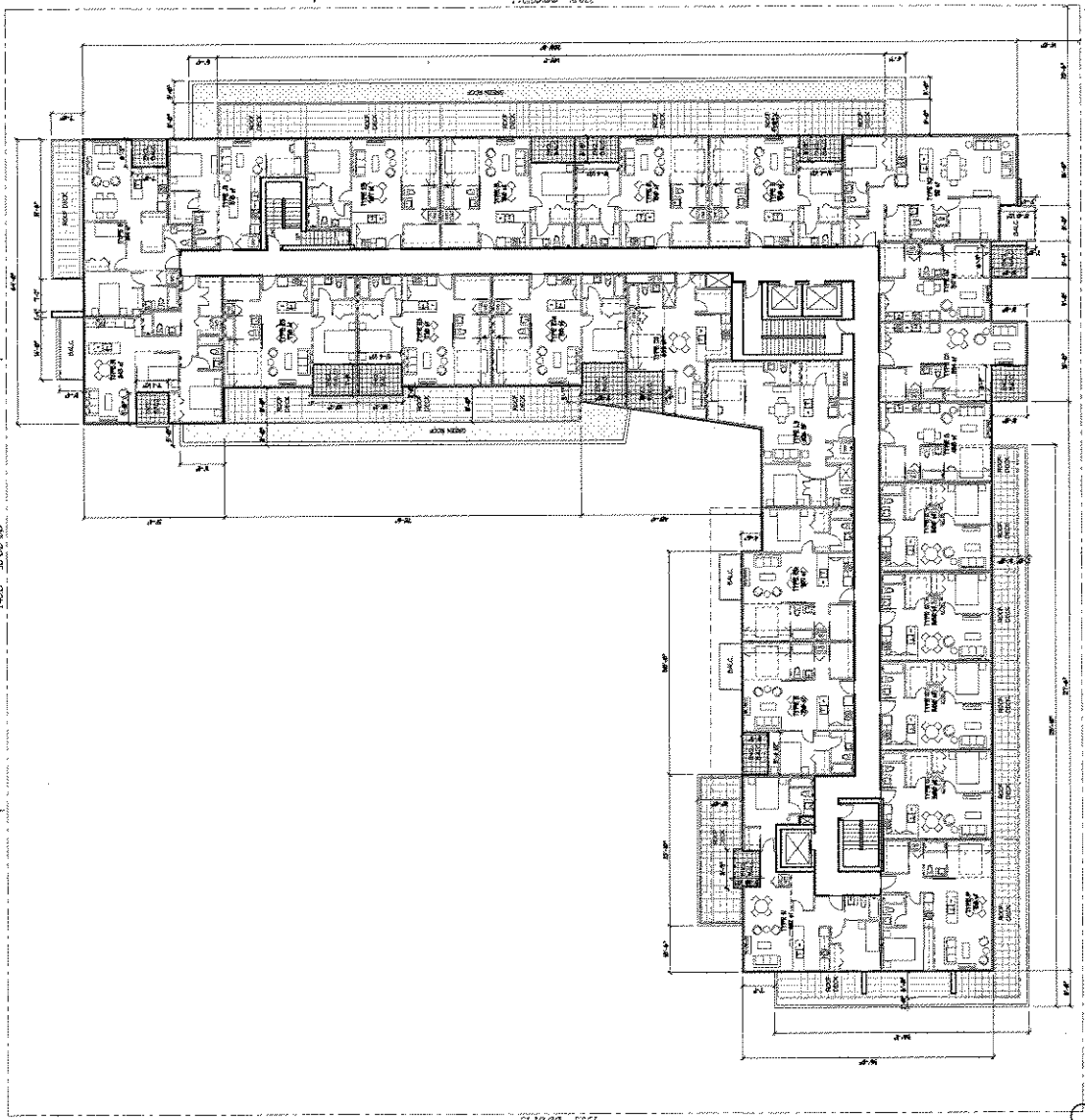
DATE: 11/11/10
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

Scale: 1/8" = 1'-0"
North Arrow
Level 6

DP 2.09

Level 6
Scale: 1/8" = 1'-0"
North Arrow
Level 6

Level 6
Scale: 1/8" = 1'-0"
North Arrow
Level 6



[illegible]


NAME _____ DATE _____

44 42383 0455

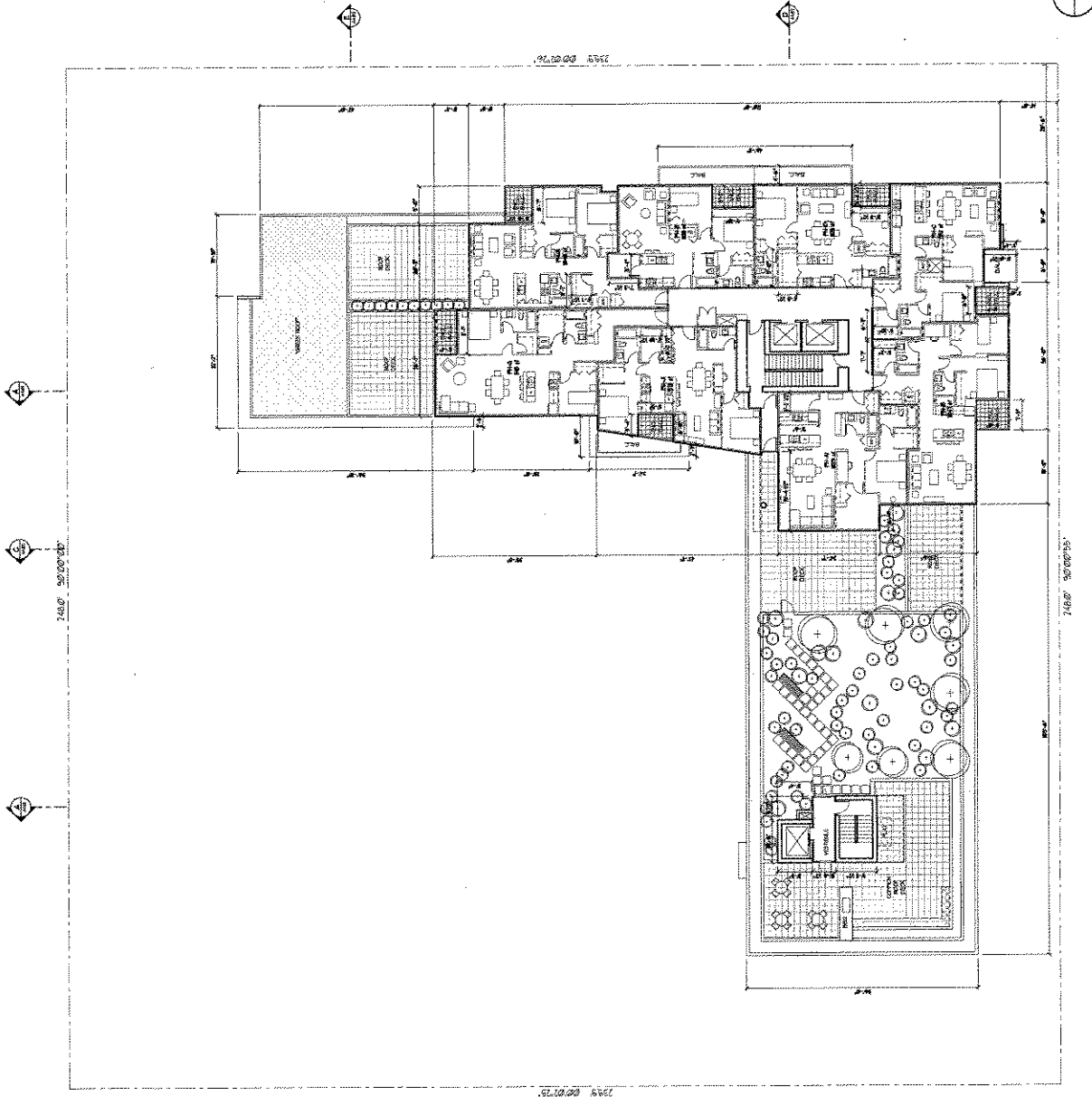
70/70

62/62

10/10/04



DP 2.11





2222 BURRARD

20212 DAVENPORT ST
WYOMING, DE

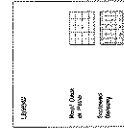
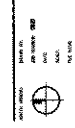
Intergulf
Development Group

P.O. Box 11123
Bain 1780 - 1085 W Georgia St.
Vancouver, BC V6E 3P3

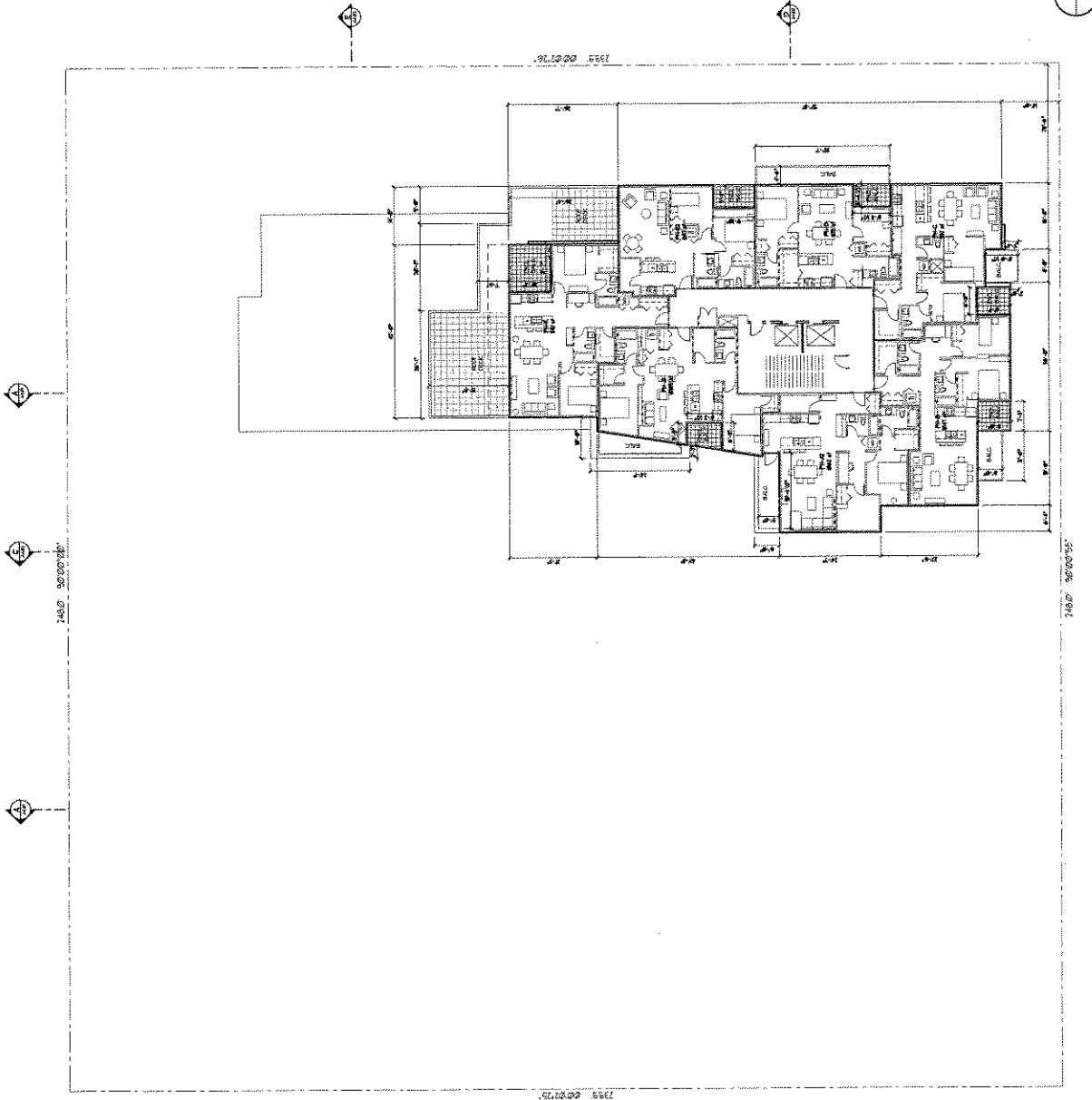
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DP 2.12



Page 10 of 10



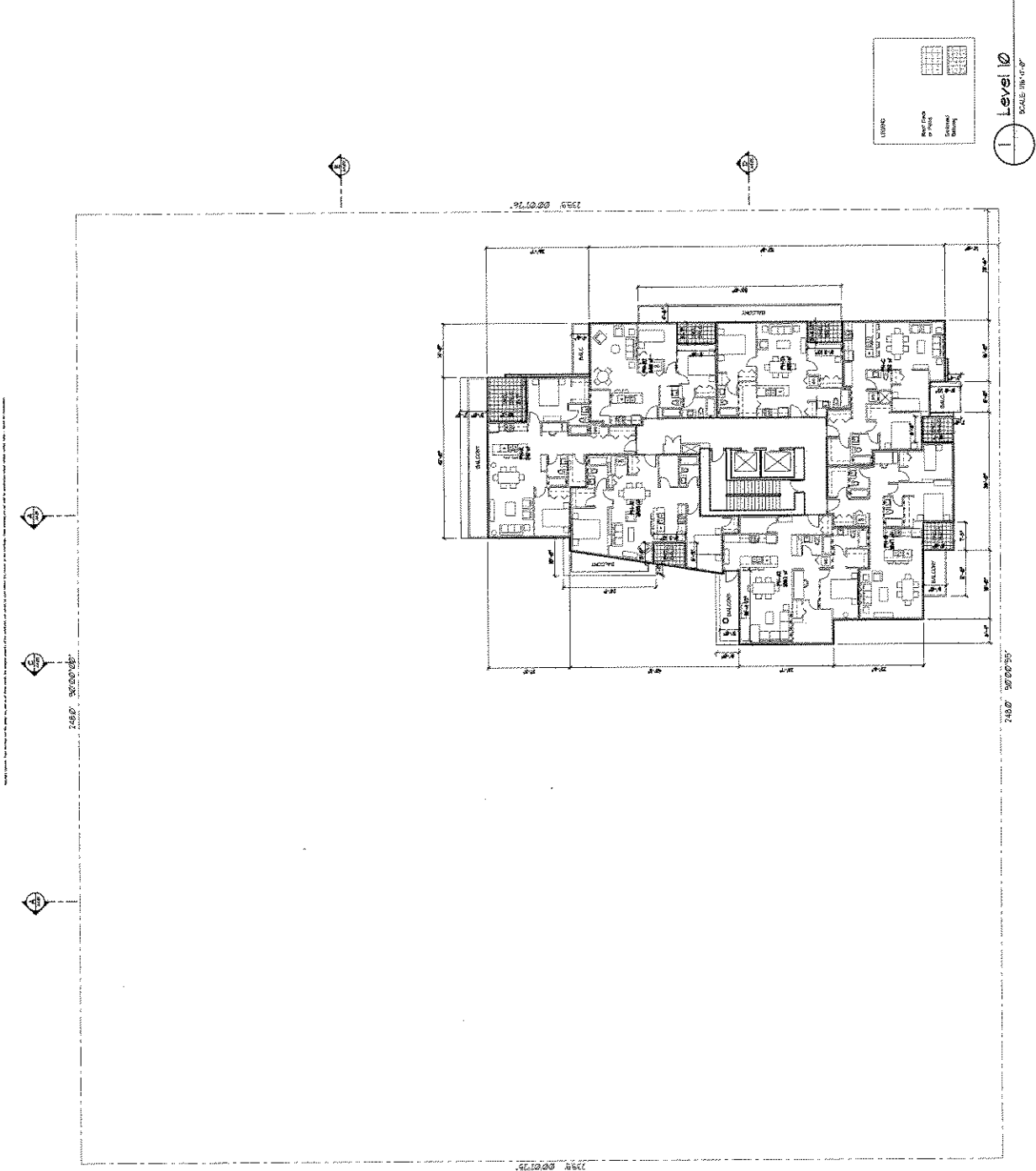
DP SUBMISSION - 2019.04.15



2222 BURRARD
2222 Burrard St.
Vancouver, BC
V6J 1K6
Interquif
Development Group
P.O. Box 11106
Suite 1700 1033 W. Georgia St.
Vancouver, BC V6E 2P7
Level 10 Plan

DATE: 2019.04.15
PROJECT: 2222 Burrard St.
SHEET: 10

DP 2.13
SCALE: 1/8" = 1'-0"





DP SUBMISSION - 2010.04.15

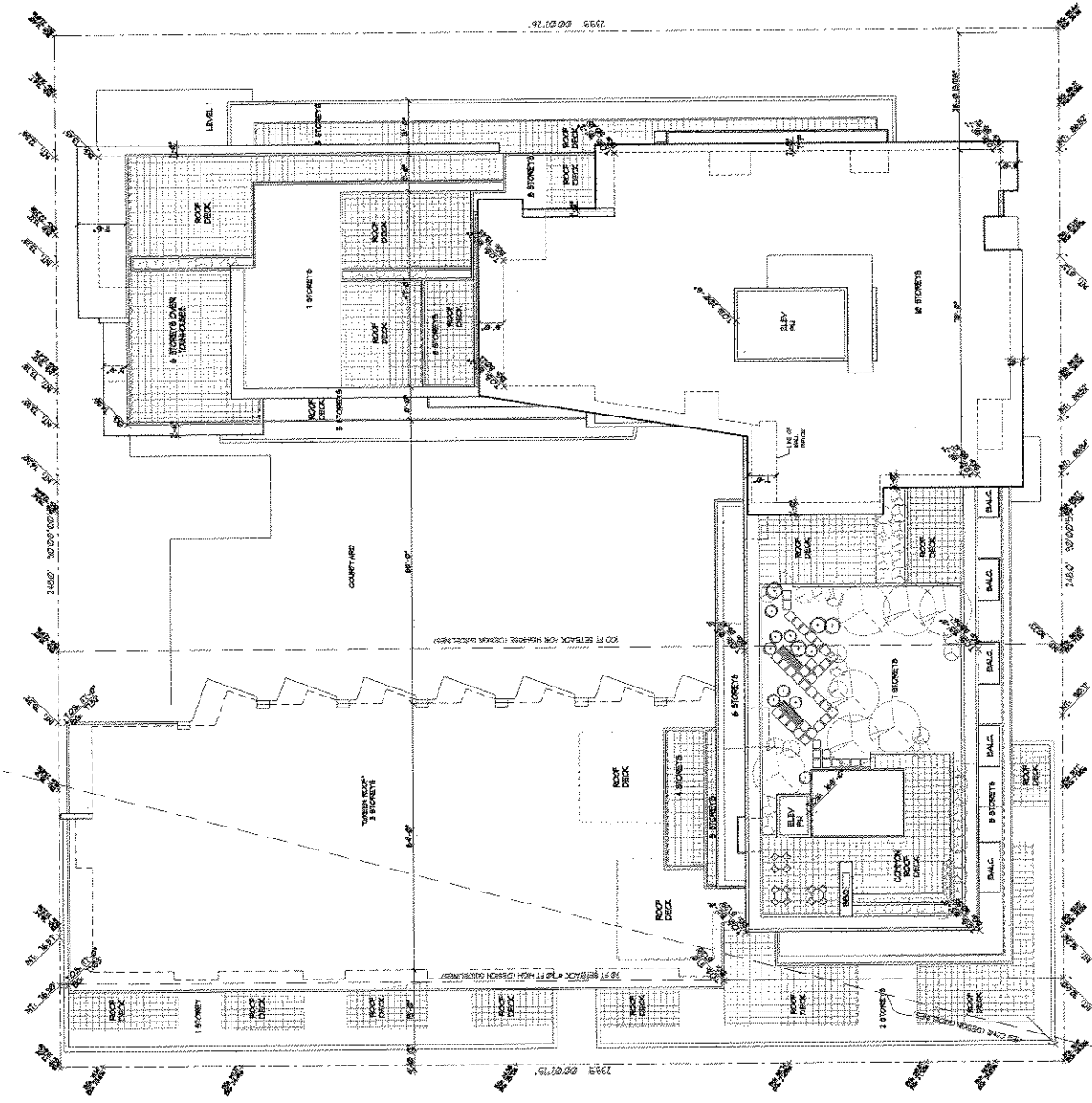
2222 BURRARD
2222 Burrard St.
Vancouver, BC
P.O. Box 11128
V6N 1S6
Intergut Development Group
Roof Plan

PROJECT NO.
DATE
BY
CHECKED BY
APPROVED BY



DP 2.14

Roof Plan
SCALE: 1/8" = 1'-0"



010202430



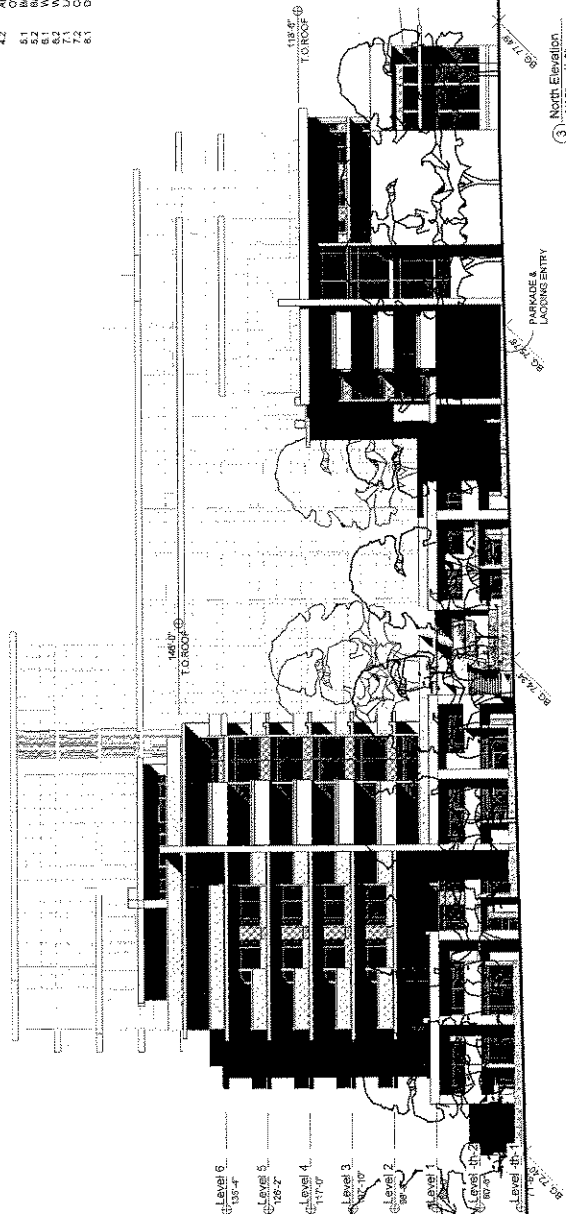
CONSULTANTS

PROJECT TITLE
2222 Burns Street
Burns Street
Burns Street

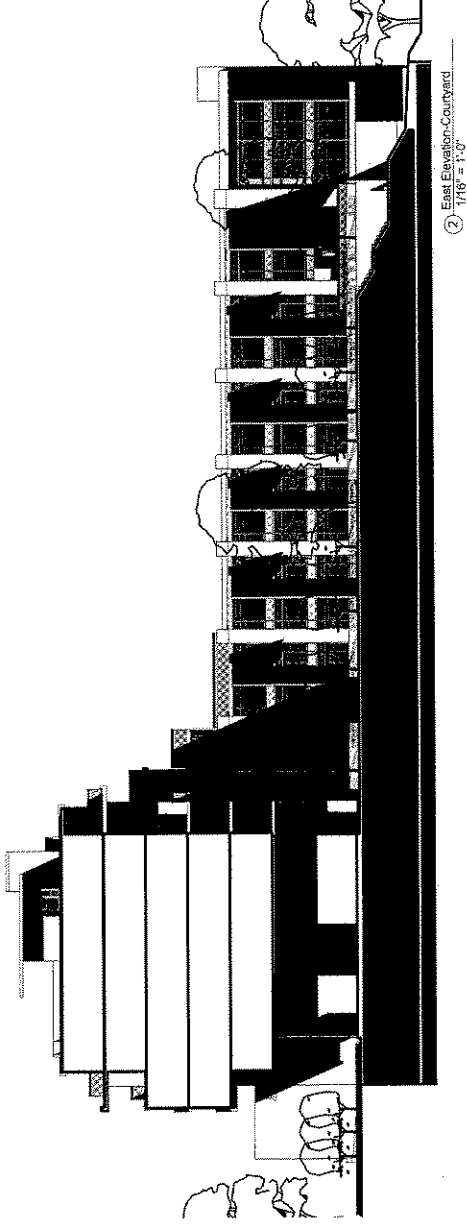
CLIENT
Integrat Development
Group
P.O. Box 1128
Burns Street
Burns Street
Burns Street

DESIGNER
Elevations - North & East
Courtyard

- LIST OF EXTERIOR MATERIALS
(See colour board for reference)
- 1.1 MASONRY VENEER
 - 1.2 WINDOW WALL GLAZING (UNITED)
 - 2.1 WINDOW WALL GLAZING (UNITED)
 - 2.2 WINDOW WALL GLAZING (UNITED)
 - 2.3 WINDOW WALL GLAZING (UNITED)
 - 3.1 CONCRETE
 - 4.1 ARCHITECTURAL CONCRETE SLAB EDGE
 - 4.2 ARCHITECTURAL CONCRETE SLAB EDGE
 - 5.1 BALCONY GUARDRAIL - CLEAR GLASS
 - 5.2 BALCONY GUARDRAIL - COLOUR ACCENT
 - 6.1 WOOD DOOR (TOWNHOUSES)
 - 7.1 UNDISCARDED ROOF
 - 8.1 DISMOUNTABLE GLASS CANOPY



③ North Elevation
1/16" = 1'-0"



② East Elevation-Courtyard
1/16" = 1'-0"

DP 301

RAMSAY
WORDEN
ARCHITECTS



1000 University Ave.
Suite 100
Berkeley, CA 94702
Tel: 415.863.1234
Fax: 415.863.1235
www.ramsayworden.com

CONTRACTOR:

PROJECT TITLE:
2222 Burnard Street
Berkeley, CA

DATE:

Intermittent Development
Group

PROJECT TITLE:
2222 Burnard Street
Berkeley, CA
Architect: Ramsay Worden Architects, Inc.
Scale: 1/16" = 1'-0"

Elevations - South & East

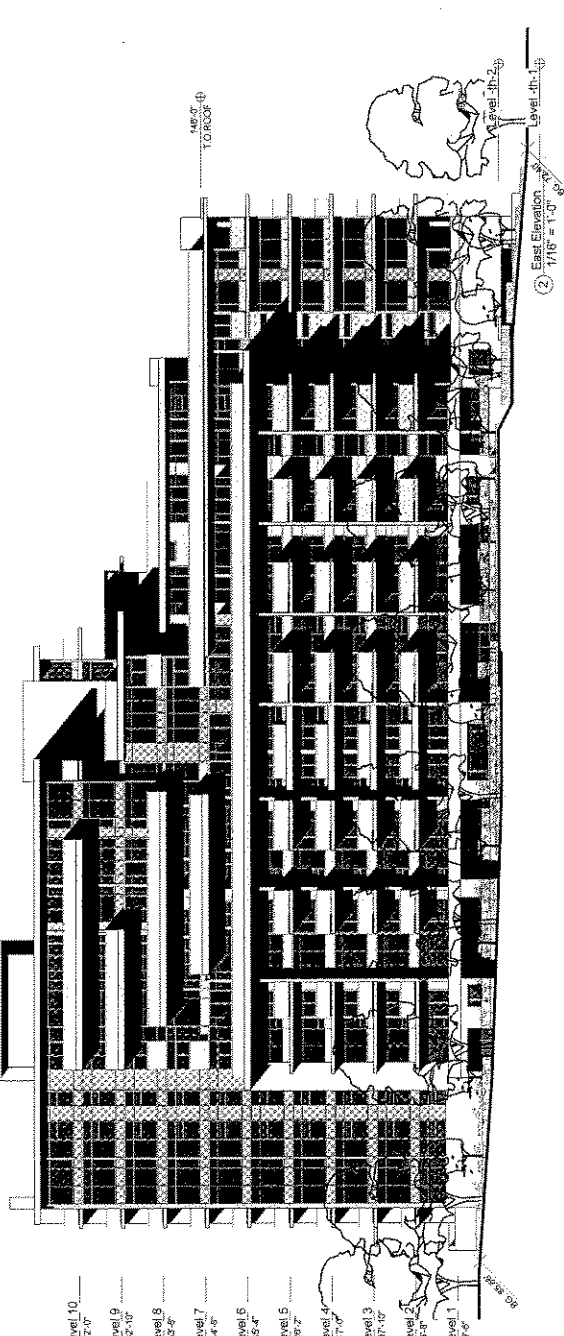
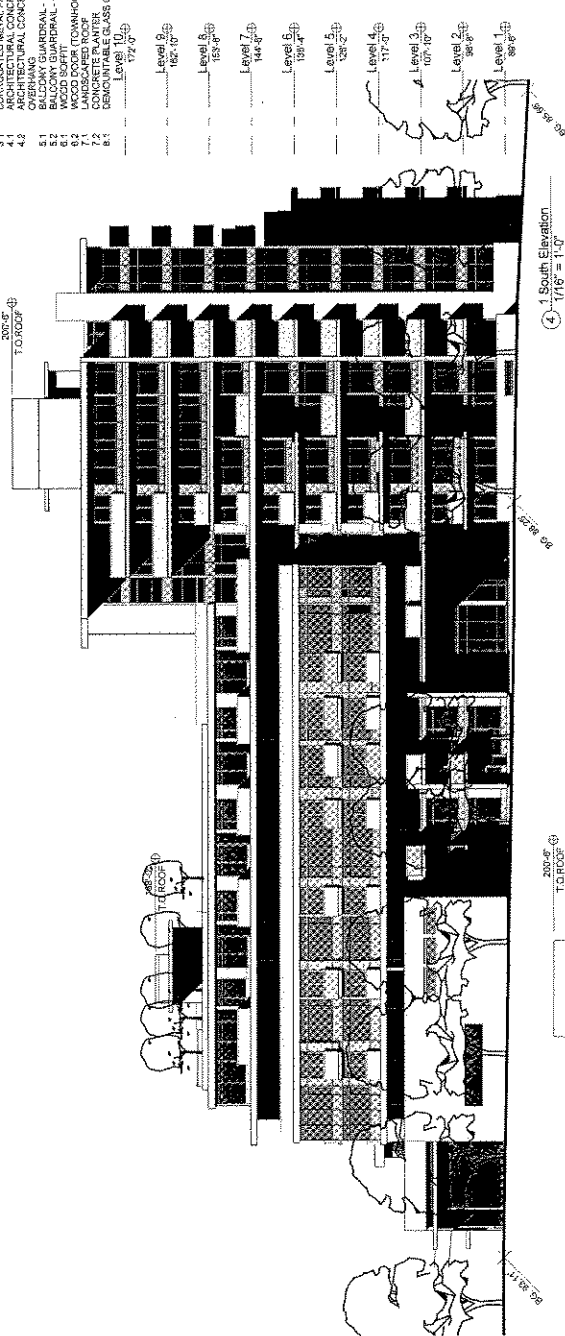
DATE: 10/1/10
PROJECT NO. 1000000000

PROJECT NO. 1000000000
DATE: 10/1/10
SCALE: 1/16" = 1'-0"

DP 302

LIST OF EXTERIOR MATERIALS
(see color boards for location)

- 1.1 MASONRY VENEER
- 2.1 WINDOW WALL GLAZING (THERMO)
- 2.2 WINDOW WALL GLAZING (THERMO)
- 2.3 WINDOW WALL SPANDREL PANEL
- 3.1 CORRUGATED METAL PANEL
- 3.2 CORRUGATED METAL PANEL (RTD)
- 4.1 ARCHITECTURAL CONCRETE (SAB EDGE)
- 4.2 ARCHITECTURAL CONCRETE (SAB EDGE)
- 5.1 OVERHANG
- 5.2 OVERHANG
- 6.1 BALCONY GUARDRAIL - GLASS GLASS
- 6.2 BALCONY GUARDRAIL - COLOR ACCENT
- 7.1 WOOD SHUTTLE (CANNONHOUSE)
- 7.2 LANDSCAPED ROCK
- 8.1 CONCRETE PLANTER
- 8.2 DEMOUNTABLE GLASS CANOPY
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- 8.99
- 9.00





- LIST OF EXTERIOR MATERIALS
(See colour boards for locations)
- 1.1 MASONRY VENEER
 - 2.1 WINDOW WALL GLAZING (TINTED)
 - 2.2 WINDOW WALL GLAZING (CLEAR)
 - 3.1 CORRUGATED METAL PANEL
 - 4.1 ARCHITECTURAL CONCRETE WALL (PTD)
 - 4.2 ARCHITECTURAL CONCRETE SUB EGGS OVERHANG
 - 5.1 BALCONY GUARDRAIL - CLEAR GLASS
 - 6.1 WOOD DOOR (TOWNHOUSE)
 - 6.2 WOOD DOOR (COURTYARD)
 - 7.1 CONCRETE PLANTER
 - 8.1 DEMOUNTABLE GLASS CANOPY

CONSULTANT

PROJECT TITLE
2222 Burrard Street
1000 Burrard Street
V6J 1K6

CLIENT
Interquill Development
Group
P.O. Box 1175
Vancouver, BC V6C 2E6
Tel: 604 681 1175
Fax: 604 681 1176
Email: info@interquill.ca

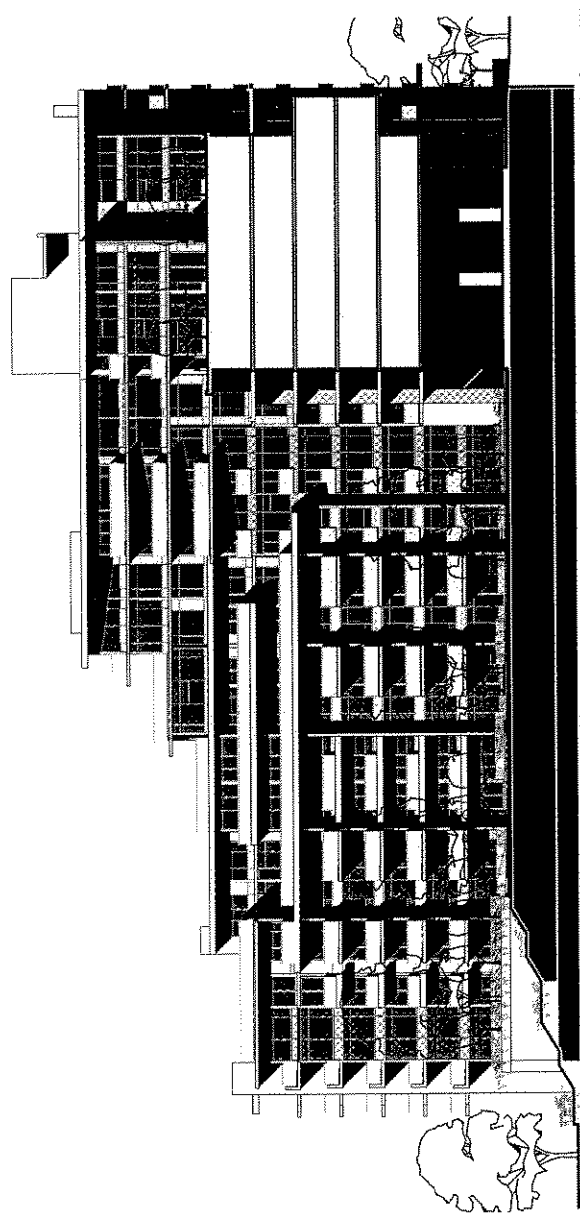
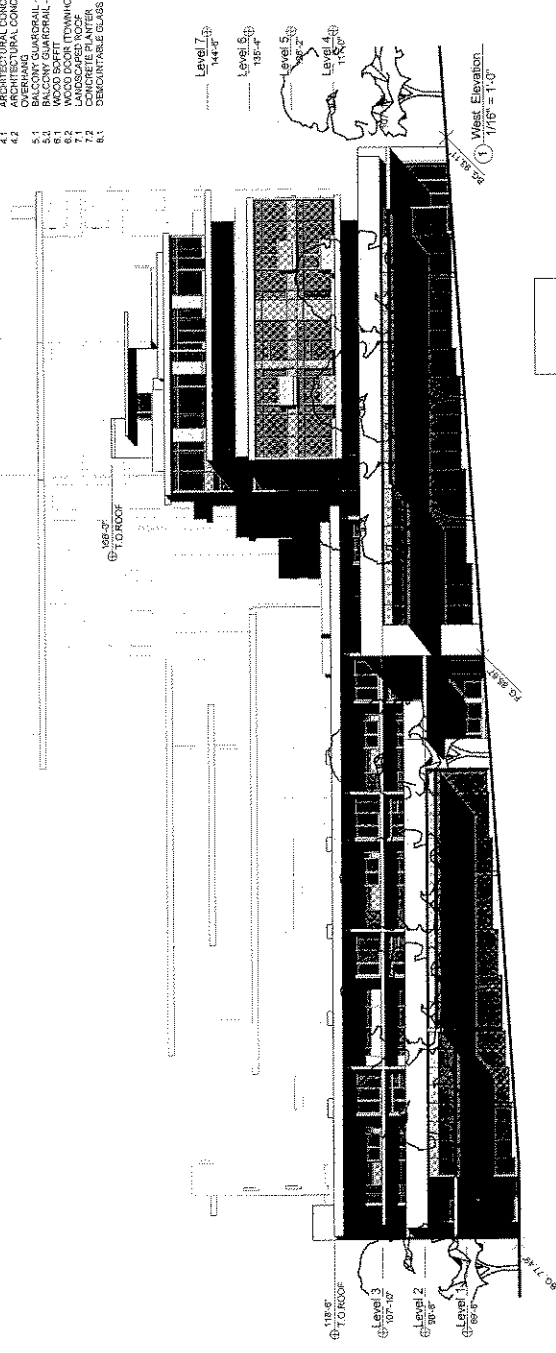
ARCHITECT
Ramsay Worden Architects
1000 Burrard Street
V6J 1K6

DATE
10/1/2014

BY
R. Worden

PROJECT NO.
DP 303

SCALE
1/16" = 1'-0"



③ Elevation, Courtyard West
1/16" = 1'-0"

80 71 60 50 40 30 20 10 0



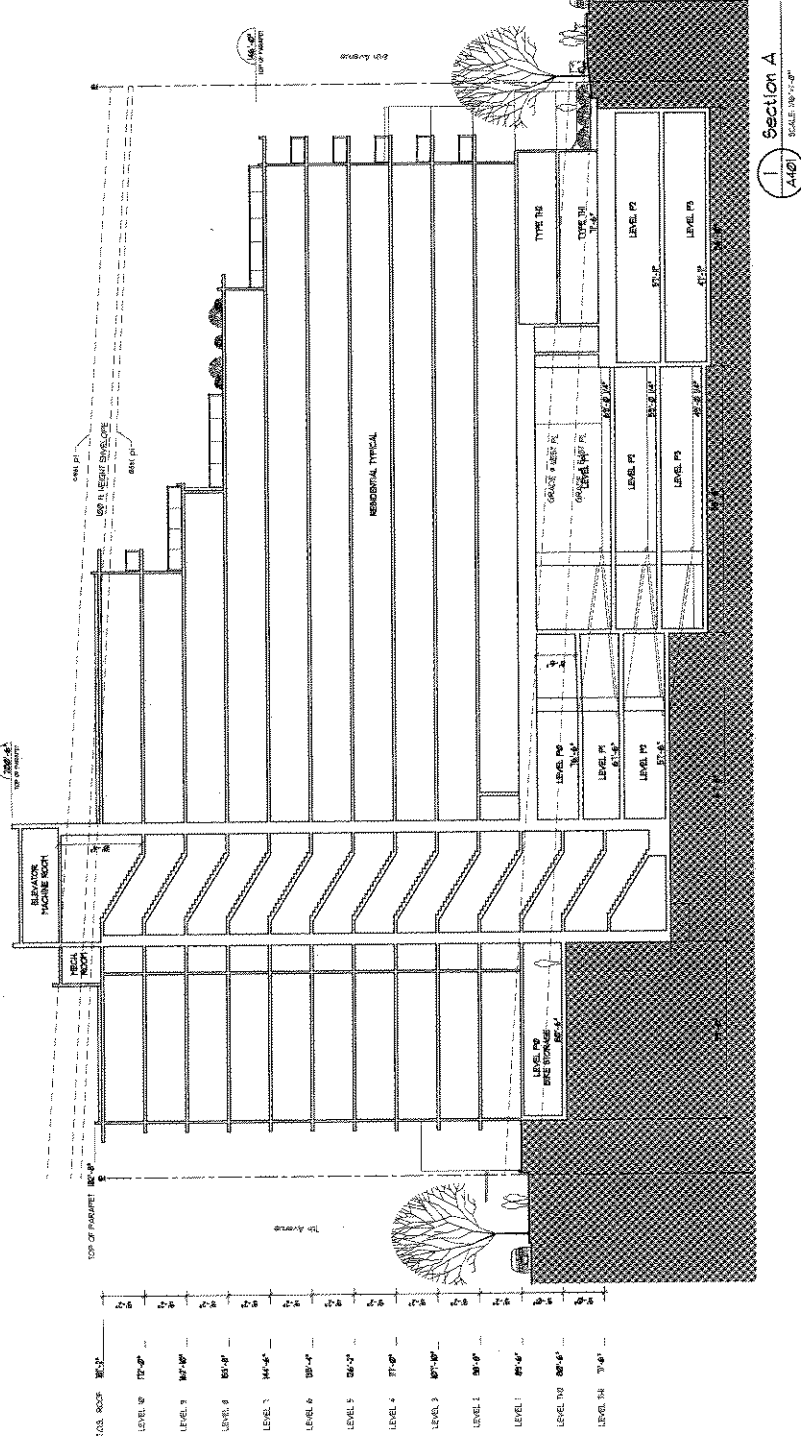
DP SUBMISSION - 2010.04.15

2222 BURRARD
2222 Burrard St.
Vancouver, BC
Interleaf Development Group
P.O. Box 11105
1100 West 11th Ave. Vancouver, BC
V6H 3K9
Sectors

Project No. 1000000000
Project Name: 2222 Burrard
Project Address: 2222 Burrard St.
Project City: Vancouver, BC
Project State: BC
Project Country: Canada

DATE: 2010.04.15
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

DP 4.01





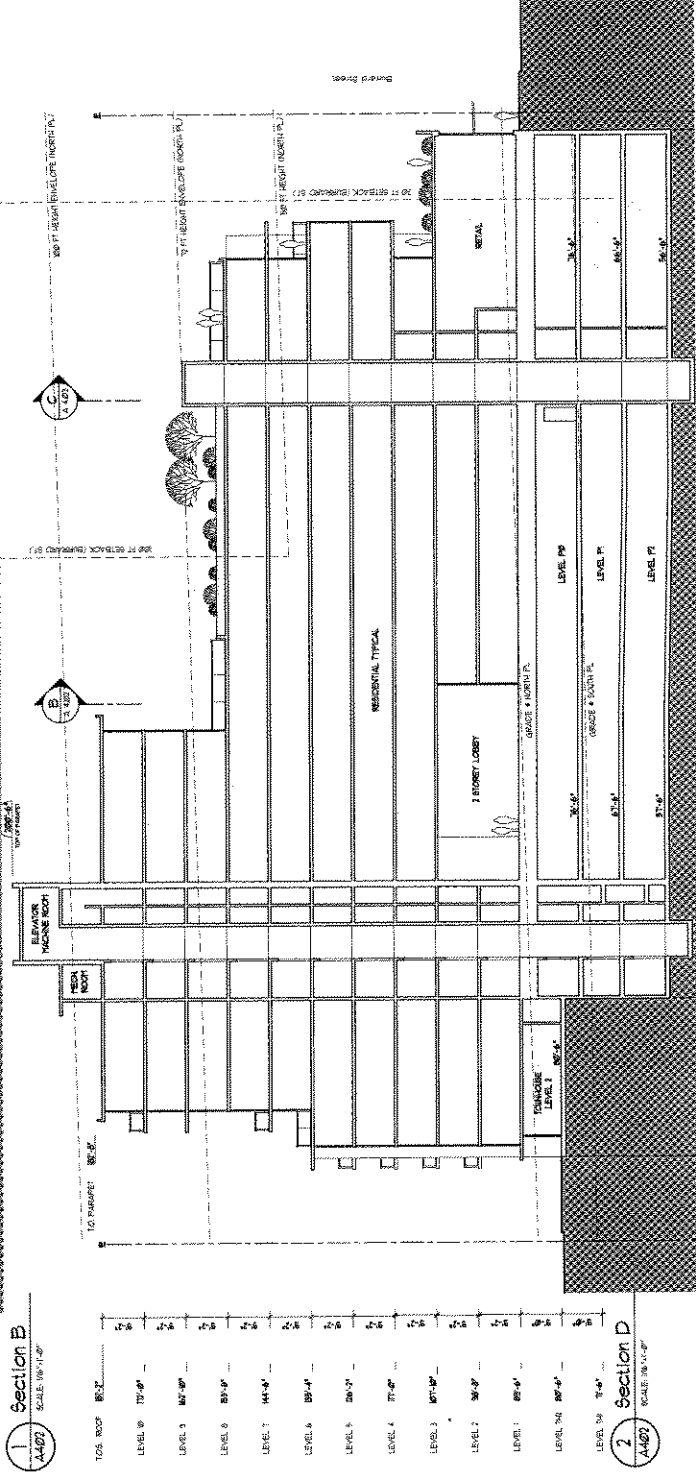
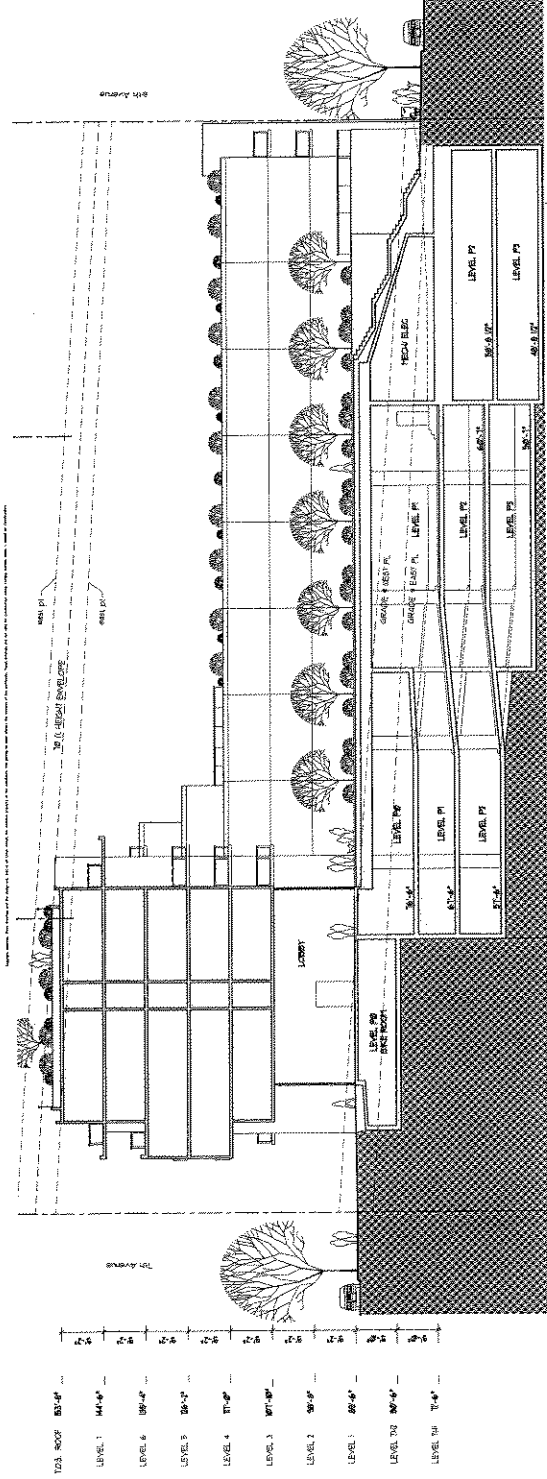
DP SUBMISSION - 2010 04 15

2222 BURRARD
2222 Burrard St.
Vancouver, BC
Interfif
Development Group
P.O. Box 11126
Burns 1350 - 1085 St. George St.
Vancouver, BC V6Z 1S2
Sections

DATE: 2010-04-15
BY: [Signature]
CHECKED: [Signature]
PROJECT: 2222 Burrard St.

DATE: 2010-04-15
BY: [Signature]
CHECKED: [Signature]
PROJECT: 2222 Burrard St.

DP 4.02





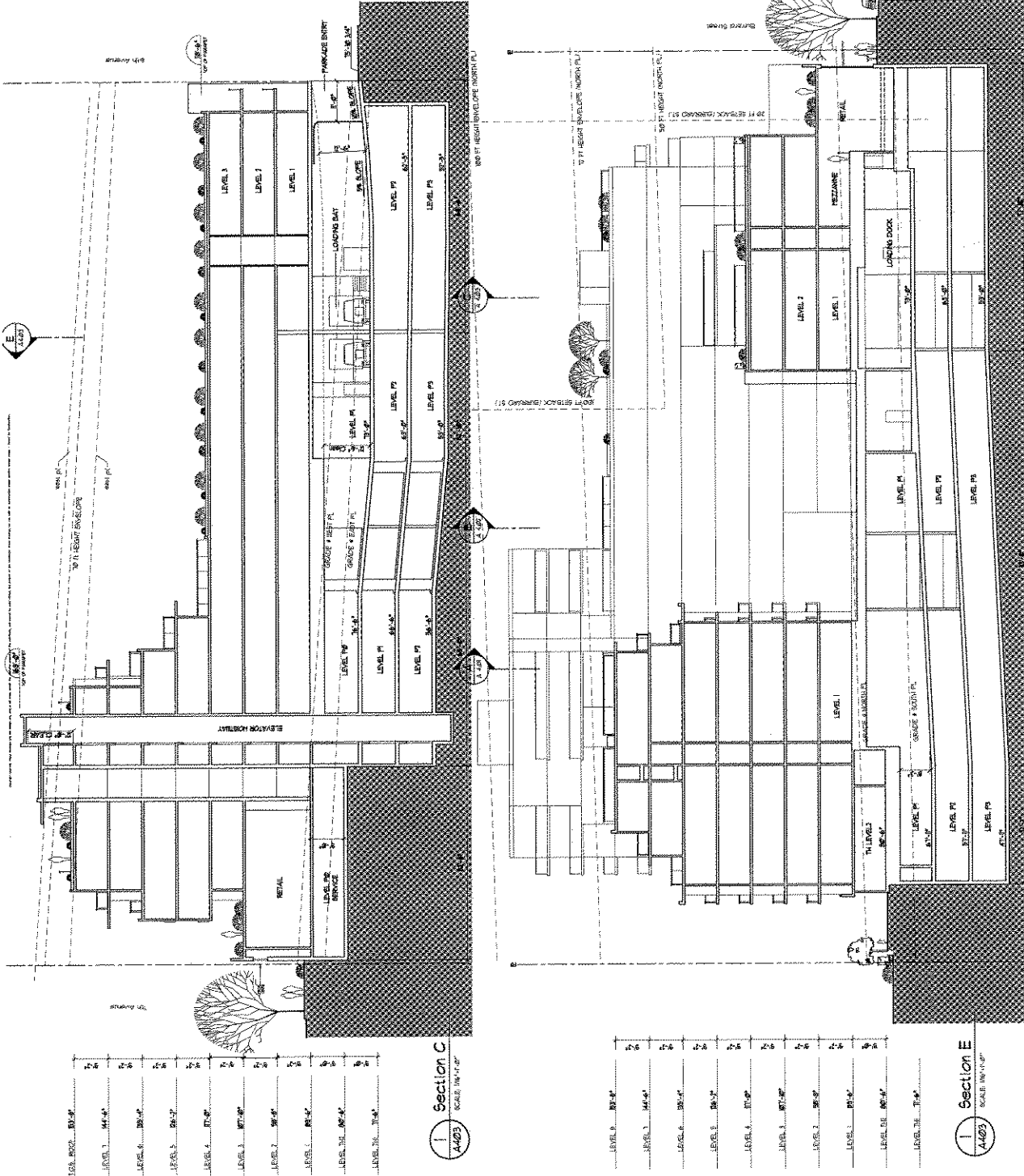
DP SUBMISSION - 2010.04.15

2222 BURNARD
2222 Burnard St.
Vancouver, BC
V6J 4G5
Intergulf Development Group
P.O. Box 11105
Suite 1750 - 1105 W. Georgia St.
Vancouver, BC V6E 2E5
SHEETS
SECTION 016

DATE: 04/15/10
DRAWN BY: J. WOODEN
CHECKED BY: J. WOODEN
PROJECT: 2222 BURNARD ST.

DATE: 04/15/10
DRAWN BY: J. WOODEN
CHECKED BY: J. WOODEN
PROJECT: 2222 BURNARD ST.

DP 4.03



35081A-27

RAMSAY
WORDEN
ARCHITECTS



100 Main Street
Burlington, VT 05401
Tel: 802.255.1234
Fax: 802.255.1235
www.ramsayworden.com

COMPLAINT:

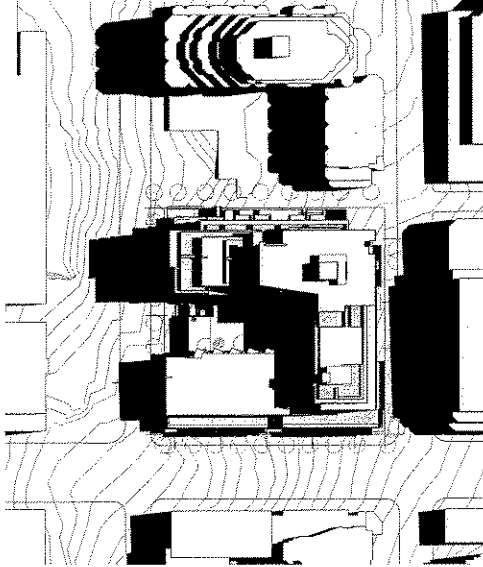
PROJECT TITLE:
2222 Burrard Street
Vancouver, BC

CLIENT:
Integral Development
Group

DESIGNER:
Ramsay Worden Architects

DATE:
2014.04.10

PROJECT NO.:
DP 6.01



① Site Shadows - Equinox 10am
1" = 80'-0"



② Site Shadows - Equinox 2pm
1" = 80'-0"



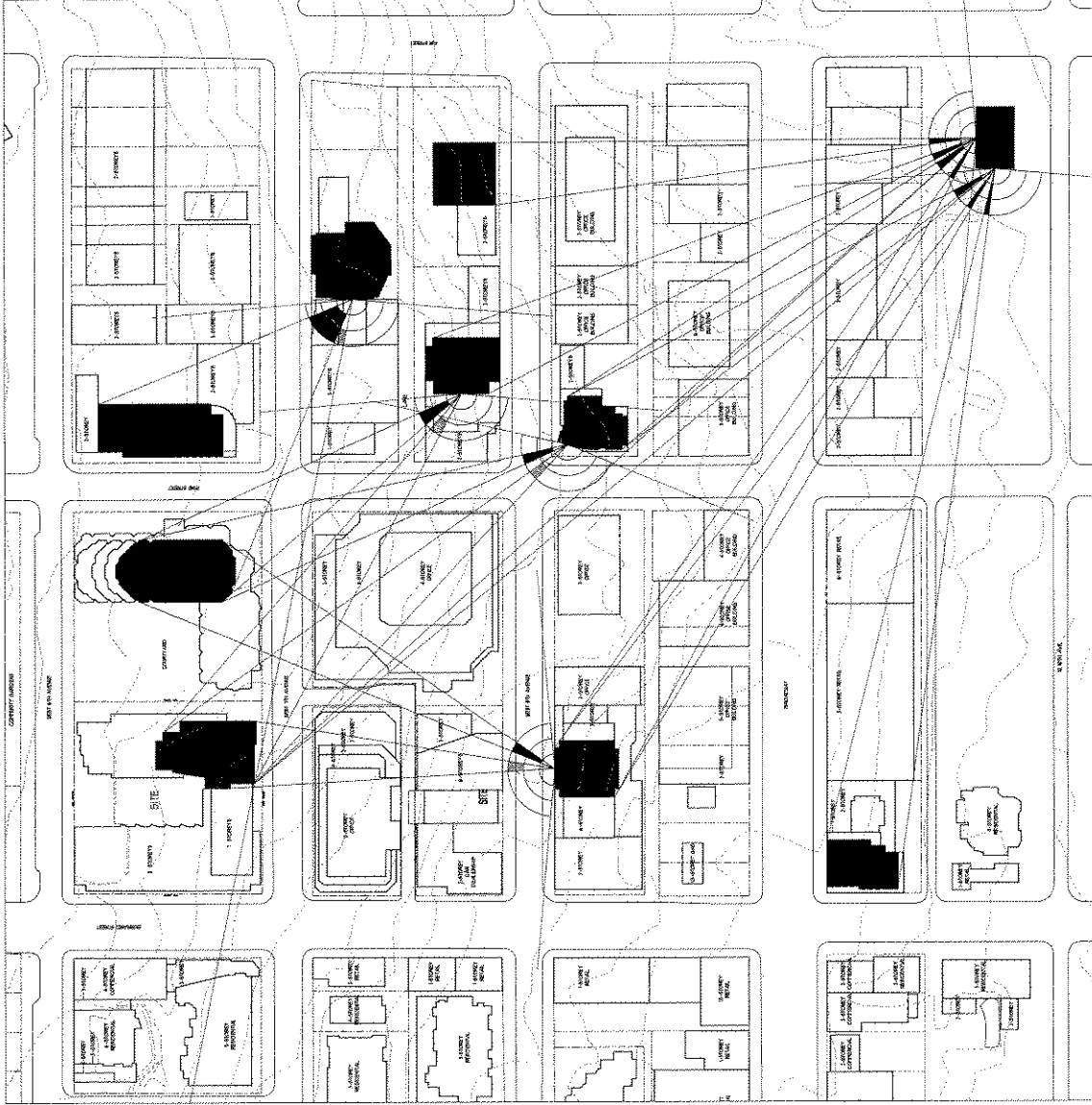
DP SUBMISSION - 2010.04.15

2222 BURRARD
2222 Burrard St.
Vancouver, BC
Interleaf Development Group
P.O. Box 11178
Suite 1700 - 1088 W. Georgia St.
Vancouver, BC V6E 3P3
View Study Diagrams

DATE: 04/15/10
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

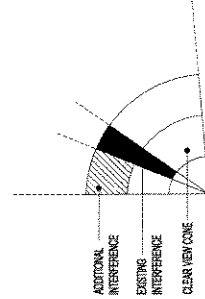
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DP 6.02



1 View Study Diagram
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TOWERS SHOWN
SHADED



VIEW ANALYSIS LEGEND

058814 30

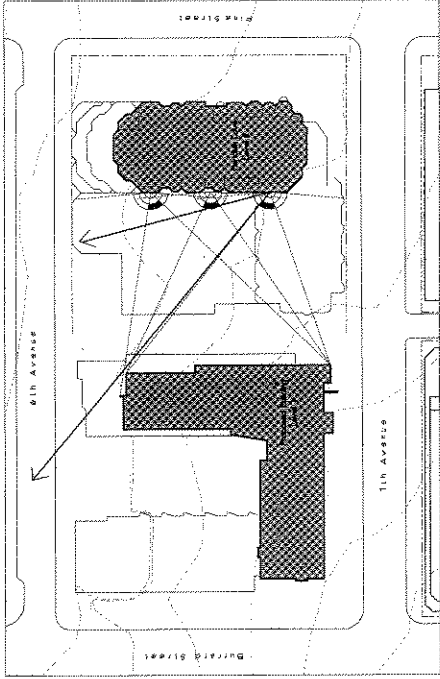


DP SUBMISSION - 2010.04.15

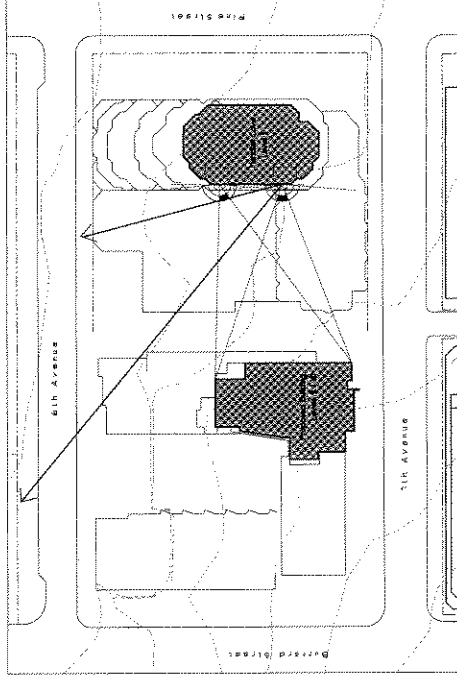
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2222 Burrard St.
Vancouver, BC
Inter Gulf
Development Group
P.O. Box 11128
1010 W. Georgia St.
Vancouver, BC V6C 2P5
View Study Diagrams

DATE: 2010.04.15
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PROJECT: 2222 Burrard St.
SHEET: 29 OF 47

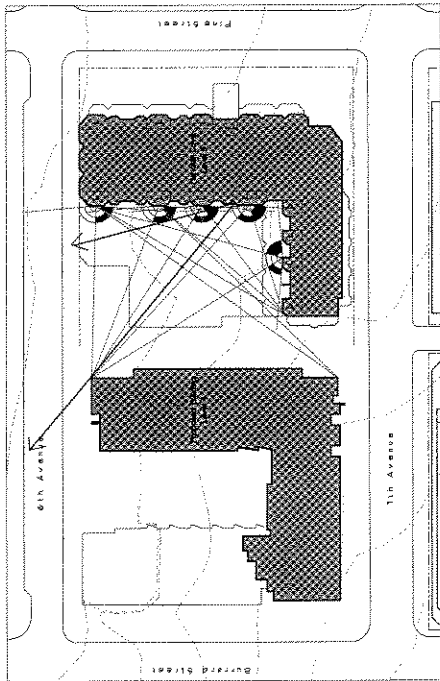
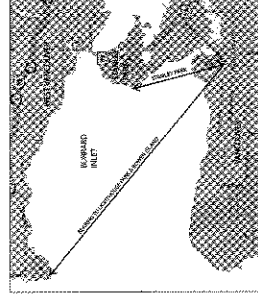
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SHEET: 29 OF 47
DP 6.03



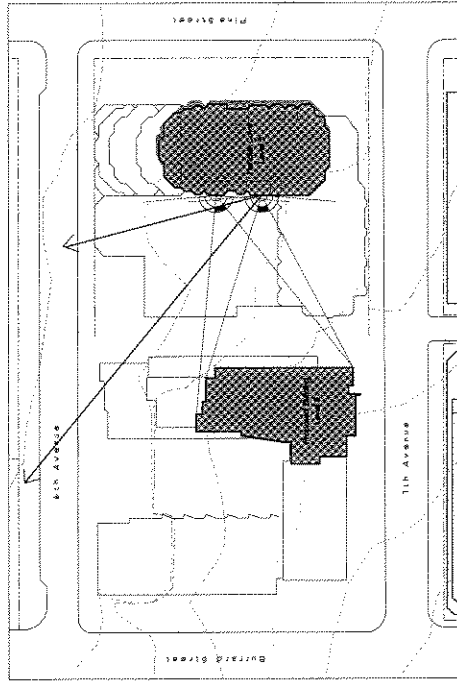
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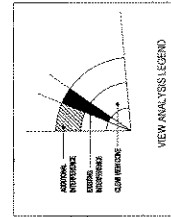
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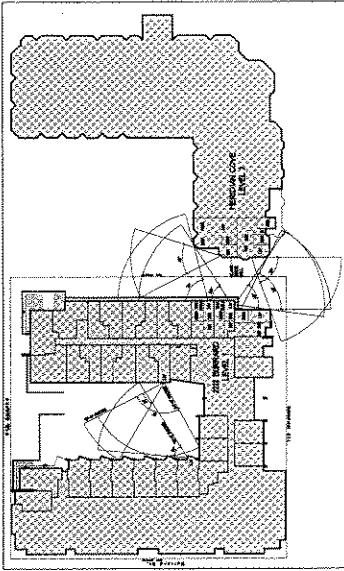


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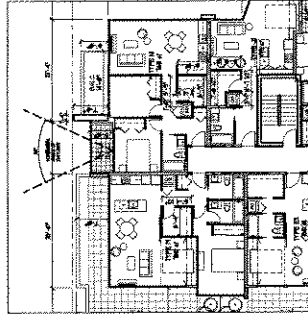


3 View Study - Level 8/9
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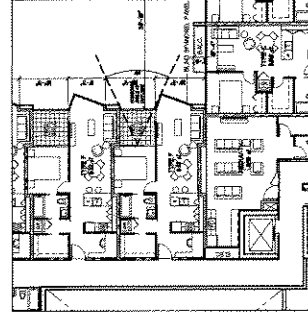




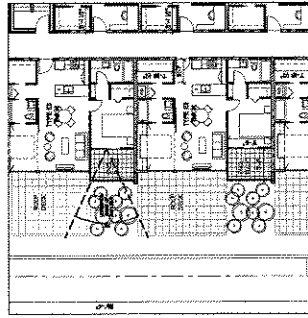
4 Level 1/2



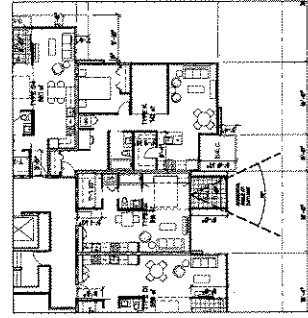
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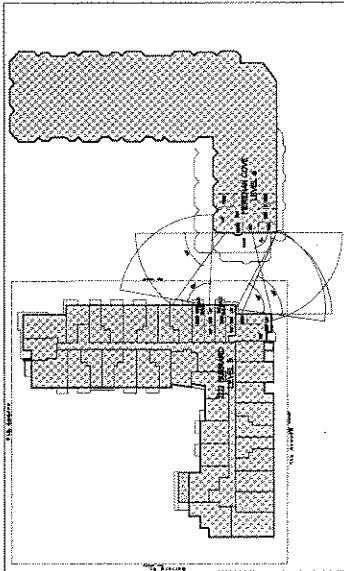
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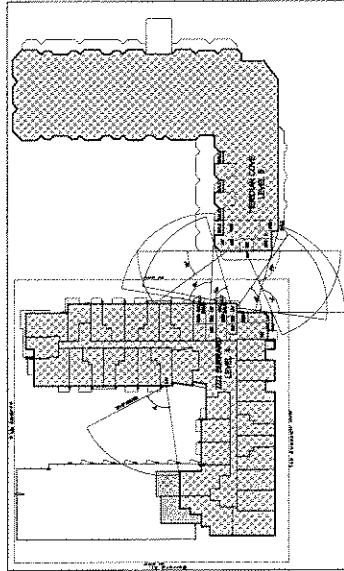
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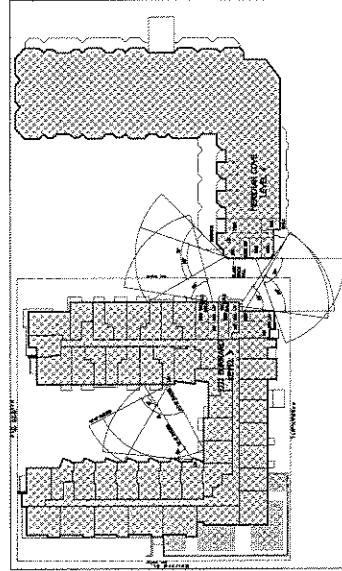
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Level 5/6
6541E, 132" x 1.0"



2 Level 4/5
SCALE: 0/10



3 Level 3/4



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82	2006/01/01	INITIAL		
83	2006/01/01	INITIAL		



landscape architects
A Partnership of
J.D. Mitchell & Associates Ltd.
Pacifica Campbell Mills Constructors Ltd.
Mary Chan Yip Consultants Ltd.

Suite C100 - 4185 15th Creek Drive
Burnaby, British Columbia
V5C 2G8
tel: (604) 437-3849; fax: 437-4723

NAME

ID NO.

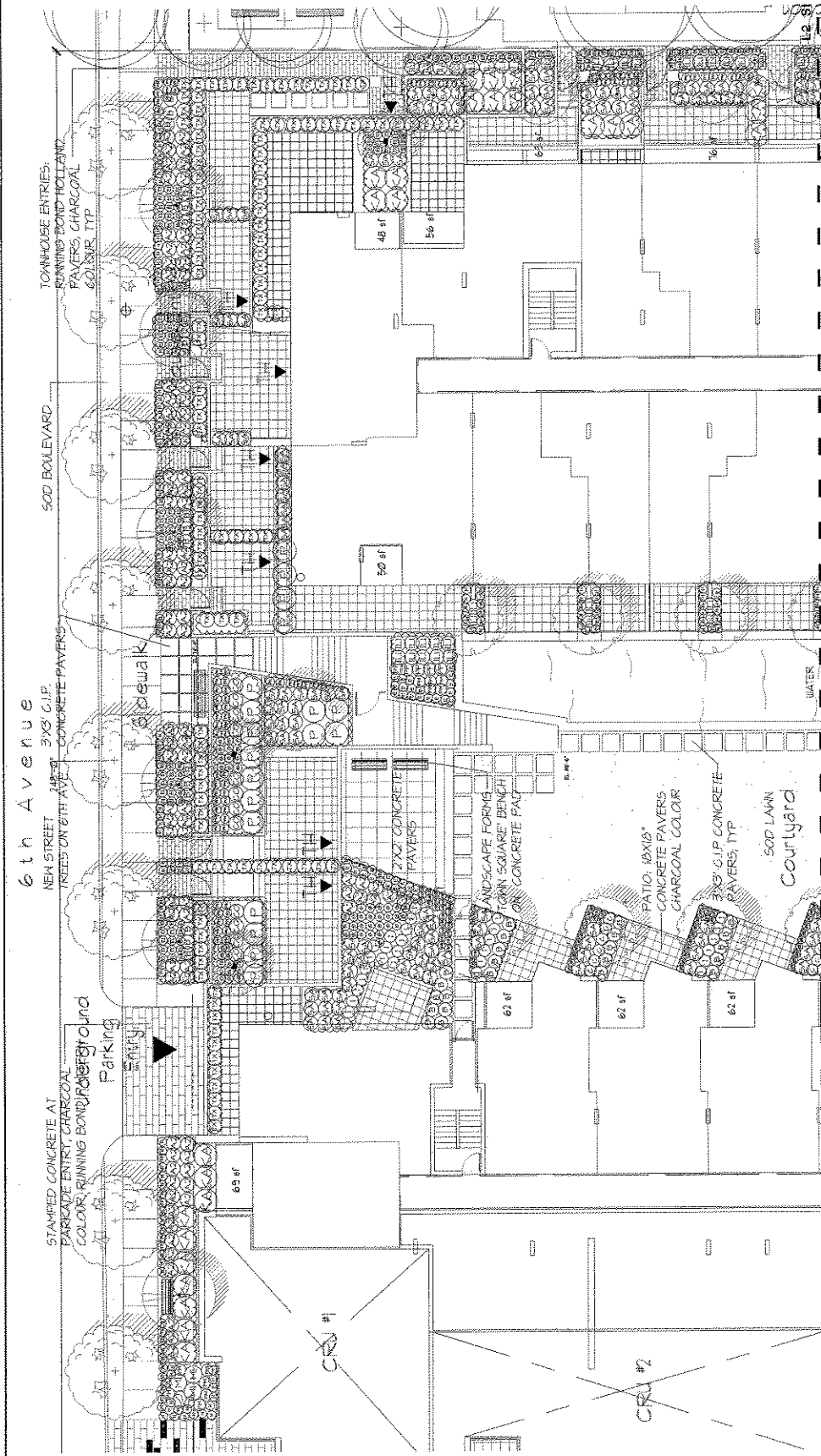
MIXED-USE DEVELOPMENT
2222 BURRARD ST.
VANCOUVER BC

Journal of Management Inquiry 22(1) 3-17
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DETAIL
SHRUB PLAN

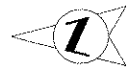
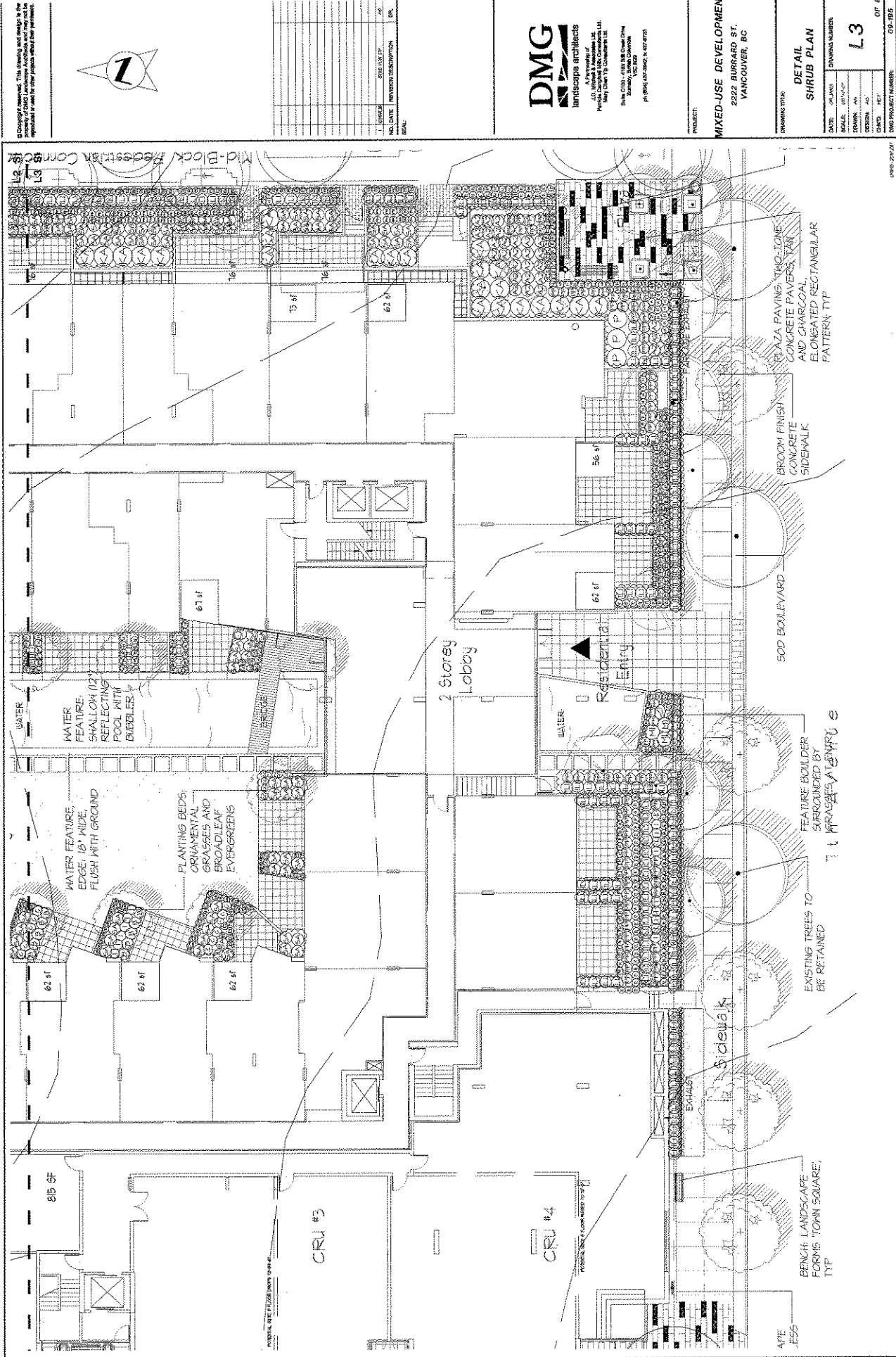
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CHECKED: MS	

DATE: 02/01/2000 09:15
CASE PROJECT NUMBER: 09-195



PLANT SCHEDULE: GROUND LEVEL										PLANTED SIZE / REMARKS		COMMON NAME		KEY CITY BOTANICAL NAME		PLANTED SIZE / REMARKS		DWG AND JOB NUMBER OR JOB NAME	
NO.	SYMBOL	COMMON NAME	PLANTED SIZE	REMARKS	KEY CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS	DWG AND JOB NUMBER OR JOB NAME									
1	(1)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
2	(2)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
3	(3)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
4	(4)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
5	(5)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
6	(6)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
7	(7)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
8	(8)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
9	(9)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
10	(10)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
11	(11)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
12	(12)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
13	(13)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
14	(14)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
15	(15)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
16	(16)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
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18	(18)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
19	(19)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
20	(20)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
21	(21)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
22	(22)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
23	(23)	ACACIA ACROBA	40 FT DI, 20 FT H		RESIDUAL	ACACIA ACROBA	ACACIA	40 FT DI, 20 FT H											
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NOTES: * PLANT SIZE IS THE LIFT SIZE SPECIFIED ACCORDING TO THE SCL LANDSCAPE STANDARD LATEST EDITION. COMPANIES MUST SPECIFY AS THE SPECIES OR VARIETY OF THE PLANT. ** PLANT SIZE IS THE LIFT SIZE SPECIFIED ACCORDING TO THE SCL LANDSCAPE STANDARD LATEST EDITION. COMPANIES MUST SPECIFY AS THE SPECIES OR VARIETY OF THE PLANT. *** PLANT SIZE IS THE LIFT SIZE SPECIFIED ACCORDING TO THE SCL LANDSCAPE STANDARD LATEST EDITION. COMPANIES MUST SPECIFY AS THE SPECIES OR VARIETY OF THE PLANT. **** PLANT SIZE IS THE LIFT SIZE SPECIFIED ACCORDING TO THE SCL LANDSCAPE STANDARD LATEST EDITION. COMPANIES MUST SPECIFY AS THE SPECIES OR VARIETY OF THE PLANT. ***** PLANT SIZE IS THE LIFT SIZE SPECIFIED ACCORDING TO THE SCL LANDSCAPE STANDARD LATEST EDITION. COMPANIES MUST SPECIFY AS THE SPECIES OR VARIETY OF THE PLANT. ***** PLANT SIZE IS THE LIFT SIZE SPECIFIED ACCORDING TO THE SCL LANDSCAPE STANDARD LATEST EDITION. 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landscape architects

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Vancouver, BC V6X 1A6
Tel: 604.681.1111
Fax: 604.681.1112
www.dmg.ca

MIXED-USE DEVELOPMENT
2222 BURRARD ST.
VANCOUVER, BC

DETAIL
SHRUB PLAN
L3

DATE: 04/10/10
SCALE: 1/8" = 1'-0"
DRAWN: AG
DESIGN: AG
CHECK: HET
DATE: 04/10/10
PROJECT NUMBER: 010-1002

80811370

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NO.	DATE	REVISION DESCRIPTION	BY
1	2004.09.17	ISSUED FOR PERMIT	DMG

DMG
landscape architects

A Division of
DMG CONSULTING GROUP INC.
1100 West Broadway, Suite 1100
Vancouver, BC V6H 1T6
Phone: 604-681-8888
Fax: 604-681-8889
www.dmg.ca

PROJECT:

MIXED-USE DEVELOPMENT
2222 BURNARD ST.
VANCOUVER, BC

DATE:

2004.09.17

3RD FLOOR
LANDSCAPE PLAN

SCALE: 1"=10'-0"

DRAWN: AS

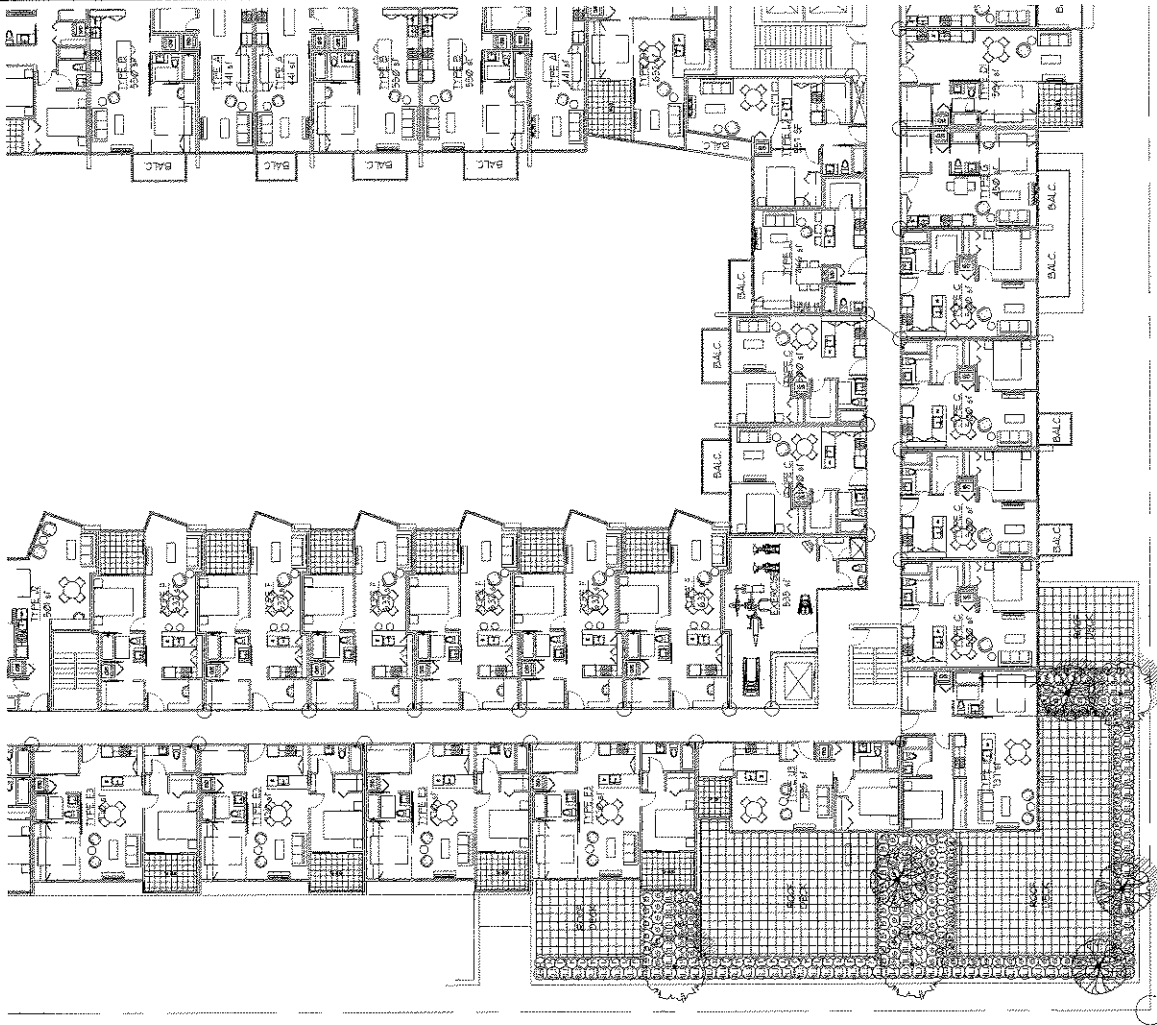
CHECKED: AS

DATE: 2004.09.17

PROJECT NUMBER: 04-013

OFF: 8

DMG PROJECT NUMBER: 04-013



PLANT SCHEDULE	COMMON NAME	PLANTED TREE / PLANTING
1. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
2. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
3. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
4. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
5. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
6. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
7. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
8. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
9. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
10. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
11. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
12. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
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14. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
15. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
16. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
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18. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
19. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
20. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
21. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
22. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
23. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
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25. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
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99. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'
100. ASER PALSCHER BLAUBERRY	SHRUB	20' x 20' x 20' x 20'

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04-013-03

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NO.	DATE	REVISION DESCRIPTION	BY
1	2024.07.17	ISSUE FOR PERMIT	DM



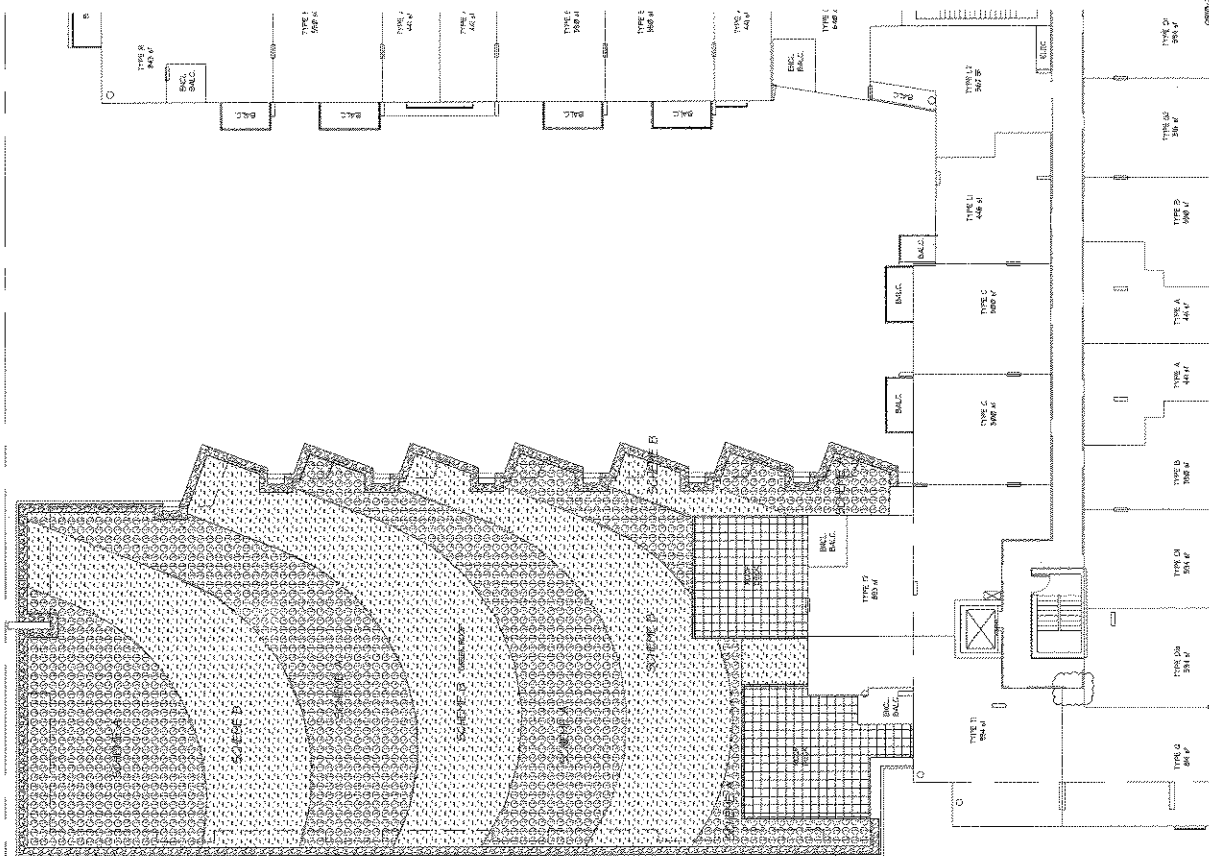
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D.S. GARDNER & SONS LTD.
1000 Burrard Street, Suite 100
Vancouver, BC V6X 1A6
Tel: (604) 427-8844
Fax: (604) 427-8845
www.dsg.com

PROJECT:
MIXED-USE DEVELOPMENT
2222 BURRARD ST.
VANCOUVER, BC

DRAWING TITLE:

**4TH FLOOR
LANDSCAPE PLAN**

DATE:	2024.07.17	DRAWING NUMBER:	L5
SCALE:	1/8" = 1'-0"	DRAWN:	DM
CHECKED:	DM	DATE:	2024.07.17
DESIGNED:	DM	PROJECT NUMBER:	09-19-2



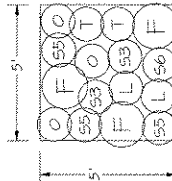
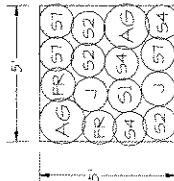
PLANT SCHEDULE-PLANTING SCHEME A

KEY	QTY	% OF TOTAL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
FR	320	18%	FRAXINUS AMER.	RED BELLIED	12" SPACING	
AG	401	22%	AGAVE AMER.	AGAVE	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	

PLANT SCHEDULE-PLANTING SCHEME B

KEY	QTY	% OF TOTAL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
FR	320	18%	FRAXINUS AMER.	RED BELLIED	12" SPACING	
AG	401	22%	AGAVE AMER.	AGAVE	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	
SI	401	22%	SANTALUM ALBA	SAFRANO	12" SPACING	

NOTE: PLANTING SCHEDULE-PLANTING SCHEME A AND B
PLANT MATERIAL IN ABOVE LIST IS PERCENTAGES INTENT FOR PLANTING FOR TOTAL AREA
SEE PLANT MATERIAL IN ABOVE LIST FOR PLANTING SCHEDULE-PLANTING SCHEME A AND B



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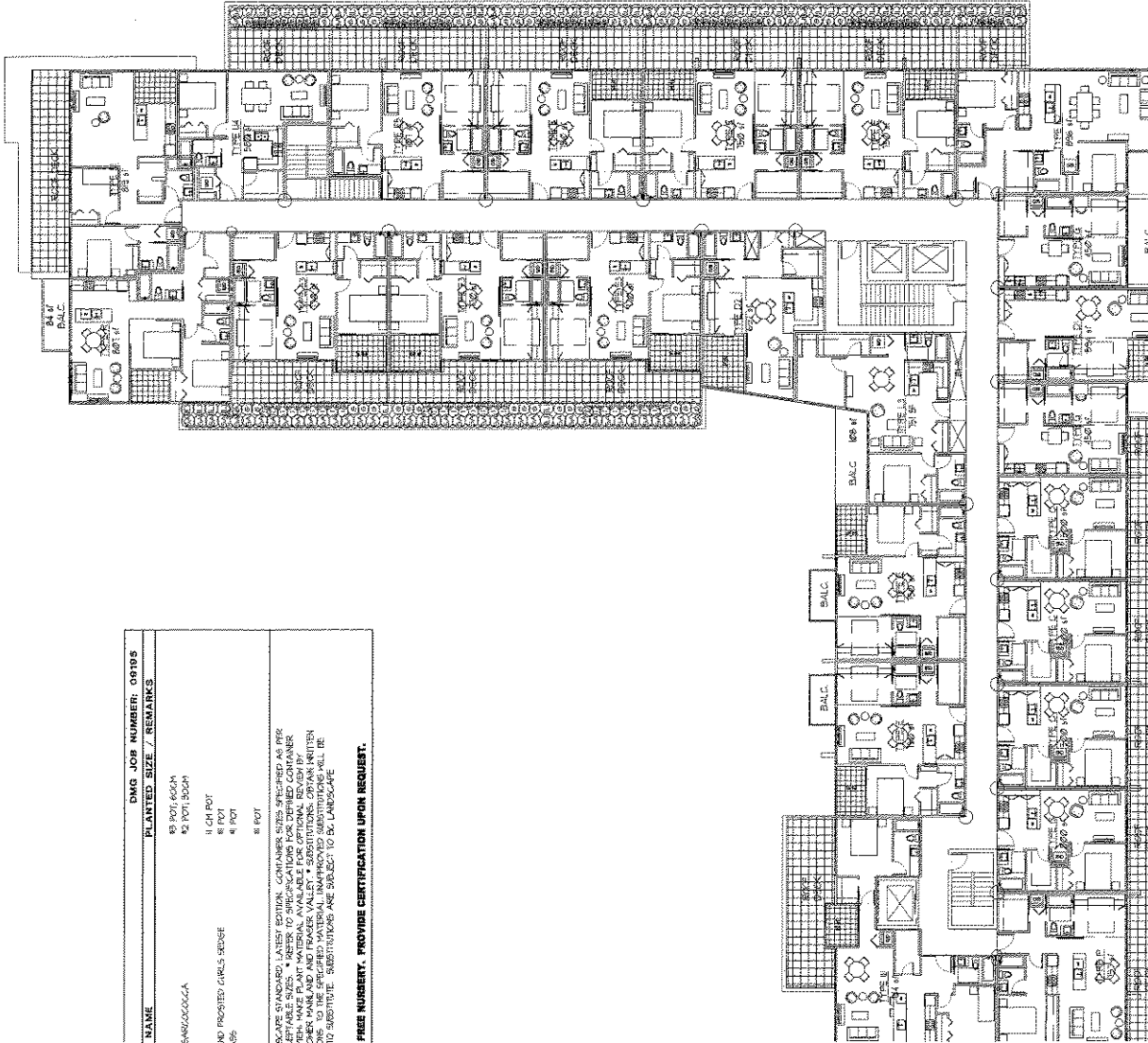
DMG
landscape architects
A Division of
122 Adelaide Street West
Toronto, Ontario M5H 1B1
Phone: (416) 593-8888
Fax: (416) 593-8889
www.dmg.ca

MIXED-USE DEVELOPMENT
2222 BURRARD ST.
VANCOUVER, BC

DATE	04-10-15	ISSUING NUMBER	01
SCALE	1/8" = 1'-0"	PROJECT NUMBER	01-15-01
DRAWN BY	DMG	DESIGNER	DMG
CHECKED BY	DMG	DATE	04-10-15
PROJECT NUMBER	01-15-01	OF	8
PROJECT NAME	01-15-01		

**6TH FLOOR
LANDSCAPE PLAN**

L6



PLANT SCHEDULE		
KEY QTY	BOTANICAL NAME	COMMON NAME
69	BEX ORNATA 'CONDESA'	HOLLY
70	BRUGIA CARNEA 'SPRINGWOOD WHITE'	HEATH
71	BRUGIA CARNEA 'SPRINGWOOD WHITE'	HEATH
72	BRUGIA CARNEA 'SPRINGWOOD WHITE'	HEATH
73	BRUGIA CARNEA 'SPRINGWOOD WHITE'	HEATH
74	BRUGIA CARNEA 'SPRINGWOOD WHITE'	HEATH
75	BRUGIA CARNEA 'SPRINGWOOD WHITE'	HEATH
76	BRUGIA CARNEA 'SPRINGWOOD WHITE'	HEATH
77	BRUGIA CARNEA 'SPRINGWOOD WHITE'	HEATH
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98	BRUGIA CARNEA 'SPRINGWOOD WHITE'	HEATH
99	BRUGIA CARNEA 'SPRINGWOOD WHITE'	HEATH
100	BRUGIA CARNEA 'SPRINGWOOD WHITE'	HEATH

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER THE BC LANDSCAPE STANDARD LATEST EDITION. * SEARCH AND SEVEN HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS, IF ANY, MUST BE APPROVED BY THE ARCHITECT. * PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

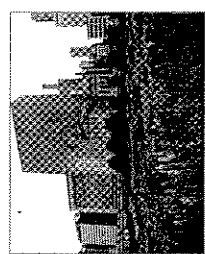
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01-15-01

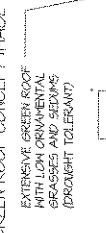
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NOTES: * PLANT SIZES IN LIST ARE SPECIFIED ACCORDING TO THE BG LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER INDUSTRY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN PERMISSION FROM ARCHITECT PRIOR TO ANY SUBSTITUTIONS. * PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BG LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY.

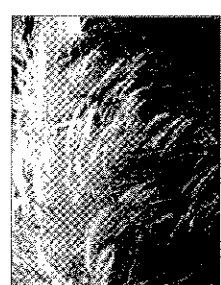
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GREEN ROOF CONCEPT IMAGE



WITH LOW ORNAMENTAL
GRASSES AND SEEDS
(DROUGHT TOLERANT)



DATE	04/24/82	DRAWING NUMBER L7	OF B 08-195
SCALE	1"=10'-0"		
DRAWN BY	AG		
DESIGNED BY	AG		
CHECKED BY		OAS PROJECT NUMBER	

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NO.	DATE	REVISION DESCRIPTION	BY	CHK.
1	2008-01-15	ISSUED FOR PERMIT	DMG	DMG

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Vancouver, BC V6H 1A1
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www.dmg.ca

PROJECT:

MIXED-USE DEVELOPMENT
2222 BURRARD ST.
VANCOUVER, BC

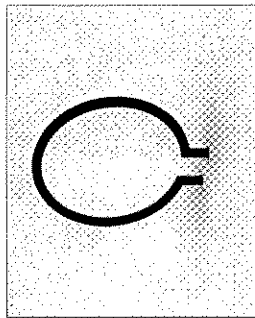
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DETAILS

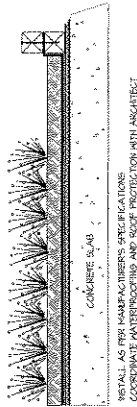
DATE	SCALE	AS NOTED	BY	CHK.	DATE	SCALE	AS NOTED	BY	CHK.

L.8

OF 8
CIP-105

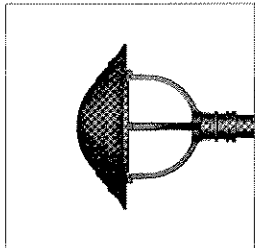


○ RING BIKE RACK
FROM LANDSCAPE FORMS

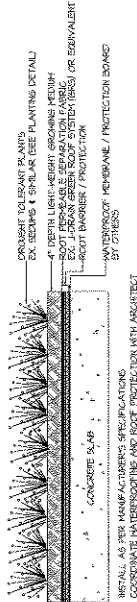


INSTALL AS PER MANUFACTURERS SPECIFICATIONS
COORDINATE WATERPROOFING AND ROOF PROTECTION WITH ARCHITECT

○ GREEN ROOF SYSTEM (TYPICAL)
SCALE 3/4"=10"

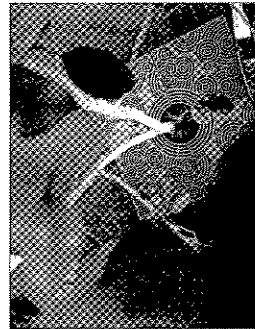


○ GFB404 DARK SERIES LIGHT
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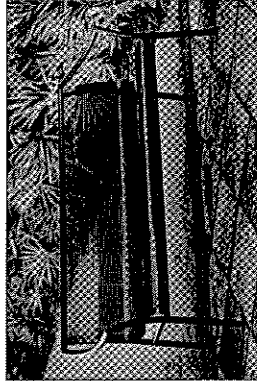


INSTALL AS PER MANUFACTURERS SPECIFICATIONS
COORDINATE WATERPROOFING AND ROOF PROTECTION WITH ARCHITECT

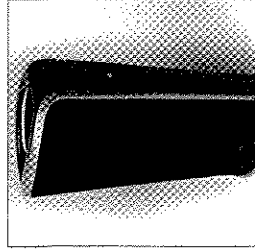
○ GREEN ROOF SYSTEM (TYPICAL)
SCALE 3/4"=10"



○ 10" DIA. TREE GRATE
FROM IRON AGE GRATES



○ TOMN SQUARE BENCH
FROM LANDSCAPE FORMS



○ COLLECT TRASH RECEPTACLE
FROM LANDSCAPE FORMS

85831430



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[illegible]

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and
Kerry Down Top Consultants Ltd.
Suite 1100 • 4189 99th Street Drive
Burnaby, British Columbia
V5G 3G8
Tel: (604) 419-7000 • Fax: (604) 419-7001

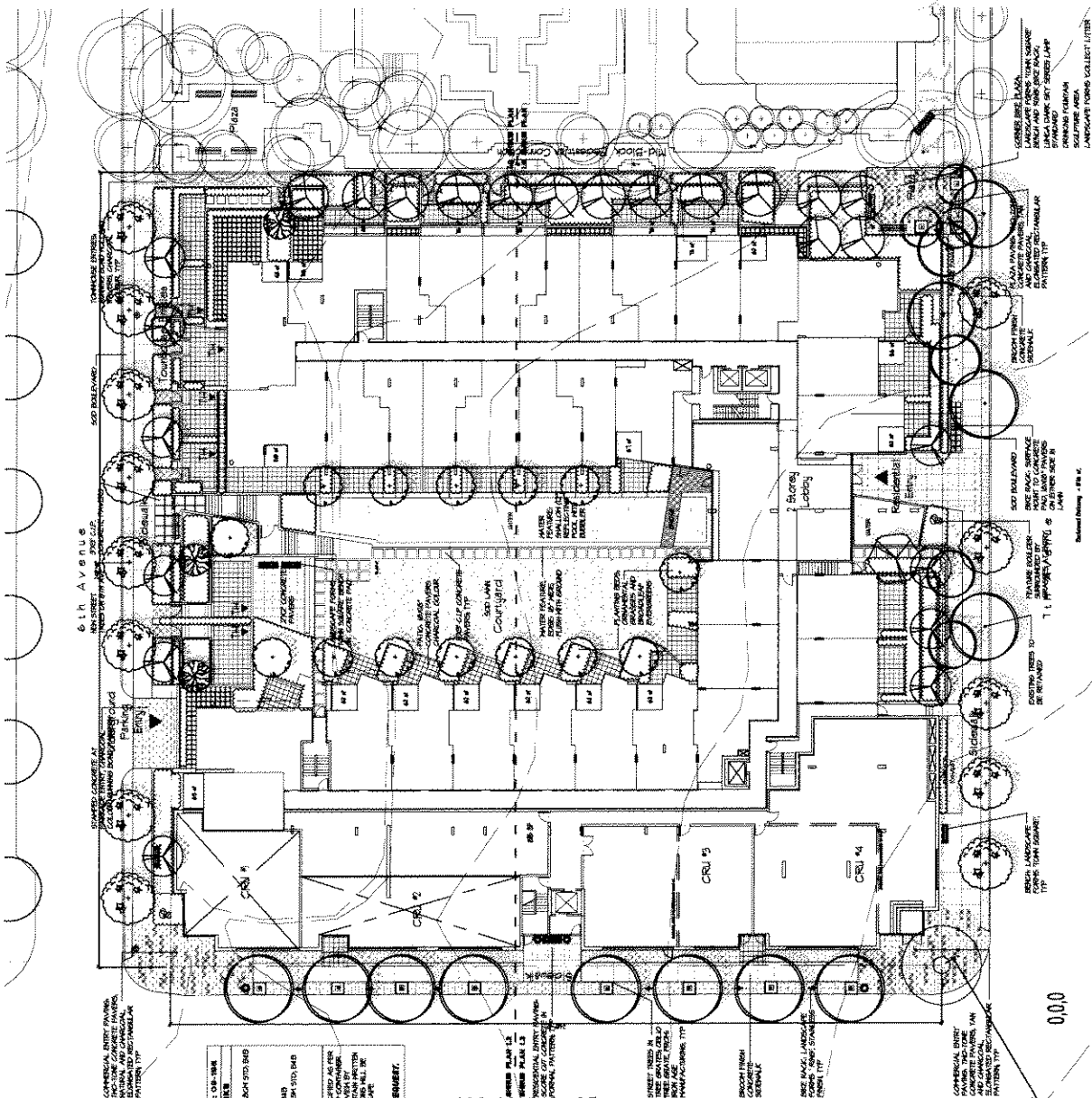
MIXED-USE DEVELOPMENT
2222 BURRARD ST.

1000

ANDSCA
PLAN

DATE: 07/11/11	DRAWING NUMBER: L1	OF 0
SCALE: 1/4"=1'-0"		
DRAWN: AG		
DESIGN: AG		
CHECK: MCT		

DWG PROJECT NUMBER: 08-195



TREE SCHEDULE

[illegible][illegible]

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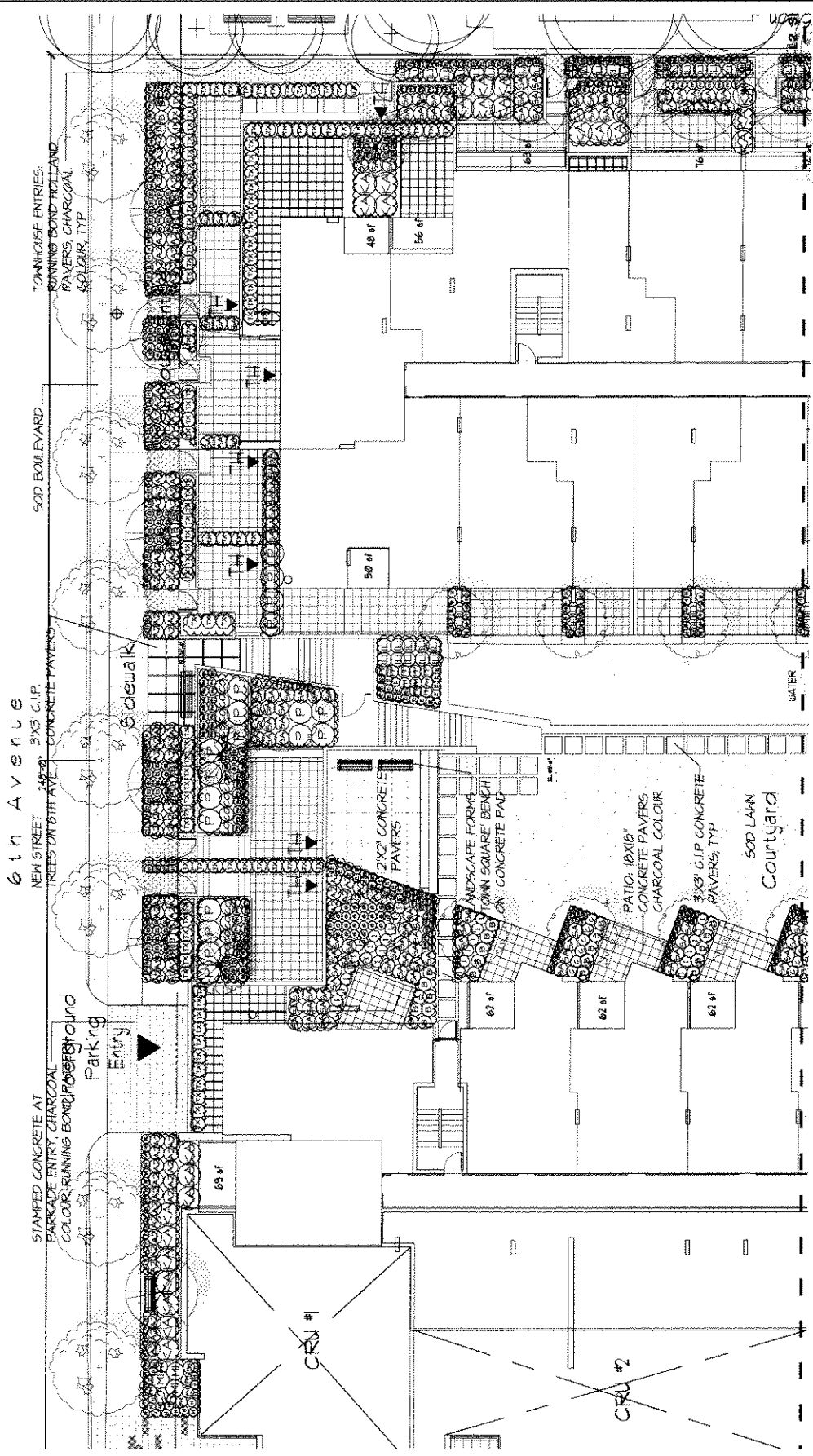
NO.	DATE	REVISION DESCRIPTION	BY	CHK.
1	2023-07-27	ISSUED FOR PERMIT	DMG	DMG

DMG
landscape architects

A Division of
J.D. McCreath & Associates Ltd.
1100 West Broadway, Suite 100
Vancouver, BC V6H 2B6
Phone: 604-681-1100
Fax: 604-681-1101
www.dmg.ca

MIXED-USE DEVELOPMENT
2222 BURRARD ST.
VANCOUVER, BC

DRAWING TITLE	DETAIL
DRAWING NUMBER	L2
DATE	2023-07-27
SCALE	AS SHOWN
DRAWN BY	DMG
CHECKED BY	DMG
DATE	2023-07-27
PROJECT NUMBER	09-252



PLANT SCHEDULE: GROUND LEVEL	COMMON NAME	PLANTED AREA / REMARKS
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100	ANEMONE	42 POT 20CM

09-252

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NO.	DATE	REVISION DESCRIPTION	BY	CHK
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3	2018-08-01	REVISION DESCRIPTION	BY	CHK
4	2018-08-01	REVISION DESCRIPTION	BY	CHK
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6	2018-08-01	REVISION DESCRIPTION	BY	CHK
7	2018-08-01	REVISION DESCRIPTION	BY	CHK
8	2018-08-01	REVISION DESCRIPTION	BY	CHK
9	2018-08-01	REVISION DESCRIPTION	BY	CHK
10	2018-08-01	REVISION DESCRIPTION	BY	CHK



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 Website: www.dmg.ca

MIXED-USE DEVELOPMENT
 2222 BROAD ST.
 VANCOUVER, BC

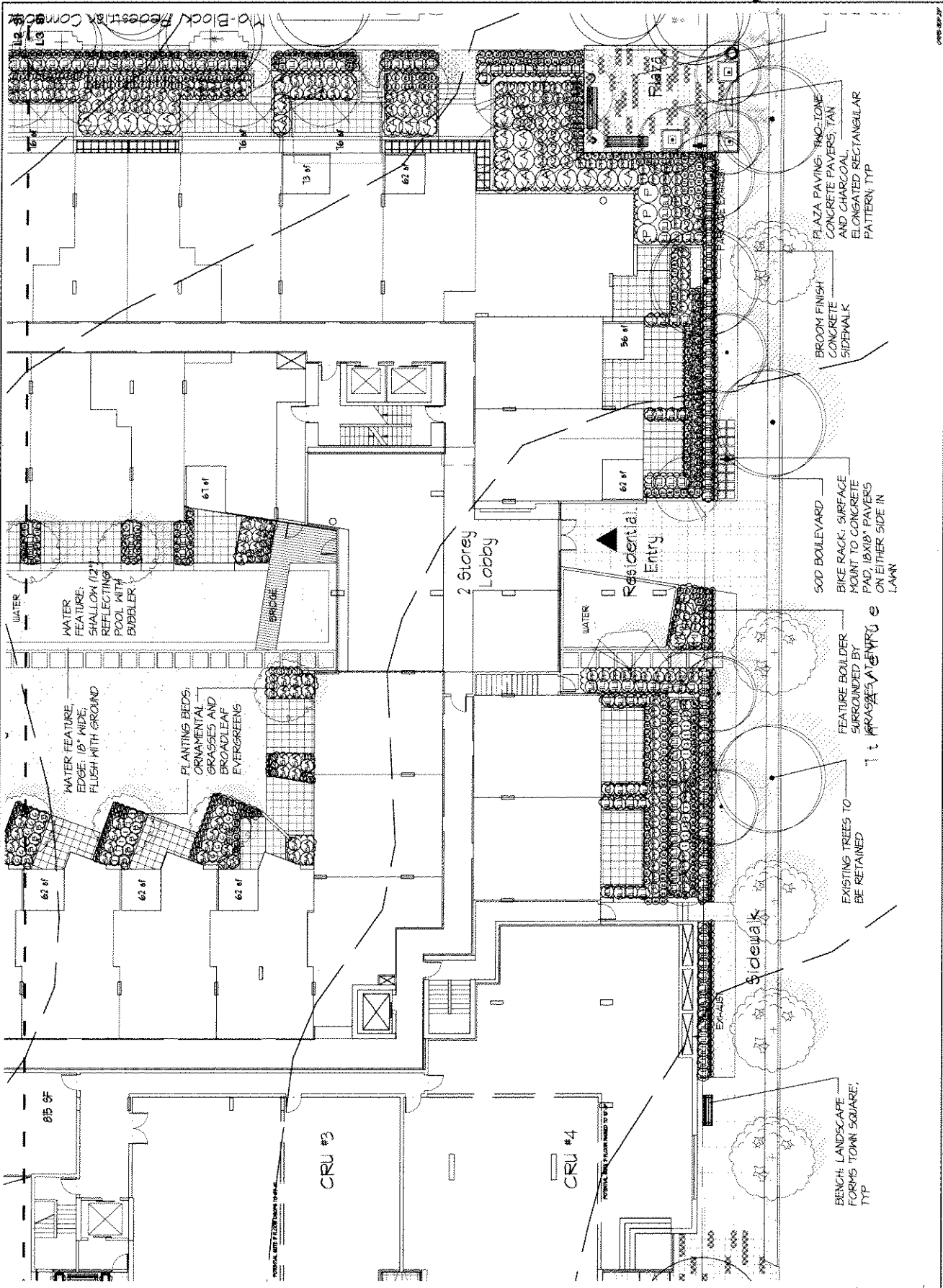
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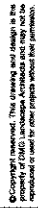
DETAIL
 SHRUB PLAN

DATE: 2018-07-27
 SCALE: 1/8" = 1'-0"
 DRAWN: AD
 CHECKED: AD
 COVER: 1/4"

L3

OF 8
 DMG PROJECT NUMBER: 08-108





A Partnership of:
J.D. Safford & Associates Ltd.,
Parsippany Campus, Mill Compounds Ltd.

Mary Chaus, Yip Consultants Ltd.
Suite C109 - 4585 Sisk Creek Drive
Burnaby, British Columbia
V5C 5G8
ph (604) 432-5943; fx 437-8123

MIXED-USE DEVELOPMENT
2222 BURRARD ST.
VANCOUVER, BC

2ND FLOOR
LANDSCAPE PLAN

DATE: 08-JAN-11

DESIGN: A9	OF 9
CHRD: A37	

00-195

DMAG PROJECT NUMBER

④ 2011 年 10 月 1 日

[illegible][illegible]

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NO.	REVISION	DATE	DESCRIPTION	BY	CHK.
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7					
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DMG LANDSCAPE ARCHITECTS
2222 BURRARD ST.
VANCOUVER, BC
V6J 1K6
Tel: 604.681.1111
Fax: 604.681.1112
Email: info@dmg.ca
Web: www.dmg.ca

Scale: 1/8" = 1'-0"
Drawing No: L5
Project No: 14-037-0722

PROJECT:

MIXED-USE DEVELOPMENT
2222 BURRARD ST.
VANCOUVER, BC

DRAWING TITLE:

3RD FLOOR
LANDSCAPE PLAN

DATE: 04/04/14

SCALE: 1/8" = 1'-0"

DRAWN: AG

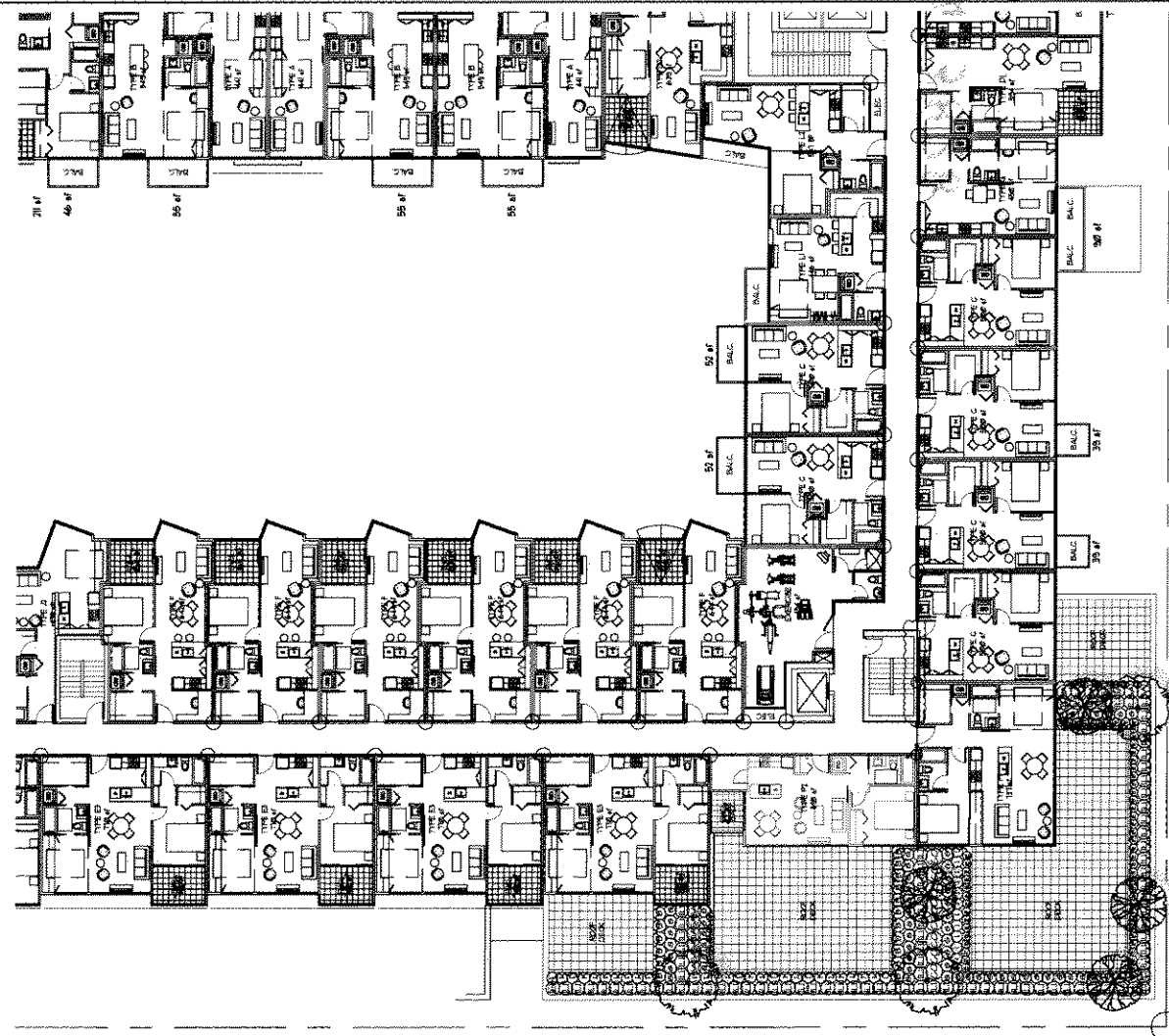
DESIGN: AG

CHECK: AG

DATE: 04/04/14

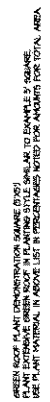
OF 9

04-194



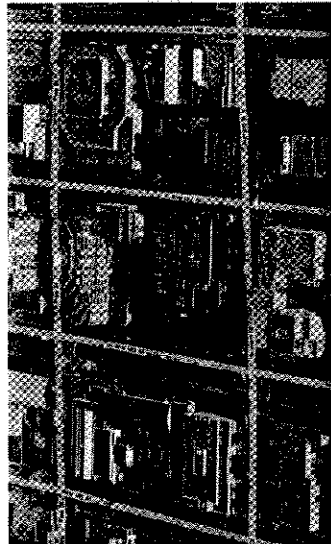
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ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

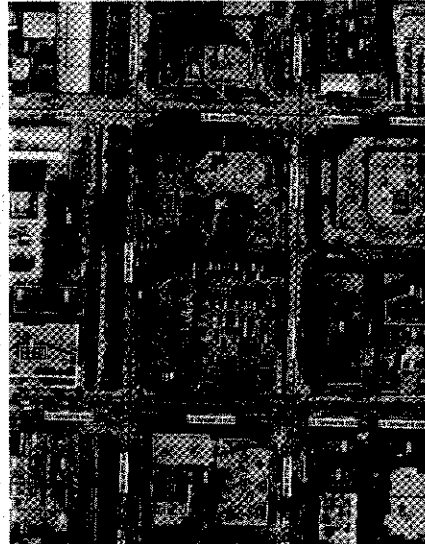


SITE AND CONTEXT

- The area surrounding the project contains a mix of commercial, residential and a few industrial buildings. The project is situated on 1.4 acre sloping site between West 6th and 7th Avenues along Burrard Street in Vancouver. Fifth Avenue Cinema is located directly to the north on Burrard Street. The 11-storey Meridian Cove residential project, directly to the east, is of similar size and density to the proposed building.
- The site is zoned C-3A and is to conform to the City of Vancouver's Burrard Slopes C-3A Guidelines. (An itemized response to these guidelines is included in Appendix I of this document.)
- The project will strengthen the nature of the existing residential character along 6th and 7th Avenues, and reinforce the existing pockets of residential uses in this area.
- The central location of this project will easily encourage a walk-able community. The project is within short walking distance to the shops of 4th Avenue in Kitsilano and larger shopping opportunities are available on Broadway. West 7th Avenue is a major city bike route, and major transit routes are only a few blocks away.



View Looking East



Aerial View



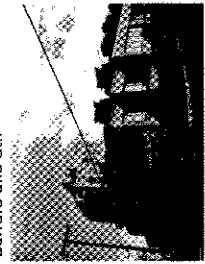
Mid-Block Pedestrian Walkway



View Across Street on 6th Avenue



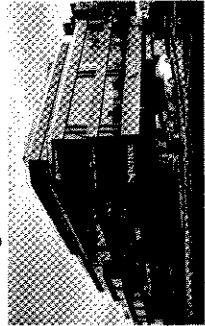
View Along 7th Avenue



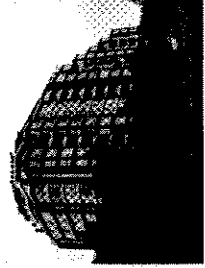
Burrard and 8th



8th and Pine



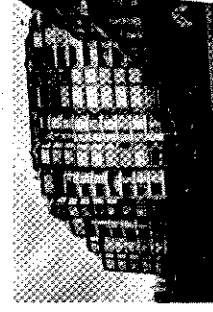
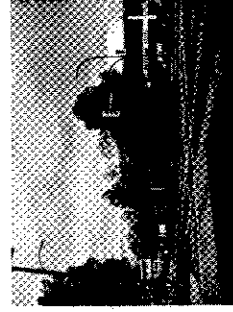
View Along 7th Avenue



Burrard and 8th



Views of Site



Meridian - Neighbour to the East

DESIGN RATIONALE

RAMSAY WORDEN
ARCHITECTS

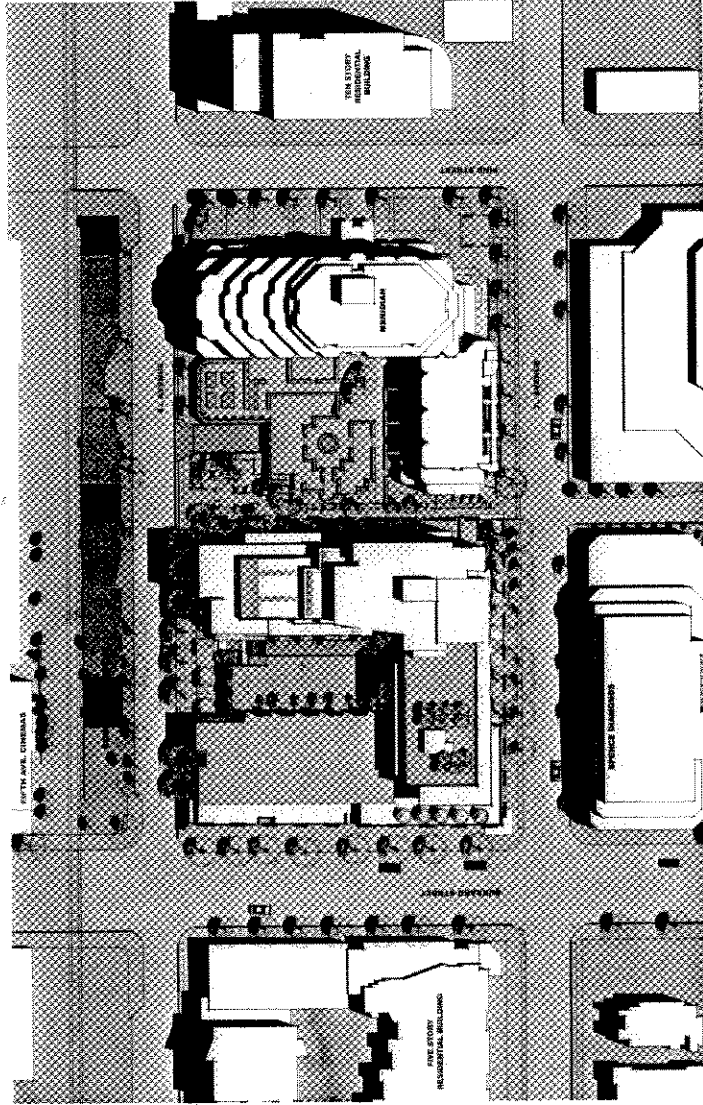
WWW.RWA.CA

13 April 2010

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DEVELOPMENT GROUP

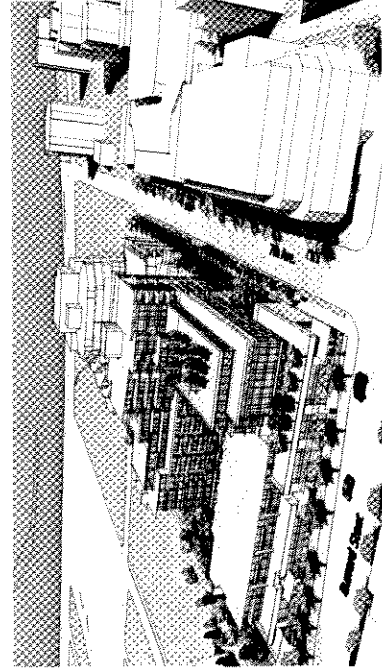
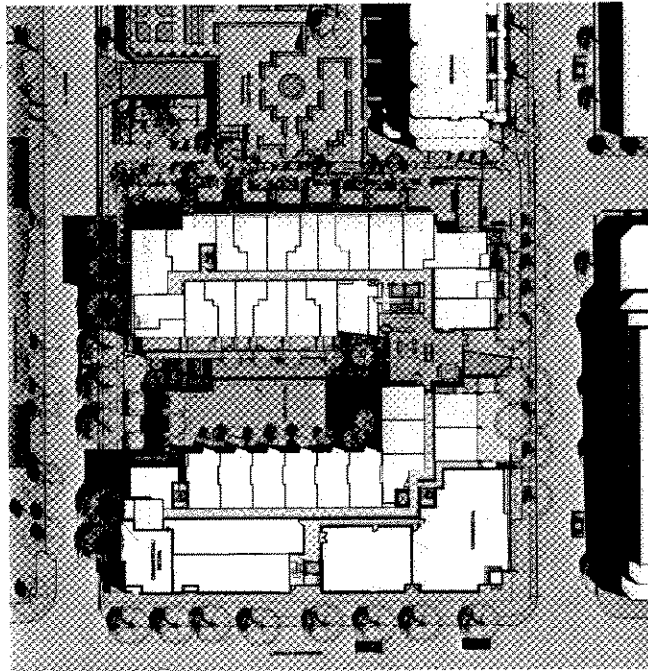
PROJECT SUMMARY AND OVERVIEW

- The project is a proposed mixed use development located along the east side of Burrard Street between 6th and 7th Avenues. The site currently contains a one storey car showroom with its associated service space and outdoor parking lots, fronting both 6th Avenue and 7th Avenues. The proposed building's form will respond to the varying character of each of the three surrounding streets, as well as the Burrard Slopes C-3A Guidelines.
- The project contains 267 residential units of varying sizes, with a high percentage of units being small and affordable. Located near the top of "Burrard Slopes", the building is designed to optimize panoramic views of the North Shore Mountains, Burrard Inlet and downtown Vancouver. The building steps down the slope which provides large "green roofs" in the form of outdoor terraces and intensive, extensive landscaped roofs.
- The development will contribute to the vitality of Burrard Street as an important arterial and retail street in Vancouver. The vista down Burrard Street reveals views of English Bay and downtown Vancouver as well as the North Shore mountains. The project's massing attempts to preserve and enhance these "public views".
- The project will enhance the quality of "live-ability" of both the site and surrounding area. It will help to reinforce this area as a vibrant residential neighbourhood while adding large, viable retail space along the Burrard corridor.
- Sustainability was an important consideration, with a large number of sustainable features being incorporated into the design. The project is anticipated to obtain a LEED Silver equivalent rating. Providing a large landscaped courtyard in the middle of the site, as well as large extensive and intensive landscaped green roofs will contribute to the greening of the building. Enhancement of an existing mid-block public walkway and improvements to the community garden area on the other side of 6th Avenue will benefit the neighbourhood as well.



PROJECT FORM AND MASSING

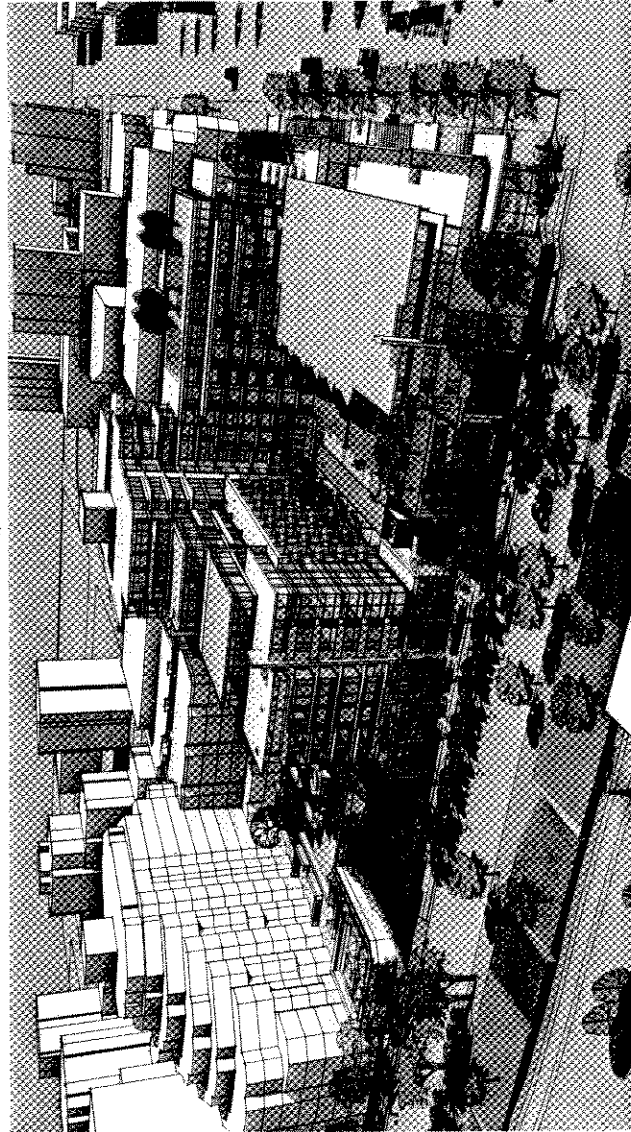
- The massing of the building is composed in a U-shaped building organized around a landscaped courtyard. The three wings of the building are distinct in nature. The building steps up to a mid-rise 10-storey tower on the south east corner of the site. The building terraces down from this point.
- Its location on Burrard Slopes affords significant views of English Bay. The building has been located and massed to maximize public views as well as balance the views from the existing residential buildings within the neighbourhood as a whole. Most of the project is covered with intensive and extensive landscaping on roof surfaces, which can be seen by both new residents and existing neighbours.
- The building form responds to the varying character of each of the three surrounding streets:
 - Burrard Street: Continuous single-storey commercial extends the full length of the block. Upper level residences are set back and screened from the busy street. Building mass steps back to respect Burrard Street View Cones, as outlined in the Burrard Slopes Design Guidelines.
 - 7th Avenue: The main body of building mass is located along 7th Avenue, which provides a more formal street enclosure, following the character of surrounding buildings. The facade along this streetscape articulates the massing differentiating the form between low rise and tower elements, and stepping the facade up to the south east corner. The main residential entrance is located here, set away from the commercial area. It's 2-storey lobby bisects the building and provides vistas through to the landscaped courtyard and distant views to English Bay beyond.
 - 6th Avenue: The streetscape character along 6th Avenue is quieter and less urban than the other surrounding streets, with intermittent open space and "informal" building massing. A large courtyard opens to this street, similar to courtyards within neighbouring developments to the east. The townhouse treatment at the base of the building enhances the pedestrian experience on this street through the use of smaller scale building elements and landscaping.
- Modern townhouses form a base along 6th Street with pedestrian access to via front gates and entry gardens (along the east facade facing the pedestrian mews) and the north side of the building, contributes to the creation of a vibrant pedestrian friendly neighbourhood. Lower roofs and canopies bring a human scale to the project, which enhance the pedestrian-oriented experience. Roof gardens, roof decks and green roofs add additional visual interest.
- The north, south and east sides of the building are oriented directly to the existing street grid, reinforcing the "street wall". The east side of the development is set back from the property line, which serves to widen the existing mid-block pedestrian connection. This setback also allows for appropriate access to daylight to affected units, while preserving a reasonable percentage of views for the adjacent building.
- The Burrard Slopes C3A Design Guidelines indicates a priority in preserving mountain views along major corridors. In an effort to preserve mountain views along Burrard Street, the building's 2nd floor is set back 25'. Density on the site is condensed along the south on 7th Avenue, and tapers down at the northern side. (See Appendix I section 2.4 Views for more detail.)
- Building massing is organized in such a way that natural daylight is optimized for all units. In an effort to bring additional daylight to the inner courtyard the massing on the west wing at the courtyard is only 2 storeys, as well the glazed 2-storey entry lobby and amenity area draws light from the south of the building through into the courtyard.



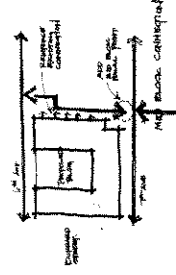
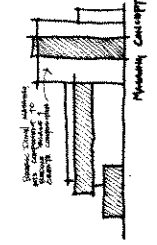
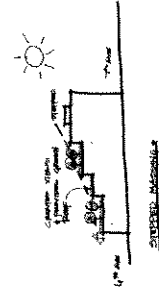
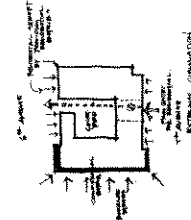
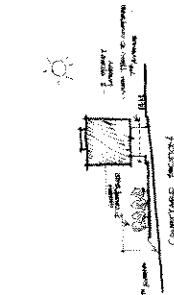
DESIGN RATIONALE

THE EXTERIOR DESIGN

- The concept for the elevations and facade massing is derived through an articulated composition of major vertical and horizontal components. The resulting shadow lines and articulation will assist in breaking up the scale of the building.
- The project has a combination of materials including concrete, glass and brick. A layering of materials is added using coloured spandrel panels and metal louvres. Stained wood doors with glass canopies provide entries to the townhomes that front onto 6th and 7th Avenues.
- Extended slab edges add to the sense of interlocking layers on the south and west elevations while provide sun shading. These slab edges also appear at the townhouse level, which provide a base which contrasts the lightness of the glass and the thin concrete frame above.
- The double-height entry lobby for the residential building will be prominent and transparent. It will be a social interaction point for this building, bringing both lobby, entry and amenity together in a space that has significant daylight, cross-ventilation and direct access to the substantial inner courtyard. This communal "living room" will facilitate social interaction and will foster a sense of community for residents of 2222 Burrard Street.



CONCEPTUAL DIAGRAMS



SUSTAINABILITY

The following list highlights the prominent sustainable features of the Burrard Street Project. Many of these features are a passive response to energy conservation, thermal comfort and protection of a more natural environment.

A draft of a LEED Silver Equivalent Scorecard is included. The Scorecard shows the project has incorporated numerous sustainable strategies that targets 38 LEED points (33 required for Silver). Several more points are potentially available which will be confirmed, as the design is refined.

1.0 Site:

- Best Practices implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction.
- Significant use of extensive and intensive green roof systems will reduce the developments impact on storm sewers and increase local habitat.
- Roof gardens and courtyards will enhance the developments livability. The roof gardens may also provide opportunity for Urban Agriculture
- Landscaping will utilize natural and adaptive plants.
- The central location of the development provides an excellent opportunity to promote and provide alternative transportation including:
 - Easy access to several transit routes.
 - Walking distance to many amenities and downtown
 - The project will incorporate significant bicycle storage
- The development is also exploring opportunities to partner with a local car co-op or car-share provider.

2.0 Water:

- A majority of the landscaping will require no watering other than during the establishment period.
- Low flow/flush plumbing fixtures will be provided.

3.0 Energy:

- Ozone friendly refrigerants will be selected for building HVAC systems.
- High performance envelope including glazing systems and highly insulated walls and roofs.
- Energy efficiency measures are evaluated via a full building energy simulation. Preliminary model results show the building achieves a 31% energy savings compared to the MNECB baseline.
- Energy efficient appliances including dishwasher, refrigerator, stove and range, cloths washer and dryer. Not only are these fixtures energy efficient, they will also use less hot water further reducing the building energy consumption.

4.0 Materials:

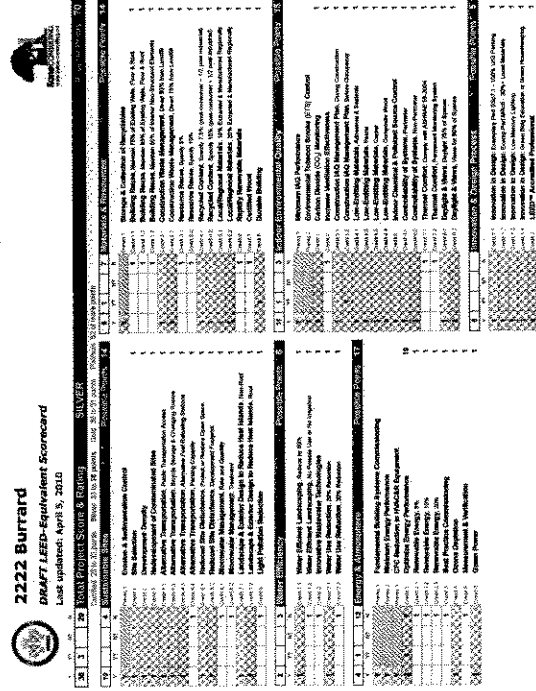
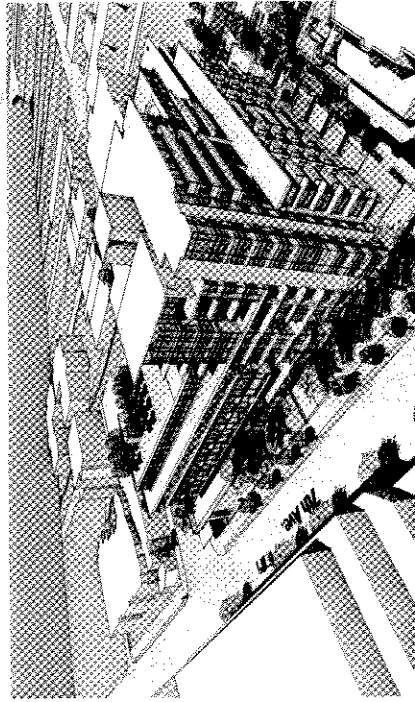
- Use of cement substitutes such as fly ash will reduce the developments CO2 footprint.
- Many of the major building materials will have recycled content including rebar, concrete, aluminum frames, drywall and steel studs.

5.0 Environmental Quality:

- Low VOC finishes including adhesives, sealants and paints.
- Low emitting carpet and composite wood will be sourced.
- Best practices will be implemented during construction to optimize air quality and provide a clean and healthy building for the future residents.

6.0 Social:

- A variety of suite sizes will provide opportunity for diversity.
- Private and common outdoor spaces and amenities will support the residential feel of community.
- A variety of common amenity spaces will be provided for residents to be able to entertain and socialize with their neighbours or invite guests. Amenities include: a media room, exercise room, social room, general amenity room and sitting room.



LANDSCAPE PLAN

The landscaping for 2222 Burrard Street will be a contemporary palette including broadleaf evergreen, ornamental grasses and shrubs to complement and soften the architecture and clean-lined site furniture and paving patterns.

Landscaping will provide privacy between neighbours along the east side of the unit while allowing for views to the adjacent walkway. Trees along this pathway are columnar in nature to provide structure while still allowing for good solar exposure to the east facing units.

In the public realm, the landscaping concept incorporates the entire block and proposes new boulevard treatments. Existing trees along 7th Avenue will be maintained, and additional trees will be planted along 6th Ave to provide a continuous street tree corridor.

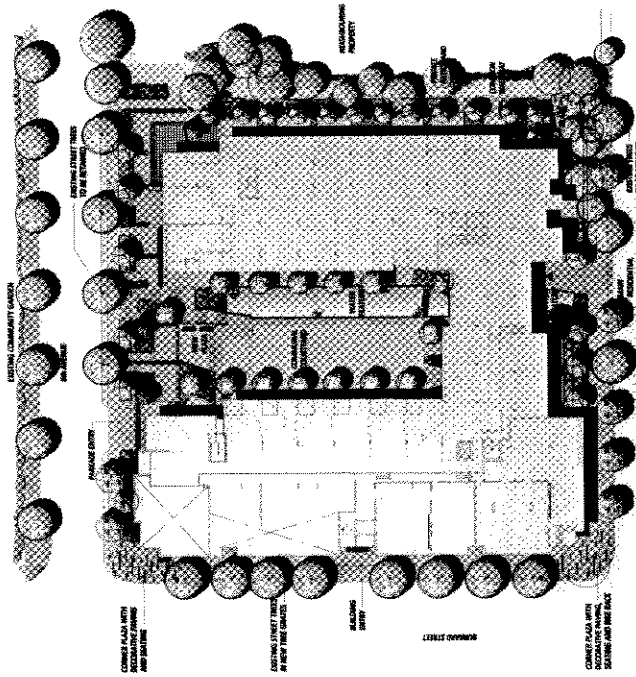
Corner plazas at intersections on Burrard will be improved with decorative paving, bench seating and bike racks.

In the internal courtyard, a central open lawn provides opportunity for passive recreation, while structured plantings around individual patios provide layers of privacy and create visual interest. The courtyard area also includes a reflecting pond water feature which draws the eye from the main residential entry on 7th Avenue to the views to the mountains in the north.

Planting will be predominately drought tolerant and low-maintenance, with a mix of both native and non-native species to ensure the contemporary clean-lined look is achieved.

The development includes extensive areas of rooftop planting - with both intensive and extensive plantings to maximize green space, and slow down the rate of storm water runoff. We have developed an amenity space on the 8th floor green roof which takes advantage of the panoramic views from this corner of the property.

An existing pedestrian connection exists between 6th and 7th Avenue along the existing eastern property line of the site. This pedestrian connection will be both widened and enhanced with additional landscaping, lighting and street furniture. All existing trees within this passage will be retained. The path will widen at both ends to create plazas with decorative paving, lighting, seating and a low garden wall, which will provide scale and surveillance of the space. This will contribute to the overall safety of residents in this project and in the neighbourhood as a whole.



SITE FURNISHINGS



PLANTING



PAVING TYPES

LANDSCAPE PLAN



RAMSAY WORDEN
ARCHITECTS



WWW.TWB.CA

DESIGN RATIONALE

13 April 2010





April 5, 2010

Project: 2222 Burrard

Re: Sustainability Features

The following list highlights the prominent sustainable features of the Burrard Street Project. Many of these features are a passive response to energy conservation, thermal comfort and protection or restoration of a more natural environment.

We have also provided a Draft LEED Silver Equivalent Scorecard. The Scorecard shows the project has incorporated numerous sustainable strategies that would achieve 38 LEED points (33 required for Silver). Several more points are potentially available which will be confirmed, as the design is refined.

1.0 Site:

- Best Practices implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction.
- Significant use of extensive and intensive green roof systems will reduce the developments impact on storm sewers and increase local habitat.
- Roof gardens and courtyards will enhance the developments livability. The roof gardens may also provide opportunity for Urban Agriculture
- Landscaping will utilize natural and adaptive plants.
- The central location of the development provides an excellent opportunity to promote and provide alternative transportation including:
 - Easy access to several transit routes,
 - Walking distance to many amenities and downtown
 - The project will incorporate significant bicycle storage
 - The development is also exploring opportunities to partner with a local car co-op or car-share provider.



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- A majority of the landscaping will require no watering other than during the establishment period.
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- Ozone friendly refrigerants will be selected for building HVAC systems.
- High performance envelope including glazing systems and highly insulated walls and roofs.
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Thank you,

Daniel Roberts
LEED® AP, CaGBC Faculty
President
Kane Consulting (2008) Limited



2222 Burrard

DRAFT LEED-Equivalent Scorecard

Last updated: April 5, 2010



Possible Points 70

Y	Y7	N7	N	38	3	29	Total Project Score & Rating	SILVER	Platinum 52 or more points	Possible Points 14
Y	Y7	Y7	N7	N	10	4	Sustainable Sites	Possible Points 14	52 or more points	Possible Points 14
Y	Y7	Y7	N7	N	1	1	Erosion & Sedimentation Control	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Site Selection	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Development Density	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Redevelopment of Contaminated Sites	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Alternative Transportation, Public Transportation Access	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Alternative Transportation, Bicycle Storage & Changing Rooms	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Alternative Transportation, Alternative Fuel Refueling Stations	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Alternative Transportation, Parking Capacity	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Reduced Site Disturbance, Protect or Restore Open Space	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Reduced Site Disturbance, Development Footprint	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Stormwater Management, Rate and Quantity	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Stormwater Management, Treatment	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Landscaping & Exterior Design to Reduce Heat Islands, Non-Roof	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Landscaping & Exterior Design to Reduce Heat Islands, Roof	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	1	1	Light Pollution Reduction	Possible Points 2	52 or more points	Possible Points 2
Y	Y7	Y7	N7	N	2	3	Water Efficient Landscaping, Reduce by 50%	Possible Points 3	52 or more points	Possible Points 3
Y	Y7	Y7	N7	N	1	1	Water Efficient Landscaping, No Potable Use or No Irrigation	Possible Points 3	52 or more points	Possible Points 3
Y	Y7	Y7	N7	N	1	1	Innovative Wastewater Technologies	Possible Points 3	52 or more points	Possible Points 3
Y	Y7	Y7	N7	N	1	1	Water Use Reduction, 20% Reduction	Possible Points 3	52 or more points	Possible Points 3
Y	Y7	Y7	N7	N	1	1	Water Use Reduction, 30% Reduction	Possible Points 3	52 or more points	Possible Points 3
Y	Y7	Y7	N7	N	4	12	Fundamental Building Systems Commissioning	Possible Points 12	52 or more points	Possible Points 12
Y	Y7	Y7	N7	N	1	1	Minimum Energy Performance	Possible Points 12	52 or more points	Possible Points 12
Y	Y7	Y7	N7	N	1	1	CFC Reduction in HVAC&R Equipment	Possible Points 12	52 or more points	Possible Points 12
Y	Y7	Y7	N7	N	1	1	Optimize Energy Performance	Possible Points 12	52 or more points	Possible Points 12
Y	Y7	Y7	N7	N	1	1	Renewable Energy, 5%	Possible Points 12	52 or more points	Possible Points 12
Y	Y7	Y7	N7	N	1	1	Renewable Energy, 10%	Possible Points 12	52 or more points	Possible Points 12
Y	Y7	Y7	N7	N	1	1	Renewable Energy, 20%	Possible Points 12	52 or more points	Possible Points 12
Y	Y7	Y7	N7	N	1	1	Best Practice Commissioning	Possible Points 12	52 or more points	Possible Points 12
Y	Y7	Y7	N7	N	1	1	Ozone Depletion	Possible Points 12	52 or more points	Possible Points 12
Y	Y7	Y7	N7	N	1	1	Measurement & Verification	Possible Points 12	52 or more points	Possible Points 12
Y	Y7	Y7	N7	N	1	1	Green Power	Possible Points 12	52 or more points	Possible Points 12
Y	Y7	Y7	N7	N	1	1	Storage & Collection of Recyclables	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Building Reuse, Maintain 75% of Existing Walls, Floor & Roof	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Building Reuse, Maintain 95% of Existing Walls, Floor & Roof	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Building Reuse, Maintain 50% of Interior Non-Structural Elements	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Construction Waste Management, Divert 50% from Landfill	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Construction Waste Management, Divert 75% from Landfill	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Resource Reuse, Specify 5%	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Resource Reuse, Specify 10%	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Recycled Content, Specify 7.5% (post-consumer + 1/2 post industrial)	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Recycled Content, Specify 15% (post-consumer + 1/2 post industrial)	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Local/Regional Materials, 10% Extruded & Manufactured Regionally	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Local/Regional Materials, 20% Extruded & Manufactured Regionally	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Rapidly Renewable Materials	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Certified Wood	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Durable Building	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Minimum IAQ Performance	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Environmental Tobacco Smoke (ETS) Control	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Carbon Dioxide (CO ₂) Monitoring	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Increase Ventilation Effectiveness	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Construction IAQ Management Plan, During Construction	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Construction IAQ Management Plan, Before Occupancy	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Low-Emitting Materials, Adhesives & Sealants	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Low-Emitting Materials, Paints	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Low-Emitting Materials, Carpet	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Low-Emitting Materials, Composite Wood	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Indoor Chemical & Pollutant Source Control	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Controllability of Systems, Perimeter	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Thermal Comfort, Comply with ASHRAE 55-2004	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Thermal Comfort, Permanent Monitoring System	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Daylight & Views, Daylight 75% of Spaces	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	1	1	Daylight & Views, Views for 90% of Spaces	Possible Points 1	52 or more points	Possible Points 1
Y	Y7	Y7	N7	N	5	5	Innovation in Design Process	Possible Points 5	52 or more points	Possible Points 5
Y	Y7	Y7	N7	N	1	1	Innovation in Design: Exemplary Per SSc7.1 - 100% U/G Parking	Possible Points 5	52 or more points	Possible Points 5
Y	Y7	Y7	N7	N	1	1	Innovation in Design: Examp Per MRCS - 30%+ Local Materials	Possible Points 5	52 or more points	Possible Points 5
Y	Y7	Y7	N7	N	1	1	Innovation in Design: Low Mercury Lighting	Possible Points 5	52 or more points	Possible Points 5
Y	Y7	Y7	N7	N	1	1	Innovation in Design: Green Bldg Education or Green Housekeeping	Possible Points 5	52 or more points	Possible Points 5
Y	Y7	Y7	N7	N	1	1	LEED™ Accredited Professional	Possible Points 5	52 or more points	Possible Points 5

JAMESON EAST VENTURE LIMITED PARTNERSHIP

51 EAST PENDER STREET
VANCOUVER BC V6A 1S9 CANADA

T 604 682 2088

F 604 688 3405

June 15, 2010

Intergulf Development (Burrard) Corp.
Attn: Mr. Ron Sydor
#1750 - 1055 W. Georgia Street
Vancouver, BC
V6E 3P3

Dear Mr. Sydor,

Re: Density Transfer

We are writing to confirm our discussions in connection with the sale of heritage density which we own arising from the revitalization of the Wing Sang Building at 51 East Pender. We are presently in the process of verifying the density remaining available for sale. We are certain of the availability of 8,500 square feet and hope to receive confirmation shortly as to an additional 11,500 square feet existing on the site.

Pending finalization of that density number and subject to formal documentation, we agree to sell and confirm your agreement to purchase 8,500 square feet of density at \$40 per foot and further confirm that you will purchase the additional 11,500 if available, at the same rate, all for utilization in your project at 7th and Burrard in Vancouver.

We look forward to working with you in concluding this density transfer at your earliest convenience.

Yours truly, ,



Bob Rennie