
2080 WEST BROADWAY (COMPLETE APPLICATION)
DE412784 - ZONE C3-A

DM/TC/SB/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

D. Morgan, Urban Design & Development Planning
T. Chen, Development Services
S. Barker, Development Services

* May 6th Development Permit Staff Committee only

** May 20th Development Permit Staff Committee only

APPLICANT:

Howard Bingham Hill Architect
201 - 1444 Alberni Street
Vancouver, BC
V6G 2Z4

PROPERTY OWNER:

Pinnacle International
300 - 911 Homer Street
Vancouver, BC
V6B 2W6

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a seven storey mixed-use building containing retail and residential uses (a total of 135 dwelling units) all over three levels of underground parking having vehicular access from the lane.

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 View Analysis - 1960 West 11th Avenue

Appendix G View Analysis - North/South Section

Appendix H Summary of Open House #1 (September 10, 2008) prepared by Coriolis Consulting

Appendix I Summary of Open House #2 (October 28, 2008) prepared by Coriolis Consulting

Appendix J Neighbourhood Petition #1 expressing concern about the proposed development

Appendix K Neighbourhood Petition #2 requesting that the Development Permit Board reject DE412784

Appendix L Letter from Pinnacle International dated May 6, 2009 clarifying intention for existing grocery and liquor store at 2030 West Broadway

● **Issues:**

1. Retail Height, Depth and Treatment
2. Livability of Residential Units, Floor Levels 1.5 and 2 and 5

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE412784 as submitted, the plans and information forming a part thereof, thereby permitting the development of a seven storey mixed-use building containing retail and residential uses (a total of 135 dwelling units) all over three levels of underground parking having vehicular access from the lane 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 the viability of the retail and finer scale expression of its frontage, in the following manner:

1.1.1 provide a minimum of 14 ft. (4.3 m) floor to floor height for all retail areas;

Note to Applicant: One third of the floor area of retail unit #7 has a floor to floor height less than the Guideline recommended minimum 14 ft. (4.3 m) height. Maintain a floor elevation consistent with sidewalk grades without requiring ramps and or stair access, either relocating or repositioning the five residential units on floor level 1.5. (See also Condition 1.2)

1.1.2 increase the width of the glazed Maple Street frontage for retail unit #1 by 4 ft. (1.2 m), to approximately align with the retail frontage across the street at 2528 Maple Street and removing the landscape planter at the corner;

Note to Applicant: The retail frontage located at 2528 Maple Street extends approximately 40 ft. (12 m) back measured from the Broadway property line. The retail frontage at the corner should be open and transparent without pedestrian barriers or soft landscaping.

1.1.3 further articulation of the retail frontage, introducing more vertical expression and finer grain detail;

Note to Applicant: The heavy brick horizontal banding should be de-emphasized to reduce the monolithic character.

1.2 design development to improve the livability of the five residential units at the lane, level 1.5, either relocating or modifying in the following manner:

1.2.1 increase the floor height above grade and locate the units further back from the lane, loading and surface parking area; and

Note to Applicant: The units are too close to grade and the activity of the laneway. The height of the floor level above grade should be sufficiently high enough to accommodate a higher ceiling height for the retail space below. Reposition the units, setting back sufficient distance so that the operable windows are a minimum 15 ft. (4.6 m) from the surface parking area as per Section 4.8.6 of the Vancouver Parking By-law. See also Standard Condition A.1.21.

1.2.2 provide enclosed balconies to mitigate lane noise and activity;

Note to Applicant: Not applicable if the units are relocated away from the lane.

- 1.3 design development to improve daylight access and reduce shadowing on the units caused by the cantilevered massing of the units above, as noted;

Note to Applicant: Unit 11, floor levels 6 and 7, west tower, project 14 ft. (4.3 m) beyond the south facing exterior wall of units 14 and 15 of the 5th floor level. Units 3 and 4, floor levels 3 to 7, east tower, project 10 ft. (3 m) beyond the north facing exterior wall of units 21 and 22 of the 2nd floor level. Modify the massing of the building overhangs so they are substantially less deep and continuous, improving daylight and sun access for units below.

- 1.4 design development to provide a conceptual design, indicating the location, and volumetrics of a possible future rapid transit station;

Note to Applicant: In consultation with city staff, provide a conceptual design of the future possible rapid transit station. Station should be well integrated with the proposed development with consideration to station access, circulation and possible impact on future retail units. (See also Condition 1.5)

- 1.5 arrangements shall be made to the satisfaction of the General Manager of Engineering Services, the Director of Planning and the Director of Legal Services for the provision of a right-of-way and option to purchase for public access, and for future construction over the station entrance area and the western 6.1 m (20 ft.) of the site;

Note to Applicant: The alignment of the UBC Line has not been finalized, and connections may need to be made below grade to either a 10th Avenue or Broadway alignment. The legal agreements will apply to both surface and underground space, as required, and will necessitate some modification to the parking levels near the western side of the site. (See also Condition 1.4)

- 1.6 arrangements shall be made to the satisfaction of the General Manager of Engineering Services, the Director of Planning and the Director of Legal Services for the provision of a right-of-way for pedestrian and cyclist use over the plaza area and the western 6.1 m (20 ft.) of the site;

Note to Applicant: Separate legal agreements will be required for the pedestrian/cyclist access and for the future rapid transit station identified in Condition 1.5.

- 1.7 design development to improve the pedestrian environment in the rear yard adjacent to the lane in the following manner:

- 1.7.1 provide planting beds for the planting on the wall trellis;

Note to Applicant: The wall trellis needs adequately sized planting beds to ensure their survival. (See also Landscape Condition A.1.11)

- 1.7.2 extend and enlarge the proposed horizontal trellis cover over the surface parking area;

Note to Applicant: Screen the parking from the residential units above by providing a trellis cover for 50% of the surface parking area.

- 1.7.3 change the materiality and consider increasing the transparency of the blank concrete wall adjacent to the surface parking; and

Note to Applicant: Consider the use of brick, glass or other materials that provides more visual interest and with opportunities for greater transparency and connectivity to the retail space from the lane.

- 1.7.4 consider adding one or more trees and additional landscaping;

Note to Applicant: Possible locations may include the open spaces between the loading bays. If the lane units are relocated, the blank wall should be terraced with landscaping to reduce scale and soften the edge at the lane.

- 1.8 design development to enhance the privacy of the ground oriented residential units and their spatial separation from the street, raising the entry level and porch a minimum 1½ ft. (.45 m) higher than the adjacent sidewalk elevation, without increasing overall building height;

Note to Applicant: This can be achieved for example, by increasing the floor to floor height (reallocating floor height from levels 6 and 7), or relocating the entry under the clerestory space (reversing the floor plans) maintaining a lower floor area back from the entry level.

- 1.9 design development to enhance the expression and functional relationship of the Broadway pedestrian parking entrance, to the retail frontage, and parking level below;

Note to Applicant: The expression should lend greater significance to this entrance, with a more gracious, less utilitarian connecting stair to the parking level. Consider extending the canopy, a larger, more open stair, and with further day lighting of the parking level below. All walls, columns and ceilings of the parking levels should be painted a light reflective colour.

- 1.10 design development to improve roof overlook and minimize potential view obstruction by reducing the roof area of the mechanical enclosures;

Note to Applicant: Substantially reduce the area of the mechanical enclosures, locating and identifying the proposed mechanical units within the enclosure on the roof plan. The enclosure screening should be attractive and well integrated with the architecture.

- 1.11 design development to explore alternative colour schemes for the building exterior, that add greater interest and vibrancy to the material palette;

- 1.12 clarification of the proposed sustainable features on the drawings;

Note to Applicant: The intent is to define on the final approved permit drawings those features referred to on the LEED™ checklist to attain minimum Silver level or equivalency. Consideration to provide a cistern, water efficient landscaping, additional solar shading panels, heat recovery systems and energy modeling studies.

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 ¹	-	-	125 ft. x 375 ft.
Site Area ¹	-	-	46,875 sq. ft.
Floor Area ²	Outright: 46,875 sq. ft. Conditional: 140,625 sq. ft.	-	Retail Store: 21,486 sq. ft. Residential: <u>118,902 sq. ft.</u> Total: 140,388 sq. ft.
FSR ²	Outright: 1.00 Conditional: 3.00	-	Retail Store: 0.46 Residential: <u>2.54</u> Total: 3.00
Balconies ³	Total: 9,512 sq. ft. Enclosed: 4,756 sq. ft.	-	Open: 4,398 sq. ft. Enclosed: <u>4,191 sq. ft.</u> Total: 8,589 sq. ft.
Height ⁴	Outright: 30.2 ft. Conditional: unspecified* * 70 ft. maximum recommended per Guidelines	-	<u>East Tower:</u> Top of parapet: 74.63 ft. Top of guard rail: 77.63 ft. Top of mech. room: 82.82 ft. <u>West Tower:</u> Top of parapet: 76.60 ft. Top of guard rail: 79.60 ft. Top of mech. room: 84.76 ft.
Parking	Small Car (25% max.): 66	Commercial: 37 Residential: <u>136</u> Total: 173 Disability: 8	Commercial: Standard 57 Small Car 2 Disability 3 Residential: Standard 194 Small Car - Disability 6 Standard spaces: 251 Small car spaces: 2 Disability spaces: <u>9</u> Total: 262
Bicycle Parking ⁵	-	Class A Class B Retail: 4 6 Residential: <u>169</u> <u>6</u> Total: 173 12	Class A Class B Retail: 6 6 Residential: <u>186</u> <u>6</u> Total: 192 12
Loading	-	Class B Retail: 2 Residential: <u>1</u> Total: 3	Class B Retail: 3 Residential: <u>1</u> Total: 4
Horizontal Angle of Daylight ⁶	-	50° for at least 78.7 ft.	Less than 78.7 ft. distance for one unit at the 5 th floor.
Amenity ⁷	10,000 sq. ft. (max.)	-	1,760 sq. ft (level 3, 4, and 6)
Unit Type	-	-	Studio: 3 1 Bedroom: 81 2 Bedroom: 48 Townhouse: <u>3</u> Total: 135

- ¹ **Note on Site Size and Site Area:** This development site is comprised of four separate legal lots. Standard Engineering Condition A.2.1 seeks the consolidation of all four parcels of land to the satisfaction of the General Manager of Engineering Services.
- ² **Note on Floor Area and FSR:** The Development Permit Board may permit an increase to the maximum floor space ratio (FSR) of 1.00 to any figure up to and including 3.00. The applicant is seeking an FSR of 3.00, and staff support this increase (See commentary on page 11). Standard Condition A.1.1 seeks confirmation of the commercial use proposed (staff review has been based on a Retail Store use.)
- ³ **Note on Balconies:** Some enclosed balconies (located on the terrace level) do not meet the Balcony Enclosure Guidelines and Standard Condition A.1.2 seeks design development to meet the intent of these Guidelines. Several open balconies do not meet the minimum single horizontal dimension of 6 ft. outlined in the Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines. Standard Condition A.1.3 seeks compliance with this standard.
- ⁴ **Note on Height:** The Development Permit Board may permit an increase in the maximum height of a building with respect to any development to an unspecified maximum. The Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines recommend a maximum height of 70 ft. This development proposes a building height of 76.6 ft. to the top of the roof parapet, and 79.6 ft. to the top of the rooftop guardrail. Staff support this building height which exceeds the recommended height in the Guidelines. (See commentary on page 11) Condition 1.10 seeks a reduction to the roof area mechanical enclosure to improve roof overlook and to minimize view obstruction.
- ⁵ **Note on Bicycles:** Standard Condition A.1.4 seeks additional details regarding bicycle spaces.
- ⁶ **Note on Horizontal Angle of Daylight:** Staff support a relaxation to the minimum 78.7 ft. unobstructed view for the living room and bedroom of a single unit located at the 5th floor of the east massing (see commentary on page 13). Standard Condition A.1.5 seeks clarification that stair access and solar screens at the north side of the east massing do not obstruct the angle of daylight from the adjacent bedrooms.
- ⁷ **Note on Amenity:** Standard Condition A.1.6 seeks additional information on the use and function of the amenity rooms.

Design Guidelines - Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side)

Section	RECOMMENDED	PROPOSED
2.2 Streetscape Character	<p>Emphasize strong commercial presence with smaller scale retail, providing high ceiling heights between 14 ft. and 17 ft. and with a viable commercial depth of at least 50 ft.</p> <p>Ground oriented units at grade should provide a 12 ft. setback and a 2nd row of trees</p>	<p>Continuous retail proposed along Broadway, the floor slab stepping incrementally with sidewalk grades. Floor to floor retail heights vary from 22.7 ft. to 11.85 ft. Retail depths vary from 24 ft. at its narrowest to 90 ft. at its deepest. Staff recommend further articulation of the street level, increasing retail height for the lowest area, and lengthening the glazed frontage along Maple Street. See discussion on page 12 and Condition 1.1.</p> <p>Ground oriented units are setback 12 ft. from the property line.</p>
2.9 Privacy	<p>Unit orientation should enhance privacy and reduce overlook. Units at street level should be in a townhouse form raised above the street.</p>	<p>Staff recommend the entry level to be raised above grade. See discussion pages 12 and 13 and Condition 1.7. Units at lane overlooking surface parking impacts livability. See discussion page 13 and Condition 1.2.</p>
2.11.1 Vehicular Access	<p>Parking access from lane; underground parking should not project above grade and be well integrated with the building. All loading accessed from the lane.</p>	<p>Proposed parking meets Guidelines. See further discussion on page 13.</p>
3.0 Uses and Density	<p>Encourage an attractive local shopping area supported by residential uses above with residential uses at grade along Maple Street. Retail units limited to 10,000 sq. ft. (930 sq. m)¹. Grocery and drug stores limited a maximum 30,000 sq. ft. (2,790 sq. m)</p>	<p>Uses are considered optimum for this part of Broadway. Grocery and drug store uses are possible in the future. Condition of Development Permit B.2.9 restricts the maximum floor area of any individual retail uses (except for grocery and drug stores) to 10,000 sq. ft.</p>
4.2 Commercial Frontage and Size	<p>Small scale commercial frontage preferred not exceeding 50 ft. Larger units should be placed behind smaller scale units.</p>	<p>Commercial ground level provides for a variety of retail sizes. Further articulation of the massing is advised (See Condition 1.1. Staff has asked for demising wall and/or floor slab edges to be clearly indicated on drawings. See Standard Condition A.1.7.</p>
4.3 Height and Massing	<p>Recommended 70 ft. (21 m) maximum. Continuous 30 ft. (9.1 m) high street wall, 67% of site frontage up to 55 ft. (16.7 m) and 50% of site frontage up to 70 ft. (21 m)</p> <p>Retail ceiling heights are encouraged to be between approximately 14 - 17 ft. (4.2 - 5.2 m)</p>	<p>Mid and upper massing conforms to Guidelines. Lower massing opens at west end of site for large open space adjacent to potential future transit station, as advised by staff. Staff recommend reducing deep overhangs that compromise the livability of units below. See discussion page 11 and Condition 1.3.</p> <p>Proposed building height is 76.6 ft. (23.3 m) to the top of parapet and 79.6 ft. (24.3 m) to the top of the glazed rooftop guardrail, is slightly higher than the Guidelines. Staff support the extra height subject to enabling good retail height and impact on private views. See discussion page 11 and Condition 1.1.1</p> <p>Retail floor to floor heights range from 20.75 ft. (6.3 m) to 11.85 ft. (3.6 m). Retail height is compromised at the rear of the building to enable additional partial floor of units facing the lane. See discussion on page 12 and Condition 1.3.</p>
Section 4.4 Front Yard and Setbacks	<p>Setback of 10 ft. along Broadway 213 ft. from a potential rapid transit station and outdoor space for larger trees and outdoor seating.</p>	<p>Meets the Guidelines.</p>
Section 7.2 Semi-Private Open Space	<p>48 sq. ft. (4.5 sq. m) per residential unit.</p>	<p>5,200 sq. ft. (483 sq. m) has been provided and staff consider this acceptable. See discussion on page 13.</p>
Section 7.3 Private Open Space	<p>Each unit to have 48 sq. ft. (4.5 sq m), with a minimum dimension of 6 ft. (1.8 m)</p>	<p>Some units do not meet minimum sizes; see discussion on page 13 and Standard Condition A.1.3</p>

• **Legal Description**

Lots 4, 10, and East ½ of Lot 3,
 all of Plan 590; and Lot C, Plan 11084;
 Block 345, District Lot 526.

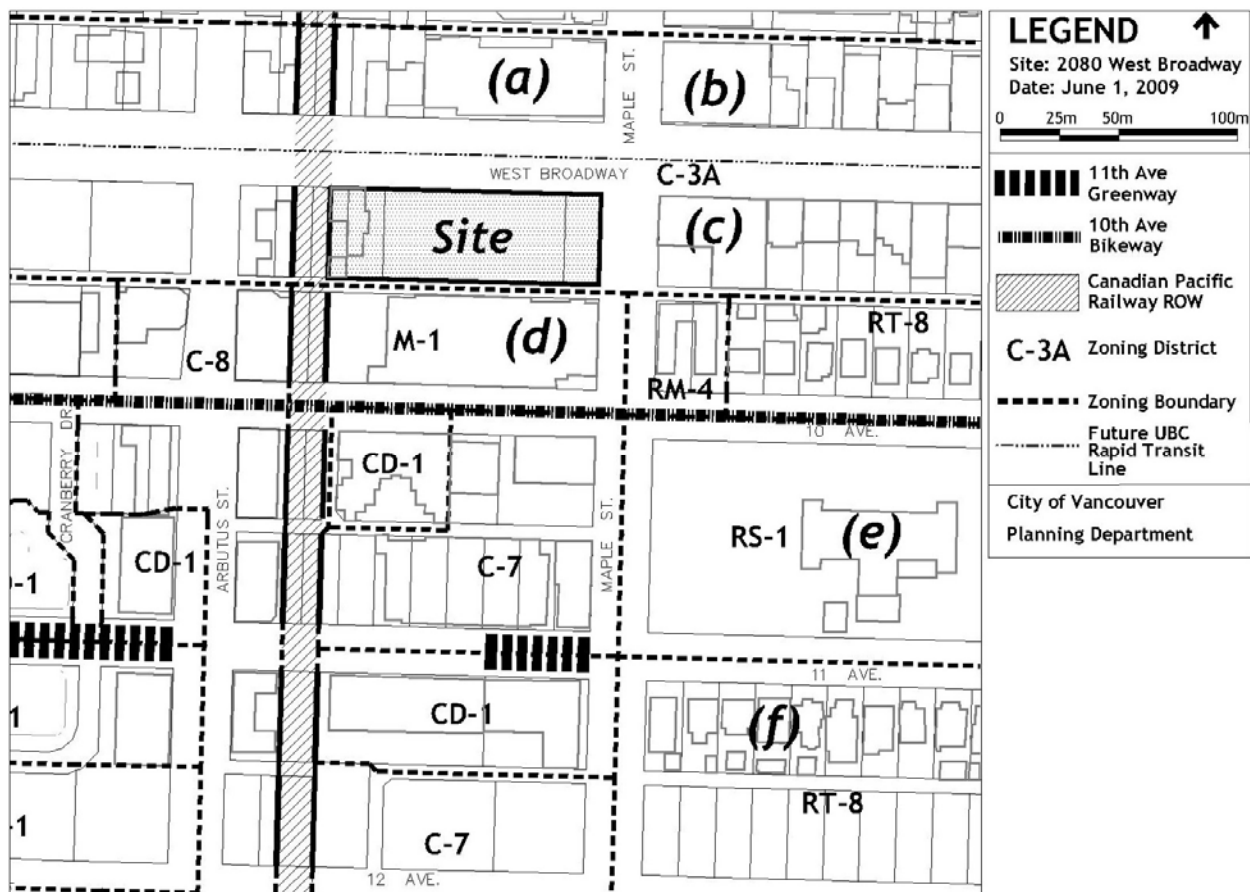
• **History of Application:**

09 03 02 Complete DE submitted
 09 03 25 Urban Design Panel
 09 05 06 Development Permit Staff Committee
 09 05 20 Development Permit Staff Committee

• **Site:** The site is located on the south side of West Broadway, at the southwest corner of Maple Street. It has an approximately 375 ft. frontage and 125 ft. depth. There is a 5½ ft. grade difference sloping down in an east west direction across the length of the site, and a 2 ft. slope down in a south north direction across the depth of the site. The site is presently used as a garden store (to be demolished) and a surface parking lot for a grocery store (IGA) and liquor store on the adjacent M-1 zoned site to the south. There is a billboard, large freestanding sign, and two existing driveway crossings along the Broadway frontage.

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

- (a) 2025 West Broadway - 5 storey office building
- (b) 1985 West Broadway - 5 storey office building "Wawenesa"
- (c) 2528 Maple Street - 7 storey mixed-use C3-A (DE410957) - under construction
- (d) 2030 West Broadway - Grocery store (IGA)/liquor store
- (e) 1936 West 10th Avenue - 4 storey Lord Tennyson Elementary School
- (f) 1960 West 11th Avenue - 2 storey residential building



● **Background:**

In 2004, policy work was undertaken in the Broadway-Arbutus area in response to a development enquiry for a large-format retail development for the subject site and the adjacent grocery and liquor store site. The resultant "Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines" outline recommended massing and uses for this area.

The adjacent IGA grocery store and liquor store south of the subject site are located on a separate M-1 zoned site, and there is a 20 ft. wide city lane between these sites. Surface parking and a garden store are the present uses of the subject site, providing parking for the grocery, garden and liquor stores. It is the understanding of staff that the current property owner does not intend to continue the operation of the existing grocery and liquor store in the current location following completion of the development on this subject site (see Notification on page 19, and Appendix L)

Significant public objection has been received regarding the potential loss of these businesses as a consequence of the subject application (see Notification on page 19). The existing M-1 zoning for the grocery store and liquor store site is not consistent with current policy and the city would anticipate that a rezoning would be necessary for redevelopment. Residential and daycare uses have been identified as preferred uses for the M-1 site.

The future UBC Rapid Transit Line is being planned along the Broadway corridor, and the nearby CPR right-of-way may provide light rail and greenway uses in the future. A future public transit station is envisioned somewhere near the subject site, the exact location yet to be determined. In anticipation of this, a large open space next to the CPR right of way has been requested by staff, and staff are seeking a conceptual design of a possible future station (Condition 1.4). The Guidelines recommend a 10 ft. setback along Broadway and a pedestrian connection through the site adjacent to the CPR right of way that will eventually link up to West 10th Avenue when the M-1 site is redeveloped.

During the initial enquiry staff advised the following:

- mid/upper massing to be grouped into two separate elements to enable view and sun light through the centre of the site and help reduce the scale of the massing;
- ground oriented residential units be provided along Maple Street;
- lane treatment to be "pedestrian friendly" with the possibility of multiple retail frontage; and
- extra height above 70 ft. (21.3 m) could be considered for higher retail ceiling heights, subject to private view impact and view analysis.

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

1. C-3A District Schedule

Retail is an outright use and residential is a conditional use in the C-3A District Schedule. Although this application proposes a Retail Store use, the applicant has expressed the possibility of proposing a Grocery Store in this development. Grocery Store is also an outright use in the C3-A District Schedule. The permitted outright density is 1.00 FSR; however, the Development Permit Board may permit an increase up to and including 3.00 FSR. With respect to height, the maximum outright height specified in the C-3A District Schedule is 30 ft. The Development Permit Board may permit an increase in height to an unspecified maximum.

The density and height may be increased, subject to the Board having first considered:

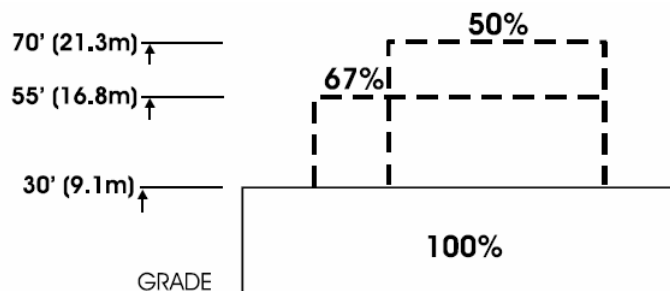
- the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;
- the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets and existing views;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

2. Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines

In summary, the intent of the Guidelines as they relate to this site, are:

- to assist in the transformation of this area into an attractive vibrant area that supports local shopping and mixed residential uses that is compatible with the surrounding neighbourhood and with a high degree of livability;
- for new developments to enhance both the public and private realm through high quality architecture with consideration to sun access and private views;
- to contribute to pedestrian and bike friendly environments and;
- to ensure that vehicular traffic is well managed, parking, loading and services are accessed from the lane.

Building height may be increased to a suggested maximum of 70 ft., with this lower, mid and upper massing shaped as indicated below:



• Response to Applicable By-laws and Guidelines:

Use: Retail along Broadway with residential above and townhouses along Maple Street are considered optimum uses for this site.

Density, Height and Massing: The requested increase in height from 30.2 ft to 76.6 ft. (top of roof parapet, west block) and 79.6 ft., (top of glazed rooftop guardrail, west block) and density from 1.00 FSR to 3.00 FSR is supported for achieving the desired urban form, subject to “earning” of these increases according to the C-3A District Schedule and Guidelines.

The east tower at 74.63 ft. (top of roof parapet) is marginally lower in height than the west tower because of the sloping grade along Broadway. The overall proposed height is slightly higher than the 70 ft. recommended Guideline height, enabling higher retail ceiling heights along Broadway and without significant private view loss. The proposed height is similar to another recently approved C-3A application across the street at 2528 Maple Street at 75.6 ft. (top of roof parapet) and 77.3 ft. (top of rooftop guardrail). The proposed height was supported by the Urban Design Panel, who thought the special context of the Broadway corridor and proximity to the emerging commercial hub at Arbutus Street and Broadway warranted building heights within this range.

The lower massing meets the intent of the Guidelines, providing a continuous street wall of a consistent height along Broadway. The lower massing stops short of the west property line to provide a large public open space, to accommodate a possible future transit station entrance (See Condition 1.4). The mid and upper massing has been separated into two blocks to break up the massing along the Broadway frontage, enabling light and views through, mid block. The proposed massing meets the recommended Guideline massing and is considered well resolved.

The building performs quite well in regards to limiting shadowing on Broadway, maintaining uninterrupted sun access for the north side of the street, during the spring and fall equinoxes, meeting the Guideline objective. The wide spacing 62 ft. (18.8 m) between the east and west blocks and the 10 ft. (3.0 m) building setback along Broadway ensures good sunlight access for this city block for most times of the year.

The mid level massing of the east tower, north elevation, floor levels 3 to 5, cantilevers 10 ft. (3 m) compromising daylight access for units 21 and 22 below. Staff would recommend substantially reducing the cantilevered massing of the upper floors to improve the livability of the units below. Similarly, the cantilevered upper massing of the west tower, south elevation, floor levels 6 and 7, creates a deep cantilever condition limiting daylight access for units below, and staff would recommend this massing also be reduced. (See Condition 1.3)

View Impacts: There are no established public view cones that cross the boundaries of the subject site. In regards to private views, the Guidelines recommend minimizing private view loss where possible, recognizing that some private view loss may occur, particularly where there are low and mid rise developments. To date, letters have been received regarding private view impact from neighbours located in a two storey four-plex located one half block east of the subject site on West 11th Avenue. (See context plan, Building f) The view analysis taken from the second storey bedroom indicates a line of sight across the playing field of Lord Tennyson Elementary School and towards the North Shore Mountains. (See Appendix F) This existing view is partially obscured by street trees and a five storey office building opposite the subject site on Broadway. Staff have concluded that the proposed development will have limited impact on these views.

City blocks directly south of the site are a mix of CD-1 and C-7 zoning, with office and residential uses, maximum heights up to 60 ft, (18.2 m) and with most buildings four to five storeys (See Appendix G). Private views from these buildings are affected by similar sized buildings to the north and also by the mature street tree which exceed building heights. The future redevelopment of the M-1 site south of the subject site will likely have a height comparable with neighbouring C-7's of 55 ft, (16.7 m) which may further limit private views from low and mid rise buildings to the south.

Overlook of the upper, mid and lower roof levels has been generally well handled with a mix of soft and hard landscaping that will provide a pleasant vista from adjacent buildings. On both the east and west rooftops there is a wall enclosure, screening two large roof areas identified as a “mechanical

compound". Staff consider the enclosed areas to be excessively large, compromising overlook and a potential view obstruction. Staff recommend that this area be substantially reduced and the mechanical units identified on the plan. (See Condition 1.10)

Retail Treatment: The Guidelines recommend higher ceilings for ground floor retail between 14 to 17 ft. (4.3 to 5.2 m), a concern reiterated by the Urban Design Panel and by the community at large. Providing high retail heights was also as previously noted, part of the basis of staff support for extra building height above the recommended Guideline height of 70 ft. (21.3 m) A large area of the retail space at 11.85 ft. (3.4 m) floor to floor, is less than the minimum recommended height and staff advise modifications to increase retail height in this area, without increasing the overall building height. (See Condition 1.1.1)

Another concern is the retail unit at the corner and its frontage along Maple Street. Staff would recommend increasing the amount of glazed frontage to give a stronger corner presence and to better align with the corner retail frontage across the street at 2528 Maple Street and that the landscape planter at the corner be removed to improve visibility of the retail frontage and connection to the street. (See Condition 1.1.2)

The Guidelines call for finer grain retail with maximum frontages of 50 ft. (15.3 m), suggesting a more vertical and smaller scale expression. The Urban Design Panel thought the overall treatment of the retail frontage was too horizontal and monolithic in form and staff concur; further design development is advised to provide more differentiation and articulation of the retail. (See Condition 1.1.3)

As recommended in the Guidelines, the retail floor slabs drop incrementally to meet the sloping grade along Broadway. Providing direct sidewalk access to the retail spaces without the need of stairs or ramps is also an important consideration voiced by members of the community. Staff request that the edge of the floor slab and/or the demising wall be indicated on the floor plans and a longitudinal section be provided through all retail areas. (Standard Condition A.1.7)

Although the retail tenant mix has not yet been determined and grocery store and/or liquor store uses are not part of the subject application, there is sufficient spatial variety in terms of size and shape to accommodate a variety of future commercial operations. The proposed retail has multiple frontages along Maple Street, Broadway, the pedestrian right of way, west sideyard and a partial orientation towards the lane edge at the west end of the site. Staff support these multiple frontages for their desirable connectivity and pedestrian interest they will provide.

Rear Yard Treatment at the Lane: Reconciling pedestrian use near and adjacent to an attractive, safe and functional lane environment is a key design consideration. Loading, garbage collection and recycling and parking entrances are screened and located as close as possible to the lane entry near Maple Street to minimize traffic further along the lane, while maintaining an appropriate landscape transition between Maple Street and the ground oriented unit adjacent to the lane. As requested by the community, eleven surface parking spaces have been provided with direct access to the retail floor area from the lane. Located directly above and cantilevered 8 ft. (2.4 m) over the surface parking are five single bedroom units, 10 ft. (3 m) above the lane. The location of these units is problematic for the following reasons:

- the proximity of these units to the surface parking¹, loading and to the lane itself; and
- their impact on the height of the retail floor below by virtue of their "mezzanine" floor level that reduces the retail floor to floor height by 9.2 ft. (See further discussion on Retail Treatment, page 12 and Condition 1.1)

¹)Section 4.8.6 Setback from Residential Accommodation: *Except for developments containing no more than two dwelling units, all off-street parking spaces shall be located a minimum of 4.6 metres from any window, vent or wall opening providing access to residential accommodation in any building.* City of Vancouver, Parking By-law.

The location of these units and proximity to the parking and the lane compromises their livability as well as the viability of the retail space below. Staff recommend either relocating these units or significant modifications to them. (See Condition 1.2) Other concerns relating to the lane treatment is the lack of greenery, the blankness and materiality of the wall adjacent to the surface parking and providing further opportunities for greater transparency and connectivity to the retail space from the lane. (See Condition 1.5)

Livability: As previously noted, staff recommend modifying massing to reduce deep cantilevers, and design development to the five lane units. (See Condition 1.2 and Condition 1.3) With these exceptions, staff considers the general livability to be good. The unit mix includes studios, one and two bedrooms and ground oriented units. The proposed entry levels of the ground oriented units are below sidewalk level and staff recommend that the entry level be higher than street grades for the benefits of improved spatial separation from the street and enhanced privacy. (See Condition 1.8)

Some of the units do not meet the minimum sizes for private outdoor space and others do not meet the intent of the enclosed balconies to be eligible for a floor area exclusion. However, in most cases the units meet or exceed minimum requirements. (See Standard Conditions A.1.2. and A.1.3.) One unit on level 5 does not meet the minimum 78.7 ft. unobstructed distance defined in the Horizontal Angle of Daylight regulation. However, staff support a relaxation to this distance as the discrepancy is minor, and the intent of this regulation has been met. Staff are seeking clarification that units on level 7 with exterior stairs meet the horizontal angle of daylight requirement. (See Standard Condition A.1.5.)

In addition to minimum requirements for private outdoor space, the Guidelines also recommend minimum areas for shared outdoor amenity space based on the number of units. The applicant has proposed a little less than what is recommended in the Guidelines, however given the generous amount of private open space for many of the units, staff consider this acceptable.

Architectural Expression and Materiality: High quality materials have been proposed and are well resolved. The building is clad predominately in glass; a mix of clear and spandrel glass, metal paneling, coloured metal solar shading and brick cladding at the base. Staff recommend material upgrading to the blank concrete wall, lane elevation, as also noted by the Urban Design Panel (See Condition 1.7.3) Staff also recommend that alternative colour schemes be explored to introduce greater vibrancy and interest to the material palette. (See Condition 1.11)

Parking: Staff are seeking an updated Traffic Impact Study be provided, which includes a review of impacts on Lord Tennyson Elementary School and the 10th Avenue Bikeway (See Standard Engineering Condition A.2.12). Parking is accessed from the lane and located below grade as recommended by the Guidelines. In response to feedback received from the public during the pre-application stage, some surface parking has been provided off the lane with direct access to the retail space at the rear. The applicant has expressed the possibility of a grocery store being proposed for this development in the future. As a result, the applicant has proposed additional off-street parking in this development, since a Grocery Store use has a higher off-street parking requirement in the Parking By-law.

A fully glazed pedestrian entry to the underground parking is located along the Broadway frontage, providing day lighting of the entry and stairway. Staff support the notion of giving greater significance to the parking entry and improving its attractiveness and accessibility to pedestrians. Staff would recommend the applicant to further open up this space for more day lighting, make the stair less utilitarian, and strengthen the visual presence of the street entrance. (See Condition 1.9)

Public Realm Treatment: The public realm treatment is considered well handled for this part of Broadway. A double row of trees is proposed, the second row within a 10 ft. (3.0 m) setback. Trees are also proposed for Maple Street, a portion of the lane and a 20 ft. (3.0 m) pedestrian right of way at the western property line. A large open space is proposed at the northwest corner of the site for a possible future public transit station. In the eventuality that this becomes the preferred site and to ensure that the transit station is well integrated with the proposed development, staff recommend the

applicant provide conceptual drawings indicating the location, size and shape of the possible station. (See Condition 1.4)

Sustainability: This application addresses the Vancouver EcoDensity Charter's commitment to a denser pattern of city development with a form of development located within the city centre on an arterial street with easy access to public transportation, while providing good livability for all units. (subject to Conditions 1.2, 1.3, and 1.8) This application is intended to meet LEED™ Silver Canada Certified standard. The Urban Design Panel thought the application did not go far enough, and more sustainable features should be pursued to meet LEED™ Silver standards. Staff are seeking confirmation of the proposed sustainable features on the drawings, with the intent to attain minimum LEED™ Silver level or equivalency, and to consider the suggestions by the Urban Design Panel (See Condition 1.12)

Conclusion: This is the second recent C-3A application for this part of Broadway with similar increases in density and height within a mixed-use/multi-unit residential context. The building height reinforces the intended urban design for this part of Broadway and has minimal view impact. Staff consider the building well resolved and an important addition to the 2000 block Broadway streetscape. Earning the requested increases in density and height have been provided primarily through:

- building massing that allows good sunlight and view penetrations through the middle of the site, while minimizing shadowing and private view impacts;
- provision of a large open space, 2,300 sq. ft. (700 sq. m) in area for a possible future public transit station, a 20 ft. (6 m) pedestrian right of way along the west sideyard, and a 10 ft. (3.0 m) setback along Broadway;
- 5,200 sq. ft. (483 sq. m) of common outdoor amenity space and generous private open space that exceeds minimum standards;
- pleasant overlook of all roof levels; (subject to Condition 1.10)
- three ground oriented units along Maple Street;
- the use of high quality materials;
- high quality retail and street treatments (subject to Condition 1.1); and
- provision of underground parking, an enhanced parking level entrance (subject to Condition 1.9), the elimination of two driveway crossings on Broadway and large freestanding signage billboards;

On that basis, staff consider that the requested increases to density and height have been earned and recommend approval of this application.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on March 25, 2009, and provided the following comments:

EVALUATION: SUPPORT (7-2)

- **Introduction:** Dale Morgan, Development Planner, introduced the proposal for 7-storey mixed use development located at West Broadway and Maple Street. The application is for retail and townhouses at grade with residential above. Mr. Morgan described the M-1 site context noting the separate site to the south and the dedicated lane between the two sites that dead ends at the rail line. The Arbutus Corridor Official Development Plan, adopted in July 2000, calls for the Arbutus

Corridor to be preserved for rapid transit and Greenways purposes with a future extension of the Millennium ALRT line along Broadway with a possible station at the intersection of West Broadway and Arbutus Street.

Mr. Morgan described the history of the site noting that several years ago there was a development enquiry for a large format retailer, which was not supported. Subsequently, guidelines specific to block entitled Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines were written and adopted by Council in 2004.

Mr. Morgan also noted that the intent of the Guidelines is to:

- a) To assist in the transition of the Broadway-Arbutus district into a vibrant shopping area which connects and unifies this local shopping area within the Arbutus Neighbourhood Centre;
- b) To ensure the size and scale of future developments are compatible with the surrounding neighbourhood and local-serving character of the Arbutus shopping area;
- c) To encourage a strong residential component above the Broadway and Arbutus street level and on the north side of the 2000 block of West 10th Avenue with a high degree of livability;
- d) High quality public and private realms and building form which respects adjacent buildings and takes into consideration sun light access and private views;
- e) Ensure that vehicular traffic is well managed so that the area remains accessible, and surrounding residential areas are not negatively impacted.

Mr. Morgan added that it was the City's desire that both sites be developed concurrently and that a comprehensive development be undertaken that would look at both sites as a whole, however, both sites are separate legal entities with no legal constraints that would otherwise tie the two properties together with the exception of providing parking for the grocery store use. It is anticipated that the IGA store will be closed and eventually demolished. The future development of this site is yet unknown, although current policy identifies residential uses as the preferred use. Also social planning has identified this site as a possible location for daycare.

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

1. **Density:** Does this application satisfactorily earn the discretionary increases in density up to 3.0 FSR?
2. **Height:** The proposed height at 77.6 feet (top of guard rail) exceeds the recommended Guideline height of 70 feet and is slightly higher than the other recent C-3A next door at 75.3 feet. (top of guard rail) Subject to private view impacts, is this height supportable?
3. **Massing:** Is the Panel supportive of the general massing concept of two larger elements? Is the skewed alignment of the mid level massing justified? Does the massing "fit" within the Broadway/Arbutus neighbourhood in terms of scale and identity?
4. **Retail Uses:** The Guidelines suggest minimum depths of 50 feet, maximum recommended frontages of 50 feet and ceiling heights between 14 and 17 feet. However, several potential CRU's propose a depth of less than 30 feet and a portion of the potential larger space will have a reduced ceiling height of less than 11 feet to underside of the concrete slab to enable a partial floor of residential units above. What is the Panel's view of these "less than recommended" spaces?
5. **Livability:** General comments are requested on unit livability, in particular units on level 1.5 overlooking the lane and at grade parking. Could (should) these units come down to grade?
6. **Lane Treatment & use:** Notwithstanding the functional requirements for loading and parking, is the lane sufficiently pedestrian friendly? Should the loading areas be reduced in width, with more landscaping and less parking? Would townhouses at grade be supportable along the lane?
7. **Materiality & Architectural Expression:** Should there be greater consistency of materials on all building frontages, in particular, for the base treatment or does the change in materials give visual emphasis to the principal façade? General comments are requested on the overall architectural character.
8. **Parking below Grade:** The entry stair and elevator to the parking level is mid block and faces onto Broadway as a key entrance, emphasized with full height glass walls that partially light the first floor parking level and make the entry/arrival sequence more pleasant to experience.

Should this idea be further enhanced with light wells, or enlarged stair or transparent elevator cab, to add further value to what is prominently identified as an important portal?

9. **Sustainability:** General comments are requested on the LEED initiatives seeking silver compliance. Have they gone far enough?

Mr. Morgan took questions from the Panel.

- **Applicant's Introductory Comments:** John Bingham, Architect, further described the project noting that they had several public meetings with the neighbourhood. Mr. Bingham described the uses that are planned for the retail.
Doug Nelson, Architect, described the overall building plans noting the Broadway massing to give a low rise/high rise component. The upper level massing has been developed to offer more daylight and views to people on the south side of West 10th Avenue and the lane which created some terracing and residential outdoor spaces. He noted that the colour palette would be simple with masonry at the retail level.

Peter Kreuk, Landscape Architect, described the landscape plans noting the pedestrian zone on the lane as well as parking spaces. Some urban agriculture is planned for sixth level as well as a children's play area. The tops of the buildings are all private outdoor roof terraces which are accessed by stairwells with a substantial amount of plantings. The mechanical space sits behind a screen with maintenance access through the elevator/stair extensions.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - To provide a contextual study including building massing of the neighbouring M-1 site;
 - Design development to correct the compromised height of the retail units;
 - Design development to improve the lane treatment and associated landscaping;
 - Design development to the parkade stairs and residential entry;
 - Design development to improve how the building meets the ground and provide greater differentiation between ground level and the residential portion; and
 - Design development to provide more differentiation and articulation of the long retail frontage.
- **Related Commentary:** The Panel supported the proposal and complimented the applicant team for a handsome piece of architecture.

The Panel thought the proposal had earned the increase in density and height with a couple of Panel members suggesting it could go higher. They agreed that the ceiling height of the retail was an important component and warranted the additional height as it fits the Broadway corridor context. They also noted that the retail would not be successful with a ceiling height of less than eleven feet.

Most of the Panel had some concerns regarding the future development of the site to the south noting that it was hard to know if there were going to be some adjacency problems with the future building without a contextual study of possible massing. Also, most Panel members were not sure the townhouses on the lane would be appropriate since the type of development across the lane was still unknown. The Panel thought the City and the applicant needed to have some sort of strategy in place for the M-1 redevelopment and the future mass transit site.

The Panel liked that there were a number of unit types, although several members thought the units at the lane were not of the same standard of livability although some thought the units would be more affordable.

A couple of Panel members were concerned with the concrete slab in front of the parking noting that the space could be dark wells and would need good lighting to make them work. Most of the Panel supported the idea of having neighbourhood parking along the lane as well as some viable landscaping. Several Panel members thought the lane treatment on the west half was a little stark and could use some design development. One Panel member thought that the trellis on the back wall, unless it was attached to the ground, wouldn't stay green.

The Panel had some concerns regarding the parkade entry stairs along West Broadway as they would be visible from the parking and suggested they be more dramatic. Several Panel members noted that the residential entry was recessed and thought it could be more interesting if there was a dramatic canopy to emphasize the area and make a connection to the street.

The Panel noted that there weren't a lot of areas for greenery nor many opportunities for the residents to enjoy the outdoor amenities although they thought the uses for the roof were well done.

Several Panel members thought the colour scheme could be improved as well as the materials at the ground plane noting that the weakest part of the proposal was how the building meets the ground.

A couple of Panel members thought the corner piece on Maple Street and the horizontal piece closer to Arbutus Street could have more contrast. They thought it was important with this type of building to identify a couple of design pieces that could be special and made as visual features. They also thought there needed to be more differentiation as the building seemed to have the same expression on all four sides.

Regarding sustainability, the Panel thought the applicant could go further but supported the applicant achieving LEED™ Silver compliance. One Panel member suggested adding a cistern for irrigation and low water consumption for plantings. A couple of Panel members noted that the solar screens needed to be consistent. One Panel member suggested using the elements on the slab extension where they make sense and to do energy modeling. Also, it was suggested that the applicant consider the operable windows have the proper indoor shading elements to handle more effectively the internal heat gains during the summer. Consideration should be given to the buildings active systems and combine the retail and residential systems for energy recovery. Also, recommended, was having the suite layouts be consistent so that the washrooms and kitchen cores are back to back which could save the applicant money. Since the City has now adopted the ASHRA model, the applicant was encouraged to demonstrate compliance with this standard.

- **Applicant's Response:** Mr. Bingham noted that they did ask for extra density and were turned down. He thanked the Panel for their good comments adding that they had gained a lot of insight which would help to refine the project.

ENGINEERING SERVICES

This site is located half a block north of both Lord Tennyson Elementary School and the 10th Avenue Bikeway, and one block west of the Cypress Bikeway. The lane behind the site dead-ends at the rail tracks, and the only access to the development is from Maple Street. As a result, there is potential for increased traffic volumes on Maple Street between Broadway and 12th Avenue, and associated impacts on the adjacent bikeways.

Because of this, Standard Engineering Condition A.2.12 seeks a comprehensive update to the existing Traffic Impact Study submitted with this application. This should include a review of the impacts on the school and nearby bikeways, as well as associated mitigation (traffic claming) measures for the neighbourhood.

During discussions with the applicant, staff noted the potential for a future rapid transit station near the site to serve the proposed UBC Line. The submitted plans note a 50 ft. by 50 ft. area on the northwest corner of the site that has been set aside for a future rapid transit use, as well as a pedestrian walkway along the western boundary of the site. Condition 1.4 seeks the provision of a conceptual design of how a future station would integrate into this development, and Condition 1.5 seeks legal arrangements to secure the ability for the station to be built in the future.

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

SOCIAL DEVELOPMENT

The applicant is proposing to develop a mixed-use building at 2080 West Broadway, including 48 two-bedroom and 3 townhouse units (38% of all residential suites) suitable for families with children. The site is located within walking distance of Lord Tennyson Elementary School, Kitsilano Secondary School, Kitsilano Community Centre, and a grocery store. Ground-floor townhouse units face Maple Street, with ample landscaping to shield from noise and traffic. This development is therefore likely to be attractive to families with children.

Communal outdoor amenity spaces are provided on level 3 and level 6 (west), with outdoor play space for children provided on level 6 (west), adjacent to an indoor residential amenity room. The level 6 area seems well-considered for children's use, with regards to access to daylight and supervision. Standard Condition A.1.23 seeks provision of an observation window from the indoor amenity room on level 6 (west) to allow for visual access to outdoor play area, and Standard Condition A.1.22 seeks provision of an accessible washroom and kitchenette, on or adjacent to the outdoor play area on level 6 (west). The two-bedroom suites are evenly distributed throughout the building and towers, with concentration of two-bedroom units on level 6 (west tower). Standard Condition A.1.25 seeks consideration to provide parking level bike lockers that are able to accommodate trailers for use by families with younger children.

The proposed garden plots and amenity kitchen are encouraged. The proposed play hut and low outdoor seating are appropriate for younger children. No separation is provided for an older age group, however there may be sufficient access to neighbourhood parks and school sites for older children and teenagers. As this is the only outdoor area designed for children in this complex, access from the east tower must be thoughtfully considered.

ENVIRONMENTAL PROTECTION BRANCH

The recommendation of the Environmental Protection Branch are contained in the prior-to conditions noted in Appendix A attached to this report.

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

The applicant hosted two separate open houses in advance of submitting a development application to the city. These open houses were held on September 10, 2008 and October 28, 2008 respectively. See Appendix H and I for a summary of these events prepared by Coriolis Consulting.

Following the submission of a complete development application to the city on March 2, 2009, two signs were erected on the site on March 19, 2009. On March 30, 2009, 664 notification "postcards" were sent by the city to members of the public advising them of the application, and offering additional information on the city's website. This mailing included both neighbouring property owners, as well as those expressing an interest in this proposal at either of the two previous open houses.

The applicant hosted a third open house on April 16, 2009. This event was advertised within the city's notification postcard, and the applicant has indicated that 2,376 households received an invite to this event by way of a separate "mail drop". This mail drop included the city's notification boundary, but also extended outside of this area (as mail drops are a function of postal code rather than street boundary).

Public responses to this proposal have been submitted to the city in a number of forms. This includes comment sheets submitted at the open house on April 16, 2009, individual letters and e-mails sent to city staff, and petitions from neighbouring residents and/or customers of the existing retail services on both sites. As of the date of printing, the following has been provided to the city

- 25 comment sheets completed at the open house held on April 16, 2009;
- 54 letters, e-mails or faxes from individual households providing comments;
- 129 signatures on a petition expressing particular objections to this development application (see Appendix J)
- 1,148 signatures on a petition expressing an objection to this or any application which threatens the existing services provided on both sites (see Appendix K)

Please 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.

The following is a summary of all comments received on this proposal in various forms:

1. Loss of the Existing Services: Virtually every member of the public that expressed a concern with this application noted some form of objection to this redevelopment that would result in the loss of three existing retail tenants currently operating on the subject site and the M-1 zoned site to the south (IGA grocery store, liquor store and garden store):

Particular comments included:

- that each of these existing retail services are of vital importance to the members of this neighbourhood. This includes the opportunity for access to affordable products, a pleasant environment to shop (ie open layout, high ceilings, natural light), an opportunity for social interaction, and contribution to a local economy;
- that the closest grocery store to the subject site (2286 West Broadway) is not an acceptable alternative store as the parking design is inconvenient and often unsafe, the below grade nature and small aisle widths do not present a pleasant shopping experience, the number of full sized shopping carts are limited, and the drop-off area at the front of the store is not conducive to elderly or disabled customers;

- that the garden store is a unique service for the neighbourhood that is not available elsewhere in the vicinity;
- that the existing IGA store represents an example of unique grocery store architecture that should be retained;
- that the existing surface parking lot provides a visual open amenity space for the neighbourhood;
- that the loss of one of the busiest liquor stores in the province would lessen much needed tax revenues. Many members of the public believe that the existing liquor store on the south site is "grandfathered" at its present location, and cannot be considered in any new development;
- that surface parking is convenient for users of the IGA store, liquor store and garden store, and provides parking during drop-off and pick-up time for Lord Tennyson Elementary School (by way of an informal agreement);
- that the loss of the existing services on these sites would lead to increased motor vehicle use as patrons would need to travel further (beyond walking distance) in order to access services;
- that the loss of these services would mean the loss of well paid jobs for those currently employed there;
- that the loss of the existing services would negatively affect the most vulnerable in the neighbourhood (elderly, those with disabilities, those on low or fixed incomes). The BC Coalition for People with Disabilities has provided a letter which expresses a strong concern about the potential loss of the existing grocery store; and
- that the existing grocery and liquor store on the south site should be able to remain in operation even if off-street parking becomes unavailable.

Those objecting to the redevelopment on the basis that it will affect the existing retail services also offered supplementary objections to the new development. These comments include:

- that condominiums are not the best use for this neighbourhood or for the city as a whole at this time;
- that the new development would increase noise and pollution in the area during the construction phase;
- that the city should not allow any redevelopment to occur on this site in order to allow for the neighbourhood to recover from the temporary disruption resulting from construction at 2528 Maple Street. Others feel that this neighbourhood is being developed "too much and too fast", and that the charm and character of the neighbourhood is being lost;
- that any new development of the subject site should only be considered comprehensively with the M-1 site to the south;
- that any new development should be required to include a large grocery store, garden store and liquor store. This includes the opportunity for the existing services to remain operational during the construction phase of the subject site;
- that the new development should contain rental units, and dwelling unit types that are more attractive to families;
- that the increased number of individuals and families living on this site would increase the burden on services in the neighbourhood (schools, physicians etc); and
- that this site should not provide for a station for future rapid transit along Broadway (that this neighbourhood and those further west would be negatively affected by rapid transit along this corridor).

Staff Response: Although the subject development has been proposed to include only Retail Store uses at grade, the owner has indicated that it has been designed to accommodate a grocery store and liquor store use (See Appendix L). Additional off-street parking spaces have been proposed in this development in order to meet additional grocery store parking requirement. A new liquor store in the subject development could be considered, and would require a separate approval from the Director of Planning.

The owner has expressed an interest in exploring opportunities for the existing grocery store and liquor store to remain operational during the construction phase of the subject development. However, it is the understanding of staff that the current property owner does not intend to continue the operation of the existing grocery and liquor store in the current location following completion of the development on this subject site. (See Appendix L)

Staff very much appreciate the value that the existing services provide to this neighborhood. However, existing Policies and Guidelines that affect this site do not direct staff to ensure the continuation of existing retail services in considering an application to redevelop a site. Moreover, staff cannot require or guarantee that particular businesses remain viable and operational into the future.

Staff cannot require that the applicant proceed with the redevelopment of the M-1 zoned site in order for the Development Permit Board to consider the subject application. There is no current policy which directs staff to refuse a development application on the basis of normal accepted construction practices, or on the basis of recent construction activities within a particular neighbourhood.

2. Traffic impact: A number of respondents expressed concerns that the new development would negatively impact traffic in the area surrounding the site. Particular comments include:

- that the number of residential units proposed would negatively impact the nearby residents as general traffic would increase in the area;
- that the traffic impact on Maple Street would be made worse since the city lane “dead-ends” without exiting west onto Arbutus Street;
- that the existing Lord Tennyson Elementary School would be particularly impacted by increased traffic that may present a danger to students;
- that the scale of this development would create additional demand for on-street parking, which would affect those living nearby. It was suggested that it may be necessary for additional permit parking areas to be designated on the city streets;
- that particular off-site traffic measures would be necessary in order to effectively manage traffic generated by this development.

Staff Response: The total number of off-street parking spaces proposed in this development meets the minimum standards outlined in the Parking By-law. Additional off-street parking has been proposed in order to allow for the flexibility to provide a Grocery Store use. Standard Engineering Condition A.2.12 seeks a comprehensive update to the existing Traffic Impact Study which is to include the effect of the proposed development on the existing Elementary School and 10th Avenue Bikeway, and associated mitigation (traffic claming) measures for the neighbourhood;

3. Impact of the proposed building design on the neighbourhood. Various concerns were expressed about the proposed building design. Particular comments include:

- that the building should not exceed the recommended maximum height of 70 ft. defined in the applicable Guidelines;

- that the proposal would cast shadows onto adjacent properties. Some feel that the city should analyse shadow impacts during the winter season when the sun is lower in the sky, and the effect is greater;
- that this development, along with other recently approved developments along West Broadway contributes to the creation of a dense corridor along Broadway, and will impact views from properties to the south; and
- that this development would negatively affect views of the north from those properties to the south. Some comments noted that this effect is even greater when combined with the view impact of the building under construction at 2528 Maple Street.

Staff Response: The building exceeds the Guideline recommended height by several feet to enable higher, more viable retail height, as recommended in the Guidelines and desired by the community in general. Staff support for the extra height was based on the conclusions of the view analysis, Urban Design Panel advice, and the comparable height of another recent application across the street at 2528 Maple Street. The elevation height (the height above sea level) is virtually the same for both buildings.

The shadow analysis meets the performance objectives of the Guidelines, maintaining sun access to the opposite side of Broadway and with no shadowing of neighbouring properties. The separation of the mid and upper massing into two blocks at either end of the site allows for lower 30 ft. (9.1 m) high massing for a large portion of the mid block, ensuring good sunlight access for most times of the year. Using the equinox period to determine shadow impacts is a standard convention used by staff to make the most realistic assessment of a building's height and massing within a medium to high density context.

The long term vision for the Broadway Corridor is to provide higher density mixed-use development with high quality commercial uses at grade and residential above. Mid and upper building massing is stepped and limited to a percentage of the total site frontage to ensure daylight and views through the site with concern for minimizing private view impact where possible, although some view loss may occur.

There were two specific concerns as a result of notification and the view analysis concluded that the private view impacts were not significant. A more generic view analysis of a north-south section through several blocks to the south of the subject site indicated that building forms were consistently of a height ranging between four to five storeys, effectively blocking views northward.

4. Development Permit Process: A number of respondents felt that the development permit process contained a number of flaws which may have led to a decrease in public involvement in the review of this application. Specific comments are as follows:

- the area of public notification was not inclusive of all of those affected by this proposal (specifically those customers of services currently operating on the site), the notification postcard did not provide an adequate period for comments to be provided, and the applicant's letter advising of the open house contained a discrepancy between day and date;
- the description of the development application provided to members of the public was misleading, and therefore led to a large number of the public believing that the existing IGA and liquor store would not be affected by this proposal;

Staff Response: The notification area for those receiving a written postcard from the city represents a standard for an application of this nature. Advertisements for the pre-application open houses included mail drops, advertisements in the Vancouver Courier, and the posting of signs on the site (See Appendix H and I). Those members of the public expressing interest during the pre-application stage were included in all subsequent correspondence from the city at their request. The applicant's separate letter of invite to the open house contained an inconsistency between the day and date of the open house on April 16, 2009, however all the city notification of this event was correct. Although notification letters sent from the city define a date by which comments shall be provided, staff have considered all comments in the review of this application up to the date of printing this report.

Given that previous enquiries to redevelop this site included a comprehensive plan that included the M-1 site to the south (and since these sites currently operate together), the project was described as including only the portion of area that currently functions as a parking lot and garden store.

- the public was not provided with sufficient consultation opportunities for this proposal, and that the decision date for this application should be delayed in order for greater public consultation;

Staff Response: The applicant hosted a total of three public open houses during the pre-application and formal development permit review process, and typical notification procedures were carried out by staff for an application of this nature. Staff feel that appropriate public notification was undertaken on this application.

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 decisions 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. It also requires the Board to consider a By-law relaxation of Section 4.10 of the By-law with respect to the Horizontal Angle of Daylight.

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. The Staff Committee supports a relaxation of the Horizontal Angle of Daylight as noted in the report.

The Staff Committee acknowledges the extensive public concern over the potential loss of existing retail services on the subject and south site. However, the Staff Committee is satisfied that the new development as proposed meets the intent of the Policies and Guidelines that apply to this site, and the City is not in a position to insist on the retention of existing retail tenancies.

B. Boons
Chair, Development Permit Staff Committee

D. Morgan
Development Planner

T. Chen
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 confirmation of the proposed commercial use;

Note to Applicant: Staff analysis has been based on a Retail Store use. If other uses are to be proposed in the future, such as Liquor Store or Grocery Store, a separate development permit application will be required, as these are considered separate and distinct land uses in the C-3A District Schedule.

A.1.2 design development to the rooms labeled "enclosed balconies" located on the second level roof terraces to meet the intent of the Balcony Enclosure Guidelines;

Note to Applicant: To qualify for an exclusion from floor space ratio (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, 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." For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.

A.1.3 design development to the open balconies to have a minimum dimension of 6 ft. (1.8 m), and a minimum area of 48 sq. ft. (4.5 sq. m), in accordance with the Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines;

A.1.4 provision of bicycle spaces in compliance with Section 6.3, 6.4 and 6.5 of the Parking By-law;

Note to Applicant: New provisions for bicycle spaces were introduced into the Parking By-law in May 2008. Written confirmation will be required that the bicycle spaces meet these requirements. See also Social Development Condition A.1.26.

A.1.5 clarification that the stair access and solar screens at the north side of the east massing do not obstruct the angle of daylight from the adjacent bedrooms;

A.1.6 provision on the plans of any proposed amenity space, including details regarding type, finishing, equipment and/or furnishings;

Note to Applicant: Written clarification shall be provided that east tower residents will have access to level 6 amenities. See also Condition of Development Permit B.2.7.

A.1.7 indication of retail slab edges and/or demising walls on floor plans and provision of a longitudinal section through all retail areas;

A.1.8 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 impact on the building's open space and the Public Realm;

A.1.9 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.1.10 confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer);
- 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;

Standard Landscape Conditions

A.1.11 provision of additional details and information on the landscape plans/planting plans (with respect to private property) which includes;

- further detail to include a plant list that is appended to individual plant symbols on the plan;
- provision of details for site fences, gates, paving, privacy screens and landscape trellises;
- provision of large scale sections through planted areas, including the building perimeter, upper floor patios and common areas;
- landscape sections and architectural sections to be graphically and technically congruent;

Note to Applicant: The landscape sections indicate that the slab has been partially angled down to accommodate planting. The architectural sections should be revised to indicate the angled slab and landscaping.

- adjustment to architectural plan A3.12 to correct inconsistencies in the survey graphics overlay with regard to street trees;

Note to Applicant: The architectural and landscape plans are not clear with regard to the intent to retain or replace street trees along Maple Street.

- large scale detailed sections/elevations of proposed "green walls";

A.1.12 design development to improve the public-private townhouse interface at the Maple Street frontage;

Note to Applicant: The above grade planters should be deleted to increase the openness of the public/private residential interface and residential character. Layered planting and trees should be provided at ground level, including a second row of trees on private property.

A.1.13 design development to improve the ground oriented landscaping, including paving, adjacent to the lane;

Note to Applicant: The size of planters should be increased and planter retaining walls minimized by angling the parkade slab downward to ensure that larger trees and layered planting can be accommodated. Provide special paving between the lane and the building and minimize contiguous hard surfaces, where possible.

A.1.14 design development to increase the viability of the landscape planting on top of slab, by angling the parking level slab downward, as needed, to accommodate soil depth for trees and shrubs inside the property line;

Note to Applicant: Minimum soil depth should meet or exceed the most recent BCLNA Landscape Standard. Respecting code and ceiling height requirements, this is typically resolved by angling the slab down three feet by four feet, or adding a right angled "elbow". Illustrate the root balls in cross sections. The architectural and landscape sections should be congruent.

A.1.15 provision of permanent planters on the south edge of the second floor patios;

Note to Applicant: Minimum soil volumes and depth should meet or exceed the most recent BCLNA Landscape Standard.

A.1.16 provision of adequate soil depths for the 3rd level common area planters;

Note to Applicant: Minimum soil volumes and depth should meet or exceed the most recent BCLNA Landscape Standard.

A.1.17 provision of high efficiency irrigation for all permanent planting areas and hose bibs for all patios and common areas greater than 100 sq. ft. (9.3 sq. m.);

Note to Applicant: Provide symbols on the plan(s) to indicate the locations of hose bibs and a general specification note of intent for irrigation.

A.1.18 consideration to integrate opportunities for rain water harvesting;

Note to Applicant: Refer to the City of Vancouver rain barrel program.

A.1.19 provision of new street trees adjacent to the development site, to be confirmed prior to the issuance of the building permit.

Note to Applicant: Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the 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. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

A.1.20 provision of the following on the Landscape plans (with respect to the Public Realm):

- structural soil should be considered for installation along Broadway under the sidewalk on both private and public property;
 - a continuous second row of trees should be provided on Maple Street on private property, complete with appropriate detailing of the parking slab below to provide a continuous and appropriate soil depth;
 - all street trees whether on public or private property should be medium to large size with a minimum 7 cm tree caliper at installation;
 - along the Maple Street back boulevard, there should be a continuous 2 to 3 ft. wide strip of lawn along the sidewalk edge with the remainder landscaped;
-

- provision of a concrete lane crossing at the Maple Street lane entry;
- provision of root barriers for both the street trees and the trees immediately adjacent the property lines on Broadway and Maple Street;
- deletion of the connector walk shown passing through the existing street tree on Maple Street (A3.01/A4.28);
- relocation of bike racks from Maple Street to private property;
- clarification or deletion of the curb line shown in the lane (any curb should be on private property);
- provision of the following notes on the landscape plans:

“sidewalks are to be reconstructed from curb to property line fully at the applicant’s expense”

“This plan is not for construction of any public property facilities. Prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as “For construction”. Eight weeks advanced notice is requested. No work on public property may begin until plans receive “for construction” approval and related permits are issued.” Please contact Frank Battista at (604.873.7317) or Kevin Cavell (604.873.7773) for details.

Note to Applicant: Please provide a copy of the updated landscape plan directly to Engineering Services for review.

Crime Prevention Through Environmental Design (CPTED)

- A.1.21 design development to eliminate the building overhang condition over the surface parking area at the lane;

Note to Applicant: See also Condition 1.2.

Social Development

- A.1.22 provision of an accessible washroom and kitchenette, on or adjacent to the outdoor play area on level 6 (west);

Note to Applicant: Consider locating this in the indoor amenity room.

- A.1.23 provision of an observation window from the indoor amenity room on level 6 (west) to allow for visual access to outdoor play area;

- A.1.24 design development to hose bibs and compost bins to be adequately secured (i.e. latches on compost bins and location of hose bibs) to prevent access by younger children; and

- A.1.25 consideration to provide parking level bike lockers that are able to accommodate trailers for use by families with younger children.
-

A.2 Standard Engineering Conditions

A.2.1 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 4, 10, and East ½ of Lot 3, all of Plan 590; and Lot C, Plan 11084; Block 345, District Lot 526 into a single parcel;

A.2.2 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Easement and Indemnity Agreement 351752M (commercial crossings) prior to building occupancy;

Note to Applicant: A simple letter of commitment to release this agreement prior to building occupancy is required to satisfy this condition.

A.2.3 confirmation that the existing electrical duct that crosses the lane is no longer required, and if so, arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the decommissioning of the electrical duct and release of the related charge (Indemnity Agreement 363334M) from title prior to building occupancy;

Note to Applicant: A simple letter of commitment to release this agreement prior to building occupancy is required to satisfy this condition.

A.2.4 correction to the legal description indicated on sheet A1.01;

A.2.5 deletion of portions of footings shown as encroaching onto CPR right-of-way (sheets A6.40 and A6.41);

A.2.6 clarification of the applicant's intent to stratify or to subdivide the residential units into an airspace parcel;

A.2.7 modification of the loading design as follows:

- correct notation on the plans to indicate that the minimum required height clearance is 3.8 m;
- provide additional loading bay width for the second retail loading bay located at section line B;
- provide double loading bay throats on all loading spaces;

Note to Applicant: All trucks must back into the loading spaces and exit in a forward direction.

- provide a section drawing through the residential loading space demonstrating a minimum 3.8 m vertical clearance to the underside of the raised security gate;

A.2.8 provision of a letter clarifying the dimensions of the largest truck expected to deliver to the site, and the corresponding turning swath of this truck indicated on the plan;

Note to Applicant: Based on the design vehicle, turning swaths may require additional modifications to the loading areas and lane entrance.

A.2.9 provision of a letter from the owner committing that the lease agreements for all the commercial spaces will limit truck sizes to those that the loading facility is designed for;

A.2.10 provision of a parking ramp slope to not exceed 12.5%;

Note to Applicant: A 15% slope may be accepted, with appropriate transition slopes, if it can be demonstrated that a 12.5% ramp is unworkable.

A.2.11 clarification of the garbage pick up operations;

Note to Applicant: Review the possibility of consolidating the residential pick up at grade near the loading facility with direct access to the lane for improved pick up possibilities. If below grade pick up is retained, then written confirmation shall be provided that a waste hauler can access and pick up from the locations shown. Note that recycling pick up from the locations shown may result in significant additional fees for pick up. Please contact Engineering Solid Waste branch at 604.873.7992 for additional details.

A.2.12 provision of an updated traffic impact study for the development which should include a review of impacts on the school and bikeways and associated mitigation (traffic calming) measures for the neighbourhood;

Note to Applicant: The updated study should focus on the nearby local streets including the 10th Avenue Bikeway, Lord Tennyson School, and Maple Street, as well as on identification of measures to address any impacts. It is recommended that the study include an analysis based on the potential uses which may cause the most serious traffic issues - if those impacts are not considered, future permits for a change of use may require a new traffic impact study and associated mitigation.

A.2.13 provision of appropriate vehicle turnaround at the end of the lane, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Currently the lane dead-ends at the Arbutus rail corridor. The driveway crossing on the site to the south is not considered sufficient for vehicle access and provision must be made to allow vehicles to turn around near the end of the lane.

A.2.14 provision of the water meter to be located at the P-1 level in the water entry room; and

Note to Applicant: An interconnected water service will be required for this development.

A.2.15 arrangements shall be made to the satisfaction of the General Manager of Engineering Services confirming that all services (including telephone, cable and electricity) shall be completely underground;

Note to Applicant: The development site is required to have its own independent public utility services (Hydro, Telus; Shaw Cable) with all services to be underground. All services, in particular electrical transformers to accommodate a primary service, must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground / overhead utility network to accommodate the development will require review and approval by the City's Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged. Resolution of these matters prior-to application for a full building permit is recommended.

A.4 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

A.4.1 approval from the Ministry of Environment is required prior to approval from the Environmental Protection Branch.

Note to Applicant: The Ministry of Environment will require a preliminary site investigation for this site. In the event of any future rezoning, subdivision, dedication and/or off-site migration of contamination, the applicant may also be required to enter into a Soils Agreement to the satisfaction of the Director of Legal Services and the Manager of the Environmental Protection Branch.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of Processing Centre - Building, contained in the Staff Committee Report dated May 20, 2009. 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 **December 1, 2009**, 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 This site has been identified as being within an area that may require special considerations during the upcoming 2010 Winter Games. This may include disruptions to construction activities and limitations on street access during the period of January 1, 2010 to March 31, 2010. If construction is to start within this period the applicant must make application for street use at the following web site:
- <http://olympichostcity.vancouver.ca/services/businessresources/streetuseinfo.htm>
- B.1.7 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 them, please contact Vancouver coastal Health at 604-675-3800 or visit their offices located on the 12th floor at 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.1.8 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 Conditions of the 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 In accordance with the Private Property Tree By-law No. 7347, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
- B.2.5 All trees in accordance with Tree By-law No. 7347 are to be installed prior to issuance of any required occupancy permit or use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- 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 areas of approximately 1,760 square feet, located on Level 3, 4, and 6 and 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, occupants and/or commercial tenants 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/users/tenants of this building complex.

- 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 The maximum area of any single retail tenancy (except for grocery or drug stores) shall be 10,000 sq. ft.
 - B.2.10 This site is affected by the Development Cost Levy By-law. 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 March 2, 2009 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. P1: The exits for the retail parking should be reviewed for remoteness of exits.
2. Grooming stations per Section 3.7.2.11 of the VBBL are required.
3. Level 1:
 - * a) The service corridor is a dead-end corridor. The maximum dead-end length is 6 metres.
 - * b) Both west tower exits appear to be discharging adjacent to each other. Exits are required to be remote from each other.
 - * c) If the east residential lobby will be a Fire Fighters' Response point, access to the parking is to be coordinated with the principal entrance.
4. Level 1.5: Stair #6 is serving the retail parking. Thus, pursuant to Section 3.3.6.7.(4) of the VBBL, it is not permitted to serve non-parking areas.
- * 5. Level 2: Not more than one exit from a floor area is permitted to lead through an exit lobby.
- * 6. Level 4 (typical other floors, ie level 7): maximum dead-end corridor length is 6 metres.

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

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardise the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

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NO.	REVISION	DATE
1	FOR APPROVAL	2009
2		
3		
4		

DRAWING INDEX

NO.	REVISION	DATE
A 1.00	COVER INDEX	
A 1.01	PROJECT STAIRS & BUILDING GRADICES	10/8" = 1" @
A 2.10	SURVEY CONTEXT PLAN AERIAL PHOTO	1" = 100' @
A 2.20	SHADOW STUDIES & STREETSCAPE ELEVATION	1" = 100' @
A 2.31	SHADOW STUDIES (HEIGHT VARIANCE)	1" = 150' @
A 3.01	SITE PLAN	10/8" = 1" @
A 3.11	SITE PLAN (WEST)	1" = 100' @
A 3.12	SITE PLAN (EAST)	1" = 100' @
A 4.01	PARKING P2	10/8" = 1" @
A 4.03	PARKING P1	1" = 100' @
A 4.06	LEVEL 1	1" = 100' @
A 4.08	LEVEL 2	1" = 100' @
A 4.09	LEVEL 3	1" = 100' @
A 4.10	LEVEL 4	1" = 100' @
A 4.11	LEVEL 5	1" = 100' @
A 4.12	LEVEL 6	1" = 100' @
A 4.13	ROOF PLAN	10/8" = 1" @
A 4.14	PARKING P2 (WEST)	1" = 100' @
A 4.15	PARKING P2 (EAST)	1" = 100' @
A 4.16	PARKING P1 (EAST)	1" = 100' @
A 4.17	LEVEL 1 (WEST)	1" = 100' @
A 4.18	LEVEL 1 (EAST)	1" = 100' @
A 4.19	LEVEL 2 (WEST)	1" = 100' @
A 4.20	LEVEL 2 (EAST)	1" = 100' @
A 4.21	LEVEL 3 (WEST)	1" = 100' @
A 4.22	LEVEL 3 (EAST)	1" = 100' @
A 4.23	LEVEL 4 (WEST)	1" = 100' @
A 4.24	LEVEL 4 (EAST)	1" = 100' @
A 4.25	LEVEL 5 (WEST)	1" = 100' @
A 4.26	LEVEL 5 (EAST)	1" = 100' @
A 4.27	LEVEL 6 (WEST)	1" = 100' @
A 4.28	LEVEL 6 (EAST)	1" = 100' @
A 4.29	ROOF PLAN (WEST)	10/8" = 1" @
A 4.30	ROOF PLAN (EAST)	10/8" = 1" @
A 4.31	SECTION A	1" = 15' @
A 4.32	SECTION B	1" = 15' @
A 4.33	SECTION C (OVERHALL)	1" = 15' @
A 4.34	SECTION D (WEST)	1" = 15' @
A 4.35	SECTION D (EAST)	1" = 15' @

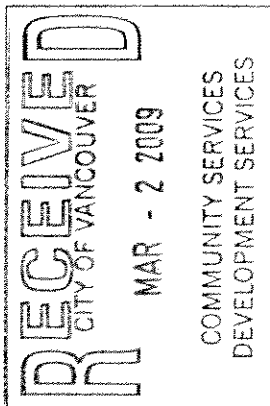
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DE 412784



ABBREVIATIONS

SYMBOL	DESCRIPTION
(Symbol)	OVERALL LEVEL OF FINISH
(Symbol)	ADJUSTED FINISH
(Symbol)	PROPOSED FINISH ELEVATION
(Symbol)	EXISTING FINISH ELEVATION
(Symbol)	FINISH FLOOR ELEVATION
(Symbol)	FINISH CEILING ELEVATION
(Symbol)	FINISH SLOPE
(Symbol)	FINISH CURB
(Symbol)	FINISH GRADE
(Symbol)	FINISH TYPICAL
(Symbol)	FINISH VENT
(Symbol)	FINISH WALL
(Symbol)	FINISH FLOOR
(Symbol)	FINISH CEILING
(Symbol)	FINISH CONCRETE

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED FINISH ELEVATION
(Symbol)	EXISTING FINISH ELEVATION
(Symbol)	FINISH FLOOR ELEVATION
(Symbol)	FINISH CEILING ELEVATION
(Symbol)	FINISH SLOPE
(Symbol)	FINISH CURB
(Symbol)	FINISH GRADE
(Symbol)	FINISH TYPICAL
(Symbol)	FINISH VENT
(Symbol)	FINISH WALL
(Symbol)	FINISH FLOOR
(Symbol)	FINISH CEILING
(Symbol)	FINISH CONCRETE

GENERAL NOTES:

- All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines. (where enclosed balconies are proposed)
- The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations as concurred with, or amended by, the Medical Health Officer (where an acoustics report is required)
- Design development to locate, integrate and fully screen any emergency generator, exhaust ventilation, electrical substation and gas meter in a manner that minimizes their impact on the building's open space and the public realm. All fresh-air intake portals shall be located away from driveways and parking and/or loading areas to prevent contaminated air from being drawn into the building.
- Mechanical equipment (ventilators, generators, compressors and exhaust systems) shall be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 8555.
- Underground parking shall be adequately ventilated to prevent the build-up of noxious gases and to minimize its impact on open public space
- The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law.
- 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.

Appendix D ; page / of 69

NO.	REVISION	DATE
1	FOR APPROVAL	2009
2		
3		
4		

NO.	REVISION	DATE
1	FOR APPROVAL	2009
2		
3		
4		

PROJECT STATISTICS

DATE ISSUED: 12/20/17 PROJECT: 1000 West Broadway, Vancouver, BC V6H 1A1
DRAWN BY: J. B. HILL PROJECT NO: 1000 West Broadway
CHECKED BY: J. B. HILL
DATE: 12/20/17
SCALE: AS SHOWN
SHEET NO: 1 OF 1

NO.	DESCRIPTION	AREA	PERCENTAGE	REMARKS
1	RESIDENTIAL	1000	100%	
2	COMMERCIAL	0	0%	
3	INDUSTRIAL	0	0%	
4	OFFICE	0	0%	
5	RETAIL	0	0%	
6	RESTAURANT	0	0%	
7	OTHER	0	0%	
8	TOTAL	1000	100%	

LEVEL	DESCRIPTION	AREA	PERCENTAGE	REMARKS
1	RESIDENTIAL	1000	100%	
2	COMMERCIAL	0	0%	
3	INDUSTRIAL	0	0%	
4	OFFICE	0	0%	
5	RETAIL	0	0%	
6	RESTAURANT	0	0%	
7	OTHER	0	0%	
8	TOTAL	1000	100%	

RESIDENTIAL: 1000
COMMERCIAL: 0
INDUSTRIAL: 0
OFFICE: 0
RETAIL: 0
RESTAURANT: 0
OTHER: 0
TOTAL: 1000

RESIDENTIAL: 1000
COMMERCIAL: 0
INDUSTRIAL: 0
OFFICE: 0
RETAIL: 0
RESTAURANT: 0
OTHER: 0
TOTAL: 1000

RESIDENTIAL: 1000
COMMERCIAL: 0
INDUSTRIAL: 0
OFFICE: 0
RETAIL: 0
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OTHER: 0
TOTAL: 1000

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RESTAURANT: 0
OTHER: 0
TOTAL: 1000

RESIDENTIAL: 1000
COMMERCIAL: 0
INDUSTRIAL: 0
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PARKING & LOADING CALCULATION
Residential Parking Requirements
Vehicle Parking Sheet 11.1.1.1

Vehicle Type	Quantity	Area (sq. ft.)	Date	Requirement	Provision
Light Duty	135	11,040.0	0.60	81.0	
Medium Duty	1	1,200.0	0.60	21.6	
Heavy Duty	0	0.0	0.60	0.0	
TOTAL REQUIREMENTS				102.6	200

Vehicle Parking: 0.1 sq. overall use (included in maximum parking ratio)

Commercial Parking Requirements
Vehicle Parking Sheet 11.1.1.1.1

Vehicle Type	Quantity	Area (sq. ft.)	Date	Requirement	Provision
Light Duty	24,461	1,996.8	1,100 to 2,000 sq. ft. per bay	33.8	36.8
TOTAL REQUIREMENTS				33.8	36.8

TOTAL REQUIREMENTS
TOTAL REQUIRED COMMERCIAL PARKING: 36.8

LOADING REQUIREMENTS

Vehicle Type	Quantity	Area (sq. ft.)	Date	Requirement	Provision
Commercial	24,461	1,996.8	1,100 to 2,000 sq. ft. per bay	33.8	36.8
TOTAL REQUIREMENTS				33.8	36.8

TOTAL REQUIREMENTS
TOTAL REQUIRED COMMERCIAL PARKING: 36.8

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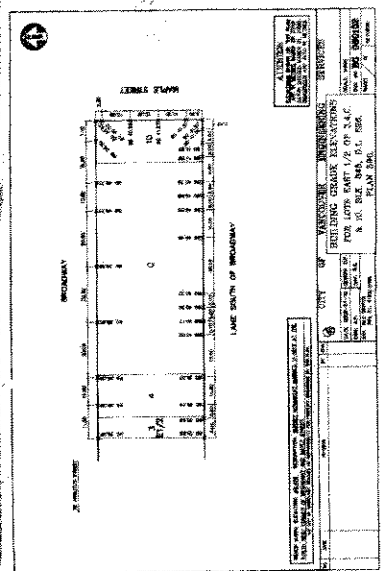
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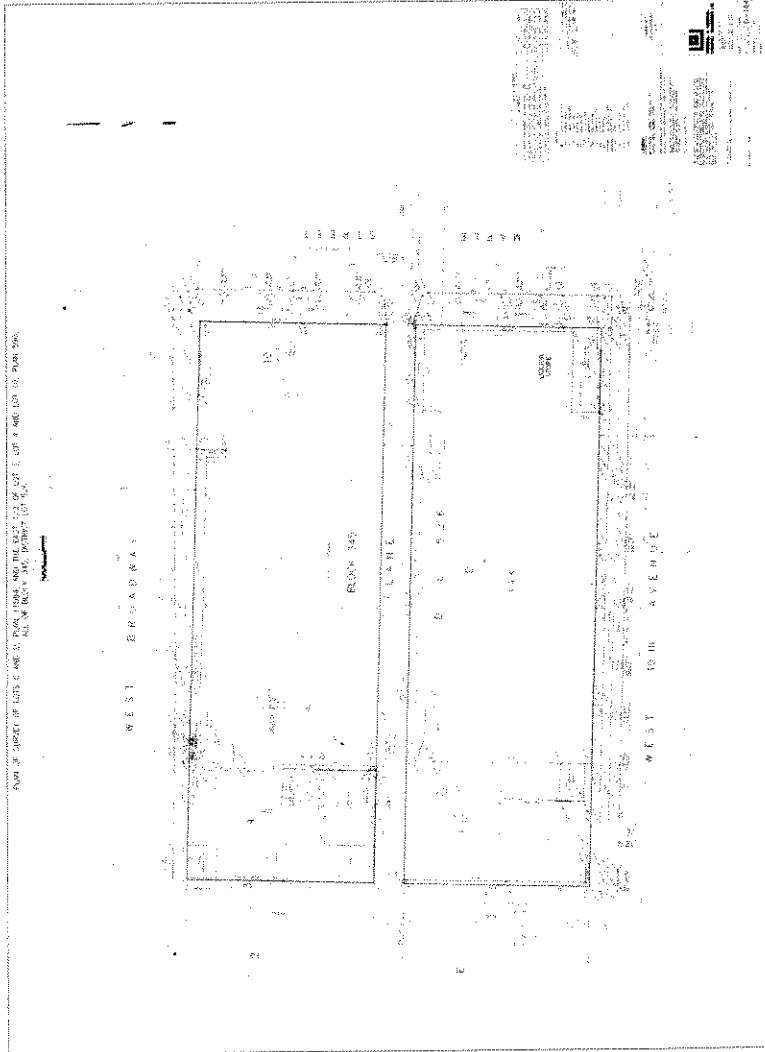
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BUILDING GRADES

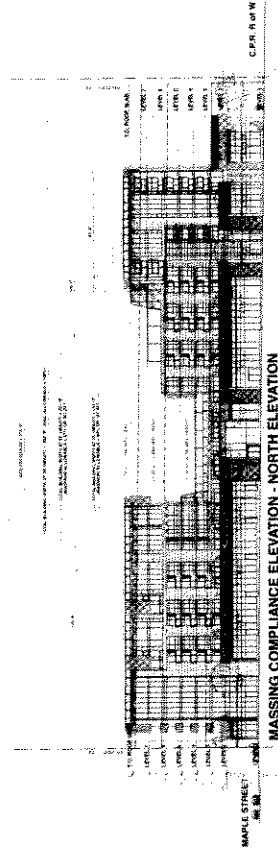
Appendix D ; page 2 of 69



SURVEY PLAN
UNDERHILL & UNDERHILL ENGINEERING LTD



AERIAL PHOTO



Appendix D; page 3 of 69

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

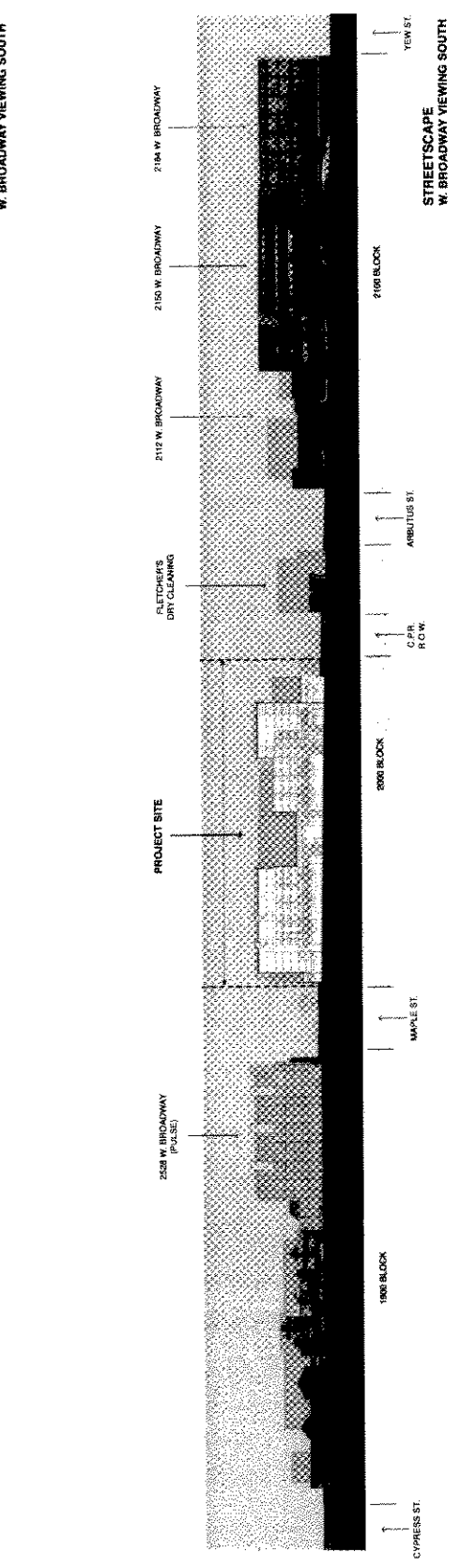
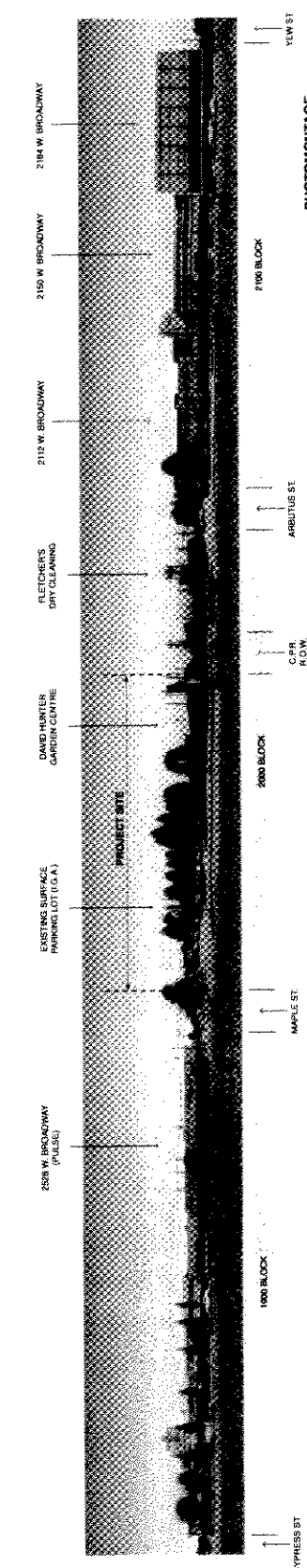
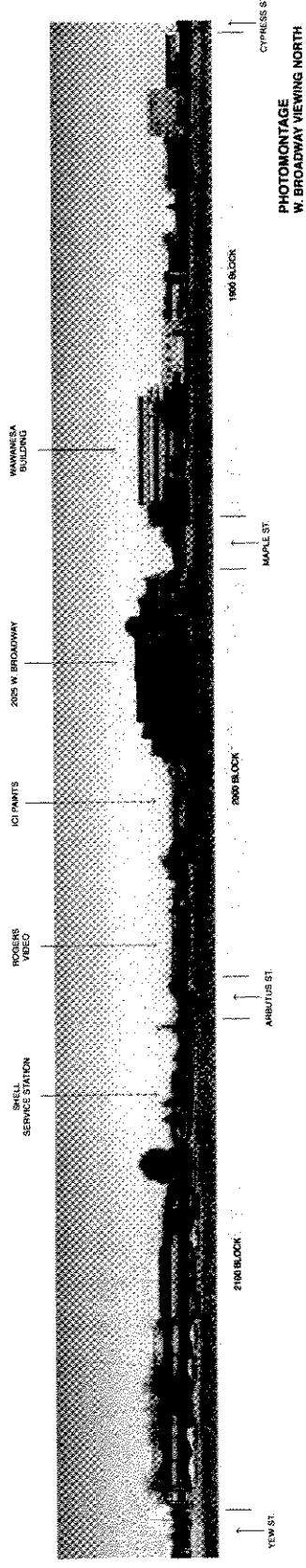
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WWW.HOWARD|BINGHAM|HILL.COM

PHOTOMONTAGES
&
STREETSCAPE
ELEVATION

DATE: 10/15/2010
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]
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Appendix D ; page 4 of 69

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

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VANCOUVER, BC V6Z 2R1
TEL: 604-681-1111
WWW.HOWARDJBINGHAMHILL.COM

SHADOW STUDIES

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TIME: 10 AM

DATE: 10/10/2006

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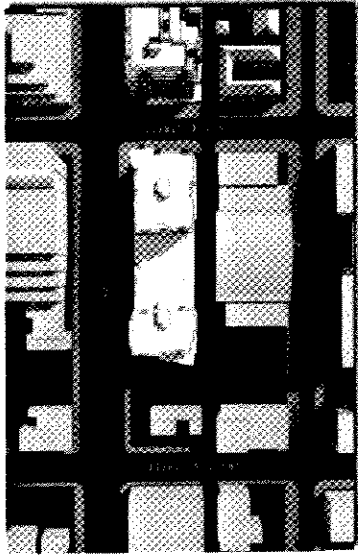
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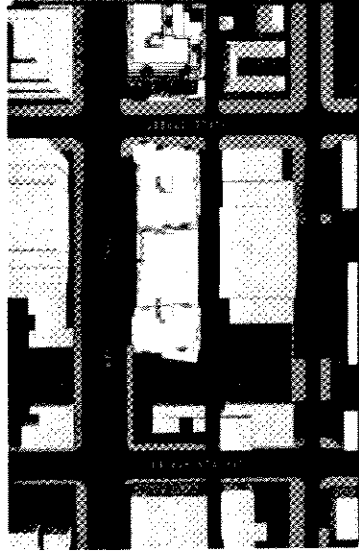
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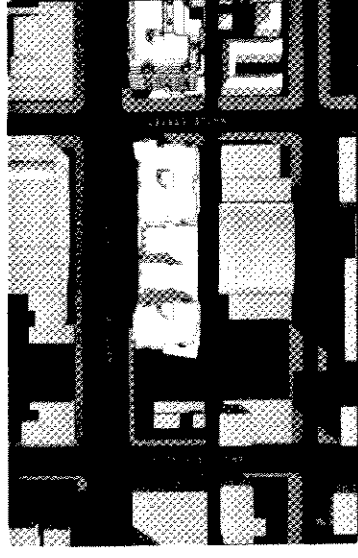
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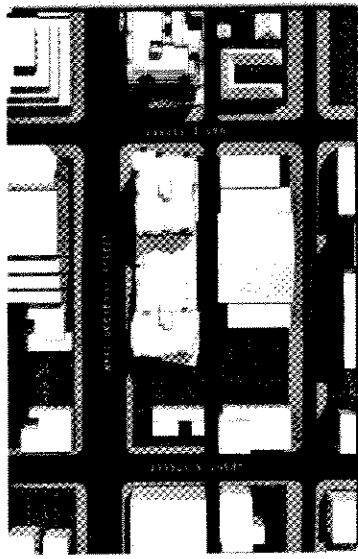
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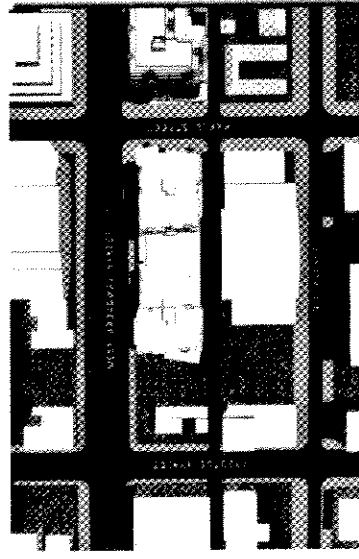
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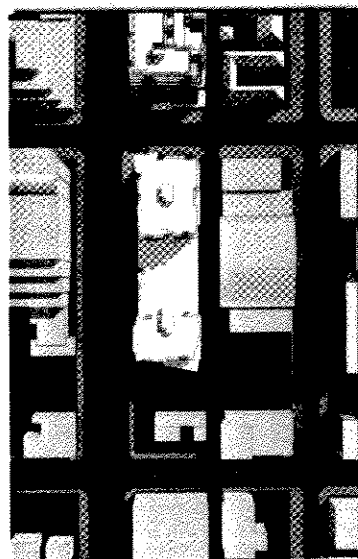
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NOON



2 PM

Appendix D; page 5 of 69

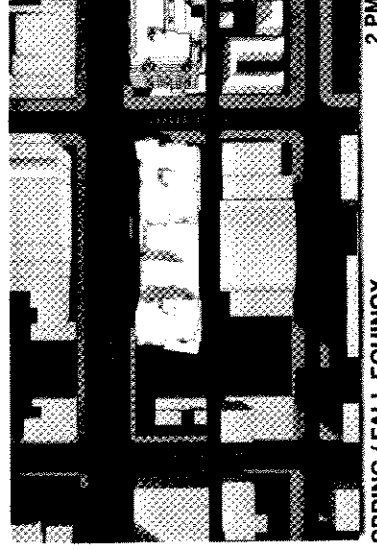
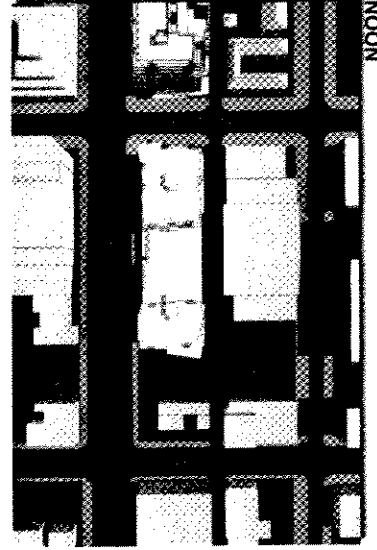
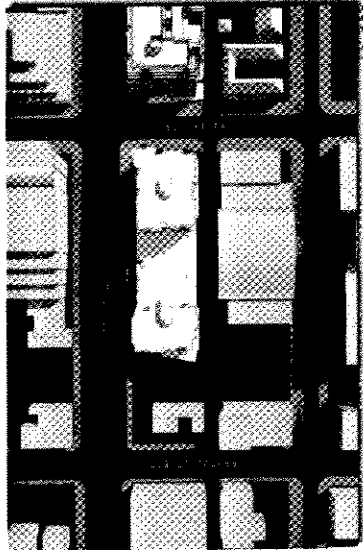
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TEL: 604-681-1111 FAX: 604-681-1112
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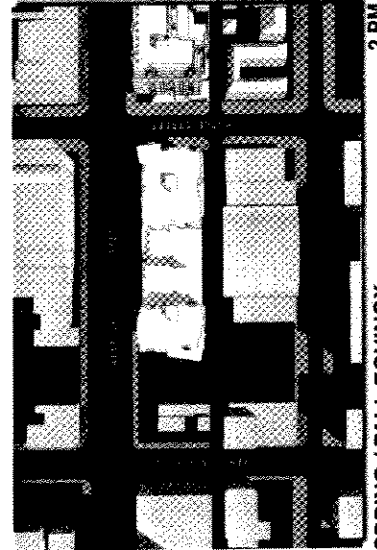
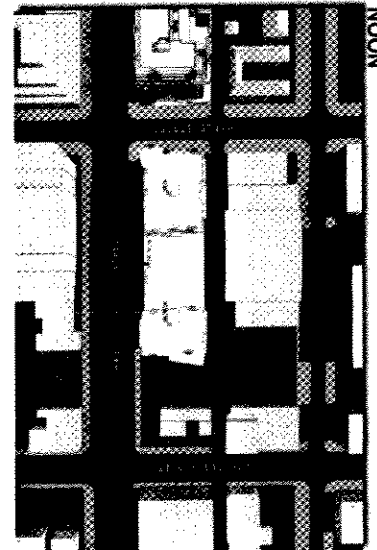
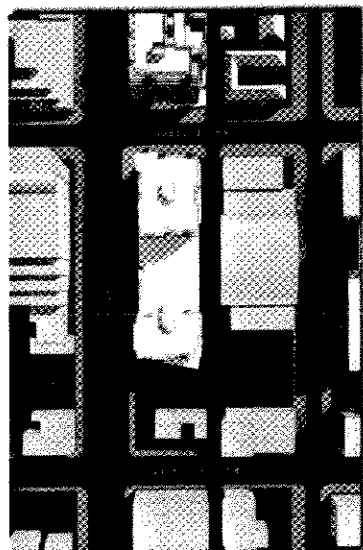
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CHECKED BY	...



SPRING / FALL EQUINOX

HEIGHT-COMPLIANT MASSING



SPRING / FALL EQUINOX

PROPOSED MASSING, WITH HEIGHT VARIANCE

Appendix D ; page 6 of 69

WEST BROADWAY

MAPLE STREET

EAST RESIDENTIAL LOBBY

STAIR & ELEVATOR ACCESS
POTENTIAL PARKING

WEST RESIDENTIAL LOBBY

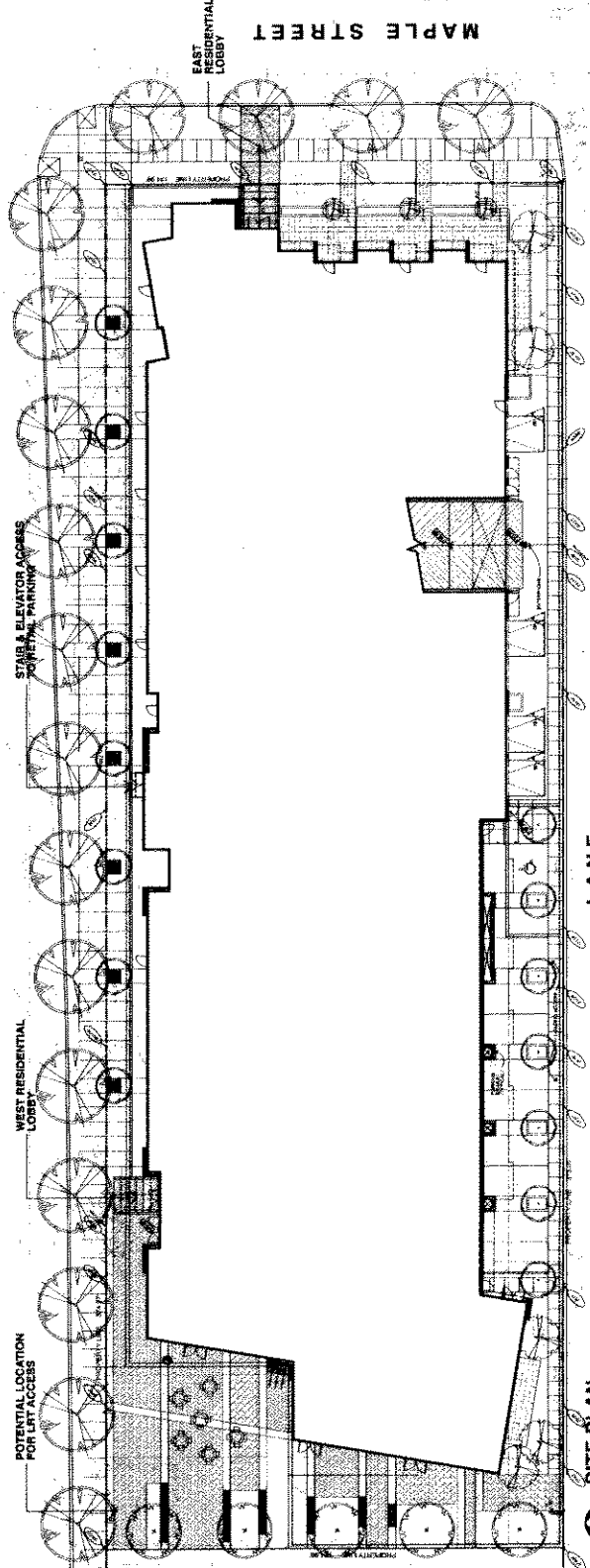
POTENTIAL LOCATION
FOR LIFT ACCESS

LANE

SITE PLAN

RAILWAY LINE
C.P.R. R.O.W.

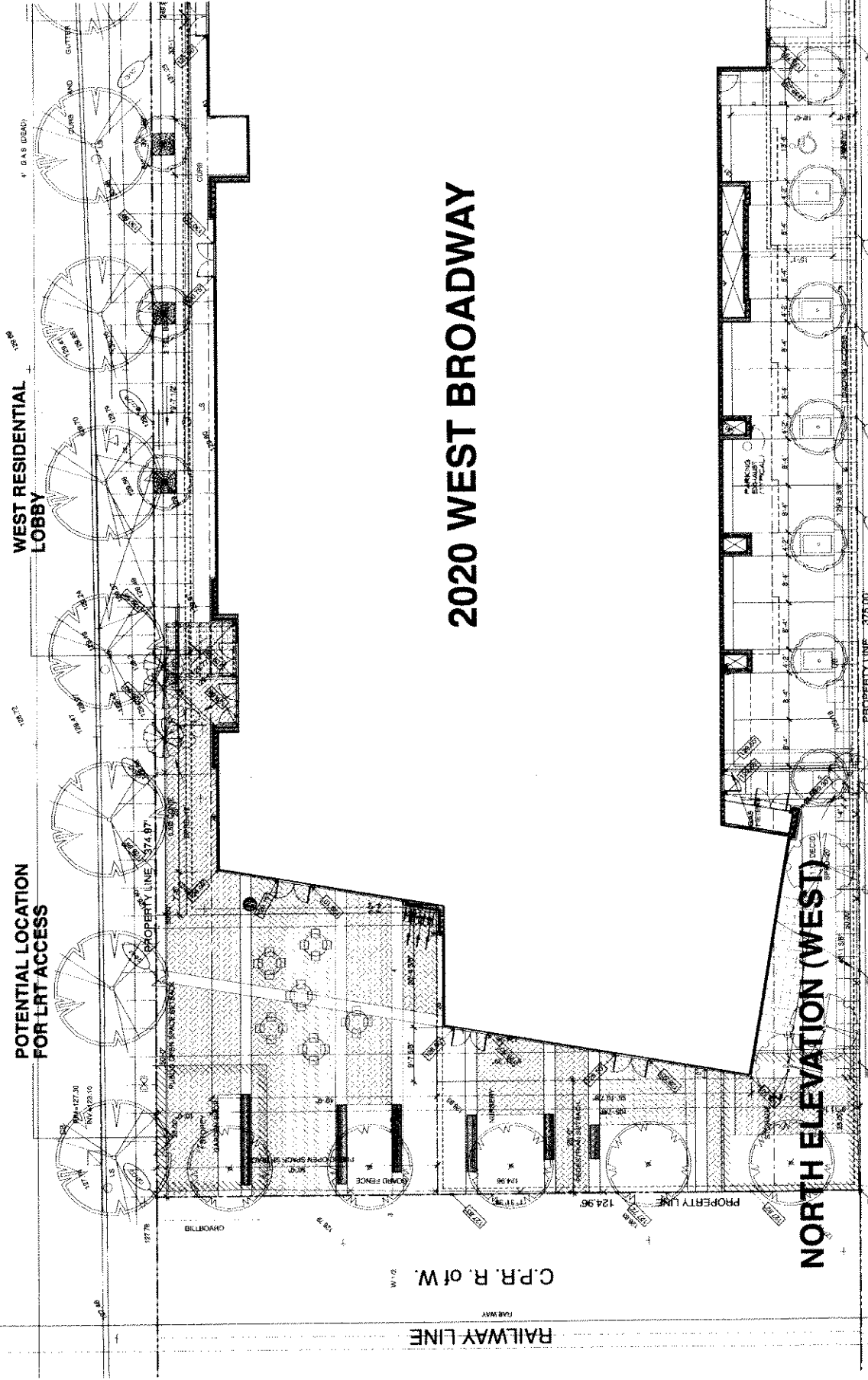
Appendix ; page 7 of 69



REFER TO ARCHITECTURAL AND LANDSCAPE LEVEL 1 PLANS FOR ADDITIONAL SITE DESIGN INFORMATION

WEST BROADWAY

WEST BROADWAY



2020 WEST BROADWAY

NORTH ELEVATION (WEST)

SITE PLAN



Appendix D: page 8 of A N E 9

BROADWAY & MAPLE
VANCOUVER, BRITISH COLUMBIA

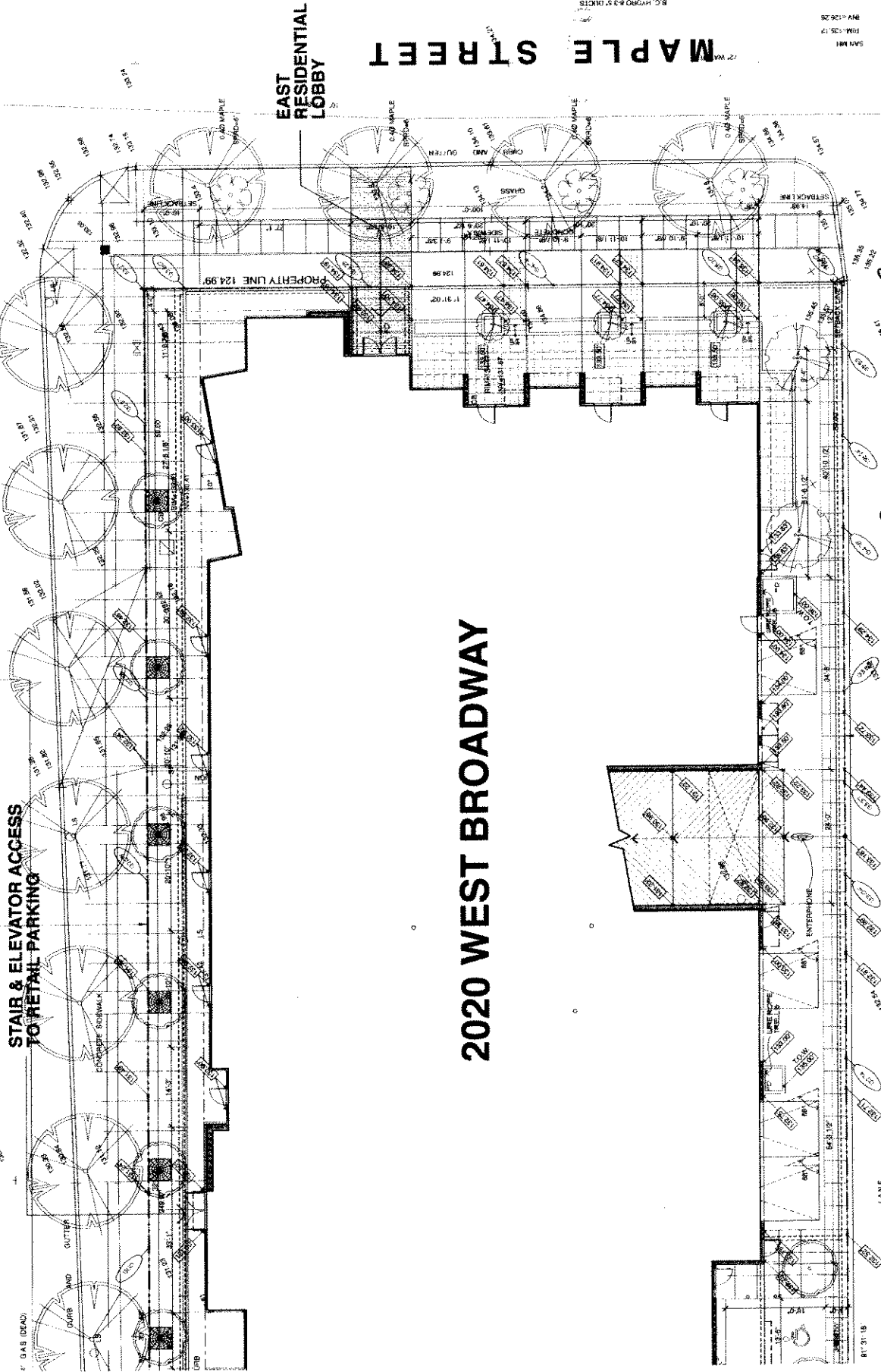
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SITE PLAN
(WEST)

PROJECT NUMBER
A3.11

ROADWAY

STAIR & ELEVATOR ACCESS TO RETAIL PARKING



2020 WEST BROADWAY

MAPLE STREET

EAST RESIDENTIAL LOBBY

REFER TO ARCHITECTURAL AND LANDSCAPE LEVEL 1 PLANS FOR ADDITIONAL SITE DESIGN INFORMATION

BROADWAY & MAPLE
VANCOUVER, BRITISH COLUMBIA

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SITE PLAN (EAST)

A3.12

Appendix D, page 9 of 69

ANE

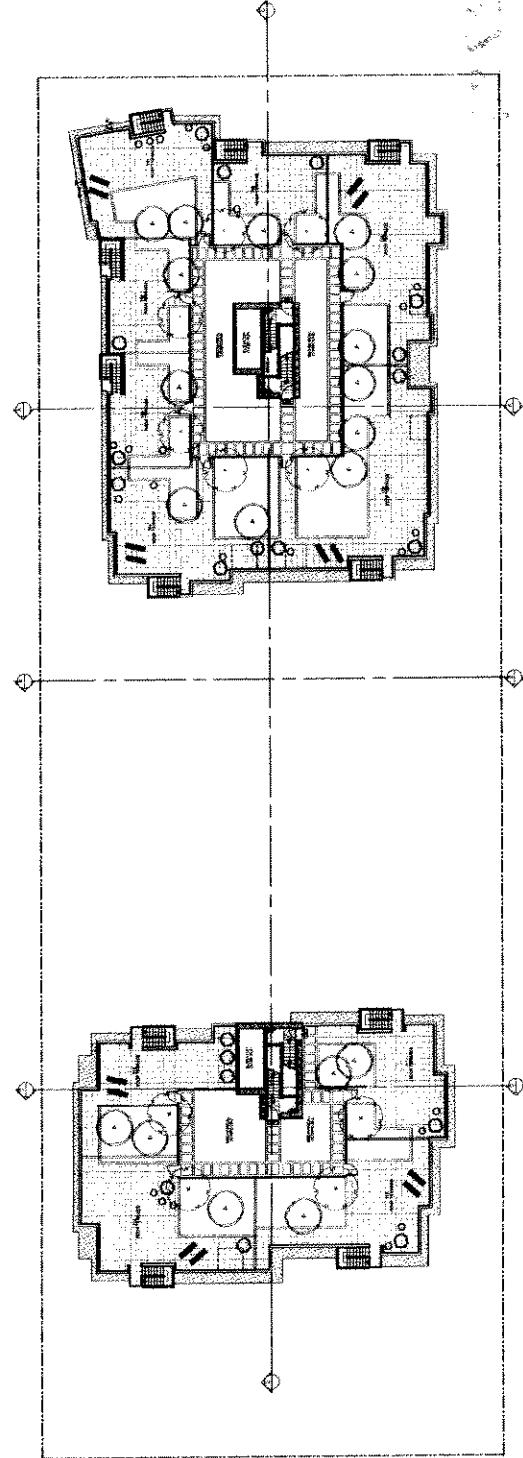
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10	REVISED	SEP 2012
11	REVISED	SEP 2012
12	REVISED	SEP 2012
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14	REVISED	SEP 2012
15	REVISED	SEP 2012
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19	REVISED	SEP 2012
20	REVISED	SEP 2012
21	REVISED	SEP 2012
22	REVISED	SEP 2012
23	REVISED	SEP 2012
24	REVISED	SEP 2012
25	REVISED	SEP 2012
26	REVISED	SEP 2012
27	REVISED	SEP 2012
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29	REVISED	SEP 2012
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44	REVISED	SEP 2012
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46	REVISED	SEP 2012
47	REVISED	SEP 2012
48	REVISED	SEP 2012
49	REVISED	SEP 2012
50	REVISED	SEP 2012

Howard Bingham Hill
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1000 Burrard Street
Vancouver, BC V6Z 1G6
Tel: 604.681.1111
Fax: 604.681.1112
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ALL DIMENSIONS SHALL BE TAKEN TO FACE UNLESS OTHERWISE NOTED.
DATE: 09/11/12
SCALE: 1/16" = 1'-0"
PROJECT: BROADWAY & MAPLE
SHEET: A4.12

NO.	REVISION	DATE
1	CP APPLICATION	SEP 2012
2	FILED	SEP 2012
3	REVISED	SEP 2012
4	REVISED	SEP 2012
5	REVISED	SEP 2012
6	REVISED	SEP 2012
7	REVISED	SEP 2012
8	REVISED	SEP 2012
9	REVISED	SEP 2012
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11	REVISED	SEP 2012
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50	REVISED	SEP 2012

ROOF PLAN



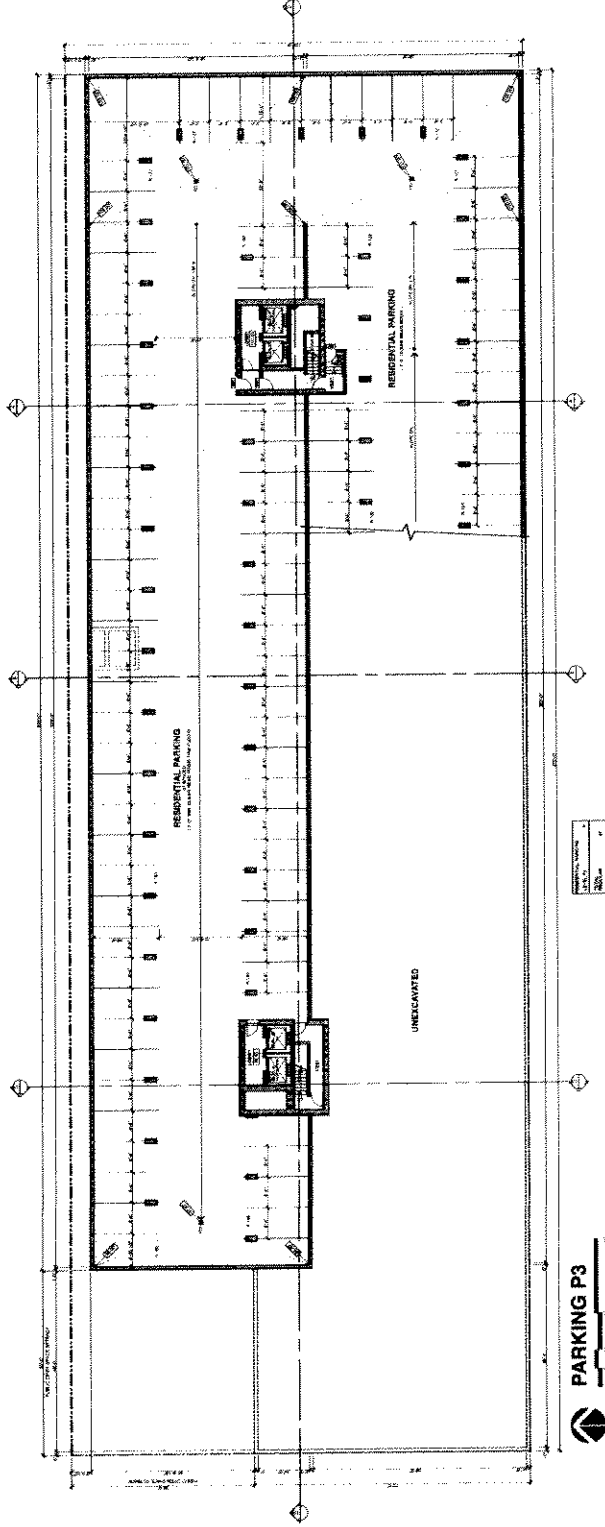
ROOF PLAN

Appendix D : page 10 of 69

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

PARKING P3



SCALE: 1" = 20'

PARKING P3



1" = 20'

Howard/Bingham/Hill Architects
 1111 West Broadway, Suite 100
 Vancouver, BC V6H 1T1
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.hbh.ca

NO.	NO. WORK	DATE
1	DDP APPLICATION	SEPT. 2007

PARKING P3

ALL DIMENSIONS SHALL BE FURNISHED ON SITE	
PROJECT NO.	0801
ISSUES NUMBER	
SCALE	1/8" = 1'-0"
DATE	A4.01
DESIGNER	
CONTRACT	

Appendix D ; page 1 of 69

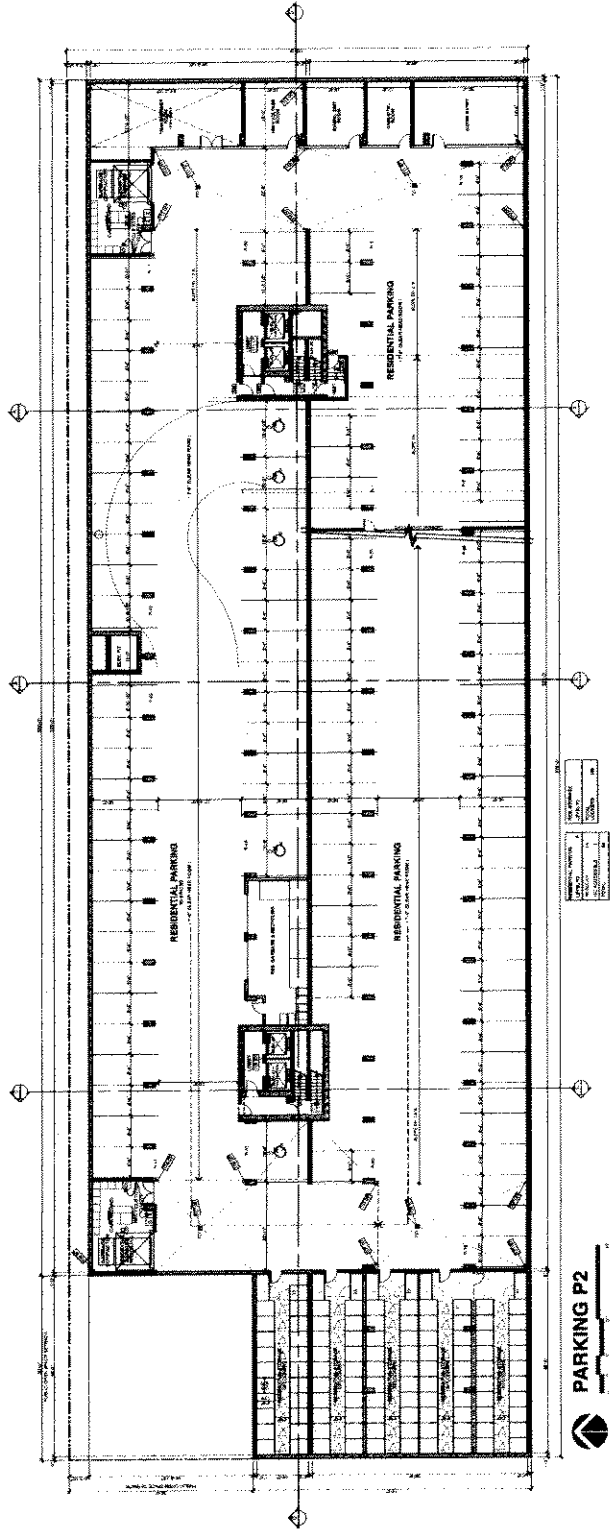
DATE	2016.02.12
BY	W. B. B.
FOR	RESIDENTIAL PARKING
PROJECT	BROADWAY & MAPLE
CLIENT	BROADWAY & MAPLE
ARCHITECT	HOWARD J. BINGHAM HILL ARCHITECTS
ENGINEER	W. B. B.
DATE	2016.02.12

Howard J. Bingham Hill
Architects
1000 Burrard Street
Vancouver, BC V6Z 1G6
Tel: 604.681.1111
Fax: 604.681.1112
www.hjbha.com

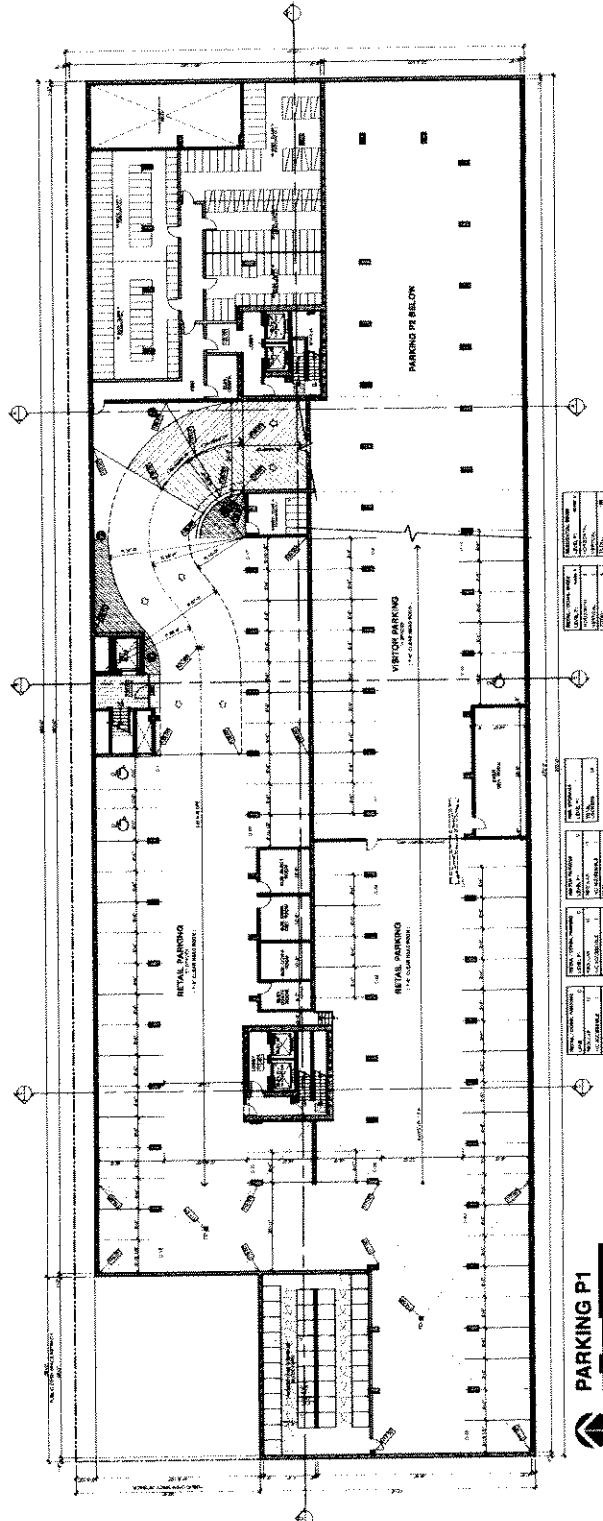


PARKING P2

DATE	2016.02.12
BY	W. B. B.
FOR	RESIDENTIAL PARKING
PROJECT	BROADWAY & MAPLE
CLIENT	BROADWAY & MAPLE
ARCHITECT	HOWARD J. BINGHAM HILL ARCHITECTS
ENGINEER	W. B. B.
DATE	2016.02.12



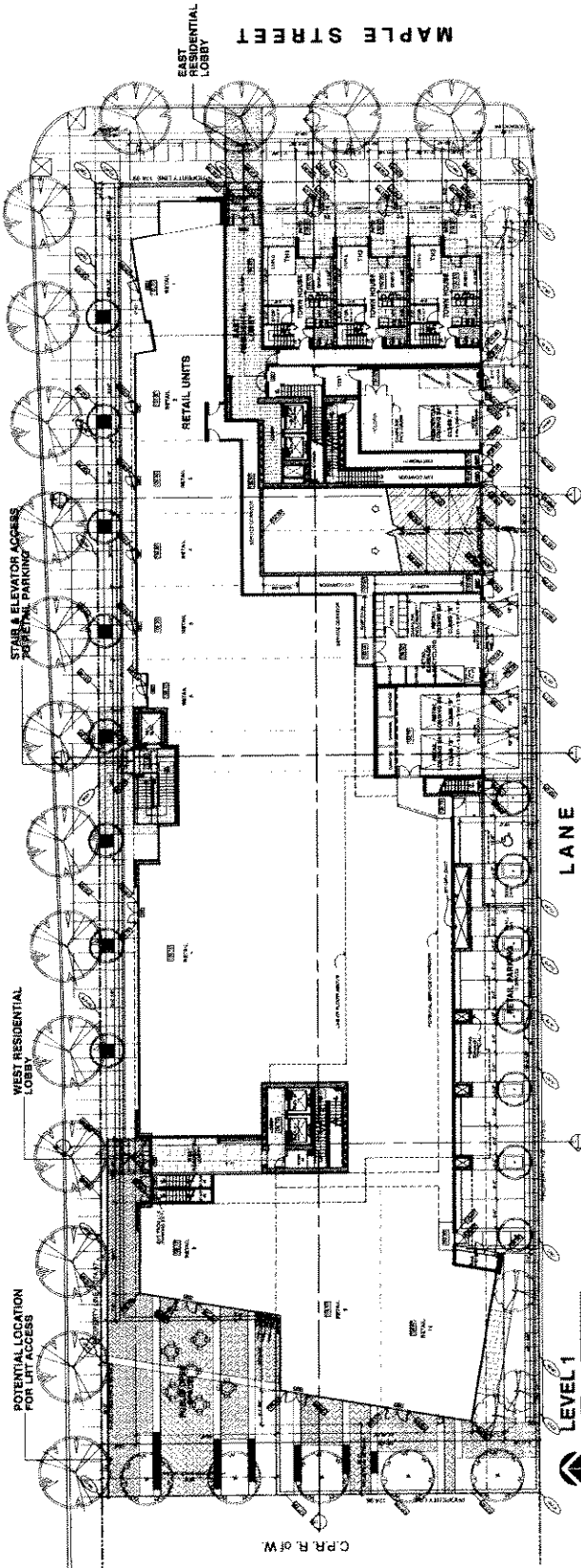
Appendix D ; page 12 of 69



PARKING P1

Appendix D; page 3 of 69

WEST BROADWAY



FLOOR AREA UNIT BREAKDOWN

As shown on Project 17, BERRY AVE

Unit Type	Count	Area (sq. ft.)	Area (sq. m.)	Total Area (sq. ft.)	Total Area (sq. m.)
Office	1	1,000	93	1,000	93
Residential	1	1,000	93	1,000	93
Commercial	1	1,000	93	1,000	93
Public	1	1,000	93	1,000	93
Other	1	1,000	93	1,000	93
TOTALS	5	5,000	465	5,000	465

Notes:
 (1) Unit Counts shown are based on the number of units shown on the site plan, and do not include the area of the site.
 (2) Building Footprint is measured to the face of the exterior walls.
 (3) Enclosed Balcony is measured to the face of the exterior walls, and includes the area of the balcony.
 (4) Other Areas are the areas shown on the site plan, and do not include the area of the site.
 (5) Total Area is the sum of the areas of all the units shown on the site plan, and does not include the area of the site.

Appendix D ; page 4 of 69

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

Howard Bingham Hill
Architects

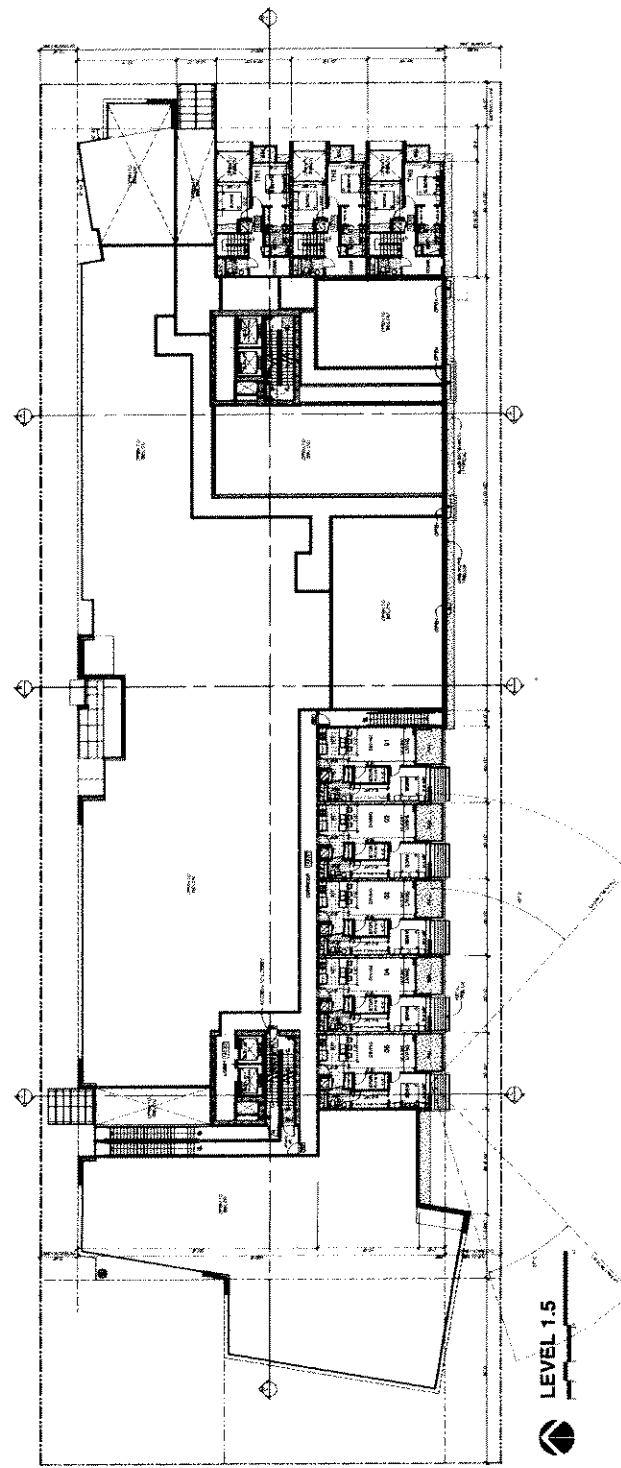
2000 West Broadway
Vancouver, BC V6K 2E3
Tel: 604-681-1111
Fax: 604-681-1112

PROJ. # 0807
DATE: 11/16/10
DRAWN: [Signature]

NO.	REVISION	DATE
1.	APP. APPLICATION	11/16/10

LEVEL 1.5

ALL DIMENSIONS SHALL BE GIVEN IN FEET.
PROJ. # 0807
DRAWING NUMBER
SCALE 1/16" = 1'-0"
A4.05



LEVEL 1.5

Room Schedule, U.S. UNIT BREAKDOWN

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Weight (lb.)	Notes
101	Office	100	1000	1000	
102	Office	100	1000	1000	
103	Office	100	1000	1000	
104	Office	100	1000	1000	
105	Office	100	1000	1000	
106	Office	100	1000	1000	
107	Office	100	1000	1000	
108	Office	100	1000	1000	
109	Office	100	1000	1000	
110	Office	100	1000	1000	
111	Office	100	1000	1000	
112	Office	100	1000	1000	
113	Office	100	1000	1000	
114	Office	100	1000	1000	
115	Office	100	1000	1000	
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122	Office	100	1000	1000	
123	Office	100	1000	1000	
124	Office	100	1000	1000	
125	Office	100	1000	1000	
126	Office	100	1000	1000	
127	Office	100	1000	1000	
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133	Office	100	1000	1000	
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153	Office	100	1000	1000	
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191	Office	100	1000	1000	
192	Office	100	1000	1000	
193	Office	100	1000	1000	
194	Office	100	1000	1000	
195	Office	100	1000	1000	
196	Office	100	1000	1000	
197	Office	100	1000	1000	
198	Office	100	1000	1000	
199	Office	100	1000	1000	
200	Office	100	1000	1000	
TOTALS		20000	200000	200000	

Notes:
 (1) All Office Floor Area is measured to the center line of columns and walls, with the exception of exterior walls.
 (2) Storage Area is measured to the center line of exterior walls, with the exception of exterior walls.
 (3) Storage Area is measured to the center line of exterior walls, with the exception of exterior walls.
 (4) Storage Area is measured to the center line of exterior walls, with the exception of exterior walls.
 (5) Storage Area is measured to the center line of exterior walls, with the exception of exterior walls.
 (6) Storage Area is measured to the center line of exterior walls, with the exception of exterior walls.
 (7) Storage Area is measured to the center line of exterior walls, with the exception of exterior walls.
 (8) Storage Area is measured to the center line of exterior walls, with the exception of exterior walls.
 (9) Storage Area is measured to the center line of exterior walls, with the exception of exterior walls.
 (10) Storage Area is measured to the center line of exterior walls, with the exception of exterior walls.

Appendix D: page 5 of 69

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

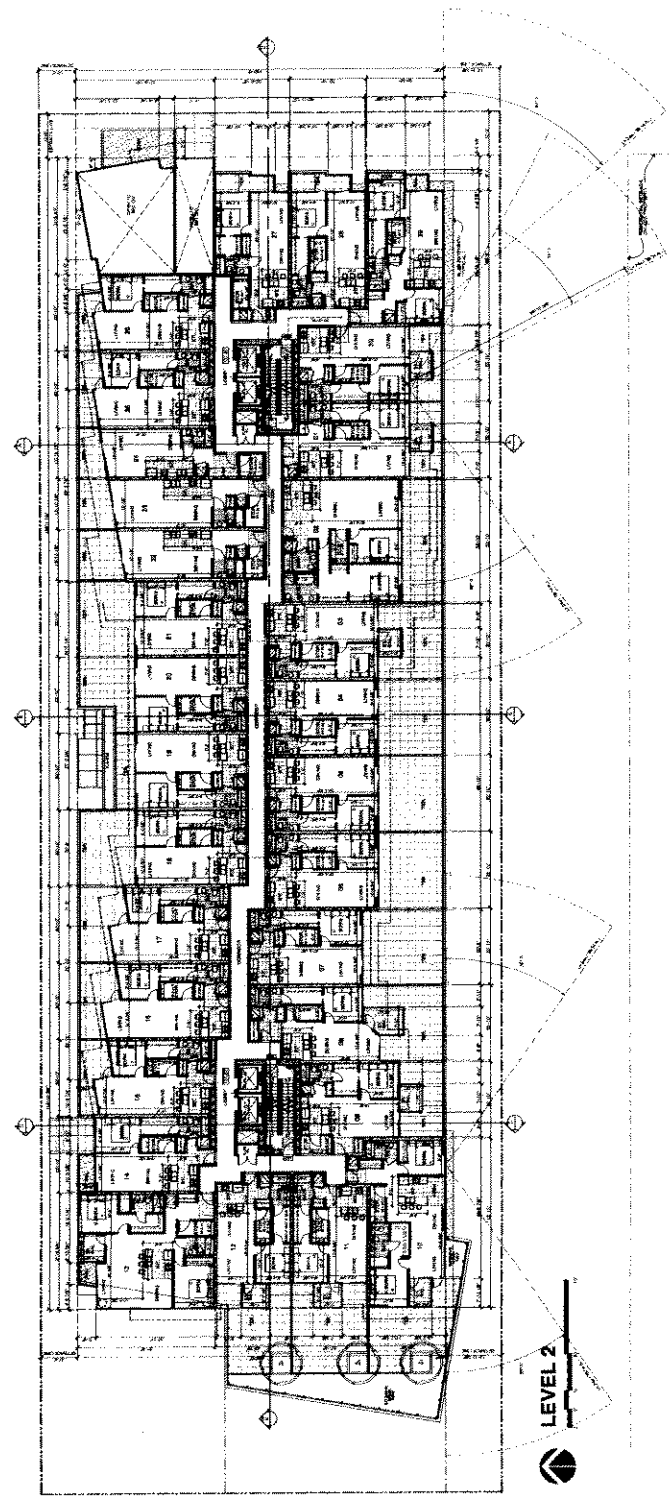
DATE	11/27/07
BY	W. B. B.
NO.	10000000
PROJECT	BROADWAY & MAPLE
CLIENT	...
...	...

Howard[Bingham]Hill
Architects

1100 West Broadway
Vancouver, BC V6H 1G5
Tel: 604.681.1111
Fax: 604.681.1112
www.hbhill.com

PROJ. NO. 0800
SCALE 1/16" = 1'-0"
SHEET NO. A4.06

LEVEL 2



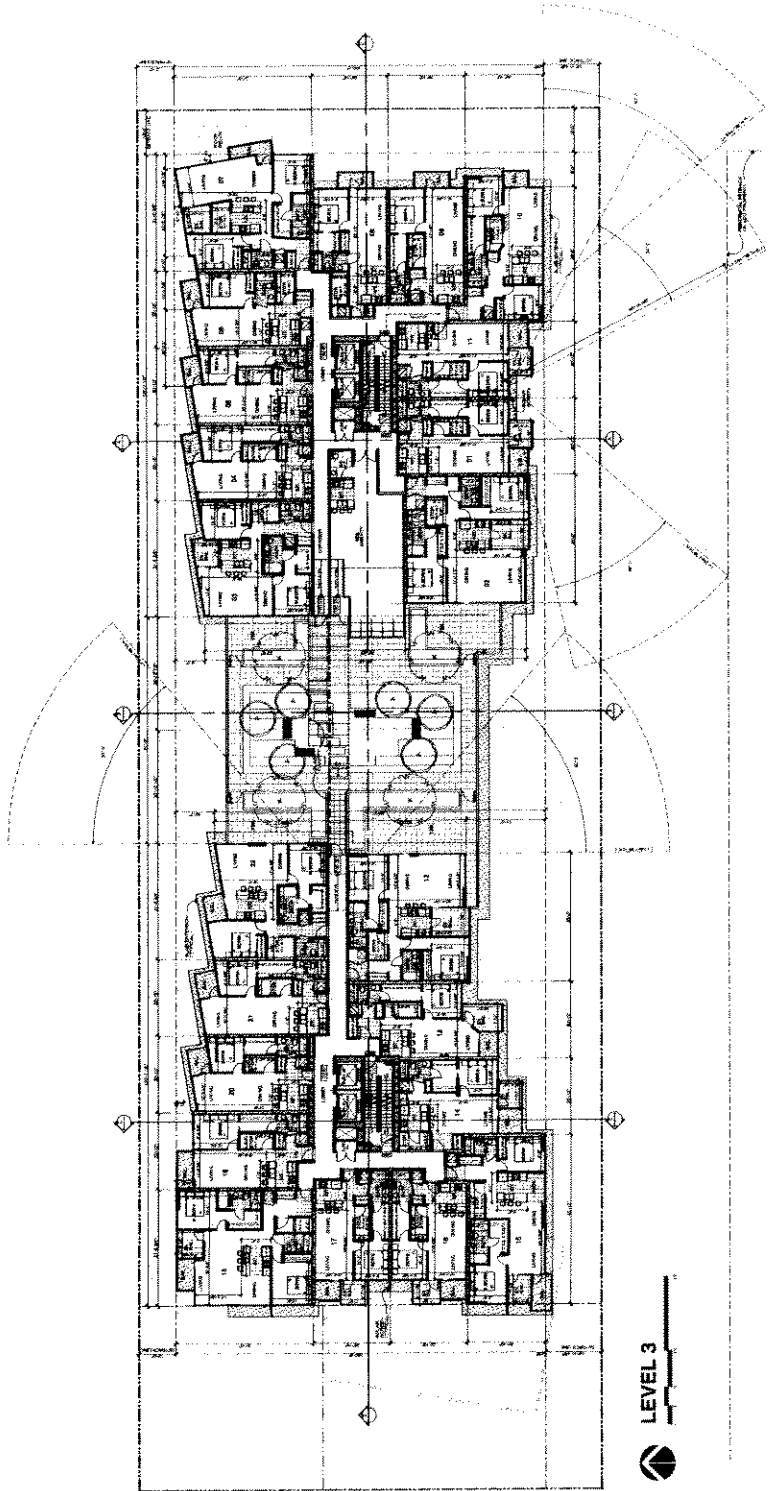
UNIT BREAKDOWN - All areas are shown in units that

Unit Type	Area (sq ft)	Count	Total Area (sq ft)
Office	1100	10	11000
Meeting Room	500	5	2500
Common Area	200	10	2000
...
TOTAL			15500

Appendix D ; page 6 of 69

1. All work shall be in accordance with the City of Vancouver Building Code, and all other applicable codes and regulations.
2. The Contractor shall be responsible for obtaining all necessary permits and approvals from the City of Vancouver.
3. The Contractor shall be responsible for coordinating with all other trades and consultants.
4. The Contractor shall be responsible for maintaining access to all existing services and utilities.

LEVEL 3



UNIT BREAKDOWN

Room Name	Area (sq. ft.)	Volume (cu. ft.)	Weight (lb)	Notes
Office	1000	1000	1000	
Meeting Room	500	500	500	
Corridor	200	200	200	
Staircase	100	100	100	
Restroom	50	50	50	
Storage	30	30	30	
Other	20	20	20	
TOTALS	1900	1900	1900	

Notes:
 (1) Unit Gross Area is measured to outside of structural elements and party walls, and to include full of enclosure net.
 (2) Storage Estimation is measured to inside face of floor slabs.
 (3) Enclosed Spaces that do not include full enclosure net are shown in shaded areas.
 (4) Net Floor Area is the Gross Floor Area less Enclosure.
 (5) Gross Volume is measured to outside face of structural elements, and is included in the quantity.

Appendix D; page 7 of 69

LEVEL 3

ALL INFORMATION SHALL BE RETURNED TO:	PROJECT NUMBER	44.07
DATE	DATE	DATE
SCALE	SCALE	SCALE
DATE	DATE	DATE
DATE	DATE	DATE

Howard Birmingham Hill Architects
 1000 Burrard Street, Suite 1000
 Vancouver, BC V6Z 1G6
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.hbh.ca

NO.	REVISION	DATE
1.	DIP APPLICATION	1/27/07

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

LEVEL 4

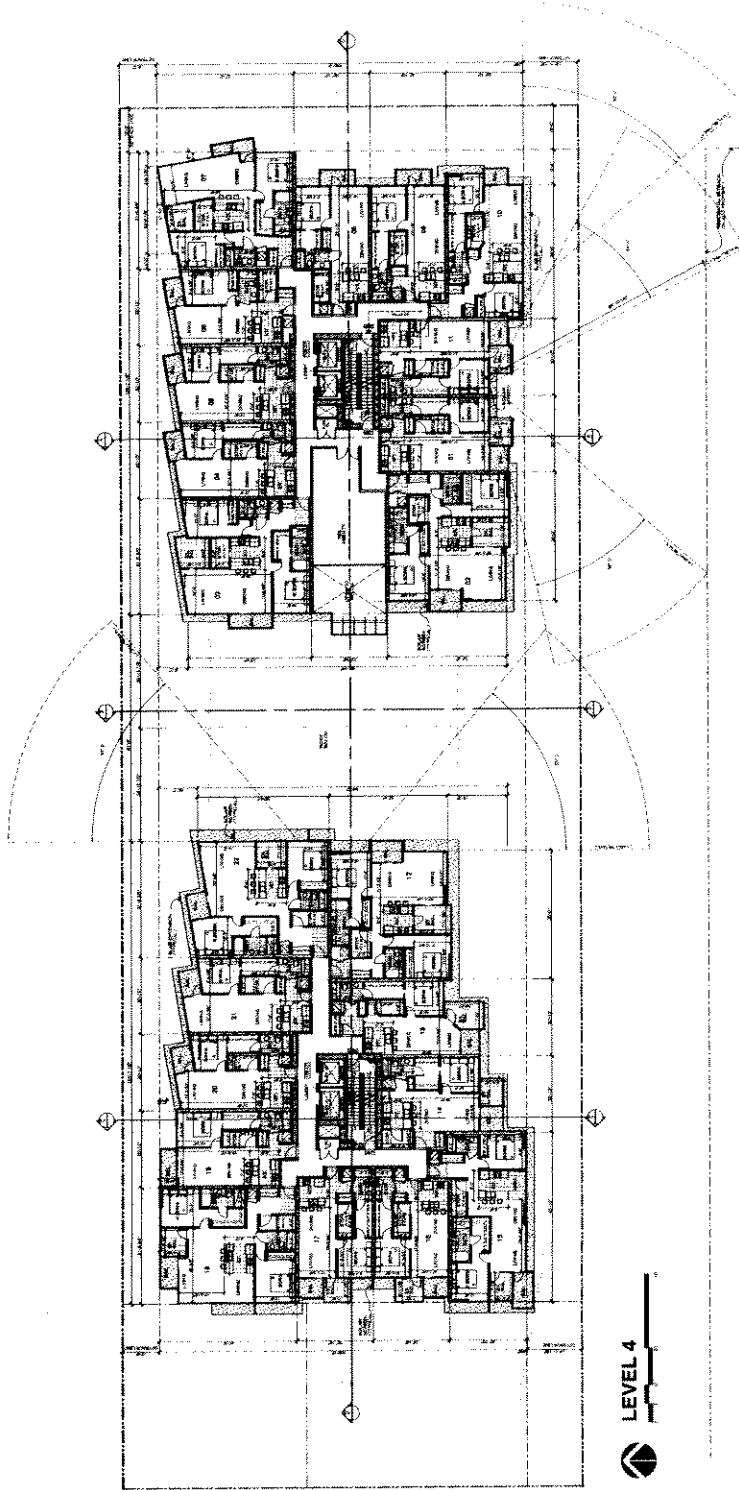


TABLE 1: FLOOR AREA SCHEDULE

Room No.	Room Name	Area (sq. m)	Area (sq. ft.)
101	Office	120.0	1300
102	Office	120.0	1300
103	Office	120.0	1300
104	Office	120.0	1300
105	Office	120.0	1300
106	Office	120.0	1300
107	Office	120.0	1300
108	Office	120.0	1300
109	Office	120.0	1300
110	Office	120.0	1300
111	Office	120.0	1300
112	Office	120.0	1300
113	Office	120.0	1300
114	Office	120.0	1300
115	Office	120.0	1300
116	Office	120.0	1300
117	Office	120.0	1300
118	Office	120.0	1300
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134	Office	120.0	1300
135	Office	120.0	1300
136	Office	120.0	1300
137	Office	120.0	1300
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144	Office	120.0	1300
145	Office	120.0	1300
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197	Office	120.0	1300
198	Office	120.0	1300
199	Office	120.0	1300
200	Office	120.0	1300
TOTALS		24000.0	260000

Notes:
 (1) Core Floor Area is measured to perimeter of core slab and shaft walls, and is shown in red in original drawing.
 (2) Enclosed Core Floor Area is measured to perimeter of core slab and shaft walls, and is shown in blue in original drawing.
 (3) Enclosed Floor Area is measured to perimeter of enclosure walls and is shown in green in original drawing.
 (4) Net Area is the sum of the Core Floor Area and Enclosed Floor Area.
 (5) Gross Floor Area is the sum of the Core Floor Area and Enclosed Floor Area and is shown in black in original drawing.

Appendix D ; page 18 of 69

LEVEL 4

PROJECT	CBRT	DRAWING NUMBER	A4.08
SCALE	1/8" = 1'-0"		
DATE			
BY			
CHECKED			

Howard J. Bingham Hill
 Architects
 1000 Burrard Street, Suite 1000
 Vancouver, British Columbia V6Z 1G6
 Tel: (604) 681-1111
 Fax: (604) 681-1112
 www.hjbh.com

DATE	18.07.08	BY	JPH
DESCRIPTION	1. DFP APPLICATION		

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

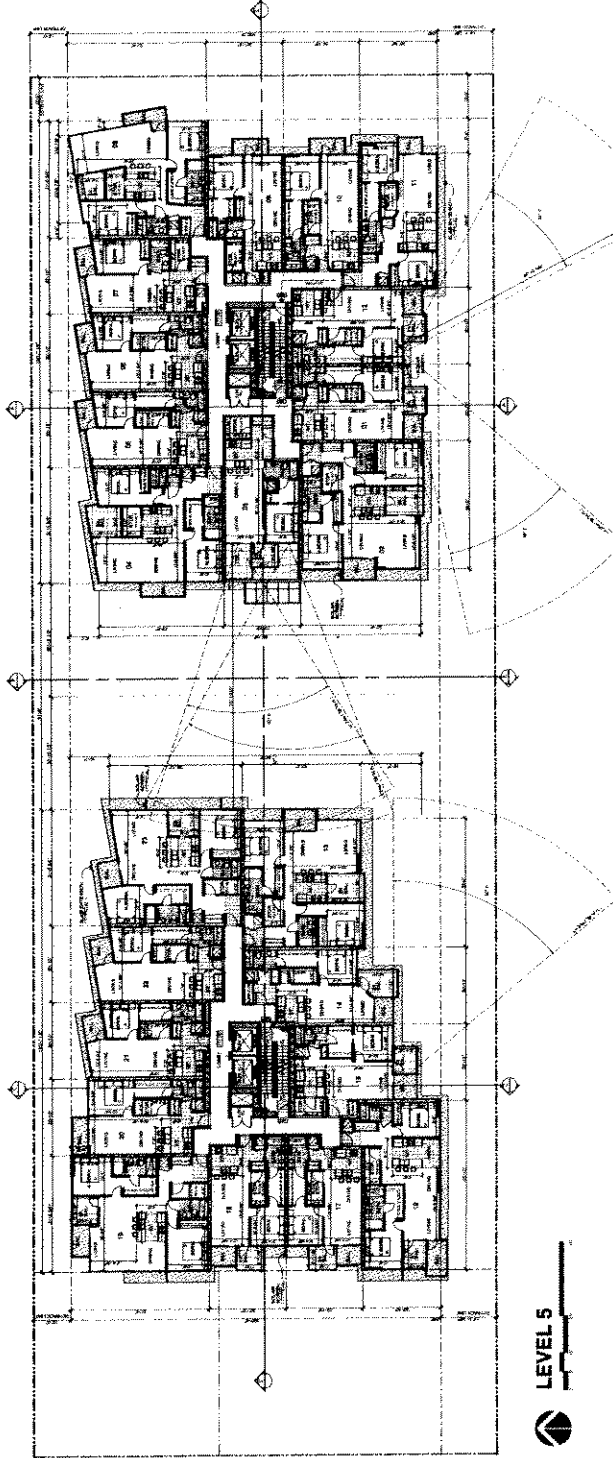
Howard Bingham Hill
Architects

1000 West Broadway, Suite 1000
Vancouver, BC V6H 3K4, Canada
Tel: (604) 681-1111
Fax: (604) 681-1112
www.hbh.ca

NO.	REVISION	DATE
1	DATE OF APPLICATION	1997
2	DATE	1997

LEVEL 5

ALL DIMENSIONS SHALL BE UNLESS OTHERWISE NOTED	
UNIT	(MM)
SCALE	1/16" = 1'-0"
DATE	1997
PROJECT	A4.09



LEVEL 5

1000 WEST BROADWAY

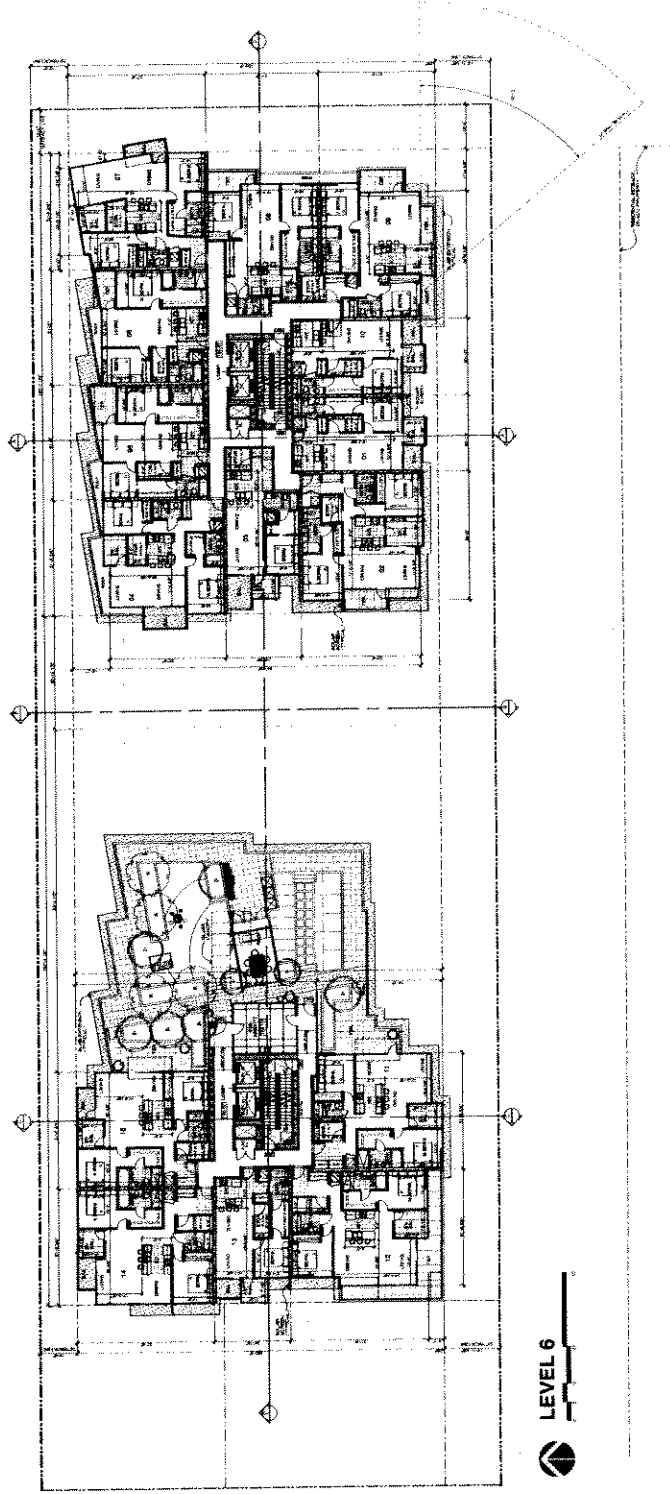
Appendix D; page 19 of 69

FLOOR LEVEL 5 UNIT BREAKDOWN
As shown on sheets 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.

Unit No.	Area (sq. ft.)	Area (sq. m.)	Volume (cu. ft.)	Volume (cu. m.)
101	1000	92.9	1000	28.3
102	1000	92.9	1000	28.3
103	1000	92.9	1000	28.3
104	1000	92.9	1000	28.3
105	1000	92.9	1000	28.3
106	1000	92.9	1000	28.3
107	1000	92.9	1000	28.3
108	1000	92.9	1000	28.3
109	1000	92.9	1000	28.3
110	1000	92.9	1000	28.3
111	1000	92.9	1000	28.3
112	1000	92.9	1000	28.3
113	1000	92.9	1000	28.3
114	1000	92.9	1000	28.3
115	1000	92.9	1000	28.3
116	1000	92.9	1000	28.3
117	1000	92.9	1000	28.3
118	1000	92.9	1000	28.3
119	1000	92.9	1000	28.3
120	1000	92.9	1000	28.3
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125	1000	92.9	1000	28.3
126	1000	92.9	1000	28.3
127	1000	92.9	1000	28.3
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129	1000	92.9	1000	28.3
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163	1000	92.9	1000	28.3
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186	1000	92.9	1000	28.3
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194	1000	92.9	1000	28.3
195	1000	92.9	1000	28.3
196	1000	92.9	1000	28.3
197	1000	92.9	1000	28.3
198	1000	92.9	1000	28.3
199	1000	92.9	1000	28.3
200	1000	92.9	1000	28.3
TOTALS	1000	92.9	1000	28.3

NOTES:
 1. All dimensions shall be in millimeters unless otherwise noted.
 2. All measurements shall be taken to the center line of the wall.
 3. All measurements shall be taken to the center line of the wall.
 4. All measurements shall be taken to the center line of the wall.
 5. All measurements shall be taken to the center line of the wall.
 6. All measurements shall be taken to the center line of the wall.
 7. All measurements shall be taken to the center line of the wall.
 8. All measurements shall be taken to the center line of the wall.
 9. All measurements shall be taken to the center line of the wall.
 10. All measurements shall be taken to the center line of the wall.

LEVEL 6



FLOOR FINISHES

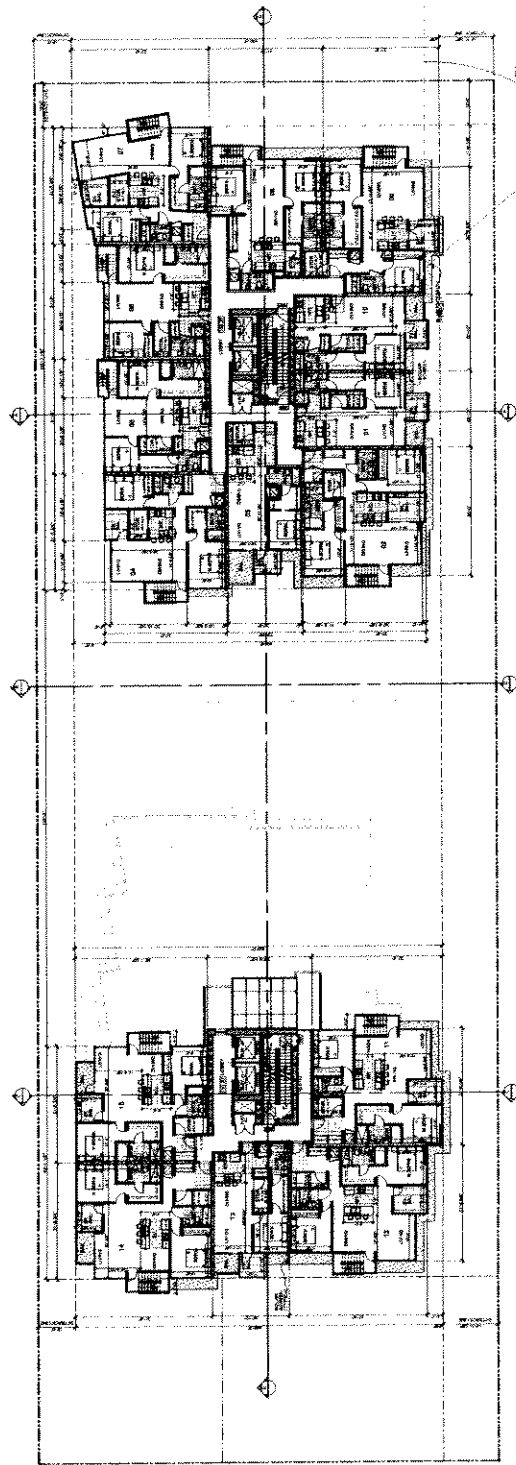
21-00000

Floor Level: 0.0

Area: 12,500.00

Room No.	Room Name	Area (Sq. Ft.)	Finish
01	RECEIVING	1,200	01
02	RECEIVING	1,200	02
03	RECEIVING	1,200	03
04	RECEIVING	1,200	04
05	RECEIVING	1,200	05
06	RECEIVING	1,200	06
07	RECEIVING	1,200	07
08	RECEIVING	1,200	08
09	RECEIVING	1,200	09
10	RECEIVING	1,200	10
11	RECEIVING	1,200	11
12	RECEIVING	1,200	12
13	RECEIVING	1,200	13
14	RECEIVING	1,200	14
15	RECEIVING	1,200	15
16	RECEIVING	1,200	16
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96	RECEIVING	1,200	96
97	RECEIVING	1,200	97
98	RECEIVING	1,200	98
99	RECEIVING	1,200	99
100	RECEIVING	1,200	100

Appendix D: page 2 of 69



Handwritten notes:
100% 1/12/16
100% 1/12/16

UNIT BREAKDOWN

Room	Area	Volume	Weight	Volume	Weight
Office	1000	2000	1000	2000	1000
Conference	500	1000	500	1000	500
Reception	200	400	100	200	100
Storage	100	200	50	100	50
Corridor	300	600	150	300	150
Staircase	100	200	50	100	50
Service Area	100	200	50	100	50
MEP	100	200	50	100	50
TOTALS	2300	4600	1150	2300	1150

Notes:
 (1) All Office Area is taken as 100% of the actual floor area, and is subject to the following:
 (2) Storage Allocation is calculated as 10% of the actual floor area.
 (3) Conference Room Allocation is calculated as 10% of the actual floor area.
 (4) Reception Allocation is calculated as 10% of the actual floor area.
 (5) Corridor Allocation is calculated as 10% of the actual floor area.
 (6) Staircase Allocation is calculated as 10% of the actual floor area.
 (7) Service Area Allocation is calculated as 10% of the actual floor area.
 (8) MEP Allocation is calculated as 10% of the actual floor area.

Appendix D ; page 21 of 29

DATE	REVISION

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

1. DP APPLICATION:	1000
NO.:	1000000
DATE:	2011

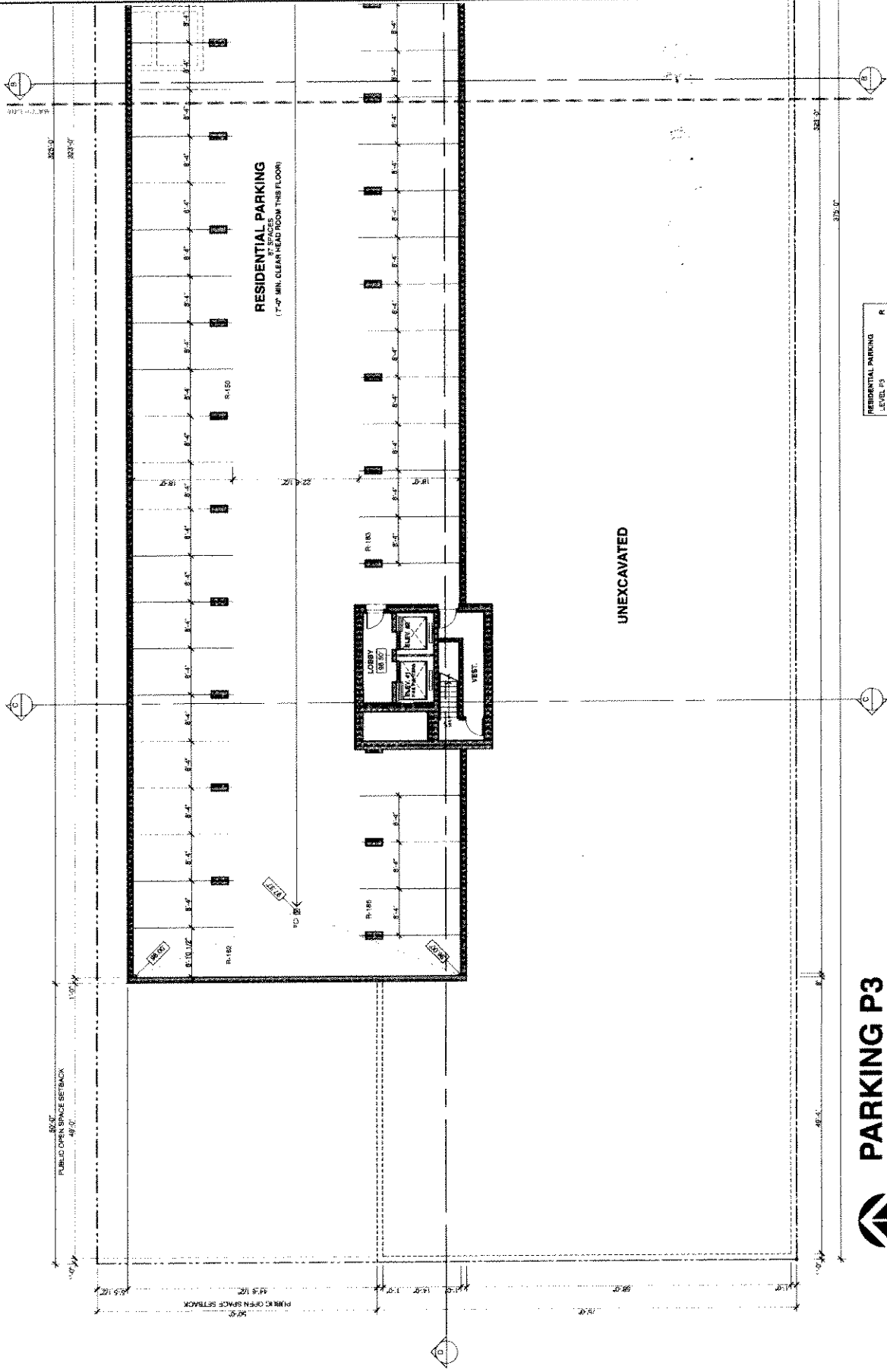
Howard|Bingham|Hill
Architects

ALL DIMENSIONS SHALL BE TAKEN ON F.T.L.

PARKING P3
(West)

NO.:	1000	PROJECT NUMBER	
DATE:	10/2/11	SCALE:	AS SHOWN
BY:		DATE:	
CHECKED:		DATE:	
APPROVED:		DATE:	

A4.21



RESIDENTIAL PARKING	87
TOTAL	87
REGULAR	87

Appendix D ; page 20 of 69

PARKING P3

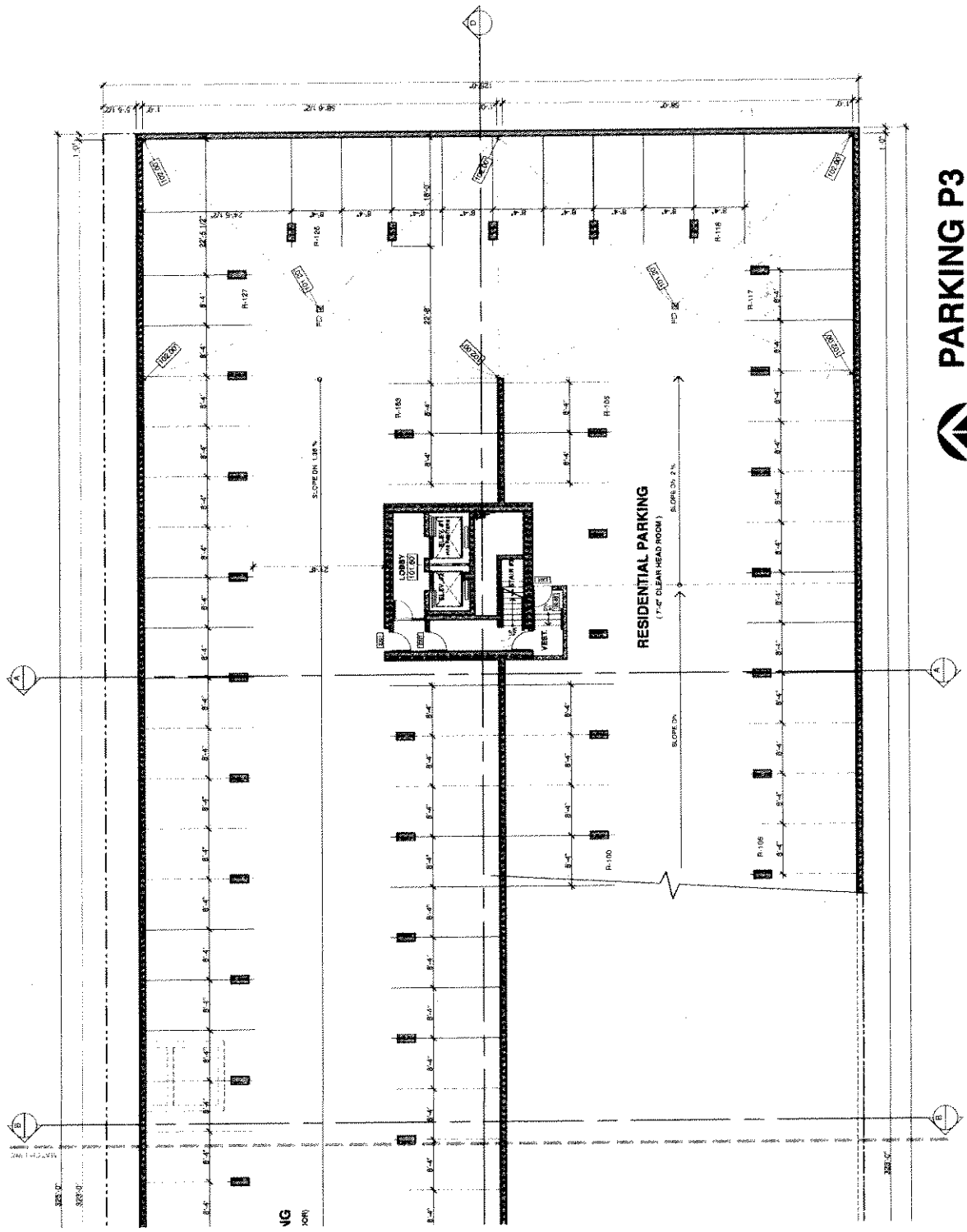


NO.	REVISION	DATE
1	DR APPROVAL	08/27/2008
2	DR APPROVAL	09/02/2008
3	DR APPROVAL	09/02/2008
4	DR APPROVAL	09/02/2008
5	DR APPROVAL	09/02/2008
6	DR APPROVAL	09/02/2008
7	DR APPROVAL	09/02/2008
8	DR APPROVAL	09/02/2008
9	DR APPROVAL	09/02/2008
10	DR APPROVAL	09/02/2008
11	DR APPROVAL	09/02/2008
12	DR APPROVAL	09/02/2008
13	DR APPROVAL	09/02/2008
14	DR APPROVAL	09/02/2008
15	DR APPROVAL	09/02/2008
16	DR APPROVAL	09/02/2008
17	DR APPROVAL	09/02/2008
18	DR APPROVAL	09/02/2008
19	DR APPROVAL	09/02/2008
20	DR APPROVAL	09/02/2008

Howard J. Bingham Hill
Architects
1000 West Broadway, Suite 1000
Vancouver, BC V6H 1G5
Tel: 604.681.1111
Fax: 604.681.1112
www.hjbh.com

PARKING P3
(East)

PROJECT NO.	0801	ISSUED FOR PERMIT
SCALE	1/8" = 1'-0"	ISSUED NUMBER
DRAWN	...	A4.22
CHECKED



PARKING P3



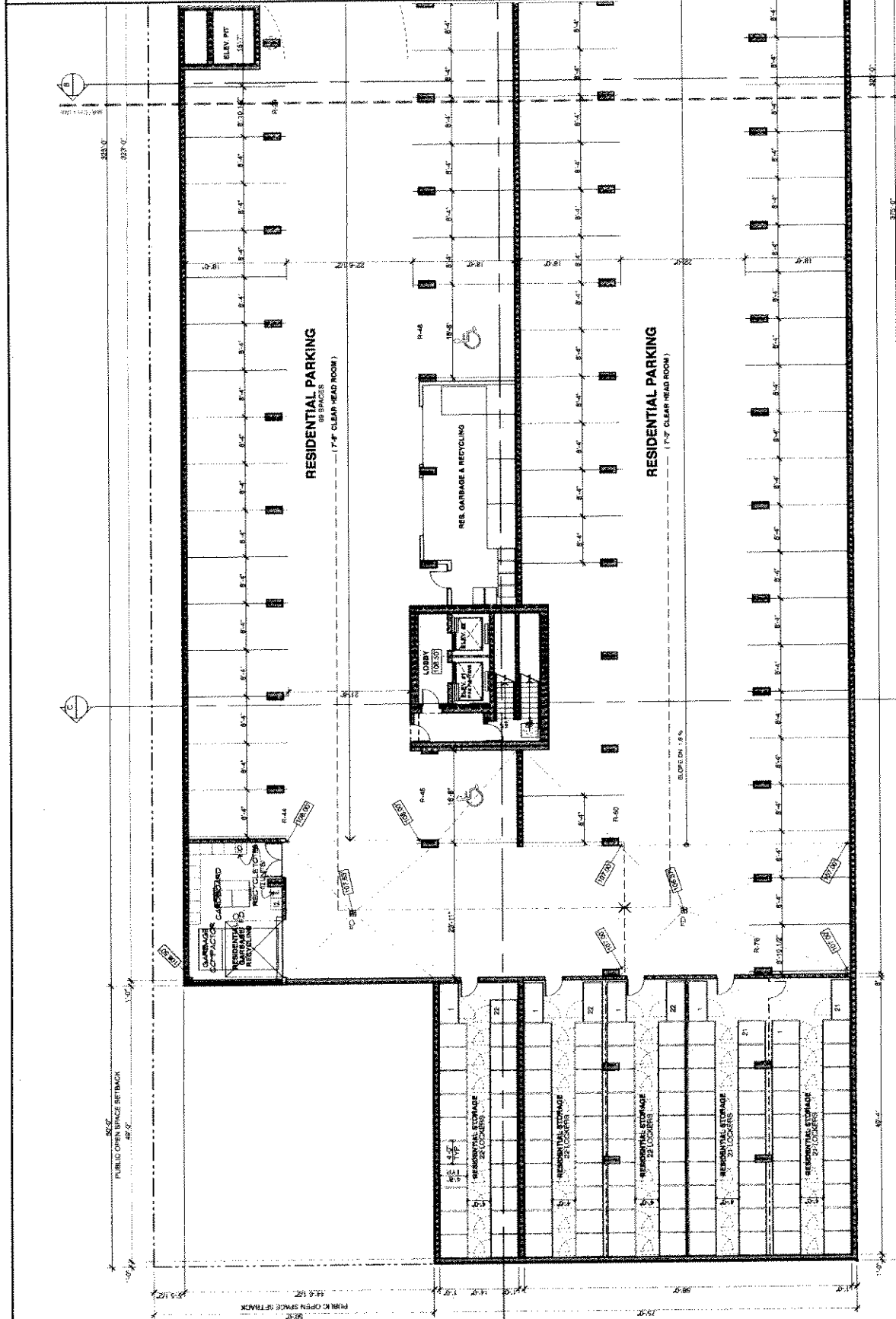
Appendix D; page 3 of 69

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Architects

1	DP APPLICATION	2022	DATE
---	----------------	------	------

PARKING P2
(West)

NO.	DATE	REVISION
1	18.7.20	ISSUE FOR PERMIT
2	19.7.20	REVISED
3	20.7.20	REVISED
4	21.7.20	REVISED
5	22.7.20	REVISED
6	23.7.20	REVISED
7	24.7.20	REVISED
8	25.7.20	REVISED
9	26.7.20	REVISED
10	27.7.20	REVISED
11	28.7.20	REVISED
12	29.7.20	REVISED
13	30.7.20	REVISED
14	31.7.20	REVISED
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16	2.8.21	REVISED
17	3.8.21	REVISED
18	4.8.21	REVISED
19	5.8.21	REVISED
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94	19.10.22	REVISED
95	20.10.22	REVISED
96	21.10.22	REVISED
97	22.10.22	REVISED
98	23.10.22	REVISED
99	24.10.22	REVISED
100	25.10.22	REVISED



RESIDENTIAL STORAGE	108
LEVEL P2	108
REGULAR	108
ACCESSIBLE	0
TOTAL	108

RESIDENTIAL PARKING	108
LEVEL P2	108
REGULAR	108
ACCESSIBLE	0
TOTAL	108

PARKING P2



Appendix D: page 2 of 69

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

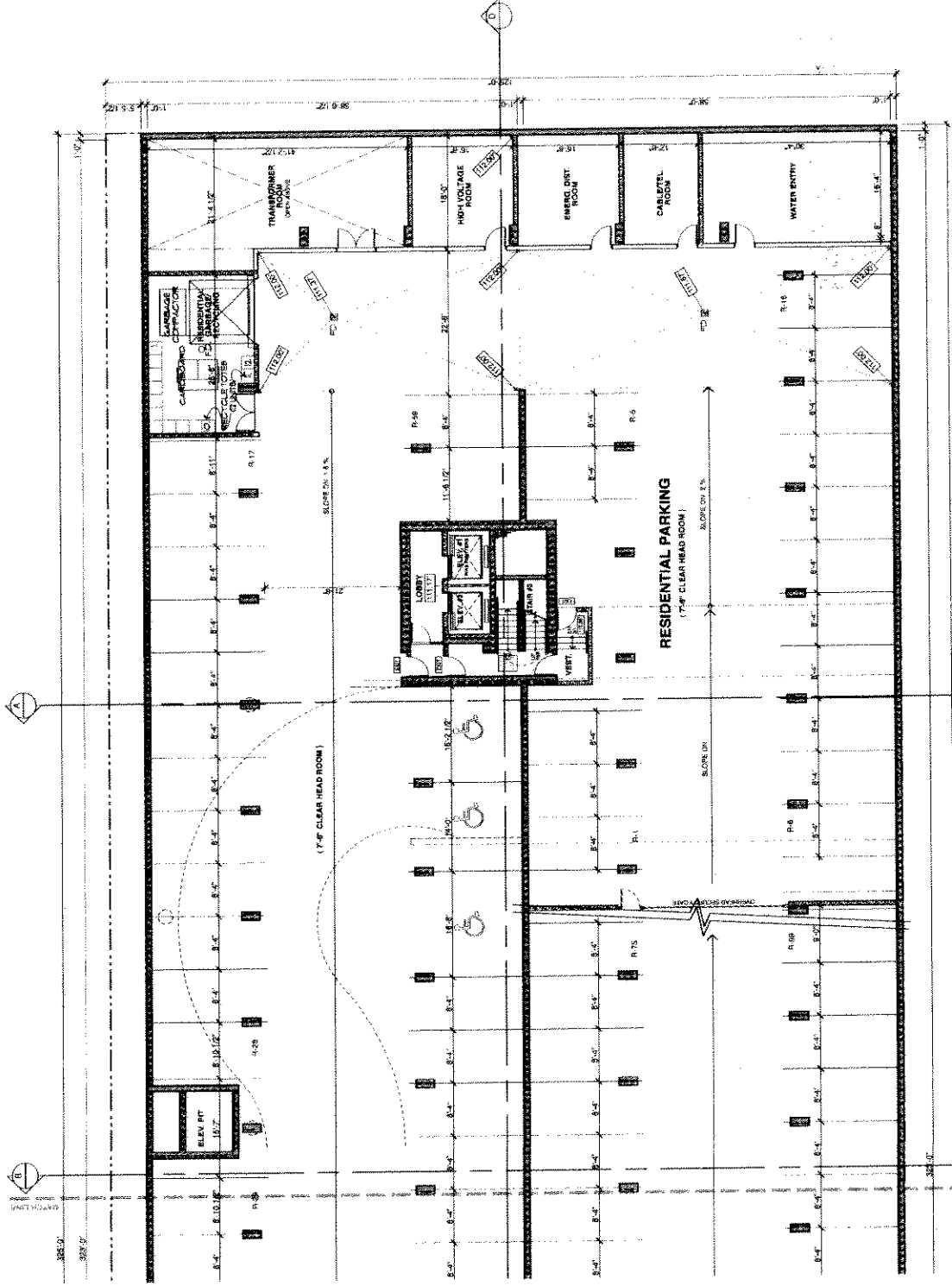
Howard Bingham Hill
Architects

NO.	REVISION	DATE
1	DP APPLICATION	2012.03.27
2	REVISED	2012.04.10
3	REVISED	2012.04.10

PARKING P2
(East)

PROJECT NO.	DATE	SCALE	DATE	SCALE
1000	10/10/12	1/8" = 1'-0"	10/10/12	1/8" = 1'-0"

A4.24



PARKING P2



Appendix ; page 25 of 69

BROADWAY & MAPLE

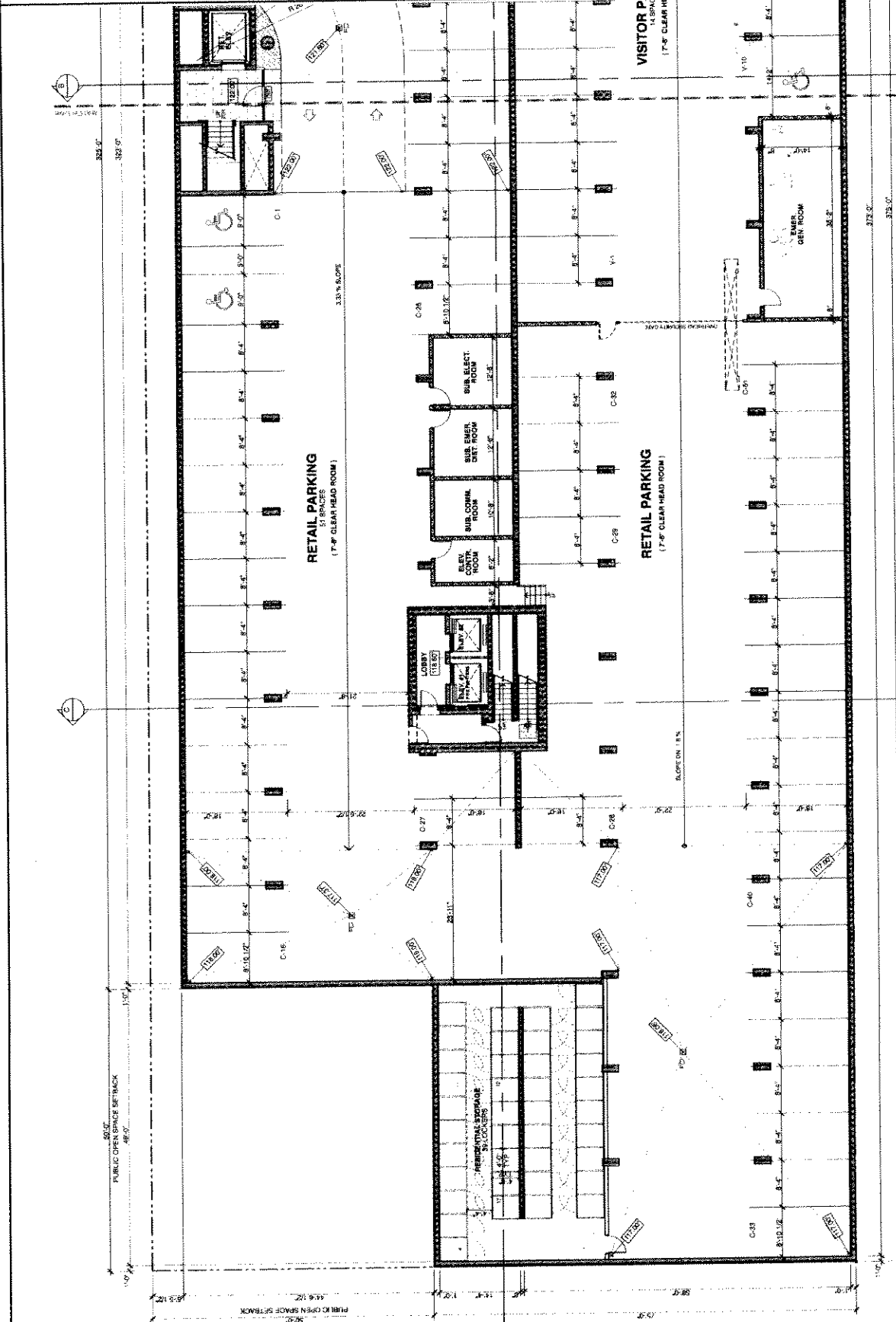
VANCOUVER BRITISH COLUMBIA

Howard Bingham Hill
Architects

1 DW APPLICATION - FINAL

PARKING P1
(West)

DATE: 18.7.17
SCALE: 1:100
DRAWING NUMBER: A4.25



LEVEL	REGULAR	HC ACCESSIBLE	TOTAL
RETAIL / COMK PARKING	49	2	51
VISITOR PARKING	13	1	14
FIRE STORAGE	39	0	39

PARKING P1



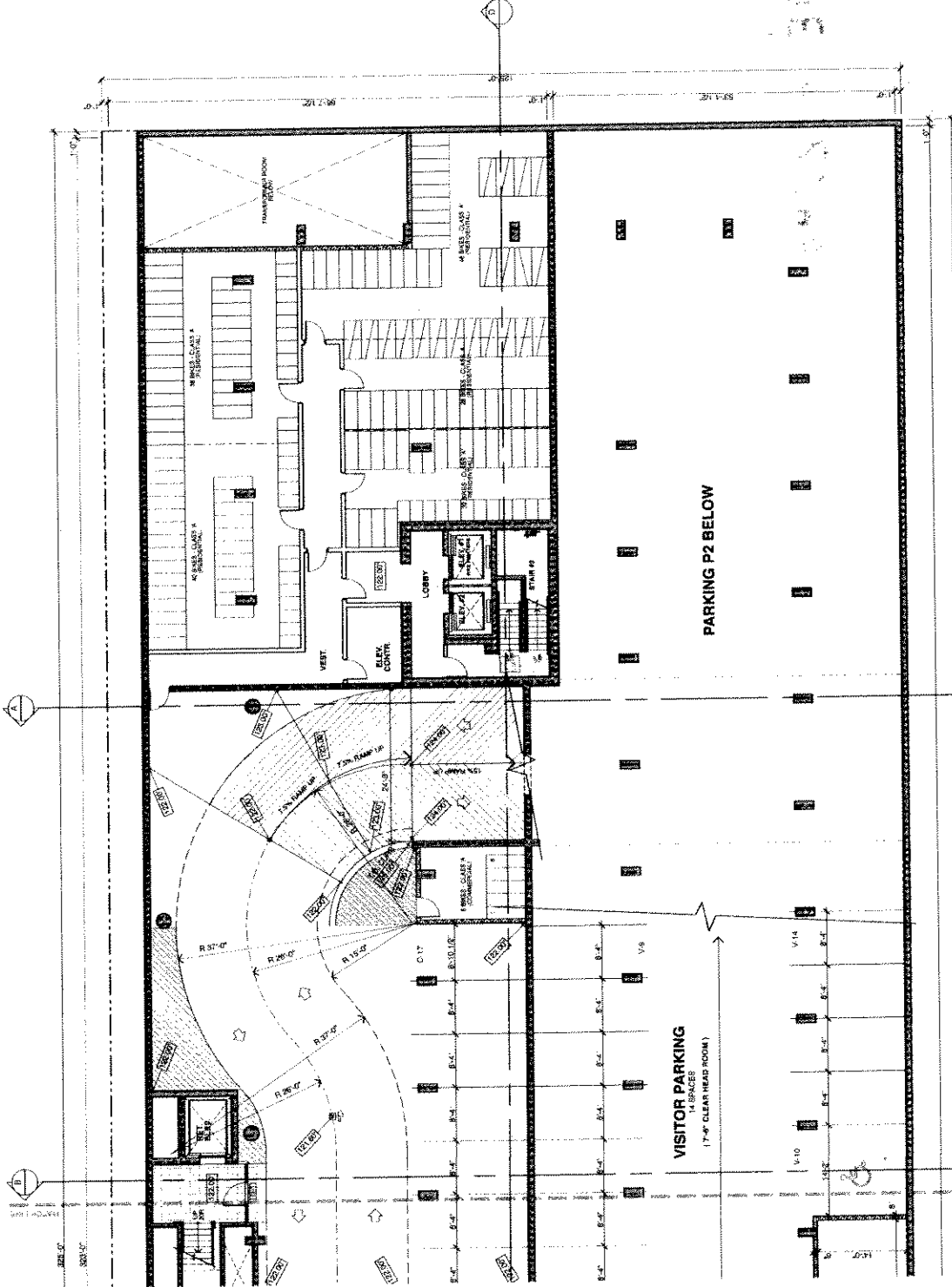
Appendix D: page 26 of 69

1. TOP APPLICATION	18.03.2008	SHT.
2. REVISED APPLICATION	19.03.2008	
3. REVISED APPLICATION	20.03.2008	

**PARKING P1
(East)**

ALL DIMENSIONS SHALL BE VERIFIED ON SITE	
DATE	ISSUED
BY	FOR
BY	FOR
DATE	ISSUED
BY	FOR
DATE	ISSUED
BY	FOR
DATE	ISSUED
BY	FOR
DATE	ISSUED
BY	FOR

A4.26



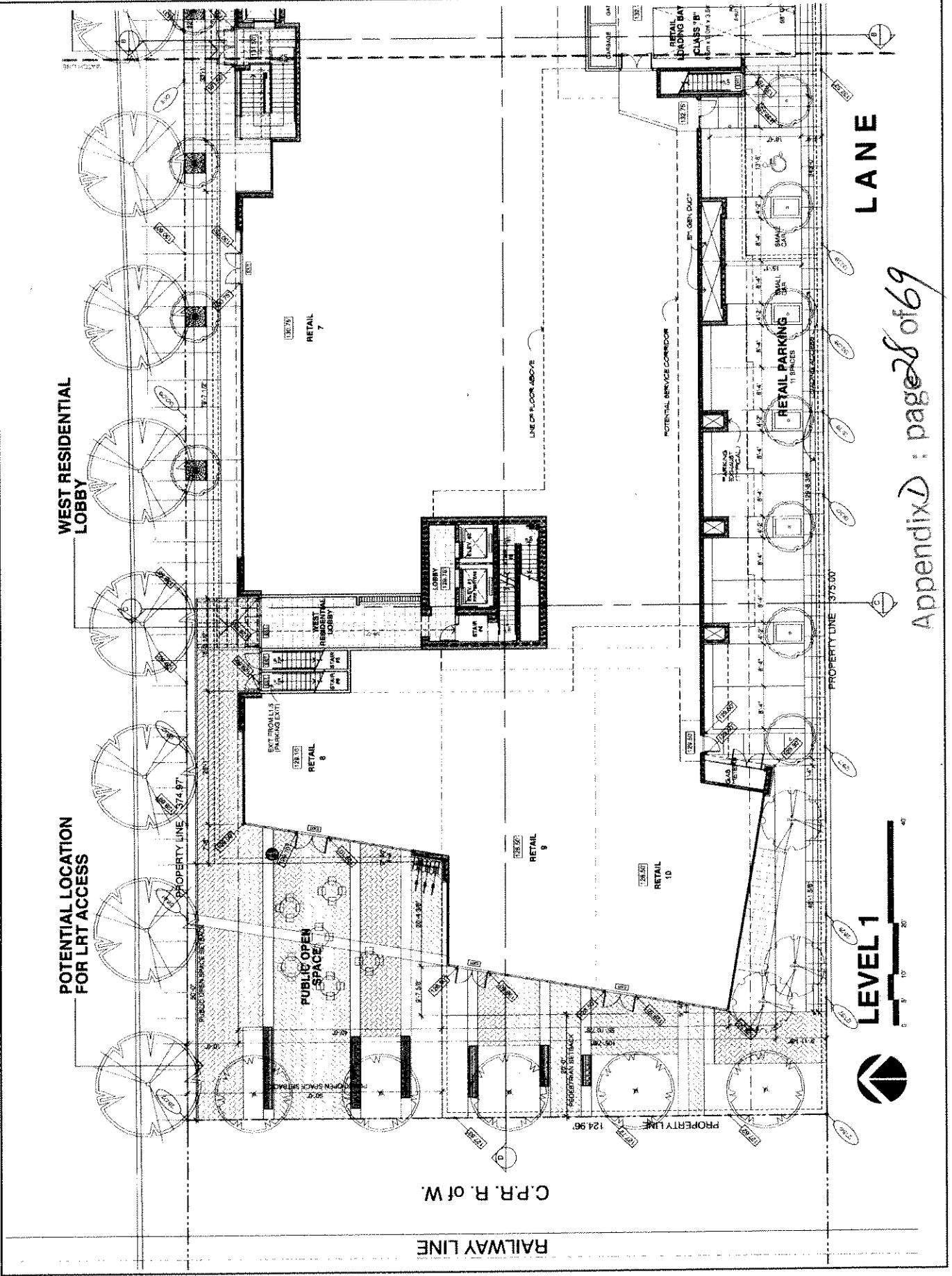
PARKING P1



RETAIL/COMM. BIKES	CLARK
LEVEL P1	CLARK
HORIZONTAL	HORIZONTAL
VERTICAL	VERTICAL
TOTAL	TOTAL

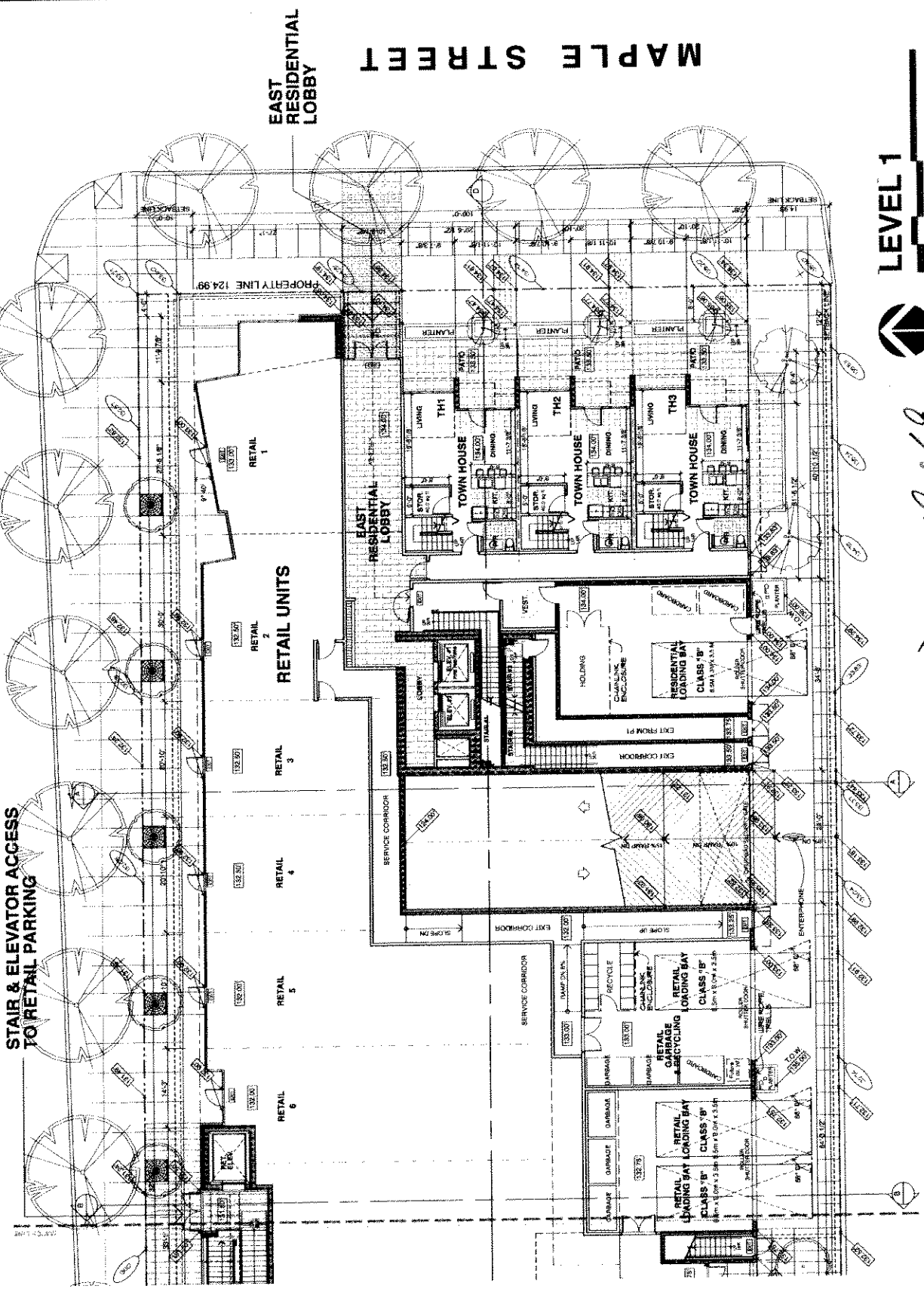
RETAIL/COMM. BIKES	CLARK
LEVEL P1	CLARK
HORIZONTAL	HORIZONTAL
VERTICAL	VERTICAL
TOTAL	TOTAL

Appendix D ; page 27 of 69



Appendix D : page 28 of 69

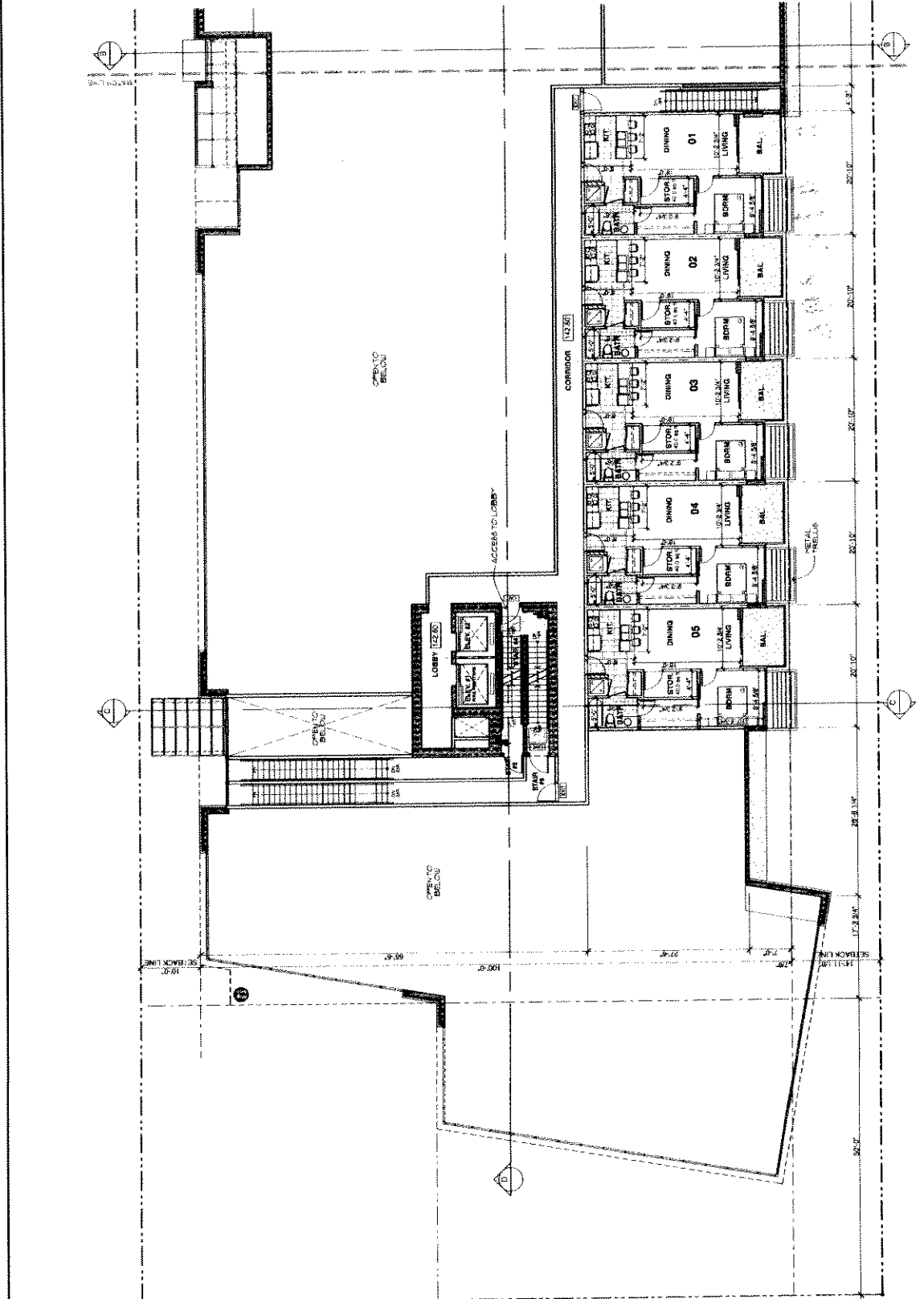




LEVEL 1



Appendix D: page 29 of 69



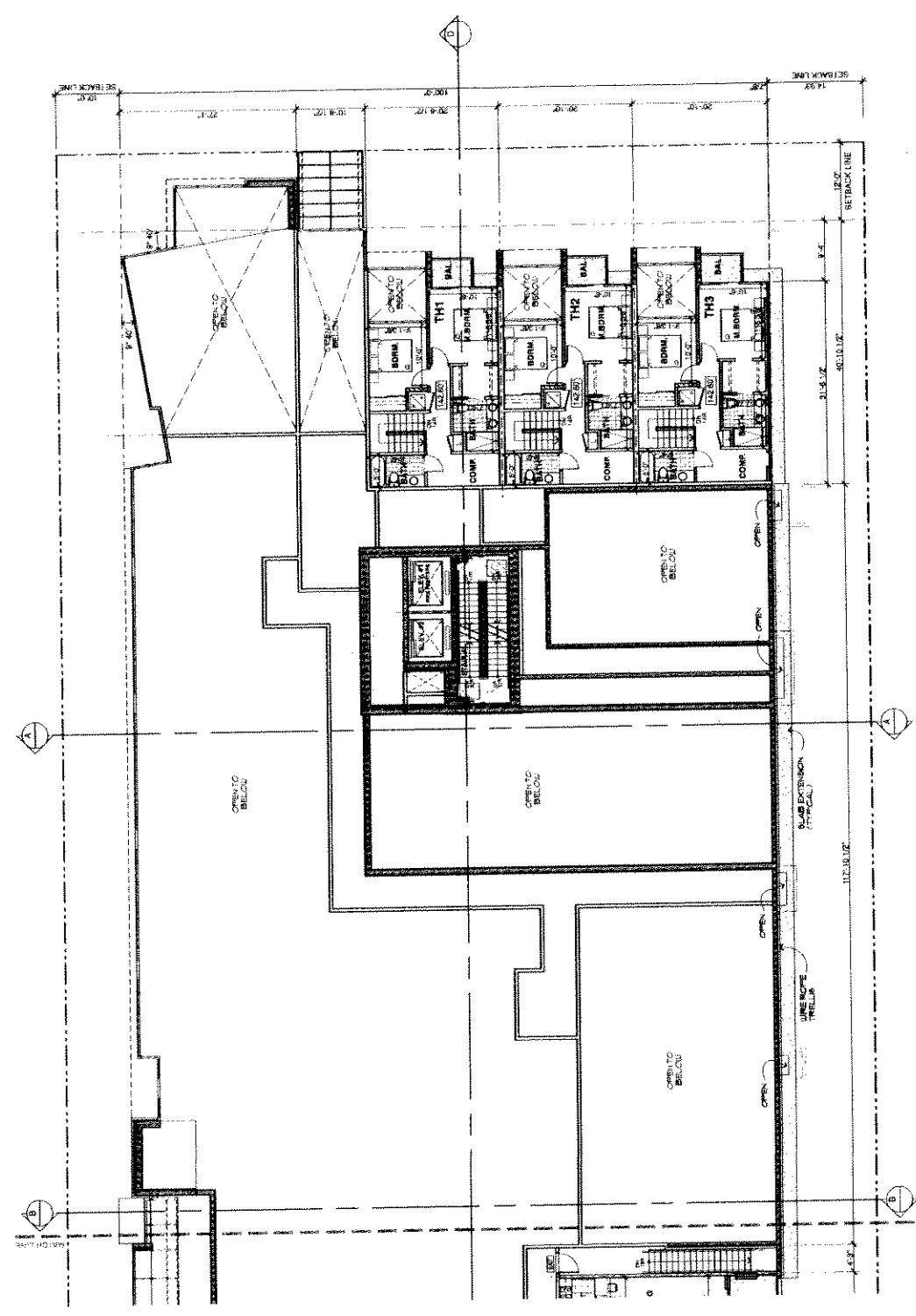
LEVEL 1.5



Appendix D : page 30 of 69

NO.	REVISION	DATE
1	OF APPLICATION	2007

LEVEL 1.5 (East)		
PROJECT NO.	0801	DRAWING NUMBER
SCALE	1/8" = 1'-0"	A4.30
DATE		
DRAWN BY		



LEVEL 1.5


Appendix D; page 2 of 9

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

Howard[Bingham]Hill
Architects

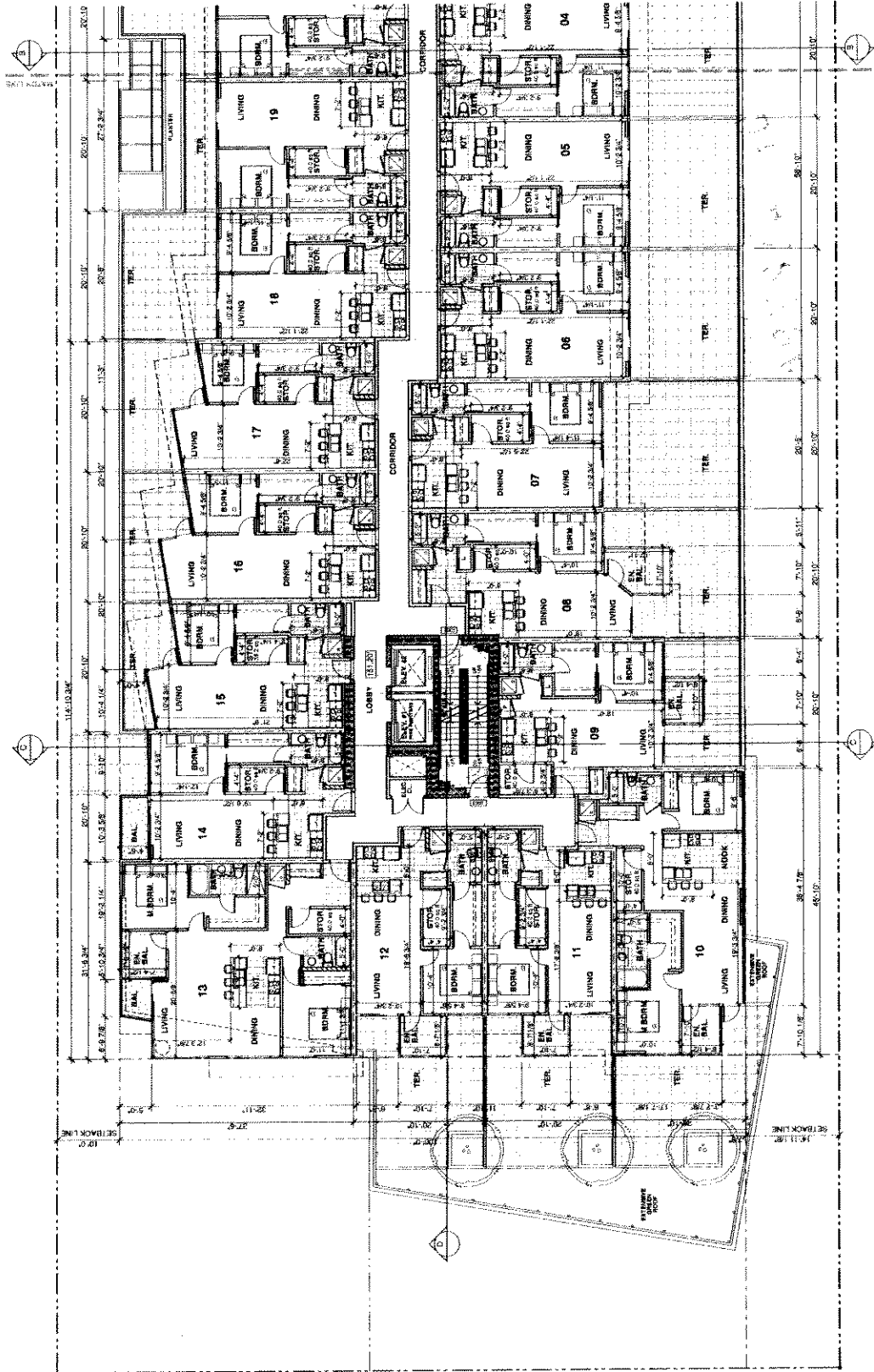
NO.	REV.	DATE
1	TOP APPLICATION	FEB 27 2007

ALL DIMENSIONS SHALL BE STATED IN FEET
UNLESS OTHERWISE SPECIFIED

LEVEL 2 (West)

NO.	DATE	ISSUED FOR
1	1/8" = 1'-0"	CONTRACT SIGNATURE
2		
3		

A4.31



LEVEL 2



Appendix ; page 32069

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

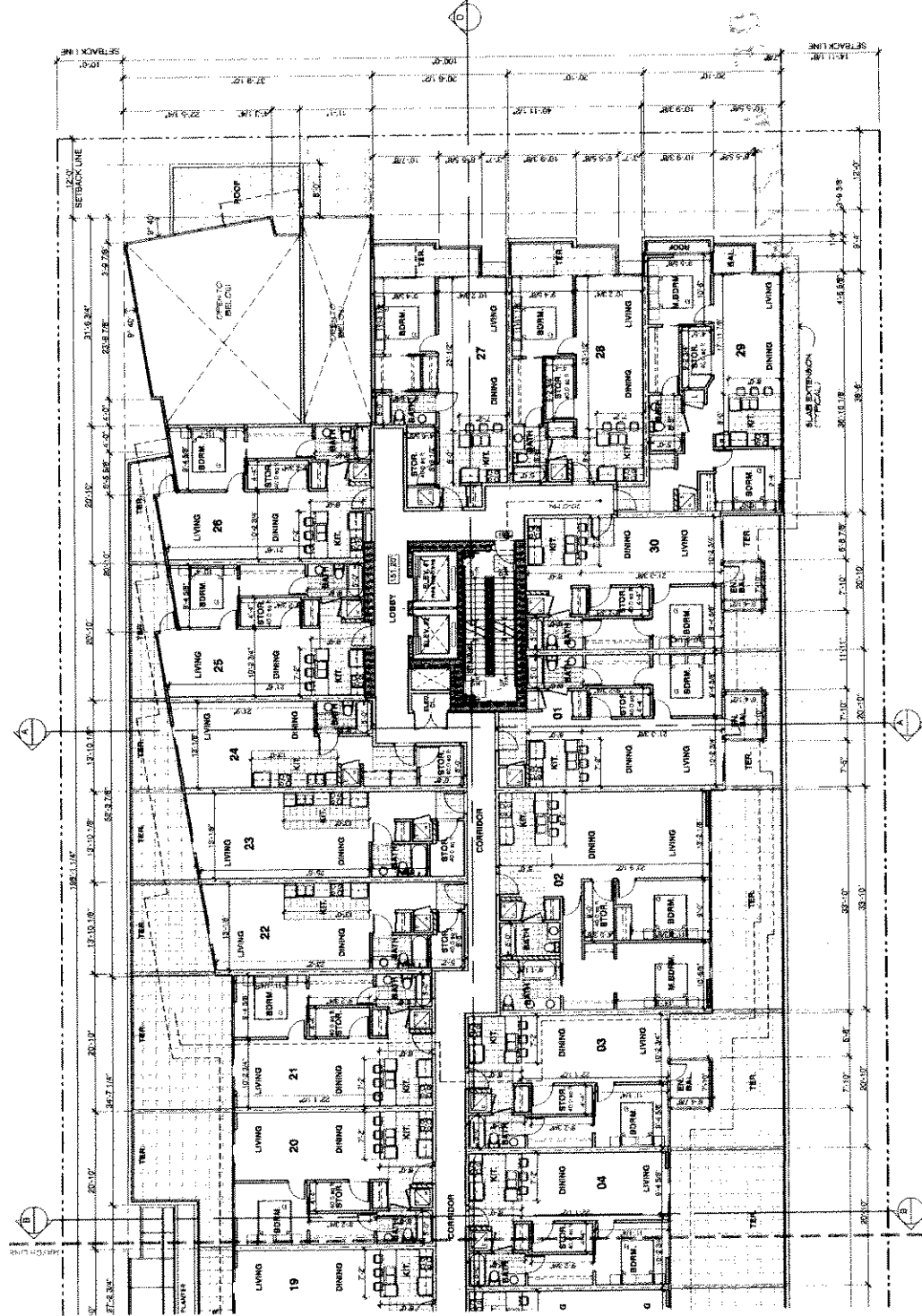
Howard|Bingham|Hill
Architects

NO.	DESCRIPTION	DATE
1	30% APPLICATION	08/27/08
2	REVISED	09/02/08

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LEVEL 2 (East)

SCALE	1/8" = 1'-0"
DATE	08/27/08
PROJECT	BROADWAY & MAPLE
ARCHITECT	HOWARD BINGHAM HILL
PROJECT NUMBER	A4.32
DATE	08/27/08



Appendix D; page 33 of 69

BROADWAY & MAPLE

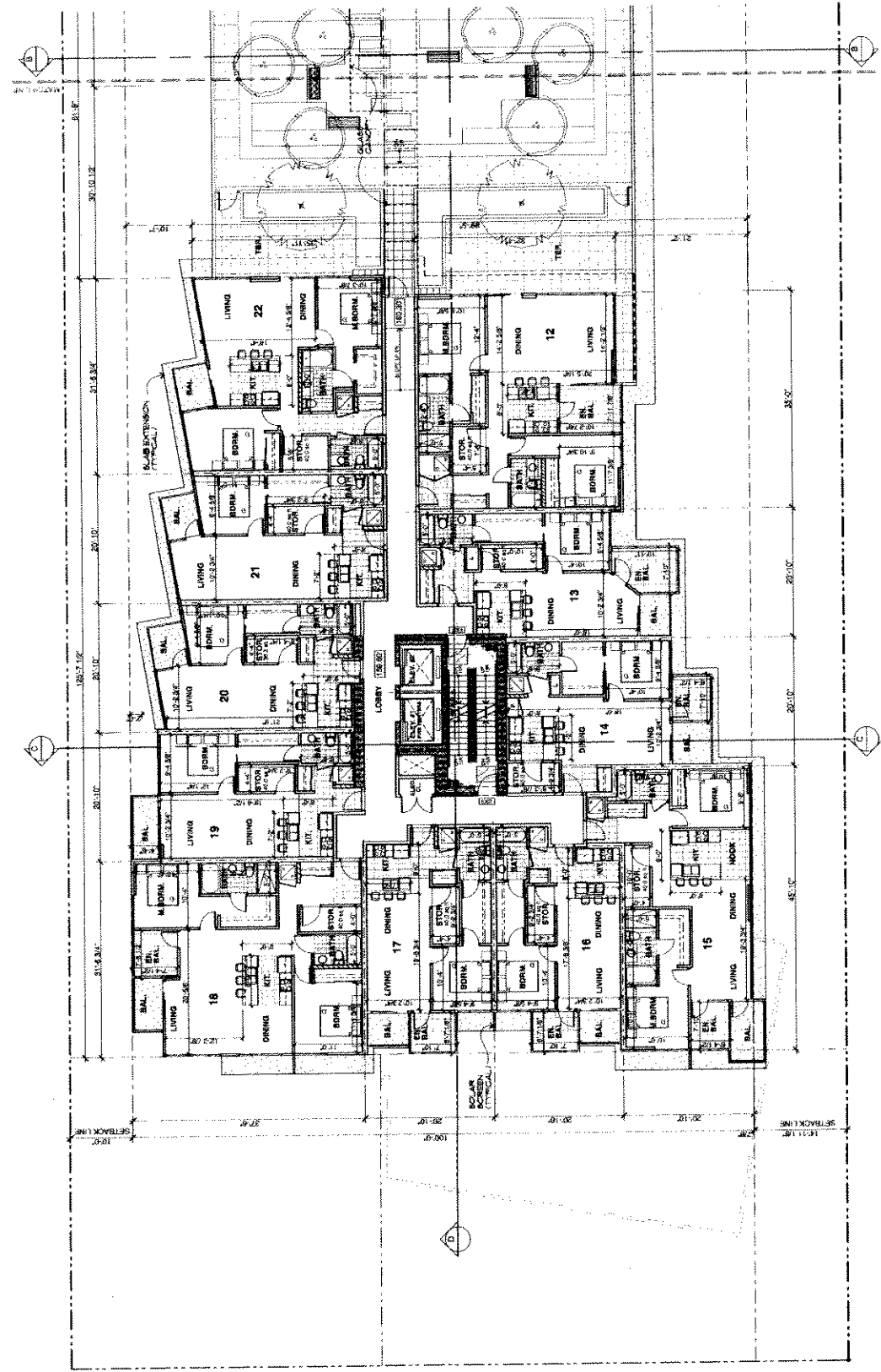
VANCOUVER, BRITISH COLUMBIA

HowardJ.Bingham|Hill
Architects

1. DDP APPLICATION
NO. 4000000
DATE: 2010.03.10

LEVEL 3 (West)

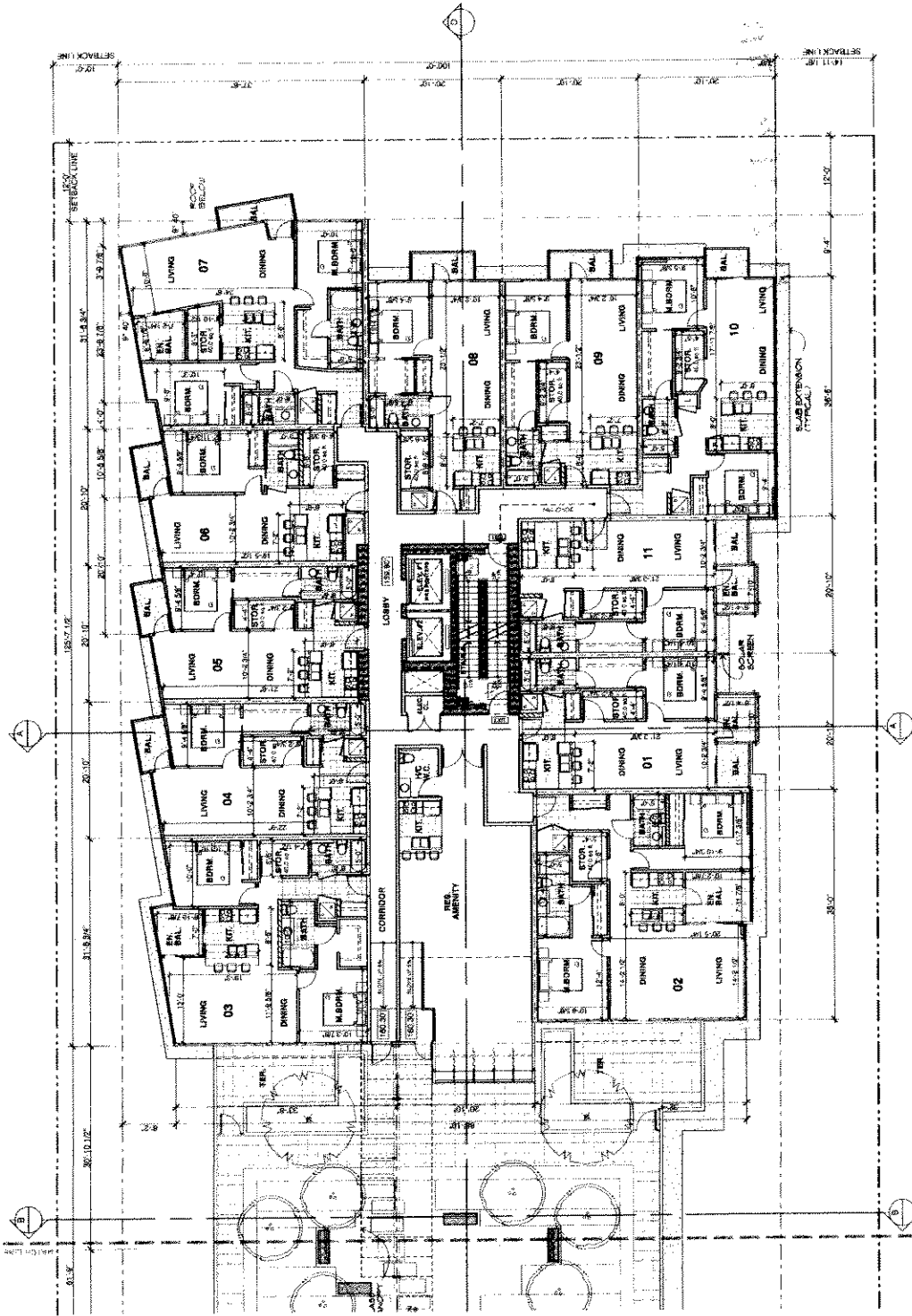
AL: DIMENSIONS SHALL BE VERIFIED ON SITE
SCALE: 1/8" = 1'-0"
DATE: 2010.03.10
PROJECT NO: 1000000
SHEET NO: A4.33



LEVEL 3



Appendix D ; page 34 of 69



Appendix D : page 35 of 69

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

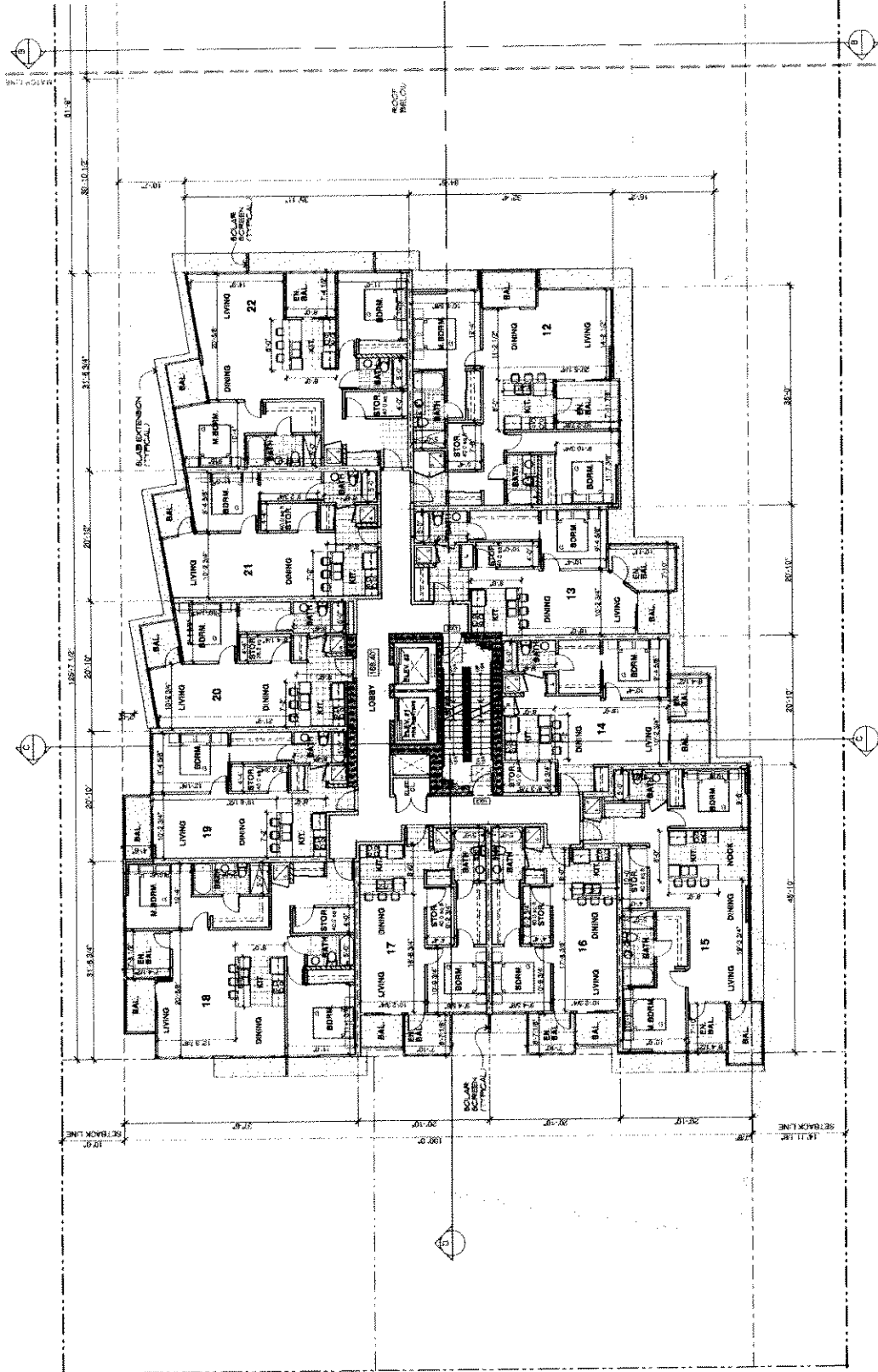
Howard R. Bingham Hill
Architects

V. DP APPLICATION: 2007.01.01
DATE: 2007.01.01

ALL DIMENSIONS SHOWN ARE COORDINATED TO THE
DRAWING NUMBER
SCALE: 1/8" = 1'-0"
DATE: 2007.01.01
DRAWN BY: [Name]
CHECKED BY: [Name]

LEVEL 4 (West)

A4.35



LEVEL 4

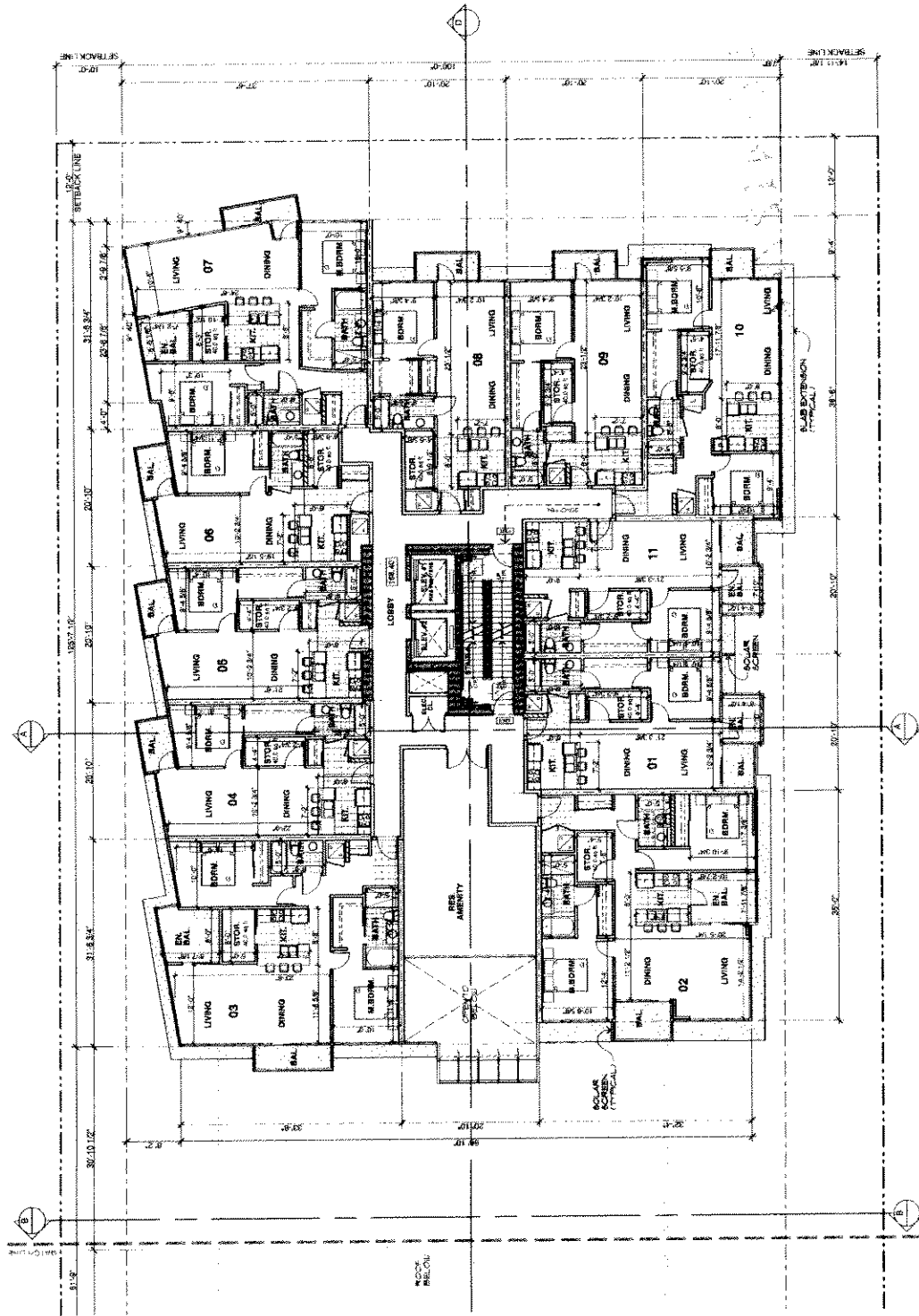


Appendix D ; page 36 of 69

NO.	REVISION	DATE
1	DDP APPLICATION	2007

LEVEL 4 (East)

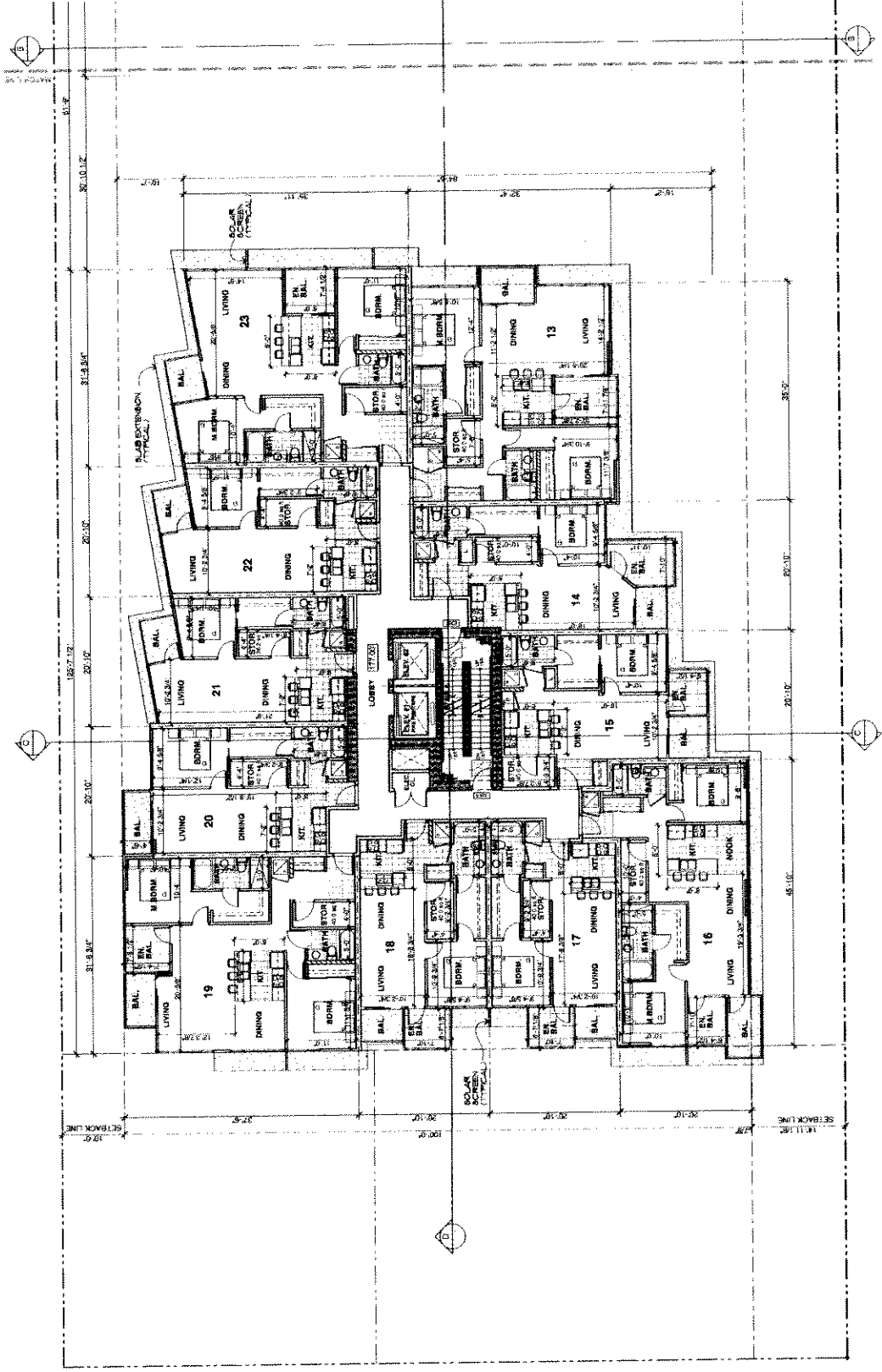
PROJECT	DATE	DRAWING NUMBER
SCALE	1/8" = 1'-0"	A4.36
DATE		
BY		
CHECKED		



LEVEL 4



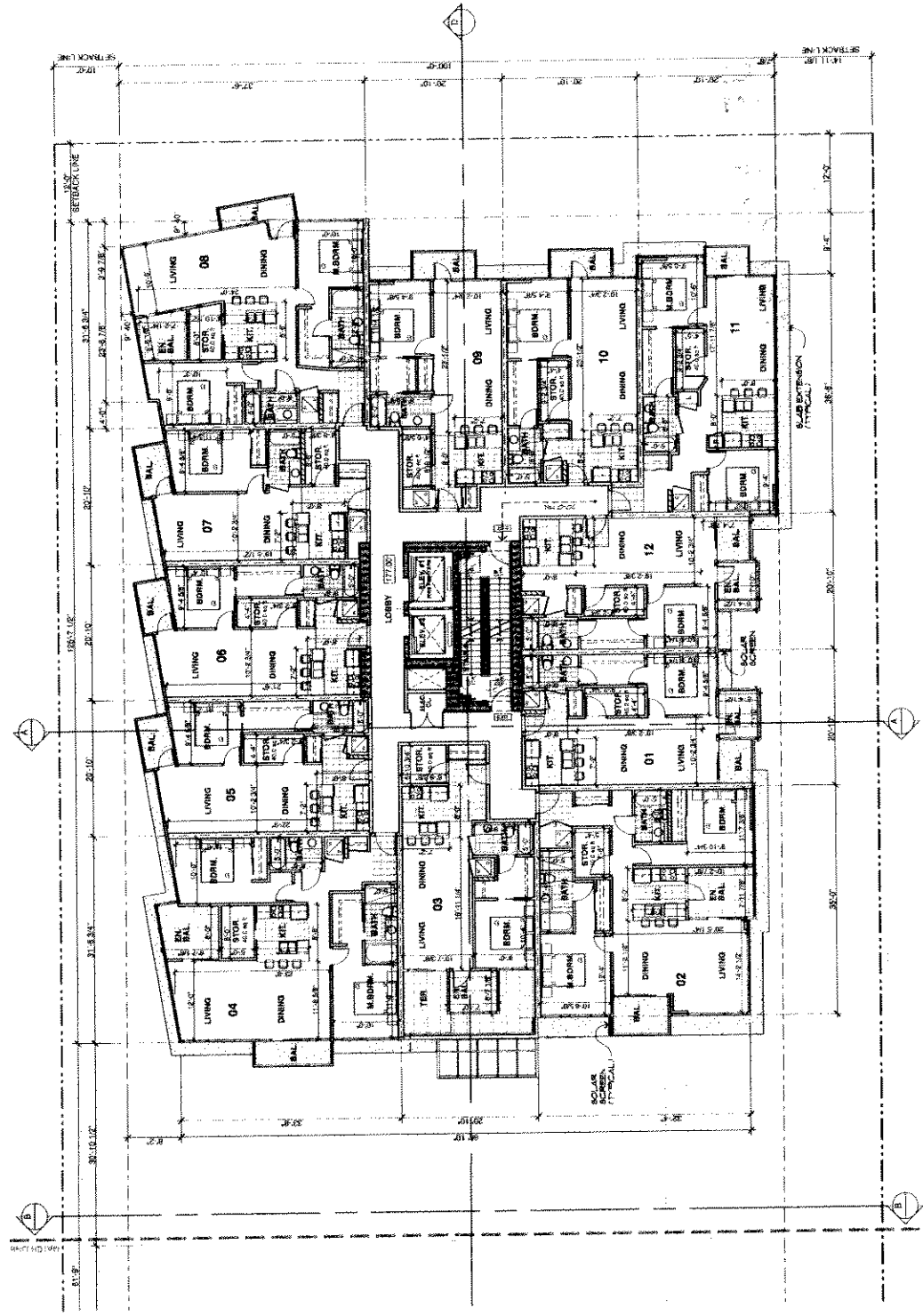
Appendix D: page 37 of 69



LEVEL 5



Appendix D ; page 38 of 69



LEVEL 5



Appendix D : page 39 of 69

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

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

DATE: 11/12/11

HOWARD BINGHAM HILL ARCHITECTS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

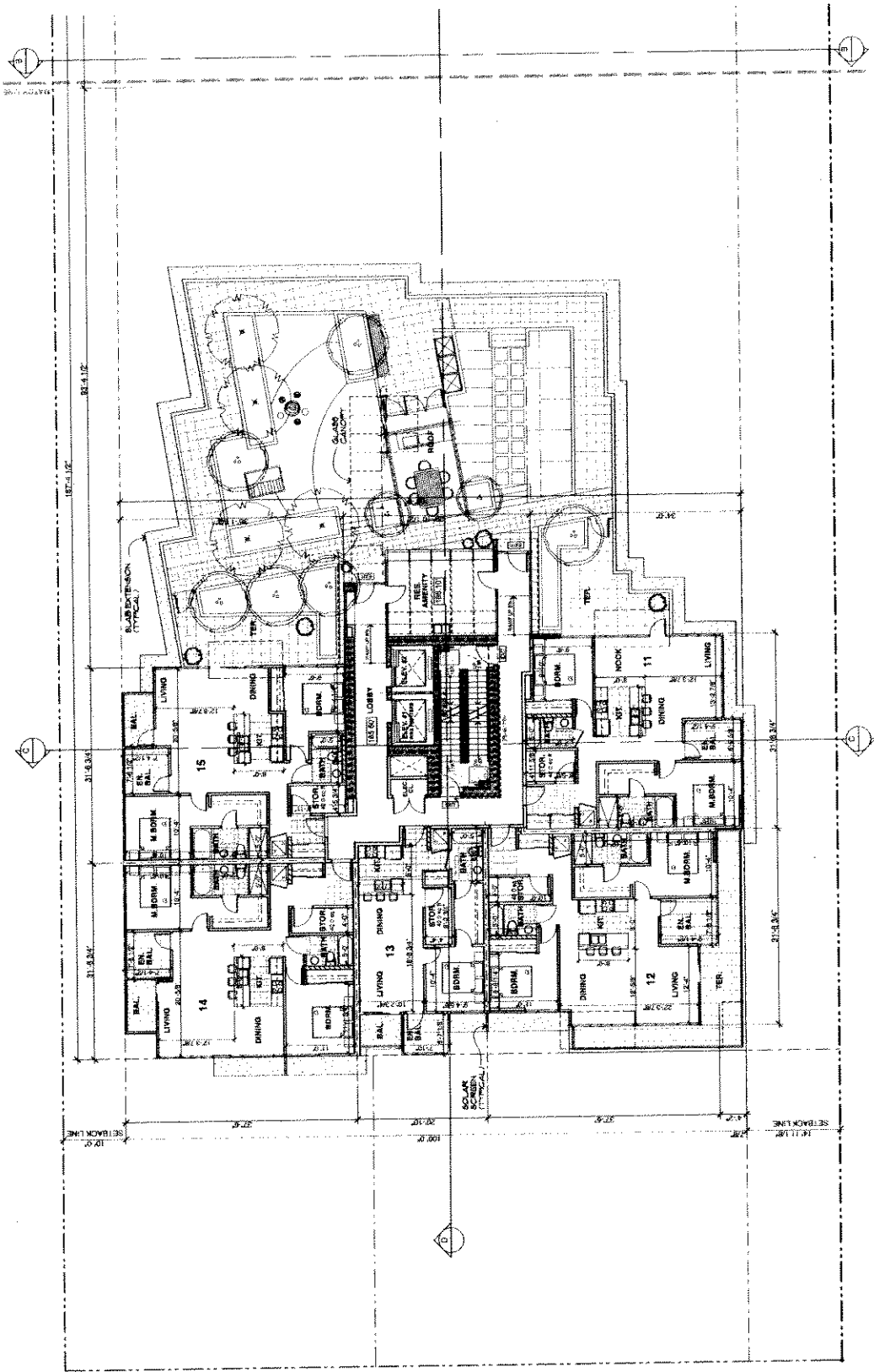
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HOWARD BINGHAM HILL ARCHITECTS.

LEVEL 6 (West)

PROJECT # 0801

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

DRAWING NUMBER: A4.39



LEVEL 6

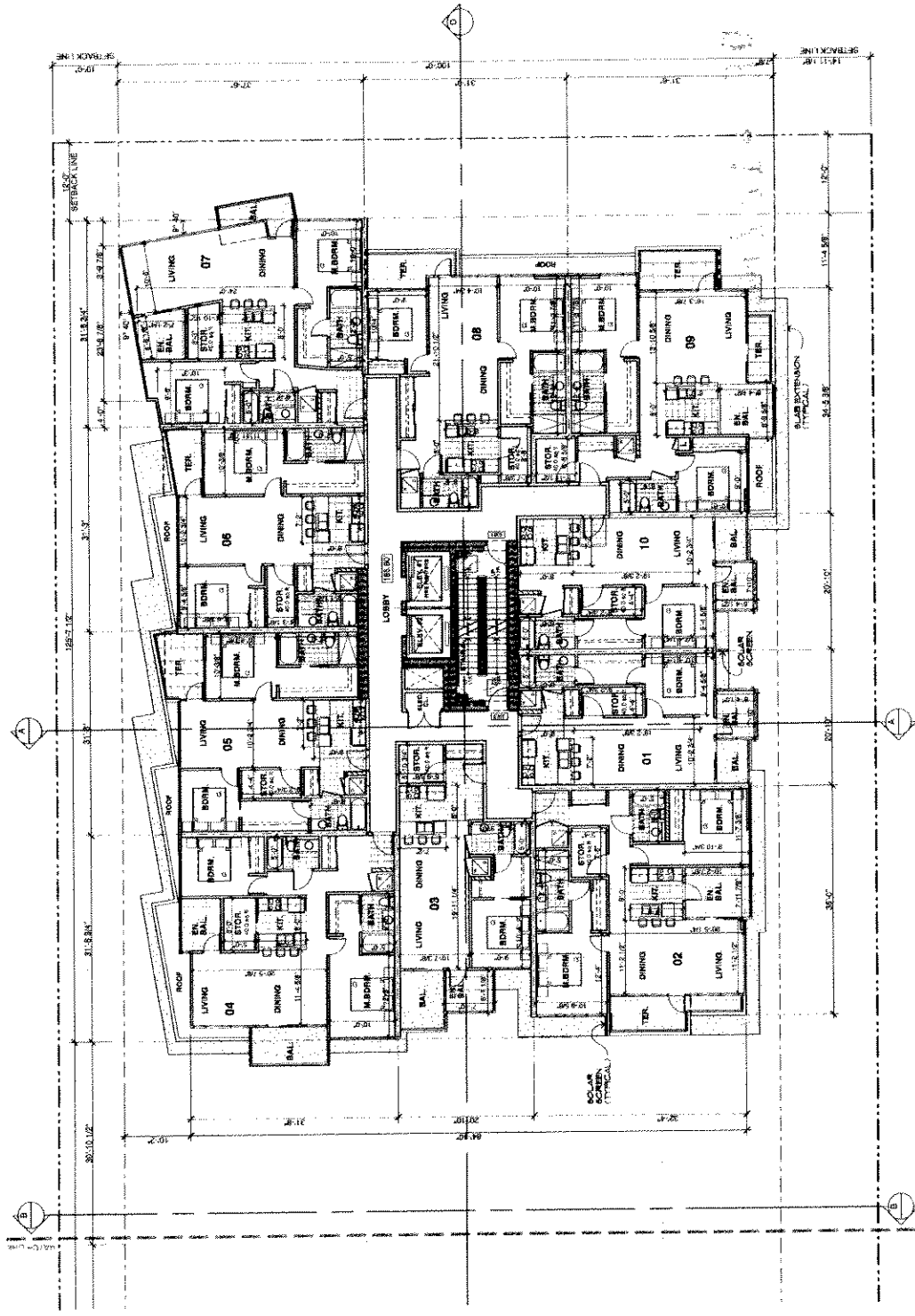


Appendix D : page 40 of 69

NO.	DATE	DESCRIPTION
1	05/11/10	DP APPLICATION
2	05/11/10	REVISED
3	05/11/10	REVISED

LEVEL 6 (East)

PROJECT	BROADWAY & MAPLE
DATE	05/11/10
SCALE	1/8" = 1'-0"
APP. NO.	A4-40



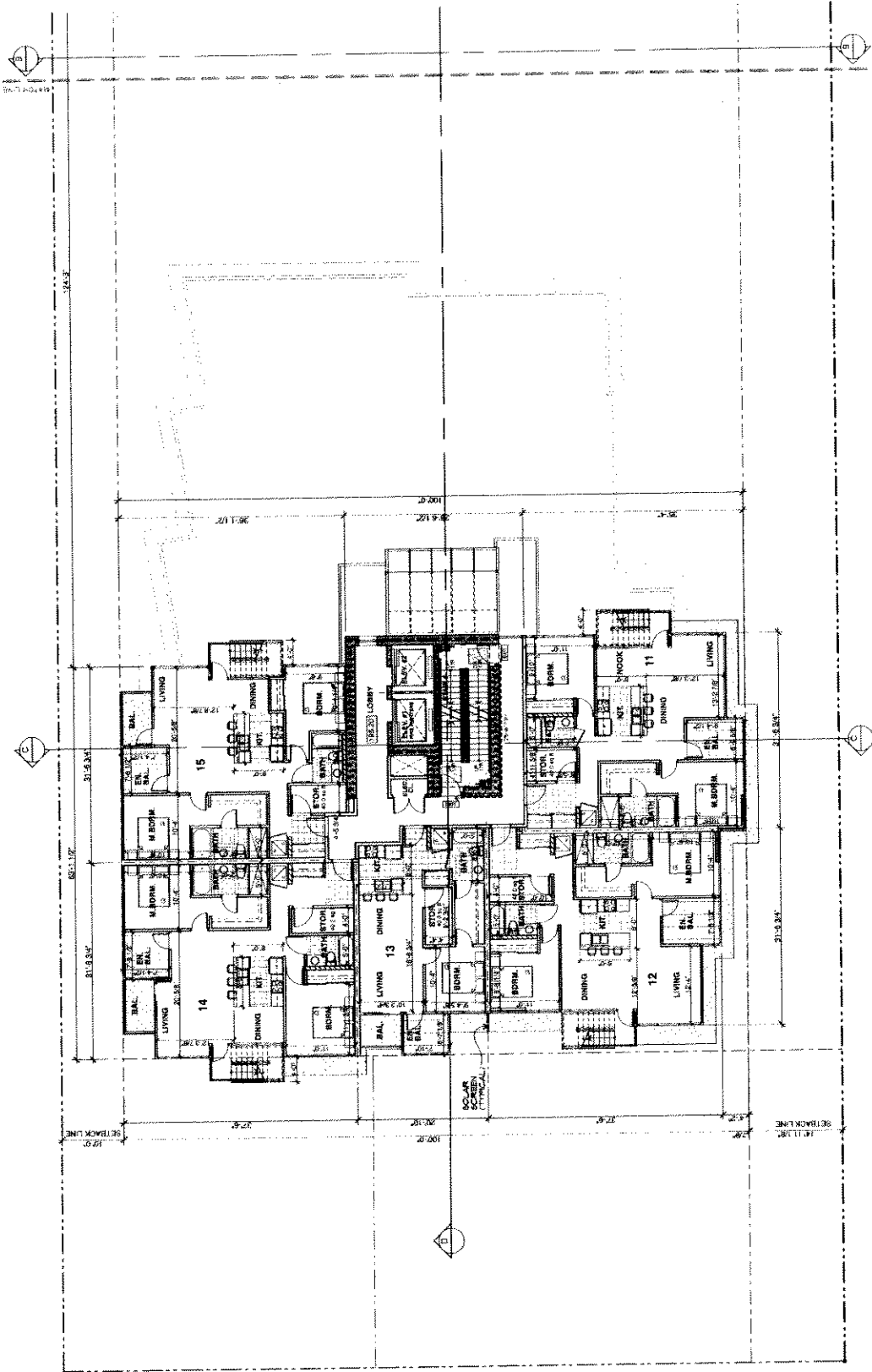
LEVEL 6



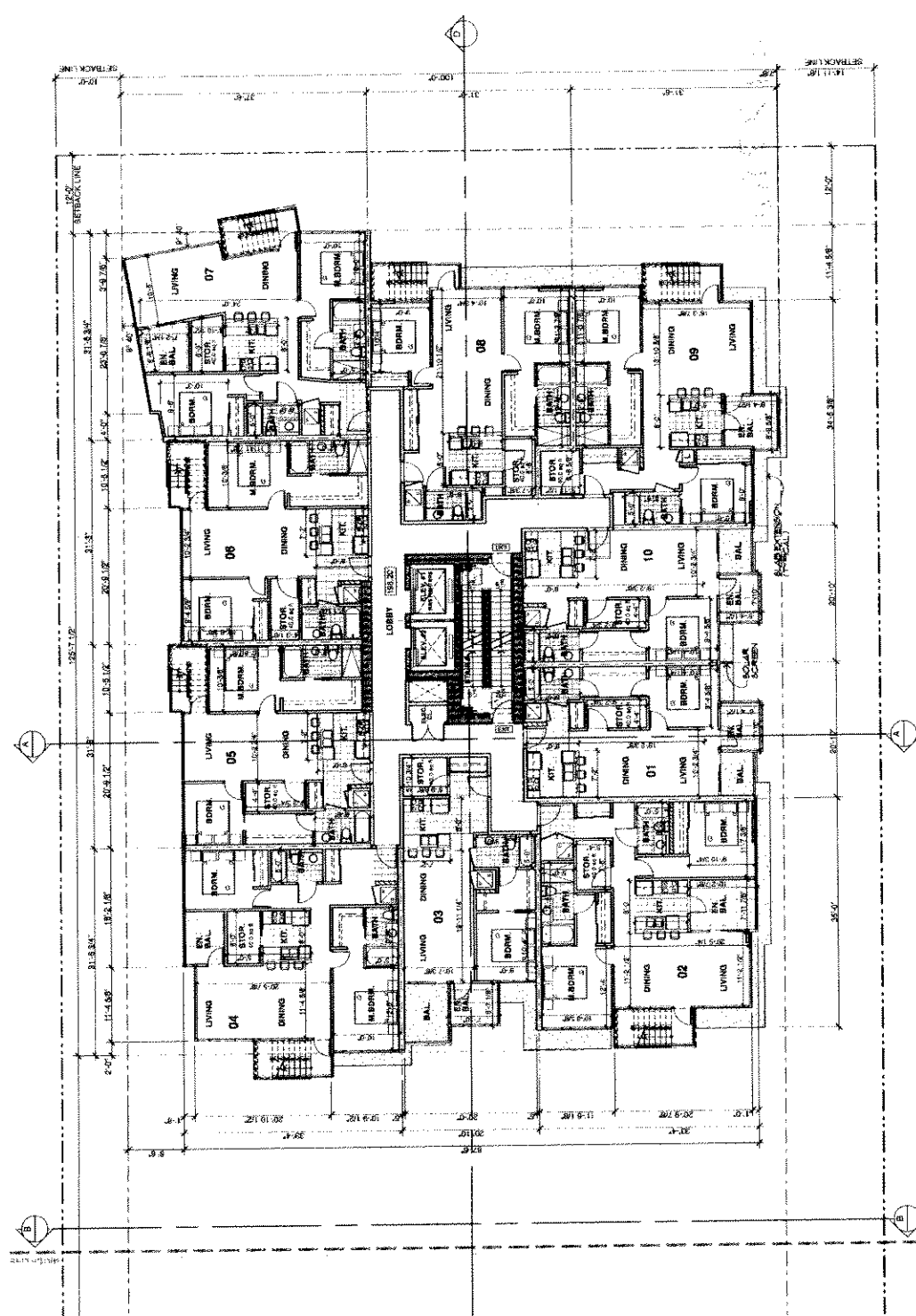
Appendix D; page # of 69

1. DATE OF APPLICATION	2012
2. PROJECT NO.	1000
3. SHEET NO.	1000
4. SHEET TOTAL	1000

PROJECT NO.	1000	PROJECT NAME	BROADWAY & MAPLE
DATE	10/11/12	SCALE	AS SHOWN
DRAWN		CHECKED	
DATE		DATE	
PROJECT NO.	1000	PROJECT NAME	BROADWAY & MAPLE
DATE	10/11/12	SCALE	AS SHOWN
DRAWN		CHECKED	
DATE		DATE	



Appendix D ; page 42 of 69



LEVEL 7



Appendix D: page 43 of 69

BROADWAY & MAPLE

VANCOUVER, BRITISH COLUMBIA

Howard Bingham Hill
Architects

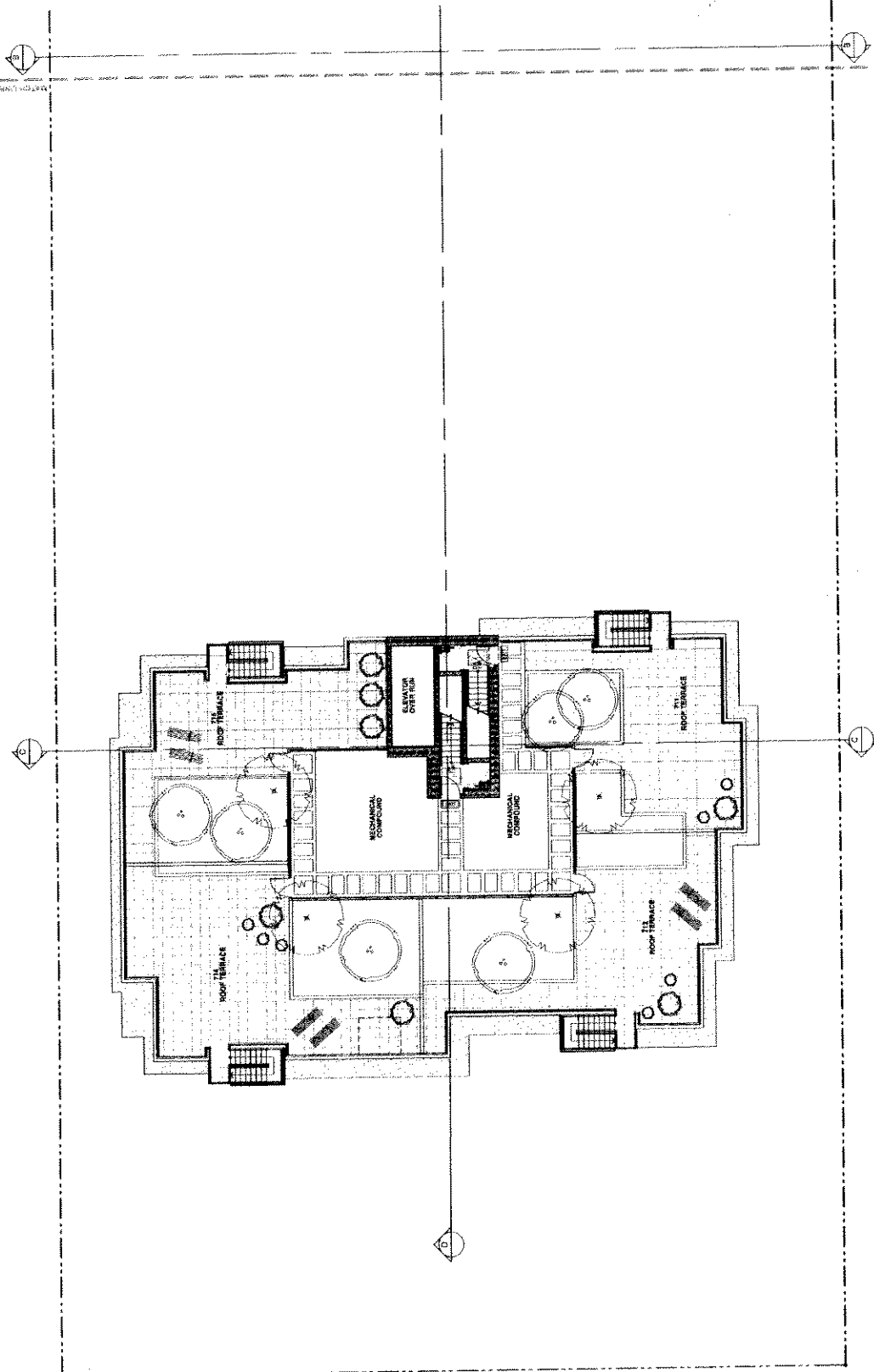
1000 WEST 4TH AVENUE
VANCOUVER, BC V6H 1T1
TEL: 604-681-1111
WWW.HBHA.COM

PROJECT NO. 1000 WEST 4TH AVENUE
VANCOUVER, BC V6H 1T1

ROOF PLAN
(West)

NO.	DATE	REVISION
1	10/10/10	ISSUE FOR PERMIT

A4.43



ROOF PLAN



Appendix D ; page 44 of 69

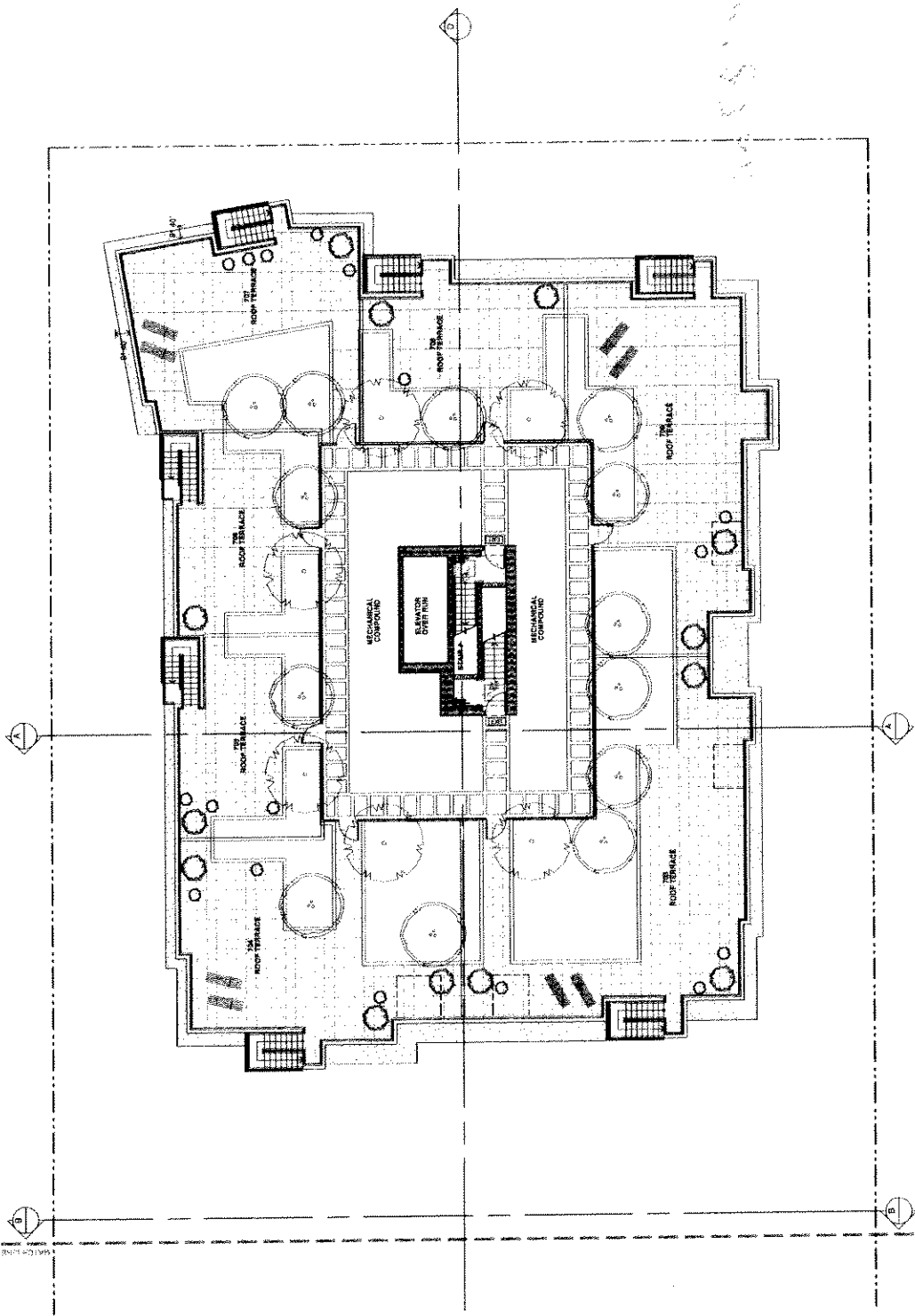
NO.	DATE	DESCRIPTION
1	SEP 27, 2007	PRELIMINARY
2	FEB 27, 2008	REVISED
3	FEB 27, 2008	REVISED
4	FEB 27, 2008	REVISED
5	FEB 27, 2008	REVISED
6	FEB 27, 2008	REVISED
7	FEB 27, 2008	REVISED
8	FEB 27, 2008	REVISED
9	FEB 27, 2008	REVISED
10	FEB 27, 2008	REVISED
11	FEB 27, 2008	REVISED
12	FEB 27, 2008	REVISED
13	FEB 27, 2008	REVISED
14	FEB 27, 2008	REVISED
15	FEB 27, 2008	REVISED
16	FEB 27, 2008	REVISED
17	FEB 27, 2008	REVISED
18	FEB 27, 2008	REVISED
19	FEB 27, 2008	REVISED
20	FEB 27, 2008	REVISED

Howard|Bringham|Hill
Architects
1000 - 10th Avenue
Vancouver, BC V6Z 1G7
Tel: 604.681.1111
Fax: 604.681.1112
www.hbh.ca

PROJECT NO. 07-001
DRAWING NO. 07-001-01
DATE: FEB 27, 2008
SCALE: AS SHOWN
SHEET NO. 01 OF 02

ALL DIMENSIONS SHALL BE TAKEN AS SHOWN UNLESS OTHERWISE NOTED	
NO.	DATE
1	NOV 14, 2007
2	FEB 27, 2008
3	FEB 27, 2008
4	FEB 27, 2008
5	FEB 27, 2008
6	FEB 27, 2008
7	FEB 27, 2008
8	FEB 27, 2008
9	FEB 27, 2008
10	FEB 27, 2008
11	FEB 27, 2008
12	FEB 27, 2008
13	FEB 27, 2008
14	FEB 27, 2008
15	FEB 27, 2008
16	FEB 27, 2008
17	FEB 27, 2008
18	FEB 27, 2008
19	FEB 27, 2008
20	FEB 27, 2008

ROOF PLAN
1" = 20'



Appendix D ; page 45 of 69

1	DP APPLICATION	2022	2022
2	REVISION		

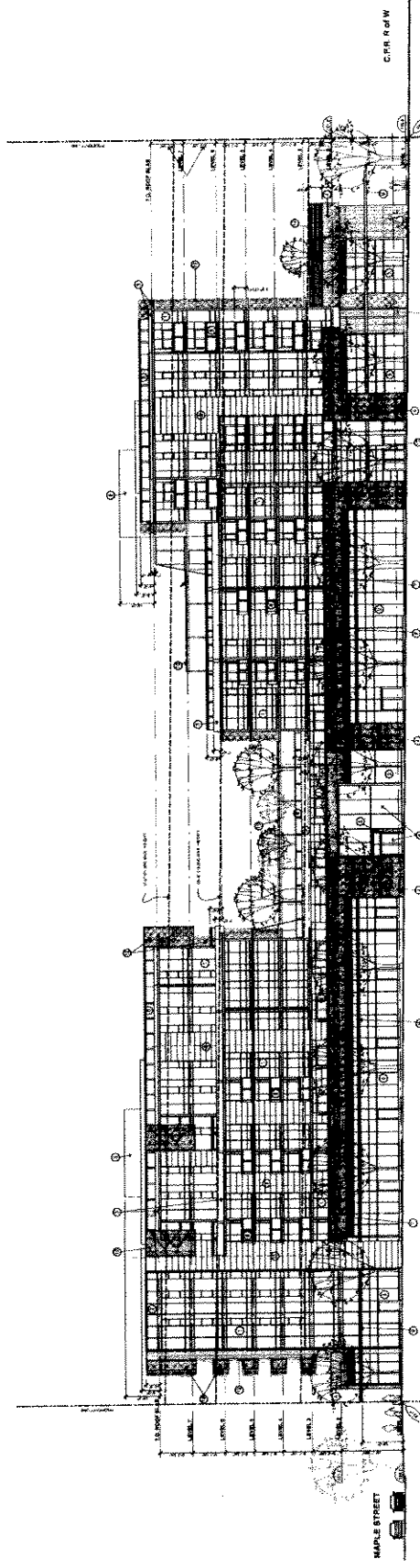
Howard|Bingham|Hill
Architects

NORTH ELEVATION
(W. BROADWAY AVE.)

NO.	001	REVISED DATE
SCALE	1/16" = 1'-0"	
DATE		
PROJECT		
A5.10		

LIST OF MATERIALS

- 1 GLAZING IN ALUMINUM FRAME
- 2 SPANDREL GLASS IN ALUMINUM FRAME
- 3 PAINTED CONCRETE
- 4 BRICK VENEER
- 5 ALUMINUM STOREFRONT
- 6 GLAZING IN ALUMINUM CURTAIN WALL
- 7 METAL LOUVRES
- 8 BALCONY GLAZING IN ALUMINUM GUARDRAIL - CLEAR
- 9 GLAZED CANOPY (COMMERCIAL)
- 10 GLAZED CANOPY (RESIDENTIAL)
- 11 METAL PANEL
- 12 METAL SOLAR SCREEN
- 13 GLASS SOLAR SCREEN
- 14 METAL TRELIS SCREEN



NORTH ELEVATION

Appendix D ; page 46 of 69

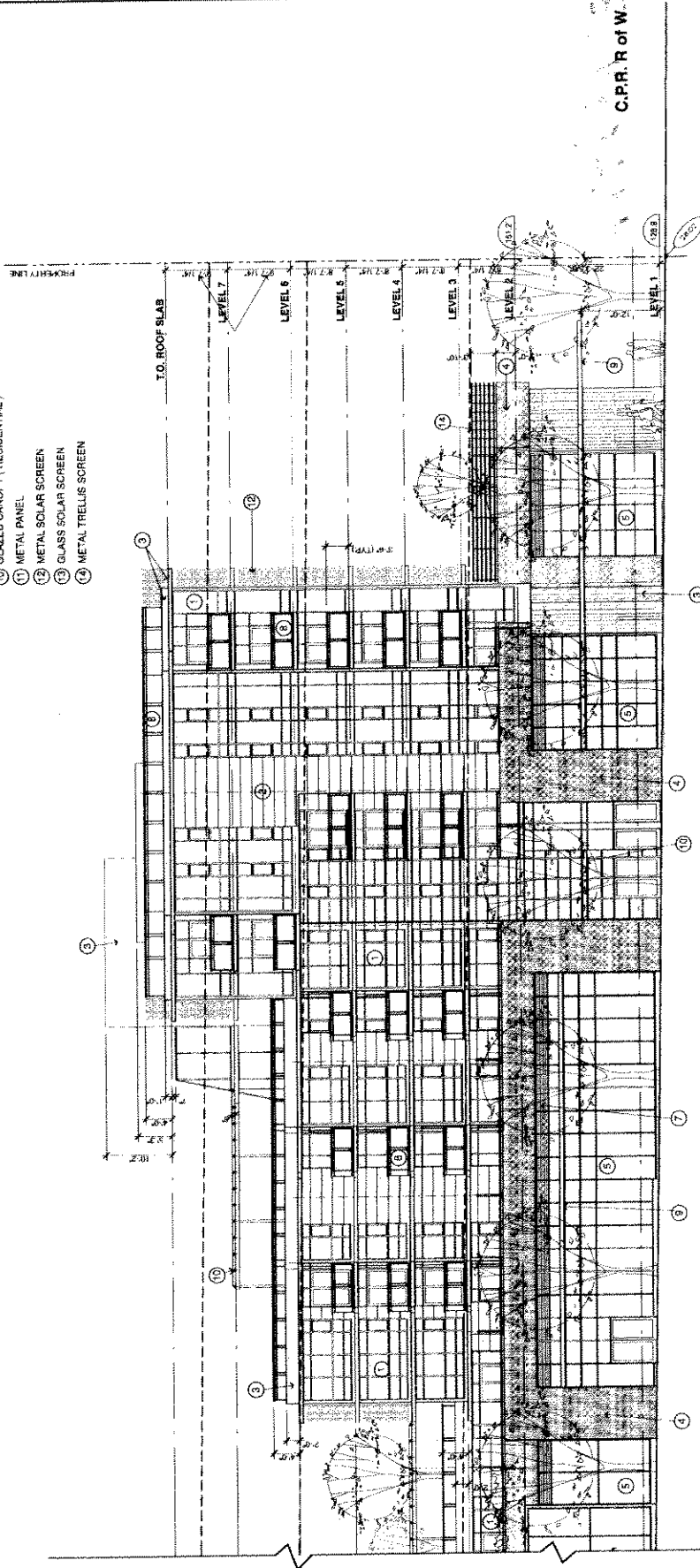
NO.	REVISION	DATE
1	D.P. APPLICATION	7.8.07

Howard Bingham Hill Architects
 1000 West Broadway, Suite 200
 Vancouver, BC V6H 1G5
 Tel: 604-681-1111
 Fax: 604-681-1112
 www.howardbinghamhill.com

NORTH ELEVATION (WEST)	
PROJECT NO.	0807
DRAWING NUMBER	A5.11
SCALE	1/8" = 1'-0"
DATE	
DESIGNER	
CHECKER	

LIST OF MATERIALS

- 1 GLAZING IN ALUMINUM FRAME
- 2 SPANDREL GLASS IN ALUMINUM FRAME
- 3 PAINTED CONCRETE
- 4 BRICK VENEER
- 5 ALUMINUM STOREFRONT
- 6 GLAZING IN ALUMINUM CURTAIN WALL
- 7 METAL LOUVRES
- 8 BALCONY GLAZING IN ALUMINUM GUARDRAIL - CLEAR
- 9 GLAZED CANOPY (COMMERCIAL)
- 10 GLAZED CANOPY (RESIDENTIAL)
- 11 METAL PANEL
- 12 METAL SOLAR SCREEN
- 13 GLASS SOLAR SCREEN
- 14 METAL TRELLIS SCREEN



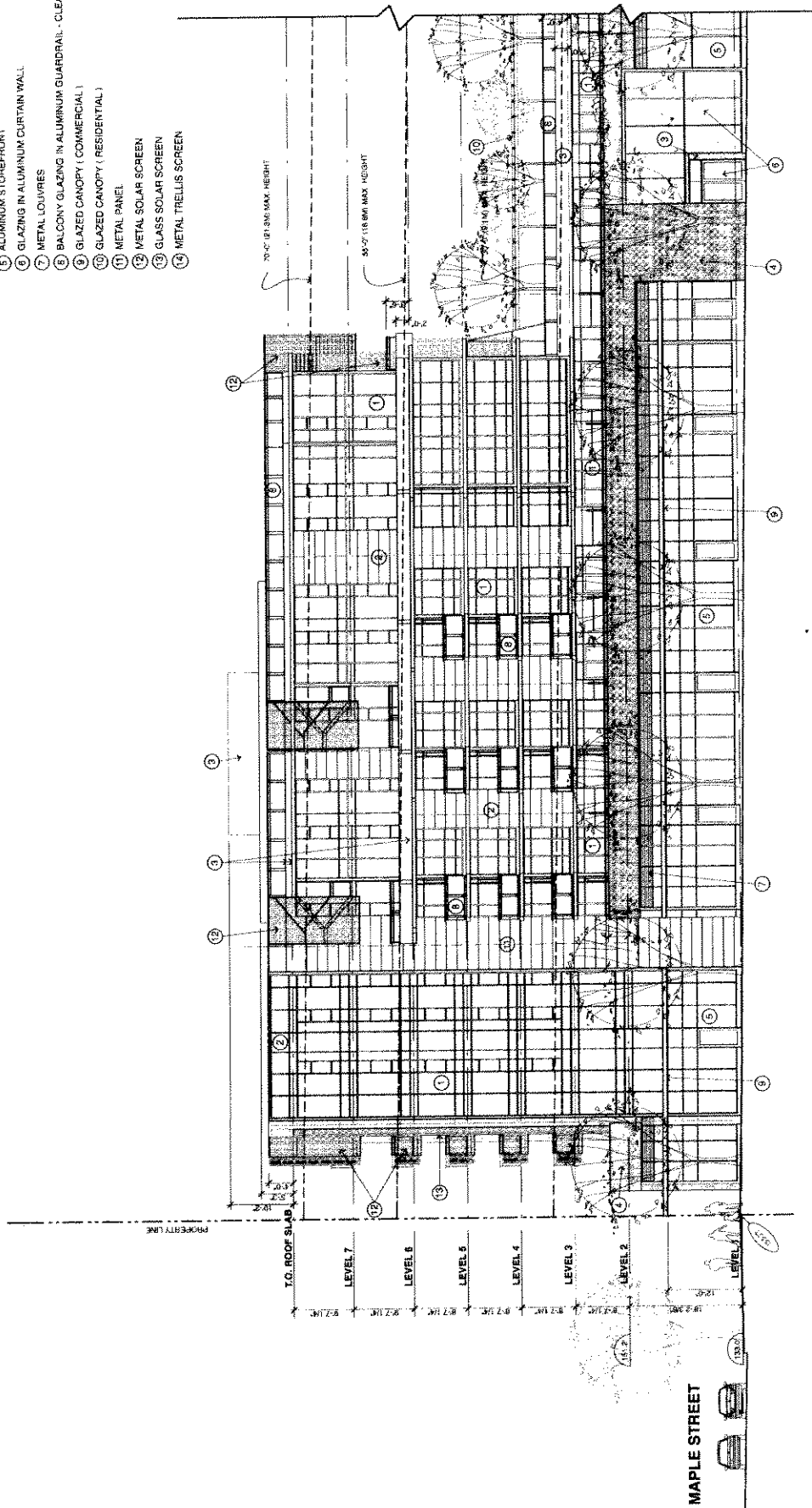
NORTH ELEVATION (WEST)



Appendix D : page 47 of 69

LIST OF MATERIALS

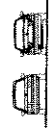
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- 2 SPANDREL GLASS IN ALUMINUM FRAME
- 3 PAINTED CONCRETE
- 4 BRICK VENEER
- 5 ALUMINUM STOREFRONT
- 6 GLAZING IN ALUMINUM CURTAIN WALL
- 7 METAL LOUVRES
- 8 BALCONY GLAZING IN ALUMINUM GUARDRAIL - CLEAR
- 9 GLAZED CANOPY (COMMERCIAL)
- 10 GLAZED CANOPY (RESIDENTIAL)
- 11 METAL PANEL
- 12 METAL SOLAR SCREEN
- 13 GLASS SOLAR SCREEN
- 14 METAL TRELLIS SCREEN



NORTH ELEVATION (EAST)

Appendix D : page 48 of 69

MAPLE STREET



NO.	REVISION	DATE
1	DDP APPLICATION	FEB 27 2008

Howard | Bingham | Hill
Architects
1000 Burrard Street
Vancouver, BC V6Z 1G6
Tel: 604.681.1111
Fax: 604.681.1112
www.hbh.com



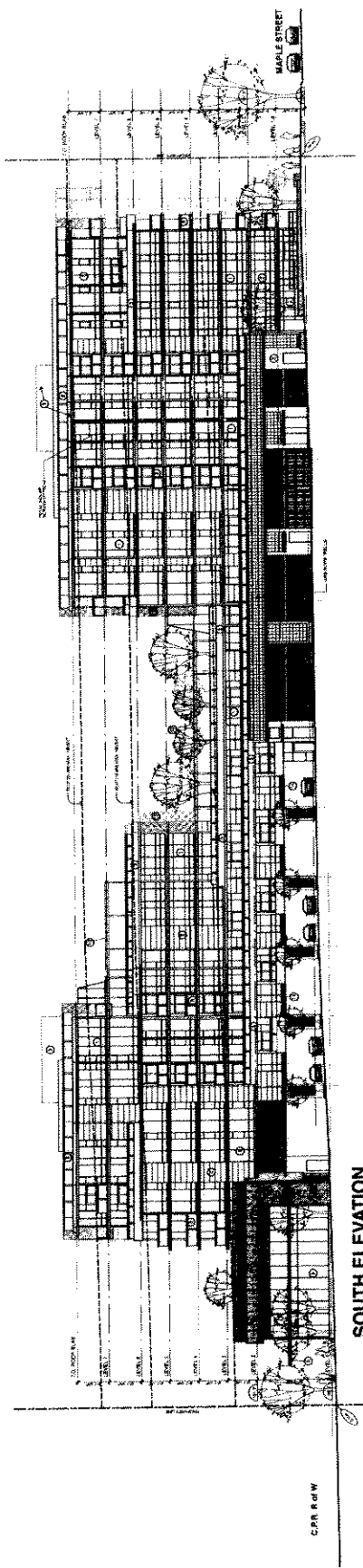
**SOUTH ELEVATION
(LANE)**

ALL DIMENSIONS SHALL BE EXCEPT UNLESS NOTED OTHERWISE

PROJECT NO.	0801
DRAWING NUMBER	A5.20
SCALE	1/8" = 1'-0"
DATE	
DESIGNED BY	
CHECKED BY	

LIST OF MATERIALS

- ① GLAZING IN ALUMINUM FRAME
- ② SPANDREL GLASS IN ALUMINUM FRAME
- ③ PAINTED CONCRETE
- ④ BRICK VENEER
- ⑤ ALUMINUM STOREFRONT
- ⑥ GLAZING IN ALUMINUM CURTAIN WALL
- ⑦ METAL LOUVRES
- ⑧ BALCONY GLAZING IN ALUMINUM GUARDRAIL - CLEAR
- ⑨ GLAZED CANOPY (COMMERCIAL)
- ⑩ GLAZED CANOPY (RESIDENTIAL)
- ⑪ METAL PANEL
- ⑫ METAL SOLAR SCREEN
- ⑬ GLASS SOLAR SCREEN
- ⑭ METAL TRELLIS SCREEN



SOUTH ELEVATION

Appendix D ; page # 9 of 69

604.681.1111

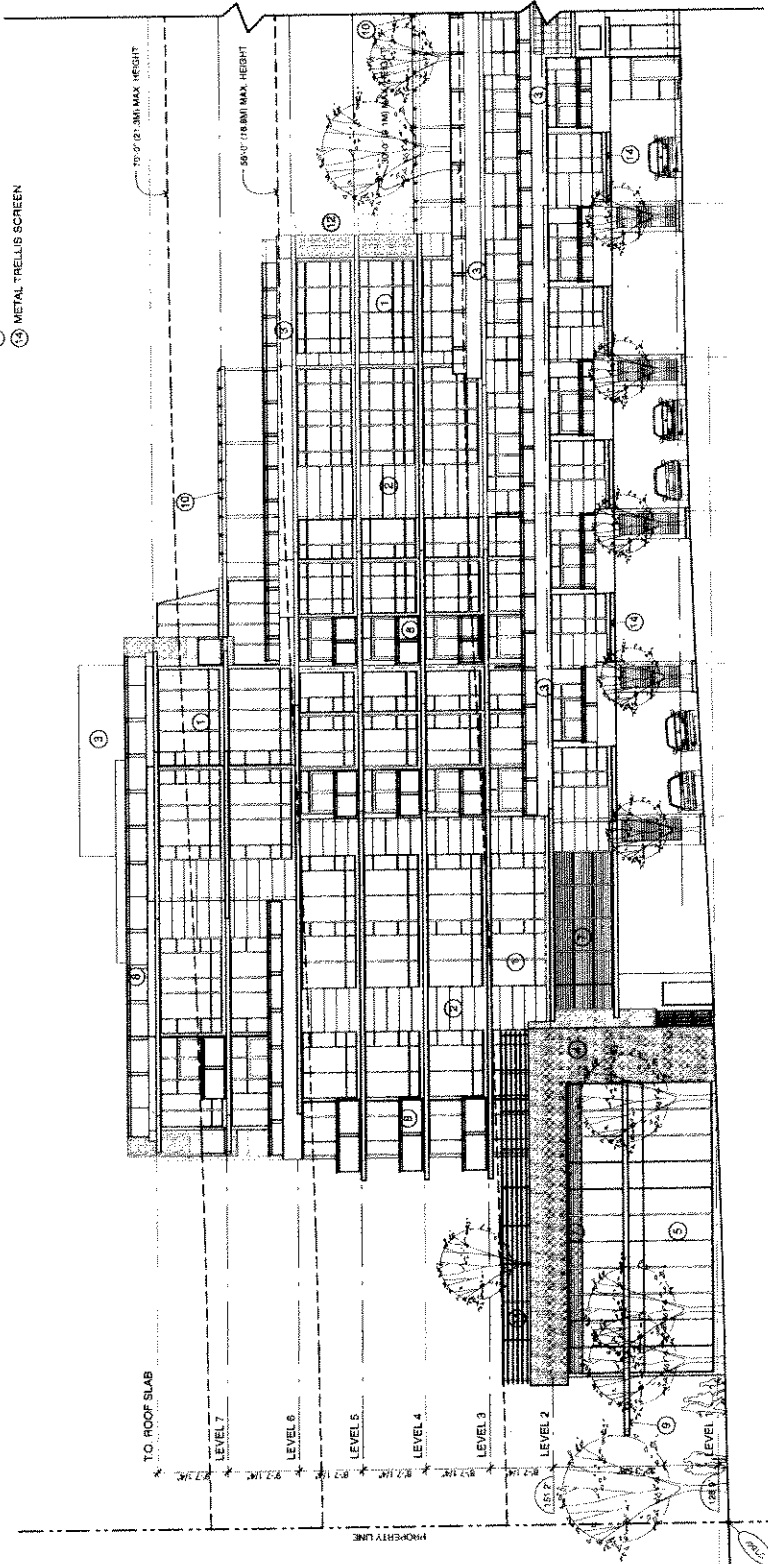
NO.	REVISION	DATE
1	CD APPLICATION	7/20/07

Howard\Bingham\Hill
Architects
1000 West Broadway
Vancouver, BC V6H 1G5
Tel: 604.681.1111
Fax: 604.681.1112
www.hillarchitects.com

SOUTH ELEVATION (WEST)	
ALL DIMENSIONS SHALL BE VERIFIED ON SITE	
PROJECT: []	DRAWING NUMBER: A5.21
SCALE: 1/8" = 1'-0"	
DRAWN: []	CHECKED: []

LIST OF MATERIALS

- 1 GLAZING IN ALUMINUM FRAME
- 2 SPANDREL GLASS IN ALUMINUM FRAME
- 3 PAINTED CONCRETE
- 4 BRICK VENEER
- 5 ALUMINUM STOREFRONT
- 6 GLAZING IN ALUMINUM CURTAIN WALL
- 7 METAL LOUVRES
- 8 BALCONY GLAZING IN ALUMINUM GUARDRAIL - CLEAR
- 9 GLAZED CANOPY (COMMERCIAL)
- 10 GLAZED CANOPY (RESIDENTIAL)
- 11 METAL PANEL
- 12 METAL SOLAR SCREEN
- 13 GLASS SOLAR SCREEN
- 14 METAL TRELIS SCREEN

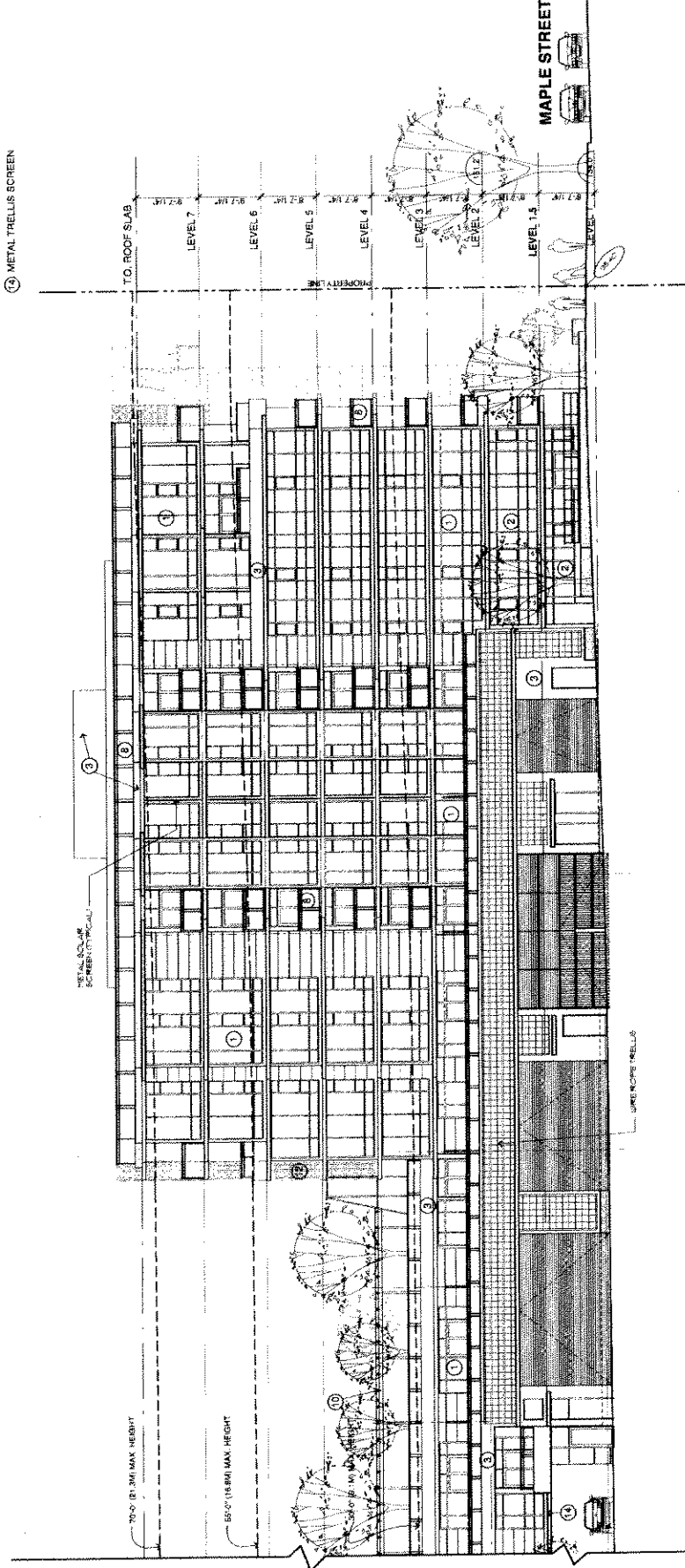


SOUTH ELEVATION (WEST)

Appendix D; page 50 of 69

LIST OF MATERIALS

- ① GLAZING IN ALUMINUM FRAME
- ② SPANDREL GLASS IN ALUMINUM FRAME
- ③ PAINTED CONCRETE
- ④ BRICK VENEER
- ⑤ ALUMINUM STOREFRONT
- ⑥ GLAZING IN ALUMINUM CURTAIN WALL
- ⑦ METAL LOUVRES
- ⑧ BALCONY GLAZING IN ALUMINUM GUARDRAIL - CLEAR
- ⑨ GLAZED CANOPY (COMMERCIAL)
- ⑩ GLAZED CANOPY (RESIDENTIAL)
- ⑪ METAL PANEL
- ⑫ METAL SOLAR SCREEN
- ⑬ GLASS SOLAR SCREEN
- ⑭ METAL TRELLIS SCREEN

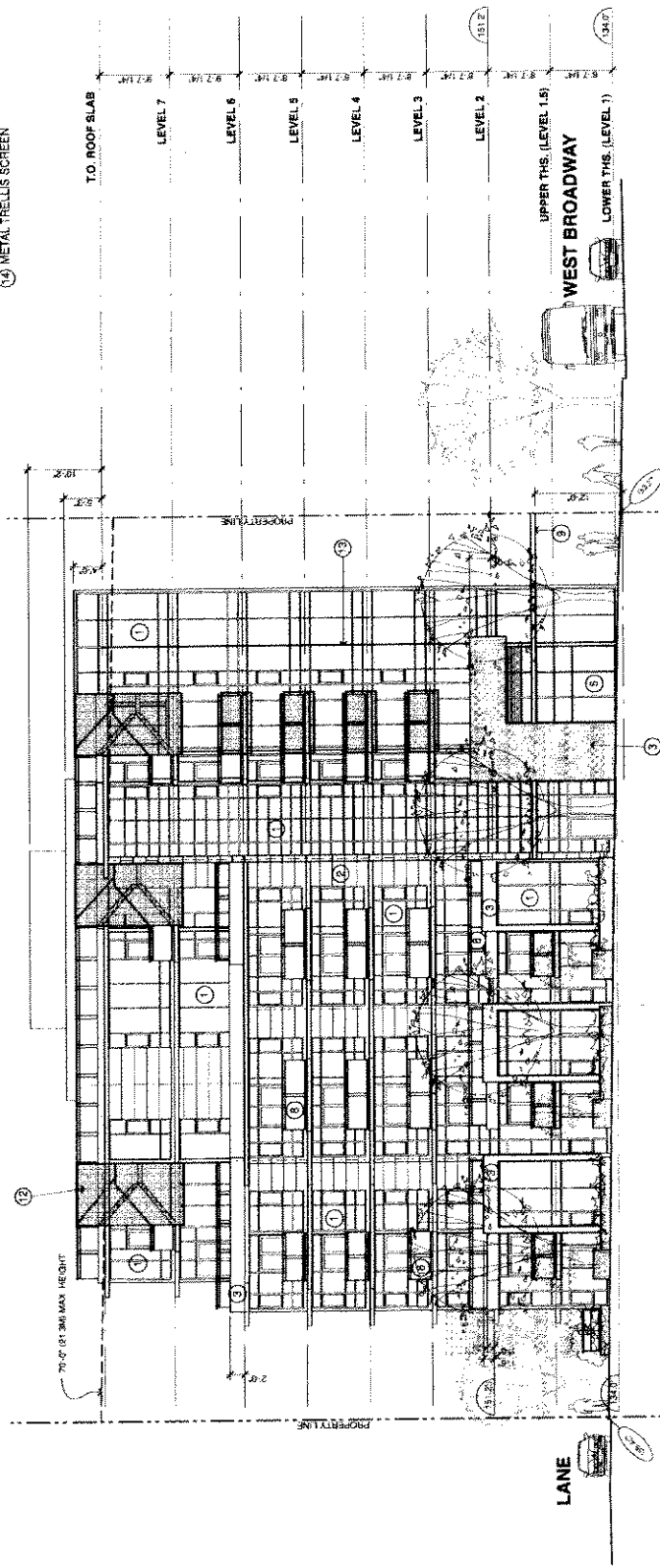


SOUTH ELEVATION (EAST)

Appendix 2; page 51 of 69

LIST OF MATERIALS

- 1 GLAZING IN ALUMINUM FRAME
- 2 SPANDREL GLASS IN ALUMINUM FRAME
- 3 PAINTED CONCRETE
- 4 BRICK VENEER
- 5 ALUMINUM STOREFRONT
- 6 GLAZING IN ALUMINUM CURTAIN WALL
- 7 METAL LOUVRES
- 8 BALCONY GLAZING IN ALUMINUM GUARDRAIL - CLEAR
- 9 GLAZED CANOPY (COMMERCIAL)
- 10 GLAZED CANOPY (RESIDENTIAL)
- 11 METAL PANEL
- 12 METAL SOLAR SCREEN
- 13 GLASS SOLAR SCREEN
- 14 METAL TRELLIS SCREEN

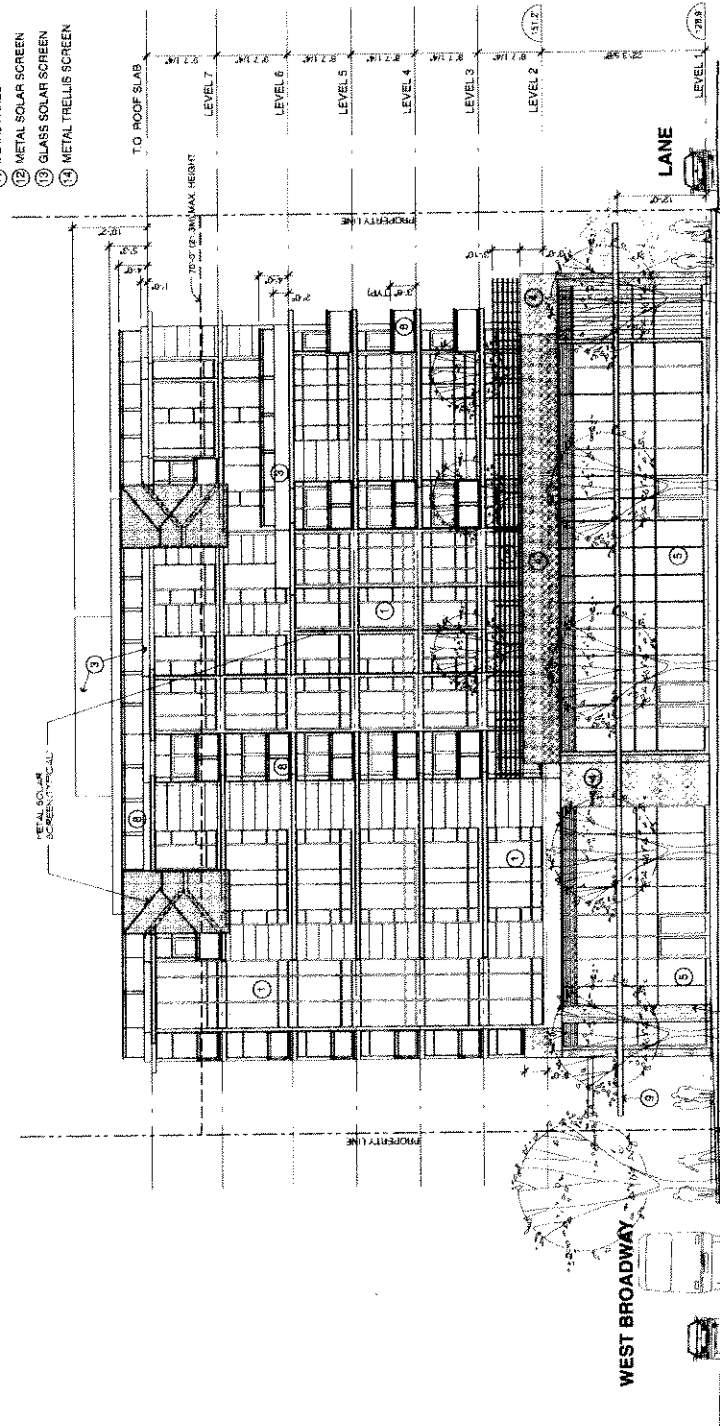


EAST ELEVATION

Appendix D; page 52 of 69

LIST OF MATERIALS

- 1 GLAZING IN ALUMINUM FRAME
- 2 SPANDREL GLASS IN ALUMINUM FRAME
- 3 PAINTED CONCRETE
- 4 BRICK VENEER
- 5 ALUMINUM STOREFRONT
- 6 GLAZING IN ALUMINUM CURTAIN WALL
- 7 METAL LOUVRES
- 8 BALCONY GLAZING IN ALUMINUM GUARDRAIL - CLEAR
- 9 GLAZED CANOPY (COMMERCIAL)
- 10 GLAZED CANOPY (RESIDENTIAL)
- 11 METAL PANEL
- 12 METAL SOLAR SCREEN
- 13 GLASS SOLAR SCREEN
- 14 METAL TRELLIS SCREEN



WEST ELEVATION

Appendix D : page 53 of 69

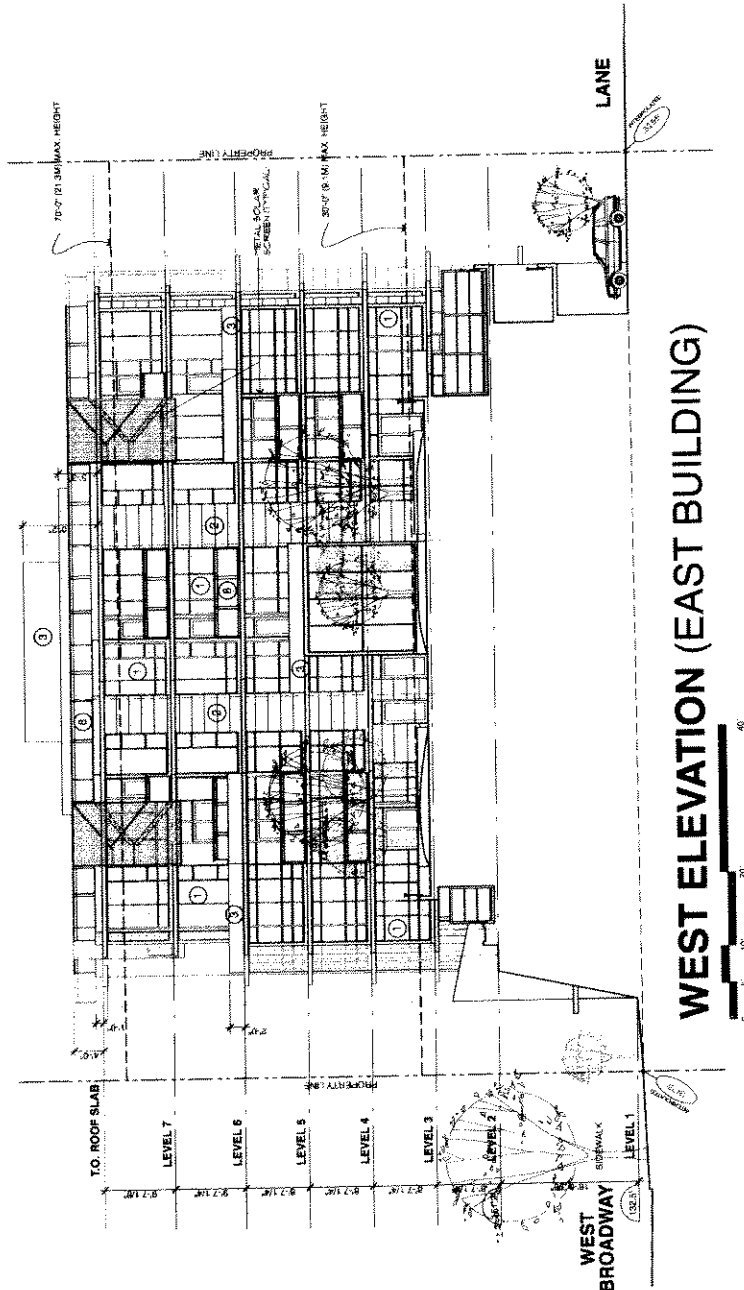
NO.	REVISION	DATE
1.	FOR APPLICATION	FEB 27 2007

Howard Bingham Hill
Architects
1000 West Broadway, Suite 200
Vancouver, BC V6H 1G5
Tel: 604-681-1111
Fax: 604-681-1112
www.hbh.ca

WEST ELEVATION (EAST BUILDING)	
ALL DIMENSIONS SHALL BE VERIFIED ON SITE	
PROJECT NO.	0801
DRAWING NUMBER	
SCALE	1/8" = 1'-0"
SHEET	A5.50
DATE	07

LIST OF MATERIALS

1. GLAZING IN ALUMINUM FRAME
2. SPANDREL GLASS IN ALUMINUM FRAME
3. PAINTED CONCRETE
4. BRICK VENEER
5. ALUMINUM STOREFRONT
6. GLAZING IN ALUMINUM CURTAIN WALL
7. METAL LOUVRES
8. BALCONY GLAZING IN ALUMINUM GUARDRAIL - CLEAR
9. GLAZED CANOPY (COMMERCIAL)
10. GLAZED CANOPY (RESIDENTIAL)
11. METAL PANEL
12. METAL SOLAR SCREEN
13. GLASS SOLAR SCREEN
14. METAL TRELIS SCREEN



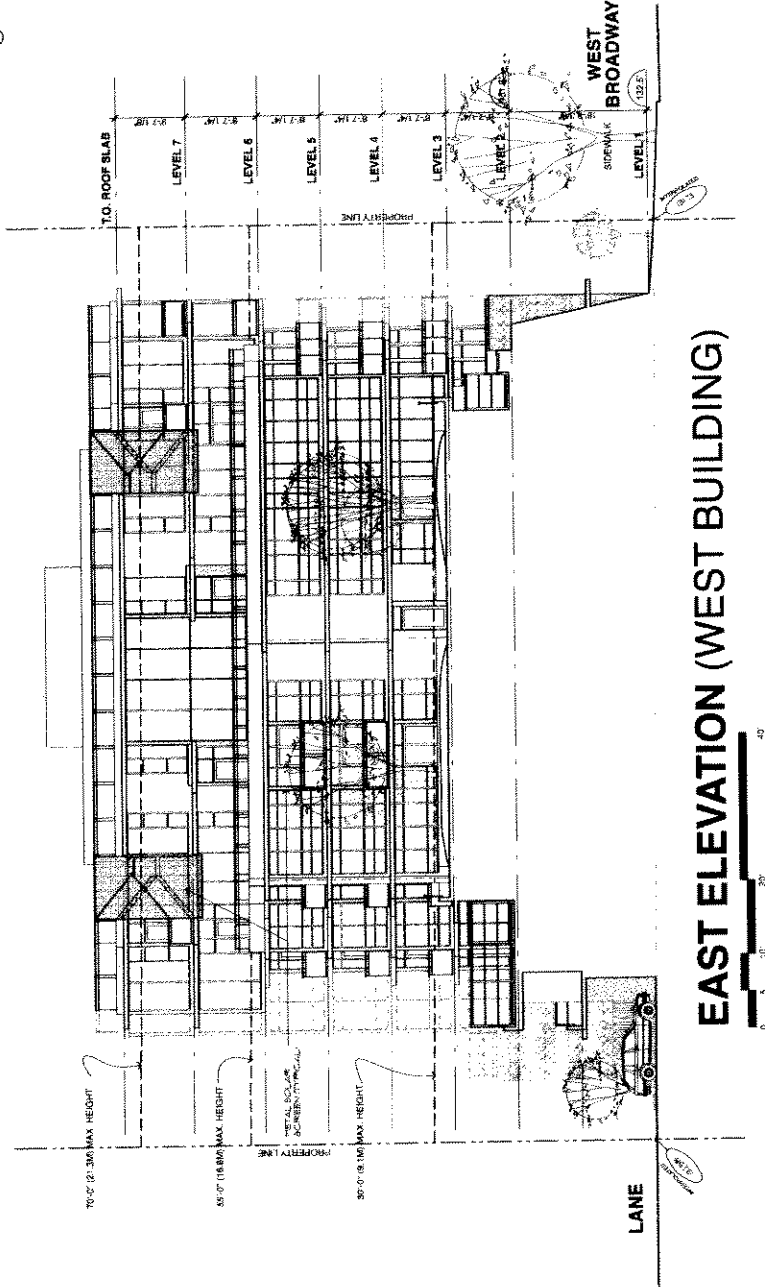
WEST ELEVATION (EAST BUILDING)

Appendix D: page 54 of 69

12X5:6 30

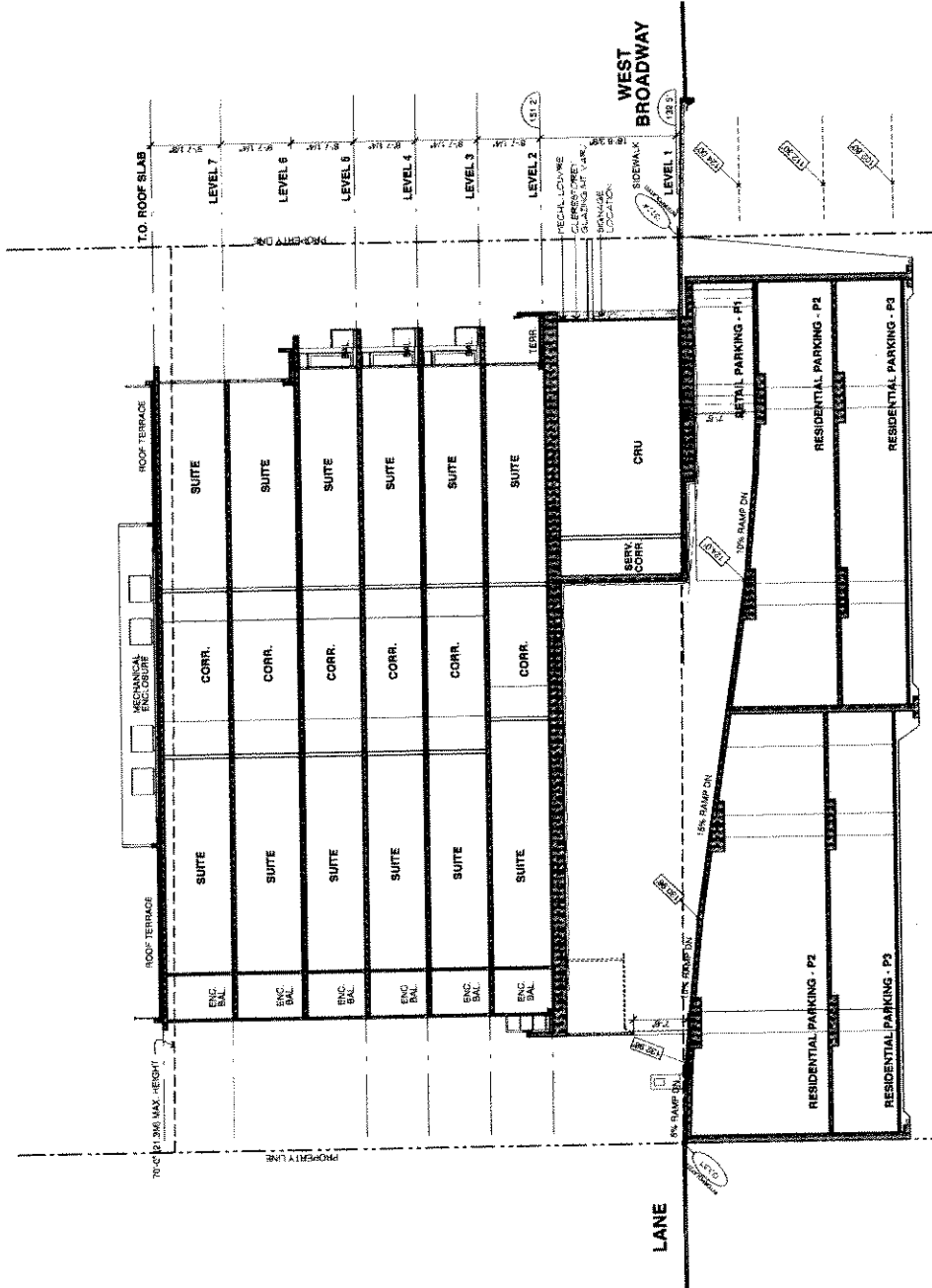
LIST OF MATERIALS

- 1 GLAZING IN ALUMINUM FRAME
- 2 SPANDREL GLASS IN ALUMINUM FRAME
- 3 PAINTED CONCRETE
- 4 BRICK VENEER
- 5 ALUMINUM STOREFRONT
- 6 GLAZING IN ALUMINUM CURTAIN WALL
- 7 METAL LOUVRES
- 8 BALCONY GLAZING IN ALUMINUM GUARDRAIL - CLEAR
- 9 GLAZED CANOPY (COMMERCIAL)
- 10 GLAZED CANOPY (RESIDENTIAL)
- 11 METAL PANEL
- 12 METAL SOLAR SCREEN
- 13 GLASS SOLAR SCREEN
- 14 METAL TRELLIS SCREEN



EAST ELEVATION (WEST BUILDING)

Appendix D : page 55 of 69



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

Appendix D; page 56 of 69

APPENDIX D

NO.	REVISION	DATE
1.	DDP APPLICATION	FEB. 27, 2018

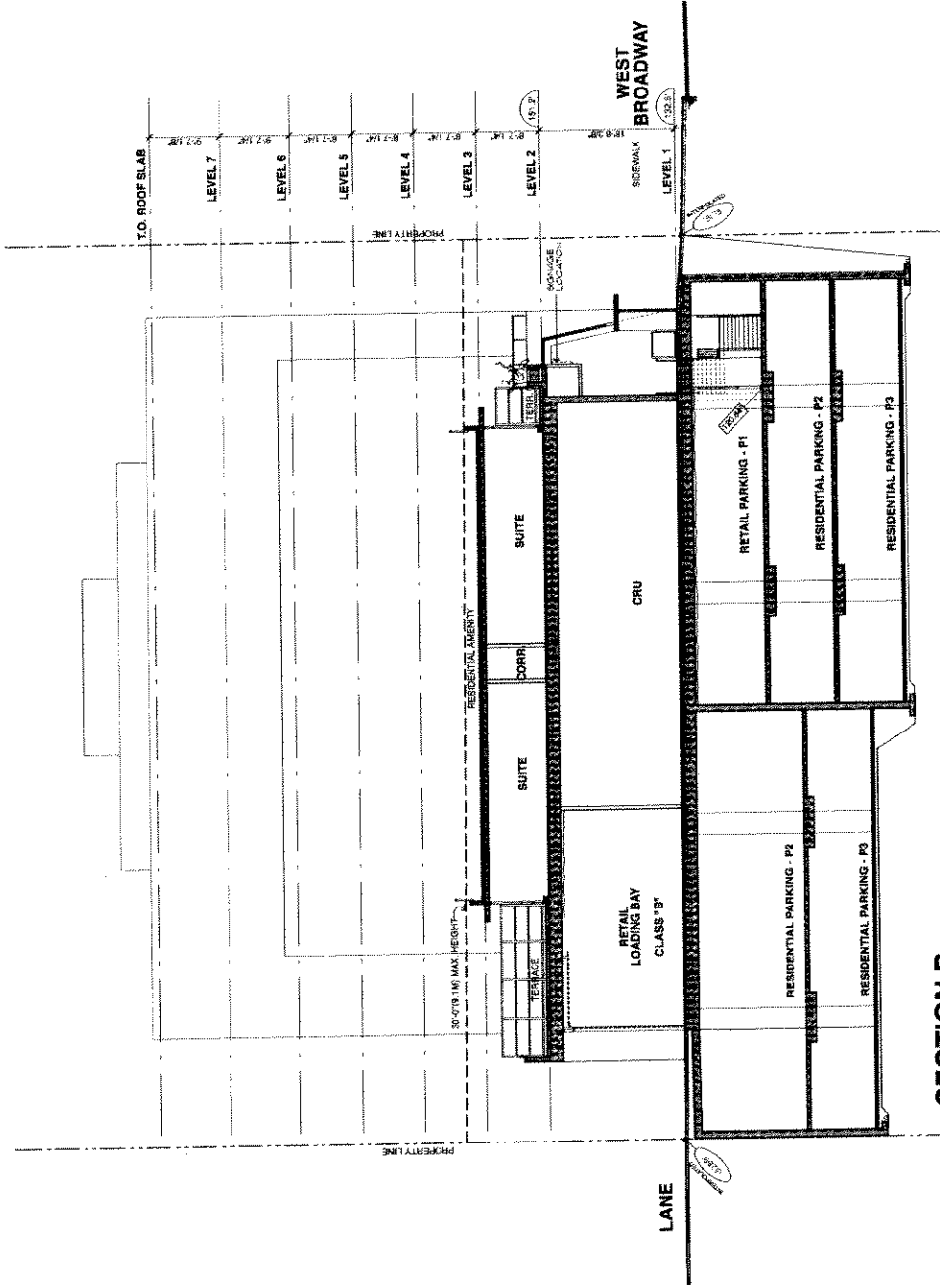
Howard Bingham Hill Architects
 200 West Broadway, Suite 1000
 Vancouver, BC V6B 1G1
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.hbh.ca

ALL DIMENSIONS SHALL BE SHOWN IN METERS
 UNLESS OTHERWISE SPECIFIED

SECTION B

PROJECT NUMBER	0801
DATE	1/18/18
SCALE	1/8" = 1'-0"
DRAWN	
CHECKED	

A6.20



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

Appendix D, page 57 of 69

NO.	REVISION	DATE
1	1.0 APPLICATION	10/27/10
2	2.0	
3	3.0	
4	4.0	
5	5.0	
6	6.0	
7	7.0	
8	8.0	
9	9.0	
10	10.0	

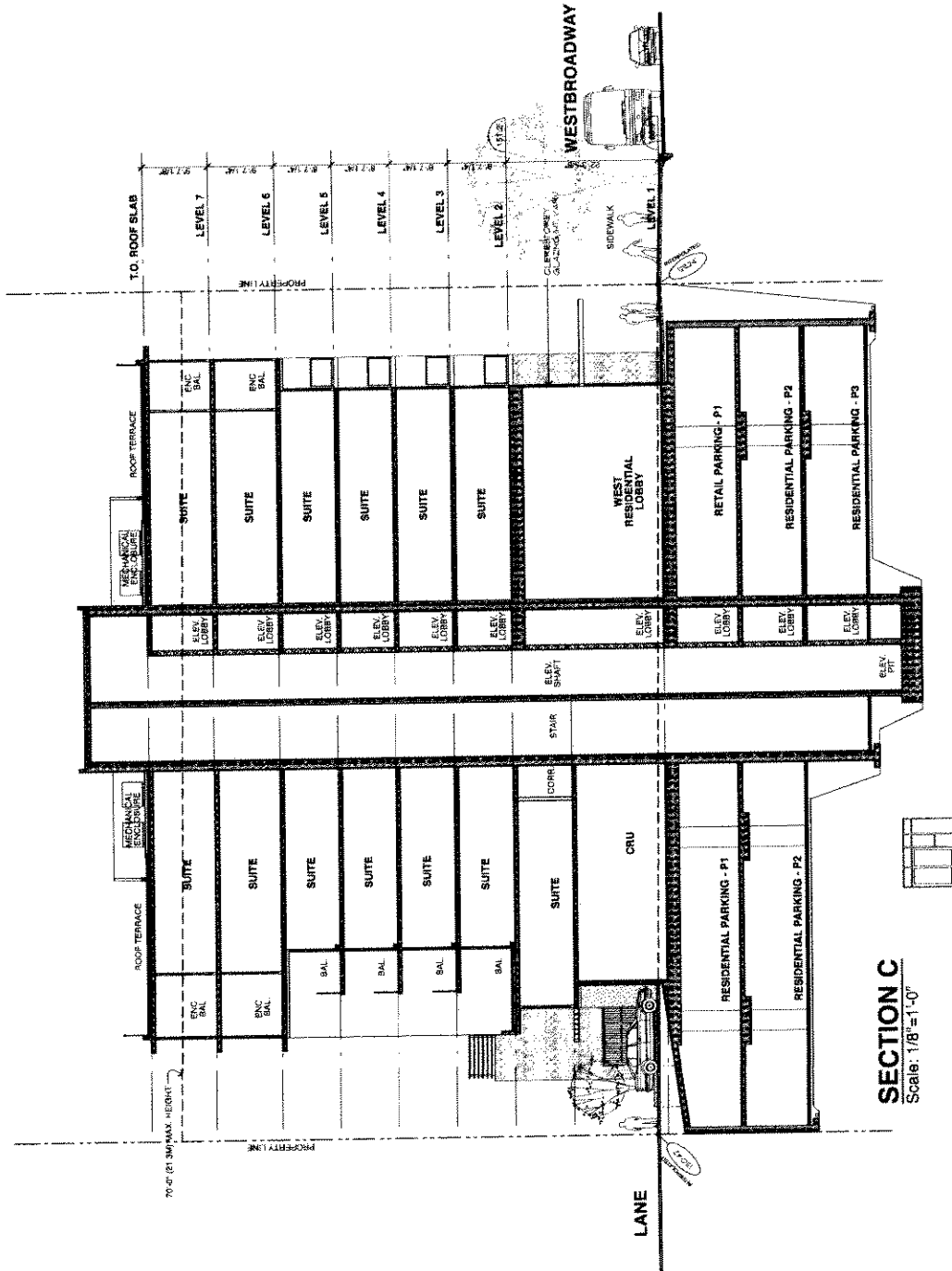
Howard J. Bingham | Hill
Architects

1000 WEST BROADWAY
VANCOUVER, BC V6P 3E9
TEL: 604.681.1111
WWW.HILLARCHITECTS.COM

SECTION C

NO.	REVISION	DATE
1	1.0 APPLICATION	10/27/10
2	2.0	
3	3.0	
4	4.0	
5	5.0	
6	6.0	
7	7.0	
8	8.0	
9	9.0	
10	10.0	

A6.30



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

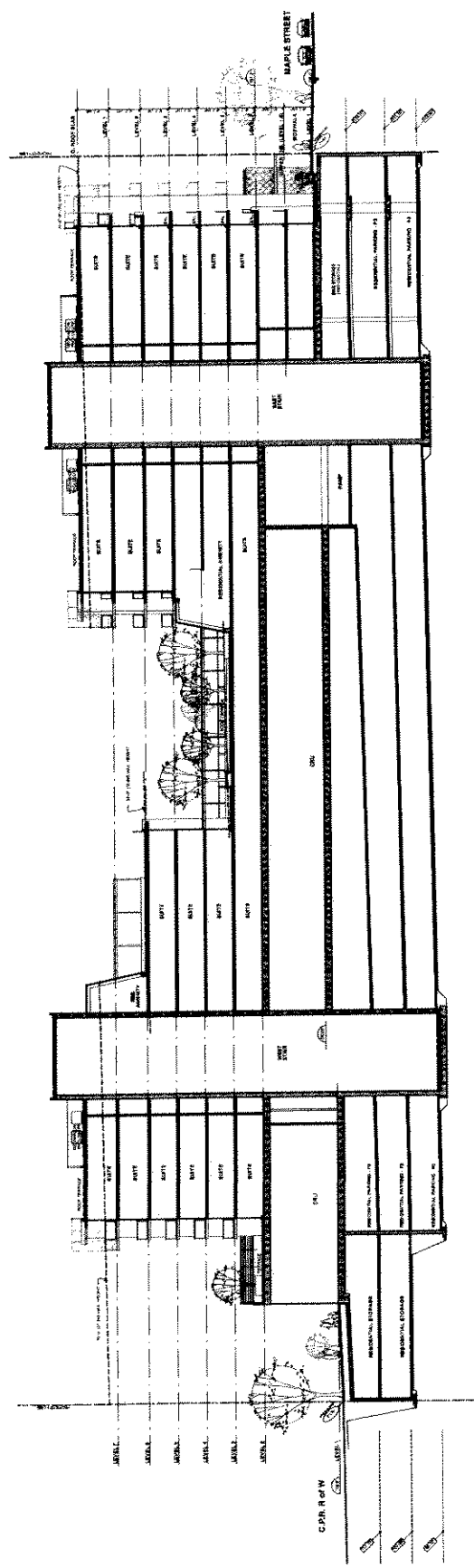
Appendix D : pages 58 of 69

APPX C 70

Howard Bingham Hill
Architects
118 West 10th Street
Vancouver, BC V6E 2P6
Tel: 604-681-1111
Fax: 604-681-1112
www.hbh.ca

SECTION D
(OVERALL)

PROJECT	0801	DEVELOPER NUMBER	
DATE	1.17.12	SCALE	A6.40
DRAWN		CHECKED	



SECTION D (OVERALL)
SCALE: 1/8" = 1'-0"

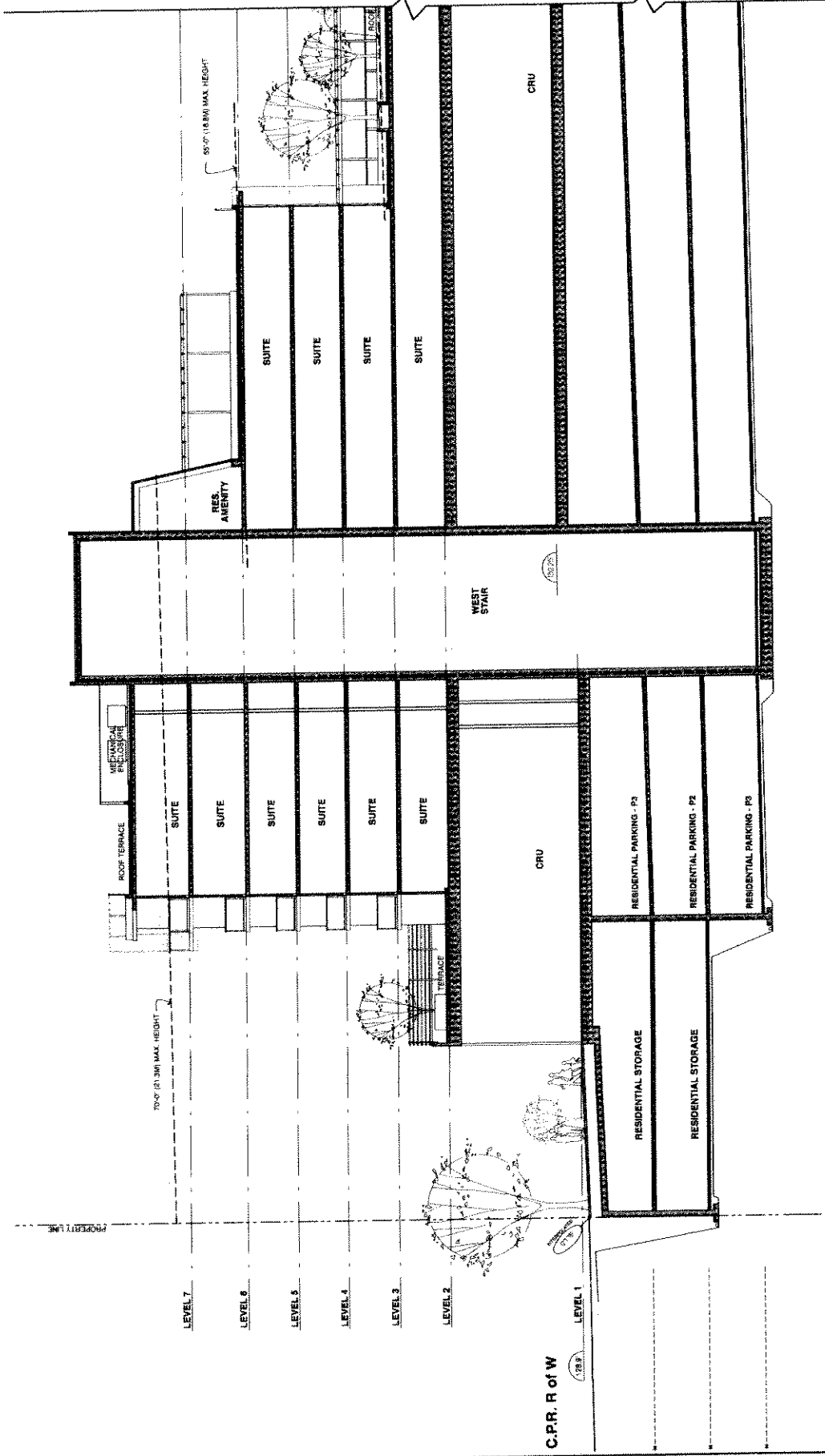
Appendix D ; page 59 of 69

NO.	REV.	DATE
1.	D.P. APPLICATION	10/27/17
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

ALL DIMENSIONS SHALL BE SHOWN ON EACH
PROJ. # 0801 DRAWING NUMBER
SCALE 1/8" = 1'-0"
DATE 10/27/17
DRAWN BY
CHECKED BY

SECTION D (WEST)

A6.41



SECTION D (WEST)
SCALE 1/8" = 1'-0"

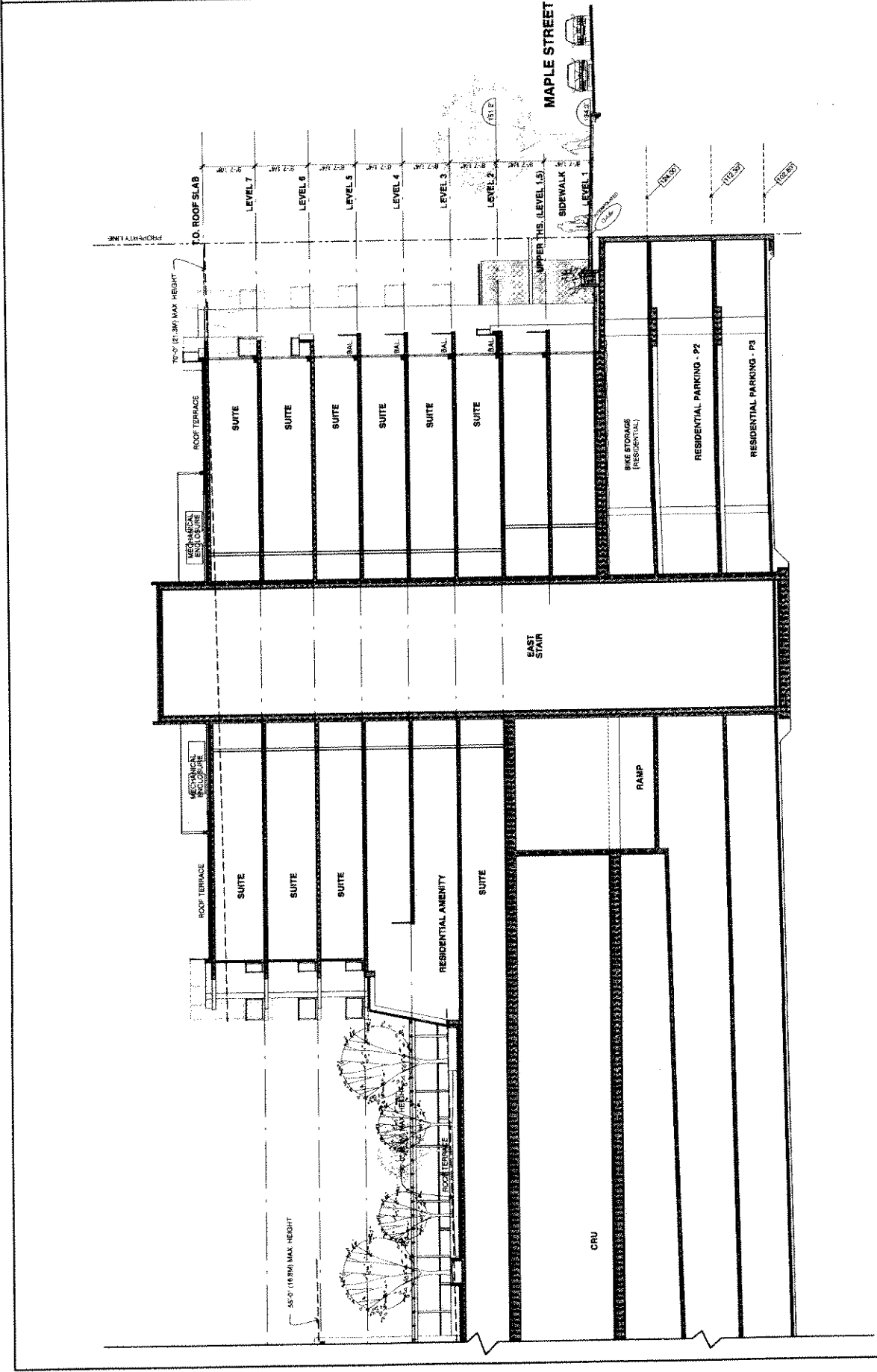
Appendix D : page 60 of 69
10/27/17 30

C.P.R. R of W

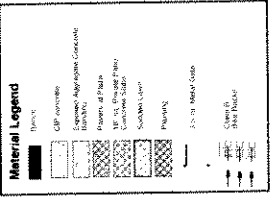
SECTION D (EAST)
Scale: 1/8" = 1'-0"

SECTION D (EAST)

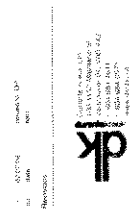
PROJECT NUMBER	0801
DATE	1/8/10
DRAWN	
CHECKED	
APPROVED	
PROJECT NUMBER	A6.42



Appendix D ; page 61 of 69
APPENDIX D



North

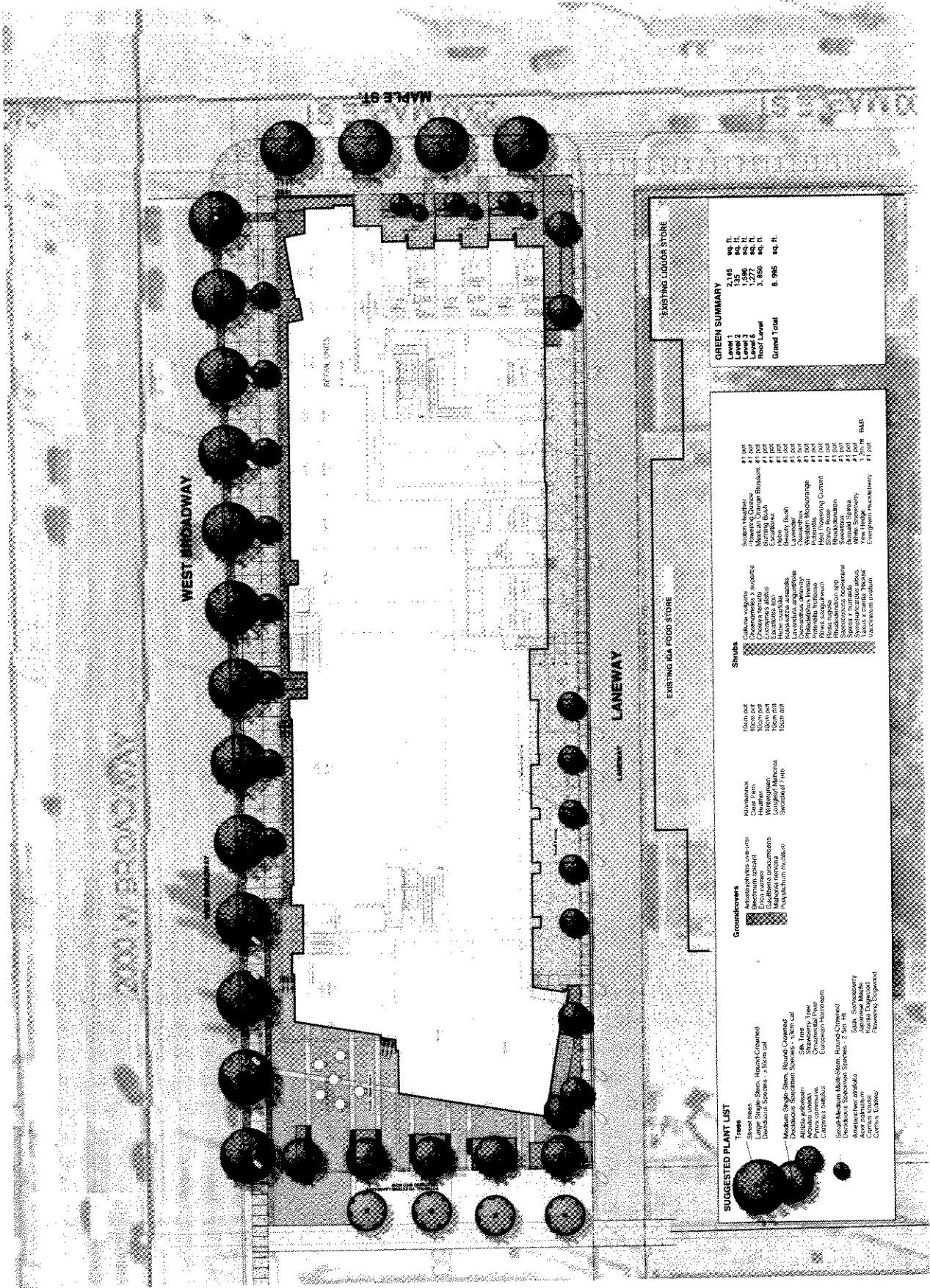


BROADWAY & MAPLE

Client: A
 Consultant: PK
 Scale: 1/8" = 1'-0"
 Date: 11/10/10

Project No: 9010
 Drawing No: 9010-01-100-01-100
 Drawing Title: Landscape Plan

Level 1 - Overall Plan



GREEN SUMMARY

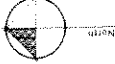
Level 1	1,115	sq. ft.
Level 2	1,596	sq. ft.
Level 3	1,856	sq. ft.
Total Level	4,567	sq. ft.
Grand Total	6,985	sq. ft.

- SUGGESTED PLANT LIST**
- Small Tree: 8-12' DBH
 - Medium Tree: 12-18' DBH
 - Large Tree: 18-24' DBH
 - Deciduous: 18-24' DBH
 - Evergreen: 18-24' DBH
 - Shrub: 6-12' High
 - Perennial: 6-12" High
 - Annual: 6-12" High
 - Groundcover: 6-12" High
 - Grass: 6-12" High
 - Small Tree: 4-8' DBH
 - Medium Tree: 8-12' DBH
 - Large Tree: 12-18' DBH
 - Deciduous: 12-18' DBH
 - Evergreen: 12-18' DBH
 - Shrub: 4-8' High
 - Perennial: 4-8" High
 - Annual: 4-8" High
 - Groundcover: 4-8" High
 - Grass: 4-8" High
 - Small Tree: 2-4' DBH
 - Medium Tree: 4-6' DBH
 - Large Tree: 6-8' DBH
 - Deciduous: 4-6' DBH
 - Evergreen: 4-6' DBH
 - Shrub: 2-4' High
 - Perennial: 2-4" High
 - Annual: 2-4" High
 - Groundcover: 2-4" High
 - Grass: 2-4" High

Appendix D; page 62 of 69

Material Legend

OFF COURSE
 Curbing/Aggregate/Concrete
 Material
 Pavers or Pavers
 10% or 20% Pavers
 Concrete/Gravel
 Concrete/Gravel
 Pavers
 1:1 W. Slope Stone
 Grass
 Sand
 Stone Pavers



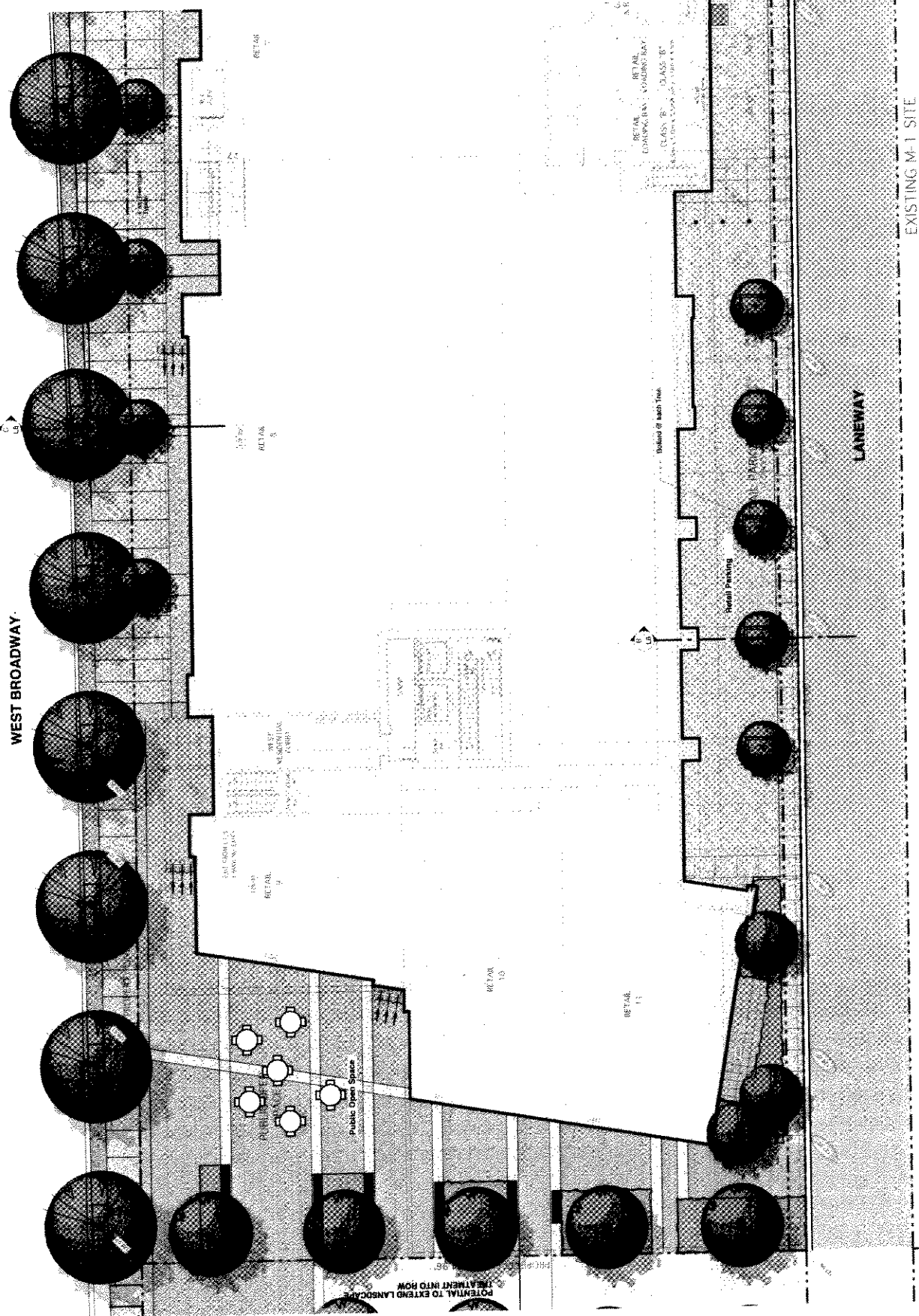
D&K Landscape Architecture, Inc.
 1000 West 15th Street, Suite 200
 Denver, CO 80202
 Phone: (303) 733-1111
 Fax: (303) 733-1112
 www.dklandscape.com

BROADWAY & MAPLE

Client:	AL
Contract No.:	15-110
Date:	08/14/15
Scale:	1" = 10'-0"
Drawn By:	[Signature]

Landscape Plan Level 1 - East

Project No. 9010
 Date:



Appendix D; page 63 of 69

[Pattern]	Grass
[Pattern]	Grass with Trees
[Pattern]	Grass with Trees and Water
[Pattern]	Grass with Trees and Water (with Pond)
[Pattern]	Grass with Trees and Water (with Pond and Path)
[Pattern]	Grass with Trees and Water (with Pond, Path, and Plaza)
[Pattern]	Grass with Trees and Water (with Pond, Path, Plaza, and Pathway)
[Pattern]	Grass with Trees and Water (with Pond, Path, Plaza, Pathway, and Pathway)
[Pattern]	Grass with Trees and Water (with Pond, Path, Plaza, Pathway, Pathway, and Pathway)
[Pattern]	Grass with Trees and Water (with Pond, Path, Plaza, Pathway, Pathway, Pathway, and Pathway)



PROJECT: BROADWAY & MAPLE
 ARCHITECT: [Logo] [Firm Name]
 DATE: [Date]
 SCALE: 1/4" = 1'-0"

PROJECT: BROADWAY & MAPLE
 ARCHITECT: [Logo] [Firm Name]
 DATE: [Date]
 SCALE: 1/4" = 1'-0"

PROJECT: BROADWAY & MAPLE
 ARCHITECT: [Logo] [Firm Name]
 DATE: [Date]
 SCALE: 1/4" = 1'-0"

PROJECT: BROADWAY & MAPLE
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 SCALE: 1/4" = 1'-0"

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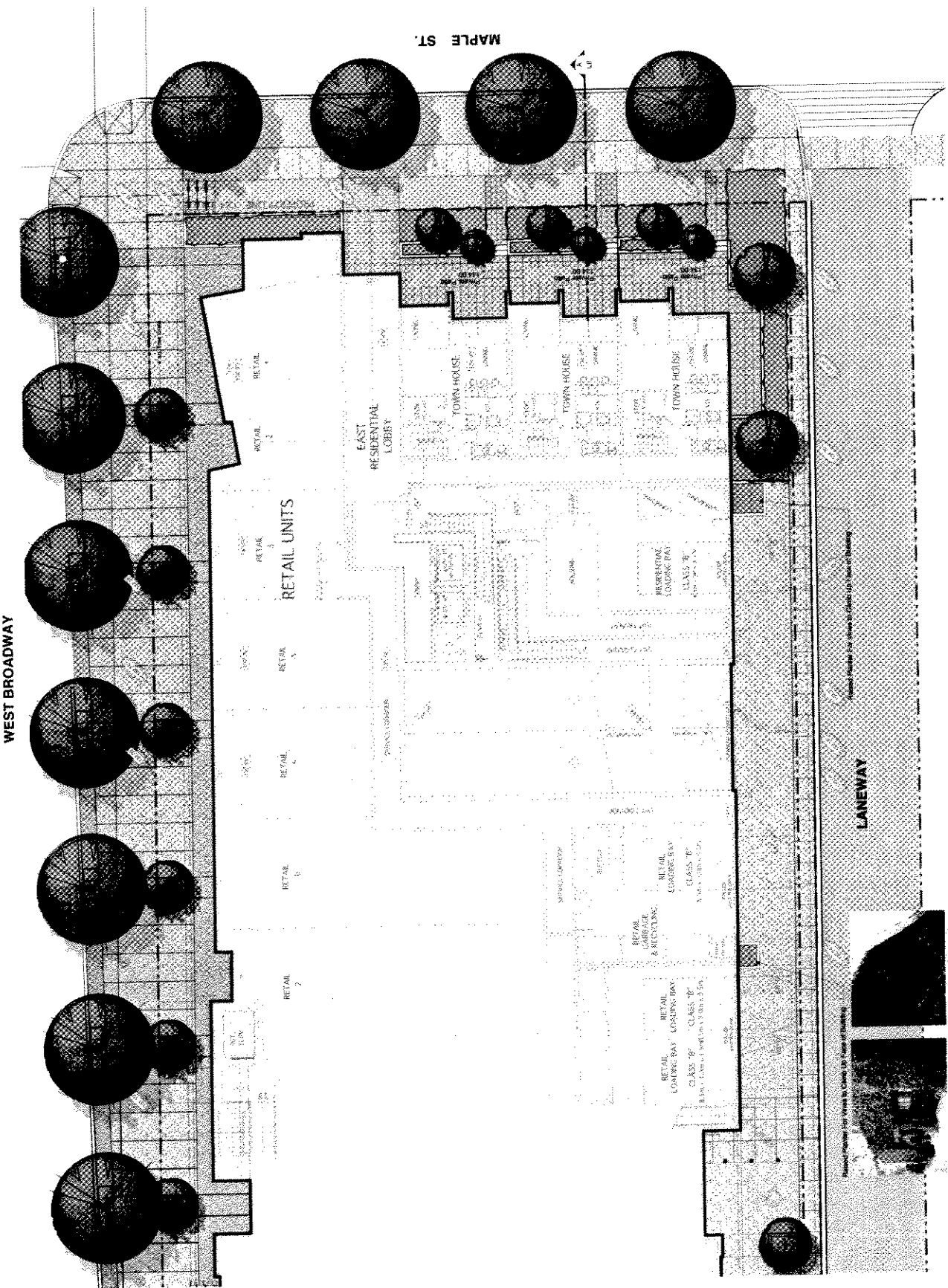
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PROJECT: BROADWAY & MAPLE
 ARCHITECT: [Logo] [Firm Name]
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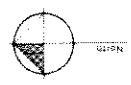
Example of Vines Growing on Metal to Softer Aesthetics - Concept Images to Cover Wall Between Loading Bays in Laneway - Refer to Architecture Elevation for Extent

Appendix D ; page 64 of 69

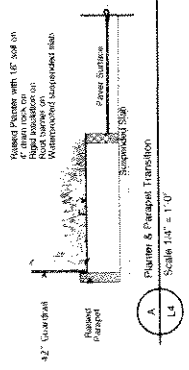
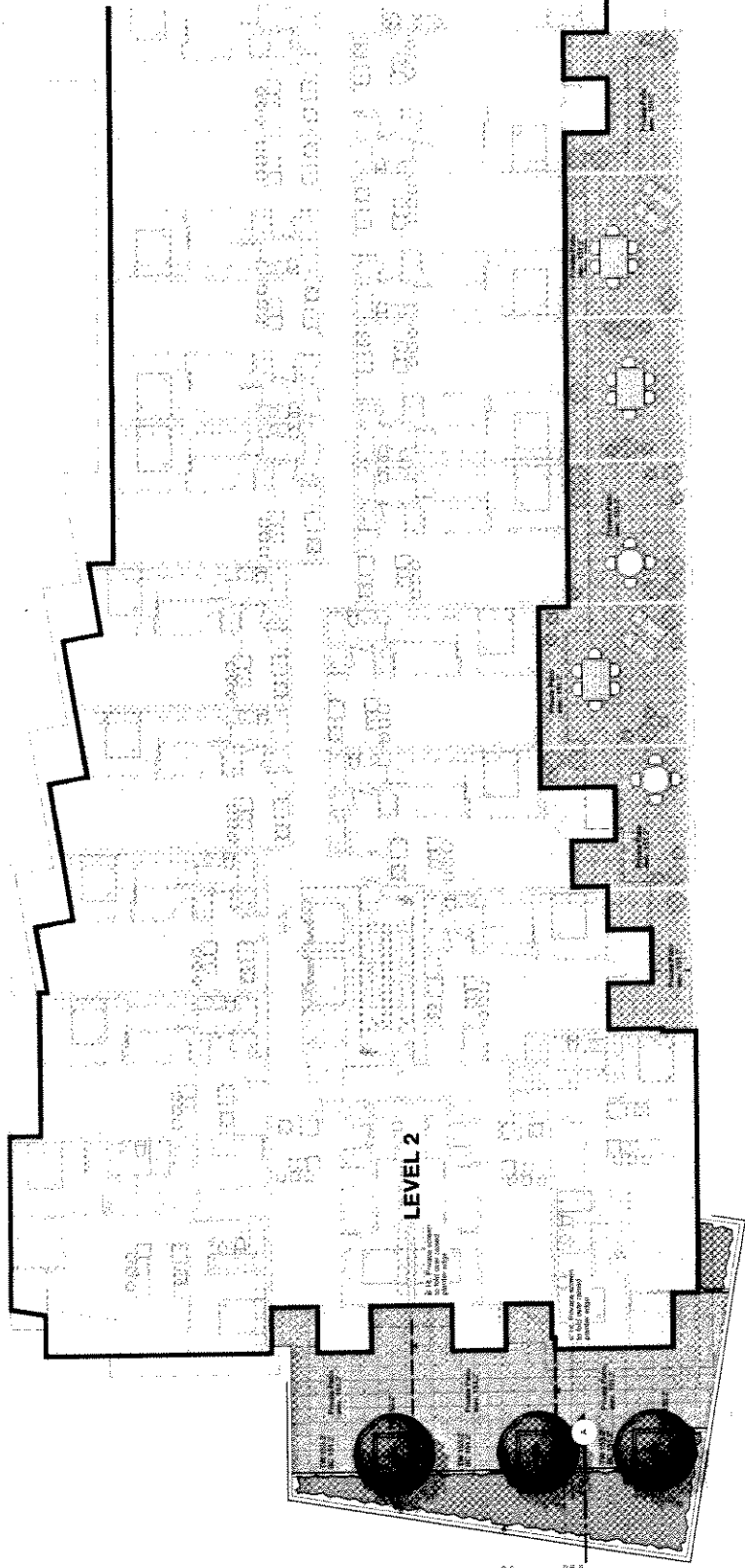
Material Legend

Blank	Grass
Diagonal lines	Gravel
Horizontal lines	Concrete
Vertical lines	Asphalt
Stippled	Light Sand
Dark Stippled	Dark Sand
Grid	Light Sand
Diagonal lines (cross-hatch)	Light Sand

U.S. Road Sign



PROJECT: BROADWAY & MAPLE
 DRAWING NO.: 90110
 DATE: 10/15/10
 SCALE: AS SHOWN
 DRAWING BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT MANAGER: [Signature]
 ARCHITECT: [Signature]



Client No.	AV
Contract No.	PH
Block	PH - Block
Sheet	01 - 10
Drawing Title	Landscape Plan
Project Name	Level 2 - East
Project No.	90110
Sheet No.	

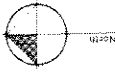
L4 of 8

Appendix 2 ; page 65 of 69

Material Legend

Grass
Gravel
Planting Bed
Planting Area
Asphalt
Concrete
Stonework

1" = 10' Scale



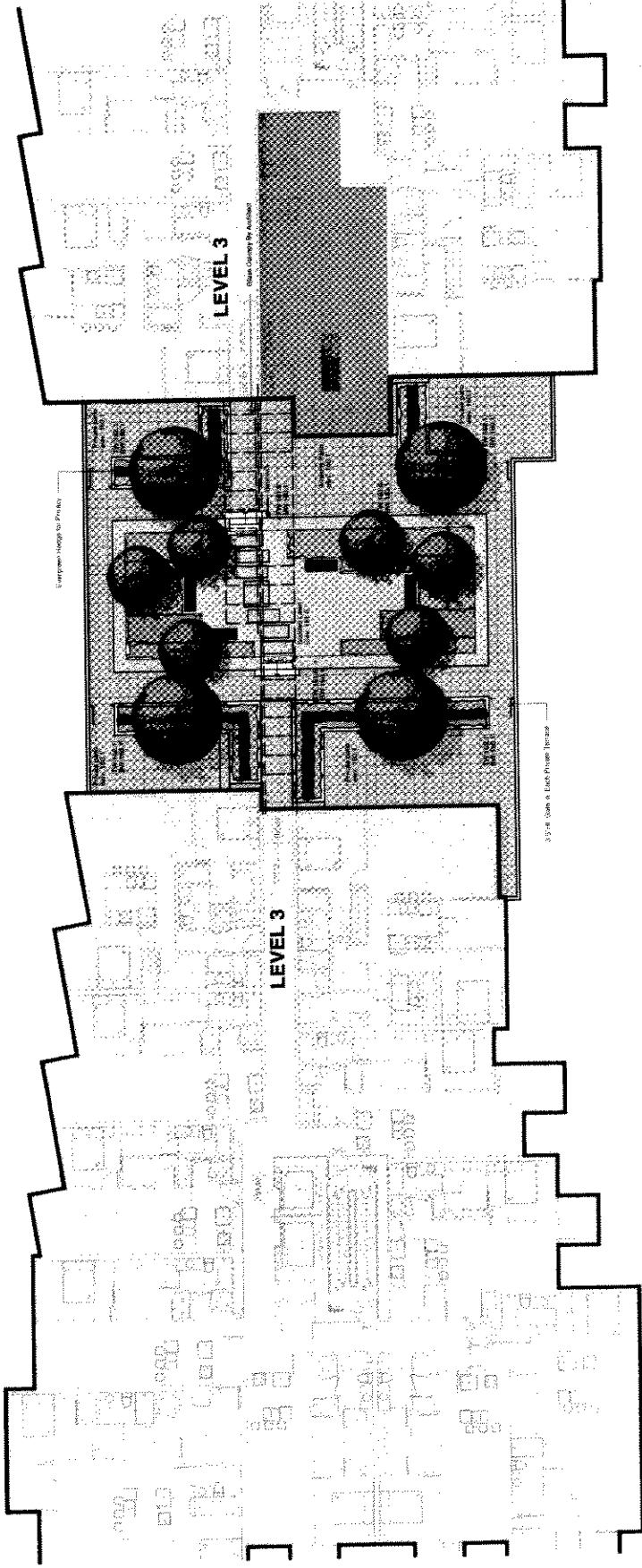
Project: **BROADWAY & MAPLE**

Client: AL
 Designer: PL
 Date: FEB 2008
 Scale: 1/8" = 1'-0"
 Drawing Title: **Level 3**

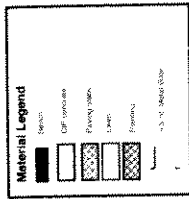
Landscape Plan
Level 3

Project No.: **9010**
 Date: 02/20/08

L5 of 8



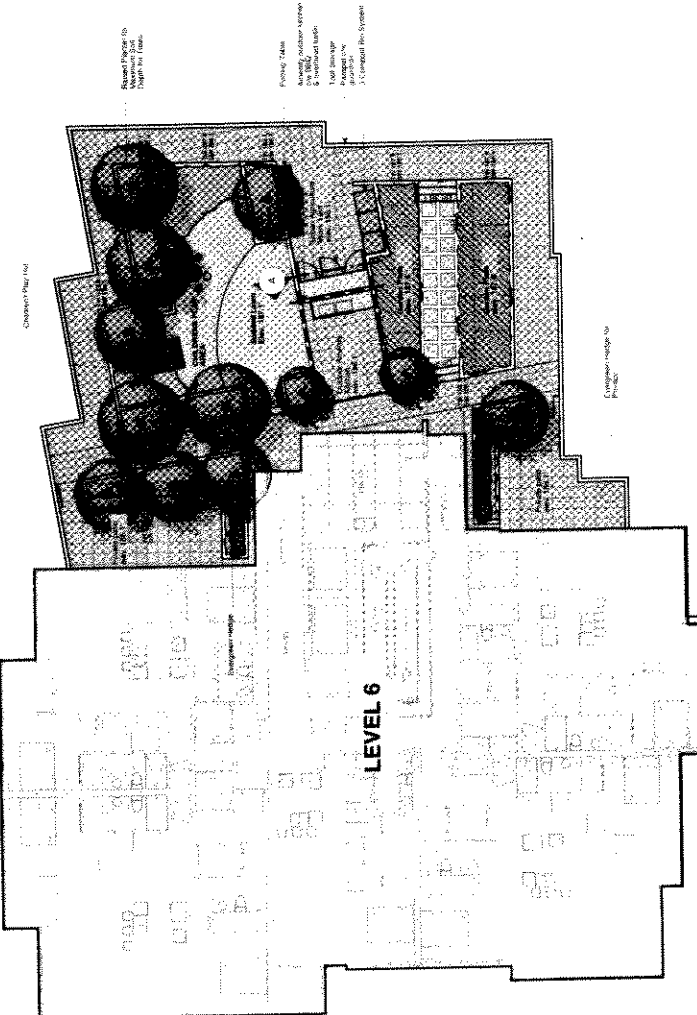
Appendix D : page 66 of 69



1 - 2020 (D)
 2 - 2020 (D)
 3 - 2020 (D)



BROADWAY & MAPLE



A
 L6
 Scale 1/4" = 1'-0"

B
 L6
 Scale 1/2" = 1'-0"

C
 L6
 Scale 1/2" = 1'-0"

Urban Agriculture Work Yard and Tool Storage
 Garden Plots
 Trunk Structure Over Outdoor
 Assembly Kitchens
 & Urban Agriculture Work Bench
 Tool Storage and Potting Bench
 Scaffolding @ Childrens Play Area

Tree Planting on Slab - Inverted Roof
 L6
 Scale 1/2" = 1'-0"

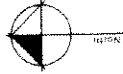
Shrub Planting on Slab - Inverted Roof
 L6
 Scale 1/2" = 1'-0"

4' High or taller (Type B) Security Screening or
 2' High or taller (Type A) Security Screening
 2. Minimum clearance between
 screening panels must be
 18" minimum.
 3. Maximum height of
 screening panels must be
 8' maximum.
 4. Maximum length of
 screening panels must be
 10' maximum.

Appendix D : page 67 of 69

Material Legend

[Pattern]	Grass
[Pattern]	Grass (with trees)
[Pattern]	Paving (walks)
[Pattern]	Gravel
[Pattern]	Planting
[Pattern]	1/2" to 3/4" Stone (driveway)



PROJECT: BROADWAY & MAPLE
 DATE: 10/17/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO. 9010



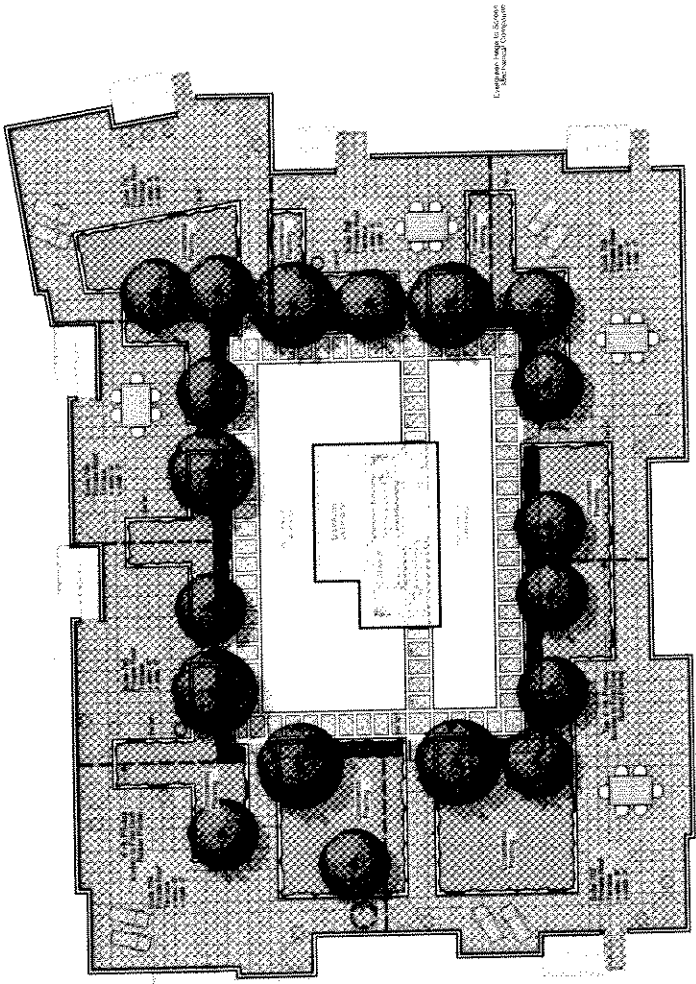
PROJECT: BROADWAY & MAPLE

Client No.	9010
Project No.	9010
Sheet No.	8

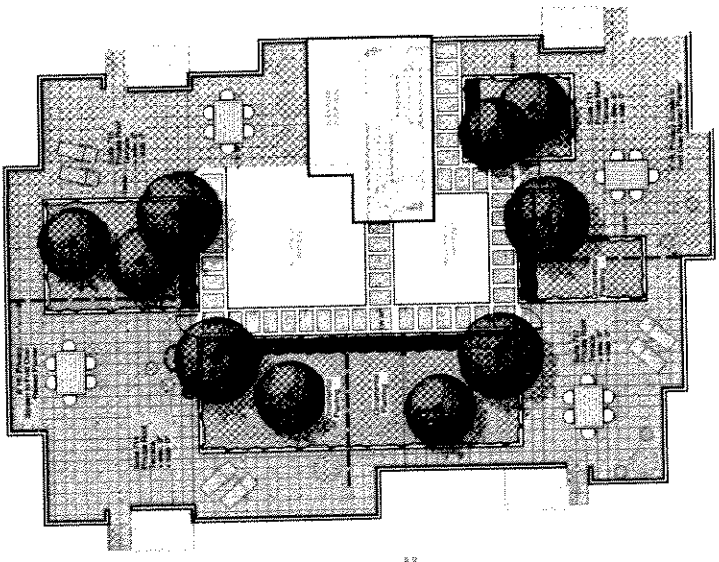
Landscape Plan
Roof East & West Tower

Project No.	9010
Sheet No.	8

L7 of 8

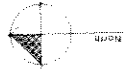


EAST TOWER ROOF TERRACES



WEST TOWER ROOF TERRACES

Appendix D; page 68 of 69



1:12.50
 1:12.50
 1:12.50
 1:12.50



1000 North 12th
 1000 North 12th
 1000 North 12th
 1000 North 12th

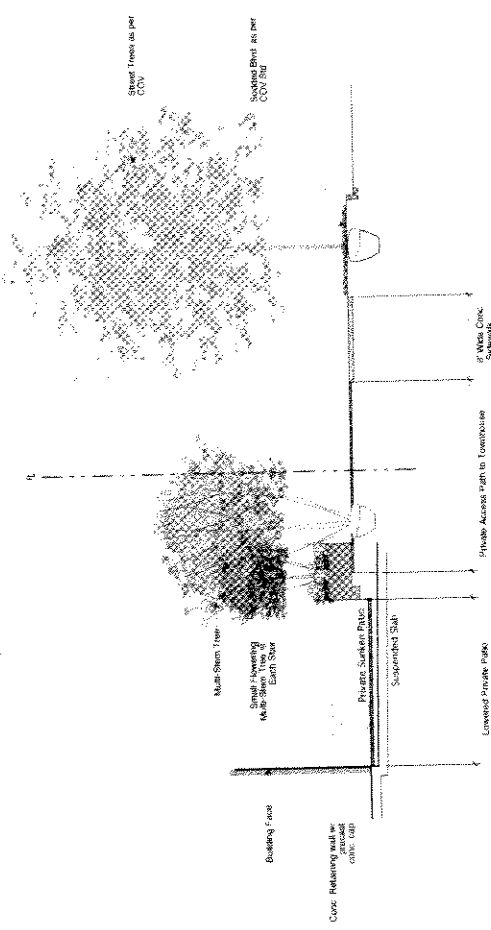
Project: **BROADWAY & MAPLE**

Drawn by: A
 Checked by: M
 Date: 10/18/07
 Scale: 1/8" = 1'-0"
 Drawing No.

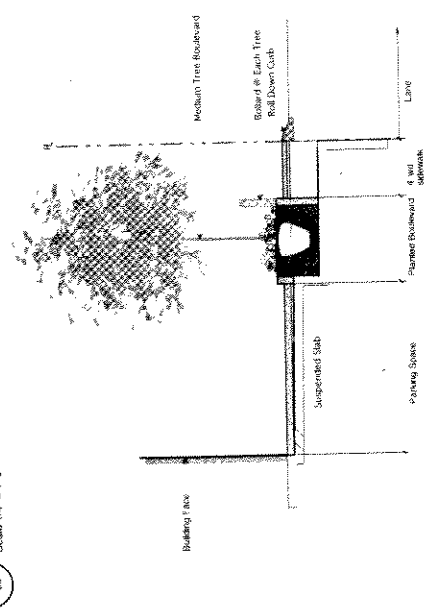
Sections

Project No.
9010
 Sheets

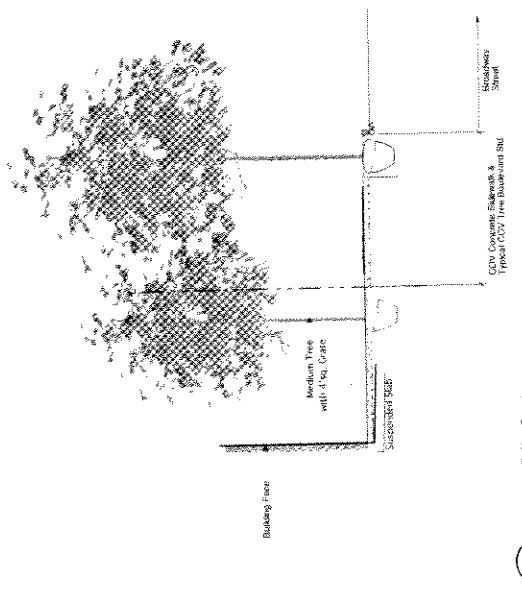
L 8 of 8



A
 Townhouse Private Patio & Street Access
 Scale 1/8" = 1'-0"



B
 Parking Space and Boulevard @ Lane
 Scale 1/4" = 1'-0"



C
 Streetscape @ West Broadway
 Scale 1/4" = 1'-0"

Appendix D ; page 69 of 69

NO.	REVISION	DATE
2	DATE SUBMITTED	
1	DATE COMMISSIONED	

Howard[Bingham]Hill Architects
 455 Burrard Street, Suite 1100
 Vancouver, BC V6C 2E8
 Tel: 604.681.2000
 Fax: 604.681.2001
 www.hbhill.com

PROJECT DESCRIPTION

PROJECT NO. 0801
 SHEET NO. A1.10
 OF 10

Project Description
 2080 WEST BROADWAY

0801
 March 18, 2009

Retail units provide a strong frontage along West Broadway, and extend around to the Lane on the west end, and to the Residential entry on the east end. While not confirmed at the time of application, the large central Retail unit (Unit #7) and adjacent support facilities are designed to accommodate a mid-sized food store. Two Residential entry lobbies are provided to serve separate massing above Level 2.

A small provision of surface parking stalls are provided near the west end of the Lane, integrated with a row of trees.

4.0 Massing

Project massing is governed by parameters set-out in the Guidelines. The portion of the building above Level 2 is separated, in order to:

- Reduce the apparent mass of the building;
- Reduce shadow impact on Broadway; and
- Mitigate loss of views from residences situated on the south side of West 10th Avenue.

To further break down the building mass, the building is articulated to provide a mid-rise strata, intersecting with taller elements at each end of the Broadway frontage. Along Broadway, a skewed facade orientation accentuates the mid-rise element, while orienting northern views to the west of the opposing West Broadway office building (2025 West Broadway). The skewed facade treatment provides a modest recess transition, creating spatial clearance for the central Retail parking access element at the center of the Broadway retail frontage.

The space between east and west "buildings" creates a semi-private, contemplative Residential Amenity terrace, with supporting west-facing Amenity space at the east edge of the terrace.

The west building form steps westward above Level 5, providing additional spatial separation to the east building while generating a notable vertical edge to the north-west corner Public Open Space. This upper level massing setback provides a second roof terrace for Residential Amenity use, complete with urban agricultural plots, tot play area, and supporting 'wet' room space and tool storage.

5.0 Architectural Character

Extensive use of glass, aluminum and brick, employed in a contemporary manner, is in keeping with context finishes, including extensive use of brick at Retail and recent Arbutus Lands developments. Strategic use of metal spandrel panels emphasize horizontal and vertical massing articulation. Metal screen, used for vertical solar protection and roof terrace stair enclosure, provide a textural element to the exterior finishes. Concrete slab extensions ("eyebrow") are used for solar protection and to reinforce horizontal massing elements. Iconic sloped-glazed elements occur at significant public and semi-public events, including the public parking access (Level 1), and Residential Amenity spaces (Levels 3 and 6).

Project Description
 2080 WEST BROADWAY

0801
 March 18, 2009

1.0 Project Description

The proposed project is a 7-storey mixed-use C-3A development on a site bounded by West Broadway Avenue (north), a dead-end City Lane (south), Maple Street (east), and a C.P.R. Right-of-Way (west). The project consists of Retail uses and 3 Townhouse units at grade on Maple Street, and 132 residential units above Level 1. The existing site includes a surface parking lot and a retail Garden Centre.

2.0 Neighbourhood Context

Broadway and Arbutus present a vibrant commercial-retail and office area. The C.P.R. Right-of-Way along the site's west edge forms part of the City's future greenway system (currently unplanned). The property to the south of the City Lane (currently zoned M-1) includes the existing I.G.A. food store and a liquor store. Across Maple Street to the east, construction is underway on the 7-storey development at 2528 Maple.

The site is well-served by existing and potential future transportation infrastructure. Bus routes are situated along Broadway and Arbutus. Bicycle routes are located along West 10th Avenue and Cypress Street (1 block east of the site).

Lord Tennyson Elementary School site is located south-east of the 10th Avenue and Maple Street intersection. Kitsilano Community Centre and associated city park are located 2 blocks west of the site.

Arbutus Lands developments a few blocks south on Arbutus provides recent precedent for multi-family and mixed-use development.

3.0 Siting

A number of building setbacks are proposed, in keeping with the Broadway-Arbutus C-3A Guidelines of July 2004 ("Guidelines"):

- North property line: 10' setback for enhanced pedestrian environment on Broadway, and to accommodate increased pedestrian traffic associated with a potential rapid transit station
- West property line: 20' setback for through-site pedestrian circulation adjacent to the C.P.R. Right-of-Way
- North-West corner: 50' x 50' setback for Public Open Space, to accommodate future rapid-transit station or access-to-station at the corner of Broadway and the C.P.R. Right-of-Way
- South property line: 14.9' residential setback at the Lane

In addition, a 12' residential setback is provided at the east property line (adjacent Maple Street), improving separation from the adjacent 2528 Maple Street development.

Maple Street provides the sole access and egress point for the dead-end City Lane. Access to underground parking, loading areas, and garbage facilities is situated at the eastern portion of the Lane to minimize vehicular activity along the full length of the Lane.

Project Description
2080 WEST BROADWAY

0801
March 18, 2009

6.0 Sustainable Approaches

The targeted level of sustainability is equivalent to LEED Silver, similar to recent/ongoing South East False Creek Private Lands developments. Specific LEED-equivalent items are under ongoing review and the developer is committed to this overall standard.

Passive solar protection is provided using vertical and horizontal solar screens on the west, south, and east facades. The percentage of view-glass is to be at a maximum of approximately 50% of overall exterior wall area. In addition, the view glass is to include a Low-E coating, and the overall weighted U-value performance of the exterior glazing system will exceed the new Energy Efficiency Act requirements (which sets maximum U-value at 0.45).

Additional sustainable approaches include water efficient landscaping, stormwater management (for rate of flow) and heat island reduction at roof areas.

7.0 Requested Relaxations, Variances or Increases

7.1 Conditional Density & Height

The applicant seeks approval for an increase in the maximum allowable density from FSR 1.00 to FSR 3.00, by responding to the City's Guidelines. The increase in density is accompanied by an associated increase in maximum allowable height, from 9.2m to 21.34m, as outlined in the Broadway-Arbutus C-3A Guidelines, July 2004 ("Guidelines").

Mitigating design factors in support of the proposed increase to density and height include the following:

- 1 The height and massing generally respond to the parameters set-out in the Guidelines. Refer to Drawing A2.10 for Massing Compliance study and Drawings A2.30 and A2.31 for shadow studies.
The upper portion of the building is split and separated, providing comparable massing to the adjacent development to the east (2528 W Broadway), while also mitigating view obstructions from the West 10th Avenue residences viewing north.
- 2 A 20 foot wide pedestrian link setback is provided along the west property line, as recommended in the 4.5 and Figure 14 of the Guidelines.
- 3 A 50 foot by 50 foot Public Open Space is provided at the north-west corner of the site, as recommended in the Guidelines.
- 4 A 10 foot setback from the north (Broadway) property line along with an inner row of street trees is provided, as recommended in 4.4.(b) of the Guidelines.
- 5 The Retail provision is in keeping with the Local Shopping Area objectives, as described in the Broadway-Arbutus Policies, July 2004 ("Policies").
- 6 Enhanced liveability is provided through a number of sustainable approaches, including passive solar protection measures by way of:
 - a. careful limitation on extent of view glass;
 - b. use of horizontal extended-slab solar screens, particularly on south, west, and east facades; and,
 - c. use of vertical solar screens, particularly on the west and east facades.

7.2 Additional Building Height

Howard Bingham Hill Architects

3

Project Description
2080 WEST BROADWAY

0801
March 18, 2009

The applicant seeks approval for an additional increase in the maximum allowable height of the building, from 70 feet (conditional maximum allowable) to 77.61 feet, for an additional proposed height of 7.61 feet. Refer to Drawings A2.10 and A2.31 for massing and shadow studies in support of the additional height. The additional height as measured above the base surface ranges from 1.28 feet to 7.61 feet, for an average of 4.45 feet.

One condition generating the additional height is the intent to address a concern expressed at the two Public Open Houses (held in September and October of 2008). Concern was expressed that the height and amount of daylight relating to the large Retail unit (Unit 7 on the L1 Plan) would be inadequate, if minimum allowable height of Retail was followed. The existing IGA store on the adjacent property to the south was referenced by neighbours as a positive model for ceiling height and daylight.

An additional factor is the natural slope of the site, which creates a condition of increasing building height from east to west (a condition also experienced on the adjacent 2528 West Broadway development, for which a height relaxation was allowed).

7.3 Horizontal Angle of Daylight

Relaxation is sought for minor non-compliances relating to horizontal angle of daylight requirements, created in two locations of the proposed design. Refer to 1/16" scale plans for angle of daylight confirmation.

Condition 1: Two 1-Bedroom units south of the east core have a portion of their daylight-angle obstructed by the residential setback line on the adjacent property. The length of unobstructed view is reduced to 21.4m (in lieu of the required 24m) for a portion of the angle. This condition occurs from Level 2 to Level 5.

Condition 2: One west-facing 1-Bedroom unit on Level 5 of the east "building" has an unobstructed view over a distance of 22m, in lieu of the required 24m.

BROADWAY & MAPLE
VANCOUVER BRITISH COLUMBIA

NO.	REVISION	DATE
1	CONSTRUCTION	2009
2	CONSTRUCTION	2009

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PROJECT DESCRIPTION	
ALL DIMENSIONS UNLESS STATED OTHERWISE	PROJECT NUMBER
SCALE	A1.11
DATE	0801
DRAWN	
CHECKED	

Howard Bingham Hill Architects

4

Appendix E; page 2 of 2



Site (office building across Broadway)

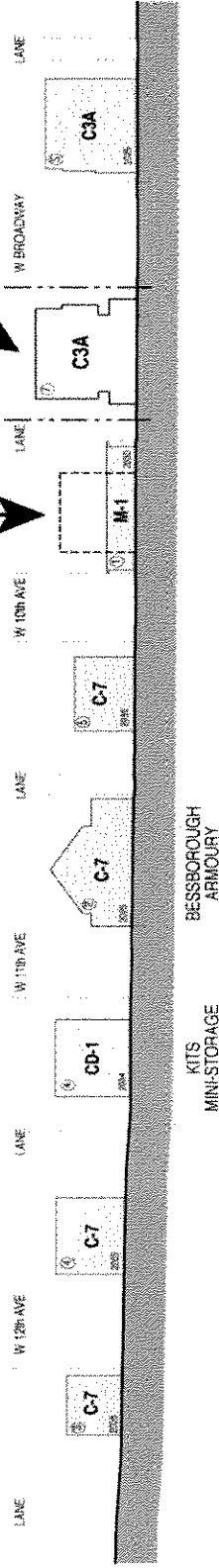
1960 W11th Avenue:
View North from Upper Floor Window, Before



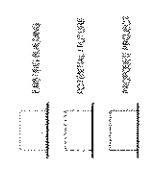
Site (showing proposed building)

View North from Upper Floor Window, After

Future Rezoning
Maximum 55ft



CONTEXT SECTION
NORTH-SOUTH SECTION; VIEWING WEST



Open House Report:

Summary of the September 10, 2008 Public Open House about the
Proposed Development of 2002 to 2084 West Broadway, Vancouver

September, 2008

Prepared for:
Pinnacle International Ltd.

By:
Coriolis Consulting Corp.

Table of Contents

1.0	Introduction.....	1
2.0	Meeting Details	2
2.1	Meeting Date, Time, and Venue.....	2
2.2	Advertising the Meeting	2
2.3	Meeting Format and Materials	3
2.4	Public Attendance	3
3.0	Record of Input	4
3.1	Contact Prior to the Open House	4
3.2	Tabulation of Questionnaire Results	5
3.3	Main Impressions from Verbal Interaction with People at the Open House	7
3.4	Contact After the Open House	8
3.5	Summary of Public Input	10
4.0	Next Steps	11
	Attachment 1: Mail-out Notice	12
	Attachment 2: Newspaper Ad.....	13
	Attachment 3: Sign.....	14
	Attachment 4: Display Panels	15
	Attachment 5: Blank Questionnaire.....	21

1.0 Introduction

Pinnacle International Ltd. is considering submitting a development permit application for a mixed-use residential and commercial project on a site at West Broadway and Maple Street in Vancouver, BC. The site includes four legal parcels (with these civic addresses: 2002, 2020, 2080, and 2084 West Broadway) and is currently occupied by a garden supply store and a surface parking lot for an IGA and liquor store that are on a separate legal parcel immediately to the south.

After an initial meeting with the City of Vancouver, Pinnacle agreed to host a public open house about its proposed development prior to submitting a development permit application.

Pinnacle retained Coriolis Consulting Corp. to arrange, advertise, and conduct the public open house and to summarize the feedback received. This report documents details about the meeting and the feedback received.

2.0 Meeting Details

2.1 Meeting Date, Time, and Venue

The Public Open House was held on Wednesday, September 10, 2008 from 6:30pm to 8:30pm at Lord Tennyson School (in the gym). This date was chosen so that the open house was after the summer break, after the first week of school, and because the City of Vancouver suggested holding the meeting on a Tuesday, Wednesday, or Thursday evening.

Lord Tennyson School, which is located at 1936 West 10th Avenue, was chosen as the venue because it is very close to the proposed development site.

2.2 Advertising the Meeting

The Open House was advertised in the following ways:

- *Direct mail-out.* Attachment 1 contains a copy of the mail-out notice that was distributed to a total of about 5,159 nearby residents, property owners, and businesses. The notices were mailed two weeks prior to the event.¹ The City of Vancouver provided mailing labels for distributing the mail-out notice to nearby property owners (520 in total). In addition, the mail-out notice was distributed via Canada Post's mail-drop delivery service to nearby residents and businesses (4,639 in total).^{2, 3}
- *Newspaper advertisement in the Vancouver Courier.* Attachment 2 contains a copy of the display advertisement that was published in the Friday, September 5, 2008 west side edition of the Vancouver Courier.

¹ The City of Vancouver suggested that the mail-out notices should be mailed 2 weeks prior to the open house and this target was met (the notices were mailed on Wednesday, August 27, 2008).

² Canada Post offers a mail-drop service in which its letter carriers deliver the mail-out notice to all residents and businesses in user-selected Forward Sortation Areas ("FSAs", which are the first three digits of a postal code). For this Public Open House, the City suggested delivering the mail-out notice within about a 2 block radius of the proposed development site. The mail-out notice was delivered to all FSAs within a 2 block radius. Some FSA boundaries extend several blocks beyond this radius, so some residents and businesses slightly further from the proposed development site also received the notice.

³ The actual number of residents, property owners, and businesses that received the mail-out may be slightly lower, because some people may have received two copies of the notice (i.e. if they are property owners included on the City's mailing list and also residents/businesses within the area that the mail-drop was delivered).

- *Sign posted on-site.* Attachment 3 contains a copy of the sign text and layout. The sign was installed on-site on Tuesday, September 2, 2008, fronting West Broadway at the northeast corner of the site (i.e. near Maple Street).

2.3 Meeting Format and Materials

The open house was organized on a drop-in basis. No formal presentation was planned or given. The focus was on interaction, questions and answers, and discussion with people in attendance.

Two representatives from Coriolis Consulting Corp. (the developer's planning consultant) were available to answer questions and interact with attendees. There were also two representatives of the developer's design team and, at different times throughout the event, one to three representatives of the developer present. City staff did not attend, but provided business cards that were available for people to take with the contact information for the City's Project Facilitator (Scott Barker) who will be working on this project.

There was a sign-in sheet, display panels, and a questionnaire for attendees to fill out. Attachment 4 contains a copy of the panels that were on display. These presented information about the site, context, zoning/guidelines/policies that govern development of the site, preliminary information about the proposed development, and an overview of the City's development application review process⁴. Attachment 5 contains a copy of the blank questionnaire.

It was discovered at the event that the Lord Tennyson gym is not wheelchair accessible. Two people came to the open house in wheelchairs, so a representative of Coriolis Consulting conducted a "mini" open house with these attendees outside (including reviewing reduced copies of the display panels, answering questions, and providing a copy of the questionnaire).

2.4 Public Attendance

A total of 96 people signed in on the sign-in sheet provided, but some people chose not to sign in (or, during the busy times, may not have realized there was a sign-in sheet).

Based visual counts, the number of blank questionnaires taken, and the number of completed questionnaires received, Coriolis Consulting estimates that on the order of about 150 to 170 people attended.

⁴ The text for this panel was provided by the City of Vancouver.

3.0 Record of Input

3.1 Contact Prior to the Open House

Coriolis Consulting was named as the contact for more information on the mail-out notice, newspaper advertisement, and sign. Coriolis received 5 phone enquiries prior to the Open House. The City's Project Facilitator, Scott Barker, also passed on input received from 1 caller. These phone enquiries focused on the following items:

- *Date for commencing construction.* Three people wanted to know when construction would commence and/or how long it would take. Coriolis noted that the developer has not yet submitted a development permit application to the City but that, assuming the City approves the application once it is submitted, construction would likely commence in 2009.
- *Boundary of the proposed development site.* Two people wanted to confirm the boundaries of the proposed development site. Coriolis noted that the surface parking and existing David Hunter garden store are on several legal lots on West Broadway, that the existing IGA/liquor store are on a separate legal parcel, and that there is a City-owned lane between the surface parking/garden store and the existing IGA/liquor store. Coriolis also noted that the proposed development site is only the legal lots fronting on West Broadway (i.e. the legal lots currently used for the surface parking lot and existing David Hunter garden store).
- *Future of the existing IGA and liquor store.* Two people wanted to know what the impact of the proposed development would be on the existing IGA and liquor store, since the proposed development would eliminate the surface parking for these stores. Coriolis noted that the developer does not have any formal plans for the legal lot that has the existing IGA and liquor store at this time and that more information about this question would be available at the open house.
- *Retail tenants planned for the proposed development.* One person enquired about the proposed retail mix for the proposed development. Coriolis noted that the proposal is only preliminary at this time, that an application has not yet been submitted to the City, and that the retail mix and specific retail tenants are not yet known.
- *Statement about proposed height in the mail-out notice.* One person noted that the content of the mail-out notice was potentially misleading in how the height of the proposed development was described. The mail-out notice says that "in accordance with the zoning regulations, the maximum height of the proposed development is 7 storeys." Coriolis assured this caller that it was not intended to be misleading and that the statement was referring to the suggested maximum height in the City's guidelines (not the zoning). Other materials (i.e. the newspaper

advertisement, the sign, and the open house display panels) used the word “guidelines” instead of “regulations”. The display panels at the open house described this in more detail, noting that the zoning allows an outright height of 30 feet (3 storeys) and possible relaxations to an unspecified maximum height, and that the City’s guidelines suggest height relaxations to allow up to a maximum of 70 feet (7 storeys).

- *Guidelines for the development of the IGA/liquor store site.* One person enquired about what the City’s guidelines say about allowable density and height for the IGA/liquor store site. Coriolis undertook to look into this question and have the information available at the open house (as this person was planning to attend).

3.2 Tabulation of Questionnaire Results

A copy of the blank questionnaire is provided in Attachment 5. A total of 116 completed questionnaires were received.

Table 1 tabulates the responses to Question 1 about where respondents live. Almost all of the people who completed a questionnaire live within a few blocks of the proposed development site.

Table 1: Where Respondents Live

	Count
Within a few blocks of the proposed development site	108
Somewhere else on the west side of Vancouver	6
Somewhere else in the rest of Vancouver	0
Outside the City of Vancouver	1
Did not answer	1
<i>Total number of completed questionnaires received</i>	<i>116</i>

A total of 100 of the 116 respondents commented about uses they would like to see in the proposed development. Table 2 tabulates these comments.

Table 2: Uses that Respondents Want in the Proposed Development

	Count
Grocery store*	61
Liquor store	54
Garden store**	38
Ample parking	27
Green space	21
Commercial space that is locally-oriented and/or pedestrian-oriented	19
Coffee shops/cafes	12
Parking for the existing IGA and liquor store so that they can remain in their existing locations***	9
Restaurants	7
Post Office	4
Clothing store	4
Other (e.g. daycare, bank, office space, bakery)****	24
<i>Total number of respondents who commented on uses they would like to see in the proposed development</i>	<i>100</i>

Notes:

- * 32 people who want a grocery store in the new development specifically want the existing IGA or a similar IGA to be accommodated.
- ** 32 people who want a garden store in the new development specifically noted that they would like the David Hunter store to be accommodated.
- *** Even though some people suggested including enough parking in the new development that the existing IGA and liquor store could remain in their existing locations, this would not be possible because there would be no parking for these stores during construction.
- **** The "Other" category includes uses that received 3 or fewer mentions.

A total of 78 of the 116 respondents commented about uses they do not want to see in the proposed development. Table 3 tabulates these comments.

Table 3: Uses that Respondents Do Not Want in the Proposed Development

	Count
Big box stores	35
Chain stores	23
Liquor store	19
Home improvement stores	14
Pubs, bars, or nightclubs	12
Fast food restaurants	10
Clothing stores	8
Unightly uses (e.g. bottle depots, x-rated stores)	8
High-rise residential	5
Other (e.g. photocopy stores, restaurants with patios, auto service shops)*	16
<i>Total number of respondents who commented about uses they do not want to see in the proposed development</i>	<i>78</i>

Notes:

- * The "Other" category includes uses that received 3 or fewer mentions.

A total of 89 of the 116 respondents provided other comments. Table 4 tabulates these comments.

Table 4: Other Comments

	Count
Proposed development is too high	34
Want the proposed development site and IGA/liquor store site to be planned and developed comprehensively	30
Want the proposed development site and IGA/liquor store site to remain as is	29
Concerned about traffic, congestion, on-street parking, and/or impacts on bike route on West 10th Avenue	18
Want to know about the future of the IGA/liquor store site	17
Proposed project is too big/has too much floorspace	14
Want to see more detailed design for the proposed project	14
Like the mixed-use concept	7
Proposed project needs larger setbacks	6
Would prefer more variation in building height/massing	4
Other (e.g. concerned about impact on parking agreement between Lord Tennyson School and IGA that allows parents to park while dropping off or picking up students, concerned about view impacts)*	6
<i>Total number of respondents who provided other comments</i>	<i>89</i>

Notes:

* The "Other" category includes uses that received 3 or fewer mentions.

3.3 Main Impressions from Verbal Interaction with People at the Open House

The bulk of the verbal interaction with people at the open house focused on these main topics:

- Interest in knowing about the future of the existing IGA and liquor store.
- Interest in having the proposed development site planned comprehensively with the site occupied by the existing IGA and liquor store.
- Interest in knowing if the new project will provide space for a grocery store, liquor store, and/or garden store. Some people specifically want some or all of these uses in the proposed development. Some people specifically do not want a liquor store in the proposed development.
- Concern about adding more residential development and density in the neighbourhood.
- Concern about impacts on views.

- Confirming who the developer is (Pinnacle International) and that Home Depot no longer owns the site.

3.4 Contact After the Open House

Coriolis received 6 phone enquiries after the Open House. These phone enquiries focused on the following items:

- *Questions or suggestions about the proposed mix of uses in the new project.* Six people commented on the proposed mix of uses in the new project.
 - Three people noted that they do not want a liquor store in this location.
 - One person noted that a daycare (with an above-ground playground) is needed in this location (which could be suitable on the IGA/liquor store site).
 - One person was interested in the general retail mix planned for the proposed development.
 - One person noted that they would like to see a coffee shop, food court, or eateries included in the retail mix.

Coriolis noted that the proposal is only preliminary at this time, that an application has not yet been submitted to the City, and that the retail mix and specific retail tenants are not yet known.

- *How to stay informed/how will the open house report be made public.* Four people wanted to know how to stay informed about the status of the application and opportunities for public input and two people asked how to obtain a copy of the open house report. Coriolis noted that the next step will be for the developer to submit an application to the City and that the City's review process (which includes public notification provisions) then commences. Coriolis provided the contact information for the City's Project Facilitator, Scott Barker, and suggested that these callers contact Mr. Barker to ensure they are on the City's mailing list for notices about this project. Coriolis also noted that the open house report will be provided to the developer and the City, and for people who contact the City's Project Facilitator for a copy.
- *Amount, tenure, and availability of residential units in the new project.* Three people enquired about details regarding the residential units:
 - One person asked about the number of residential units that the project would include. Coriolis noted that the detailed designs have not yet been completed but that the preliminary concept is for about 120,000 square feet of residential space. The number of units would depend on unit size, but for illustration purposes only, if units averaged between about 700 and 1000 square feet in size, this would translate into about 120 to 170 units.

- One person asked if residential units would be for lease or for sale. Coriolis noted that it would be a strata residential project (i.e. units would be for sale).
- One person is interested in purchasing a condo in the development. Coriolis provided the contact information for the developer's project manager.
- *Future of the IGA and liquor store.* Three people commented about the future of the existing IGA and liquor store. Two people wanted to confirm whether these stores could remain open (Coriolis noted that it is not likely that these stores could remain open for business once construction starts) and one person noted that the IGA is needed.
- *Concern about traffic impacts/congestion and interest in more details about how access to the new project will work.* Two people noted concerns about traffic impacts/congestion and are interested in more information about how the underground parking in the proposed development would be accessed. One of these people noted that access only off Maple Street would be problematic and hopes that access will be off Broadway and/or Arbutus (via 10th).
- *Support for the proposed development.* One caller mentioned that they support the proposed development and would like to see construction commence as soon as possible.
- *Views/green space.* One person suggested designing the project to include a green roof and/or green space/trees that neighbouring residential units would overlook, and suggested removal of the trees on West 10th Avenue.
- *Boundary of the proposed development site.* One person wanted to confirm the boundaries of the proposed development site. Coriolis noted that the surface parking and existing David Hunter garden store are on several legal lots on West Broadway, that the existing IGA/liquor store are on a separate legal parcel, and that there is a City-owned lane between the surface parking/garden store and the existing IGA/Liquor store. Coriolis also noted that the proposed development site is only the legal lots fronting on West Broadway (i.e. the legal lots currently used for the surface parking lot and existing David Hunter garden store).
- *Proposed development site should be developed comprehensively with the existing IGA/liquor store site.* One person noted that the proposed development site should be planned comprehensively with the site that the existing IGA and liquor store are located on.
- *Future of parking agreement between Lord Tennyson School parents and IGA.* One person noted that there is an agreement between Lord Tennyson and the IGA that allows parents to park in the surface parking lot while dropping off or picking up students from the school, and is concerned about parent parking if the proposed development goes ahead.

3.5 Summary of Public Input

The main points noted by the public, based on the questionnaires, phone enquiries, and discussions at the open house, can be summarized as follows:

- There is keen neighbourhood interest in knowing what the implications of the proposed development are for the site currently occupied by the existing IGA and liquor store.
- There is keen neighbourhood interest in seeing the proposed development site planned comprehensively with the site currently occupied by the existing IGA and liquor store.
- There is keen neighbourhood interest in more opportunities for public involvement and consultation as the application moves forward, and in seeing more design details as the proposal advances.
- The majority of people want to retain a grocery store in this location, either in the current building or in the proposed development. Most people do not view the new IGA that is a few blocks away as a good alternative.
- Many people want the David Hunter garden store to be accommodated in the proposed development.
- There are differing opinions about the liquor store. Some people want a liquor store to be accommodated in the proposed development (with a preference for a BC liquor store) and some people do not want a liquor store in this location, although more people commented in favour of a liquor store than against.
- Several people mentioned green space and coffee shops/cafes as other uses they would like to see in the proposed development.
- Most people do not want to see the following uses in the proposed development: big box stores, big chain stores, home improvement stores, pubs/bars, fast food restaurants, unsightly uses (e.g. bottle depot), or destination uses that will draw traffic from a large area. There is a strong preference to see the retail component oriented mainly to a local, pedestrian market.
- Many people do not want any changes to the proposed development site or the IGA/liquor store site.
- Many people think the project is too big or too high.
- Many people noted concerns about traffic, parking, congestion, impacts on the bike route along West 10th Avenue, and want the new development to include ample parking.
- Many people are interested in having the opportunity to review more detailed designs for the proposed development and offer more input as the application moves forward.

4.0 Next Steps

Coriolis suggests that the next steps for the project include:

1. *Make this report available to the public online.* Several people enquired about how the results of the open house would be made available to the public. The display panels and information provided in discussions with people at the open house noted that this report would be provided to the developer and the City of Vancouver for consideration in the project planning process. Coriolis also noted that it would become a public document once submitted to the City. Coriolis suggests that this report be published online (either by the City, developer, or both).
2. *Plan another open house event when the project's design and proposed retail mix has been developed in greater detail.*



Open House 2 Report:

Summary of the October 28, 2008 Public Open House about the development of 2002 to 2084 West Broadway, Vancouver

October 2008

Prepared for:
Pinnacle International Ltd.

By:
Coriolis Consulting Corp.

Table of Contents

1.0	Introduction	1
2.0	Open House Details	2
2.1	Meeting Date, Time, and Venue	2
2.2	Advertising	2
2.3	Format and Materials	3
2.4	Attendance	3
3.0	Record of Input	4
3.1	Contact Prior to the Open House	4
3.2	Tabulation of Questionnaire Results	4
3.3	Main Impressions from Verbal Interaction with People at the Open House	8
3.4	Contact After the Open House	9
	Attachment 1: Mail-out Notice	10
	Attachment 2: Newspaper Ad	11
	Attachment 3: Sign	12
	Attachment 4: Display Panels	13
	Attachment 5: Blank Questionnaire	23

1.0 Introduction

Pinnacle International Ltd. is proposing development of a mixed-use residential and commercial project on a site at West Broadway and Maple Street in Vancouver, BC. The site includes four legal parcels (with these civic addresses: 2002, 2020, 2080, and 2084 West Broadway). The site is currently occupied by a garden supply store and a surface parking lot for an IGA and liquor store that are on a separate legal parcel across the lane immediately to the south.

On September 10, 2008, Pinnacle hosted a first open house, with the assistance of Coriolis Consulting Corp., to obtain public input about the proposed development. A report summarizing the public input from the first open house was submitted to Pinnacle and the City of Vancouver at the end of September 2008.

With the feedback obtained from the first open house, refinements were made to the proposed project. The refined proposal was presented to the public at a second open house held on October 28, 2008.

Pinnacle retained Coriolis Consulting Corp. to arrange, advertise, and conduct the second public open house and to summarize the feedback received. This report documents details about the second open house and the public input that was received.

2.0 Open House Details

2.1 Meeting Date, Time, and Venue

The second public open house was held on Tuesday, October 28, 2008 from 6:30pm to 8:30pm in the Parish Hall of St. Augustine's Church.

St. Augustine's Church, located at 2028 West 7th Avenue was chosen as the venue because of its close proximity to the proposed development site and its wheelchair accessibility.

2.2 Advertising

The Open House was advertised in the following ways:

- *Direct mail-out.* Attachment 1 contains a copy of the mail-out notice that was distributed to a total of about 5,221 nearby residents, property owners, and businesses. The notices were mailed using three methods.
 1. The mail-out notice was distributed via Canada Post's unaddressed mail delivery service to nearby residents and businesses (4,646 in total).^{1, 2} These notices were dropped off at Canada Post on Friday, October 17, 2008. Commencement of delivery took place the next business day with all mailouts scheduled for delivery by Wednesday, October 22.
 2. The City of Vancouver provided mailing labels for distributing the mail-out notice to nearby property owners (520 in total). This mailout was completed on Monday, October 20.
 3. The people that attended the first open house and who provided a complete mailing address were also mailed a notice (55 in total). These went out on Tuesday, October 21.

¹ Canada Post offers an unaddressed mail service in which its letter carriers deliver the mail-out notice to all residents and businesses in user-selected Forward Sortation Areas ("FSAs", which are the first three digits of a postal code). For this public open house, the City suggested delivering the mail-out notice within about a 2 block radius of the proposed development site. The mail-out notice was delivered to all FSAs within a 2 block radius. Some FSA boundaries extend several blocks beyond this radius, so some residents and businesses slightly further from the proposed development site also received the notice.

² The actual number of residents, property owners, and businesses that received the mail-out may be slightly lower, because some people may have received 3 copies of the notice (i.e. if they are property owners included on the City's mailing list, residents/businesses within the area that the mail-drop was delivered, and were also on the mailing list collected at the first open house).

- *Newspaper advertisement in the Vancouver Courier.* Attachment 2 contains a copy of the display advertisement that was published in the Wednesday, October 22, 2008 west side edition of the Vancouver Courier.
- *Sign posted on-site.* Attachment 3 contains a copy of the sign text and layout. The sign was installed on-site on Monday, October 20, 2008, fronting West Broadway at the northeast corner of the site (i.e. near Maple Street).

2.3 Format and Materials

The open house was organized on a drop-in basis. No formal presentation was planned or given. The focus was on interaction, questions and answers, and discussion with people in attendance.

Two representatives from Coriolis Consulting Corp. were available to greet the public, answer questions, and interact with attendees. Three representatives of the developer's design team as well as two representatives of the developer were also present. In addition, two representatives of the City of Vancouver planning department attended and answered questions about the development approval process.

There was a sign-in sheet, display panels, and a questionnaire for attendees to fill out. Attachment 4 contains a copy of the panels that were on display. The panels presented information about the site, context, zoning/guidelines/policies that govern development of the site, preliminary information about the proposed development, a summary of the public input from the first open house, and an overview of the City's development application review process³. Attachment 5 contains a copy of the questionnaire.

2.4 Attendance

84 people signed in on the sign-in sheet provided and 11 chose not to sign in, so total attendance by the public was 95 people.

³ The text for this panel was provided by the City of Vancouver.

3.0 Record of Input

3.1 Contact Prior to the Open House

Coriolis Consulting was named as the contact for more information on the mail-out notice, newspaper advertisement, and sign. Coriolis received 3 phone calls from the public prior to the second open house.

One person called to ask if the new project would include day care space; the caller represents an existing day care looking for space, so the caller was referred to the developer.

Two people called to express concerns about the redevelopment of the site including the loss of the existing stores, the addition of more density in the neighbourhood, and the height of the building.

3.2 Tabulation of Questionnaire Results

A copy of the blank questionnaire is provided in Attachment 5. 87 completed questionnaires were received. Respondents were asked to answer 5 questions and provide suggestions or comments.

Question 1 asked where respondents live. Almost all of the people who completed a questionnaire live within a few blocks of the proposed development site. Table 1 tabulates the responses to Question 1.

Table 1: Where Respondents Live

	Count
Within a few blocks of the proposed development site	79
Somewhere else on the west side of Vancouver	5
Somewhere else in the rest of Vancouver	2
Outside the City of Vancouver	0
Did not answer	1
<i>Total number of completed questionnaires received</i>	<i>87</i>

Question 2 asked respondents to indicate whether they agree or disagree with having a grocery store, a liquor store, and seasonal plant sales included in the proposed development. A total of 82 of the 87 respondents answered this question, with the majority agreeing that a grocery store, a liquor store, and seasonal outdoor plant sales should be included in the proposed development.

Most respondents indicated that accessibility (in terms of walkability, convenience by public transit, ample parking) is the primary reason why they would like these retail uses included in the proposed development. Table 2 tabulates these responses.

Table 2: Retail Uses in the Proposed Development

	Agree	Disagree
Grocery store	74	4
Liquor store*	54	14
Seasonal Outdoor Plant Sales **	53	5
<i>Total number of respondents who responded to Question 2.</i>	82	

Notes:

- * 11 people who want a liquor store in the new development specifically noted that they would like a government liquor store.
- ** 11 people who responded noted that they would like a year-round garden store to be accommodated and 7 respondents specifically mentioned that they would like to have the David Hunter garden store included in the proposed development.

Question 3 asked people to consider a specific trade-off between project height and the ability to provide higher ceilings for the ground floor retail space. The question stated; "*Existing zoning allows an outright of 30 feet (3 storeys) with possible relaxations for more height. Current City guidelines suggest increasing height up to 70 feet (7 storeys). The developer is proposing 7 storeys, but with a maximum height of 76 feet, in order to allow for higher ceilings in the ground floor retail space to give the space more natural light and a more open feeling. If the building is approved for 7 storeys, which of these options do you prefer: maximum of 70 feet as per existing guidelines or maximum of 76 feet if this makes a significant improvement in the character of the ground floor retail space*". The question was deliberately worded to suggest a scenario in which the project would achieve at least 70 feet as per the guidelines. Consequently, the response to this question can not be interpreted as supporting the project going to 70 feet or more. A significant number of attendees prefer that the building be less than 70 feet. Some of these answered the question on its own terms, but others preferred to write in their objection to this height. Some people sought (and were given) assurance that the question would not be interpreted as necessarily indicating support for 70 or more feet. The responses are shown below.

Table 3: Maximum Height of the Building

	Count
Maximum height of 70 feet, as per existing guidelines.	35
Maximum height of 76 feet, if this makes a significant improvement in the character of the ground floor retail space.	23
Other*	18
Did not respond	11
<i>Total number of respondents who commented about the preferred maximum height of the building.</i>	87

Notes:

* 18 people who responded to this question indicated that they do not agree with either of the proposed maximum heights or prefer a maximum height less than 70 feet.

The response to this question should be interpreted as follows:

- 18 people specifically wrote in their preference for a building less than 70 feet.
- 35 people do not necessarily support a height of 70 feet, but definitely do not support any additional height above the existing 70 foot guideline.
- 23 people are willing to consider a small increase in height if it results in a significant improvement in the quality of the ground floor space.

Question 4 asked respondents to indicate any aspects of this proposal that they particularly like. Table 4 tabulates these comments.

Most people elected to not answer this question.

Table 4: Aspects of the Proposal that were Particularly Liked

	Count
Likes the inclusion of the grocery store	8
Likes the inclusion of the liquor store	5
Likes the inclusion of the smaller retail spaces	3
Thinks that the development is visually appealing	6
Likes the green space	4
Like the streetscape design	4
Likes the mixed-use concept	1
	18

Question 5 asked respondents to indicate any aspects of this proposal that they particularly dislike. Table 5 tabulates these comments.

SUMMARY OF THE OCTOBER 28, 2006 PUBLIC OPEN HOUSE
ABOUT THE PROPOSED DEVELOPMENT OF 2002 TO 2004 WEST BROADWAY, VANCOUVER

Table 5: Aspects of the Proposal that were Particularly Disliked

	Count
Dislike losing the current IGA/liquor store/garden store	27
Proposed development is too high	21
Proposed development is too boxy/unoriginal	19
The proposed project is too dense/has too much floorspace	14
Dislike losing the current parking lot/no above ground parking in the proposed development	8
Dislike the underground parking access/concept*	7
The setbacks are too short	5
Other (dislikes lack of office space, no guarantee of a liquor store/grocery store/garden store in proposal, concerned about noise/air pollution)**	6
	56

Notes:

- * Some respondents are concerned that there is insufficient vehicular access to the underground parking and that additional vehicular access points should be included.
- ** The "Other" category includes uses that received 3 or fewer mentions.

Question 6 asked respondents to provide any other suggestions or comments, which have been tabulated in Table 6.

Table 6: Other Comments

	Count
Concerned about traffic, congestion, and/or impacts on bike route on West 10th Avenue*	34
Would like to see more green/open space	13
Would like to see a comprehensive plan for both sites	12
Would like to see community services/spaces (community centre, community garden, coffee shops)	7
Would like to see more parking for the proposed development	6
Would like to see an affordable grocery store in the proposed development	3
Suggested that a traffic management plan should be prepared for the site prior to any development approval	2
Would not like to see any big box store in the proposed development	2
Would like more information on the future of the IGA/liquor store site	2
Other*	7
<i>Total number of respondents provided other comments or suggestions</i>	<i>58</i>

Notes:

- * The proximity of the proposed development site to Tennyson Elementary School (situated kitty corner to the southeast of the development site) concerns some respondents who feel that potential increased traffic may pose further safety issues for pedestrians, especially children.
- ** The "Other" category includes comments and suggestions that received 1 mention.

3.3 Main Impressions from Verbal Interaction with People at the Open House

The open house provided an opportunity for one-on-one or small group discussion about the site and the proposed development. There is not a formal record of each conversation and there is no documentation of the interaction between the public and the City representatives. The following notes summarize the verbal comments provided to the representatives of Coriolis Consulting Corp.:

- Some residents would much prefer to see the whole site develop at once, or at least to be able to see the proposed future development of the part of the site that is south of the lane.
- One resident noted that the existing grocery store structure has heritage value that should be taken into account in the plans for the site.
- Some residents expressed the desire to see more public open space incorporated into the project.
- Some residents expressed concern about what they perceive as a “tunnel” being created along Broadway, with a long sequence of mid-rise buildings along both sides of the street.
- One resident suggested that the lane that divides the site should be multi-use, including vehicular access and a pedestrian route.
- Some residents expressed concern about the loss of the existing IGA store and the liquor store and they think that the new space will be too small and not as open and attractive.
- Some residents are concerned about traffic. Some note that there are several access/exit points on the present site, which tend to disperse traffic, whereas all traffic from the proposed project will come out of the lane onto Maple. People are concerned about the impact of traffic on the existing elementary school.
- One person expressed concern about the loss of the surface parking, which apparently is currently made available to parents of children in Lord Tennyson School in the morning before class starts.
- One resident is highly concerned about continuing to allow a liquor store in this area, because of the proximity of the school. If there is to be a store, it should be very low profile and should not allow the display of liquor in a way that is enticing to young people.
- One resident wants to avoid including any “polluting” uses in the retail space, meaning uses that emit obnoxious odours, loud noises, or any toxic substances.
- One resident is concerned that the underground parking will not be convenient for area seniors and that the underground parking will not be safe. There is a concern about street

people, coming to the area to drop off recyclables at the liquor store, congregating in the parking garage.

- Many people expressed concern about the height of the building and some expressed concern that the design is not very attractive (these people were reminded that the proposal is preliminary and the design is only very schematic at this point.
- Some people expressed the desire for opportunities for additional public input as the proposal evolves.

3.4 Contact After the Open House

Coriolis received one phone call after the Open House. This call was from a person who had faxed in a completed questionnaire and wanted to confirm receipt and request the addition of some comments.

To the City of Vancouver, Development Services, in response to their invitation for input REGARDING DEVELOPMENT APPLICATION #DE412784
Broadway and Maple – Parking Lot of IGA/Liquor Store + David Hunter Garden Centre

I/we, the undersigned, have concerns about the proposed development.

1. The posted notices say the IGA and Liquor Store are NOT included in the application. However, going ahead with the proposed development means these stores will be CLOSED, because the parking, which the City requires stores to have, will no longer be available for them.

The loss of the IGA would be particularly serious for our community's large number of seniors, people with disabilities, and people on fixed or low incomes, who need easy access to reasonably priced groceries, which are rarely available at smaller stores. In addition, many seniors shop at the IGA every day – because they cannot carry large loads of groceries and don't have enough storage space in their apartments to make once-a-week shopping practical. This also provides an outing and an opportunity to interact with people – activities which are essential for maintaining health. Other area grocery stores are west of Yew Street or east of Cambie, and most are higher priced or specialty stores. They are also too far away for easy access for many seniors and people with disabilities and others who don't drive, can't afford taxis, and cannot manage lugging groceries on the bus.

2. The proposed development would mean not only the loss of the IGA and Liquor Store but also the David Hunter Garden Centre, which is a well-established small business in our community. The loss of these businesses will likely mean the loss of many decently paid jobs.

3. It appears the housing aspect of the proposed development would consist primarily of condominiums. The City, and this area in particular, has lost many rental units in recent years. More affordable rental housing is needed, not more condos.

4. Large developments, such as the one proposed, can negatively affect surrounding areas. The streets north and south of Broadway and east of Arbutus are NEIGHBOURHOODS where a range of people live and work and play. The neighbourhoods include seniors' residences, co-operative and subsidized housing, single-family homes, apartments and condominiums, an elementary school, daycare centres, churches, community gardens, small parks and playgrounds.

These neighbourhoods are already over-stressed by air pollution from cars and trucks and buses, parking problems, 'short-cutters' speeding through residential streets after leaving the Broadway restaurants and pubs, and noisy patrons disturbing our peace and quiet at two a.m. We are concerned about the increased traffic that the proposed development and the new Bastion building, on the southeast corner, will bring: Increased danger for school children, and for all pedestrians crossing Broadway and Maple, more traffic congestion, more illegally-parked cars blocking fire lanes and driveways, and increased pollution from more cars in the area.

5. No new development should be approved until after it is known what the effects of the new Bastion site on our neighbourhoods actually are – and that they can be dealt with.

6. The decision on the IGA site development should be delayed to allow the residents of the surrounding community time to recover from the pollution, disruption, and noise from many months of six-days-a-week construction of the Bastion project -- before subjecting us to more. In addition, reduction of the health hazards for area residents of all kinds of construction pollution should be a priority for the City in reviewing all development applications.

NAME

ADDRESS

Petitions should be mailed by April 22, 2009 to:

**Scott Barker, Project Facilitator
Community Services Group, Development Services
City of Vancouver, 453 West 12th Avenue, Vancouver, BC V5Y 1V4**

Scott Barker's phone number is 604-873-7166 and his fax number is 604-873-7060.

This matter is scheduled to go before the Development Permit Board on June 1, 2009. According to Scott Barker, all comments received by about two weeks before the June 1st meeting "should" make it into the report prepared for the Development Permit Board, although the "posted" date for responses is April 22, 2009.

You may also wish to contact the following people by email with other letters and comments:

- Scott Barker scott.barker@vancouver.ca
- Mayor and Council mayorandcouncil@vancouver.ca
- Kitsilano.ca (blog) rob@kitsilano.ca
- Vancouver Sun Newspaper atanner@vancouver.sun.com
- Province Newspaper pchapman@theprovince.com
- Vancouver Courier Newspaper blink@vancourier.com

Also, see my letter to Mayor and Council at <http://savetheigalot.shawwebspace.ca/>

You may contact me at savetheigalot@shaw.ca

Thanks! Robyn

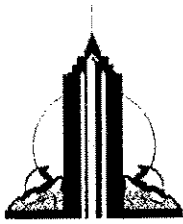
**To the City of Vancouver, Development Services, in response to
Development Application No. DE412784 (2080 West Broadway)**

I/we, the undersigned Vancouver residents and/or customers of the businesses located at the above-noted location, are opposed to the proposed development by Pinnacle International.

I/we are aware that the proposed development is for the "front" property on Broadway (consisting of the parking lot and David Hunter Garden Centre). However, I/we are also aware that the IGA and liquor store businesses on the "back" property would be forced to close if this proposed development is allowed to proceed.

I/we are opposed to this and any future application that would threaten any of our local services. I/we therefore request that the Development Permit Board of the City of Vancouver **REJECT** Development Application No. DE412784 in its entirety.

NAME	ADDRESS	PHONE	SIGNATURE
			



PINNACLE INTERNATIONAL

May 6, 2009

Scott Barker
Development Services
City of Vancouver,
453 West 12th Avenue
Vancouver, BC, Canada
V5Y 1V4

Attn: Scott,

RE: 2080 W. Broadway - DE412784

Dear Scott,

Further to your request for clarification regarding the intended use of the existing grocery and liquor store on the m1 site, Pinnacle's intentions are as follows:

1. The proposed C3a development has been designed to accommodate both existing uses, both of which would be welcomed in the new development.
2. The current business will remain intact until such time that construction begins on the C3a site, at which time the m1 site would no longer meet city bylaw requirements and henceforth would have to close.
3. During and after construction, the existing m1 site would be reconfigured to accommodate a suitable conforming use or be rezoned.
4. As an alternative to the above, Pinnacle would be receptive to working with the city in the best interest of the community to explore solutions that would enable the existing businesses to remain open during construction.

We would welcome further discussion on the matter, please do not hesitate to contact us at your earliest convenience.

Regards,

A handwritten signature in black ink, appearing to read 'Vito De Cotiis', enclosed within a circular scribble.

Vito De Cotiis
Pinnacle International