
1289 HORNBY STREET (COMPLETE APPLICATION)
DE418686 - ZONE CD-1

PO'S/BM/UA/MS/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
M. Holm, Engineering Services
D. Naundorf, Housing Policy & Projects
M. Roddis, Park Board

Also Present:

P. O'Sullivan, Urban Design & Development Planning
B. Mah, Development Services
M. So, Development Services

APPLICANT:

IBI/HB Architects
Attention: Gwyn Vose
1285 West Pender Street
Vancouver, BC
V6E 4B1

PROPERTY OWNER:

0785687 B.C. Ltd. & Rattenbury Enterprises Ltd.
Suite 305 - 111 Water Street
Vancouver, BC
V6B 1A7

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a 54-storey mixed use building containing retail, vehicle dealer and a total of 479 residential units over eight levels of underground parking with 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 Engineering - Neighbourhood Energy Utility (NEU) comments

Appendix E Plans and Elevations

Appendix F Applicant's Design Rationale and Landscape Rationale

● **Issues:**

1. Enhanced function of the breezeway as pedestrian connection
2. Floor area transfer between sub-areas
3. Unit size
4. Rooftop element of the tower
5. Enclosed Bridge Connection

- **Urban Design Panel: Support**
-

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE418686 submitted, the plans and information forming a part thereof, thereby permitting the development of 54-storey mixed use building consisting of three (3) storeys of commercial (CRU), one storey of vehicle dealer, one storey of amenity and forty-seven (47) storeys of residential (426 market dwelling units and 53 rental dwelling units) over eight levels of underground parking, subject to approval of the Form of Development by City Council and the following conditions:

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

Public Realm

- 1.1 design development to provide an enhanced public realm treatment, with emphasis on pedestrian movement that contributes to the lane and a more welcoming midblock pedestrian connection;

Note to Applicant: Intent is to reiterate Rezoning Condition 1. High quality public realm treatments that balance the needs of pedestrians and vehicular movements should be provided. Particular design development to the entry to the breezeway is required to expand the pedestrian sidewalk area. Refer to Standard Condition A.1.21 (d).

Material treatments should consider variations of concrete finishes with limited accent pavers and a design approach that minimizes the use of bollards. Location of ventilation grates in key public realm areas are to be avoided. Features that are on City streets and lanes require a separate application to Engineering.

- 1.2 design development to the organization of seating and planting area at plaza space at the corner of Drake St. and the lane to function better as a gathering node;
- 1.3 design development and provision of a lighting strategy and implementation plan to enhance the proposed public realm environment;

Note to Applicant: Intent is to reiterate Rezoning Condition 3. All proposed lighting fixture locations in the public realm should be indicated on the public realm plan and should be cross-referenced with enlarged fixture specifications.

Urban Design

- 1.4 design development to the overall building form to reduce density to comply with the permitted maximum of the Sub-Area A of the CD-1;

Note to Applicant: Refer to discussion under the "Response to the CD-1" section and Standard Condition A.1.2.

- 1.5 design development to comply with Section 10.21 (Dwelling Units) of the Zoning and Development By-law;

Note to Applicant: The project proposes 12 rental units and 97 market strata units that indicate a floor area below 398 sq. ft., the minimum dwelling unit floor area as per Section 10.21 (Dwelling Units) of the Zoning and Development By-law.

The By-law permits a relaxation of dwelling unit floor area to 320 sq. ft. provided that the unit demonstrates satisfactory living accommodation, having regard to the type of occupancy proposed. "Type of occupancy" refers to a unit having either *rental occupancy* or *market strata occupancy*. The floor area of rental units with satisfactory livability may be relaxed to no less than 320 sq. ft., but market strata units must maintain a minimum floor area of 398 sq. ft.

It is anticipated that compliance with the By-law will require significant redesign to affected floor plan layouts and possibly also to associated exterior glazing patterns. Refer also to Standard Condition A.1.4.

- 1.6 design development to significantly reduce the length of Hornby Street frontage that is dedicated to the Residential Lobby and Mail Room;

Note to Applicant: Lobbies to residential towers tend to be passive spaces that are occupied in a transitory nature. The intent of this condition is to maintain more active uses at grade, such as retail use.

- 1.7 design development to the upper portion of the building (tower in Sub-Area A) to further refine and enhance its architectural contribution to the city skyline and the public view cone;

Note to Applicant: Intent is to reiterate Rezoning Condition 5. Further design development to the architectural language of the rooftop is required to significantly simplify the geometry, reduce the number of finish materials and bring more visual cohesion to the rooftop expression. Consideration should also be made for the illuminated faces ("the lantern") to be visible from all sides of the building.

Refer also to Standard Condition A.1.17 which seeks to ensure service equipment including window washing infrastructure, cell tower and antennae elements do not incur into the public view cone(s).

- 1.8 design development to the covered breezeway connection to enhance its function as a welcoming pedestrian connection;

Note to Applicant: Intent is to reiterate Rezoning Condition 7. The breezeway should present a more public, welcoming, pedestrian-friendly presence to Hornby Street. The width and/or height of the breezeway entrance aperture should be increased. The design should permit more natural light into the breezeway itself. Enhanced soffit and lighting treatments should be provided. All finishes at the breezeway should exhibit a finer grain to indicate a pedestrian scale. Refer to Standard Condition A.1.21 (d).

- 1.9 design development to confirm and demonstrate the role and purpose of the enclosed bridge connection as a key component in delivering the building(s) energy performance requirements; and

Note to Applicant: Intent is to reiterate Rezoning Condition 8. In order to transfer energy between the two development sites, other locations such as a below grade should be also considered. If the enclosed elevated bridge connection between the tower in Sub-Area A and the tower on the Burrard Street site is pursued, design development is required for the bridge to exhibit exceptional design quality combined with a high degree of transparency.

- 1.10 consideration for design development to strengthen and clarify the expression of the tower's principal vertical reveal facing Drake Street.

Note to Applicant: This can be accomplished by deleting or relocating the balconies from the slot and employing a lighting approach that increases the visual contrast between the reveal and the building face.

- 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.

• Development Review: *Sub-Area A*

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	350 ft. x 120 ft. (nominal)
Site Area	-	-	41,980.6 ft. ² (survey plan)
Uses	Dwelling Uses Office Uses Retail Uses	-	Residential Units General Offices Retail Stores (2) + Vehicle Dealer
Family Housing ¹	-	25% x 479 units = 120 units (2 or more bedroom units)	Rental: 6 units/53 units x 100% = 11% Market: 242 units/426 units x 100% = 57% Combined: 248 units/470 units x 100% = 52%
Floor Area ²	Sub-Area A 475,416 ft. ² Sub-Area B 250,422 ft. ² Total 725,838 ft. ² Sub-Area A Residential Use *408,337 ft. ² Sub-Area B Residential Use 203,455 ft. ² Grocery/Drug Store 20,000 ft. ² Office/Retail/Service 114,051 ft. ²	-	Sub-Area A Retail Store 4,858 ft. ² Vehicle Dealer 2,915 ft. ² General Offices 59,132 ft. ² Subtotal 66,905 ft. ² Residential 429,589 ft. ² + Total 496,494 ft. ² + Office/Retail/Service 114,051 ft. ² Sub-Area A 66,905 ft. ² Balance (Sub-Area B) 47,146 ft. ²
Balconies	Open (12%) *49,000 ft. ²	-	Open 43,441 ft. ² +
External Shading	8,200 ft. ²	-	Architectural Sustainability Features 8,170 ft. ²
Height	550 ft.	-	Top of Mech. Enclosure 550 ft.
Horizontal Angle of Daylight ³	-	50° /79 ft. or 70° /79 ft.	some units facing north side (distance) and east side (angle) do not comply
Dwelling Unit ⁴ (small)	-	398 ft. ²	Level 6 & 7 (rental) 12 - 325 ft. ² - 398 ft. ² unit 13 - 400 ft. ² - 410 ft. ² unit 25 Levels 8 - 40 (market) 97 - 325 ft. ² - 398 ft. ² unit 21 - 400 ft. ² unit 118
Acoustics	-	acoustics report	work in progress (letter dated Dec. 2, 2014)
Parking ⁵	Non-Residential 54 Small Car 25% - 40% (office) 1/18 Residential not applicable Small Car 25% 104	Non-Residential 43 Disability 3 Residential 285 Disability 17	Non-Residential Standard 22 Small Car 21 Disability 6 Total 49 Residential Standard 293 Small Car 63 Disability 15 Visitor 48 (16 small, 1 disability) Total 419
Bicycle Parking ⁶	-	Class A Class B Office Uses 11 6 Retail Uses 1 n/r Dwelling Units 599 6 Total 611 12	Class A Class B General Office 11 6 Retail Uses 3 6 Residential Units 625 6 Total 639 18

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED																																								
	Vertical (30%) 192	Horizontal (min. 50%) 320 Locker (min. 20%) 128 Electrical Outlet 320 Clothing Locker 18	Horizontal 323 Vertical 169 Locker 147 Total 639 Electrical Outlet 315 Clothing Locker 28																																								
Loading ⁷	-	<table border="1"> <thead> <tr> <th></th> <th>Cl. A</th> <th>Cl. B</th> <th>Cl. C</th> </tr> </thead> <tbody> <tr> <td>Retail Uses</td> <td>n/r</td> <td>2</td> <td>n/r</td> </tr> <tr> <td>Office Uses</td> <td>1</td> <td>2</td> <td>-</td> </tr> <tr> <td>Residential</td> <td><u>2</u></td> <td><u>2</u></td> <td><u>n/r</u></td> </tr> <tr> <td>Total</td> <td>3</td> <td>6</td> <td>n/r</td> </tr> </tbody> </table>		Cl. A	Cl. B	Cl. C	Retail Uses	n/r	2	n/r	Office Uses	1	2	-	Residential	<u>2</u>	<u>2</u>	<u>n/r</u>	Total	3	6	n/r	<table border="1"> <thead> <tr> <th></th> <th>Class A</th> <th>Class B</th> <th>Class C</th> </tr> </thead> <tbody> <tr> <td>Retail Use</td> <td>0</td> <td>1</td> <td>n/r</td> </tr> <tr> <td>General Office</td> <td>1</td> <td>2</td> <td>-</td> </tr> <tr> <td>Residential</td> <td><u>4</u></td> <td><u>2</u></td> <td><u>n/r</u></td> </tr> <tr> <td>Total</td> <td>5</td> <td>5</td> <td>n/r</td> </tr> </tbody> </table>		Class A	Class B	Class C	Retail Use	0	1	n/r	General Office	1	2	-	Residential	<u>4</u>	<u>2</u>	<u>n/r</u>	Total	5	5	n/r
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Total	5	5	n/r																																								
Amenity	20,000 ft. ²	-	Sub-Area A Amenity 18,674 ft. ² Open Balcony 133 ft. ² Subtotal 18,807 ft. ² Balance (Sub-Area B) 1,193 ft. ²																																								
Unit Type	-	-	Rental (Levels 6 & 7) 38 - Studio 9 - 1-bedroom 6 - 2-bedroom 53 units Market (Levels 8 - 54) 97 - Studio 87 - 1-bedroom 217 - 2-bedroom 25 - 3-bedroom 426 units Total 53 units + 426 units = 479 units																																								

¹Note on Family Housing: Standard Condition A.1.31 seeks consideration to increase the number of rental units containing 2 or more bedrooms.

²Note on Floor Area: Standard Condition A.1.2 seeks compliance with the maximum Floor Area.

³Note on Horizontal Angle of Daylight: Standard Condition A.1.3 seeks compliance with the daylight access requirements for all habitable rooms/areas. Standard Condition A.1.4 requires additional information to clarify the horizontal angle of daylight of certain units in the residential tower. Refer also to Commentary Discussion under the "Horizontal Angle of Daylight" section on Page 9.

⁴Note on Dwelling Unit: Recommended Condition 1.5 and Standard Condition A.1.5 seek compliance with the minimum floor area for all dwelling units. Refer also to the Commentary Discussion on the "Unit Sizes" section on Page 9.

⁵Note on Parking: Standard Condition A.1.6 seeks compliance with the number of small car parking spaces for commercial uses and visitor parking. Standard Condition A.1.7 seeks compliance with the required number of disability spaces for residential use.

⁶Note on Bicycle Parking: Standard Condition A.1.8 seeks compliance with the maximum number of vertical Class A bicycle parking spaces for commercial uses and electrical outlet requirement. There are 3 horizontal bicycle spaces and 11 vertical bicycle spaces for commercial uses.

⁷Note on Loading: The proposal is deficient in the number of Class B loading spaces provided. Submission of additional details and a rationale are required to properly assess loading requirements. Refer to Engineering Services' commentary and Standard Condition A.2.5.

• **Legal Description**

Lot: G
 Block: 100
 District Lot: 541 (Group 1)
 Plan: EPP44019

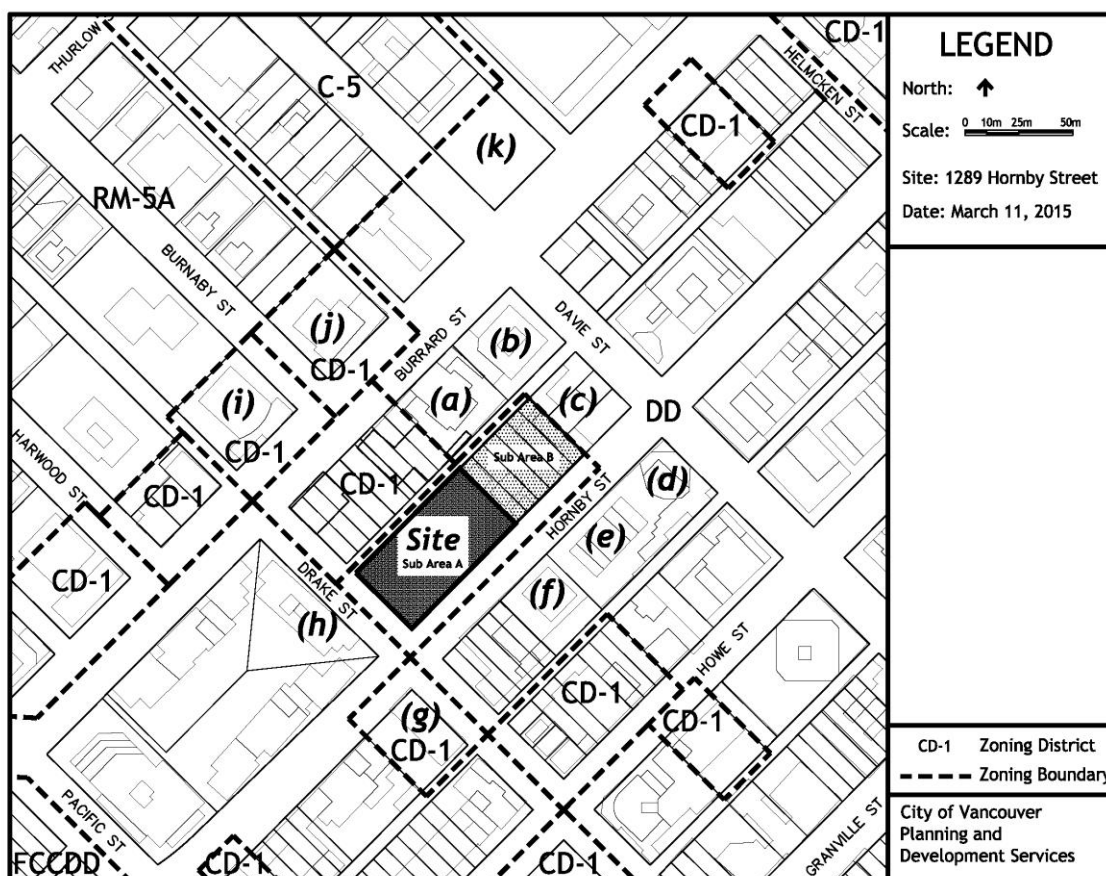
• **History of Application:**

14 12 17 Complete DE submitted
 15 02 11 Urban Design Panel
 15 03 25 Development Permit Staff Committee

• **Site:** The site is located on the north-east corner at the intersection of Drake Street and Hornby Street. A parking lot, two houses and a vacant lot currently occupy the site.

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

- a) "Altadena" at 1238 Burrard Street, a 15-storey residential building
- b) 1200 Burrard Street, an 11-storey office building
- c) 904-920 Davie Street with a mix of one- and two-storey commercial buildings
- d) "Landis Hotel and Suites" at 1200 Hornby Street, a 17-storey hotel
- e) "Residence Inn Marriott" at 1234 Hornby Street, a 22-storey hotel
- f) "Pure" at 1252 Hornby Street, a 15-storey residential building
- g) "Salt" at 1308 Hornby Street, a 31-storey residential building currently under construction
- h) "Anchor Point" at 950 Drake Street, a nine-storey residential building
- i) "Ellington" at 1010 Burnaby Street, a 19-storey residential building
- j) "Milano" at 1003 Burnaby Street, a 19-storey residential building
- k) Davie Village Community Garden



• **Background:**

The CD-1 By-law for this site, along with the form of development, subject to a series of conditions, was approved by Council, and enacted on October 28, 2014. The CD-1 is divided into two sub-areas: sub-area A includes a residential tower and mixed-use podium; and sub-area B includes a residential tower. This application is to develop the sub-area A.

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

1. CD-1 Bylaw (588)
2. General Policy for Higher Buildings (1997, last amended 2011)

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

1. CD-1 Bylaw (588)

Height and Use: The proposed height and use conform to the provisions of the CD-1 By-law.

Density: The CD-1 specifies a maximum floor area for each of the site's two sub-areas, A and B. This application proposes to transfer 21,078 sq. ft. from Sub-Area B to Sub-Area A. Therefore, the floor area proposed in this application exceeds the allowable floor area for this sub-area by the above amount.

The applicant has applied for a text amendment to the CD-1 to reflect the proposed transfer of density between sub-areas. This application is currently under review and process in our Planning/Rezoning Department. City Council approval of the text amendment would be required prior to the issuance of a development permit for this application as generally proposed. Otherwise, floor area is to comply with the provisions of the CD-1 (588) By-law.

Recommended Condition 1.4 seeks the design development to the overall building form to comply with the permitted maximum of the Sub-Area A of the CD-1. Standard Condition A.1.2 seeks compliance with the CD-1's maximum floor area for Sub-Area A.

2. General Policy for Higher Buildings (1997, last amended 2011)

The General Policy for Higher Buildings requires that all higher buildings demonstrate leadership and advances in sustainable design and energy consumption, and establish a significant and recognizable new benchmark for architectural creativity and excellence.

The proposal's form of development, architectural expression, design quality and sustainable performance were supported at rezoning. This development application maintains and further develops the form and architectural quality.

The policy also identifies other considerations, including the achievement of community benefits, on-site open space that represents a significant contribution to the downtown network of green and plaza spaces, and buildings that minimize adverse shadowing and view impacts on the public realm including key streets, parks and plazas, as well as on neighbouring buildings. To address this requirement, the application proposes a pedestrian connection from Hornby Street to the interior of the site to a future pedestrian mews that connects to Burrard Street. Refer to the discussion section under "Other Issues" for recommended improvements to the breezeway.

Refer to Sustainability section for discussion about this policy's energy consumption targets.

• **Other Issues:**

Breezeway:

Staff have concerns, previously identified at the rezoning, that the proposed breezeway design is primarily vehicle oriented and should be made more public. Staff are recommending further design development to the covered breezeway connection to enhance its function as a welcoming pedestrian connection in Recommended Condition 1.8.

Unit Size: This application proposes 109 residential units that have a floor area less than the minimum permitted by Section 10.21 (Dwelling Units) of the Zoning and Development By-law (398.27 sq. ft.). Staff advised the applicant to comply with this By-law at the Rezoning stage and prior to Development Permit application submission. Compliance with the By-law is sought with Standard Condition A.1.5.

The By-law permits a relaxation of dwelling unit floor area to 320 sq. ft. provided that the unit demonstrates satisfactory living accommodation, having regard to the type of occupancy proposed. "Type of occupancy" refers to a unit having either rental occupancy or market strata occupancy. The floor area of rental units with satisfactory livability may be relaxed to no less than 320 sq. ft., but market strata units must maintain a minimum floor area of 398 sq. ft.

Because of the number of non-compliant units, it is anticipated that significant redesign of the floor plan layouts and possibly exterior glazing patterns will be required. Recommended Condition 1.5 captures the design changes that are associated with compliance.

Horizontal Angle of Daylight (H.A.D.):

The studio units in both the tower and podium have conventional studio layouts with inboard sleeping areas that have uninterrupted access to daylight. Staff are satisfied that livability of these units is not compromised by the distance of the sleeping areas from the glazed wall and recommend that the Board relax the horizontal angle of daylight provision of the CD-1 for these spaces.

The western-most units of the tower on levels 41-49 have habitable rooms labelled "Family Room" that do not have at least one window on an exterior wall. The Family Room is generously sized and open on two sides to a broader living space that includes Living, Dining and Kitchen. That living space is fully glazed to the exterior along its width. Staff are satisfied that livability of the Family Rooms of these units is not compromised for daylight and recommend that the Board relax the horizontal angle of daylight provision of the CD-1 for these spaces.

An internal habitable room within the westerly unit on level 51, labeled "Den," does not have at least one window on an exterior wall. Staff are seeking compliance with the horizontal angle of daylight provision of CD-1 for this space with Standard Condition A.1.3.

Units 03 and 05 on the north side of the residential tower on levels 9 through 28 propose habitable rooms whose horizontal angle of daylight appears to be partially obstructed by the proposed system of exterior structural latticework. This structural framework is a grid of vertical and horizontal members that project 1.6 ft. beyond the face of glazing and may limit the angle from which daylight enters the units. The Horizontal Angle of Daylight diagrams provided in the application do not provide sufficient detail to assess whether the H.A.D. provision of the CD-1 has been met for these units. Therefore Staff are requiring enlarged plan of these units indicating the horizontal angle of daylight. Refer to Standard condition A.1.4.

• Response to Urban Design and Landscape Rezoning Conditions of Approval:

Rezoning Condition 1: Design development to provide an enhanced public realm treatment, with emphasis on pedestrian movement that contributes to the lane and midblock pedestrian connection including the provision of the enhanced visual and green wall landscape treatment of the blank wall with the adjacent property to the north.

Note to applicant: High quality public realm treatments that balance the needs of pedestrians and vehicular movements should be provided. Material treatments should consider variations of concrete finishes with limited accent pavers and a design approach that minimizes the use of bollards. Other public realm features, such as landscaping, seating opportunities, patio spaces need to be considered. Location of ventilation grates in key public realm areas are to be avoided.

Features that are on City streets and lanes require a separate application to Engineering.

Applicant Response: A self-supporting green wall system such as "Green-screen" or a Stainless Steel cabling system is proposed to screen the existing blank wall face of the neighbouring property. The specific system and technical details have yet to be resolved. As an alternate, the design team is exploring the potential of the blank wall to be the location of a large sculptural element similar to the 'Wind Arbor' sculpture created in Singapore by the artist Ned Kahn. This element is comprised of sequin like elements hung vertically that move with the wind to create a dynamic pattern. Our intent is to activate this space while screening the existing wall.

High quality public realm treatments are one of the key design elements of our landscape design. Natural, light colored mortared in place paving stone will be provided across the entire site. The stone surface will have a textured slip resistant surface, such as a flamed or bush hammered finish. To balance the needs of pedestrian and vehicles, a flush paving system with no barrier curbs is proposed.

Bollards will be used only in strategic locations in the laneways, to ensure the safe separation of vehicles and pedestrians.

Custom seating opportunities, typically combined with planters, will be provided throughout the site and will be emphasized at key areas. The locations of ventilation and exhaust gratings have been carefully considered by the team, and are shown on the drawings. Since the entire site is highly programmed, a small amount of ventilation will be located near the amenity areas. We have avoided this proximity as much as possible while ensuring that the building requirements can be met.

A separate DP package for the laneway will be provided to the City Engineering Department. Our intent is to provide a heavy-duty natural stone paving assembly, mortared into place on top of a reinforced concrete slab. This assembly would be similar in nature to the stone paving assembly behind the Hudson's Bay Company, at the lane connecting to St. Regis Way and Seymour Street. The slab will have drain perforations to ensure that water can freely drain between the pavers and the slab. A valley drainage pattern is proposed to simplify the location of catch basins, and to tie into the municipal storm system.

Offsite surface treatments along Burrard, Drake and Hornby Streets will conform to the COV Design Guidelines for the Downtown South "Hornby Slopes".

Staff Assessment:

The proposed extensive use of enhanced surface treatments throughout the public realm and the lane was approved at the rezoning. As this is a high building site, unique to a handful of sites, and presents an opportunity to connect pedestrians from Hornby St. and Drake St. to bus services on Burrard St., an enhanced laneway that encourages pedestrian use is supported in principle at the time of this application.

The current proposal of a white marble paving material is a departure from that shown at rezoning. As Staff does not have much experience with the proposed material, additional information is required to assess whether the proposed material will meet performance criteria with respect to wear, appearance, resistance to damage, slip coefficient etc. Standard Condition A.2.4 requires this additional performance information. Staff will continue to assess the suitability of the proposal and will work with the applicant to determine the exact nature and extent of the materials used in the laneway. Overall, the intent to provide a curbless design in the laneway and visual continuity in surface treatments between the breezeway and Drake Street is supported.

Further refinements to the public realm are sought by Staff. Recommended Condition 1.2 requests design development to the seating and plaza space at the corner of Drake St. and the lane so that it will function better as a gathering node. Standard Condition A.1.21 (d) seeks to enhance the public pedestrian connection of the breezeway by expanding the sidewalk width.

Rezoning Condition 2: Design development to ensure a seamless transition from the public to private realm.

Note to Applicant: High quality, special paving is encouraged on private property. The strategy should anticipate a seamless and compatible material transition from standard paving on city sidewalks. Special paving on private property should be constructed to ensure long term stability and respect the principles of universal design. Location of ventilation grates in key public realm areas are to be avoided.

Applicant Response: A seamless transition from public to private realm will be provided through the provision of high quality, natural stone paving at all public and private spaces, with the exception of areas that are within the guidelines for the Downtown South "Hornby Slopes". This paving is intended to run seamlessly throughout the ground plane and upper levels of the project. Special attention will be given to the specifications and detailing of the paving assemblies to ensure that they are properly executed during construction, and have a higher than

Staff Assessment:

The condition has been satisfied.

Rezoning Condition 3: Design development and provision of a conceptual lighting strategy and implementation plan to enhance the proposed public realm environment.

Applicant Response: A conceptual lighting strategy has been developed with Render Light and Planning Inc; and a plan indicating the design intent will be provided as part of the DP submission. The use of low, diffuse light is proposed, with features such as LED strip lighting underneath bench tops. Minimal light pollution will be a key element of the lighting plan. (See P36-39 UDP Booklet)

Staff Assessment:

The applicant has provided conceptual lighting solutions. Additional design development is required to further define specific lighting types, quantity and specific locations within the overall public realm plan. A modified version of this condition is carried through. Recommended Condition 1.3.

Rezoning Condition 4: Design development to maintain and further refine the high quality materials indicated for the residential towers and podium (integrated white concrete grid, fritted and transparent glazing, horizontal and vertical fins, thermally enhanced slab construction, glazed balustrades) and to maintain the level of detailing implied and necessary to accomplish and construct

the proposed design aesthetic with exceptional detailing necessary to accomplish and construct the proposed design aesthetic with exceptional detailing.

Applicant Response: Part of the design conditions of the Rezoning is that we must maintain and further refine the high quality of materials indicated in the rezoning including:

- White Concrete Grid
- Fritted and transparent glazing
- Horizontal and vertical fins
- Thermally enhanced slab construction
- Glazed balustrades

Through working with various consultants and engineers we have devised details and selected materials that will meet this condition. The concrete Lattice grid will include an integrated admixture which will provide its brilliant white color; set against the darker gray of metal panel elements. Office levels have a frit component to the glazing along with horizontal and vertical fins. The balcony slabs will possess a thermally enhanced slab construction; while the glass balustrades have been designed to optimize transparency. The tower glazing is 50% opaque, 50% transparent, and will be for the most part curtain wall with limited window wall in the punched windows and areas around balconies.

Staff Assessment:

Staff are satisfied that proposed materials are maintained with a quality consistent with those proposed at the Rezoning stage. The provision of representative details for particular building conditions and exterior material transitions is sought in Standard Condition A.1.18.

Rezoning Condition 5: Design development to the upper portion of the building (tower in sub-area A) to further refine and enhance its architectural contribution to the city skyline and the public view cone.

Applicant Response: All equipment has been screened on roof top in sculptural form. Concrete lattice on West corner aligns with Burrard Bridge; dark grey frame on South corner screens mechanical and will make visible form on the skyline. Kink refers to the change in orientation of Burrard Street as it moves from Kits to Downtown.

Staff Assessment:

The upper portion of the tower is the culminated mix of a number of architectural gestures consisting of varied materials, angles and forms, some of which appear to be unrelated to the tower composition. Staff are recommending that this condition be carried through so that the applicant can continue to simplify the expression of the rooftop. The application proposes two illuminated rooftop planes facing south and west. As a consideration item, Staff have requested design exploration for a complete 360 degree lantern approach. See Recommended Condition 1.7.

Rezoning Condition 6: Design development to ensure service equipment including window washing infrastructure, cell tower and antennae elements do not incur into the public view cone(s).

Applicant Response: (See Page 18 UDP Booklet)

- All Equipment has been screened architecturally.
- Elevator Over-run - in metal clad box, sculpted to minimize shadowing.
- window washing equipment - within dark gray architectural frame with glass channels at front edge.
- Cooling towers - in same volume.
- air handling equipment to be screened in louvered area

Staff Assessment:

Further design development is required to show that possible future cell tower antenna elements can be accommodated and thoughtfully integrated into the design of the rooftop. Refer to Standard

Condition A.1.17.

Rezoning Condition 7: Design development to the covered breezeway connection to enhance its function as a pedestrian connection by minimizing the amount of loading and parking access provided directly off the breezeway, through the relocation of loading and parking access to the lane.

Note to applicant: In addition, enhanced soffit and lighting treatments should be provided.

Applicant Response: Loading and one parking entry has been removed from the porte cochere and moved to the lane as per City suggestion. Sculptural metal panel soffit provided with the inset lights randomly placed throughout. We are working with a lighting designer to further refine and detail this soffit area. (See Page 20-21 UDP Booklet).

Staff Response:

Parking lay-bys on either side of the breezeway have been reduced in length to accommodate two fewer cars, and an access ramp to underground parking has been relocated from the breezeway to the lane.

The *General Policy for Higher Buildings* identifies the inclusion of open space, which represents a significant contribution to the downtown network of green and plaza spaces, as an important consideration. The mid-block connection between Burrard and Hornby Streets intends to partially address this requirement to contribute to the public realm in this area of the downtown. Therefore the breezeway should present a more public, welcoming, pedestrian-friendly presence to Hornby Street.

Staff are carrying through a modified version of the condition that emphasizes design development to the covered breezeway connection to enhance its function as a welcoming pedestrian connection. Recommended Condition 1.8.

Rezoning Condition 8: Design development to confirm and demonstrate the role and purpose of the enclosed bridge connection as a key component in delivering the building(s) energy performance requirements.

Note to applicant: In order to transfer energy between the two development sites, other locations such as a below grade should be also considered. If the enclosed elevated bridge connection between the tower in sub-area A and the tower on the Burrard Street site is pursued, design development is required to enhance its architectural expression combined with a high degree of transparency.

Applicant Response: Alternates have been explored and it was found that the “bridge” was the most favored option to pursue. This item not only acts as energy transfer infrastructure, it also supports our notion of a “Whole Community” where occupants of the different buildings can easily use the central amenity floor. To Enhance the architectural expression of this item we propose to clad the bridge element in a mix of translucent and clear C-channels of glass. This will be lit as part of our lighting strategy; and will also be a potential location for public art. (See p22-23 UDP Booklet).

Staff Response:

Staff are not satisfied that the role and design of the bridge warrant its incursion into public property. The application has not provided an analysis of design options or alternative locations for the connection. Staff are carrying through the condition. Recommended Condition 1.9.

Rezoning Condition 9: Design development to the ground-oriented storefront, display and weather protection systems to ensure variety and pedestrian interest in the expression of tenant frontages.

Applicant Response: There are three retail spaces in the project. A 3000 sf Scion Dealership, a 500sf coffee shop, and a 3,500 flexible retail shop that is seen as a market or a restaurant with outdoor seating in front on Hornby. All retail units are unique with weather protection systems overhead. (See p24-25 udp booklet).

Staff Response:

The condition is satisfied. Details of canopies are sought in Standard Condition A.1.19.

Rezoning Condition 10: Provision of a conceptual signage strategy to ensure a well-conceived and disciplined approach to announcing tenancy.

Note to applicant: The strategy should confirm general signage hierarchy, location and type. Back lit box signs are not supported.

Applicant Response: A Signage consultant has been retained and will be consulted as part of the development process. Retailers will have tenant canopy or fascia signs with no lit box signs. Office and residential lobbies will also have entrance ID's.

Staff Response:

The DE application set does not include a signage strategy. The condition has not been satisfied and is carried through. Refer to Standard Condition A.1.20.

● **Sustainability:**

This rezoned site is subject to the Rezoning Policy for Greener Buildings. The Rezoning Policy for Green Buildings based on the time of the Rezoning application, requires that the building achieve a minimum of LEED ® Gold rating, with target points or energy performance, water efficiency and stormwater management; along with registration and application for certification of the project.

● **Conclusion:**

This thoughtfully conceived and well-executed proposal meets the design aspirations of the Higher Building review process and will contribute positively to the Burrard Gateway precinct that is now taking shape. The recommendation is for approval subject to design development conditions, some of which may require significant changes to the overall design and floorplate planning. These include: a reduction in the floor area to within CD-1 sub-area's contemplated maximum, enhancements to the covered breezeway, and compliance with the minimum dwelling unit size.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on February 11, 2015, and provided the following comments:

EVALUATION: SUPPORT (3-2)

- **Introduction:** Patrick O'Sullivan, Development Planner, introduced the proposal for a development permit application after rezoning (CD-1). He mentioned that the building heights, form of development, building massing and distance between the towers have been approved in the CD-1 rezoning that was enacted on October 28, 2014. Mr. O'Sullivan noted that the site is divided into two sub-areas and this application is for the west sub-area site (Sub-Area A).

The application includes a 54-storey residential tower and a 7-storey podium. The east sub-area has been rezoned to accommodate a 35-storey residential tower which staff anticipate to be developed as a subsequent phase. The Burrard Street site has been rezoned to CD-1 to develop an office tower with an auto dealership on the lower levels. Mr. O'Sullivan described the context for the area noted that the site is bounded by Hornby, Drake, Davie and Burrard Streets. As well the tower location is an axial alignment with the Burrard Bridge.

The proposal is for a 54-storey residential tower with a maximum height of 550 feet to the top of the appurtenances. A pedestrian and vehicle breezeway is provided from Hornby Street and there is an extensive stone paver surface treatment in the public realm. The residential lobby is accessed from Hornby Street and is on level one in the podium. There is also a retail frontage in the podium with an area for outdoor seating. General office use is proposed at the breezeway edge and there is a vehicle dealership cornering Drake Street and the lane as well as a coffee shop space. The vehicle ramp access has been changed from the rezoning proposal and is now from the lane as opposed from the breezeway. Level 2 of the podium is for general office and an area for a residential amenity lounge. Levels 3 and 4 are also for general office and level 5 will have amenity use which includes an area for fitness and a pool, study areas, a music room, games room, meeting rooms and lounge areas as well as the bridge that connects to the Burrard Street site. Levels 6 and 7 are for 54 rental residential units. The tower includes 47 floors for market residential with 8 levels of underground parking and bike storage on levels P1 and P2.

Mr. O'Sullivan described the changes to the design since the proposal was at rezoning. This includes the following:

- top of the tower has been revised/reduced:
- Tower expression: has been calmed down; simplification/rationalization of the floor plate, glazed area has been reduced and there are vertical and horizontal shading elements added.
- Breezeway: reduced the number of parking/drop-off lay-bys and the breezeway only leads to one parking ramp as opposed to the two from the previous iteration.

Mr. O'Sullivan mentioned that the applicant is proposing an increase to the floor area with the development permit application. The floor plate has increased by 340 square feet and is currently proposed at its broadest location of 9,250 square feet. As well there have been changes to the storage area exclusion and changes to the amenity and lobby areas.

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

- Comments on the overall architectural expression of the tower still perform relative to its role as a significant gateway building emphasizing its axial alignment with the Burrard Street Bridge.
- Comments were asked on the quality of materials and exterior detailing of the tower and podium.
- Comments regarding the design of the upper portion of the building in terms of its architectural contribution to the city skyline.
- Comments on the rationalization of the floor plate and increase in floor plate dimension associated with a shift in the floor area.
- Comments on the success of the breezeway as a pedestrian connection relative to vehicle access.
- Comments on the quality of the enhanced Public Realm, specifically with regards to:
 - Surface treatments, street furniture, water features, public areas designated for seating, bollards, planting, etc.
 - The enhanced surface treatment (stone pavers) on the lane.

Mr. O'Sullivan took questions from the Panel.

- **Applicant's Introductory Comments:** Martin Bruckner, Architect, stated that they have done a lot of design development on the tower to make it work from a suite layout point of view as well as integrating the structure. The tower has been simplified without losing the exciting characteristics of a skewed form onto the Burrard Street access. As well there is a unique waffle grid that is structural concrete on the side of the tower. He added that they have done a lot of technical work to make sure they can achieve the look for the tower. The ground plane has been worked for the entire site. In terms of the lane (mews), has been opened up to the sky and the public bike share will be located in this area. The purpose of the bridge will have the ability to transport waste heat back and forth between the two sites and preheat the domestic hot water. The other purpose for the space is to provide access for both residential and office residents to access the amenity space. Mr. Bruckner mentioned that there are metal panels in three different colours on the facades and as well vertical sun screens on the office podium. He also noted that the architecture reflects how using building components provides shading for the glass.

Gwyn Vose, Architect, further described the architecture and mentioned that the building is very sculptural and is not only working environmentally but as well is visible from various parts of the city. He noted that they have been working with a lighting engineer to add channel lighting on the bridge element using LED lights that will run up the fins. The lights will be attached to a computer system so the lights can be controlled. The bridge element itself will also be lit as well as the ground oriented features.

Derek Lee, Landscape Architect, described the landscaping plans and mentioned that one of the key elements of the site is the ground plane. He mentioned that they are planning to define the edges with a continuous ground plane with bollards and stainless steel edges to define spaces. To accent the lobby entrances they will be adding water features. At the upper level they are maximizing the outdoor amenity space. They are planning urban agriculture, outdoor rooms for seating and a fire pit. As well there is a smaller outdoor patio on level 4. He noted that there is a slope across the property so they are planning to use seating decks that would emerge from a flush condition. As well indirect lighting illuminating out from underneath surfaces is proposed to enhance the ground plane at night.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the void on the south western façade by removing the balconies;
 - Consider a lighting strategy for the void;
 - Design development to refine the architectural language so that is more consistent and coherent around the building;
 - Design development to celebrate lantern expression and rationalize the penthouse form;
 - Design development to the breezeway to make it less oppressive and compressed;
 - Consider improving the lane expression with more plantings;
 - Design development to improve the bridge element.
- **Related Commentary:** The Panel supported the proposal and thought it was an exciting project that will bring a lot of life and up market quality to this area of Burrard Street.

The Panel thought that it has the potential to be a striking building and will have a strong silhouette in the city skyline. The Panel liked the architectural expression of the tower and its form as a gateway building. It thought the void on the south western façade was a striking element but that, with the inclusion of the balconies, was not working. They noted that the removal of the balconies would be beneficial and suggested that having a lighting strategy onto that face would have a great impact on the design. As well they had some concerns regarding the loss of some of

the clarity from the previous schemes. Panel encouraged greater simplification and coherence to the design. Panel supported the rationalization of the floor plate although they thought the slots and the proportions of the facade require some design development.

The Panel thought there had been a reduction in some of the moves particularly at the roof but overall the building seemed to have a number of elements that have been added and are not of the same language. They also thought that from an architectural point of view the texture of the building as it changes around the building from horizontal to the waffle grid was very successful.

Several Panel members supported the lantern expression but thought it was somewhat unresolved. They also thought that the white form that sits on top seemed to be competing with the lantern expression and encouraged the applicant to resolve those two elements and celebrate the lantern with a stronger expression.

Regarding the breezeway, the Panel thought it should have a more generous height, width or perception of the space so that it reads as a more open space. They agreed that the Hornby Street elevation was more ordered and improved since the previous review. However, they questioned the graphic treatment of the undercroft as they thought it made the area more oppressive and compressed and required a different type of treatment. As well a number of Panel members suggested that there could be more glazing and visual porosity into the building faces that flank either side of the breezeway that would all for the breezeway to feel more open.

A couple of Panel members suggested that the applicant team take a step back and look at the overall concept of the Hornby Street elevation and how pedestrians will move through the space. They felt there were some opportunities with regards to connection that could be utilized and would make the space feel more public.

Most of the panel supported the landscape plans but thought the quality and scale of materials could be enhanced. They noted that the bollards made the space feel more like a lane. As well some Panel members thought there could be more plantings and trees within the lane space.

Although the Panel understood the need for the bridge element, they thought it could be celebrated more and made to have a richer expression. As well they thought the space was underutilized and that perhaps the roof space could be used. They wanted to see the quality of the space improved as they thought it didn't have the same architectural quality of the facades on the building.

- **Applicant's Response:** Mr. Bruckner said he was gratified that the Panel was so interested in the project and he added that the Panel had some good insights for the bridge to make it better.

ENGINEERING SERVICES

Loading for the building will be concentrated at the rear of buildings in the laneway. While this application generates 6 Class B loading spaces, it is recognized that efficiencies could be gained through a loading plan that considers loading operations through multiple sites, reducing the overall loading-space requirement in this block. Off-site and shared loading will require further details to be submitted and accepted and likely agreements to provide access for all user groups. Standard Condition A.2.5 requires the applicant to investigate loading for all three buildings together to consider whether some of the loading can be coordinated.

An enhanced public realm treatment with an emphasis on pedestrian movements was encouraged through the rezoning. It was contemplated that concrete with limited accent pavers would be acceptable. Currently the applicant is proposing a white marble for the ground plane that spans from

between Towers A and B across the laneway and the breezeway covering all vehicular, pedestrian, and mixed areas. While the public property portion of this proposal will not be approved through this application, staff are generally in agreement that a higher treatment (potentially including white marble, or a variation on the type of material or reduced lane coverage) could be acceptable provided several issues are successfully resolved such as ensuring the materials meet Engineering performance criteria and provisions for maintenance are resolved.

While the proposed paving is illustrated spanning the ground plane between buildings it directly benefits the commercial Tower B (located on the corner of Burrard St. and Drake St.). As such, while the technical performance of the material must be demonstrated with this application (see Standard Condition A.2.4), the offsite portion within the laneway should not be constructed at this time but in conjunction with Tower B through a future development permit.

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

NEIGHBOURHOOD ENERGY UTILITY (NEU)

The applicant of the Burrard Gateway project, including the building at 1289 Hornby (DE418686) is considering voluntary connection to the proposed "Downtown South" Neighbourhood Energy System (NES). As the connection of the Burrard Gateway project will be voluntary, Staff are working closely with the applicants to facilitate connectivity to the NES. There are no NEU requirements that are conditions of the DE. If the applicant chooses to connect to the NES, identifying an NES Room on the development permit drawings will ensure that sufficient space is set aside in the building. Subsequently, if the applicant chooses to connect to the NES, written confirmation is should be submitted prior to the issuance of the building permit. The recommendations of the NEU are contained in Appendix C attached to this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE

The recommendation of Landscape are contained in the prior-to conditions notes in Appendix A attached to this report.

HOUSING POLICY

High Density Housing for Families with Children

The proposed 54 storey mixed use building contains 248 units (50.8% of total) with 2 or more bedrooms (comprised of 223 2-bedroom units, and 25 3-bedroom units) which may be suitable for families with children, the High Density Housing for Families with Children Guidelines therefore apply.

Consistent with the guidelines, a common indoor amenity floor with fitness gym, indoor pool, multiple lounges, meeting rooms, and multipurpose rooms with kitchen and storage and accessible washrooms is provided on level 5. As this amenity area is extensive, (and excluded from floor area) clarification

that the intended use of this floor area is not a commercial use but as an amenity ancillary to the residential use of the building and available to all residents of the building (including future buildings in the complex) is required. (Refer to Standard Condition A.1.32.)

Consistent with the guidelines, plans for a rooftop outdoor common area on level 7 include a soft surface area with features which encourage creative play and motor skills development suitable for a range of children's play activity.

Urban Agriculture Guidelines for the Private Realm

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments.

Plans include accessible roof top garden planters on the 7th floor with a communal dining / BBQ with the necessary supporting infrastructure including composter, and a potting bench and a tool storage shed and hose bib.

ENVIRONMENTAL CONTAMINATION TEAM

The Environmental Review indicates that the issuance of either Final Determinations or a Certificate of Compliance (CoC) from the Ministry of Environment will be required prior to Occupancy Permit issuance of the project. If there are "dedicated land(s)" to the City of Vancouver, a separate Certificate of Compliance or Final Determination will be required prior to Occupancy Permit issuance. The dedicated land(s) will be required to meet or be remediated to City's Streets Policy standards (CSR-RL). Covenants will not be released until all requirements as per the Remediation Agreement(s) are met.

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

Two site signs were placed and their installation verified on February 25, 2015. On the same day, February 25, 2015, 4398 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

To date, a total of 5 written responses have been received. Comments received from the notification are summarized below:

- 1. Parking and Transportation:** A couple of respondents commented on insufficient street parking. As well, how the existing street and transit systems aren't adequate enough to sustain another large building in the area. Concerns were also expressed by a neighbour that shares the lane, regarding traffic congestion and noise resulting from excessive use of the narrow lane to service this project's eight levels of underground parking as well as parking for the existing adjacent sites.

Staff Response: The site provides parking at a rate that exceeds that required, including 48 visitor stalls, minimizing the site's impact on existing street parking. The development parkade exits to the laneway which then has access to Davie, Hornby, and Drake thereby distributing traffic around the site.

With reference to the Transportation Assessment (by MMM Group) the residential component of the development site is proposed to generate trips at a low rate given the site is within reasonable walking distance of the downtown core, shopping, restaurants, parks and community centers. The site will have access to public bike share, be serviced by bikeways along three frontages and have good access to several bus routes within a block including the 2, 22, 6, and C23 as well as the Granville Street routes within two blocks. The Canada Line and Expo Line are also close by.

The applied trip generation rates were based on local data and are consistent with local experience.

As the site builds out several on-site amenities are expected to reduce overall trips generated by the project i.e. a future phase will introduce a grocery store which is expected to further reduce vehicle trips. The developer has also committed to a range of Travel Demand Measures i.e. employee transit passes, carpool / vanpool, shuttles, shared parking, car share, delivery service, which can be included as conditions of development as required.

- 2. Amenities and community services:** Concerns were expressed by a couple of respondents regarding the lack of schools, parks and community centres required to support the potential influx of residents moving into this building.

Staff Response: This area was identified as a high density residential area that is appropriate for families. The public benefits secured through the rezoning process and to be provided by the applicant include the contribution of funds towards a future Community Centre and the Comox-Helmcken Greenway and improved bicycle/pedestrian facilities over the downtown bridges.

- 3. Height and shadowing:** One proponent indicated concerns with the proposed height of this project being higher than the immediate surrounding buildings. The height will provide excessive shadowing to neighbouring sites.

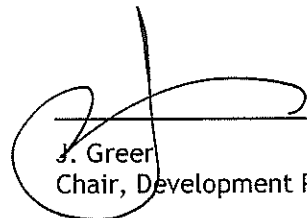
Staff Response: The High Building Policy adopted by Council identified this site as a location permitted for a higher building. Staff have also assessed the shadow impacts on public open spaces. The proposed additional height will generate some shadow on the sidewalk at the northwest corner of Davie and Burrard Streets; however, given the relatively small area and length of time the area is shadowed, this impact is considered to be acceptable.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

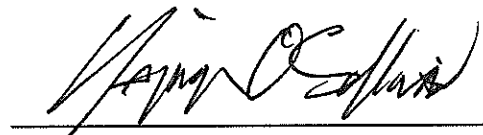
The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

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 7 of the CD-1 By-law (Horizontal Angle of Daylight) for certain units identified in the Horizontal Angle of Daylight section of this report.


With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of Class B loading. The Staff Committee supports the relaxations proposed.



J. Greer
Chair, Development Permit Staff Committee



P. O'Sullivan
Development Planner



B. Mah
Project Coordinator

Project Facilitator: M. So

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 approval of the Form of Development by City Council;

A.1.2 compliance with Section 5 (Floor Area and Density) of the CD-1 By-law;

Note to Applicant: A text amendment application is currently under process in our Planning/Rezoning Department and requires a decision from City Council regarding the increase in the maximum floor area for Sub-Area A over the maximum specified in the CD-1 (588) By-law. The project, as proposed, will require Council's approval prior to issuance of any development permit. It should be noted that a portion of the future east tower encroaches into Sub-Area A. Confirmation of compliance with all other regulations is required. Refer also to Recommended Condition 1.4.

A.1.3 compliance with Section 7 (Horizontal Angle of Daylight) of the CD-1 By-law;

Note to Applicant: All habitable rooms and areas must have access to natural daylight. Clarify horizontal angles of daylight and distances that do not meet the daylight access requirements on the north and east facing windows from all habitable rooms/areas.

A.1.4 provision of additional enlarged plans of units 03 and 05 on levels 9 through 28 indicating the horizontal angle of daylight;

Note to Applicant: If the H.A.D. of the units is not satisfactory, additional conditions for compliance with Section 7 (Horizontal Angle of Daylight) of the CD-1 By-law will be required.

A.1.5 compliance with Section 10.21 (Dwelling Units) of the Zoning and Development By-law;

Note to Applicant: The minimum floor area for a dwelling unit is 398 sq. ft. measured from the inside of all outer walls of the unit, not including any storage room and/or eco-mechanical unit. Provide unit plans with a floor area of 410 sq. ft. and less, clearly demonstrating the measurement of the floor areas. See also Recommended Condition 1.5.

A.1.6 compliance with Section 4.1.8 (Number of Small Car Spaces) of the Parking By-law;

Note to Applicant: The maximum number of small car parking spaces for all uses is 25%, including visitor parking spaces. If the parking spaces for office use are primarily reserved and clearly designated for employee parking, the percentage of small car parking spaces may be increased up to 40%.

A.1.7 compliance with Section 4.8.4 (Required Disability Parking Spaces) of the Parking By-law;

Note to Applicant: Residential uses require a total of 17 disability parking spaces. Clarify the vertical clearance (minimum 7.5 ft.) of all entrances, exits, drive aisles, other access to off-street disability parking spaces, and egress therefrom.

A.1.8 compliance with Section 6.3.13 (Horizontal and Vertical Bicycle Spaces) and Section 6.3.21 (Electrical Outlets) of the Parking By-law;

Note to Applicant: The maximum number of vertical Class A bicycle parking spaces for commercial use is 30%. One electrical outlet is required for every two Class A bicycle spaces.

- A.1.9 deletion of the tables/chairs in front of the retail store facing Hornby Street on Level 1 and mezzanine, and wine storage adjacent to the amenity lounge on level 2;
- A.1.10 provision of a vertical vent space to accommodate the kitchen exhaust on the mezzanine level of the retail space;
- A.1.11 clarification of the intended use of all amenity spaces;

Note to Applicant: If the proposed amenity spaces are to be shared with either or both the two future towers, a Section 219 covenant will be required. Clarify the phasing and connection of the pedestrian bridge to the amenity facility on level 5. Refer also to Standard Condition A.1.32.

- A.1.12 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;
- A.1.13 deletion of all references to the proposed signage, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals;

Note to Applicant: The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits. The Sign By-law Coordinator should be contacted at 604.871.6714 for further information. Refer also to Standard Urban Design Condition A.1.20.

- A.1.14 submission of one set of color-coded, **sealed and signed** FSR drawings with complete summaries and statistics that reconciles with the project;

Note to Applicant: Clarify how the bridge at Level 5 across the rear lane is phased. Storage rooms excluded from floor area must meet the criteria set out in the Planning By-law Administration Bulletin titled: "Bulk Storage - Residential Developments". Clarify all in-suite eco-mechanical units, open balconies/roof terraces, storage rooms in the parking levels and encroachment of the future adjacent tower from Sub-Area B. External structural columns should be included in the floor areas. If a washer/dryer is located inside a storage room, the area of the washer/dryer, including its access, cannot be excluded from the floor area and the remaining area must have a minimum dimension of 4 ft. in any direction. Add dimensions of all exclusions, including balconies, on the floor plans. Level 5 is excluded as all amenity space. Clarify floorplate/outline of gross floor area for each level.

- A.1.15 submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

Note to Applicant: Add the following notes to the plans:

"The acoustical measures will be incorporated into the final design and construction based on the consultant's recommendations";

"Adequate and effective acoustic separation shall be provided between the commercial and residential portions of the building"; and

"Mechanical equipment (ventilators, generators, compactors and exhaust systems) shall be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.";

A.1.16 written confirmation is to be submitted that the notification signs on the site have been removed;

Standard Urban Design Conditions

A.1.17 design development to ensure service equipment including window washing infrastructure, cell tower and antennae elements do not incur into the public view cone(s);

A.1.18 provision of details incorporated into the full size drawing set of the following conditions;

- 1:25 typical wall section;
- 1:25 tower façade type details;
- 1:25 sectional details through typical exterior material transitions

A.1.19 provision of 1:10 annotated and dimensioned canopy details incorporated into the full size drawing set;

A.1.20 provision of a conceptual signage strategy to ensure a well-conceived and disciplined approach to announcing tenancy;

Note to Applicant: The strategy should confirm general signage hierarchy, location and type. Back lit box signs are not supported. Refer to Standard Condition A.1.13.

Standard Landscape Conditions

A.1.21 further design development of the public realm landscape treatment to provide high-quality and welcoming outdoor open spaces for the pedestrian experience at the street level with substantial greenery and connection to the interior of the site by:

- a. incorporation of landscape planters with plantings to minimize the overall area of the water feature proposed to wrap the Hornby Street building elevation;
- b. provision of more greenery in the form of leafy canopy trees at the Drake/ lane corner plaza area for shade and visual amenity;

Note to Applicant: Recommend incorporating 3 columnar trees to create a grove effect within this space. Replace proposed lane edge bollards with two of tree trees planted flush with the sidewalk level, and locate the third tree within the proposed landscape planter. Provide cross-section detail to illustrate tree planters within the plaza area.

- c. incorporation of more opportunities for casual seating for pedestrians;

Note to Applicant: Benches may be incorporated at the edge of planters and water features;

- d. maximized width to pedestrian sidewalk for the Breezeway entry at Hornby Street to improve pedestrian connectivity towards the interior of the site;

Note to Applicant: Deletion of the triangle-shaped water feature (located inside the Breezeway) to create an expanded sidewalk area at this location.

A.1.22 provision of large-scale architectural section at 1/4"=1'-0" or 1:50 to illustrate the public realm interface at Drake Street of the corner amenity plaza and the building edge;

A.1.23 provision of a high-efficiency (drip) irrigation system for all planted rooftops, at common areas at all building locations and hose bibs in private patios 100 sq. ft. or greater;

Note to Applicant: Provide notation regarding irrigation details on the Landscape Plan drawing
A.1.24 labels to indicate special feature areas on all landscape plan drawings;

A.1.25 provision of sturdy metal tree guards to protect the trunks of proposed trees at loading area;

Note to Applicant: Provide large-scale detail to illustrate tree guards.

A.1.26 notation to confirm maximized growing medium depth to exceed BC Landscape Standard for all landscaped planters on structures;

Note to Applicant: Provision of large- scale architectural details with labels to confirm planter depth at all locations.

A.1.27 provision of larger-scale architectural details at ½"=1'-0" to illustrate, with labels and dimensions, special landscape features such as planters, retaining walls, guardrails, patios, privacy screens, stairs and tree planting depths, and other landscape features;

Note to Applicant: Show detail locations on the plan drawings.

A.1.28 revision of Landscape Plan to more accurately show proposed planter wall breaks at Breezeway area;

A.1.29 illustration of all trees with their root ball circumference located with dashed lines on the P1 plan with note saying "Proposed tree above: refer to Ground Floor Plan and Landscape Plan and Section";

Note to Applicant: The section should details on how the parkade roof slab is depressed/ angled back to accommodate 3 to 4 ft. of tree soil depth. The information must be on the architectural drawings as well as the Landscape drawings.

Crime Prevention Through Environmental Design (CPTED)

A.1.30 design development to respond to CPTED principles, having particular regards for:

- a. theft in underground parking;
- b. break and enter;
- c. mail theft; and
- d. mischief in alcove and vandalism, such as graffiti;

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

Housing Policy and Projects

A.1.31 consideration of design development to increase the number of rental units with 2 or more bedrooms, including some 3 bedroom units, with an objective of achieving 25% of the rental units as family housing; and

A.1.32 clarification of the intended use/access of the amenity complex.

Note to Applicant: Is this a commercial use or is intended for use only by residents, and if this is a residential amenity is it intended for only this building or surrounding buildings, and under what terms would it be made available.

A.2 Standard Engineering Conditions

A.2.1 arrangements for temporary geometric changes to the westerly curb return at the lane entrance on Drake Street including removal of wooden utility poles at the lane entrance and relocation of a lamp standard if curb modifications on Drake Street as part of Phase 1B are not be completed in time for occupancy of the Phase 1A tower;

Note to Applicant: Until the northerly curb on Drake Street is relocated, Drake Street will remain one-way eastbound with all truck access from southbound Burrard Street to eastbound Drake Street.

A.2.2 provision of a cross section drawing of the lane which provides details of the proposed lane treatment including materials and their depths, and provisions for existing and future utilities all required to the satisfaction of the General Manager of Engineering Services;

A.2.3 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review;

Note to Applicant: If non-standard materials are proposed they are subject to review and approval by the City Engineer and may require additional provisions for long-term maintenance to the satisfaction of the Director of Legal Services.

A.2.4 provision of technical details of proposed laneway treatments that meet all applicable standards for its intended use including loading, friction, durability, accessibility, constructability, and maintenance to the satisfaction of the General Manager of Engineering Services;

A.2.5 provision of details of loading for Towers A, B, and C including number, location, and access points;

Note to Applicant: Confirmation is required that each site will meet the parking by-law. Additional details and rationale is required if a relaxation is being sought or if proposed loading will service more than one site. Provide a written request for the relaxation of on-site loading spaces required for this tower or for other building phases where this site will provide shared loading to accommodate off-site demand.

A.2.6 modification of the design of the main parking ramp to increase the ramp width and provide an improved vehicle travel path to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The provision of an apparent centre curb, the unusual geometry of the ramp with 2 curves with close proximity and the steep slope impact vehicle ingress and egress. Modification to the adjacent tower exit stair, mechanical shaft and gas meter enclosure will likely be required. Note that until the future tower 2 (Phase 2C) is complete this will remain the only means of vehicular access for the 468 parking spaces proposed for this tower.

- A.2.7 modification of the internal breezeway to address the vehicular conflict between a vehicle turning right when exiting from the Tower 3 (Phase 2C) parking ramp and a vehicle travelling in the opposing direction after turning right from the city lane onto the internal road;

Note to Applicant: Without modifications, a head-on conflict could occur.

- A.2.8 design development of the pedestrian pathways and vehicle stopping space within and adjacent to the breezeway to ensure two moving vehicle lanes are provided while accommodating cars and trucks which may stop within the “drop-off spaces”;

Note to Applicant: When a car is stopped in each drop-off spaces, there is only approximately 12 ft. (3.66 m) of space remaining for vehicle travel, and if two trucks stop, this reduces to approximately 10 ft. (3.05 m)

- A.2.9 provision of an analysis of the expected vehicle movements at full build out including the distribution of vehicles to each parking ramp and in particular during the peak periods;

- A.2.10 clarification of operational details about both the delivery of new vehicles to the Scion dealership;

- A.2.11 provision of an updated traffic analysis for the current proposed parking and loading layout and including modifications requested or required as part of the prior-to response;

Note to Applicant: Further updates may be required with future applications for Towers B and C including details of future proposed Transportation Demand Management measures.

- A.2.12 chamfer the corner of the planter along grid line 8 to provide sufficient vehicle separation between a vehicle entering and another exiting the future parking ramp to Tower 3 (Phase 2C);

Note to Applicant: The removal of 6 ft. (1.8 m) of planter along the east/west drive aisle and 5 ft. (1.5 m) along the side of the parking ramp is required to prevent a vehicle inbound to Tower 3 from crossing into the path of a vehicle exiting.

- A.2.13 provision of unobstructed loading access through to the main tower elevators;

Note to Applicant: The double door located in the loading corridor and providing access into the main tower elevator lobby must fully retract against the corridor wall or the westerly door will obstruct tenant moves.

- A.2.14 provision of a minimum 35.10 ft. (10.7 m) long loading space adjacent to the Scion dealership;

Note to Applicant: A 6.89 ft. (2.1 m) pull-in space is required in addition to the ~~24.327.9~~ 24.327.9 ft. (6.8.5 m) Class B loading space.

- A.2.15 consideration to increase the depth of one or more loading spaces;

Note to Applicant: Medium Single Unit (MSU) trucks are often used for deliveries and are 33 ft. overall length. Additional depth is required to accommodate this truck without the cab extending beyond the property line into the lane.

- A.2.16 consideration to provide higher than minimal vertical clearance for one or more of the 4 Class B loading spaces above to accommodate a truck which is higher than the required 12.5 ft. (3.8 m) clearance;

Note to Applicant: This would involve raising or modifying the air exhaust vent above. Details of the anticipated loading demands are required.

- A.2.17 confirmation that trees between the loading spaces will not be damaged by truck turning movements;
- A.2.18 provision of design elevations along the property line in the lane and at the rear of the loading spaces with notation of any slope or cross fall within the loading spaces;
- A.2.19 confirm that access into both sides of the freight elevator located on the P1 parking level is possible;

Note to Applicant: The plans indicate that the west side of the freight elevator opens into a water feature room. Ensure that access is available from this side of the parkade, otherwise relocate the 3 Class A loading spaces to the east side of the P1 parking.

- A.2.20 label the 2 residential Class B loading spaces and the 3 commercial loading spaces provided;
- A.2.21 clearly identify the features noted on the plans along the edge of the lane and near the parking ramps, and provide a cross section to indicate their height;
- A.2.22 provision of a communications device at the door beside the loading space to enable the overhead loading doors to be opened;
- A.2.23 provision of additional design elevations along the property line adjacent all entrances on Hornby Street;
- A.2.24 provision of design elevations on both sides of the parking ramp at all break points and notation of the length of ramp at the specified slope;
- A.2.25 provision of revised ramp slopes for the main parking ramp;

Note to Applicant: Many of the slopes appear to be higher than shown on the plans.

- A.2.26 identification of the location of the overhead security gate on the main parking ramp and provision of a section drawing indicating compliance with a 7.54 ft. (2.3 m) unobstructed vertical clearance to the underside of this gate raised;
- A.2.27 identification of the location of the overhead security gate on the main parking ramp and provision of a section drawing indicating compliance with a 7.54 ft. (2.3 m) unobstructed vertical clearance to the underside of this gate raised;

Note to Applicant: All Class A bicycle spaces must be located on the P1 parking level or at-grade unless direct access to the outside is provided by means of an elevator. Use of the building's main elevators and lobby is not supported.

- A.2.28 provision of automatic door openers on all bicycle room doors noted on plans;
 - A.2.29 label the bicycle change facilities on the mezzanine level with the name of the intended user group;
 - A.2.30 modification of the door placement on the mezzanine level providing entry from the parking ramp into the bicycle service corridor;
-

Note to Applicant: This is necessary to ensure that upon returning to the site, a cyclist with his / her bicycle is not waiting within the parking ramp when opening the door.

- A.2.31 clarification of the type of vehicle expected to use the drop-off areas located on either side of the vehicular driveway from Hornby Street to the lane;
- A.2.32 modification of the planters in the breezeway to provide appropriate curb return transitions into and out of these spaces;
- A.2.33 modification of the placement of the circular feature (bollards?) adjacent these lay-by spaces to ensure that a passenger door can be opened;
- A.2.34 clarification is required if the aluminum solar baffles encroach over the east property line, as appears to be indicated on page A2.12;
- A.2.35 provision of a standard concrete boulevard crossing at the Hornby Street access;

Note to Applicant: A crossing application is required.

- A.2.36 clarification garbage pick-up operations; and

Note to Applicant: Please provide written confirmation that a waste hauler can access and pick up from the location shown. Note; pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

- A.2.37 deletion of any proposed structures, fixtures or landscaping within the Statutory Right of Way (SRW).

Note to Applicant: This is required for pedestrian sidewalk space.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated March 25, 2015. 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 **October 20, 2015**, 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 Notwithstanding compliance with the foregoing condition no. 1.0, A.1 and A.2, the Development Permit for this application cannot be issued until Council has first approved the form of development.
- B.1.5 This approval does not in any way constitute a representation or warranty that the necessary approval of the form of development will be granted by Council. All proceedings by the applicant prior to action by Council are therefore at his/her own risk.
- B.1.6 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.1.7 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.8 Details of swimming pools/hot tubs to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction;

B.2 Conditions of Development Permit:

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

- B.2.4 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.5 Amenity spaces (lounges, multi-purpose, games, meeting, fitness, steam, sauna, spa and swimming pool) of 20,006 sq. ft., excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, 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.2.6 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.2.7 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.8 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
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Processing Centre - Building Comments

The following comments have been made by the Processing Centre - Building Branch and are based on the preliminary drawings submitted by IBI/HB Architects for the proposed Development Permit. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building By-Law #10908 as amended (V.B.B.L.).

1. This is a new building and as such is required to comply fully with the requirements of the 2014 VBBL as applicable. At present, the drawings indicate compliance with the 2007 VBBL.
2. P8 Level: Resolve exiting from Phase 1A parking Northeast corner prior to construction of Phase 2 tower. Access to exit within 147.6 ft. (45 m) with two directions of travel, or dead end sections cannot exceed 82 ft. (25 m) per 3.3.1.5.
3. P1 Mezzanine Level: Ensure that exiting from storage areas on West side of parkade are within 147.6 (45 m) of an exit.
4. P1 Mezzanine Level: Mezzanine level may in fact be an interconnected floor as the area of enclosed mezzanine appears to exceed the size permitted for mezzanine.
5. Address exit exposure condition from tower exit adjacent to retail space.
6. L1 Mezzanine Level: Mezzanine level may in fact be an interconnected floor as the area of enclosed mezzanine appears to exceed the size permitted for mezzanine.
7. L1 Mezzanine Level: Kitchen to be provided with exhaust shaft to allow discharge of kitchen hood exhaust effluent in compliance with NFPA 96.
8. L2: Code compliance of proposed interconnected floor space to be addressed.
9. L2: Public corridor serving general offices to be provided with access to exit in two directions per 3.3.1.3.(9). This must also include provision for exiting prior to completion of the Phase 2 tower.
10. L6 & L7: Address dead end sections of public corridors over 19.7 ft. (6 m).
11. L8: Identify intended exiting from podium roof deck and intended security arrangement. At least two means of egress are required.
12. Provide clarification of intended sequencing for building fire alarm system as it pertains to the highrise requirements of the Phase 1 tower and the future Phase 2 tower.
13. Address measures for separation and smoke control between adjacent Phase 1 and Phase 2 buildings.
14. Ensure that doors providing access are provided with minimum 300/600 mm latch clearance as per Article 3.3.1.13.
15. Parking noted at 6.5 - 7 ft. (2 - 2.1 m) Be advised that accessible parking stall headroom is required to exceed 7.87 ft. (2.4 m) per Parking By-law requirements.
16. Green roofs to comply with the requirements of 3.1.14.4

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 service of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to resolve these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

Engineering - Neighbourhood Energy Utility (NEU)

The following comments have been provided by the Neighbourhood Energy Utility Projects (Engineering) and have been recommended for the applicant's consideration should the applicant choose to connect to the Neighbourhood Energy System (NES):

Prior to issuance of the building permit:

1. Confirmation that all heating equipment for all buildings comprising the development can be centralized within one common mechanical room at parkade level, and that a dedicated space not less than 225 sq. ft. can be allocated within the central mechanical room, or other dedicated space connected to the central mechanical room, to serve as the development's future Energy Transfer Station (ETS) connecting buildings to the Neighbourhood Energy System. The dedicated ETS space should be clearly labeled.
 2. Grant the operator of the City-designated NES access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the Applicant.
 3. Completion of the Confirmation of Neighbourhood Energy Connectivity Requirements letter of assurance by the design engineer of record outlining that the mechanical design of all buildings within the development refers to the Neighbourhood Energy Connectivity Standards - Design Guidelines.
-

TOWER 01 ARCHITECTURAL DRAWING LIST:

DRAWING NO. DRAWING TITLE

A0.01	COVER SHEET
A0.00	STATISTICAL ANALYSIS 01 & GENERAL NOTES
A0.03	STATISTICAL ANALYSIS 02
	STATISTICAL ANALYSIS 03 & CITY BUILDING GRADE
A1.01	CONTEXT PLAN
A1.02	OVERALL SITE SETBACK DIAGRAM
A1.03	BASE PLANE CALCULATION
A1.04	SITE PLAN
A1.05	PHASING DIAGRAM
A1.06	SHADOW STUDY
A1.07	SUSTAINABILITY
A1.08	OVERALL SITE SECTIONS
A1.09	STREET SECTION (NORTH - DRAKE STREET)
A1.10	STREET SECTION (WEST - HORNBY STREET)
A1.11	STREETSCAPE PHOTOS - BURKARD STREET
A1.12	STREETSCAPE PHOTOS - DRAKE STREET
A1.13	STREETSCAPE PHOTOS - HORNBY STREET
A1.14	STREETSCAPE ELEVATIONS
A1.15	HORIZONTAL ANGLE OF DAYLIGHT
A1.16	VIEW ANALYSIS
A1.17	RENDERINGS
A2.01	PARKING LEVEL P8
A2.02	PARKING LEVELS P4-P7
A2.03	PARKING LEVEL P3
A2.04	PARKING LEVEL P2
A2.05	PARKING LEVEL P1
A2.06	PARKING LEVEL P1 MEZZANINE
A2.07	COMMERCIAL LEVEL 01 - LOBBY AND RETAIL
A2.08	COMMERCIAL LEVEL 02 - MEZZANINE
A2.09	COMMERCIAL LEVEL 03 - OFFICES
A2.10	COMMERCIAL LEVEL 04 - OFFICES
A2.11	COMMERCIAL LEVEL 05 - AMENITY
A2.12	RESIDENTIAL LEVEL 06 - RENTAL
A2.13	RESIDENTIAL LEVEL 07 - RENTAL & 08 - MARKET RES.
A2.14	RESIDENTIAL LEVELS 09 - 40 - MARKET RES.
A2.15	RESIDENTIAL LEVELS 41 - 52 - MARKET RES.
A2.16	RESIDENTIAL LEVELS 53 - 54 - MARKET RES.
A2.17	MECHANICAL LEVELS 55-56
A2.18	ROOF LEVEL PLAN
A3.01	SOUTH ELEVATION
A3.02	EAST ELEVATION
A3.03	NORTH ELEVATION
A3.04	WEST ELEVATION
A4.01	SECTION A
A4.02	SECTION B
A4.03	SECTION C & D
A8.01	OVERALL SITE SURVEY PLAN (FOR REFERENCE)
FSR 0.01 - 1.17	FSR SUMMARY AND FSR OVERLAY

DECEMBER 16, 2014
ISSUED FOR COMPLETE DP #1

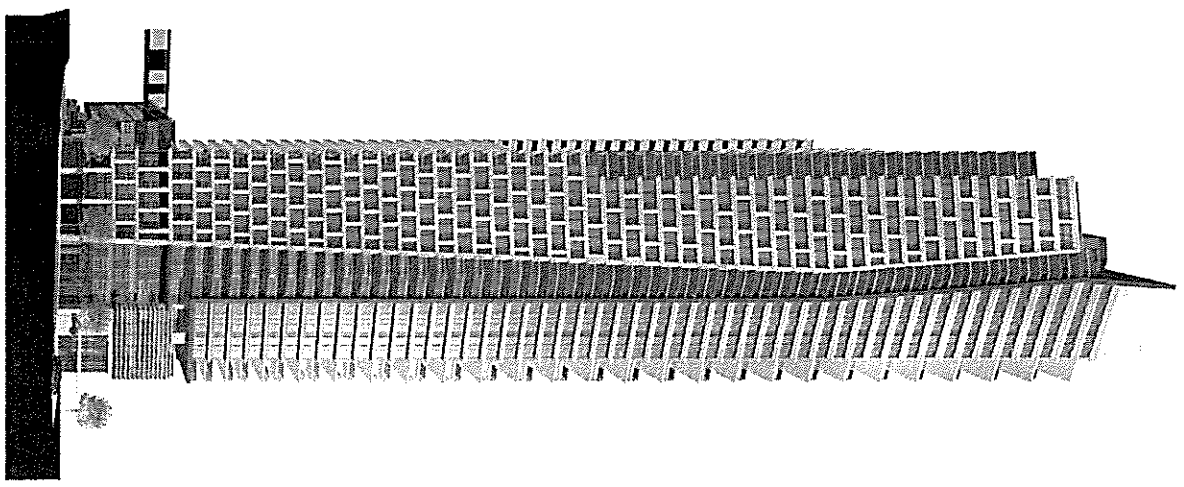

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 Fax: 604.681.1172
 www.intertecgroup.com

DATE	DESCRIPTIONS
2013.03.20	REVISION 01 - REVISION 01
2013.03.20	REVISION 02 - REVISION 02
2013.03.20	REVISION 03 - REVISION 03
2013.03.20	REVISION 04 - REVISION 04
2013.03.20	REVISION 05 - REVISION 05
2013.03.20	REVISION 06 - REVISION 06
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2013.03.20	REVISION 97 - REVISION 97
2013.03.20	REVISION 98 - REVISION 98
2013.03.20	REVISION 99 - REVISION 99
2013.03.20	REVISION 100 - REVISION 100

BURRARD PLACE | TOWER 01
 1281 HORNBY STREET, VANCOUVER, BC



PROJECT INFORMATION

1261 HORNBY STREET
 LEGAL ADDRESS
 Lot 6 Block 103 District Lot 541 Group 1 New Westminster District Plan EPP4918 (TAI C)

ZONING CD 1
 Tower 01 (Phase 1A)
 157 (Phases 1 & 2) (Phase 1)

FRONTAGE
 Tower 01 (Phase 1A)
 157 (Phases 1 & 2) (Phase 1)
 60.5m x 20.6m

SITE AREA
 Tower 01 (Phase 1A)
 14,544.66
 Tower 02 (Phase 2C)
 41,961.70
 Total
 56,506.36

PERMITTED DENSITY
 Imperial FSR Area
 475,415.00
 259,422.00
 734,837.00
 17.28

Commercial FSR Area (Approved) 114,509
 Commercial FSR Area (Achieved) 65,828
 Tower 01 (Phase 1A) 47,114
 Tower 02 (Phase 2C) 18,714
 Total 65,828

Residential FSR Area (Approved) 37,864.75
 Residential FSR Area (Achieved) 23,445
 Tower 01 (Phase 1A) 11,792
 Tower 02 (Phase 2C) 11,653
 Total 23,445

FRS Residential Area (Achieved) Imperial
 Tower 01 (Phase 1A) 181,226
 Tower 02 (Phase 2C) 181,226
 Total 362,452

Achieved FSR Ratio
 Imperial
 Tower 01 (Phase 1A) 248,402
 Tower 02 (Phase 2C) 229,202
 Total 477,604

Assembly Area Evulsion (Planned Max) Imperial
 Tower 01 (Phase 1A) 19,716
 Tower 02 (Phase 2C) 20,028
 Total 39,744

Frederated Rental FSR Area (Planned Max for Phase 1A & 2C) Imperial
 Tower 01 (Phase 1A) 31,627
 Tower 02 (Phase 2C) 54,682
 Total 86,309

HEIGHT OF BUILDINGS MEASURED FROM BASE PLANS

TOP OF PARADE	Imperial	Metric	TOP OF PARADE	Imperial	Metric
TOWER 01 (PHASE 1A)	528.83	162.29	TOWER 02 (PHASE 2C)	525.09	160.99
TOP OF APPURTENANCE	220.00	67.06	TOP OF APPURTENANCE	238.00	72.61

HEIGHT OF BUILDINGS MEASURED INTO VIEW CORNER MEASURED FROM VIEW CORNER ELEVATION

MAX HEIGHT	Imperial	Metric	VIEW CORNER 2,1,1 OCP	Imperial	Metric
CURRENT VIEW CORNER HEIGHT	508.10	155.79	TOWER 01 (PHASE 1A)	528.83	162.29
PROPOSED HEIGHT	528.83	162.29	TOWER 02 (PHASE 2C)	525.09	160.99
DIFFERENCE	20.73	6.41	VIEW CORNER 2,1,1 OCP	525.09	160.99

FLOOR PLATE SIZES

RANGING FROM MIN OF TO MAX OF
 TOWER 01 (Phase 1A)
 8,777
 9,239

GROSS AREA BREAKDOWN

USE	Imperial	Metric
RESIDENTIAL	419,071	1,076,377
COMMERCIAL	427,927	1,082,623
OFFICE USES	30,823	78,800
RETAIL USES	4,403	11,387
VEHICLE DEALER (GEORG BROWNDOWN)	4,403	11,387
RETAIL STORE (GATE)	4,403	11,387
RENTAL STORAGE	1,213	3,117
500 TOTAL	61,626	158,006
TOTAL COMMERCIAL	432,773	1,118,714
TOTAL GROSS AREA	851,848	2,195,091
PROPOSED EXCLUSIONS	719	1,833
RESIDENTIAL	520,511	1,343,013
COMMERCIAL	427,927	1,082,623
TOTAL	948,438	2,425,636

BALCONY SUMMARY

TYPE	TOWER 01 (Phase 1A)	TOTAL
OPEN BALCONY	41,697	41,697
CLOSED BALCONY	1,859	1,859
TOTAL TO RESIDENTIAL FSR	43,556	43,556

UNIT COUNT

TYPE	TOWER 01 (Phase 1A)	TOTAL
RESIDENTIAL UNITS	437	437
RETAIL UNITS	4	4
TOTAL	441	441

GENERAL NOTES:

1. CODE AND BYLAWS: ALL CONSTRUCTION, MATERIALS AND SYSTEMS TO CONFORM TO THE REQUIREMENTS OF THE VANCOUVER BUILDING BYLAW 2007 EDITION, DIVISION B, PART 3 AND THE CURRENT EDITIONS OF ALL OTHER APPLICABLE PROVINCIAL AND MUNICIPAL CODES AND BYLAWS, INCLUDING BUT NOT LIMITED TO BC FIRE CODE, BC PLUMBING CODE AND BC ELECTRICAL CODE
2. ACOUSTIC MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION, BASED ON THE CONSULTANT'S RECOMMENDATIONS AS CONCURRED WITH OR AMENDED BY THE MEDIAL HEALTH OFFICER (SENIOR ENVIRONMENTAL HEALTH OFFICER)
3. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE VANCOUVER PARKING BY-LAW AND SUBSECTION 3.36 OF THE VANCOUVER BUILDING BYLAW REGARDING ASSAULT SECURITY
4. THE DESIGN OF THE BICYCLE SPACES, INCLUDING BICYCLE ROOMS AND RACKS, REGARDING SAFETY AND SECURITY MEASURES, SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BYLAW
5. MECHANICAL (VENTILATORS, GENERATORS, COMPACTORS AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE THE NOISE AND AIR QUALITY IMPACTS ON THE NEIGHBOURHOOD AND TO COMPLY WITH NOISE BYLAW 86555
6. THE ENTIRE PROJECT SHALL INCLUDE ENHANCED ACCESSIBILITY PROVISIONS
7. UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED TO PREVENT THE BUILDUP OF NOXIOUS GASES AND TO MINIMIZE ITS IMPACT ON PUBLIC SPACES

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NOT FOR CONSTRUCTION

BURKARD PLACE

8777

9239

01

02

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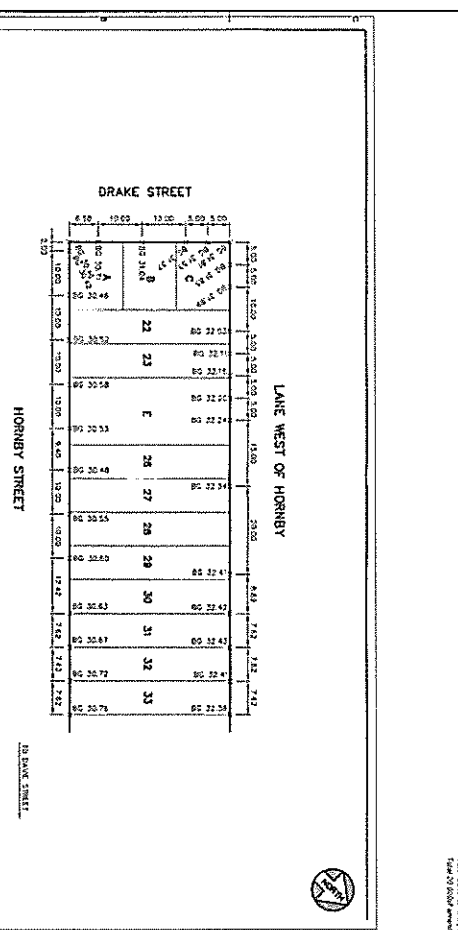
97

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99

100

PROPERTY	OWNER	LEGAL LOT	REQUEST	PROPOSED AREA (sq. m)	2003 TAXES		2004 TAXES	2005 TAXES	2006 TAXES	2007 TAXES	2008 TAXES	2009 TAXES	2010 TAXES	2011 TAXES	2012 TAXES	2013 TAXES	2014 TAXES	2015 TAXES	
					Assessment	Exemption													
1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111	1171111



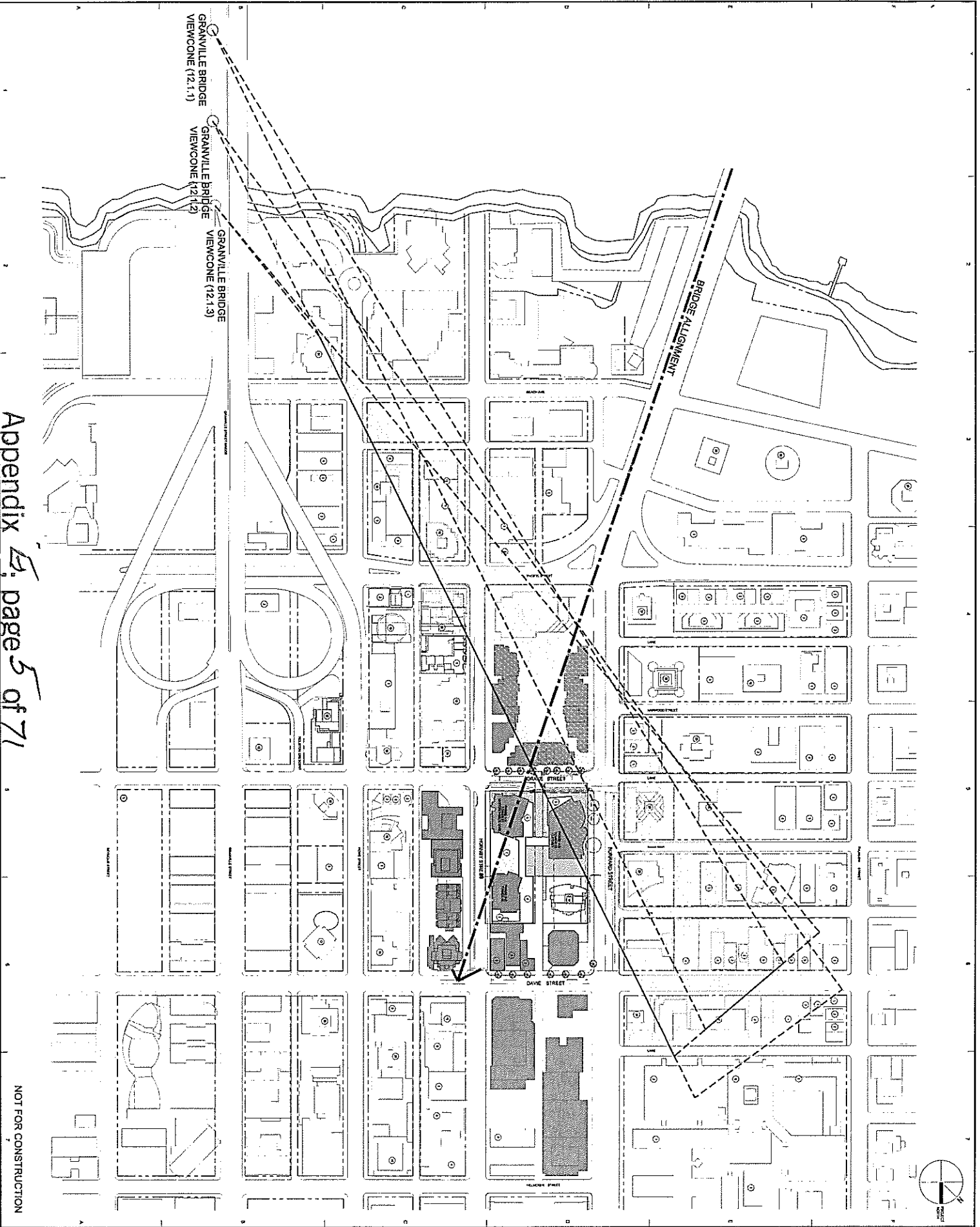
Lot No.	Area (sq. m)	Area (sq. ft)	Volume (cu. m)	Volume (cu. ft)	Height (m)	Height (ft)	Other Data
21	1171111	1171111	1171111	1171111	1171111	1171111	1171111

BUILDING GRADE ELEVATIONS
 R 22, 23, 26 TO 33
 BIK 100 D.L. 541, PLAN 1072

Lot No.	Area (sq. m)	Area (sq. ft)	Volume (cu. m)	Volume (cu. ft)	Height (m)	Height (ft)	Other Data
22	1171111	1171111	1171111	1171111	1171111	1171111	1171111

Appendix E: page 7 of 7

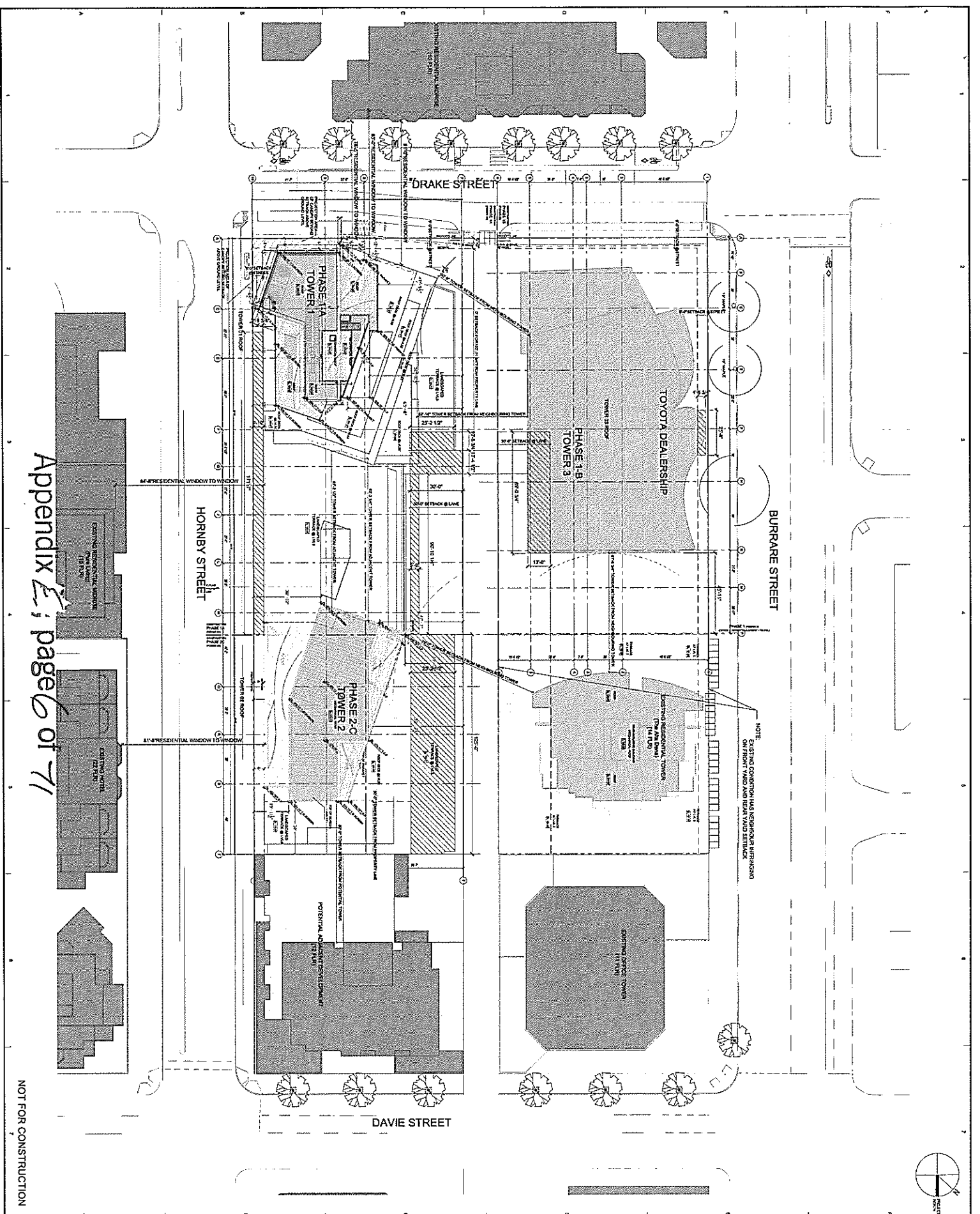
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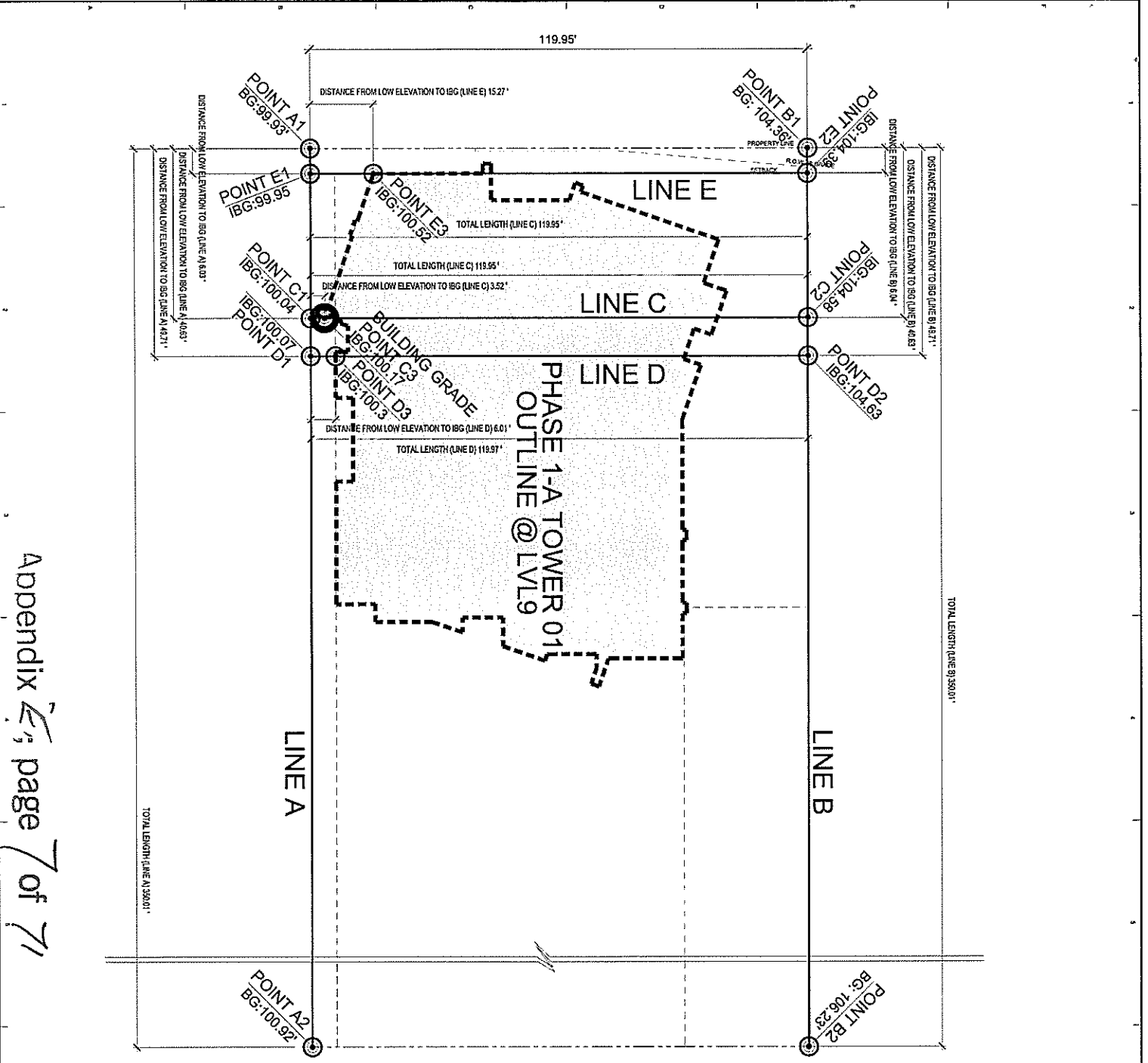
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	PROJECT LOCATION: 1800 BIRDAIR PLAZA, WASHINGTON, DC 20004	
DATE: 08/20/2018 SCALE: AS SHOWN DRAWN BY: [Redacted] CHECKED BY: [Redacted]	PROJECT TITLE: CONTEXT PLAN	
PROJECT NO. 18-0000000-0001 SHEET NO. A1.01	DRAWN BY: [Redacted] CHECKED BY: [Redacted]	



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NOT FOR CONSTRUCTION

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/11/10</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>11/11/10</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>11/11/10</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>4</td> <td>11/11/10</td> <td>ISSUED FOR PERMIT</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	11/11/10	ISSUED FOR PERMIT	2	11/11/10	ISSUED FOR PERMIT	3	11/11/10	ISSUED FOR PERMIT	4	11/11/10	ISSUED FOR PERMIT	<p>PROJECT INFORMATION</p> <p>PROJECT NO. 10-00000000-0000</p> <p>DATE 11/11/10</p> <p>SCALE 1/8" = 1'-0"</p> <p>DATE 11/11/10</p> <p>SCALE 1/8" = 1'-0"</p>
NO.	DATE	DESCRIPTION															
1	11/11/10	ISSUED FOR PERMIT															
2	11/11/10	ISSUED FOR PERMIT															
3	11/11/10	ISSUED FOR PERMIT															
4	11/11/10	ISSUED FOR PERMIT															
<p>CLIENT INFORMATION</p> <p>CLIENT NAME BURBARD PLACE</p> <p>CLIENT ADDRESS 1000 BURBARD PLACE</p> <p>CLIENT CITY VANCOUVER BC</p> <p>CLIENT PROVINCE BC</p> <p>CLIENT POSTAL CODE V6Z 1K6</p> <p>CLIENT PHONE (604) 271-1111</p> <p>CLIENT FAX (604) 271-1111</p> <p>CLIENT EMAIL info@burbardplace.com</p>		<p>DESIGNER INFORMATION</p> <p>DESIGNER NAME RILLANCE</p> <p>DESIGNER ADDRESS 1000 BURBARD PLACE</p> <p>DESIGNER CITY VANCOUVER BC</p> <p>DESIGNER PROVINCE BC</p> <p>DESIGNER POSTAL CODE V6Z 1K6</p> <p>DESIGNER PHONE (604) 271-1111</p> <p>DESIGNER FAX (604) 271-1111</p> <p>DESIGNER EMAIL info@rillance.com</p>															
<p>OVERALL SITE SETBACK DIAGRAM</p> <p>SETBACK DISTANCE 10'-0"</p> <p>SETBACK DISTANCE 10'-0"</p> <p>SETBACK DISTANCE 10'-0"</p> <p>SETBACK DISTANCE 10'-0"</p>		<p>NOTES</p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER ZONING BY-LAW AND THE BC BUILDING ACT.</p> <p>2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER ZONING BY-LAW AND THE BC BUILDING ACT.</p> <p>3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER ZONING BY-LAW AND THE BC BUILDING ACT.</p> <p>4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER ZONING BY-LAW AND THE BC BUILDING ACT.</p>															



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NOT BUILDING GRADE

$$IBG \text{ (POINT E3)} = \left[\frac{(104.58 - 99.95)}{119.95} \right] \times 15.27 + 99.95 = 100.57$$

FORMULA FOR PROVING IBG POINT E3 ON LINE E

$$IBG \text{ (POINT E1)} = \left[\frac{(104.58 - 99.95)}{350.01} \right] \times 8.03 + 99.95 = 99.95$$

$$IBG \text{ (POINT E2)} = \left[\frac{(106.23 - 104.38)}{350.01} \right] \times 6.04 + 104.38 = 104.58$$

NOT BUILDING GRADE

$$IBG \text{ (POINT D3)} = \left[\frac{(104.63 - 100.07)}{119.95} \right] \times 6.01 + 100.07 = 100.3$$

FORMULA FOR PROVING IBG POINT D3 ON LINE D

$$IBG \text{ (POINT D1)} = \left[\frac{(100.92 - 99.95)}{350.01} \right] \times 49.71 + 99.95 = 100.07$$

$$IBG \text{ (POINT D2)} = \left[\frac{(106.23 - 104.38)}{350.01} \right] \times 49.71 + 104.38 = 104.63$$

BUILDING GRADE FOR PROJECT

$$IBG \text{ (POINT C3)} = \left[\frac{(104.58 - 100.04)}{119.95} \right] \times 3.52 + 100.04 = 100.17$$

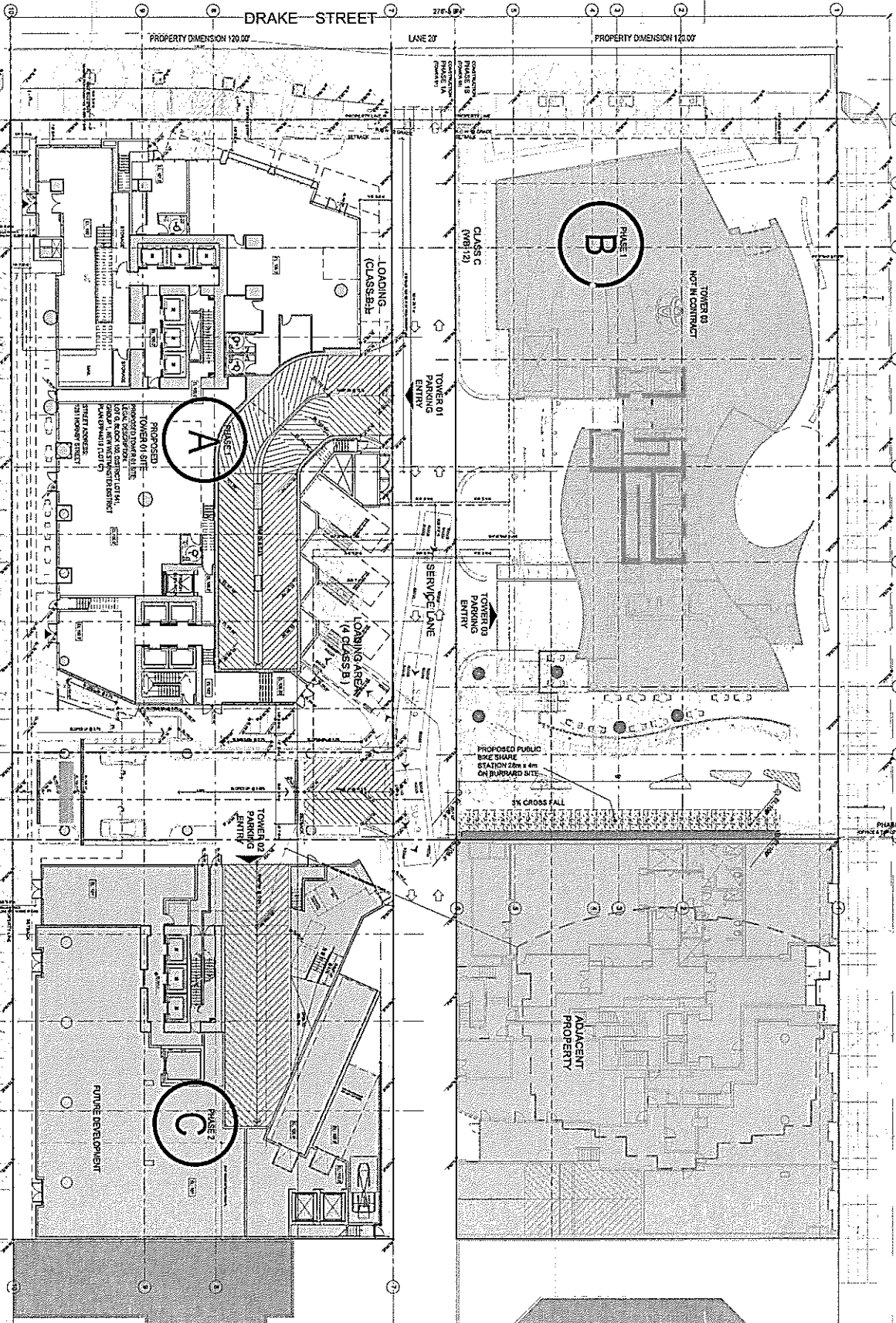
FORMULA FOR PROVING IBG POINT C3 ON LINE C

$$IBG \text{ (POINT C1)} = \left[\frac{(100.92 - 99.95)}{350.01} \right] \times 40.63 + 99.95 = 100.04$$

$$IBG \text{ (POINT C2)} = \left[\frac{(106.23 - 104.38)}{350.01} \right] \times 40.63 + 104.38 = 104.58$$

$IBG_{low} = \left[\frac{IBG_{high} - IBG_{low}}{D_{low}} \right] \times D_{low} + IBG_{low}$
IBG_{low} = Lower Known Elevation
IBG_{high} = Higher Known Elevation
IBG = Interpolated Building Grade

BURRARD STREET



RESIDENTIAL LOBBY ENTRY
 TOWER D4 LEVEL 1
 GROSS AREA: 1096 SQ. FT.

HORNBY STREET

ACCESS RAMP
 SERVICE LANE

A

B

C

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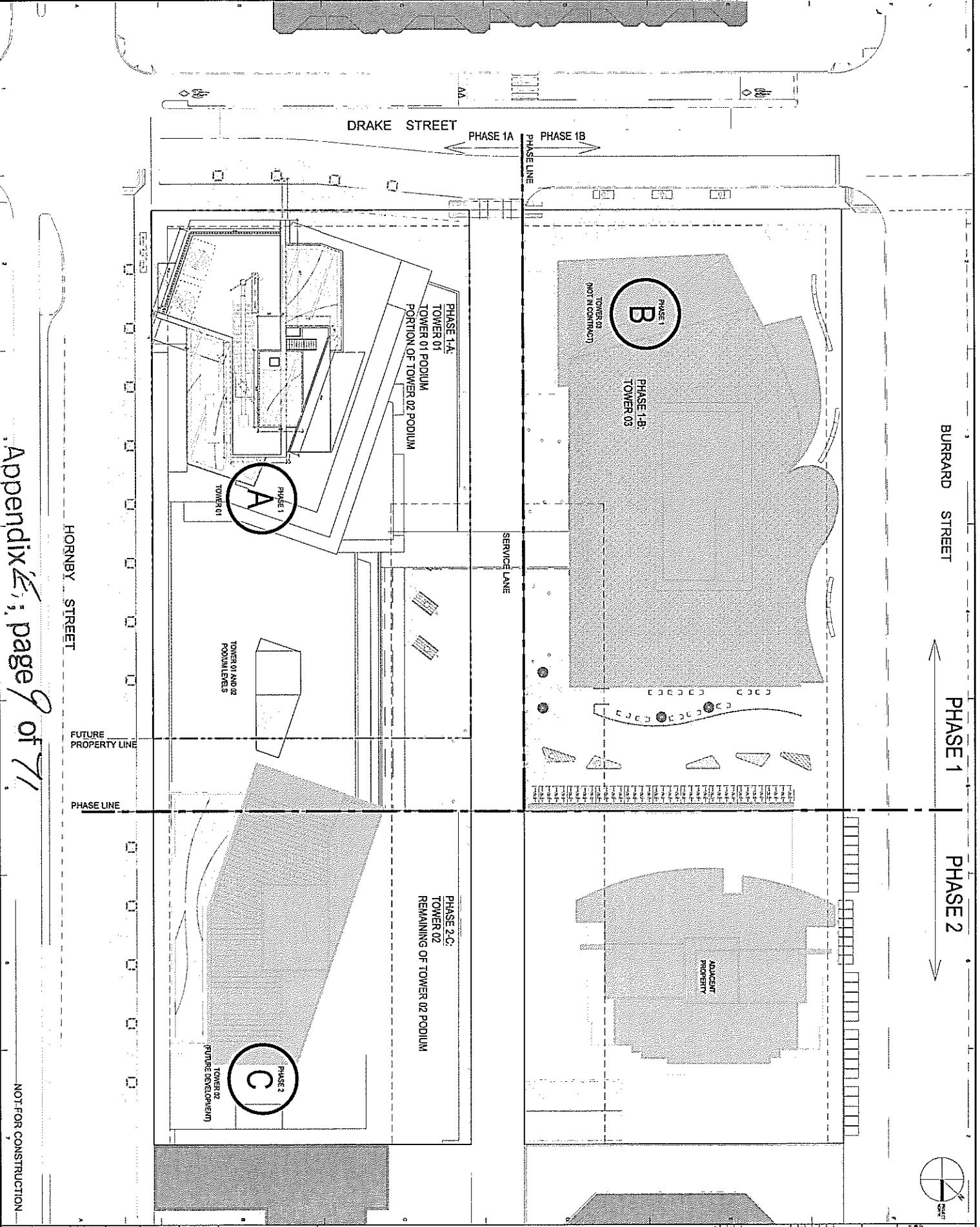
NOT FOR CONSTRUCTION

BURRARD PLACE	
UNIVERSITY ST.	
PROJECT NO.	2010.01
DATE	2010.08
SITE PLAN	

NO.	DATE	DESCRIPTION
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2	2010.08	ISSUED FOR PERMIT
3	2010.08	ISSUED FOR PERMIT
4	2010.08	ISSUED FOR PERMIT
5	2010.08	ISSUED FOR PERMIT



ALLIANCE
 ARCHITECTS
 1000 WEST BROADWAY
 VANCOUVER, BC V6Z 2R9
 TEL: 604.681.1111
 WWW.ALLIANCEARCHITECTS.COM



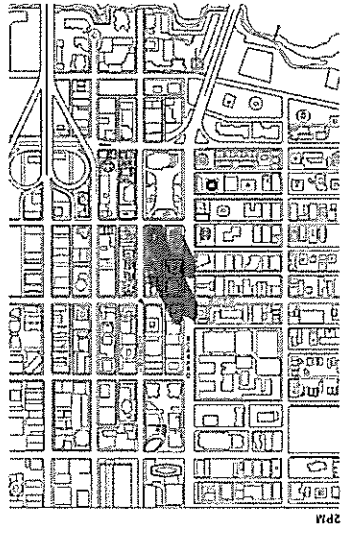
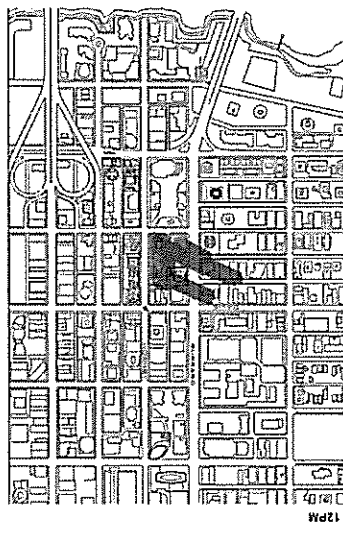
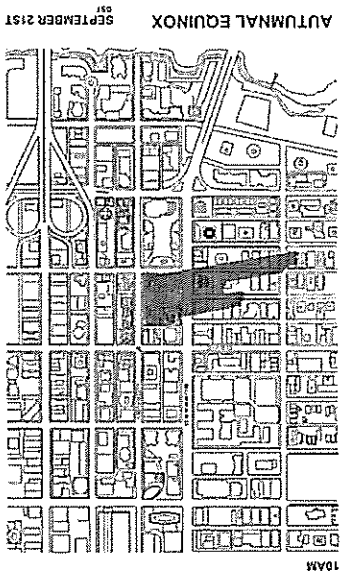
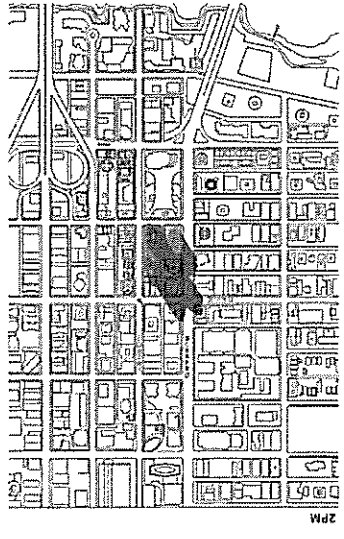
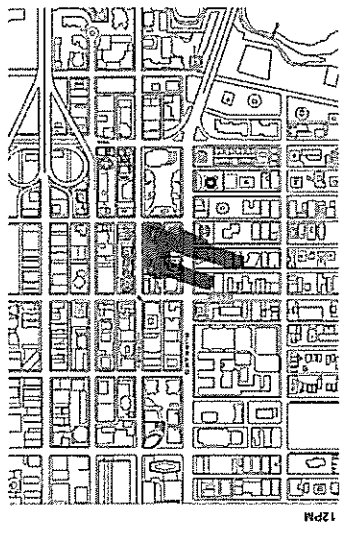
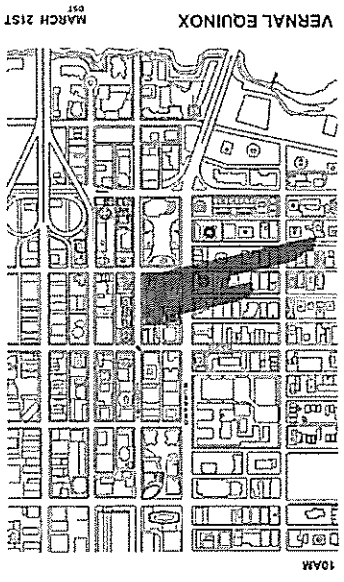
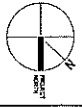
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<p>PHASING DIAGRAM</p> <p>DATE: 11/11/2014</p> <p>PROJECT: BURARD PLACE</p> <p>PHASE: PHASING DIAGRAM</p>		<p>PHASE 1</p> <p>PHASE 1A: TOWER 01 TOWER 02 PODIUM</p> <p>PHASE 1B: TOWER 03</p>	<p>PHASE 2</p> <p>PHASE 2-C: REMAINING OF TOWER 02 PODIUM</p> <p>TOWER 02 FUTURE DEVELOPMENT</p>
<p>LEGEND</p> <p>[A] PHASE 1 TOWER 01</p> <p>[B] PHASE 1 TOWER 02 TOWER 03</p> <p>[C] PHASE 2 TOWER 02 FUTURE DEVELOPMENT</p>		<p>ADJACENT PROPERTY</p>	
<p>PHASE LINE</p> <p>SERVICE LANE</p> <p>FUTURE PROPERTY LINE</p>		<p>DRAKE STREET</p> <p>HORNBY STREET</p> <p>BURARD STREET</p>	



RELIANCE
 CONSULTANTS
 1100 WESTERN AVENUE
 SUITE 100
 VANCOUVER, BC V6E 2R8
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.RELIANCECONSULTANTS.COM



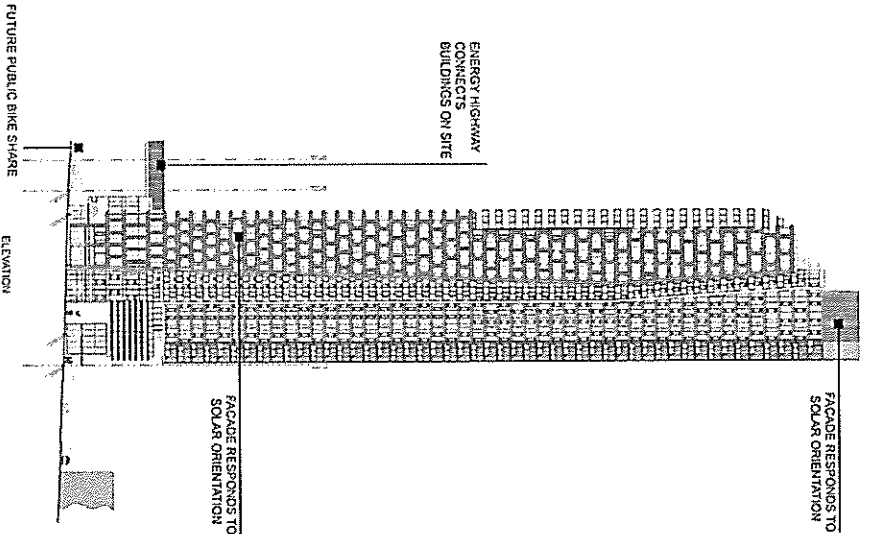
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NOT FOR CONSTRUCTION

		BURRARD GATEWAY CONSULTANTS INC. 1000 BURNHAMTHORPE AVENUE VANCOUVER, BC V3A 2K4 TEL: 604-273-8888 FAX: 604-273-8889 WWW.BURRARDGATEWAY.COM
PROJECT TITLE SHADOW STUDY		DATE 2011.08.15
DRAWN BY AL		CHECKED BY AL
SCALE AS SHOWN		SHEET NO. A1.06



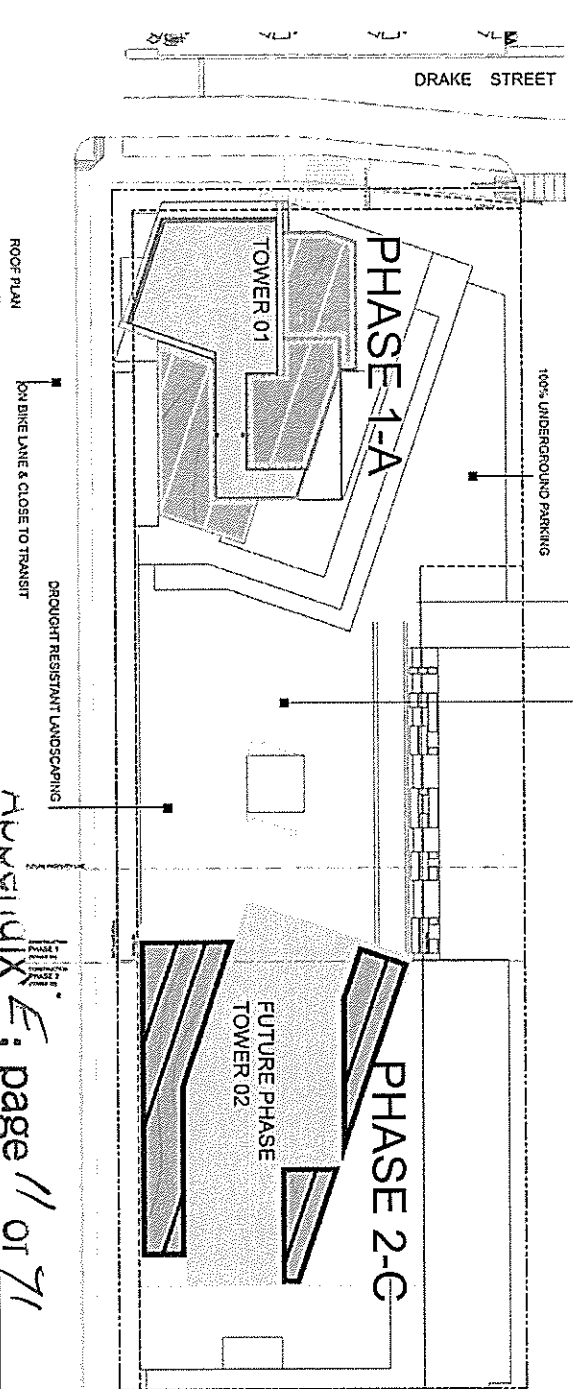
FAÇADE RESPONDS TO SOLAR ORIENTATION



LEED 2009 LEED Project Score & Rating

COLD

Code	Requirement	Score	Weighted Score	Requirement Description
EA-1	Minimum Energy Performance	1	1	Minimum Energy Performance
EA-2	Water Efficient Use of Water	1	1	Water Efficient Use of Water
EA-3	Energy Efficient Buildings	1	1	Energy Efficient Buildings
EA-4	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-5	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-6	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-7	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-8	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-9	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-10	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-11	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-12	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-13	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
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EA-94	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-95	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-96	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-97	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-98	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-99	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions
EA-100	Greenhouse Gas Emissions	1	1	Greenhouse Gas Emissions



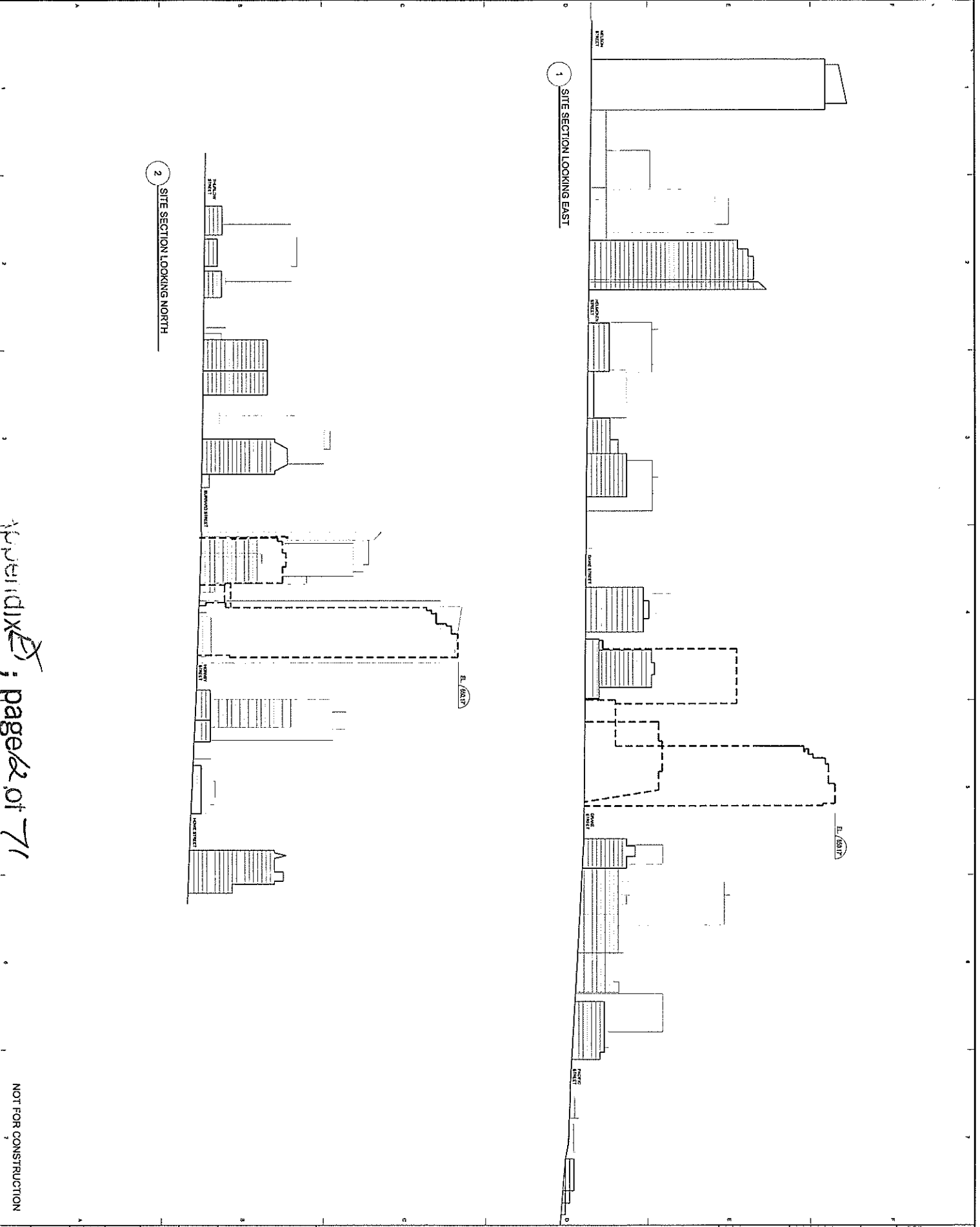
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The following list highlights the prominent sustainable features of the Burrard Gateway. Many of these features are a passive response to more natural environment.

- We have also provided a draft LEED Scorecard. The Scorecard shows the project has incorporated numerous sustainable strategies that would achieve the LEED points (60 points were awarded for Green Building, 10 points for Water Efficient Use of Water, 10 points for Energy Efficient Buildings, and 10 points for Greenhouse Gas Emissions). Several more points are potentially available and will be confirmed, as the design is refined. These strategies are consistent with the City of Vancouver Green Building Resourcing Policy. The project will be registered with the CBCO upon approval of funding.
- Program note that, due to program requirements defined by the Canada Green Building Council (CBCO), different rating systems are applicable to each phase of Burrard Gateway. The applicable rating system for Phase A is LEED Canada for New Construction 2009 (LEED-NC 2009) while the applicable rating system for Phase B is LEED Canada for Core & Shell 2009 (LEED-CS 2009). The project will be registered with the CBCO upon approval of funding. Each rating system however has targeted points (60) is the same for each phase.

The following list highlights the prominent sustainable features of the Burrard Gateway:

- **Construction Activities:** An erosion and sedimentation control plan will be implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction.
- **Development Density & Community Connectivity:** The project is located in downtown area with high density and close proximity to a variety of community services.
- **Brownfield Redevelopment:** soils remediation will be done to the satisfaction of the authority and upon completion, be issued a Certificate of Completion.
- **Access to Transit:** The project location is situated in close proximity to the former Redfernbus System Station and numerous bus lines serving the site.
- **Alternative Transportation:** The project will incorporate bicycle changing stations to further strengthen the use of alternative methods of transportation.
- **Protect and Restore Habitat:** The project will incorporate a significant amount of native or adaptive plants.
- **Stormwater Strategy:** The project will incorporate a stormwater treatment system to filter stormwater runoff before entering the City stormwater system.
- **Heat Island Effect:** Strategies such as minimizing asphalt roadway and parking 100% of parking under the building will help reduce Urban Heat Island Effect.
- **Water Efficient Landscaping:** Landscaping will utilize drought tolerant plant material (tree, shrub, flower, shrub, ground cover, grasses), and efficient high efficiency irrigation system will be installed to minimize water and nitrogen losses. The irrigation system will include pressure-reducing nozzles to reduce and equalize water pressure at the nozzle locations to reduce misting. The optimized pulsing of spray nozzles, appropriate selection of spray nozzles for pressure coverage and water delivery, and combination of low flow all-in-one sprinkling systems including water saving nozzles, low flow rotary nozzles and pop-up nozzles will be provided. They will not only reduce water consumption but also reduce the amount of energy required to produce hot water.
- **Energy Efficiency:** Energy efficiency measures are evaluated via a full building energy simulation.
- **Energy Efficiency:** Commercial Heat Recovery Ventilators (CHRVs) will exchange heat from the washroom exhaust to preheat incoming ventilation air. Individual suite HRVs may be incorporated into the residential suites.
- **Energy Efficiency:** The project will undergo an enhanced commissioning process to ensure that the building's energy related systems are operating efficiently and as designed.
- **Refrigerant Management:** Refrigerant with low ozone depletion and global warming potentials will be selected for HVACR system to protect the environment.
- **Construction Waste Management:** A construction waste management plan will be developed and 75% of waste generated during the construction of the building materials will be recycled based on tracked carbon and/or regional manufacturing.
- **Green Redesign:** Use of green substitutes such as fish oil will reduce the Greenhouse Gas (GHG) footprint.
- **Indoor Air Quality:** Best practices will be implemented during construction to optimize air quality and provide a clean and healthy building for the future residents.
- **Indoor Air Quality:** Outdoor air will be distributed directly to every occupied space including the living units.
- **Indoor Air Quality:** Permanent envelope systems will be incorporated to minimize occupants' exposure to hazardous particulates and chemical pollutants.
- **Indoor Air Quality:** High quality filters will be in place to remove contaminants and ensure excellent indoor air quality.
- **Indoor Air Quality:** Low VOC finishes including adhesives, sealants and paints.
- **Indoor Air Quality:** Low emitting carpets and flooring systems will be sourced.
- **Indoor Air Quality:** Composite wood products will be sourced to not contain added urea-formaldehyde.



1 SITE SECTION LOOKING EAST

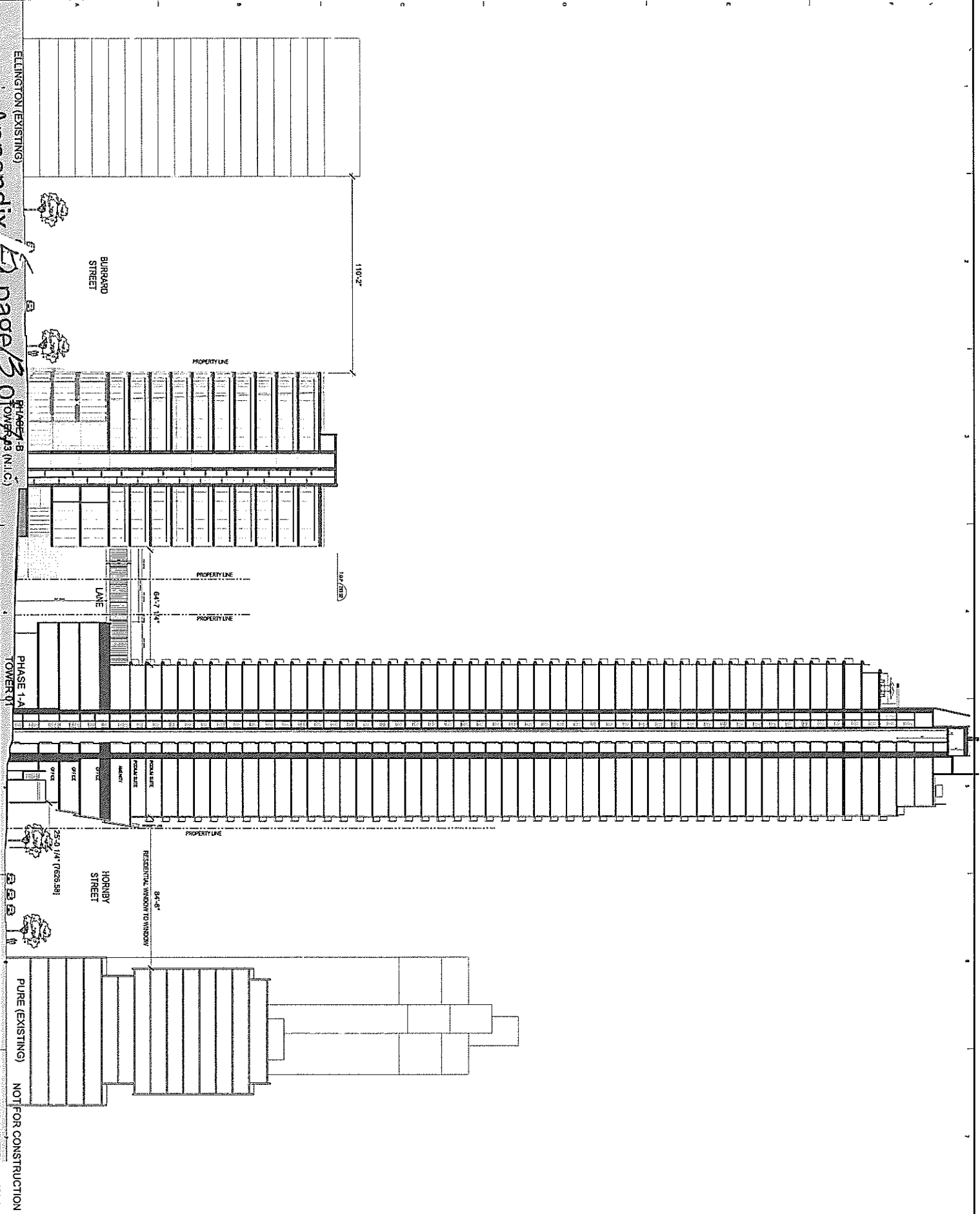
2 SITE SECTION LOOKING NORTH

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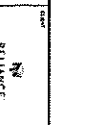
NOT FOR CONSTRUCTION

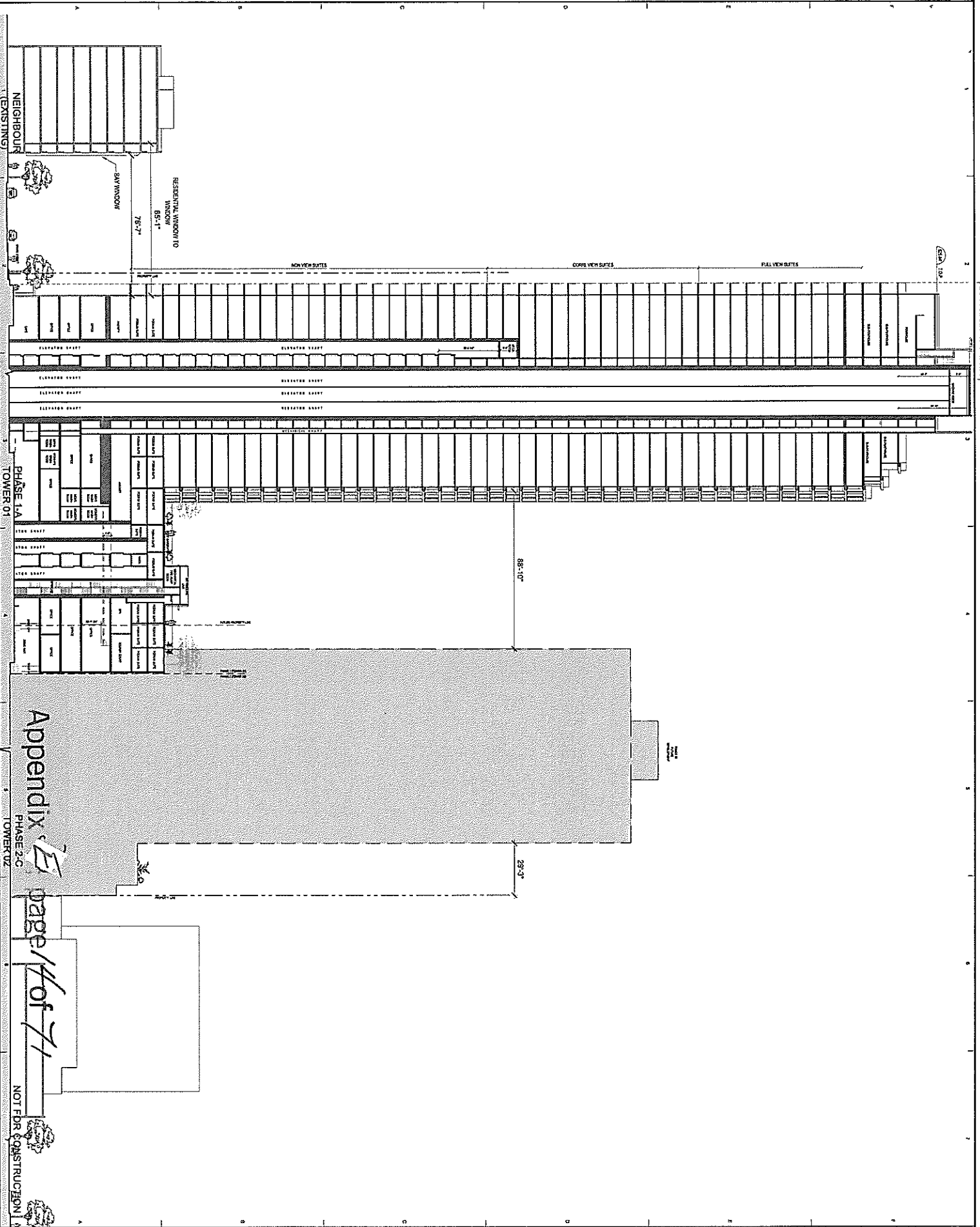
<p>PROJECT: BURBANK PLAZA 1000 BURBANK BLVD BURBANK, CA 91502</p>	
<p>DATE: 08/15/18</p>	
<p>SCALE: AS SHOWN</p>	
<p>OVERALL SITE SECTIONS</p>	
<p>APPENDIX E</p>	
<p>DATE: 08/15/18</p>	
<p>PROJECT: BURBANK PLAZA</p>	
<p>1000 BURBANK BLVD</p>	
<p>BURBANK, CA 91502</p>	
<p>DATE: 08/15/18</p>	
<p>SCALE: AS SHOWN</p>	
<p>OVERALL SITE SECTIONS</p>	
<p>APPENDIX E</p>	
<p>DATE: 08/15/18</p>	

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<p>PROJECT: BURBOURD PLACE 100 BURBOURD PLACE WASHINGTON, DC</p>	
<p>ARCHITECT: [Logo] BIRDA 1000 K STREET, N.W. WASHINGTON, DC 20004</p>	
<p>DATE: 2014.03.10</p>	
<p>SCALE: AS SHOWN</p>	
<p>PROJECT NO.: A1.09</p>	
<p>STREET SECTION (NORTH - DRINKE STREET)</p>	
<p>NOT FOR CONSTRUCTION</p>	





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NOT FOR CONSTRUCTION

RELIANCE CONSULTANTS 1000 SHEPPARD AVENUE EAST SUITE 1000 SCARBOROUGH, ONTARIO M1S 1W4 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW.RELIANCECONSULTANTS.COM	
PROJECT NO. 181 SHEET NO. A1.10	PROJECT NAME BURNARD PLACE WEST - HORNBY STREET SECTION PHASE 2-C TOWER 02
DATE: 2018-08-10 SCALE: AS SHOWN	DRAWN BY: [Signature] CHECKED BY: [Signature]

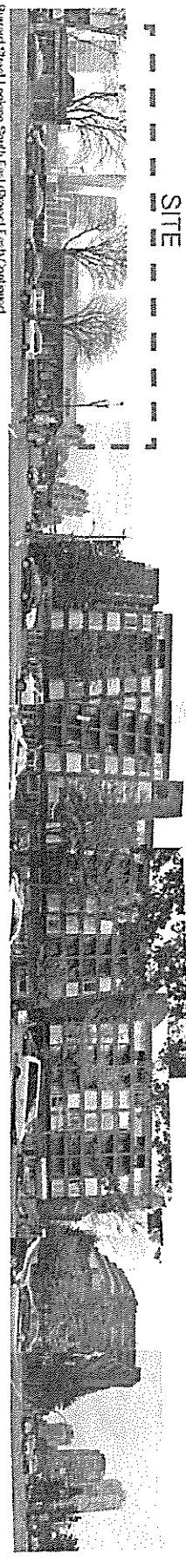
NO. 1	DATE	DESCRIPTION
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2	11/15/11	ISSUED FOR CONSTRUCTION
3	12/15/11	ISSUED FOR CONSTRUCTION
4	01/15/12	ISSUED FOR CONSTRUCTION
5	02/15/12	ISSUED FOR CONSTRUCTION
6	03/15/12	ISSUED FOR CONSTRUCTION
7	04/15/12	ISSUED FOR CONSTRUCTION
8	05/15/12	ISSUED FOR CONSTRUCTION
9	06/15/12	ISSUED FOR CONSTRUCTION
10	07/15/12	ISSUED FOR CONSTRUCTION
11	08/15/12	ISSUED FOR CONSTRUCTION
12	09/15/12	ISSUED FOR CONSTRUCTION
13	10/15/12	ISSUED FOR CONSTRUCTION
14	11/15/12	ISSUED FOR CONSTRUCTION
15	12/15/12	ISSUED FOR CONSTRUCTION
16	01/15/13	ISSUED FOR CONSTRUCTION
17	02/15/13	ISSUED FOR CONSTRUCTION
18	03/15/13	ISSUED FOR CONSTRUCTION
19	04/15/13	ISSUED FOR CONSTRUCTION
20	05/15/13	ISSUED FOR CONSTRUCTION
21	06/15/13	ISSUED FOR CONSTRUCTION
22	07/15/13	ISSUED FOR CONSTRUCTION
23	08/15/13	ISSUED FOR CONSTRUCTION
24	09/15/13	ISSUED FOR CONSTRUCTION
25	10/15/13	ISSUED FOR CONSTRUCTION
26	11/15/13	ISSUED FOR CONSTRUCTION
27	12/15/13	ISSUED FOR CONSTRUCTION
28	01/15/14	ISSUED FOR CONSTRUCTION
29	02/15/14	ISSUED FOR CONSTRUCTION
30	03/15/14	ISSUED FOR CONSTRUCTION
31	04/15/14	ISSUED FOR CONSTRUCTION
32	05/15/14	ISSUED FOR CONSTRUCTION
33	06/15/14	ISSUED FOR CONSTRUCTION
34	07/15/14	ISSUED FOR CONSTRUCTION
35	08/15/14	ISSUED FOR CONSTRUCTION
36	09/15/14	ISSUED FOR CONSTRUCTION
37	10/15/14	ISSUED FOR CONSTRUCTION
38	11/15/14	ISSUED FOR CONSTRUCTION
39	12/15/14	ISSUED FOR CONSTRUCTION
40	01/15/15	ISSUED FOR CONSTRUCTION
41	02/15/15	ISSUED FOR CONSTRUCTION
42	03/15/15	ISSUED FOR CONSTRUCTION
43	04/15/15	ISSUED FOR CONSTRUCTION
44	05/15/15	ISSUED FOR CONSTRUCTION
45	06/15/15	ISSUED FOR CONSTRUCTION
46	07/15/15	ISSUED FOR CONSTRUCTION
47	08/15/15	ISSUED FOR CONSTRUCTION
48	09/15/15	ISSUED FOR CONSTRUCTION
49	10/15/15	ISSUED FOR CONSTRUCTION
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74	11/15/17	ISSUED FOR CONSTRUCTION
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89	02/15/19	ISSUED FOR CONSTRUCTION
90	03/15/19	ISSUED FOR CONSTRUCTION
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94	07/15/19	ISSUED FOR CONSTRUCTION
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97	10/15/19	ISSUED FOR CONSTRUCTION
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100	01/15/20	ISSUED FOR CONSTRUCTION

Site Streetscapes

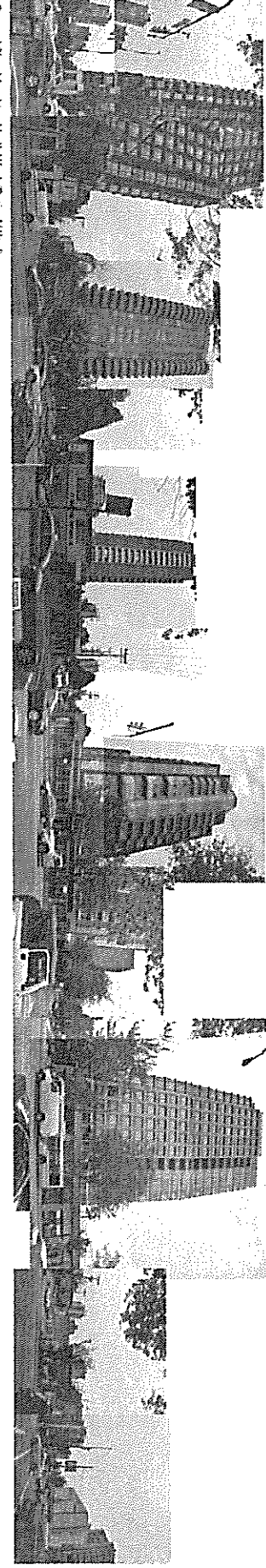


Burard Street Looking South East (Proposed East)

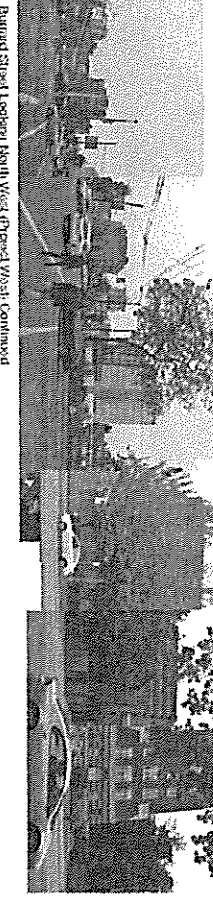
SITE



Burard Street Looking South East (Proposed East) Continued



Burard Street Looking North West (Proposed West)



Burard Street Looking North West (Proposed West) Continued

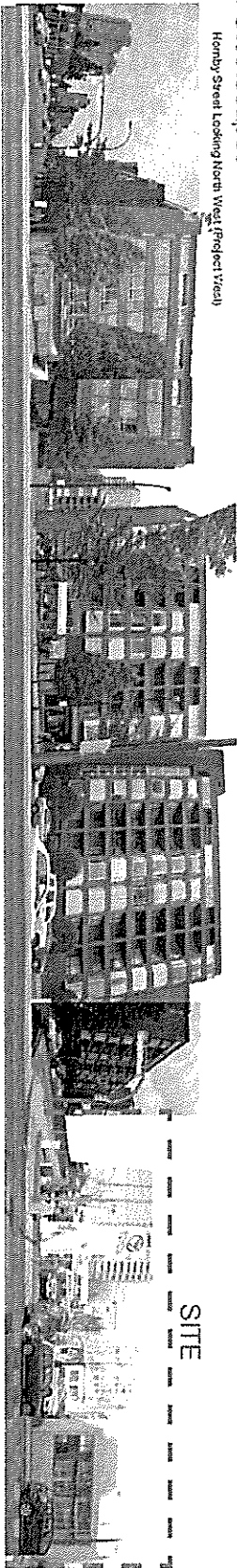
pendix E, page 5 of 71

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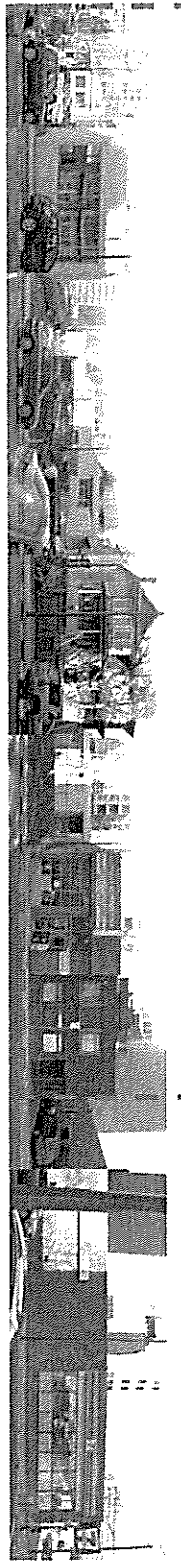
PROJECT TITLE: BURARD PLACE
 PROJECT ADDRESS: 1000 15th Street, Suite 1000
 PROJECT CITY: SAN FRANCISCO, CA
 PROJECT STATE: CA
 PROJECT ZIP: 94103
 PROJECT PHONE: 415.774.1000
 PROJECT FAX: 415.774.1001
 PROJECT WEBSITE: www.reliancearchitects.com
 PROJECT ARCHITECT: RELIANCE ARCHITECTS
 PROJECT DATE: 10/15/11
 PROJECT SHEET: A1.11

Site Steelscapes

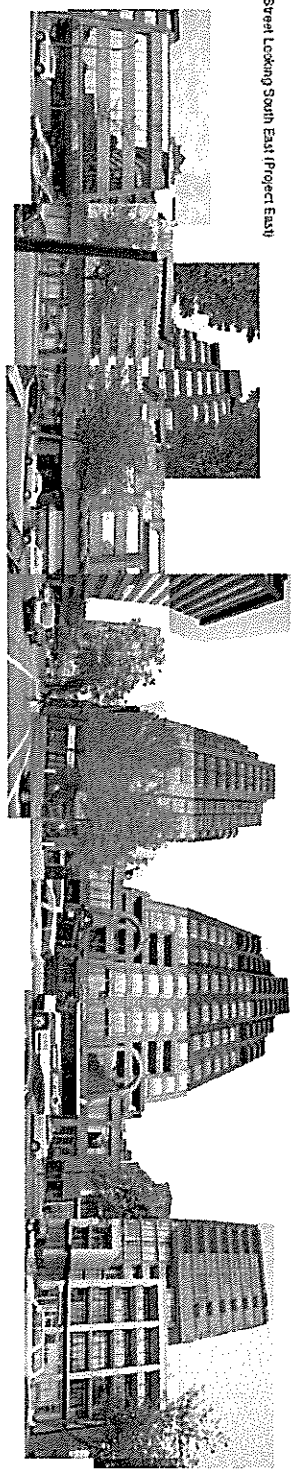
Horby Street Looking North West (Project West)



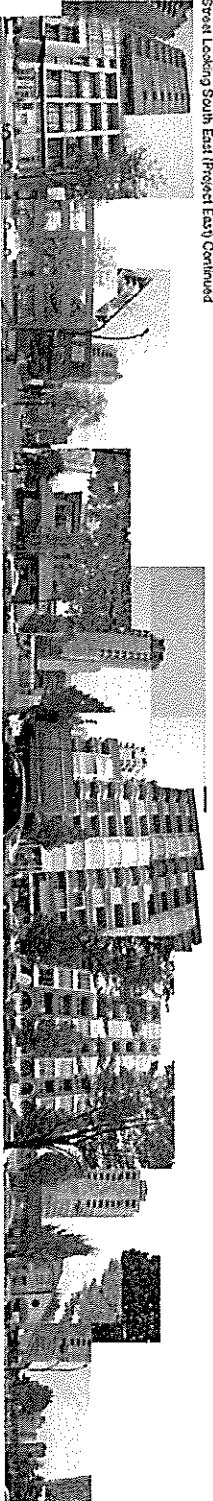
Horby Street Looking North West (Project West) Continued



Horby Street Looking South East (Project East)



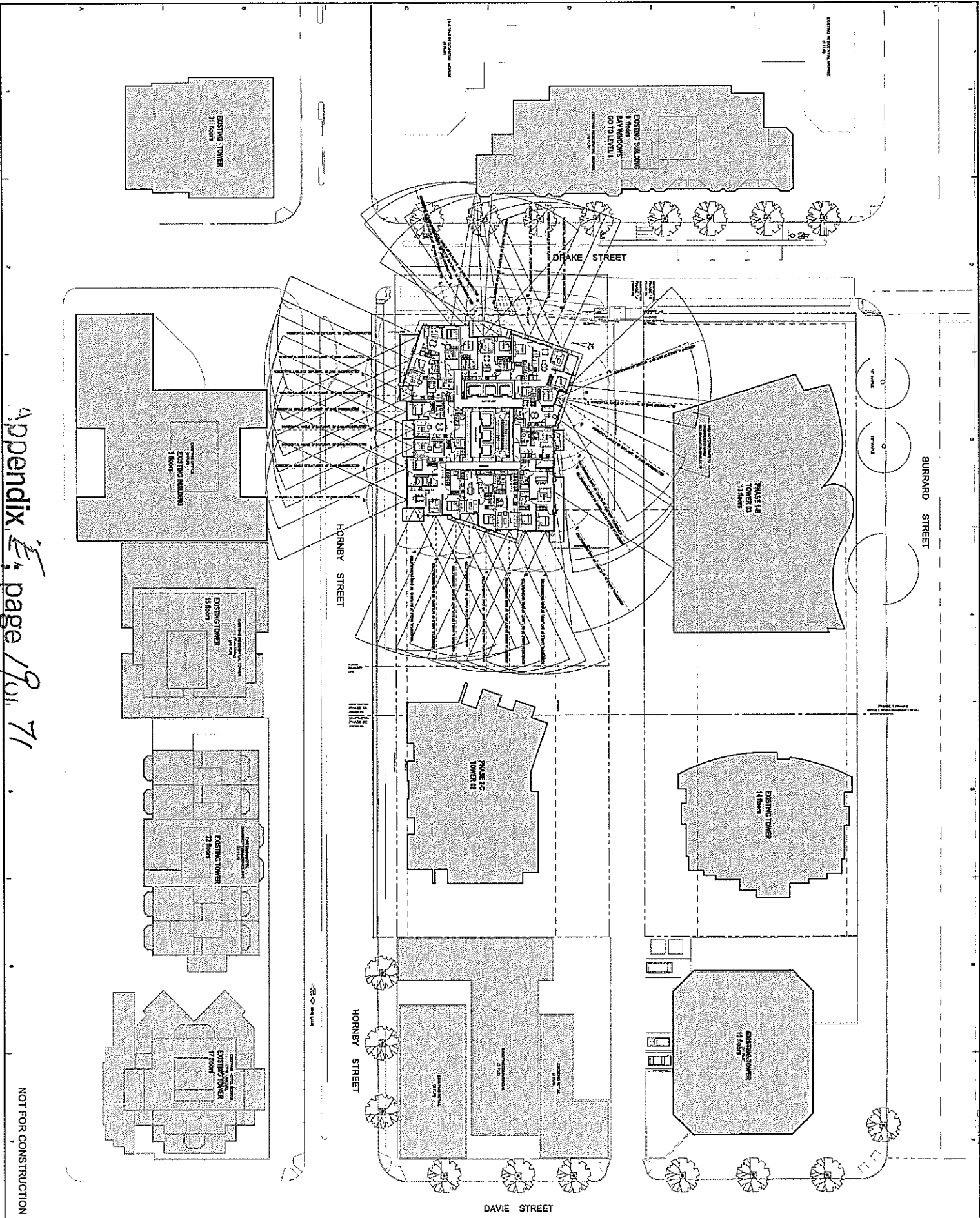
Horby Street Looking South East (Project East) Continued



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NOT FOR CONSTRUCTION

<p>[B] BUREAU OF PERMITS AND SAFETY 1000 WEST 10TH AVENUE, SUITE 1000 DENVER, CO 80202</p>	
PROJECT NO.	BURBANK PLACE
PROJECT NAME	BURBANK PLACE
DATE	10/20/18
SCALE	AS SHOWN
DESIGNED BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	10/20/18
PROJECT LOCATION	STREETSCAPE PHOTOS - HORNBY STREET
APPENDIX	A1.13

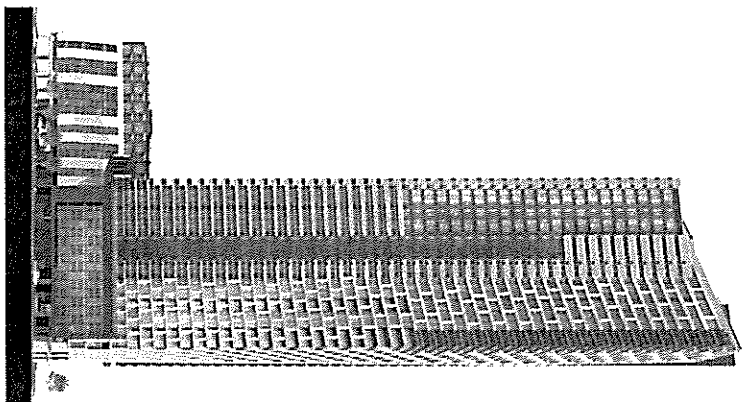


Appendix 4, page 70, 71

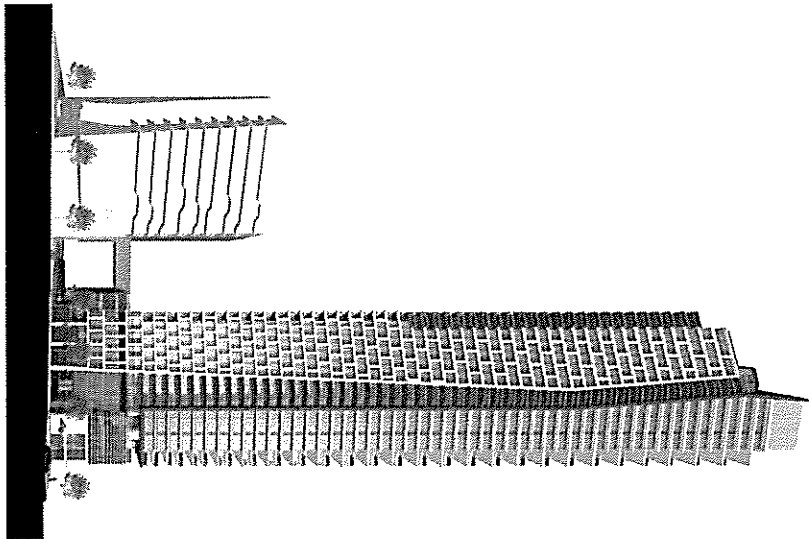
NOT FOR CONSTRUCTION

		<p>DATE: 11/15/11</p> <p>PROJECT: BURRARD PLACE</p> <p>LOCATION: BURRARD STREET</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: 1100000000</p> <p>PROJECT NAME: BURRARD PLACE</p> <p>PROJECT ADDRESS: BURRARD STREET</p> <p>PROJECT CITY: VANCOUVER, BC</p>
<p>PROJECT NO: 1100000000</p> <p>PROJECT NAME: BURRARD PLACE</p> <p>PROJECT ADDRESS: BURRARD STREET</p> <p>PROJECT CITY: VANCOUVER, BC</p>		<p>DATE: 11/15/11</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: 1100000000</p> <p>PROJECT NAME: BURRARD PLACE</p> <p>PROJECT ADDRESS: BURRARD STREET</p> <p>PROJECT CITY: VANCOUVER, BC</p>
<p>DATE: 11/15/11</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: 1100000000</p> <p>PROJECT NAME: BURRARD PLACE</p> <p>PROJECT ADDRESS: BURRARD STREET</p> <p>PROJECT CITY: VANCOUVER, BC</p>		<p>DATE: 11/15/11</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: 1100000000</p> <p>PROJECT NAME: BURRARD PLACE</p> <p>PROJECT ADDRESS: BURRARD STREET</p> <p>PROJECT CITY: VANCOUVER, BC</p>

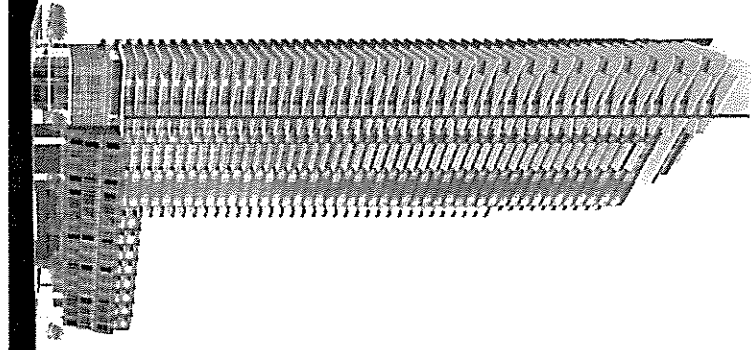
VIEW FROM LANE



VIEW FROM DRAKE



VIEW FROM HORNBY



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RELIANCE
 BUILDING GROUP
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1000
 WWW.RELIANCEBUILDINGGROUP.COM

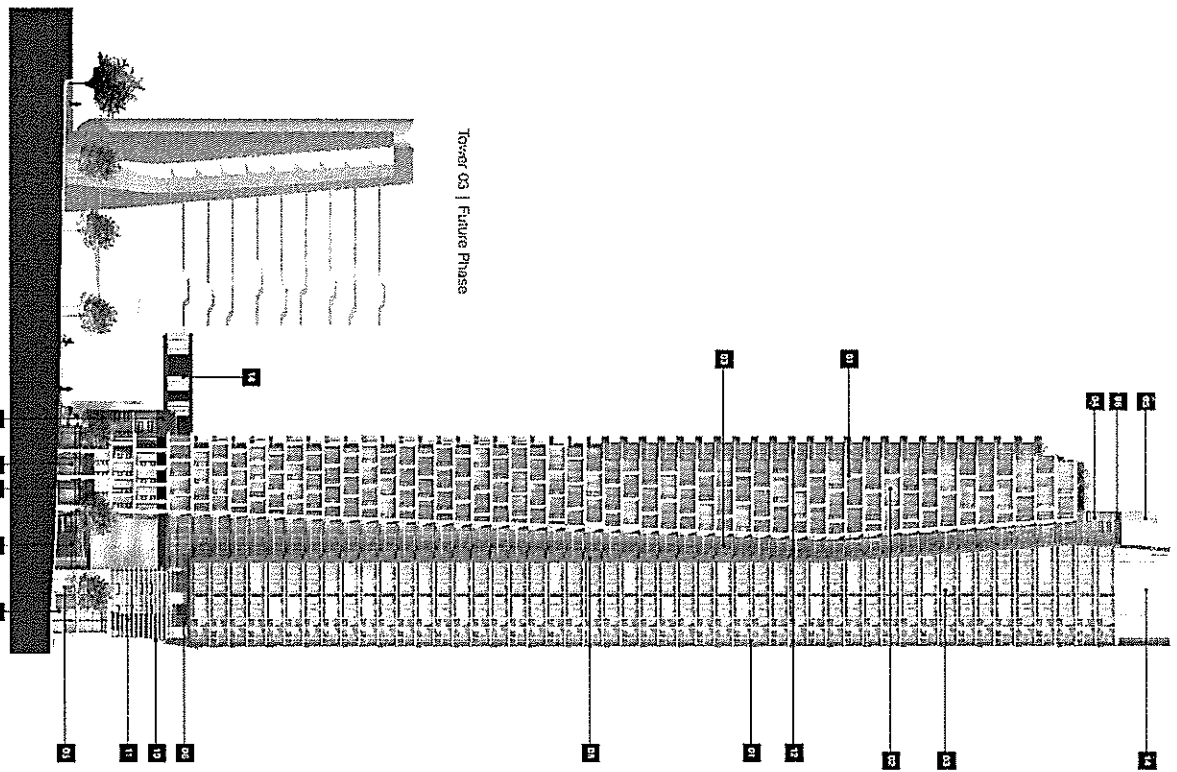
PROJECT: BURBANK PLACE
 1000 WEST 10TH AVENUE
 DENVER, CO 80202

ARCHITECT: [B] BURBANK PLACE ARCHITECTS
 1000 WEST 10TH AVENUE
 DENVER, CO 80202

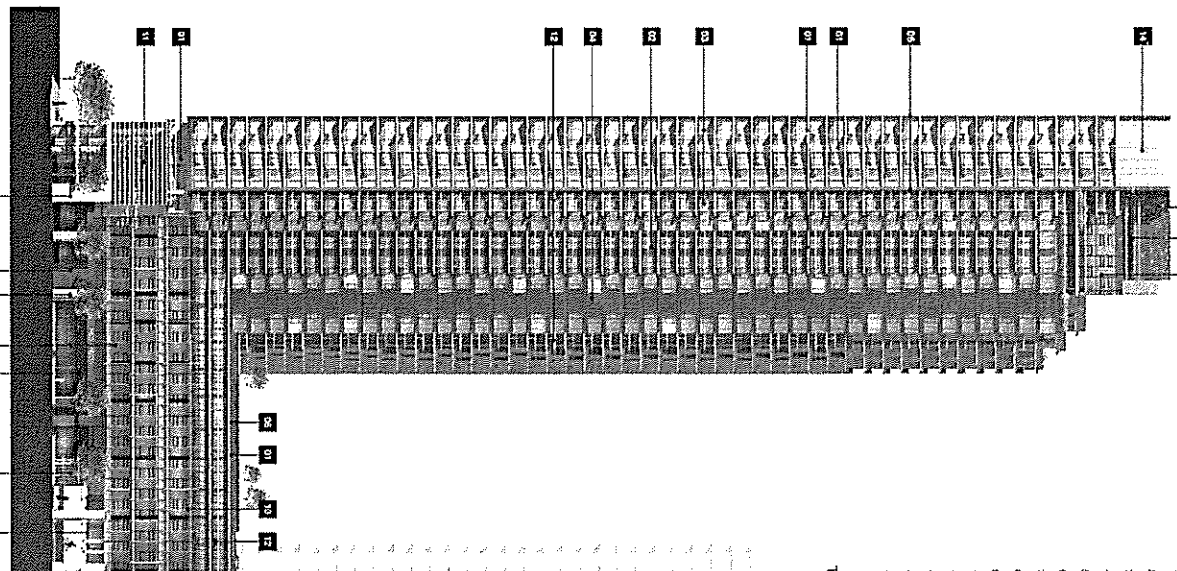
DATE: 08/17/2017
SCALE: 1/8" = 1'-0"

RENDERINGS

APPENDIX E
A1.17



Tower 03 | Future Phase




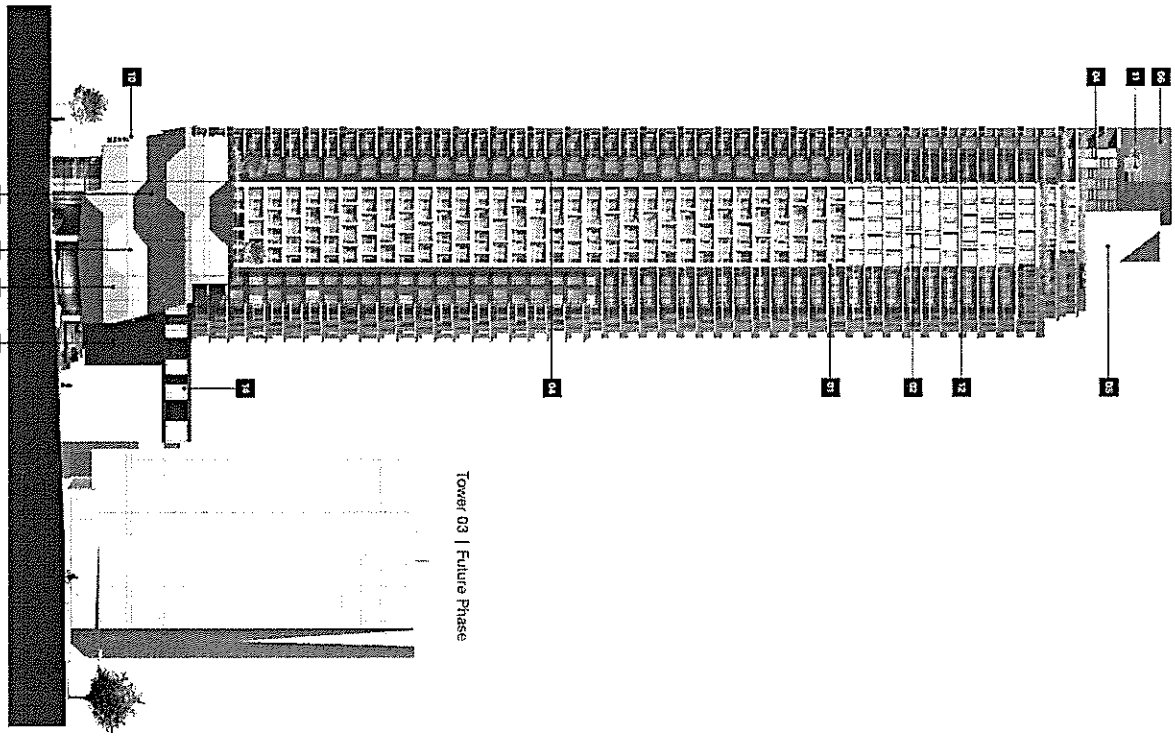
Tower 02 | Future Phase

- 1. White Concrete
- 2. Window Wall Dark Grey Metal
- 3. Window Wall Light Medium
- 4. Concrete Wall
- 5. Metal Panel (Panel)
- 6. Metal Panel (Dark Gray)
- 7. Hybrid Glass (Dark Gray)
- 8. Hybrid Glass (Light Medium)
- 9. Hybrid Glass (Dark Gray)
- 10. Vertical Aluminum (Light Medium)
- 11. Horizontal Aluminum (Light Medium)
- 12. Aluminum Glass (Light Medium)
- 13. Aluminum Glass (Dark Gray)
- 14. Translucent Glass (Light Medium)

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NOT FOR CONSTRUCTION

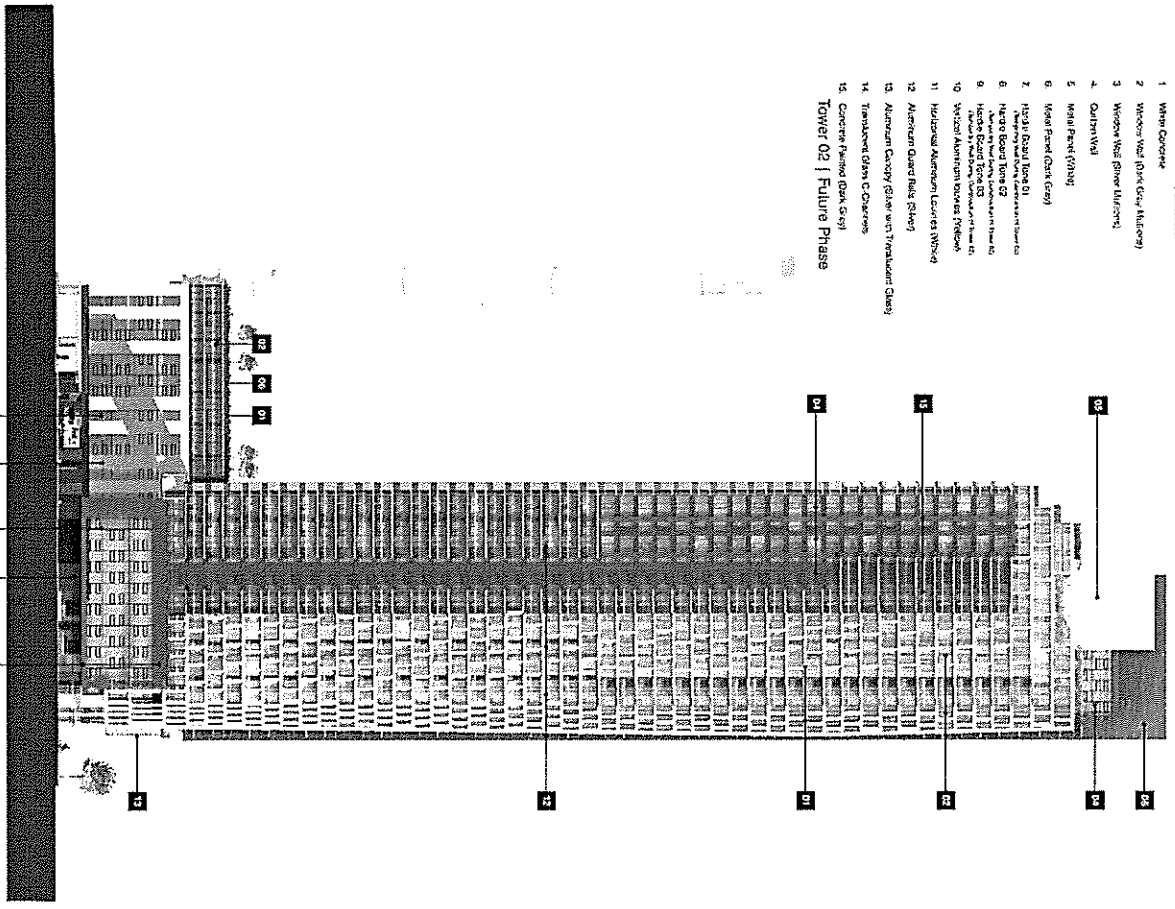
		BURROUGHS WELLS 10000 BURROUGHS WELLS DRIVE HOUSTON, TEXAS 77036 TEL: 281.280.1000 WWW.BURROUGHSWELLS.COM	
PROJECT TITLE BURROUGHS WELLS BURROUGHS WELLS SOUTH & EAST		DATE 11/18/18	
PROJECT NUMBER A118		SCALE AS SHOWN	



Tower 03 | Future Phase

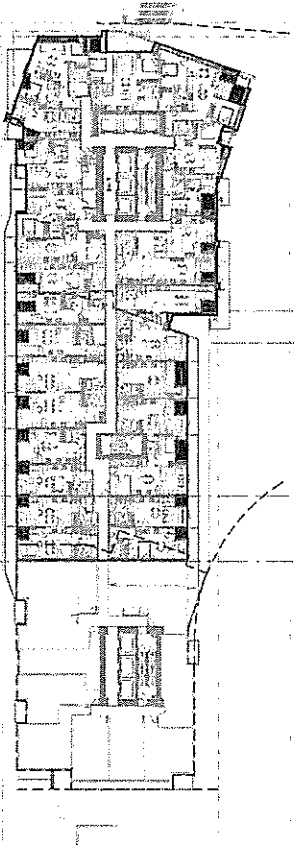
- 1. White Concrete
- 2. Window Unit Dark Gray (Metallic)
- 3. Window Unit Silver (Metallic)
- 4. Copper Wall
- 5. Metal Panel (Glass)
- 6. Metal Panel (Dark Gray)
- 7. Metal Panel (Blue Gray)
- 8. Metal Panel (Dark Gray)
- 9. Metal Panel (Dark Gray)
- 10. Window Unit Dark Gray (Metallic)
- 11. Window Unit Silver (Metallic)
- 12. Aluminum Guard Field (Silver)
- 13. Aluminum Cladding (Silver with Treatment Class)
- 14. Translucent Glass (Clear)
- 15. Concrete Finish (Dark Gray)

Tower 02 | Future Phase

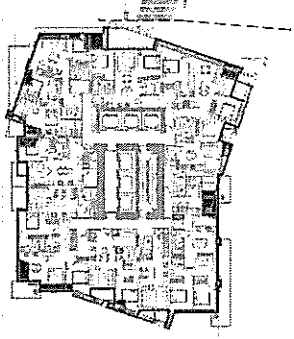


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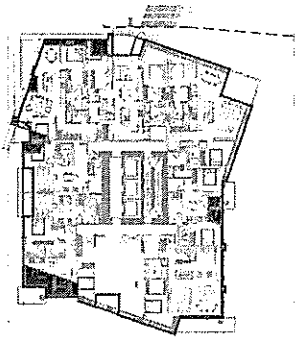
BURBANK CATERWAY COLOR ELEVATIONS NORTH & WEST		SHEET NO. A1.19 DATE: 08/11/2019
PROJECT: BURBANK CATERWAY LOCATION: BURBANK, CALIFORNIA CLIENT: BURBANK CATERWAY		DRAWN BY: [Name] CHECKED BY: [Name]
SCALE: 1/8" = 1'-0" NORTH ARROW: [Symbol]		PROJECT NO.: [Number] SHEET NO.: A1.19



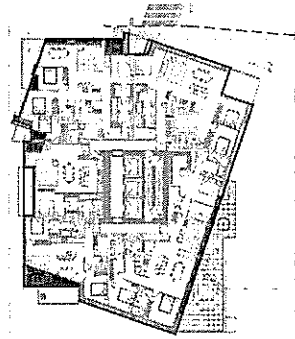
TYPICAL PODIUM RENTAL PLANS



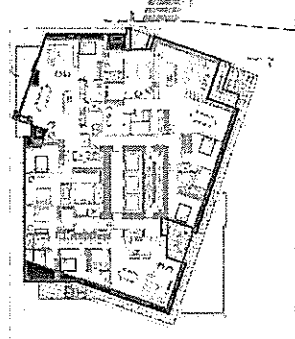
TYPICAL UPPER LOWER PLANS



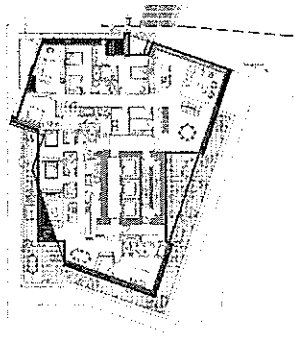
TYPICAL UPPER TOWER PLANS



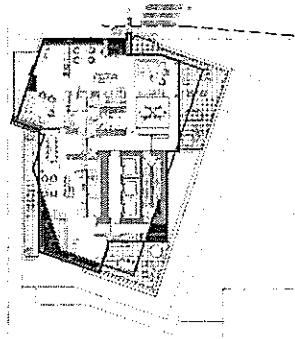
LEVEL 50



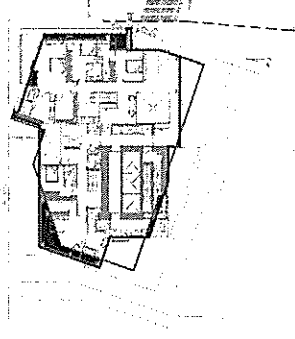
LEVEL 51



LEVEL 52



LEVEL 53



LEVEL 54

REZONING PHASE
DEVELOPMENT PERMIT STAGE

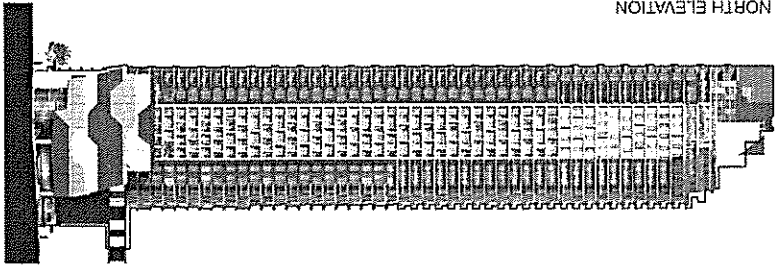
Level	Area (sq ft)	Volume (cu ft)	Area (sq ft)	Volume (cu ft)	Area (sq ft)	Volume (cu ft)
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2	4,800	10,080	4,800	10,080	4,800	10,080
3	7,200	15,120	7,200	15,120	7,200	15,120
4	9,600	20,160	9,600	20,160	9,600	20,160
5	12,000	25,200	12,000	25,200	12,000	25,200
6	14,400	30,240	14,400	30,240	14,400	30,240
7	16,800	35,280	16,800	35,280	16,800	35,280
8	19,200	40,320	19,200	40,320	19,200	40,320
9	21,600	45,360	21,600	45,360	21,600	45,360
10	24,000	50,400	24,000	50,400	24,000	50,400
11	26,400	55,440	26,400	55,440	26,400	55,440
12	28,800	60,480	28,800	60,480	28,800	60,480
13	31,200	65,520	31,200	65,520	31,200	65,520
14	33,600	70,560	33,600	70,560	33,600	70,560
15	36,000	75,600	36,000	75,600	36,000	75,600
16	38,400	80,640	38,400	80,640	38,400	80,640
17	40,800	85,680	40,800	85,680	40,800	85,680
18	43,200	90,720	43,200	90,720	43,200	90,720
19	45,600	95,760	45,600	95,760	45,600	95,760
20	48,000	100,800	48,000	100,800	48,000	100,800
21	50,400	105,840	50,400	105,840	50,400	105,840
22	52,800	110,880	52,800	110,880	52,800	110,880
23	55,200	115,920	55,200	115,920	55,200	115,920
24	57,600	120,960	57,600	120,960	57,600	120,960
25	60,000	126,000	60,000	126,000	60,000	126,000
26	62,400	131,040	62,400	131,040	62,400	131,040
27	64,800	136,080	64,800	136,080	64,800	136,080
28	67,200	141,120	67,200	141,120	67,200	141,120
29	69,600	146,160	69,600	146,160	69,600	146,160
30	72,000	151,200	72,000	151,200	72,000	151,200
31	74,400	156,240	74,400	156,240	74,400	156,240
32	76,800	161,280	76,800	161,280	76,800	161,280
33	79,200	166,320	79,200	166,320	79,200	166,320
34	81,600	171,360	81,600	171,360	81,600	171,360
35	84,000	176,400	84,000	176,400	84,000	176,400
36	86,400	181,440	86,400	181,440	86,400	181,440
37	88,800	186,480	88,800	186,480	88,800	186,480
38	91,200	191,520	91,200	191,520	91,200	191,520
39	93,600	196,560	93,600	196,560	93,600	196,560
40	96,000	201,600	96,000	201,600	96,000	201,600
41	98,400	206,640	98,400	206,640	98,400	206,640
42	100,800	211,680	100,800	211,680	100,800	211,680
43	103,200	216,720	103,200	216,720	103,200	216,720
44	105,600	221,760	105,600	221,760	105,600	221,760
45	108,000	226,800	108,000	226,800	108,000	226,800
46	110,400	231,840	110,400	231,840	110,400	231,840
47	112,800	236,880	112,800	236,880	112,800	236,880
48	115,200	241,920	115,200	241,920	115,200	241,920
49	117,600	246,960	117,600	246,960	117,600	246,960
50	120,000	252,000	120,000	252,000	120,000	252,000
51	122,400	257,040	122,400	257,040	122,400	257,040
52	124,800	262,080	124,800	262,080	124,800	262,080
53	127,200	267,120	127,200	267,120	127,200	267,120
54	129,600	272,160	129,600	272,160	129,600	272,160
55	132,000	277,200	132,000	277,200	132,000	277,200
56	134,400	282,240	134,400	282,240	134,400	282,240
57	136,800	287,280	136,800	287,280	136,800	287,280
58	139,200	292,320	139,200	292,320	139,200	292,320
59	141,600	297,360	141,600	297,360	141,600	297,360
60	144,000	302,400	144,000	302,400	144,000	302,400
61	146,400	307,440	146,400	307,440	146,400	307,440
62	148,800	312,480	148,800	312,480	148,800	312,480
63	151,200	317,520	151,200	317,520	151,200	317,520
64	153,600	322,560	153,600	322,560	153,600	322,560
65	156,000	327,600	156,000	327,600	156,000	327,600
66	158,400	332,640	158,400	332,640	158,400	332,640
67	160,800	337,680	160,800	337,680	160,800	337,680
68	163,200	342,720	163,200	342,720	163,200	342,720
69	165,600	347,760	165,600	347,760	165,600	347,760
70	168,000	352,800	168,000	352,800	168,000	352,800
71	170,400	357,840	170,400	357,840	170,400	357,840
72	172,800	362,880	172,800	362,880	172,800	362,880
73	175,200	367,920	175,200	367,920	175,200	367,920
74	177,600	372,960	177,600	372,960	177,600	372,960
75	180,000	378,000	180,000	378,000	180,000	378,000
76	182,400	383,040	182,400	383,040	182,400	383,040
77	184,800	388,080	184,800	388,080	184,800	388,080
78	187,200	393,120	187,200	393,120	187,200	393,120
79	189,600	398,160	189,600	398,160	189,600	398,160
80	192,000	403,200	192,000	403,200	192,000	403,200
81	194,400	408,240	194,400	408,240	194,400	408,240
82	196,800	413,280	196,800	413,280	196,800	413,280
83	199,200	418,320	199,200	418,320	199,200	418,320
84	201,600	423,360	201,600	423,360	201,600	423,360
85	204,000	428,400	204,000	428,400	204,000	428,400
86	206,400	433,440	206,400	433,440	206,400	433,440
87	208,800	438,480	208,800	438,480	208,800	438,480
88	211,200	443,520	211,200	443,520	211,200	443,520
89	213,600	448,560	213,600	448,560	213,600	448,560
90	216,000	453,600	216,000	453,600	216,000	453,600
91	218,400	458,640	218,400	458,640	218,400	458,640
92	220,800	463,680	220,800	463,680	220,800	463,680
93	223,200	468,720	223,200	468,720	223,200	468,720
94	225,600	473,760	225,600	473,760	225,600	473,760
95	228,000	478,800	228,000	478,800	228,000	478,800
96	230,400	483,840	230,400	483,840	230,400	483,840
97	232,800	488,880	232,800	488,880	232,800	488,880
98	235,200	493,920	235,200	493,920	235,200	493,920
99	237,600	498,960	237,600	498,960	237,600	498,960
100	240,000	504,000	240,000	504,000	240,000	504,000

Appendix A; page 24 of 71

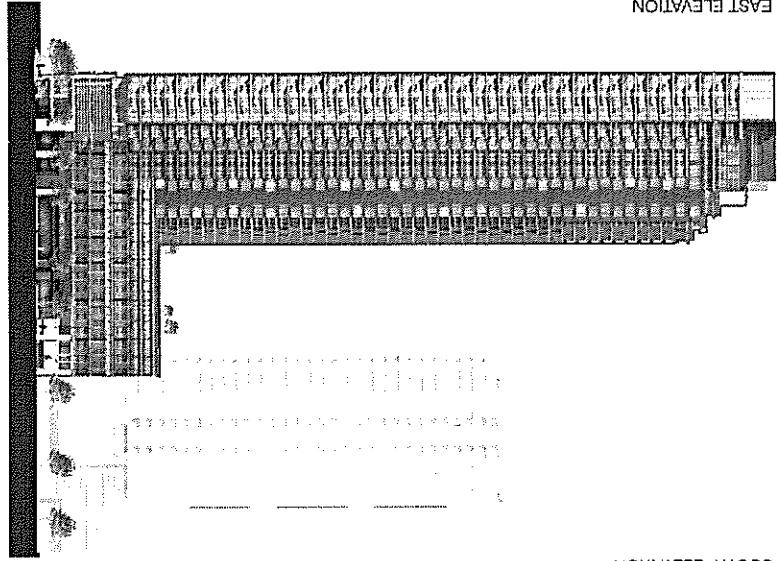
NOT FOR CONSTRUCTION

PROJECT: BURNHAM GARDENS
 LOCATION: 1000 BURNHAM GARDENS, WASHINGTON, DC 20001
 DATE: 01/20/2018
 DRAWING NO: A1.20
 SHEET NO: 24 OF 71
 SCALE: AS SHOWN
 PROJECTED BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 TITLE: DP TO RZ COMPARISON PLANS

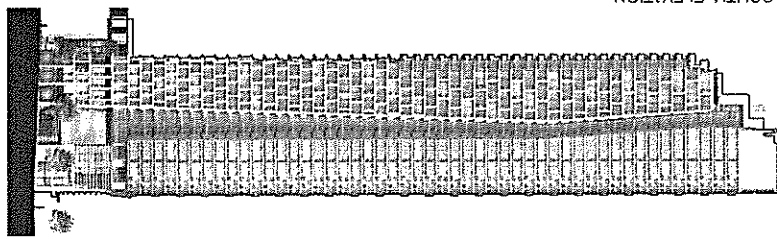
NORTH ELEVATION



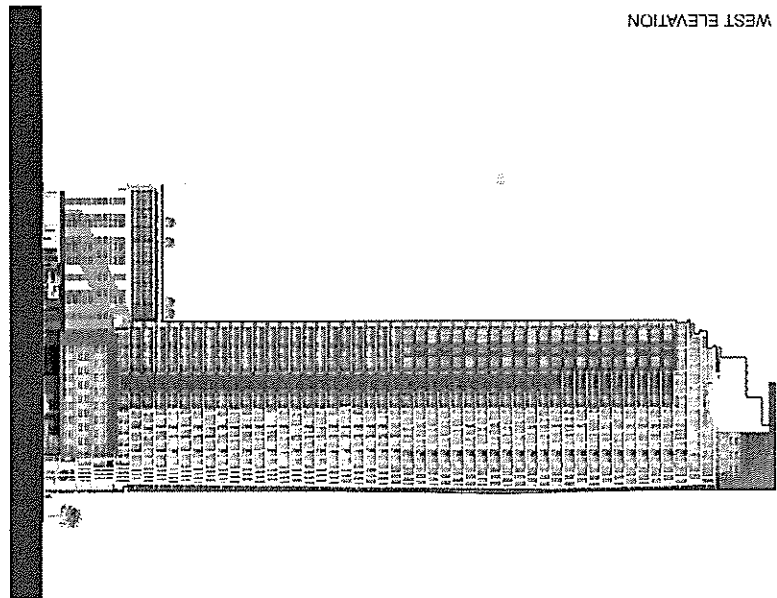
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



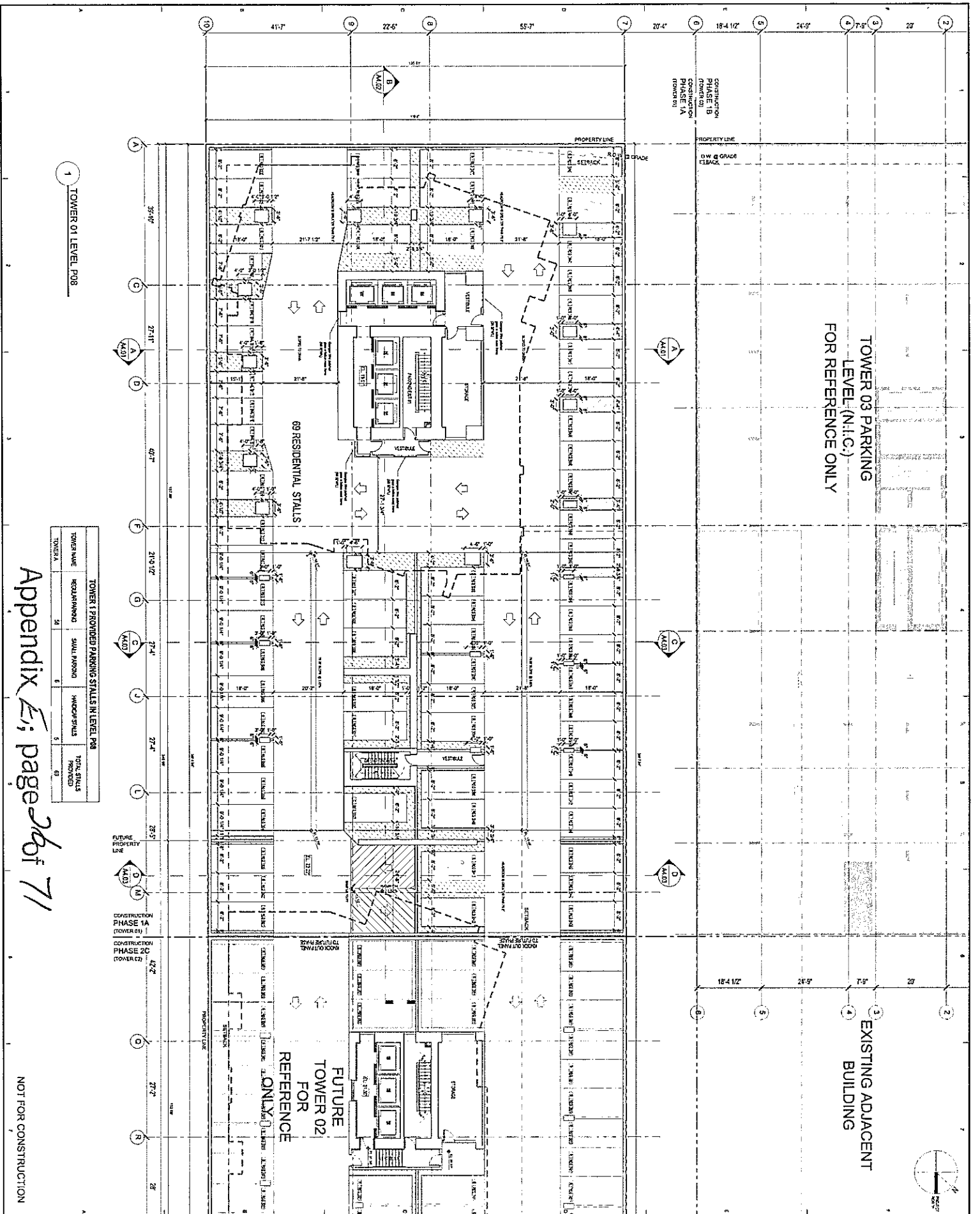
RED OUTLINE INDICATES REDDING MASSING



NOT FOR CONSTRUCTION

Appendix E; pages 5 of 7

PROJECT NAME: SUMMIT CENTER PROJECT ADDRESS: 100 SUMMIT STREET, SUITE 1000, BOSTON, MA 02110	
DRAWING TITLE: DP TO R2 COMPARISON ELEVATIONS	
DATE: 08/11/11	DRAWN BY: AD
CHECKED BY: AD	SCALE: AS SHOWN
PROJECT NO: 11-0000	SHEET NO: A1.21



TOWER 03 PARKING
LEVEL (N.I.C.)
FOR REFERENCE ONLY

EXISTING ADJACENT
BUILDING

FUTURE
TOWER 02
FOR
REFERENCE
ONLY

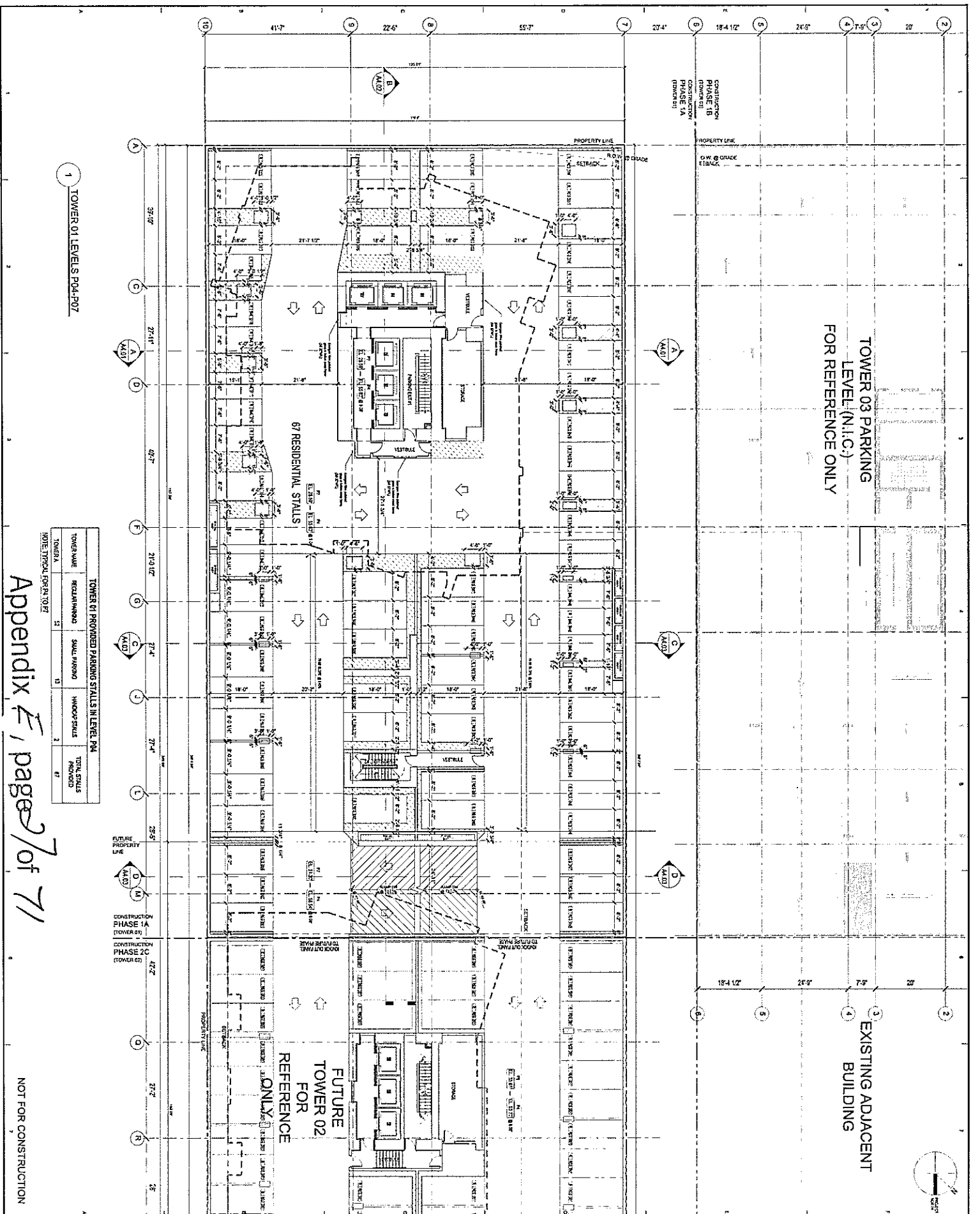
1 TOWER 01 LEVEL PB8

TOWER 1 PROPOSED PARKING STALLS IN LEVEL PB8			
TOWER NAME	REGULAR PARKING	SMALL PARKING	BIKES
TOWER A	54	6	5
			62
			TOTAL STALLS PROPOSED

Appendix E, page 26 of 71

NOT FOR CONSTRUCTION

	<p>PROJECT: BURBARD PLACE 1000 BURBARD PLACE WASHINGTON, DC</p>	<p>DATE: 08/11/18 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: [Number]</p>	<p>SCALE: AS SHOWN SHEET NO: A2.01 TOTAL SHEETS: 10</p>
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TOWER 03 PARKING
LEVEL (N.I.C.)
FOR REFERENCE ONLY

EXISTING ADJACENT
BUILDING

FUTURE
TOWER 02
FOR
REFERENCE
ONLY

1 TOWER 01 LEVELS P04-P07

67 RESIDENTIAL STALLS

TOWER 01 PROPOSED PARKING STALLS IN LEVEL P04

TOWER NAME	REGULATIONS	SMALL PARKING	SHOOTS/STALLS	TOTAL STALLS PROPOSED
TOWER A	52	13	2	67

NOTE: TYPICAL FOR PA 10.07

Appendix E, page 7 of 71

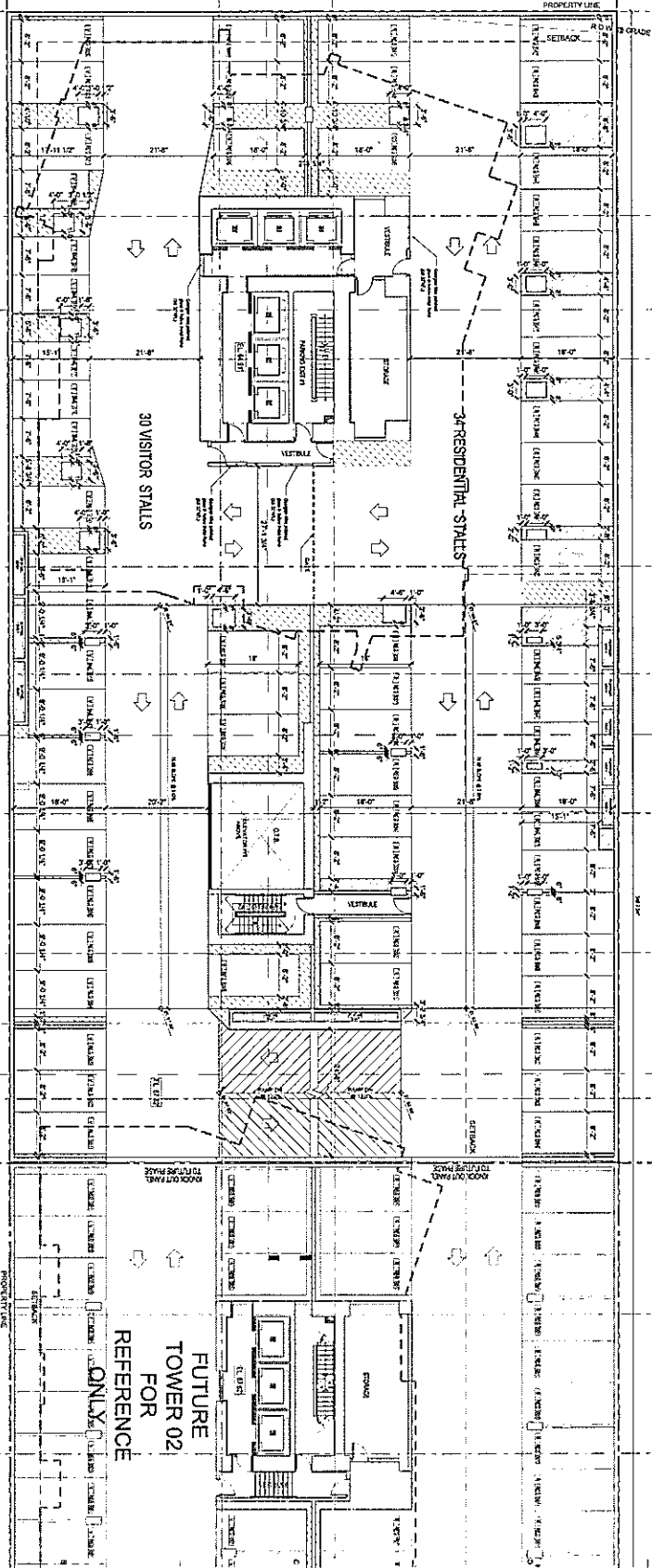
NOT FOR CONSTRUCTION

		RELIANCE ENGINEERING	
PROJECT: BURBANK PLAZA SHEET: TOWER 01 - PARKING LEVELS P4 - P7 DATE: 10/20/2011 DRAWN BY: [Name] CHECKED BY: [Name]			
SCALE: AS SHOWN NOTES: SEE OTHER SHEETS FOR DETAILS AND SPECIFICATIONS.			

TOWER 03 LEVEL PARKING
LEVEL (N.I.C.)
FOR REFERENCE ONLY

EXISTING ADJACENT BUILDING

CONSTRUCTION PHASE 1B
 CONSTRUCTION OF TOWER 03
 36 PARKING STALLS OFFERED (18 SHARED)



1 TOWER 01 LEVEL P03

TOWERS 1 PROVIDED PARKING STALLS IN LEVEL P03

TOWER NAME	REQUIREMENTS	SMALL PARKING	IMPACT STALLS	TOTAL STALLS PROVIDED
TOWER A	46	15	9	54

Appendix E, page 28 of 71

NOT FOR CONSTRUCTION

181
BURNARD PLACE
TOWER 01 - PARKING LEVEL P3
A2.03

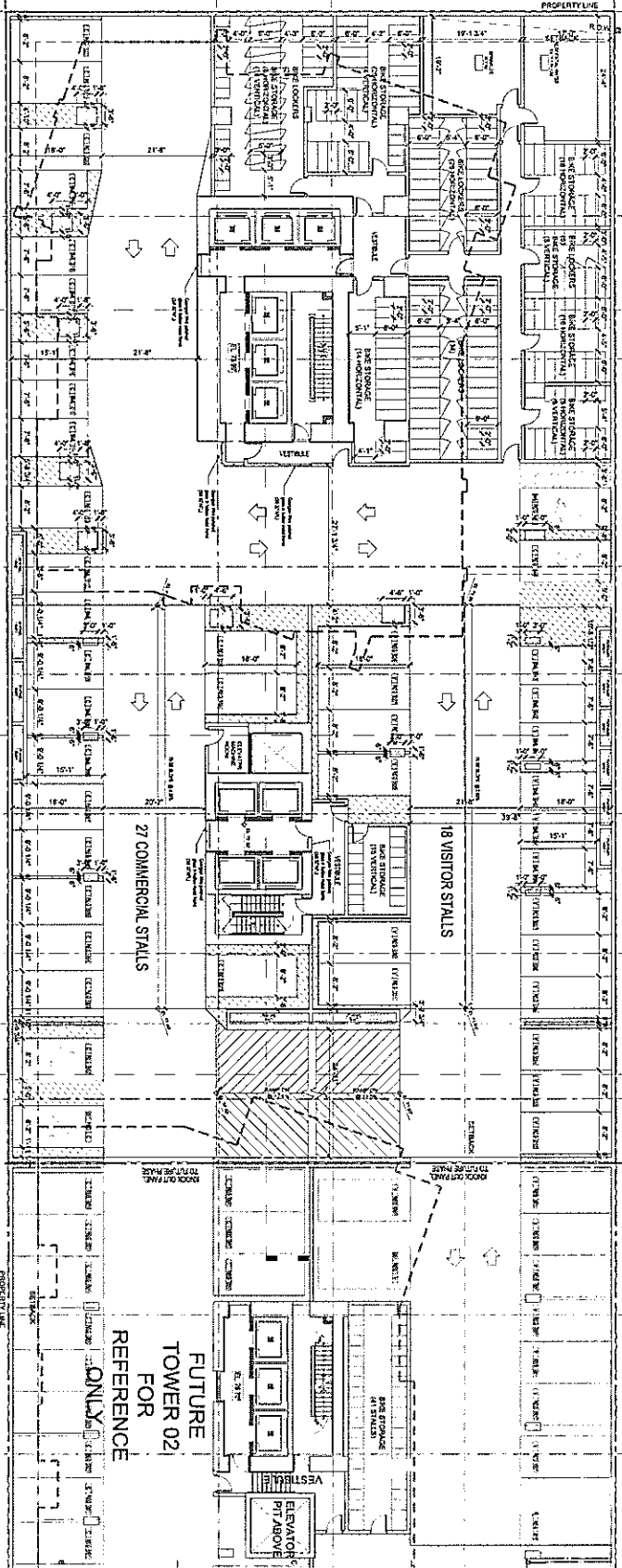
PROJECT NO. 181
 DATE: 2013.04.18
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SCALE: 1/8" = 1'-0"
 SHEET NO. 181-03
 TOTAL SHEETS: 181-01 TO 181-10

PROJECT LOCATION: 181 BURNARD PLACE, VANCOUVER, BC
 CLIENT: [Name]
 ARCHITECT: [Name]

**TOWER 03 PARKING
LEVEL (N.I.C.)
FOR REFERENCE ONLY**

**EXISTING ADJACENT
BUILDING**



1 TOWER 01 LEVEL P02

TOWER NAME	RECLAIMING	SMALL PARKING	WHEELCHAIR STALLS	TOTAL STALLS PROVIDED
TOWER A	24	17	4	45

TOWER NAME	CLASS A	CLASS B	APPROVAL	VERTICAL	LOOKERS	COVERING LOOKERS	SHOWERS AND CHANGING ROOMS
TOWER A	28				47	66	0

TOWER 1 PROVIDED BIKE STALLS IN LEVEL P01

CONSTRUCTION PHASE	BIKE STALLS
CONSTRUCTION PHASE 1A (TOWER 01)	18
CONSTRUCTION PHASE 2A (TOWER 02)	27
FUTURE PROPERTY LINE	

FUTURE TOWER 02 FOR REFERENCE ONLY

Appendix E, page 9 of 71

NOT FOR CONSTRUCTION

BURROUD PLACE
 181 BURROUD PLACE
 WASHINGTON, DC 20018
 (202) 462-1100
 www.burrouddesign.com

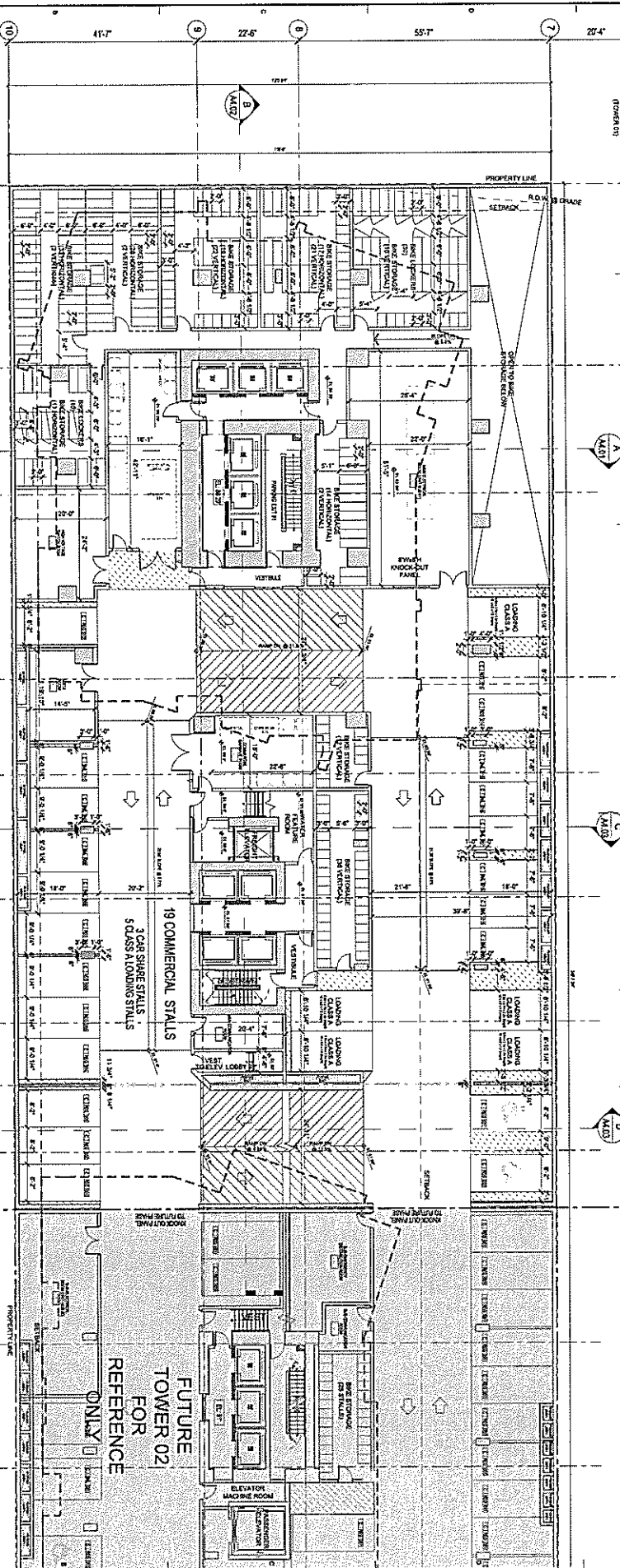
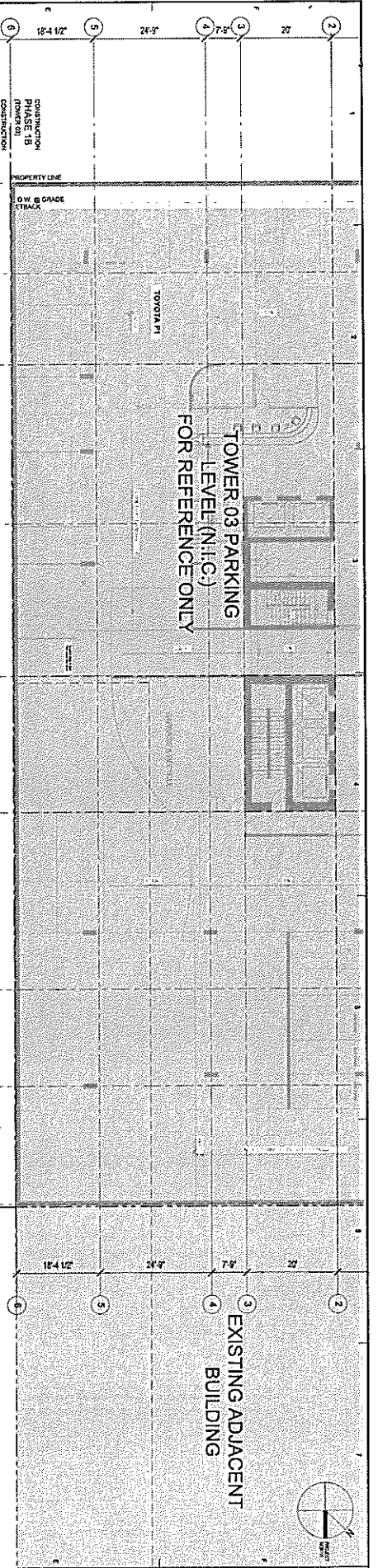
PROJECT NAME
 TOWER 01 - PARKING LEVEL P2

DATE
 2013.08.01

SCALE
 AS SHOWN

PROJECT NO.
 A2.04

NOT FOR CONSTRUCTION



TOWER 1 PROVIDED PARKING STALLS IN LEVEL P1

TOWER NAME	COLLARWAY	SMALL PASSENGER	WHEELCHAIR	TOTAL STALLS PROVIDED	DATE	NO.
TOWER 1A	15	10	2	27	9	5

TOWER 1 PROVIDED BIKE STALLS IN LEVEL P1

TOWER NAME	CLASS 1	CLASS 2	WHEELCHAIR	VERTICAL	LOCKING	CLOTHING	SHOWERS AND CHANGING ROOMS
TOWER 1A	251	1	1	1	43	9	0

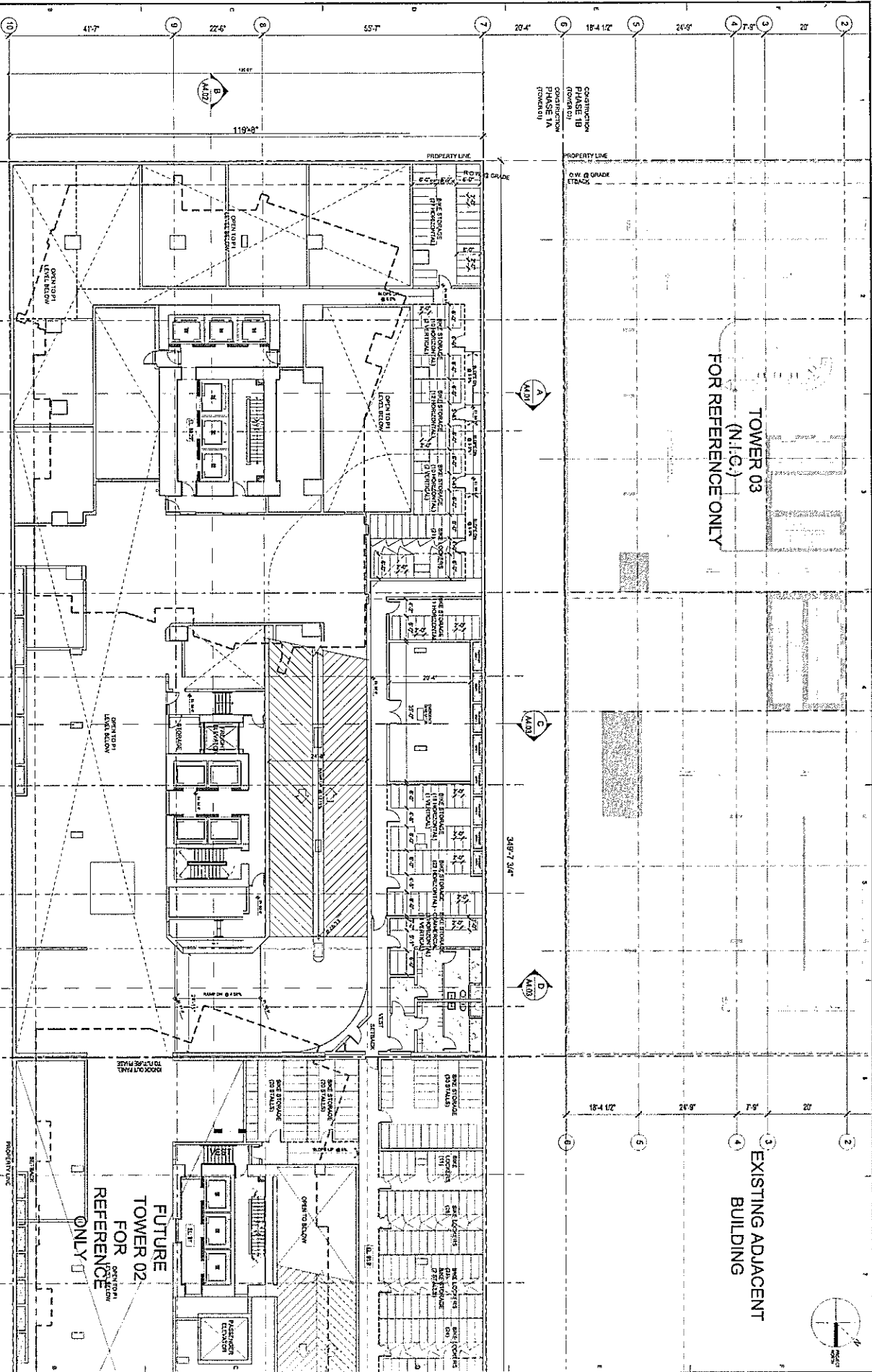
Appendix 7, page 30 of 71

NOT FOR CONSTRUCTION

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TOWER 03
(N.I.C.)
FOR REFERENCE ONLY

EXISTING ADJACENT
BUILDING



1 TOWER 01 LEVEL P01 MEZZANINE

FUTURE PROPERTY LINE
CONSTRUCTION PHASE 1A (TOWER 02)
CONSTRUCTION PHASE 1B (TOWER 03)

TOWER 1 PROVIDED PARKING STALLS IN LEVEL P01 MEZZ

TOWER NAME	RESEARCHING	SMALL PERSON	HANDICAPPED	TOTAL STALLS PROVIDED	CA SHARE	LOOKOUT A	LOOKOUT B
TOWER A	0	0	0	0	0	0	0

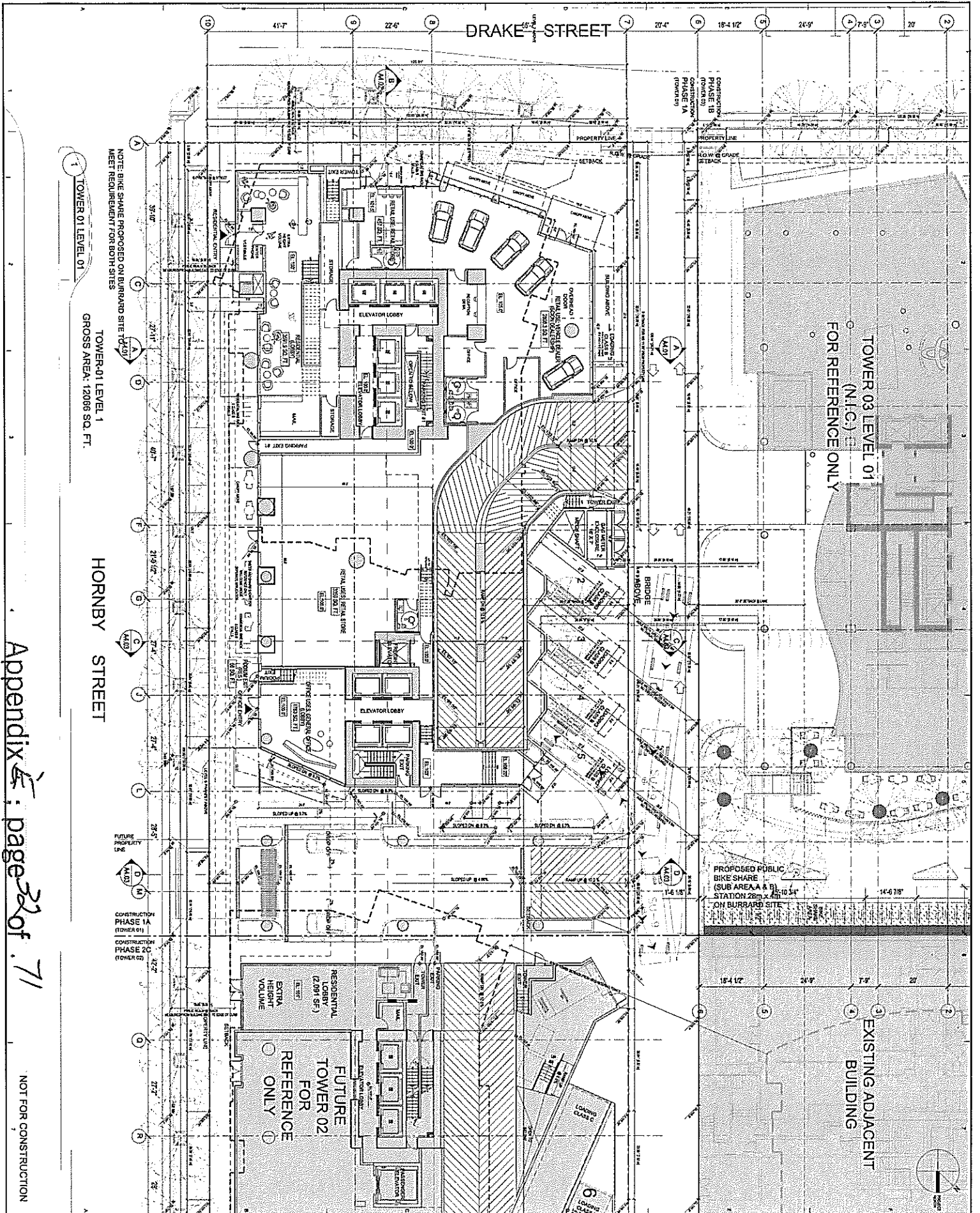
TOWER 1 PROVIDED BIKE STALLS IN LEVEL P01 MEZZ

TOWER NAME	CLASS A	CLASS B	HORIZONTAL	VERTICAL	LOOKERS	CLOING LOOKERS	SHOWERS AND CHANGING ROOMS
TOWER A	150		110	15	21	15	2

Appendix E, pages 3 of 4

NOT FOR CONSTRUCTION

BURBARD PLACE
 TOWER 01 - PARKING
 LEVEL P1 MEZZANINE
 A2.06



NOTE: BIKE SHARE PROPOSED ON BURRARD SITE TO MEET REQUIREMENT FOR BOTH SITES

TOWER-01 LEVEL 1
GROSS AREA: 12096 SQ. FT.

HORNBY STREET

DRAKE STREET

TOWER 03 LEVEL 01
(N.I.C.)
FOR REFERENCE ONLY

PROPOSED PUBLIC BIKE SHARE (SUB AREA A & B) STATION 28m x 45m (10' x 15') ON BURRARD SITE

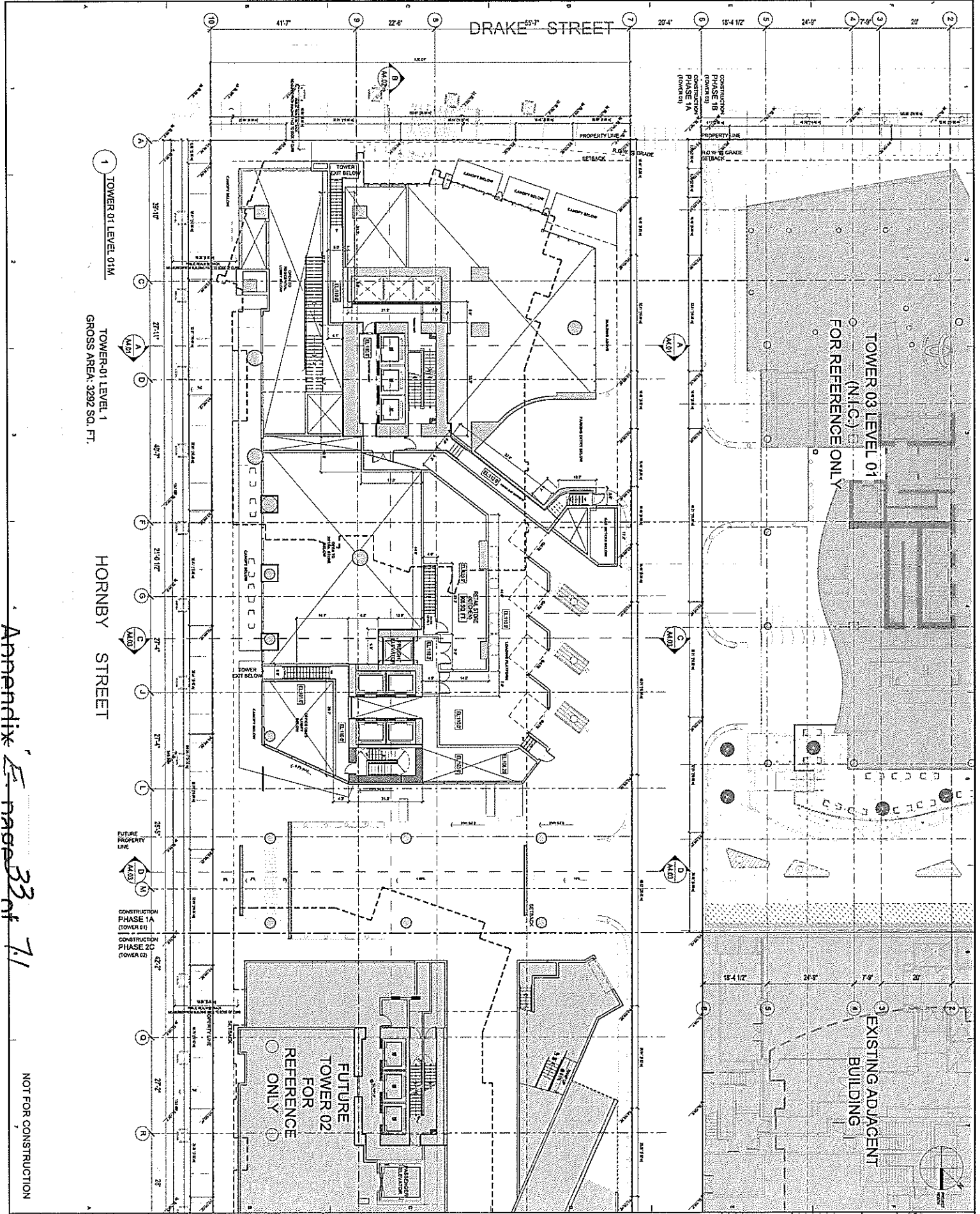
FUTURE TOWER 02 FOR REFERENCE ONLY

EXISTING ADJACENT BUILDING

Appendix E : page 32 of 71

NOT FOR CONSTRUCTION

<p>PROJECT: BURRARD PLACE SUBJECT: COMMERCIAL LEVEL: 01 DATE: A2.07</p>		<p>181 Burrard Place Vancouver, BC V6C 2K6</p>		<p>RELIANCE ARCHITECTURE 1000 Burrard Street Vancouver, BC V6C 2K6 Tel: 604.681.1818 Fax: 604.681.1819 www.reliancearch.com</p>	
<p>DATE: 2014.07.10</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NO: 181</p>	<p>CLIENT: BURRARD PLACE</p>	<p>DESIGNER: RELIANCE ARCHITECTURE</p>	<p>CONTRACT NO: 181</p>
<p>DATE: 2014.07.10</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NO: 181</p>	<p>CLIENT: BURRARD PLACE</p>	<p>DESIGNER: RELIANCE ARCHITECTURE</p>	<p>CONTRACT NO: 181</p>
<p>DATE: 2014.07.10</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NO: 181</p>	<p>CLIENT: BURRARD PLACE</p>	<p>DESIGNER: RELIANCE ARCHITECTURE</p>	<p>CONTRACT NO: 181</p>



1 TOWER 01 LEVEL 01M

TOWER-01 LEVEL, 1
GROSS AREA: 3292 SQ. FT.

HORNBY STREET

FUTURE PROPERTY LINE
CONSTRUCTION PHASE 1A (TOWER 01)
CONSTRUCTION PHASE 2C (TOWER 02)

FUTURE TOWER 02
FOR REFERENCE ONLY

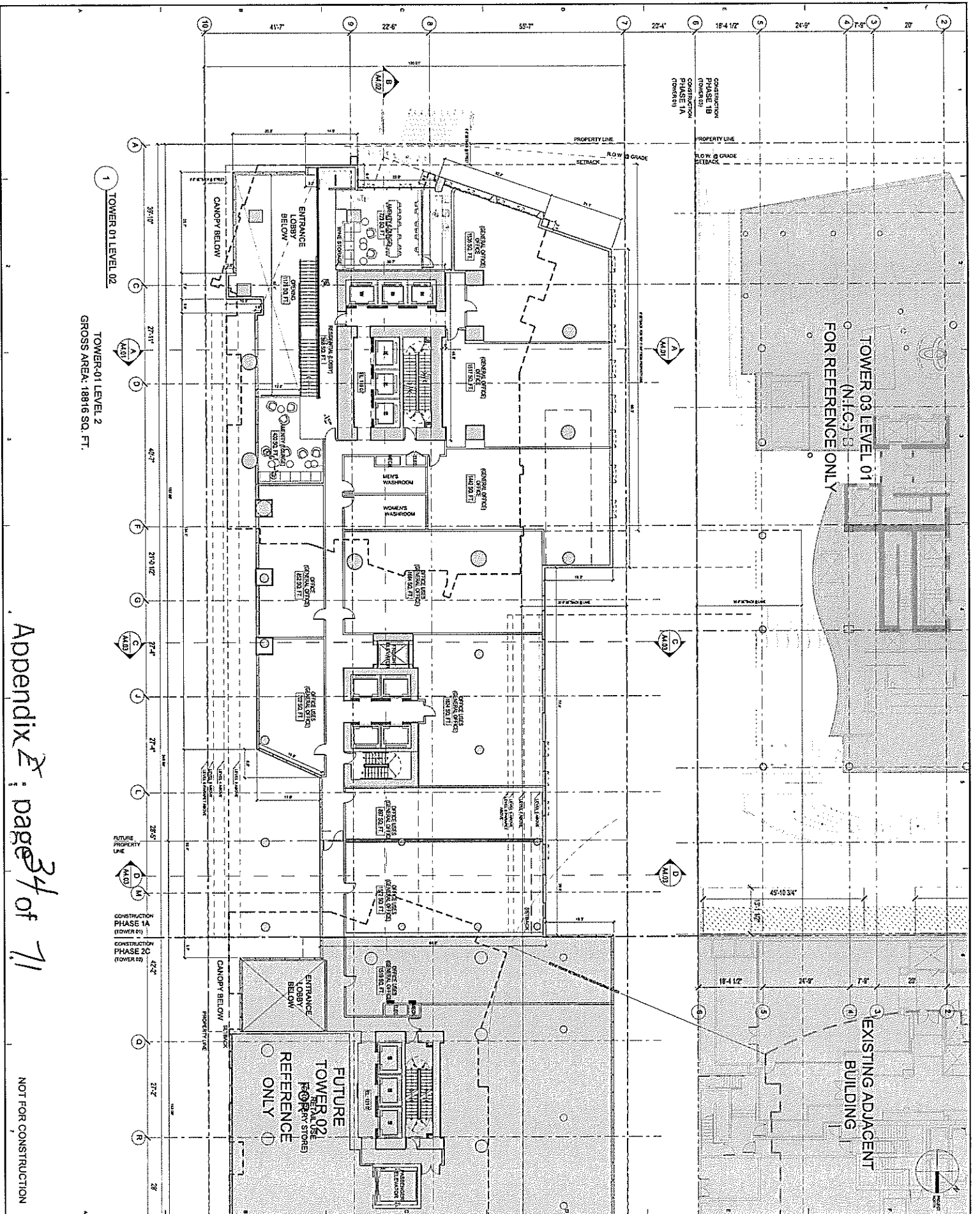
TOWER 03 LEVEL 01
(N.I.G.)
FOR REFERENCE ONLY

EXISTING ADJACENT BUILDING

Appendix E page 33 of 71

NOT FOR CONSTRUCTION

	RELIANCE BUILDING GROUP
	PROJECT NO. 2017-001 DRAWING NO. 101-01-01 DATE: 08/15/17
PROJECT INFORMATION	CLIENT: BUREAU OF DEVELOPMENT PROJECT: BUREAU OF DEVELOPMENT LOCATION: 100 BROADWAY, TORONTO, ONT. M5X 1C4
DESIGNER: RELIANCE BUILDING GROUP ARCHITECT: RELIANCE BUILDING GROUP ENGINEER: RELIANCE BUILDING GROUP	DATE: 08/15/17 SCALE: AS SHOWN PROJECT NO.: 2017-001 DRAWING NO.: 101-01-01
PROJECT NAME: BUREAU OF DEVELOPMENT PROJECT NO.: 2017-001 DRAWING NO.: 101-01-01 DATE: 08/15/17	PROJECT NO.: 2017-001 DRAWING NO.: 101-01-01 DATE: 08/15/17
PROJECT NO.: 2017-001 DRAWING NO.: 101-01-01 DATE: 08/15/17	PROJECT NO.: 2017-001 DRAWING NO.: 101-01-01 DATE: 08/15/17
PROJECT NO.: 2017-001 DRAWING NO.: 101-01-01 DATE: 08/15/17	PROJECT NO.: 2017-001 DRAWING NO.: 101-01-01 DATE: 08/15/17
PROJECT NO.: 2017-001 DRAWING NO.: 101-01-01 DATE: 08/15/17	PROJECT NO.: 2017-001 DRAWING NO.: 101-01-01 DATE: 08/15/17



TOWER-01 LEVEL 2
GROSS AREA: 18816 SQ. FT.

1 TOWER 01 LEVEL 02

TOWER 03 LEVEL 01
(N.I.C.)
FOR REFERENCE ONLY

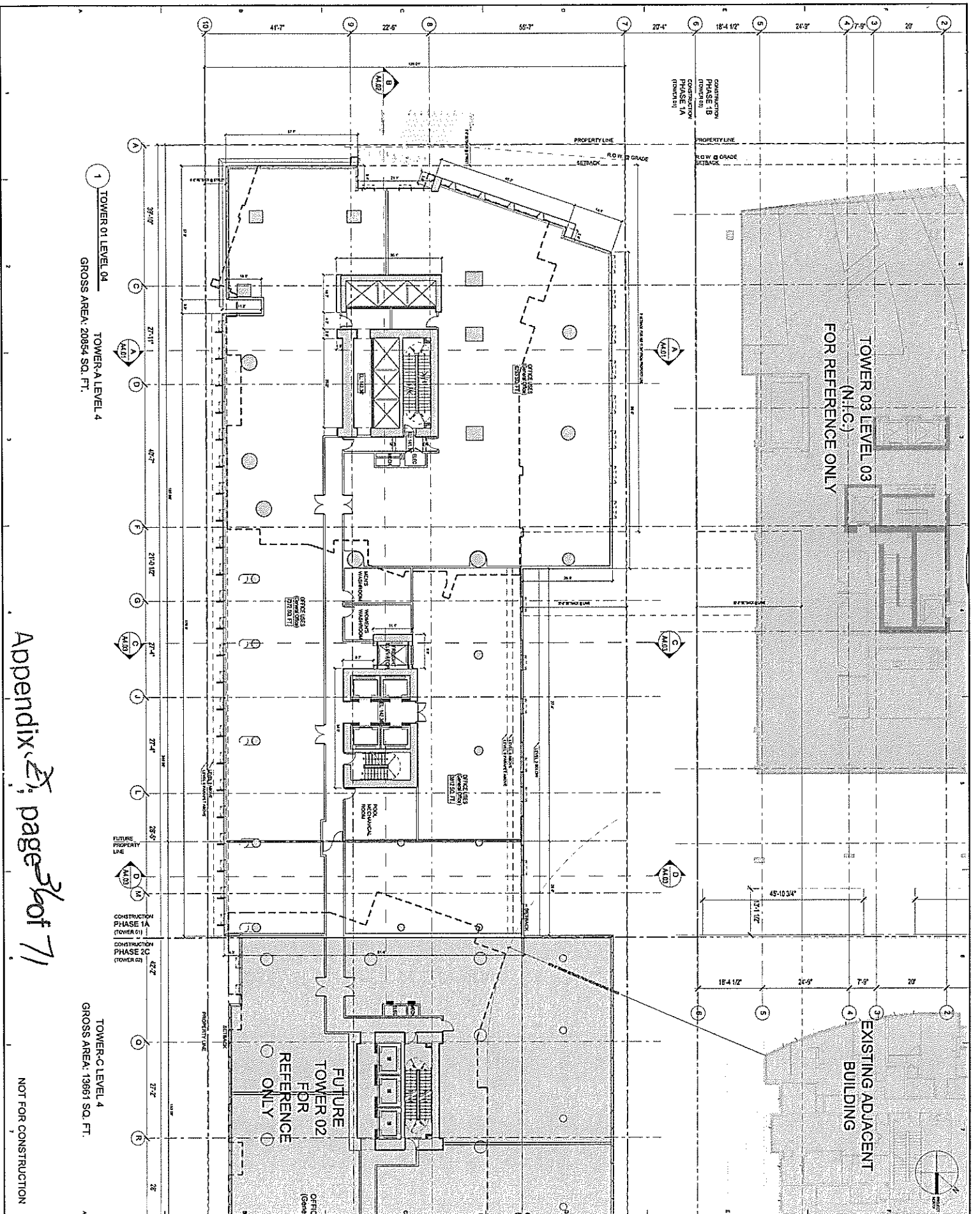
EXISTING ADJACENT BUILDING

FUTURE TOWER 02
FOR REFERENCE ONLY

Appendix E: page 24 of 71

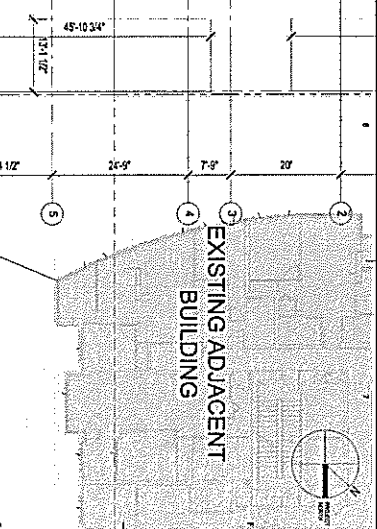
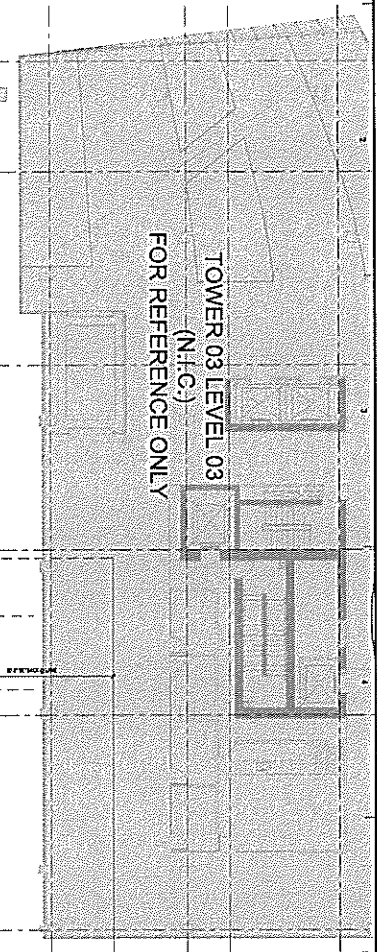
NOT FOR CONSTRUCTION

<p>[B] BUILDING INFORMATION SYSTEM (BIM) MODEL</p> <p>DATE: 10/20/2023</p> <p>PROJECT: BURBARD PLACE</p> <p>LOCATION: WASHINGTON, D.C.</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/20/2023</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>10/20/2023</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> <tr> <td>3</td> <td>10/20/2023</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> <tr> <td>4</td> <td>10/20/2023</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10/20/2023	ISSUED FOR PERMIT	2	10/20/2023	ISSUED FOR CONSTRUCTION	3	10/20/2023	ISSUED FOR CONSTRUCTION	4	10/20/2023	ISSUED FOR CONSTRUCTION
NO.	DATE	DESCRIPTION															
1	10/20/2023	ISSUED FOR PERMIT															
2	10/20/2023	ISSUED FOR CONSTRUCTION															
3	10/20/2023	ISSUED FOR CONSTRUCTION															
4	10/20/2023	ISSUED FOR CONSTRUCTION															
<p>TOWER 01 - COMMERCIAL LEVEL</p> <p>A2.09</p>		<p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 10/20/2023</p> <p>PROJECT: BURBARD PLACE</p> <p>LOCATION: WASHINGTON, D.C.</p>															



1 TOWER 01 LEVEL 04
 TOWER-A LEVEL 4
 GROSS AREA: 20854 SQ. FT.

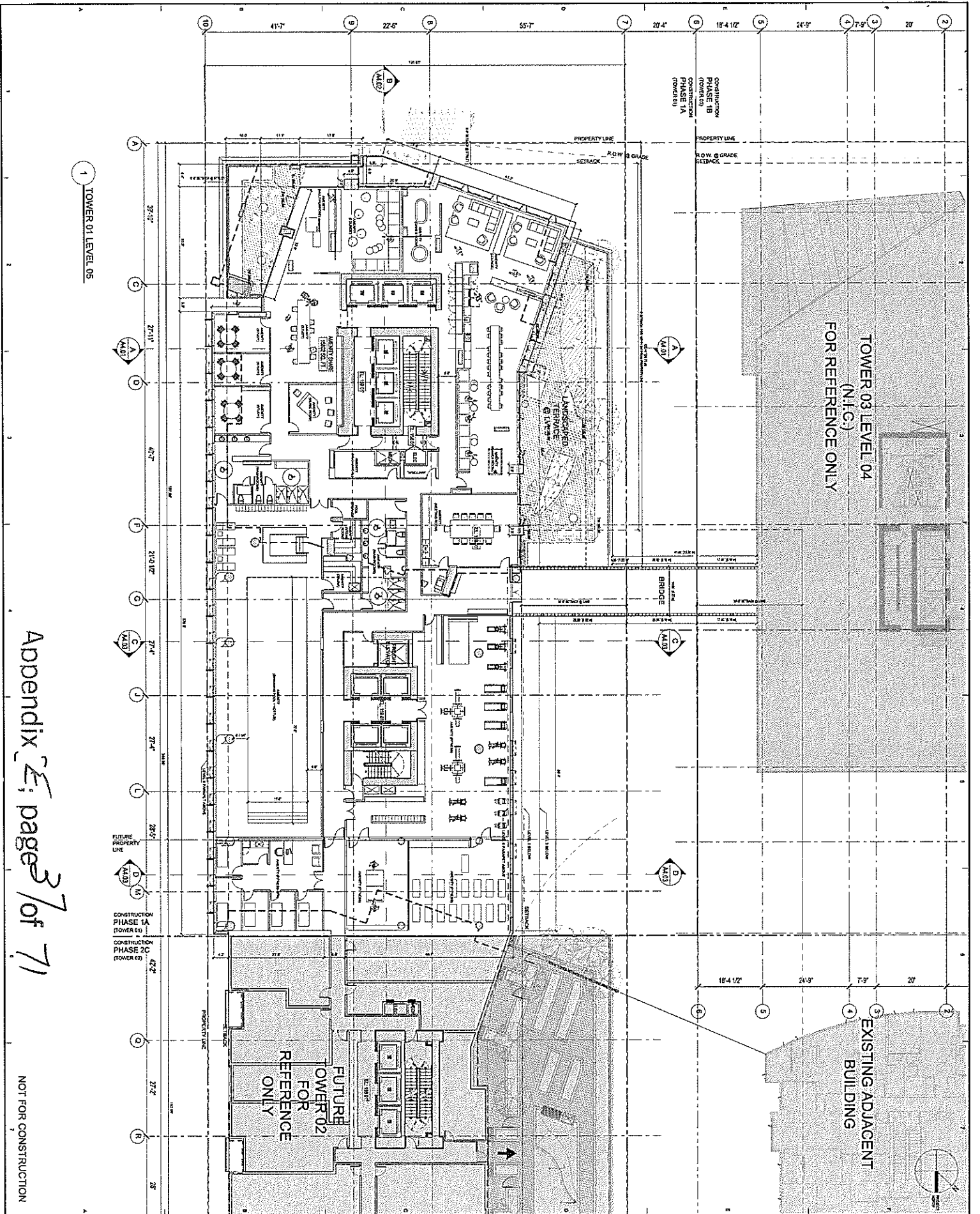
TOWER-C LEVEL 4
 GROSS AREA: 13661 SQ. FT.



Appendix A, page 3 of 7

NOT FOR CONSTRUCTION

RELIANCE 1115 2nd Street San Francisco, CA 94103 (415) 774-2000 www.reliance.com		PROJECT INFORMATION PROJECT: BURBANK PLACE PHASE: TOWER 01 - COMMERCIAL LEVEL 04 DATE: 2013.08.01 DRAWN BY: [Name] CHECKED BY: [Name]	
REVISIONS 1. [Description] 2. [Description] 3. [Description]		SCALE 1/8" = 1'-0"	



TOWER 03 LEVEL 04
(N.I.C.)
FOR REFERENCE ONLY

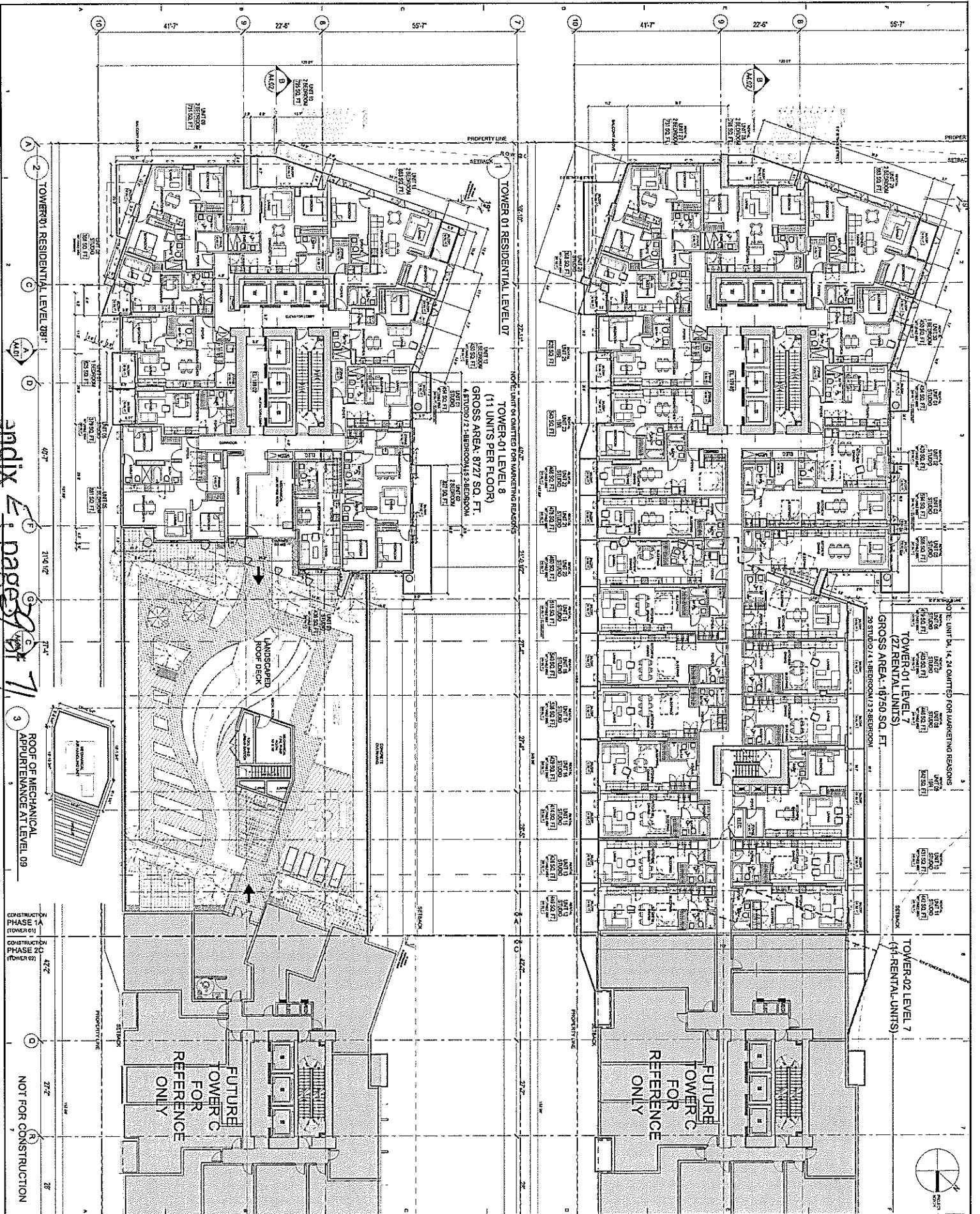
EXISTING ADJACENT
BUILDING

1 TOWER 01 LEVEL 05

Appendix E; page 37 of 71

NOT FOR CONSTRUCTION

RELIANCE ARCHITECTURAL 10000 BURBANK BLVD BURBANK, CA 91502 TEL: (818) 331-1111 WWW.RELIANCEARCHITECTS.COM		PROJECT BURBANK PLACE PHASE 05 TOWER 01 RESIDENTIAL-AMEN LEVEL 05	DATE 12/12/12	SCALE AS SHOWN	BY [Signature]	CHECKED BY [Signature]	DATE 12/12/12
--	--	---	-------------------------	--------------------------	--------------------------	----------------------------------	-------------------------



TOWER 01 RESIDENTIAL LEVEL 07

TOWER 01 LEVEL 8
(11 UNITS PER FLOOR)
GROSS AREA: 8727 SQ. FT.
4 STUDIO, 2 1-BEDROOM, 1 2-BEDROOM

TOWER 01 LEVEL 7
(22 RENTAL UNITS)
GROSS AREA: 16750 SQ. FT.
20 STUDIO, 1 1-BEDROOM, 1 2-BEDROOM

TOWER 02 LEVEL 7
(44 RENTAL UNITS)

FUTURE TOWER C FOR REFERENCE ONLY

FUTURE TOWER C FOR REFERENCE ONLY

index pages 71

ROOF OF MECHANICAL APPURTENANCE AT LEVEL 09

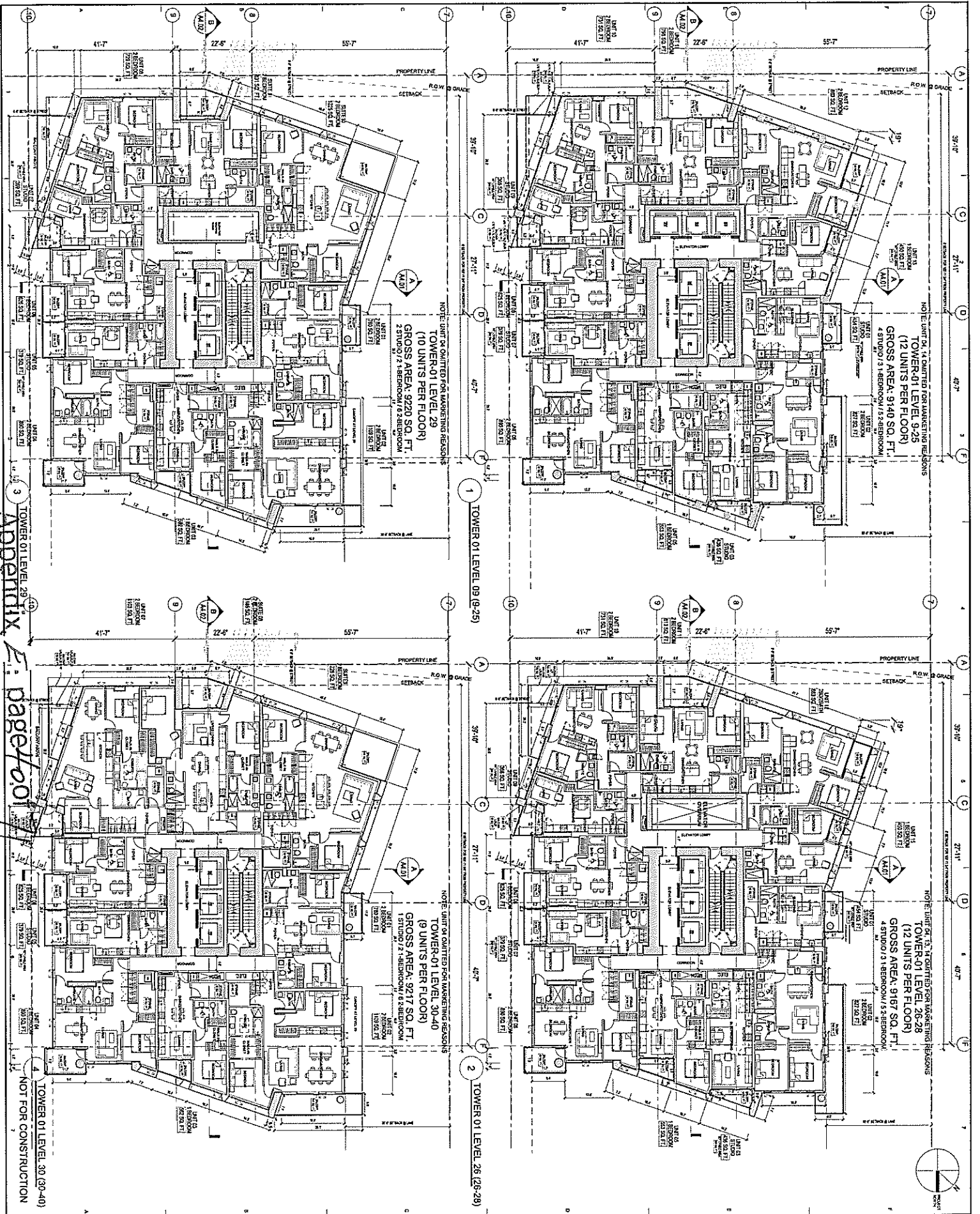
CONSTRUCTION PHASE 1A
TOWER 01
CONSTRUCTION PHASE 1B
TOWER 02
NOT FOR CONSTRUCTION

TOWER 01 - RESIDENTIAL LEVEL 07 & 08
A2.14

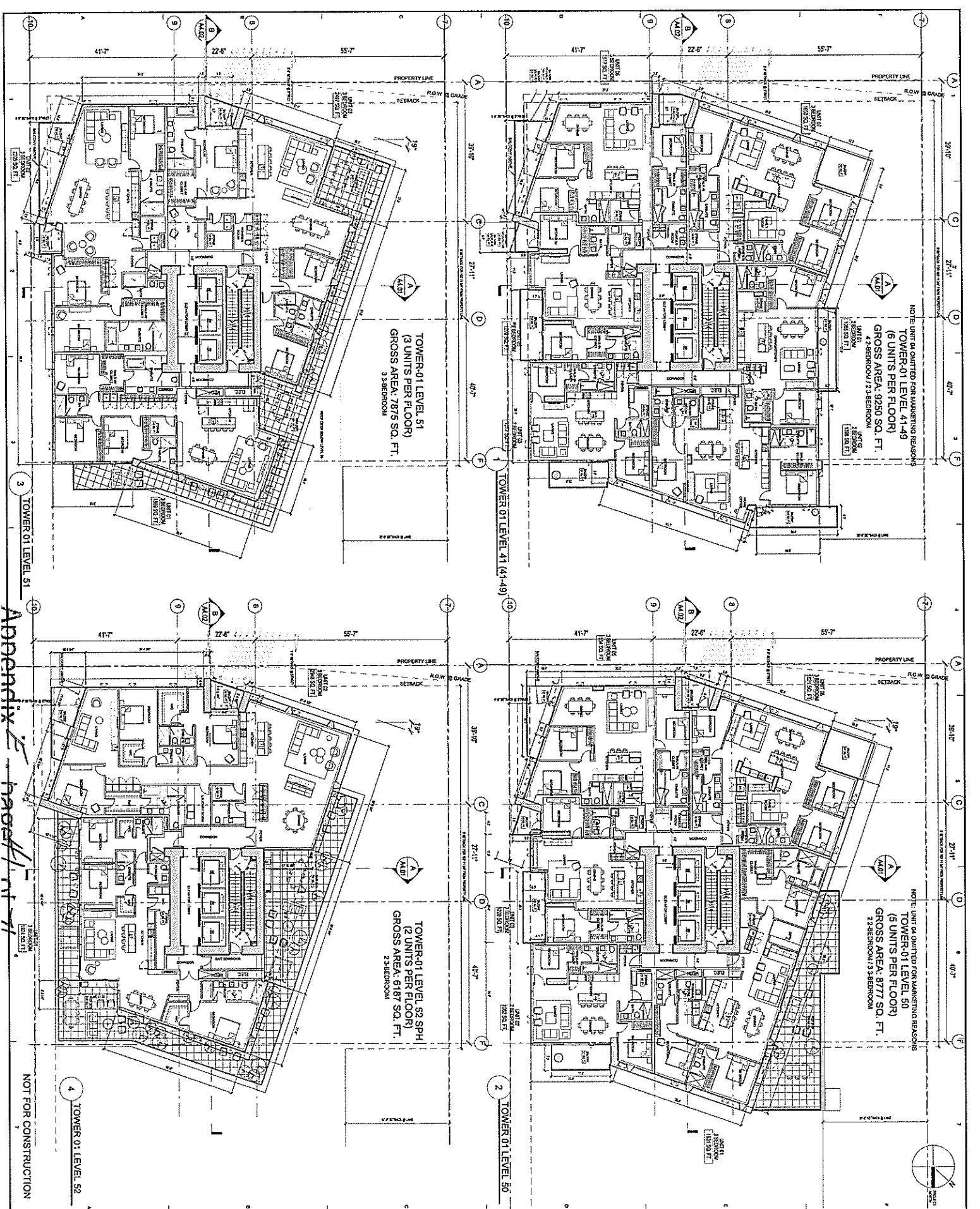
181 BURBANK PLACE
WILSONVILLE, OR



REVISIONS
NO. DATE BY DESCRIPTION



Appendix E Page 700



Appendix A
 floor plan 7

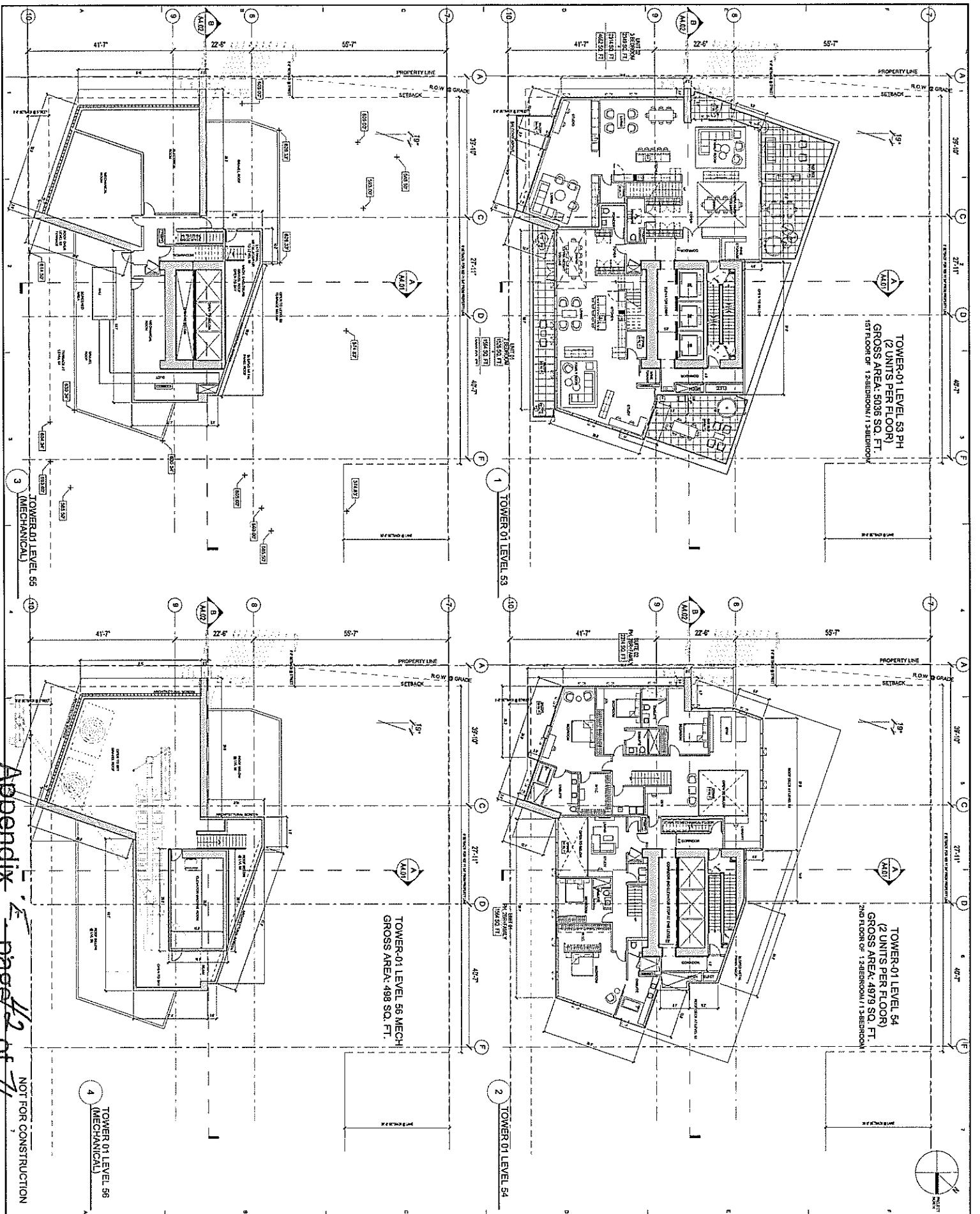
BURBARD PLACE
 WINDSORVILLE, VT

TOWER 01- RESIDENTIAL LEVELS 41-52

A2.16

RELINCEC
 1000 WINDSORVILLE RD
 WINDSORVILLE, VT 05091
 TEL: 802.251.1111
 WWW.RELINCEC.COM

DATE: 08/20/2014
PROJECT: BURBARD PLACE
CLIENT: WINDSORVILLE
DESIGNER: RELINCEC
SCALE: AS SHOWN
DATE: 08/20/2014



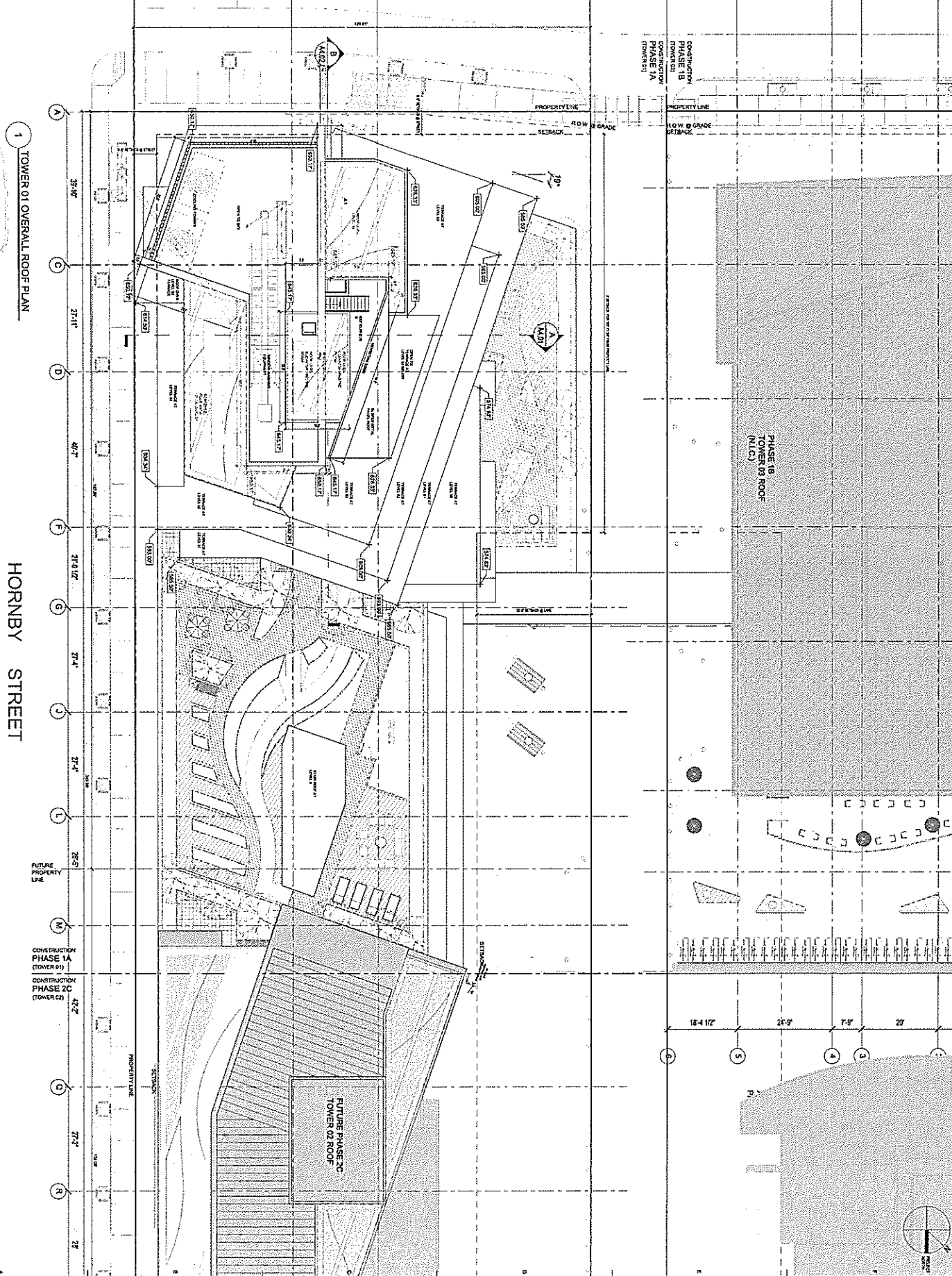
Appendix E
 Tower 01 Levels 53-56
 NOT FOR CONSTRUCTION

RELIANCE ENGINEERING 10000 W. 10th Avenue, Suite 100 Denver, CO 80202 (303) 751-1000 www.relianceeng.com	
PROJECT: BURBARD PLACE PHASE 1 TOWER 01 - LEVELS 53-56	DATE: 12/17/2024
PROJECT NO.: 2024-001	SCALE: AS SHOWN
DESIGNED BY: [Redacted]	CHECKED BY: [Redacted]
DATE: 12/17/2024	PROJECT NO.: 2024-001

1 TOWER 01 OVERALL ROOF PLAN

HORNBY STREET

DRAKE STREET



FUTURE PROPERTY LINE

CONSTRUCTION PHASE 1A (TOWER 01)

CONSTRUCTION PHASE 2C (TOWER 02)

FUTURE PHASE 2C TOWER 02 ROOF

PHASE 1B TOWER 03 ROOF (M.C.)

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NOT FOR CONSTRUCTION

181 BUILDING DESIGN GROUP

BURNARD PLACE

CONSTRUCTION PHASE 1A (TOWER 01)

CONSTRUCTION PHASE 2C (TOWER 02)

TOWER 01 - ROOF LEVEL PLAN

A2.18

RELIANCE

ARCHITECTURE

1000 WEST 10TH AVENUE

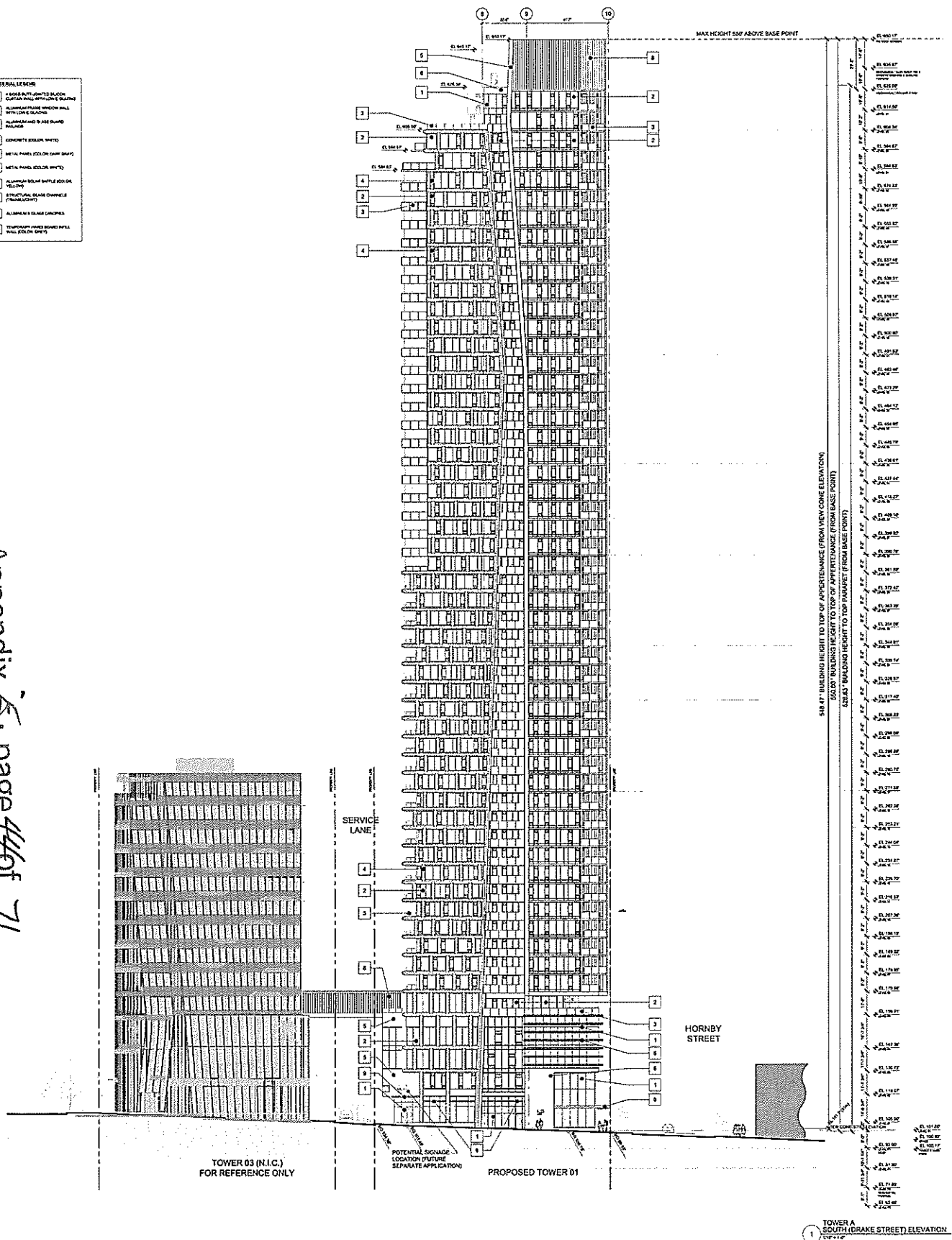
VANCOUVER, BC V6H 2G6

TEL: 604.681.1111

WWW.RELIANCEARCHITECTURE.COM

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- BASE WALL FINISH**
- 1 EXPOSED REINFORCED CONCRETE
 - 2 CLAY TILE WALL WITH LEAD & SILVER
 - 3 UNPAINTED BRICK MASONRY WALL WITH LEAD & SILVER
 - 4 ALUMINUM HAND TO BASE PLUMB FINISH
 - 5 CONCRETE (COLOR WHITE)
 - 6 METAL PANEL (COLOR GRAY BRN)
 - 7 METAL PANEL (COLOR WHITE)
 - 8 ALUMINUM SOLAR BATTLE ROOM YELLOW
 - 9 STRUCTURAL STEEL CHANNEL (PAINLESS COAT)
 - 10 ALUMINUM & GLASS CANOPES
 - 11 TYPHOON SHIELD BOARD INFILL WALL (COLOR WHITE)



548 FT BUILDING HEIGHT TO TOP OF APERTURE (FROM VIEW CORNER ELEVATION)
 550 FT BUILDING HEIGHT TO TOP OF APERTURE (FROM BASE POINT)
 550 FT BUILDING HEIGHT TO TOP OF APERTURE (FROM BASE POINT)

1 TOWER A SOUTH (DRAKE STREET) ELEVATION

TOWER 03 (N.I.C.) FOR REFERENCE ONLY

PROPOSED TOWER 01

SERVICE LANE

HORNBY STREET

POTENTIAL SIGNAGE LOCATION (FUTURE SEPARATE APPLICATION)

NOT FOR CONSTRUCTION

BURBARD PLACE
 1000 BURBARD PLACE
 WASHINGTON, DC 20004

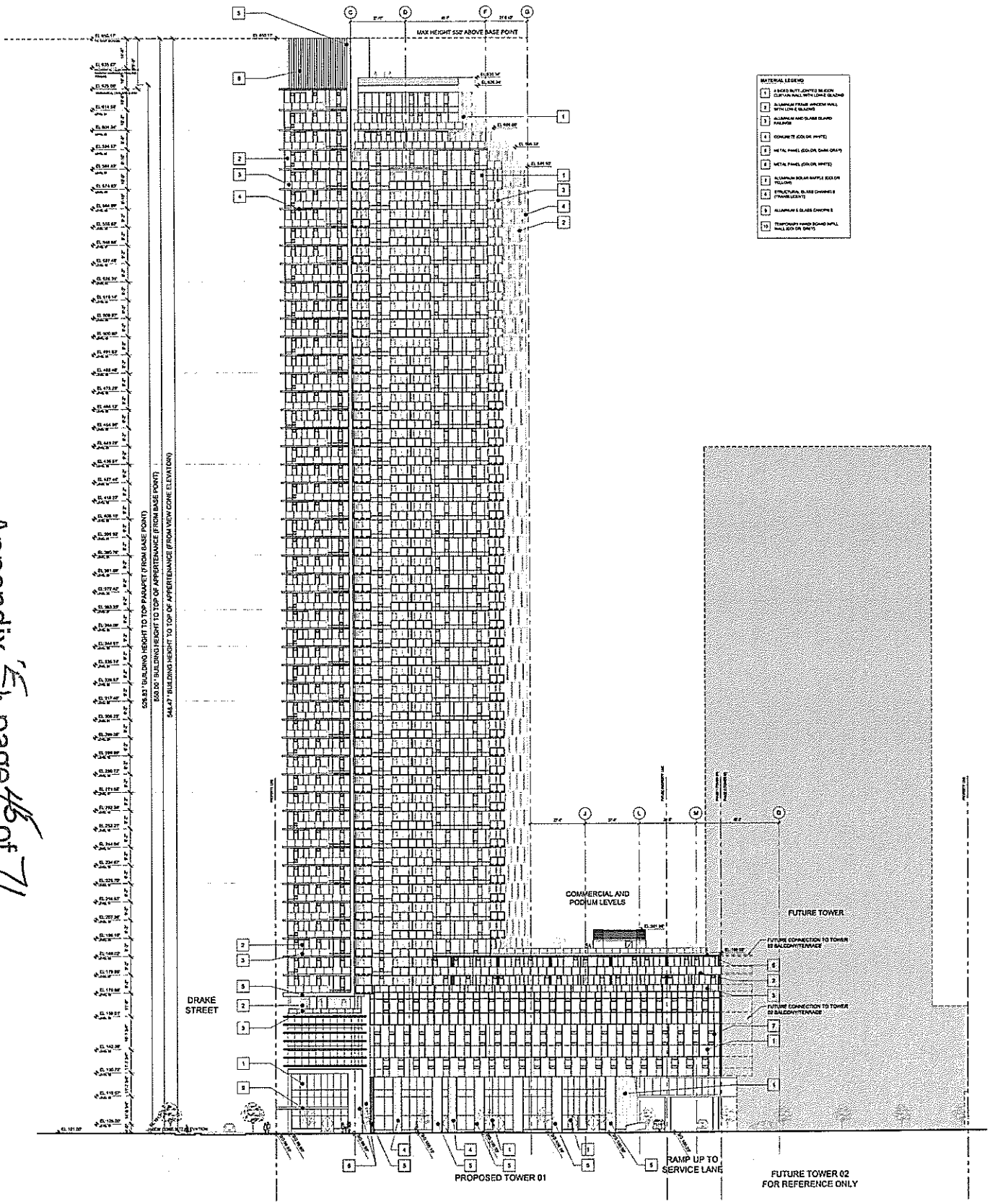
TOWER 01 - SOUTH ELEVATION

A3.01

REVISIONS

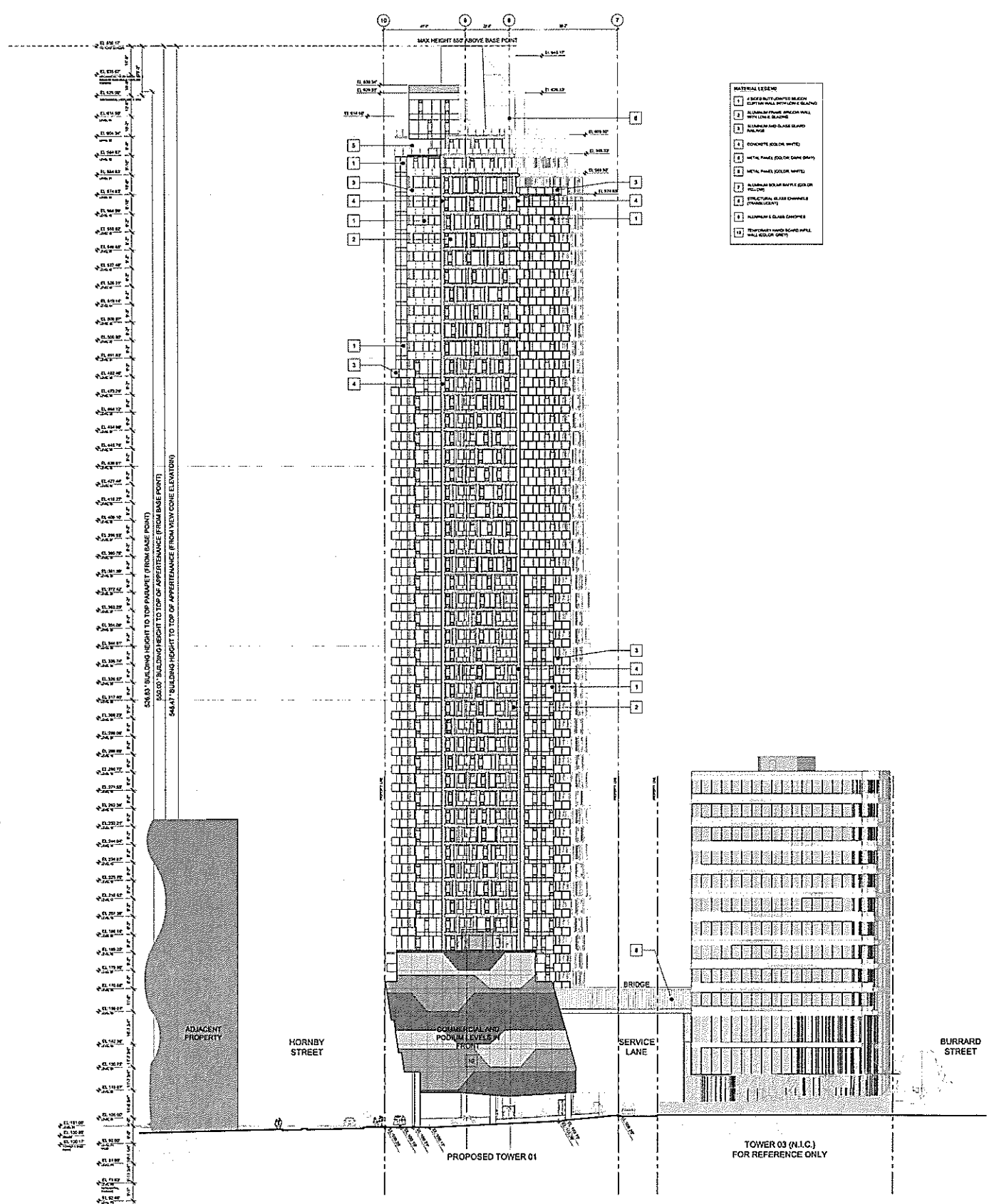
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100	01/15/20	REVISIONS TO PERMIT

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NOT FOR CONSTRUCTION

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MATERIAL LEGEND

- 1 BRASS FINISHED ALUMINUM CURTAIN WALL WITH LITE & GLAZING
- 2 ALUMINUM AND GLASS CLADDING WITH LITE & GLAZING
- 3 ALUMINUM AND GLASS CLADDING PANELS
- 4 KNOXITE SOLID WHITE
- 5 METAL PANELS SOLID CHAMP WHITE
- 6 METAL PANELS SOLID WHITE
- 7 ALUMINUM SOLAR SHIELD FOR SHADING
- 8 STRUCTURAL GLASS CHANNELS (TRANSOM/LEDGERS)
- 9 ALUMINUM & GLASS COMPRES
- 10 STRUCTURAL WOOD GRAIN PLY WALL SOLID GREY

58.83' BUILDING HEIGHT TO TOP BALCONY (PER BASE POINT)
 58.00' BUILDING HEIGHT TO TOP OF APPEARANCE (FROM BASE POINT)
 54.41' BUILDING HEIGHT TO TOP OF APPEARANCE (FROM VIEW CORNER ELEVATION)

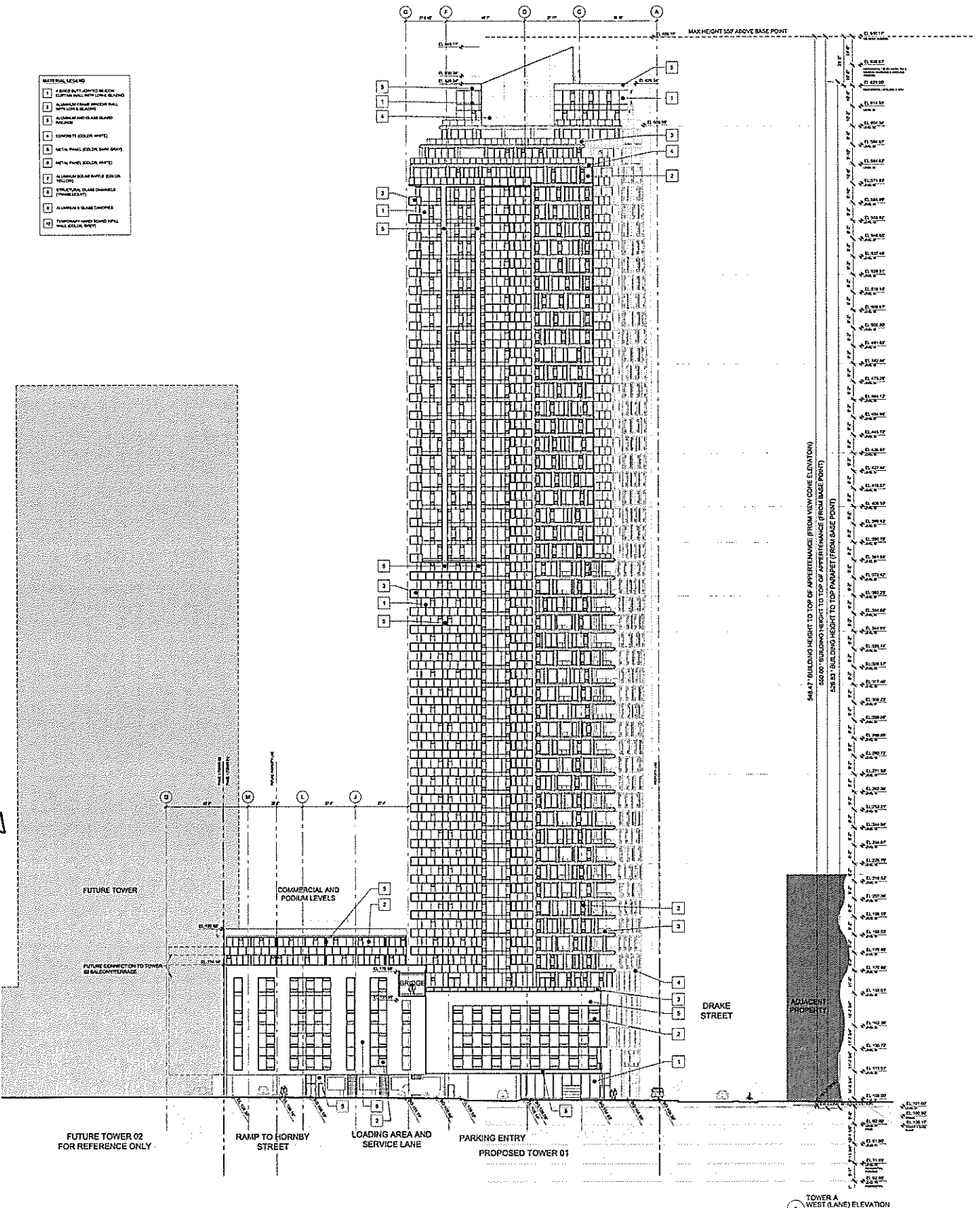
NOT FOR CONSTRUCTION

<p>PROJECT BURRARD PLACE 1000 BURRARD STREET VICTORIA, BC V8W 2E1</p>		<p>CLIENT [Logo]</p>	
<p>ARCHITECT [Logo]</p>		<p>DATE []</p>	
<p>SCALE 1/4" = 1'-0"</p>		<p>PROJECT NO. []</p>	
<p>PROJECT NAME TOWER 01 - NORTH ELEVATION</p>		<p>PROJECT NO. []</p>	
<p>PROJECT NO. []</p>		<p>PROJECT NO. []</p>	

RELIANCE
 ARCHITECTS
 1000 BURRARD STREET
 VICTORIA, BC V8W 2E1
 TEL: (250) 383-1111
 WWW.RELIANCEARCHITECTS.COM

Appendix E ; page 47 of 71

- MATERIAL LEGEND**
- 1. BRIDGE DECK TO BE CONCRETE CURB WALL WITH LOW RISE GLASS CURTAIN WALL WITH LOW RISE GLASS
 - 2. ALUMINUM PANEL WITH LOW RISE GLASS
 - 3. ALUMINUM AND TO ASS GLASS PANELS
 - 4. CONCRETE (COLOR WHITE)
 - 5. METAL PANEL (COLOR DARK GRAY)
 - 6. METAL PANEL (COLOR WHITE)
 - 7. ALUMINUM SOLAR SHADES (COLOR YELLOW)
 - 8. STRUCTURAL GLASS CHANNELS (TOWER LEVELS)
 - 9. ALUMINUM & GLASS CHANNELS
 - 10. THERMOPLASTIC RUBBER (TPR) WALL (COLOR WHITE)



NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT: BURBANK PLACE
 LOCATION: BURBANK, ILLINOIS
 OWNER: [Redacted]
 ARCHITECT: [Redacted]
 DATE: [Redacted]

REVISIONS

NO.	DATE	DESCRIPTION
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2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE

1" = 10'-0"

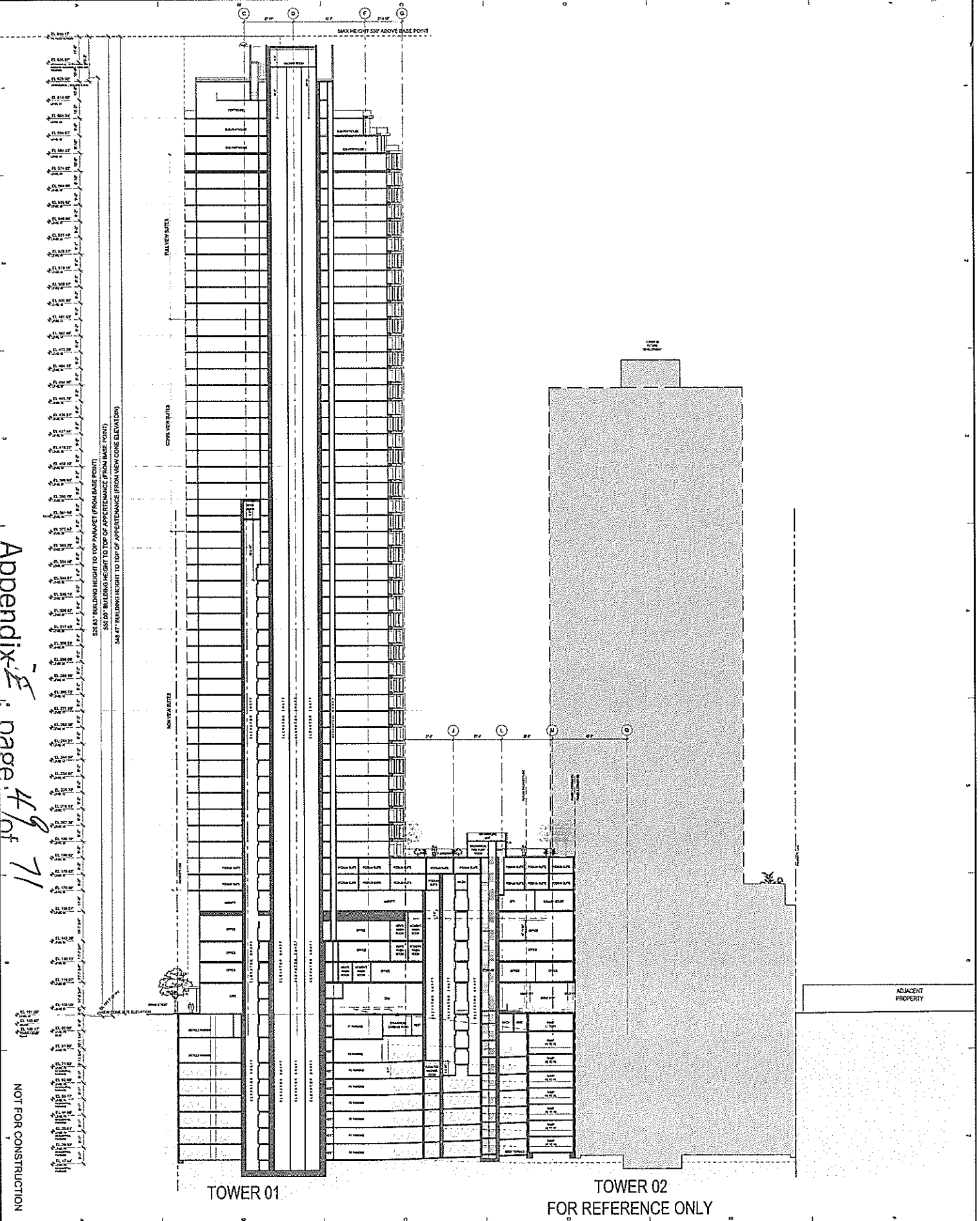
APPENDIX E

TOWER A - WEST ELEVATION

A3.04

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NOT FOR CONSTRUCTION

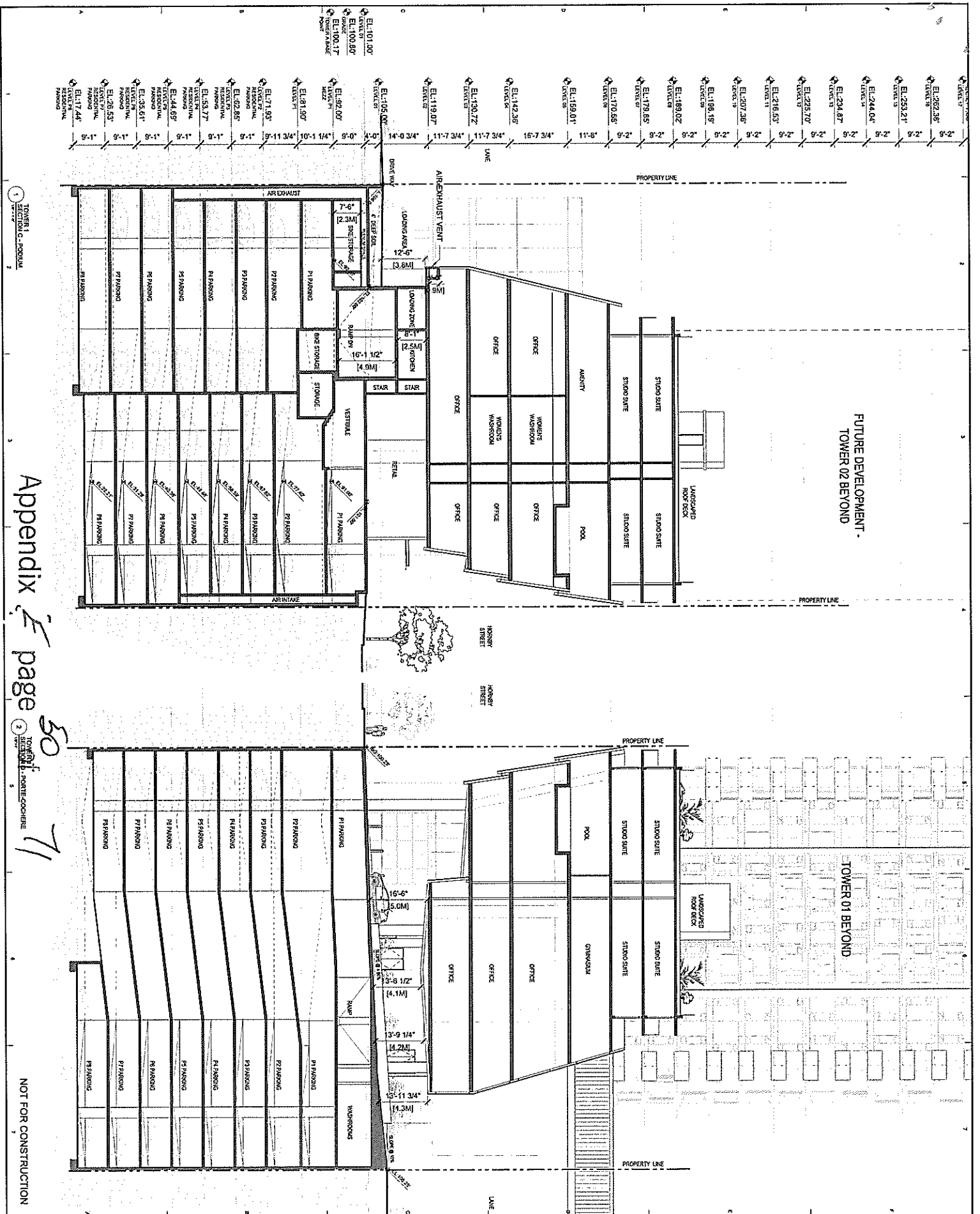


TOWER 01

TOWER 02
FOR REFERENCE ONLY

ADJACENT
PROPERTY

<p>PROJECT: BURBARD PLACE SUBPROJECT: TOWER 01 - SECTION B</p>		<p>DATE: 11/11/2011</p>	
<p>DESIGNER: [Logo]</p>		<p>SCALE: AS SHOWN</p>	
<p>PROJECT NO: 11-00000000</p>		<p>DATE PLOTTED: 11/11/2011 10:00 AM</p>	
<p>PROJECT LOCATION: BURBARD PLACE, WASHINGTON, DC</p>		<p>PLANNER: [Logo]</p>	
<p>PROJECT NO: 11-00000000</p>		<p>DATE PLOTTED: 11/11/2011 10:00 AM</p>	
<p>PROJECT LOCATION: BURBARD PLACE, WASHINGTON, DC</p>		<p>PLANNER: [Logo]</p>	
<p>PROJECT NO: 11-00000000</p>		<p>DATE PLOTTED: 11/11/2011 10:00 AM</p>	
<p>PROJECT LOCATION: BURBARD PLACE, WASHINGTON, DC</p>		<p>PLANNER: [Logo]</p>	



FUTURE DEVELOPMENT -
TOWER 02 BEYOND

TOWER 01 BEYOND

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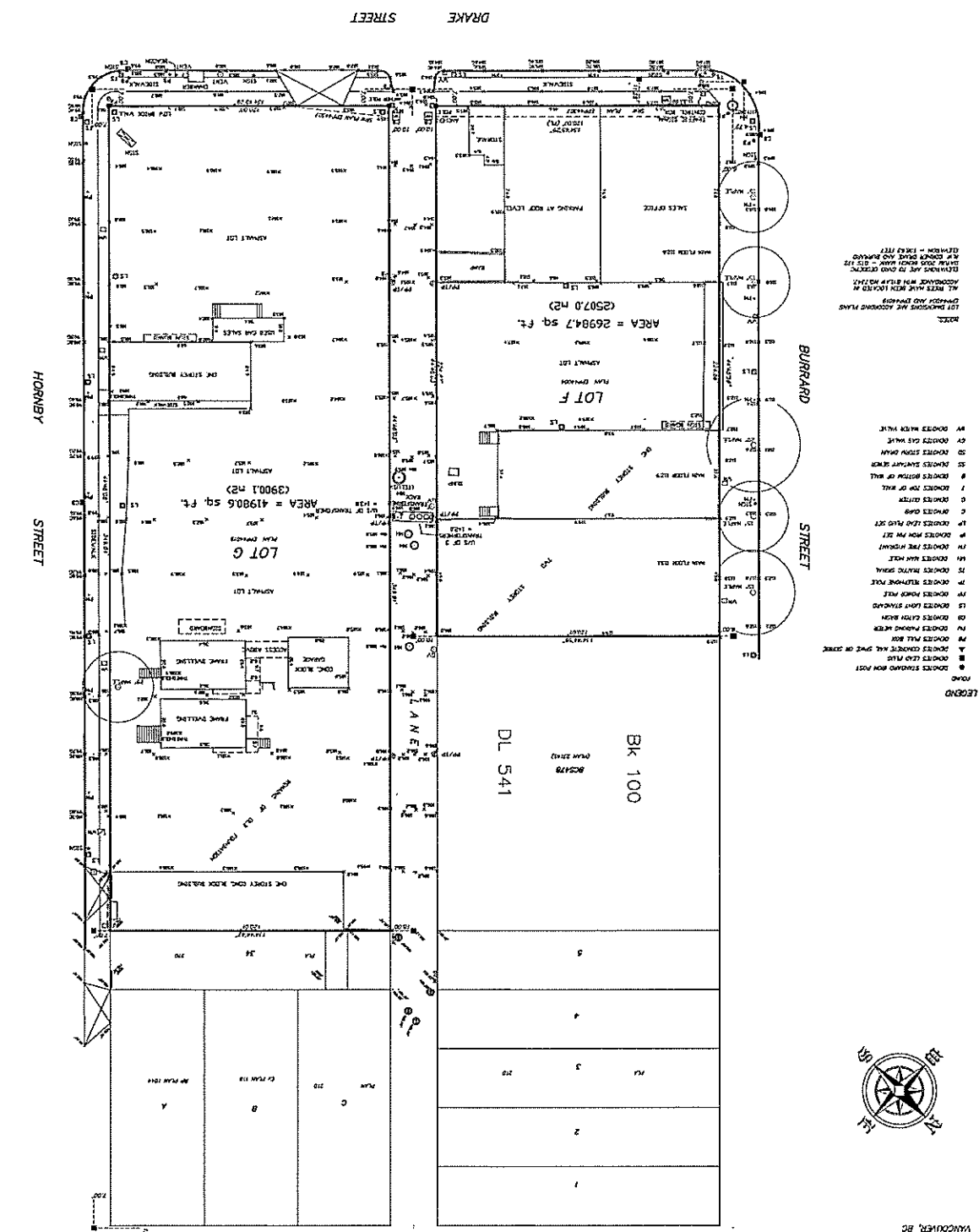
TOWER 1
SECTION C - PROGRAM

NOT FOR CONSTRUCTION

<p>PROJECT: BIRGARD PLACE 1100 WEST FIRST WASHINGTON, D.C.</p>	
<p>TOWER 01 - SECTION C & D</p>	
<p>DATE: 11/11/11</p>	<p>SCALE: AS SHOWN</p>
<p>DESIGNED BY: [Signature]</p>	<p>CHECKED BY: [Signature]</p>
<p>PROJECT NO: 1100-01</p>	<p>DATE PLOTTED: 11/11/11</p>
<p>PLOTTED BY: [Signature]</p>	<p>SCALE: 1/8" = 1'-0"</p>

CIVIL ENGINEER'S SEAL AND SIGNATURE
 DATE: 10/15/2014
 PROJECT: BURKARD AND DRAKE STREETS
 SHEET NO. 101 OF 101

HERMAN DIX + WILLIAMS
 201-223-8888
 1000 W. 10th St. N.W.
 WASHINGTON, D.C. 20004

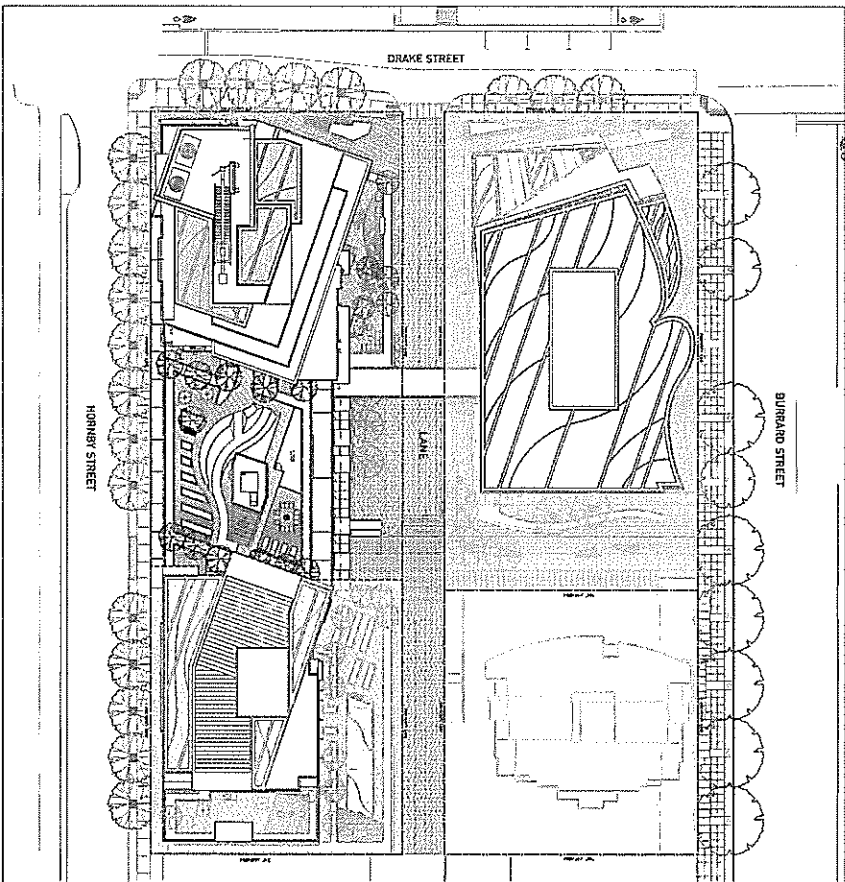


Appendix 1, pages 1 of 71

NOT FOR CONSTRUCTION

HERMAN DIX + WILLIAMS
 CIVIL ENGINEER
 201-223-8888
 1000 W. 10th St. N.W.
 WASHINGTON, D.C. 20004

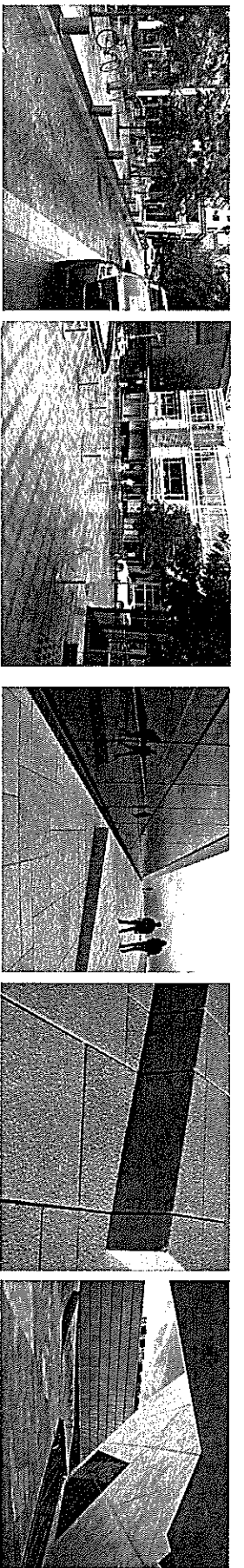
BURKARD PLACE
 OVERBALL SITE
 SURVEY PLAN
 AB.11



DRAWING LIST

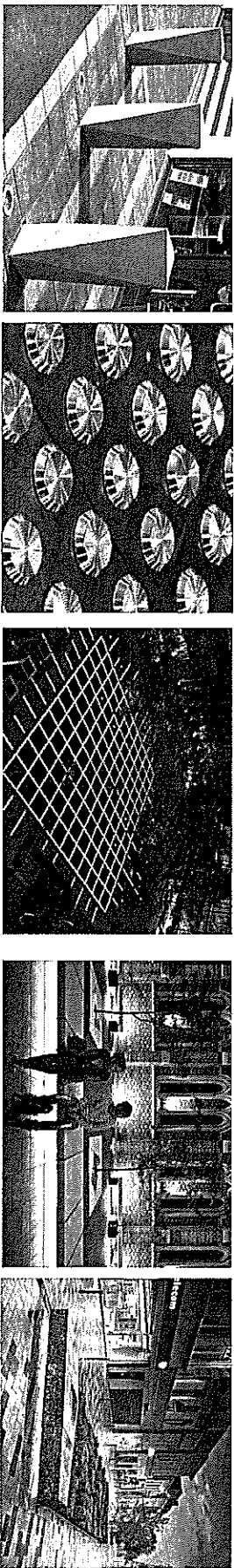
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2. LDP 0.01 TREE MANAGEMENT PLAN
3. LDP 0.02 PRECEDENT IMAGES - AMENITY LEVELS
4. LDP 0.02 PRECEDENT IMAGES - AMENITY LEVELS
5. LDP 1.00 MATERIALS AND GRADING PLAN, TOWER A - LEVEL 5
6. LDP 1.02 MATERIALS AND GRADING PLAN, TOWER A - LEVEL 5
7. LDP 1.02 MATERIALS AND GRADING PLAN, TOWER A - LEVEL 5
8. LDP 1.03 MATERIALS AND GRADING PLAN, TOWER A - LEVEL 8
9. LDP 2.01 PLANTING PLAN, TOWER A - LEVEL 5
10. LDP 2.02 PLANTING PLAN, TOWER A - LEVEL 5
11. LDP 2.03 PLANTING PLAN, TOWER A - LEVEL 8
12. LDP 3.01 LANDSCAPE SECTIONS
13. LDP 3.01 LANDSCAPE SECTIONS
14. LDP 3.03 LANDSCAPE SECTIONS

Appendix E : page 52 of 71



PLAZA & LANEWAY

PAVING MATERIALS / NATURAL STONE

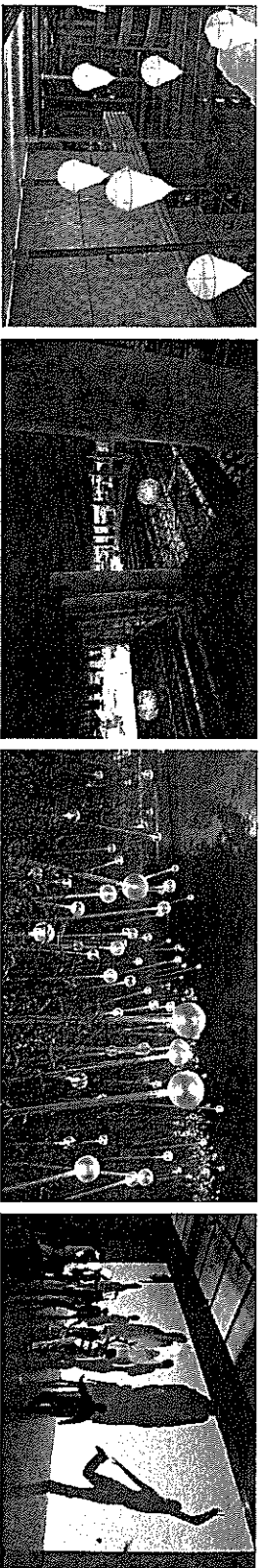


BOLLARD

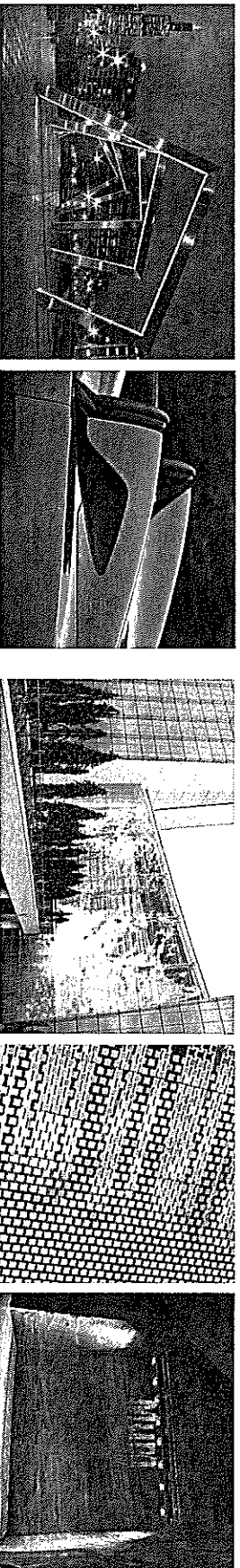
TACTILE INDICATOR

IN-GROUND LIGHTING

SEATING



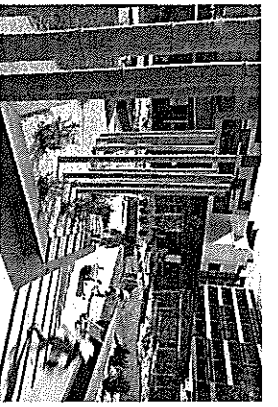
LIGHTING



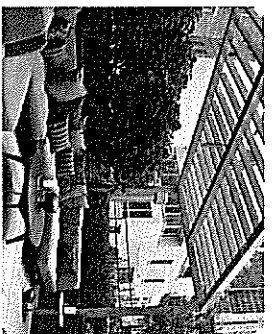
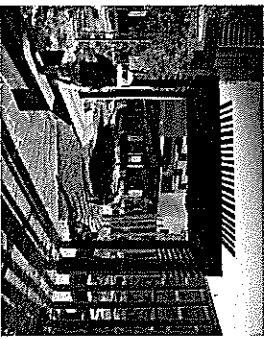
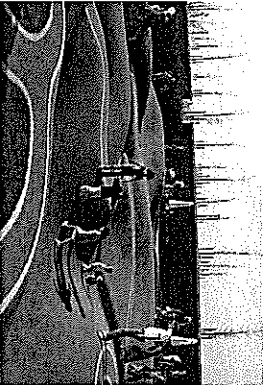
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FEATURE WALL

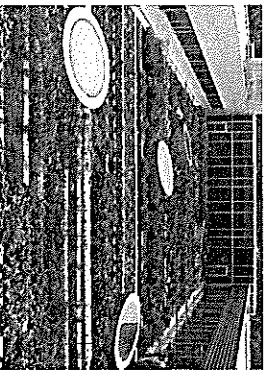
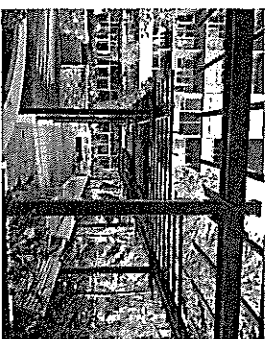
Appendix E : page 54 of 71



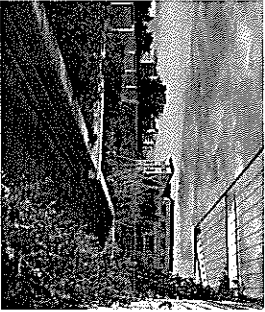
CHILDREN'S PLAY AREA



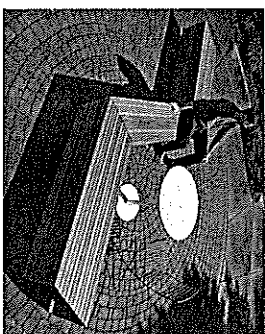
TRELLIS STRUCTURE



URBAN AGRICULTURE



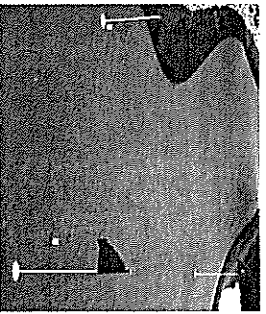
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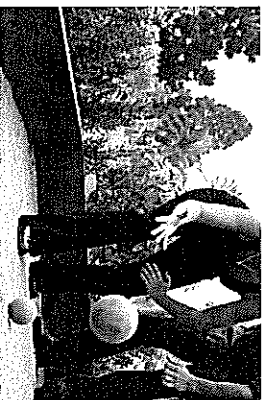
SEATING BENCH



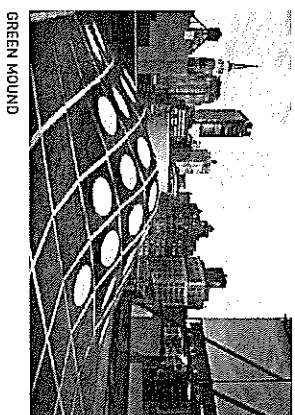
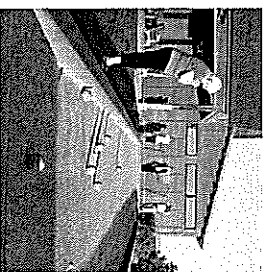
DOG PARK



PUTTING GREEN



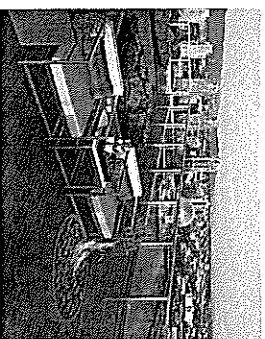
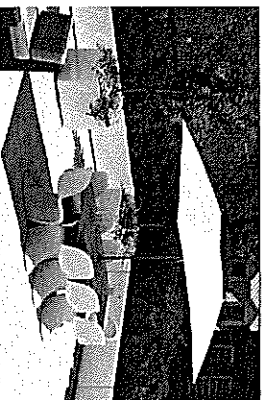
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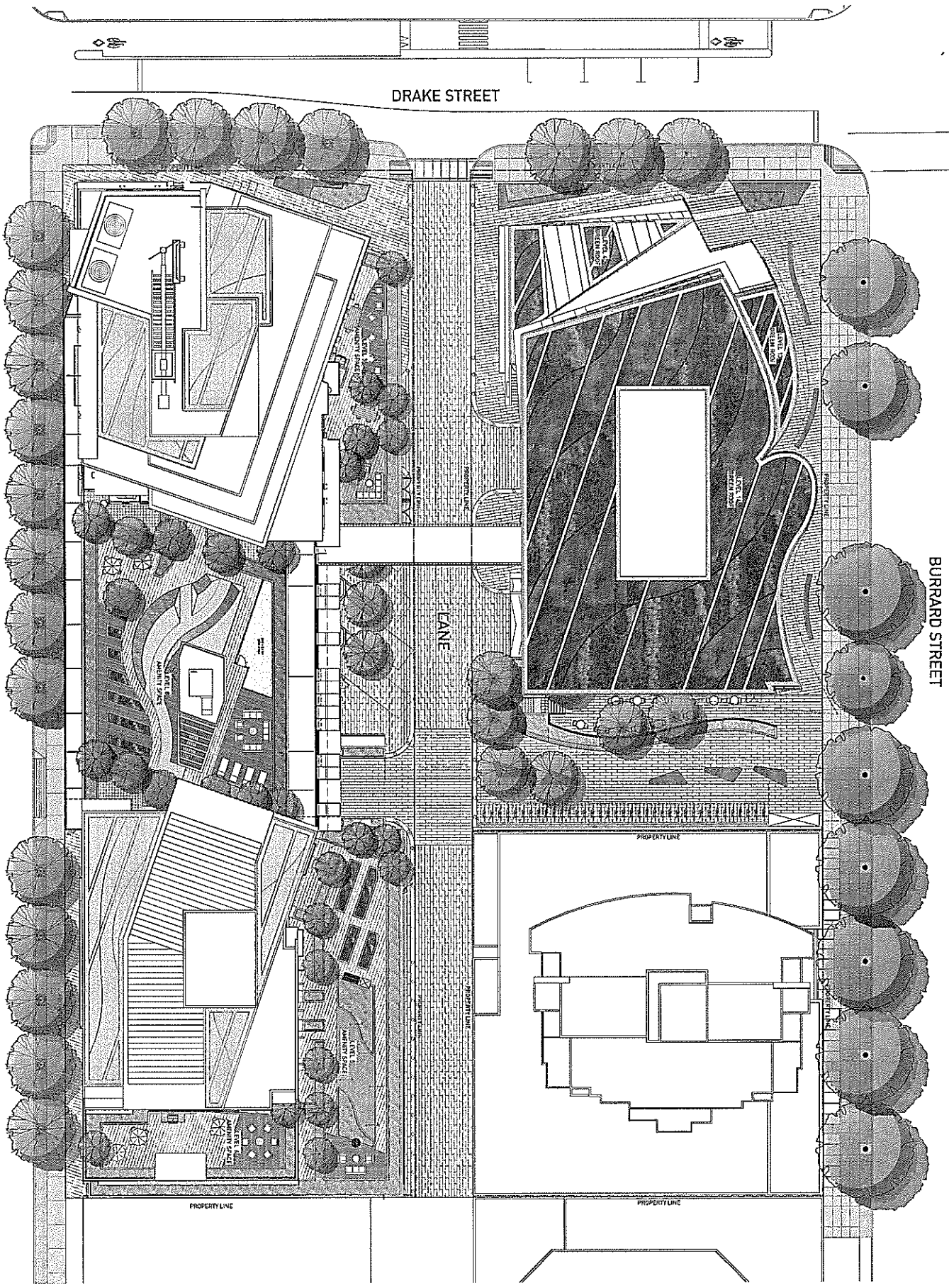


GREEN MOUND



OUTDOOR FURNITURE





HORNBY STREET

DRAKE STREET

BURRARD STREET

LEANE LANE

PROPERTY LINE

PROPERTY LINE

NOTES

1. THIS SITE PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
2. THIS SITE PLAN IS TO BE USED IN CONNECTION WITH THE ARCHITECT'S PROFESSIONAL SERVICES ONLY.
3. ANY CHANGES TO THIS SITE PLAN MUST BE APPROVED BY THE ARCHITECT IN WRITING.
4. THIS SITE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM/HIS FIRM.
6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.
7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.
8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.
9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.
10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

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RELIANCE

 ARCHITECTS

IBI

 GROUP

OVERALL SITE PLAN

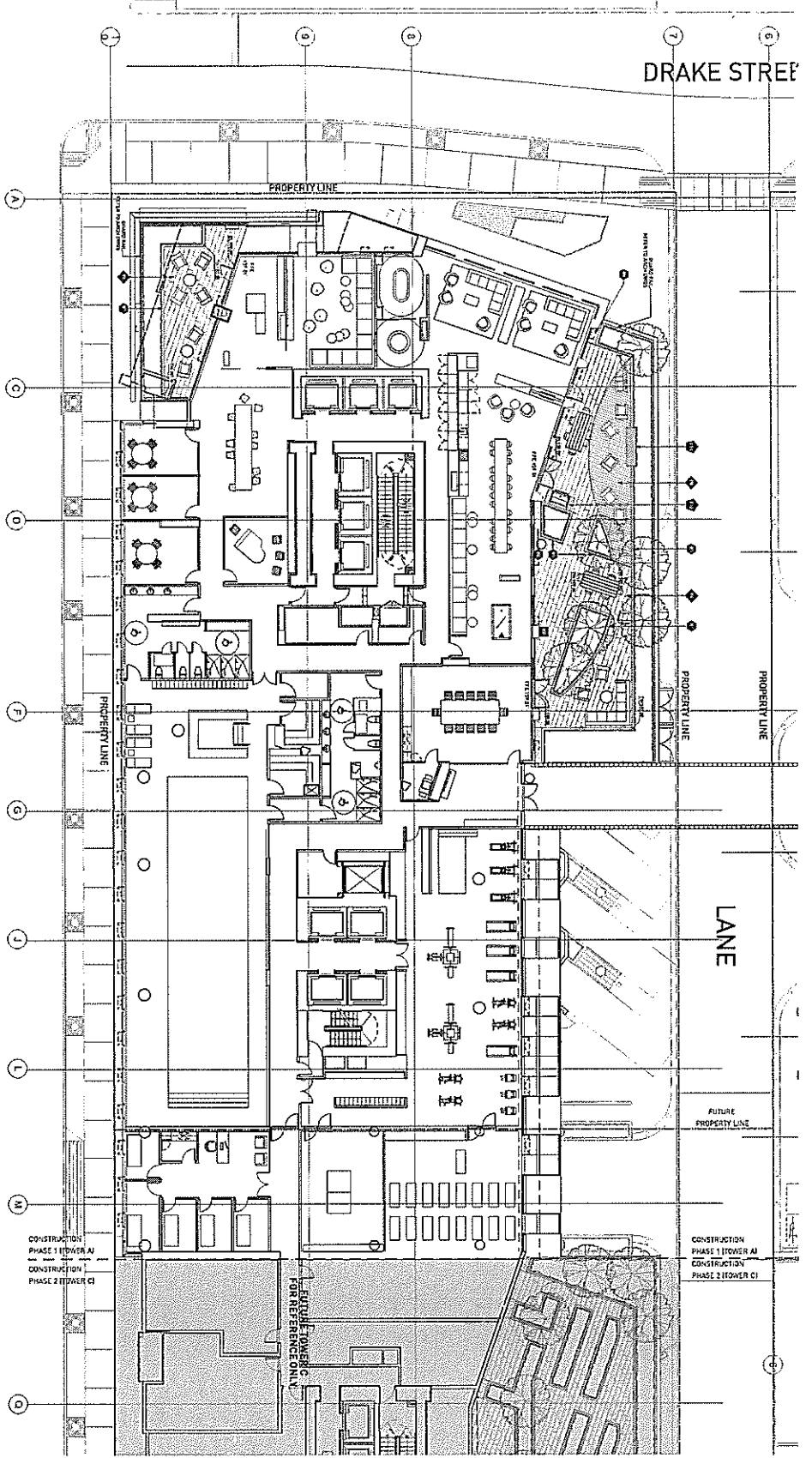
30' = 1" @ 1/8"

LDP 1.00

DRAKE STREET

HORNBY STREET

LANE



NO.	SYMBOL	DESCRIPTION
1	[Symbol]	Structural Steel Column
2	[Symbol]	Structural Steel Beam
3	[Symbol]	Structural Steel Joist
4	[Symbol]	Structural Steel Deck
5	[Symbol]	Structural Steel Wall
6	[Symbol]	Structural Steel Floor
7	[Symbol]	Structural Steel Stair
8	[Symbol]	Structural Steel Elevation
9	[Symbol]	Structural Steel Detail
10	[Symbol]	Structural Steel Section

NO.	SYMBOL	DESCRIPTION
11	[Symbol]	Structural Steel Column
12	[Symbol]	Structural Steel Beam
13	[Symbol]	Structural Steel Joist
14	[Symbol]	Structural Steel Deck
15	[Symbol]	Structural Steel Wall
16	[Symbol]	Structural Steel Floor
17	[Symbol]	Structural Steel Stair
18	[Symbol]	Structural Steel Elevation
19	[Symbol]	Structural Steel Detail
20	[Symbol]	Structural Steel Section

NO.	SYMBOL	DESCRIPTION
21	[Symbol]	Structural Steel Column
22	[Symbol]	Structural Steel Beam
23	[Symbol]	Structural Steel Joist
24	[Symbol]	Structural Steel Deck
25	[Symbol]	Structural Steel Wall
26	[Symbol]	Structural Steel Floor
27	[Symbol]	Structural Steel Stair
28	[Symbol]	Structural Steel Elevation
29	[Symbol]	Structural Steel Detail
30	[Symbol]	Structural Steel Section

NO.	SYMBOL	DESCRIPTION
31	[Symbol]	Structural Steel Column
32	[Symbol]	Structural Steel Beam
33	[Symbol]	Structural Steel Joist
34	[Symbol]	Structural Steel Deck
35	[Symbol]	Structural Steel Wall
36	[Symbol]	Structural Steel Floor
37	[Symbol]	Structural Steel Stair
38	[Symbol]	Structural Steel Elevation
39	[Symbol]	Structural Steel Detail
40	[Symbol]	Structural Steel Section

UNBID AND MATERIALS GENERAL NOTES

1. REFER TO THE GENERAL NOTES FOR THE PROJECT.
2. REFER TO THE GENERAL NOTES FOR THE PROJECT.
3. REFER TO THE GENERAL NOTES FOR THE PROJECT.
4. REFER TO THE GENERAL NOTES FOR THE PROJECT.
5. REFER TO THE GENERAL NOTES FOR THE PROJECT.
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7. REFER TO THE GENERAL NOTES FOR THE PROJECT.
8. REFER TO THE GENERAL NOTES FOR THE PROJECT.
9. REFER TO THE GENERAL NOTES FOR THE PROJECT.
10. REFER TO THE GENERAL NOTES FOR THE PROJECT.

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RELIANCE

 CONSTRUCTION

Burald Flux

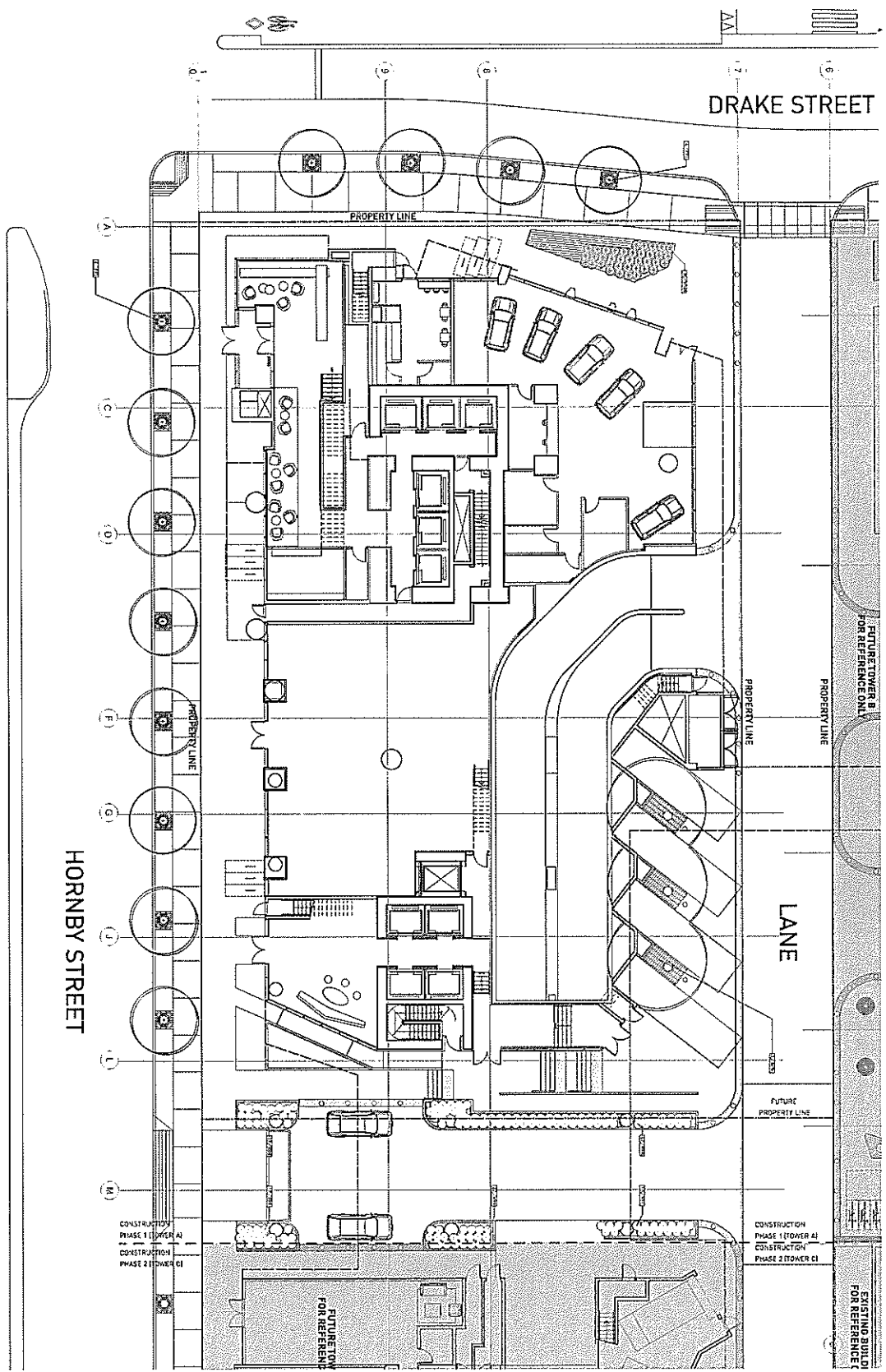
 Architects

MATERIALS AND GRADING PLAN

 TOWER A - LEVEL 5

1/8" = 1'-0"

LDP 1.02



Planting Code	Qty	Species Name	Common Name	Schedule Size	Spacing	Remarks
P1	10	Platanus occidentalis	American Sycamore	100cm	10m x 10m	Planting in Phase 1
P2	10	Quercus macrocarpa	White Oak	100cm	10m x 10m	Planting in Phase 1
P3	10	Prunella americana	Black Cherry	100cm	10m x 10m	Planting in Phase 1
P4	10	Malus domestica	Domestic Apple	100cm	10m x 10m	Planting in Phase 1
P5	10	Malus baccata	Crabapple	100cm	10m x 10m	Planting in Phase 1
P6	10	Malus sp.	Malus	100cm	10m x 10m	Planting in Phase 1
P7	10	Malus sp.	Malus	100cm	10m x 10m	Planting in Phase 1
P8	10	Malus sp.	Malus	100cm	10m x 10m	Planting in Phase 1
P9	10	Malus sp.	Malus	100cm	10m x 10m	Planting in Phase 1
P10	10	Malus sp.	Malus	100cm	10m x 10m	Planting in Phase 1

Appendix E ; page 60 of 71

- PLANTING GENERAL NOTES**
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER PLANTING SPECIFICATIONS AND THE BC HORTICULTURE ACT AND REGULATIONS.
 2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER PLANTING SPECIFICATIONS AND THE BC HORTICULTURE ACT AND REGULATIONS.
 3. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER PLANTING SPECIFICATIONS AND THE BC HORTICULTURE ACT AND REGULATIONS.
 4. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER PLANTING SPECIFICATIONS AND THE BC HORTICULTURE ACT AND REGULATIONS.
 5. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER PLANTING SPECIFICATIONS AND THE BC HORTICULTURE ACT AND REGULATIONS.
 6. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER PLANTING SPECIFICATIONS AND THE BC HORTICULTURE ACT AND REGULATIONS.
 7. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER PLANTING SPECIFICATIONS AND THE BC HORTICULTURE ACT AND REGULATIONS.
 8. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER PLANTING SPECIFICATIONS AND THE BC HORTICULTURE ACT AND REGULATIONS.
 9. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER PLANTING SPECIFICATIONS AND THE BC HORTICULTURE ACT AND REGULATIONS.
 10. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER PLANTING SPECIFICATIONS AND THE BC HORTICULTURE ACT AND REGULATIONS.

NOTES

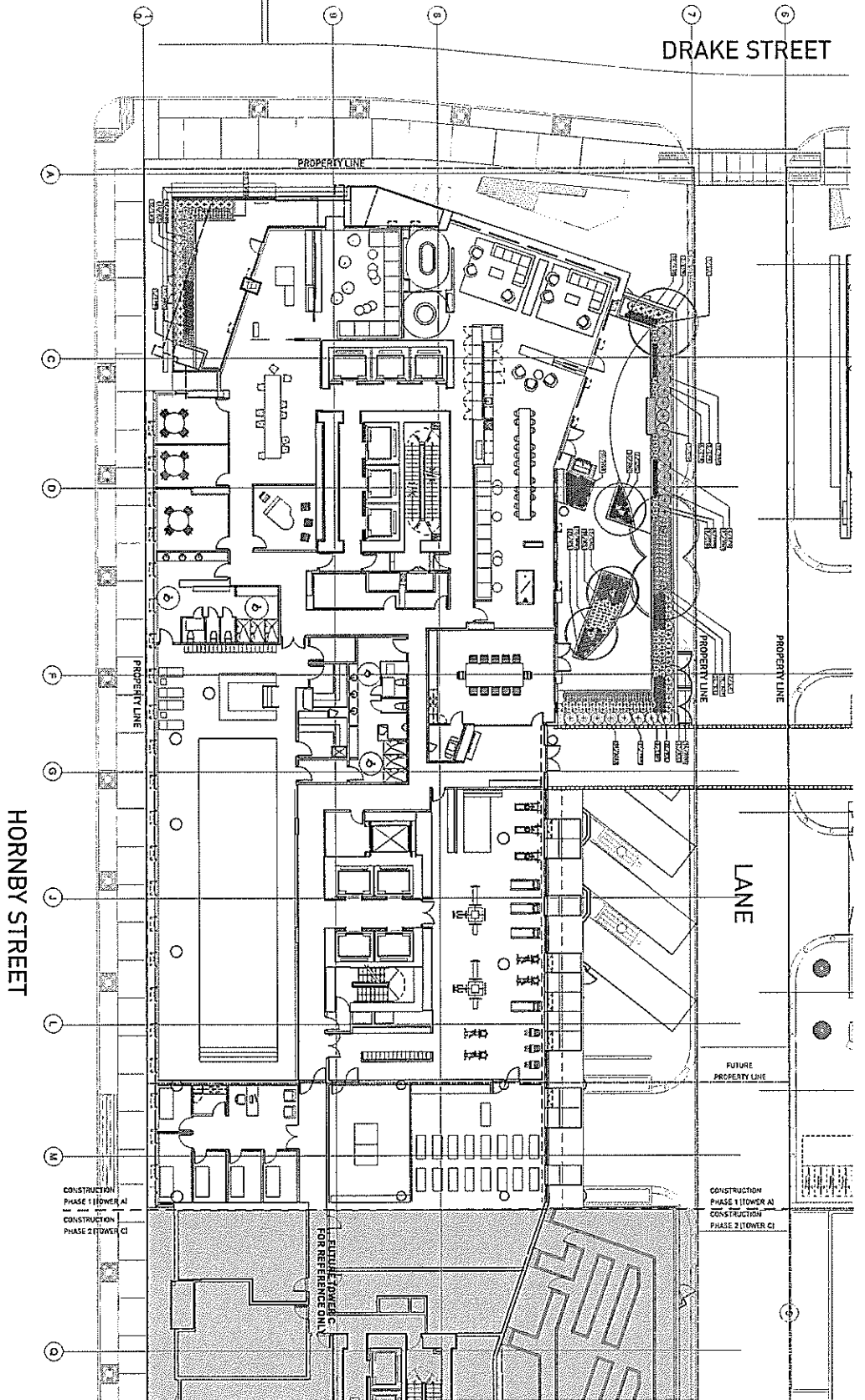
1. THE CLIENT HAS REVIEWED AND APPROVED THE PLANTING PLAN AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTING AND TREES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE FEATURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INFRASTRUCTURE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ADJACENT PROPERTIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING NEIGHBOURHOODS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL FEATURES.

181 181 CONSULTANTS LTD.
 200-1000 WESTERN AVENUE
 VANCOUVER, BC V6E 2R6
 TEL: 604-681-1811
 FAX: 604-681-1812
 WWW.181CONSULTANTS.COM

RELIANCE
 100-1000 WESTERN AVENUE
 VANCOUVER, BC V6E 2R6
 TEL: 604-681-1811
 FAX: 604-681-1812
 WWW.RELIANCECONSULTANTS.COM

**PLANTING PLAN
 TOWER A - GROUND LEVEL**

LDP 2.01



NOTE: REFER TO LDP 2.01 FOR PLANTING LIST

PLANTING GENERAL NOTES

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.
2. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.
3. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.
4. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.
5. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.
6. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.
7. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.
8. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.
9. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.
10. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.

NO.	DESCRIPTION
1	PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.
2	PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.
3	PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING, CANADIAN STANDARDS ASSOCIATION (CSA) Z662-12.

PMU Partnership

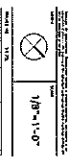
RELIANCE CONSTRUCTION

 PROJECT MANAGER

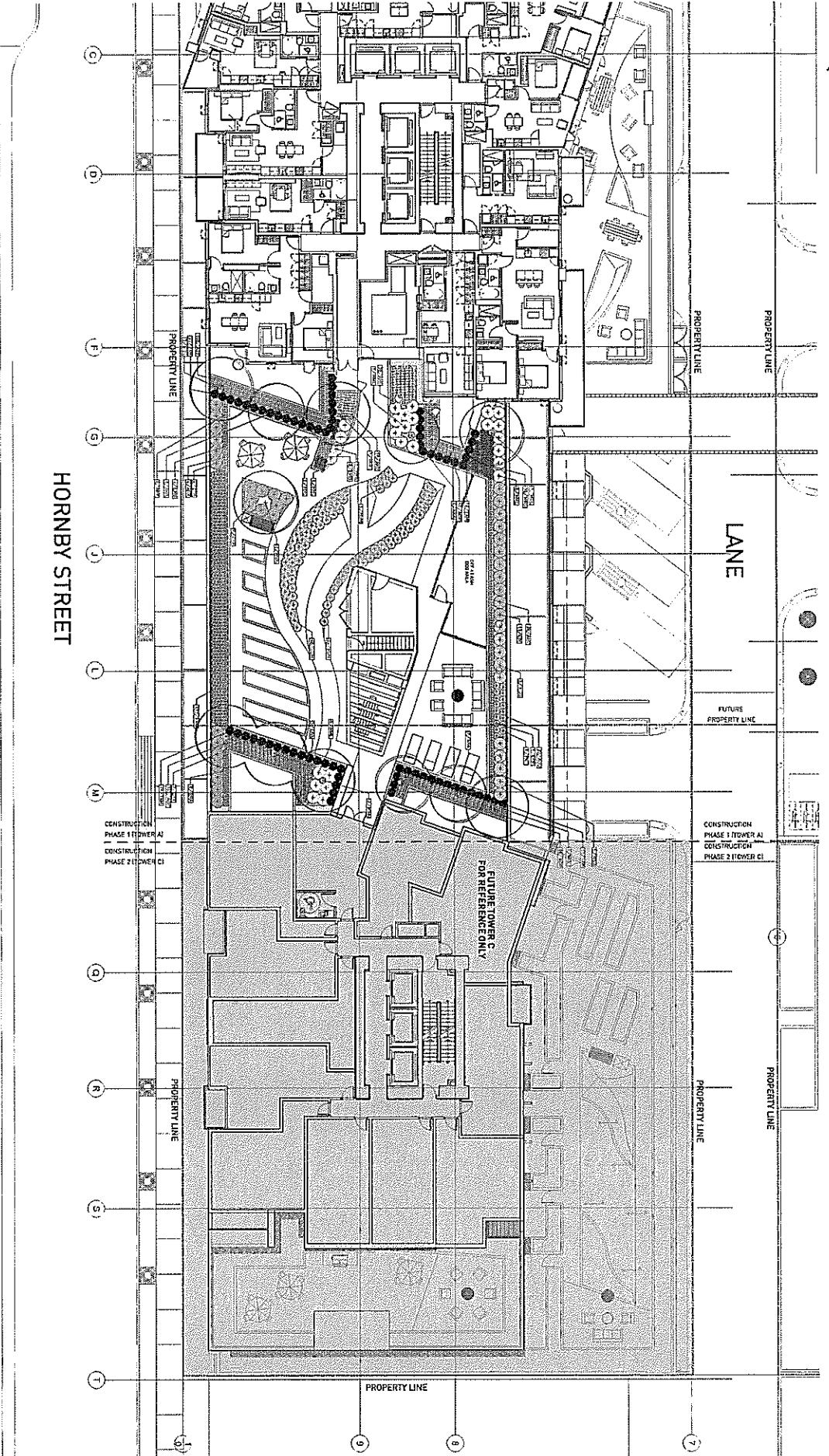
Burnard Pace

 ARCHITECTS

PLANTING PLAN
TOWER A - LEVEL 5



LDP 2.02



PML partnership
 RELIANCE
 IBI GROUP
 1000 WESTERN AVENUE
 VANCOUVER, BC V6V 3R9
 TEL: 604.681.2222
 WWW.IBIGROUP.COM

IBI
 1000 WESTERN AVENUE
 VANCOUVER, BC V6V 3R9
 TEL: 604.681.2222
 WWW.IBIGROUP.COM

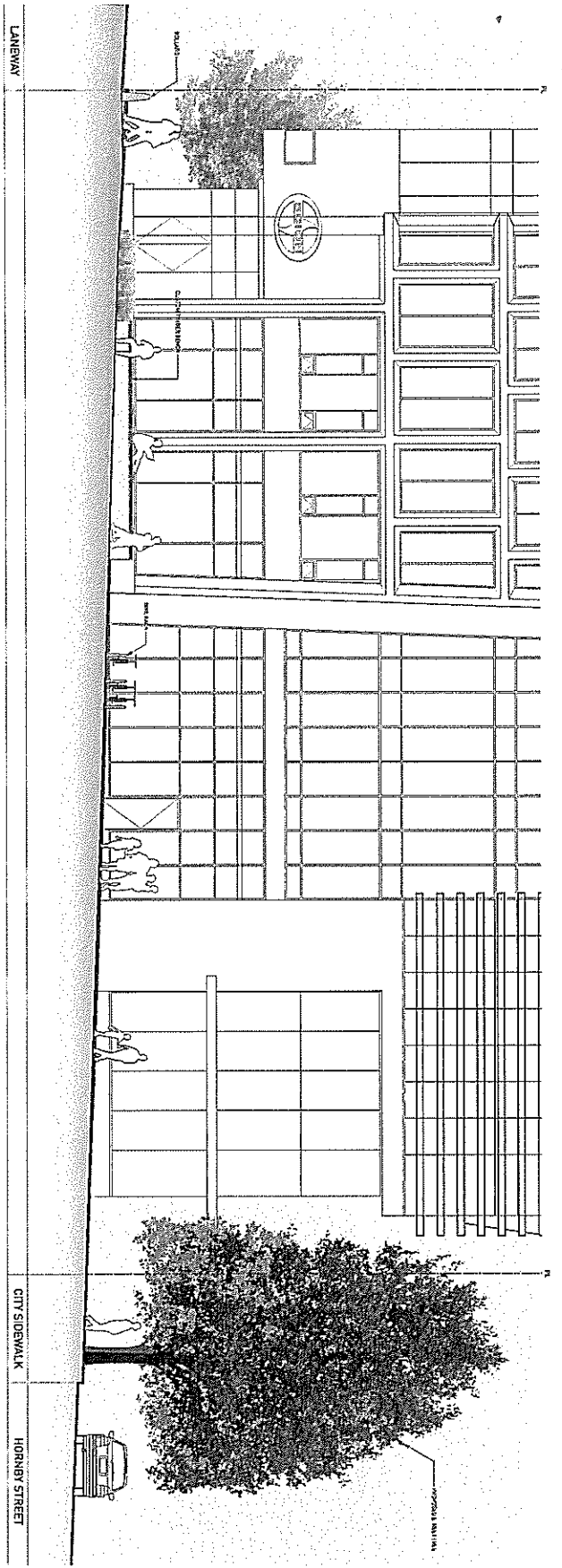
PLANTING PLAN
TOWER A AND C - LEVEL 8

1/8" x 1-0" 1/8" x 1-0"

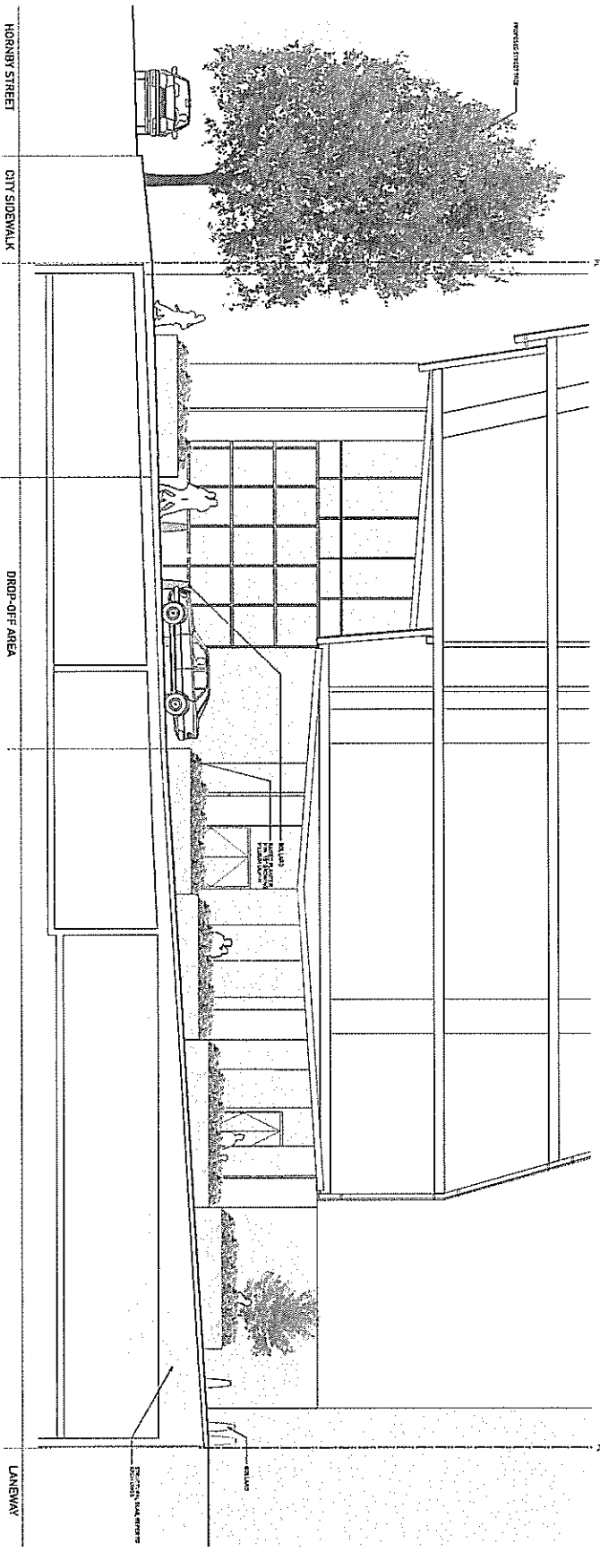
- NOTE: REFER TO LDP 2.01 FOR PLANTING LIST
- PLANTING GENERAL NOTES**
1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IBI GROUP PLANTING LIST AND THE IBI GROUP PLANTING SCHEDULE.
 2. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IBI GROUP PLANTING LIST AND THE IBI GROUP PLANTING SCHEDULE.
 3. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IBI GROUP PLANTING LIST AND THE IBI GROUP PLANTING SCHEDULE.
 4. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IBI GROUP PLANTING LIST AND THE IBI GROUP PLANTING SCHEDULE.
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 8. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IBI GROUP PLANTING LIST AND THE IBI GROUP PLANTING SCHEDULE.
 9. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IBI GROUP PLANTING LIST AND THE IBI GROUP PLANTING SCHEDULE.

NOTES

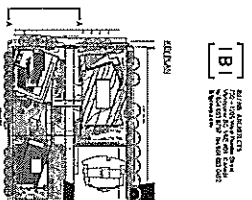
1. SEE LDP 2.01 FOR PLANTING LIST AND PLANTING SCHEDULE.
2. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IBI GROUP PLANTING LIST AND THE IBI GROUP PLANTING SCHEDULE.
3. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IBI GROUP PLANTING LIST AND THE IBI GROUP PLANTING SCHEDULE.
4. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IBI GROUP PLANTING LIST AND THE IBI GROUP PLANTING SCHEDULE.
5. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IBI GROUP PLANTING LIST AND THE IBI GROUP PLANTING SCHEDULE.
6. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IBI GROUP PLANTING LIST AND THE IBI GROUP PLANTING SCHEDULE.
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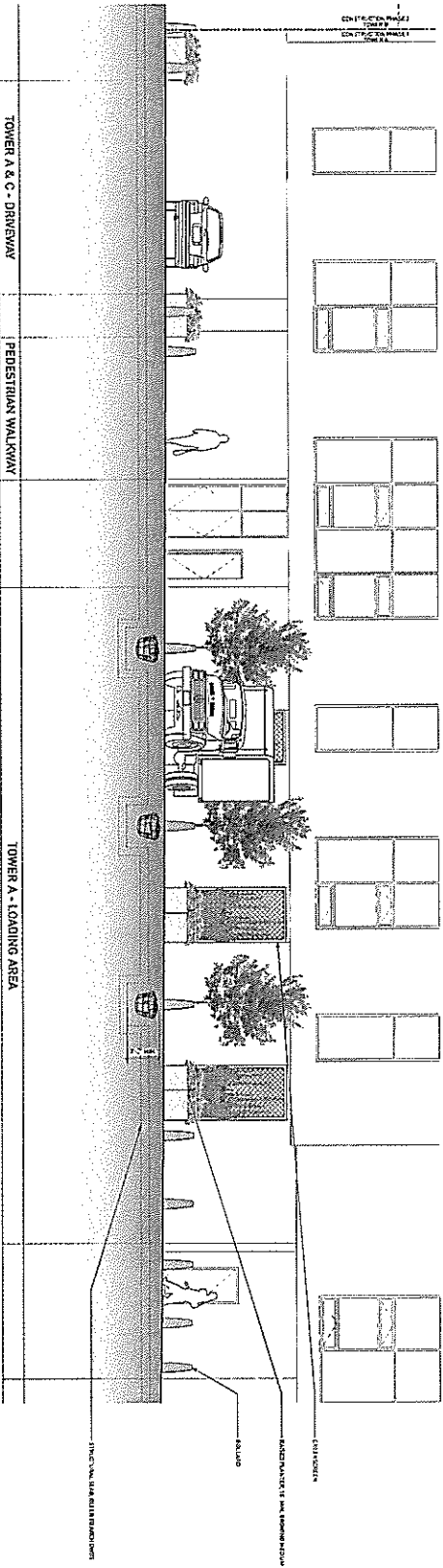
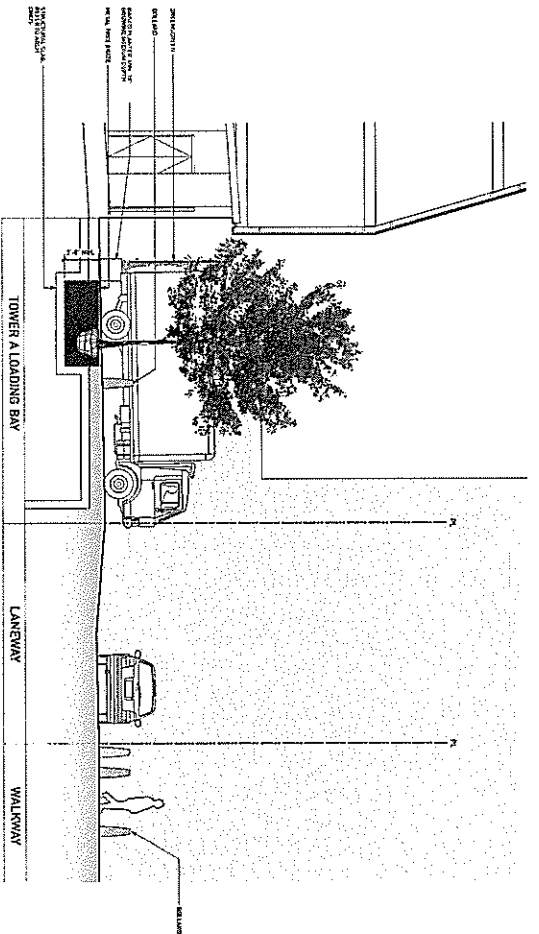
1 SECTION A-A, TOWER A, HORNBURY STREET



2 SECTION B-B, HORNBURY ST., LANEWAY

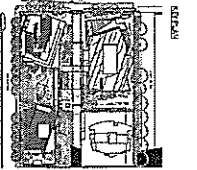


SECTION C-2
1/25/21-20



SECTION D-D
1/25/21-20

Annandix E. north of 71

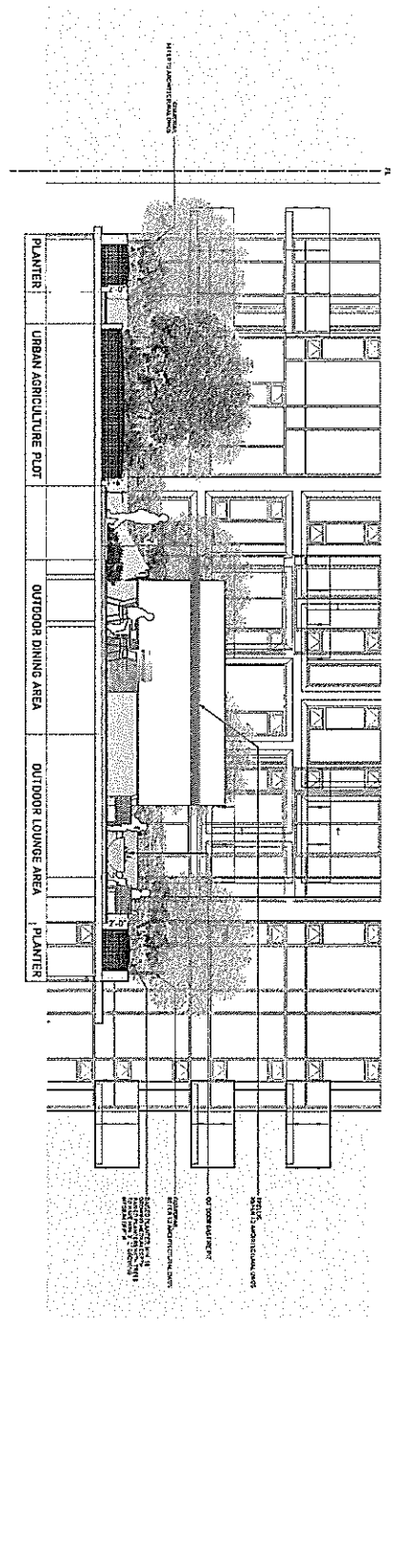


Burrard Place
Vancouver, BC

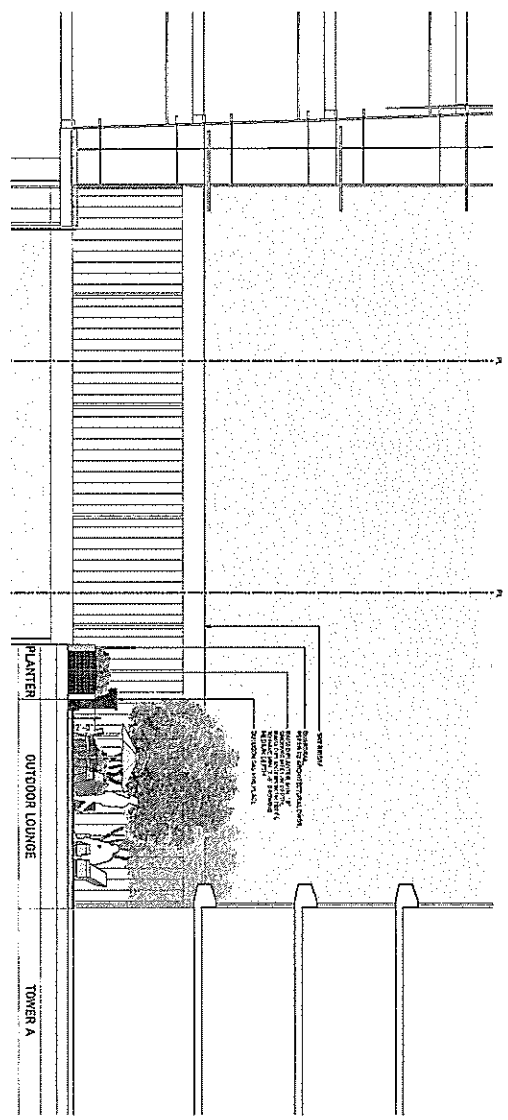
LANDSCAPE SECTIONS

DATE	1/25/21
BY	1/25/21
SCALE	AS SHOWN
PROJECT	ANNANDIX E. NORTH OF 71
CLIENT	ANNANDIX E. NORTH OF 71
DESIGNER	RELIANCE ENGINEERING & ARCHITECTURE
ARCHITECT	RISING ARCHITECTS

LDP 3.02



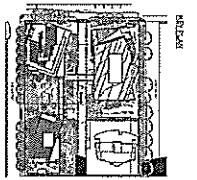
SECTION C-C, LEVEL B
 1/8" = 1'-0"



SECTION C-C, LEVEL B
 1/8" = 1'-0"

Appendix E; page 65 of 71

81
 FIELD NOTES
 DATE: 10/10/2018
 TIME: 10:00 AM
 LOCATION: 1000 15th St NW, Washington, DC 20004

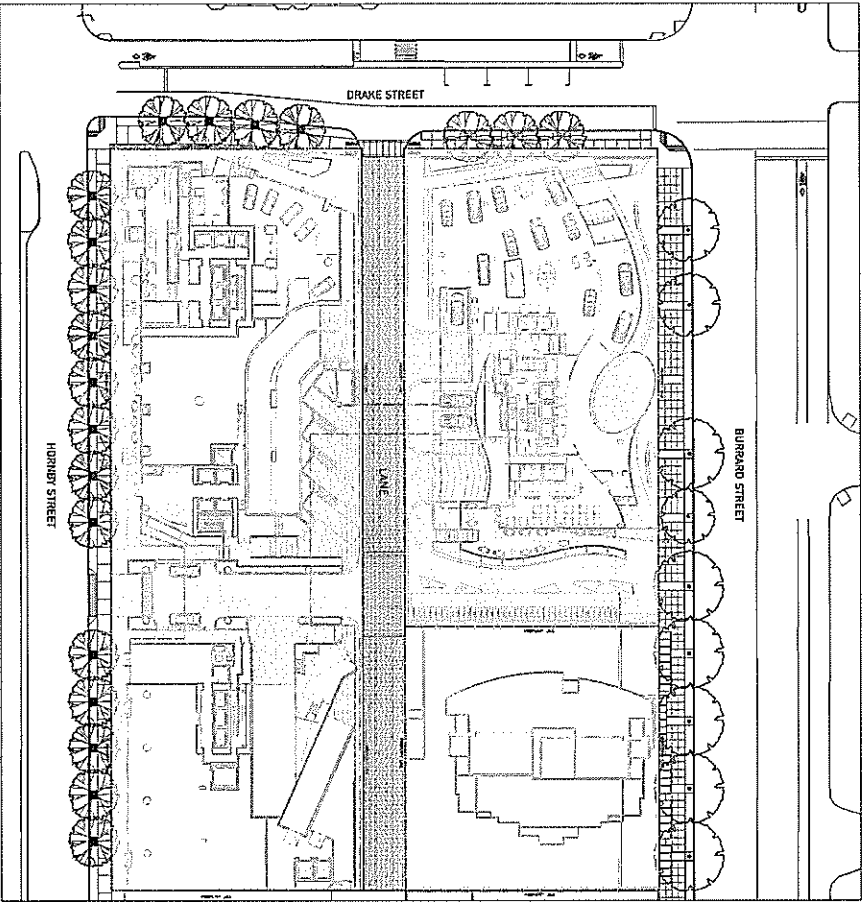


Burned Place
 Ventures, DC

LANDSCAPE SECTIONS

DATE: 10/10/2018	
TIME: 10:00 AM	
LOCATION: 1000 15th St NW, Washington, DC 20004	
PROJECT: BURNED PLACE VENTURES, DC	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
SCALE: AS SHOWN	

LDP 3.03



DRAWING LIST

- 1. LDP 0.00 COVER PAGE
- 2. LDP 0.01 TREE MANAGEMENT PLAN - OFF-SITE
- 3. LDP 1.01 MATERIALS PLAN - OFF-SITE
- 4. LDP 2.01 GRADION PLAN - OFF-SITE
- 5. LDP 3.01 PLANNING PLAN - OFF-SITE
- 6. LDP 4.01 LANDSCAPE DETAILS - OFF-SITE

Appendix E, page 66 of 71

PWA partnership
 The Public Works Authority
 1000 Burrard Street
 Vancouver, BC V6C 2K7
 TEL: 604-681-3111
 WWW.PWA.BC.CA

RELIANCE
 CONSULTANTS
 1000 Burrard Street
 Vancouver, BC V6C 2K7
 TEL: 604-681-3111
 WWW.RELIANCEBC.COM

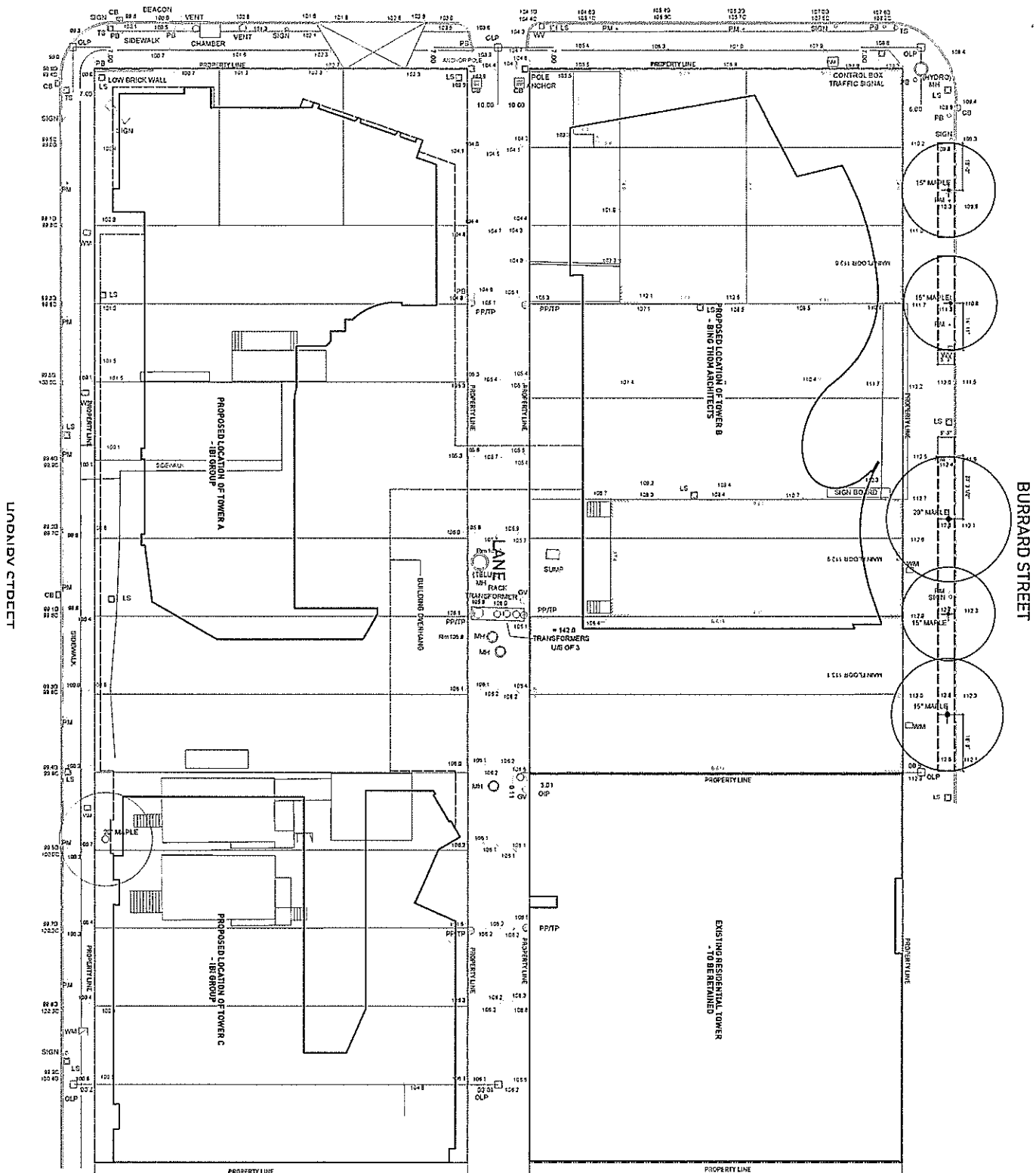
IBI GROUP
 1000 Burrard Street
 Vancouver, BC V6C 2K7
 TEL: 604-681-3111
 WWW.IBI.COM

PROJECT
 Burrard Place
 Vancouver, BC

DATE
 2014.08.14
 DRAWING NO.
 LDP 0.00
 PROJECT NO.
 1206 BLOCK BURRARD AND 1203 BLOCK HORNBY
 SHEET NO.
 01

LDP 0.00

DRAKE STREET

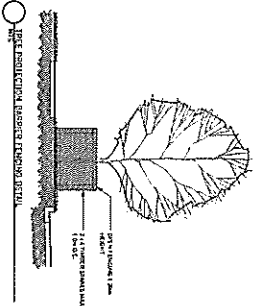


Appendix E; page 7 of 71

TREE MANAGEMENT LEGEND

	TREE TO BE REMOVED
	TREE TO BE RETAINED
	TREE TO BE PLANTED

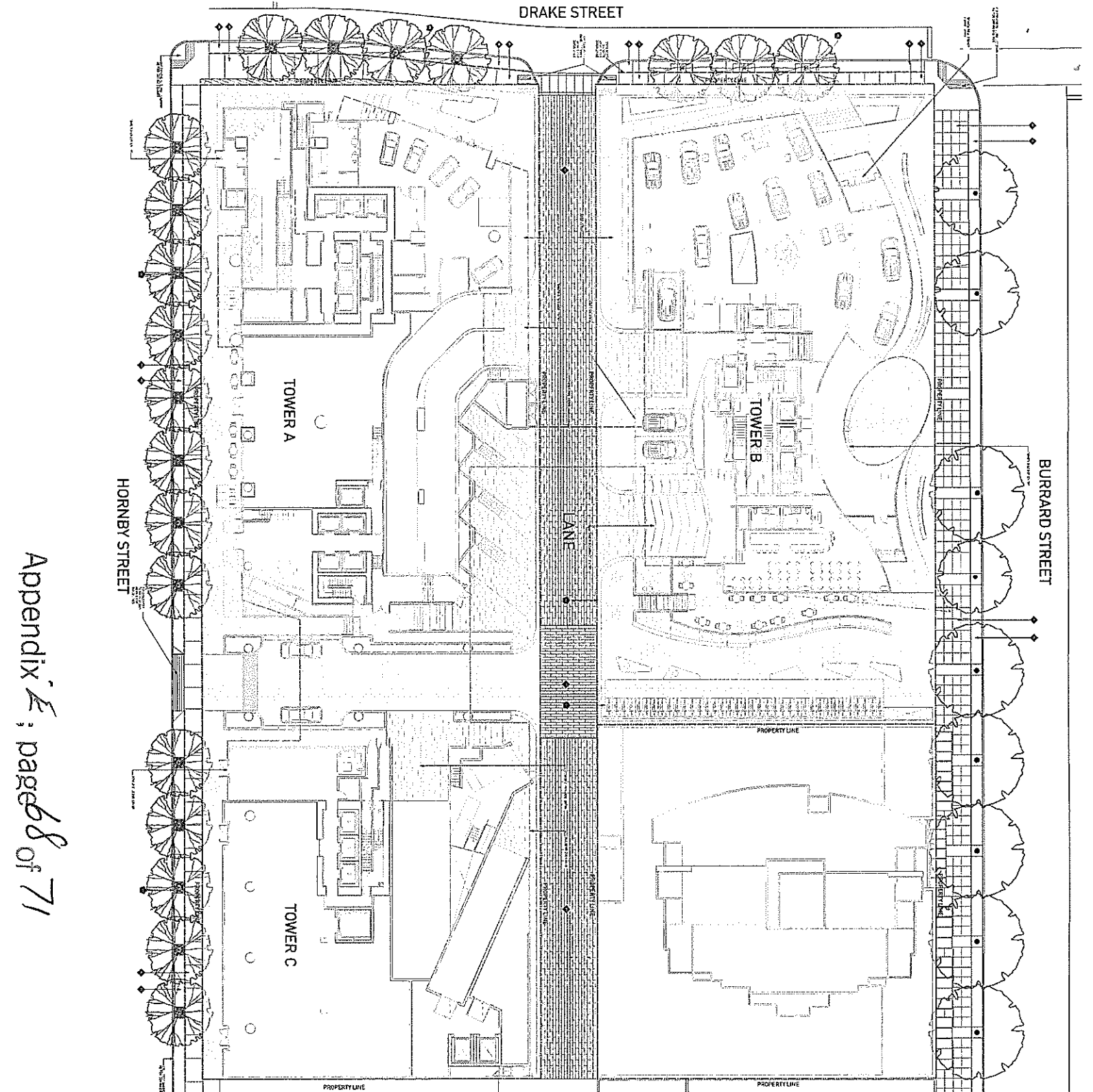
- GENERAL TREE PROTECTION NOTES**
1. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A TREE TAG PLACED IN THE TRUNK OF THE TREE AT THE POINT OF REMOVAL. THE TAG SHALL BE MADE OF 1/2" X 4" PLANK AND SHALL BE 6" HIGH AND 12" LONG. IT SHALL BE PLACED AT THE POINT OF REMOVAL AND SHALL BE VISIBLE FROM THE STREET.
 2. ALL TREES TO BE RETAINED SHALL BE IDENTIFIED BY A TREE TAG PLACED IN THE TRUNK OF THE TREE AT THE POINT OF RETENTION. THE TAG SHALL BE MADE OF 1/2" X 4" PLANK AND SHALL BE 6" HIGH AND 12" LONG. IT SHALL BE PLACED AT THE POINT OF RETENTION AND SHALL BE VISIBLE FROM THE STREET.
 3. ALL TREES TO BE PLANTED SHALL BE IDENTIFIED BY A TREE TAG PLACED IN THE TRUNK OF THE TREE AT THE POINT OF PLANTING. THE TAG SHALL BE MADE OF 1/2" X 4" PLANK AND SHALL BE 6" HIGH AND 12" LONG. IT SHALL BE PLACED AT THE POINT OF PLANTING AND SHALL BE VISIBLE FROM THE STREET.
 4. ALL TREES TO BE PLANTED SHALL BE IDENTIFIED BY A TREE TAG PLACED IN THE TRUNK OF THE TREE AT THE POINT OF PLANTING. THE TAG SHALL BE MADE OF 1/2" X 4" PLANK AND SHALL BE 6" HIGH AND 12" LONG. IT SHALL BE PLACED AT THE POINT OF PLANTING AND SHALL BE VISIBLE FROM THE STREET.
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TREE MANAGEMENT PLAN
OFF-SITE

RELIANCE
P.W.L. PARTNERSHIP

LDP 0.01



Appendix E; page 8 of 71

SYMBOL	DESCRIPTION
◆	EXISTING LIGHTING
◆	PROPOSED LIGHTING
◆	PROPOSED LIGHTING
◆	PROPOSED LIGHTING
◆	PROPOSED LIGHTING
◆	PROPOSED LIGHTING

LANDSCAPE AND MATERIALS GENERAL NOTES

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
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10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.

MATERIALS PLAN
OFF-SITE

3/27/11 1:00

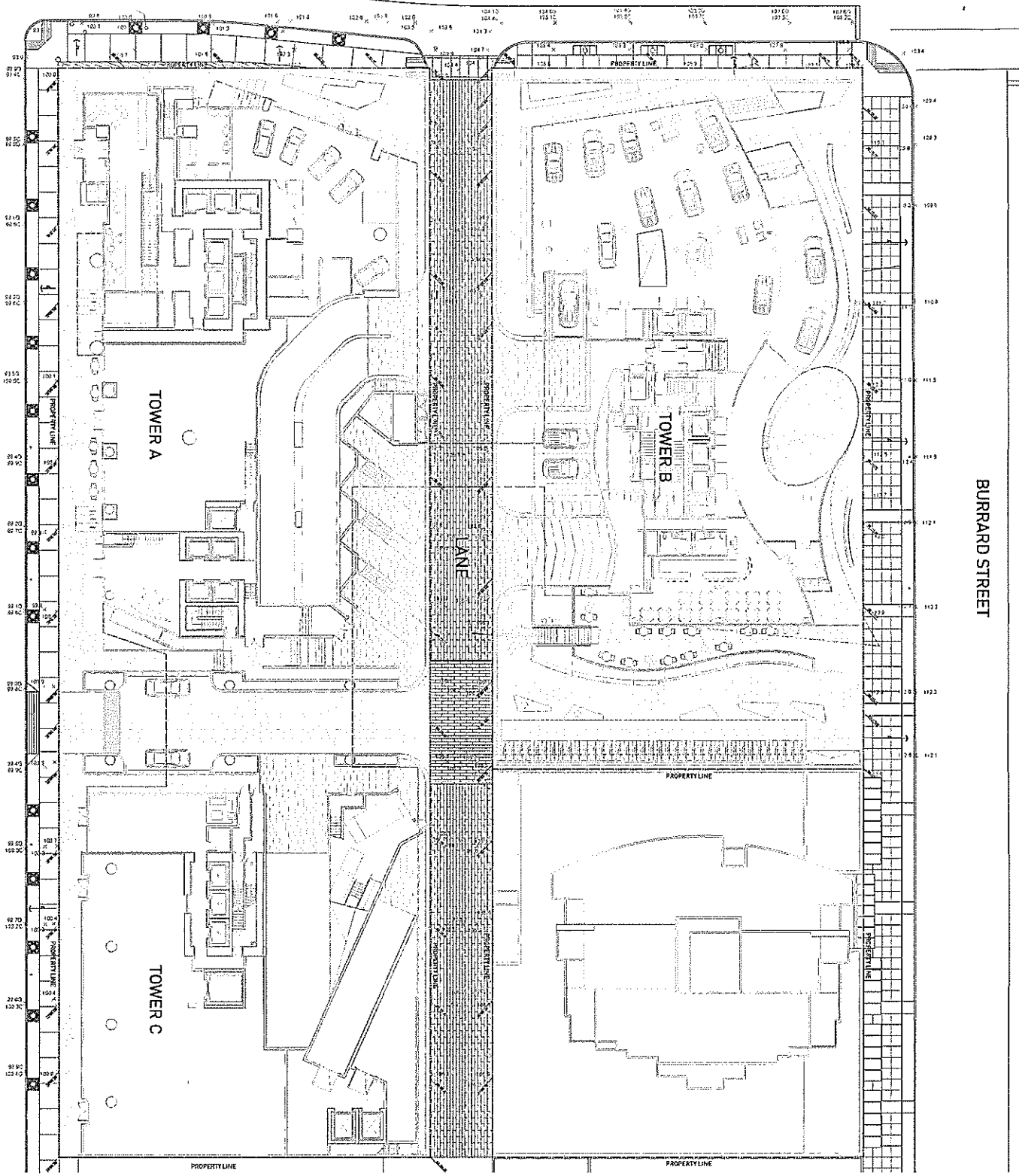
LDP 1.01

RELIANCE

PWL partnership

IBI

Barratt Plaza
Vancouver, BC



BURRARD STREET

HORNBY STREET

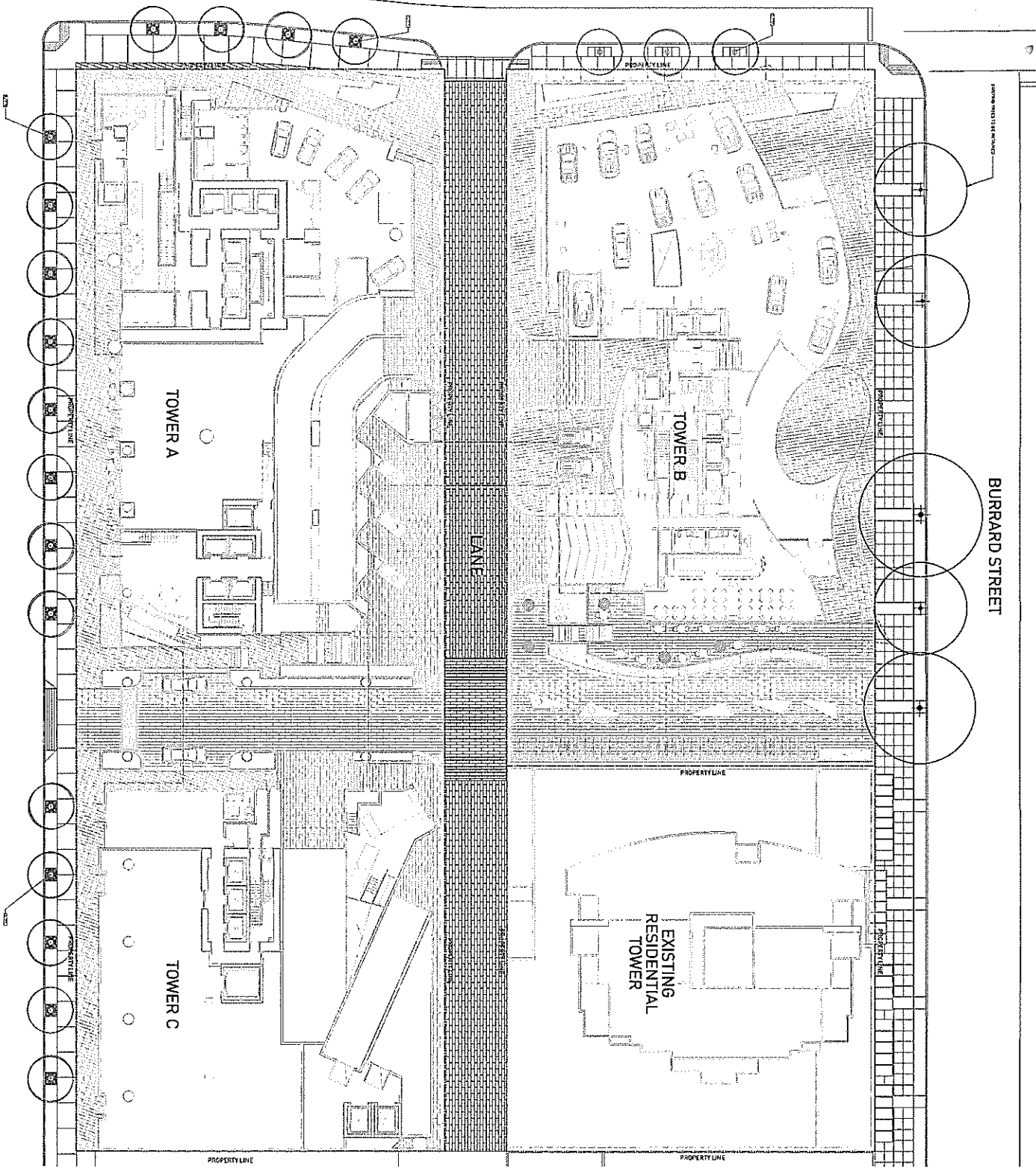
Appendix E: page 69 of 71

LEGEND TABLE with symbols for Proposed Street, Proposed Lane, Proposed Park and Pedestrian, etc.

PWL partnership logo, RELIANCE logo, and other project information.

- GENERAL NOTES: 1. THIS PLAN IS THE PROPERTY OF THE CONSULTANT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

IBI GROUP logo, Burrard Plaza Vancouver, BC, GRADING PLAN OFF-SITE, and scale 3/32" = 1'-0".



Appendix E: page 70 of 71

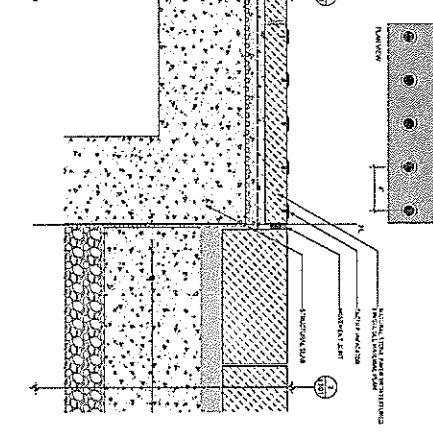
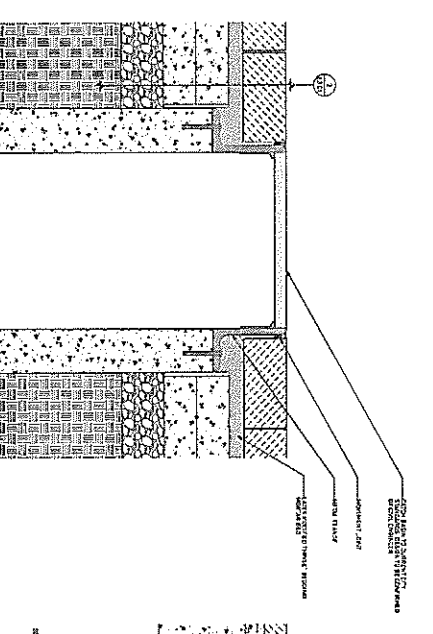
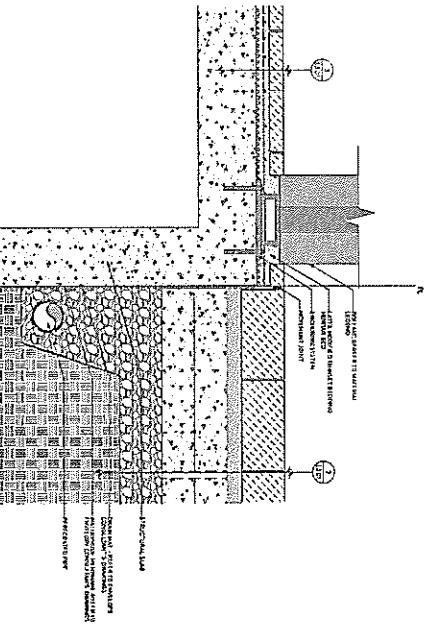
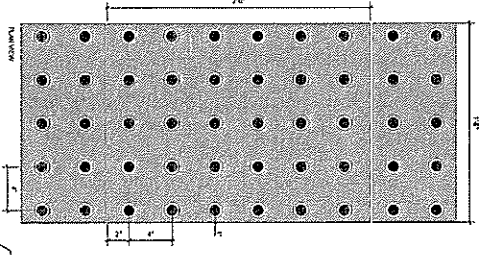
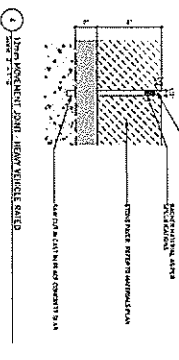
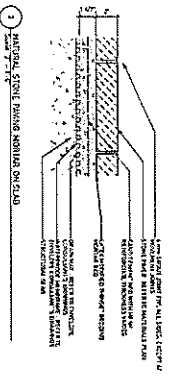
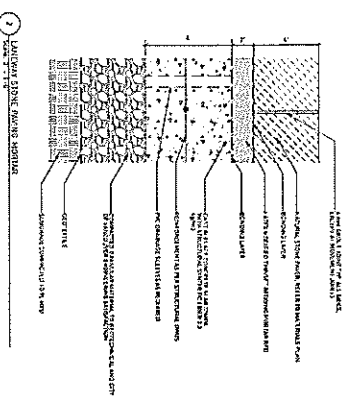
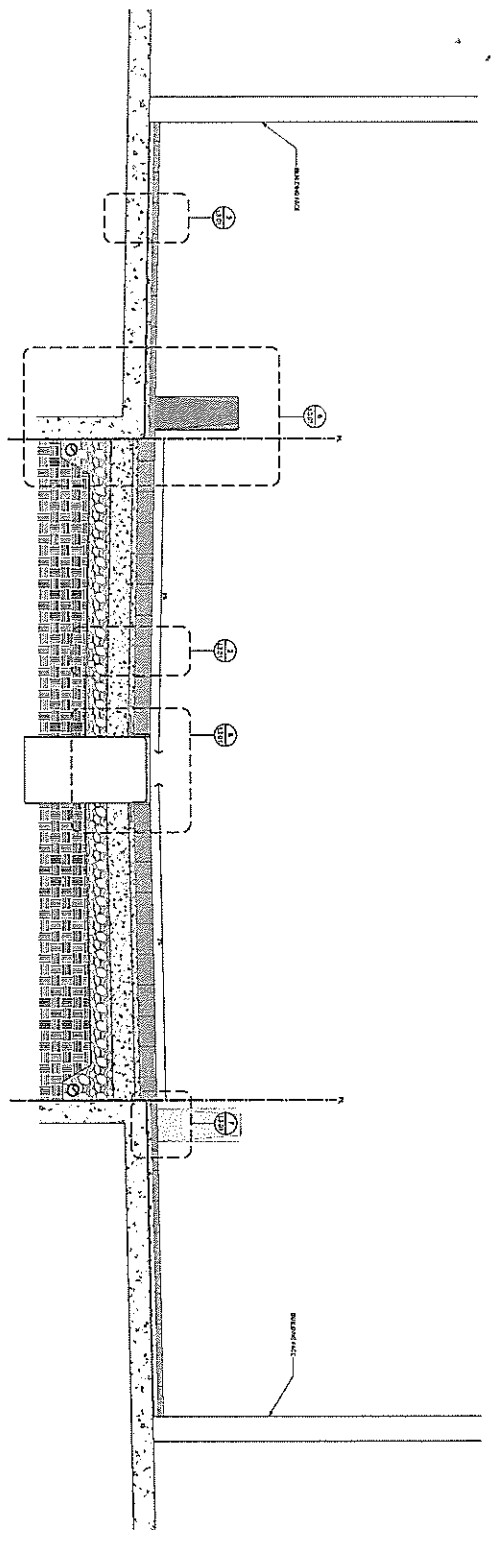
Part	Part Name	Common Name	Schedule	Spacing	Material
1	Concrete	Concrete	1	1	Concrete
2	Steel	Steel	2	2	Steel
3	Aluminum	Aluminum	3	3	Aluminum
4	Brick	Brick	4	4	Brick
5	Block	Block	5	5	Block
6	Stone	Stone	6	6	Stone
7	Wood	Wood	7	7	Wood
8	Plaster	Plaster	8	8	Plaster
9	Paint	Paint	9	9	Paint
10	Other	Other	10	10	Other

- PAINTING GENERAL NOTES**
1. PAINTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
 2. PAINTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
 3. PAINTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
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 9. PAINTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
 10. PAINTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:

PLANTING PLAN
OFF-SITE

LDP 3.01

PML PARTNERSHIP
RELIANCE
PROFESSIONAL SERVICES



1. FINISH: COPING DETAIL

2. FINISH: STONE FINISH ABOVE FINISH GRADE

3. FINISH: STONE FINISH BELOW FINISH GRADE

Appendix E page 71 of 71

Architectural Design Rationale

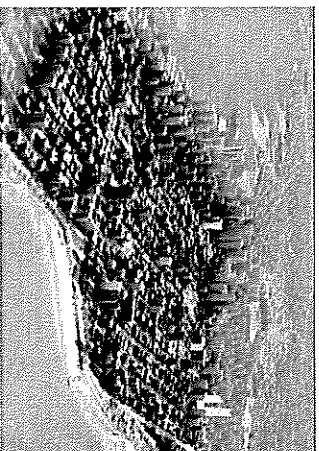
Rezoning Process for Tall Buildings

The process of this project began in 2009 with the city's inclusion of the site in its Downtown Capacity and View Corridor study. This study encouraged a higher height than the Queen Elizabeth View cone on the site in order to achieve additional development capacity. As a "Higher Building", the rezoning was subjected to new benchmarks for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline. It also had to demonstrate leadership and advances in sustainable design and energy consumption.

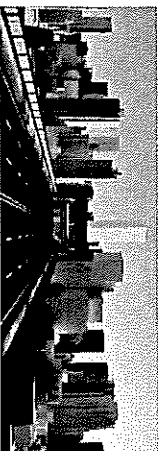
The rezoning went through two special design panels appointed with "community leaders, notable local and international design experts and leaders in sustainable design." The first panel recommended that the block as a whole should be envisioned as six individual towers composed of two existing towers, one future tower, and three towers proposed. Each tower should be exciting and unique in its own way responding to its individual site conditions. This along with a number of other tweaks led to a final Rezoning design that was accepted by the panel.

The project returned to urban design panel for a third time in march 2013, with a client and city requested revision to see if more job generating office space and housing could be achieved on this unique site. The new design for the office tower and larger floor plate for tower A was approved by the panel and eventually the rezoning was accepted and formalized into a CD-1 Document.

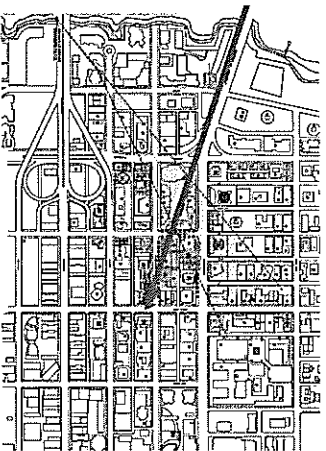
To further the goal of creating a block made up of unique buildings we are bringing each new building on the block as a separate Development Permit Application. At this time we are bringing the tallest tower, Tower 01, Phase 1A to the Urban Design Panel. The form and look of the project has been ingrained based on the extensive design review it has already gone through, the question becomes how well has the more finalized form kept true to the vision outlined in the approved rezoning document, and how has it met the conditions, outlined in next pages, imposed by staff in its rezoning report.



City Graphic from West End Guidelines (2014)



City Graphic from Vancouver Views Study



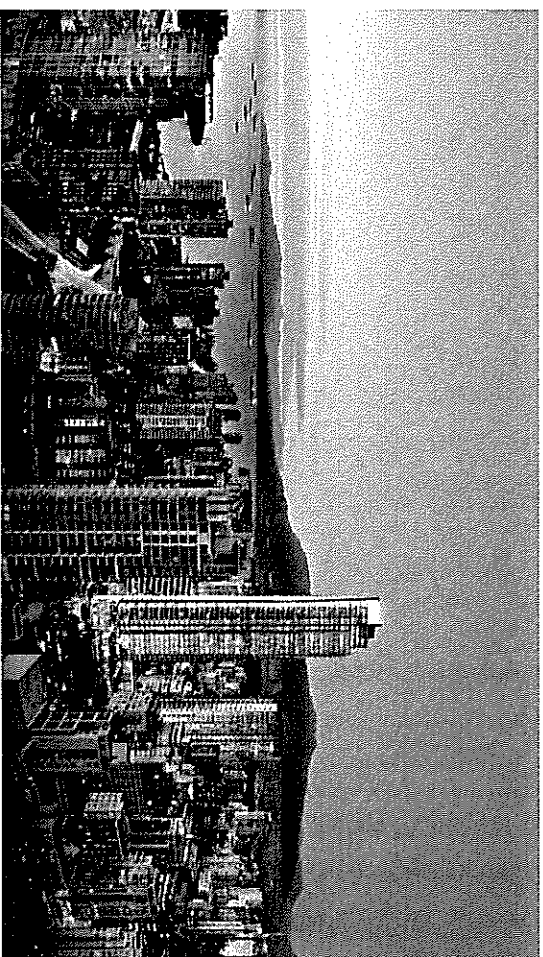
Burrard Bridge Alignment Diagram

Design Rationale

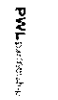
City Policy viewed this site as marking the entrance to the downtown with a single prominent tower on axis extending from the north end of the bridge. It was to be a significant architectural feature from the Burrard Bridge arrival. This axis aligns with the site at the corner of Hornby and Drake Street, specifically its westerly corner. To mark this important aspect, this face has been rotated to face perpendicularly to the axis to the Burrard Bridge. This facade has also been given a special treatment of a concrete lattice. This lattice grows from small apertures at the bottom to large openings at the top, serving dual duty of reducing solar exposure and providing structure at the perimeter edge, opening up unit layout.

Each of the four corners of the tower has been given unique identities responding to their site constraints. The westerly corner has the lattice with its deep

opening to reduce afternoon solar heat gain, and its slight angle to catch the Burrard Bridge Axis. The south corner has a staggered balcony and slab edge that reduces the mid day sun and is surrounded by a frame that gives a prominent corner aspect to the project from Drake and Hornby. The North corner facing the lane, and East corner facing Hornby are very orthogonal with the site. Balconies flip position between lower and upper portions of the building exposing them to better views at higher locations, and lightening the overall tower expression. The overall building shape is affected by the desire to minimize shading of Davie Street. It has been carefully sculpted to keep its tallest part at the South corner, terracing to the north on the upper floors. Mechanical apertures and window washing machinery have been carefully hidden behind architectural



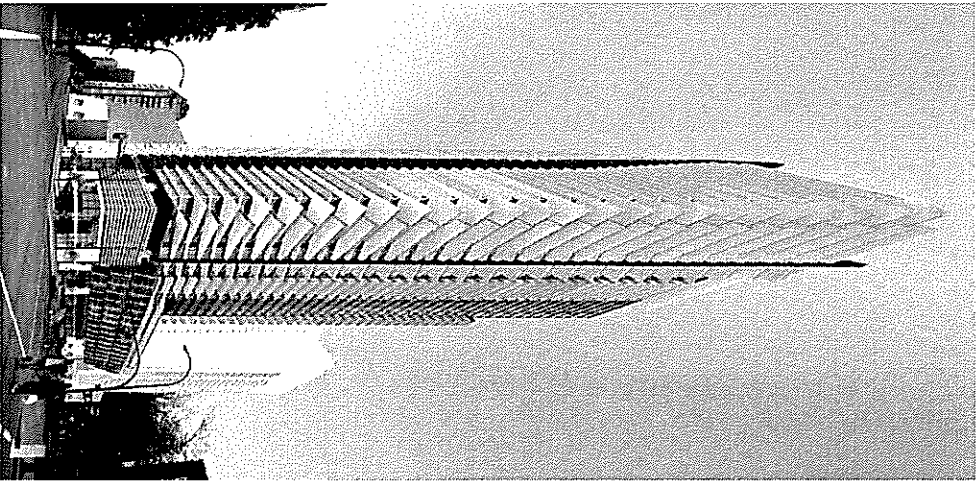
View of Project on Skyline



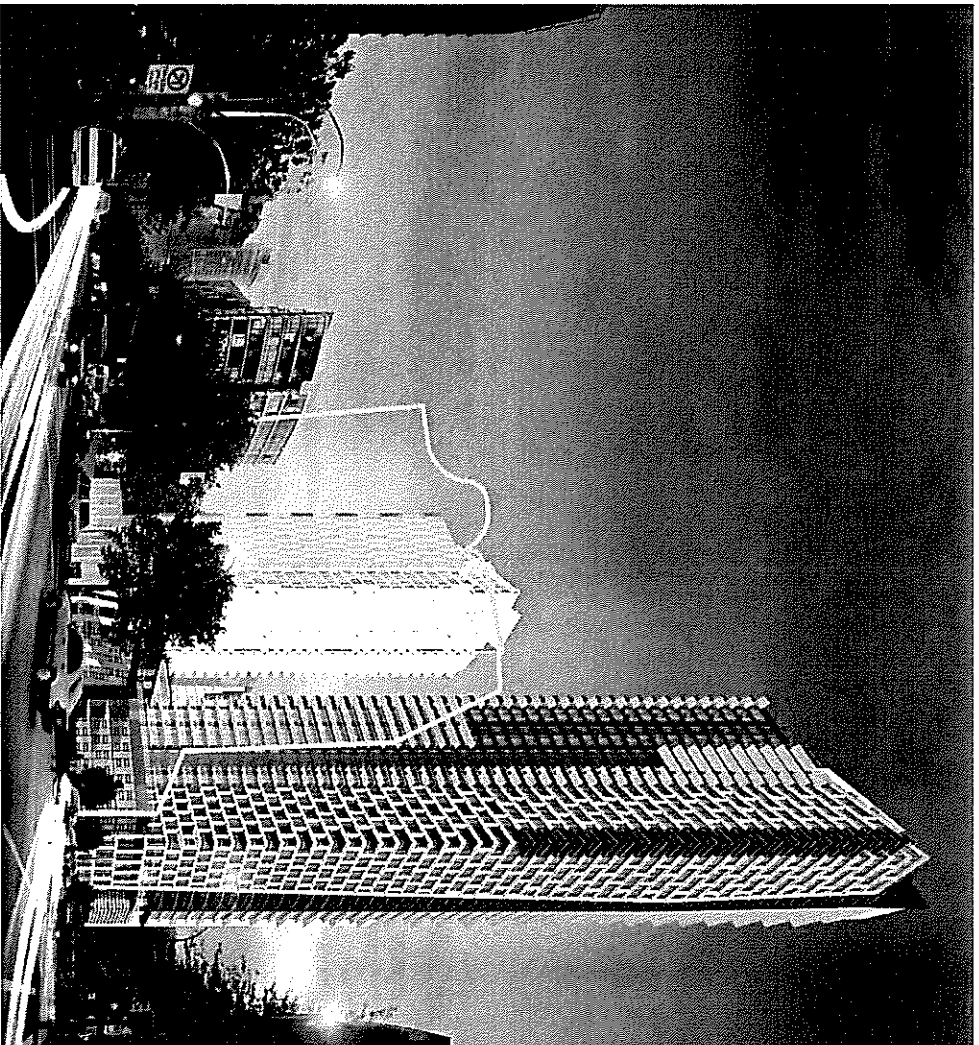
Architectural Design Rationale

features which rise at a location with least impact on shadow. These features will also make the building a landmark from far away view points.

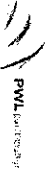
A lot of care has been paid to the way the tower will be viewed from the street as well as its aspect in the skyline. The staggered balconies, lattice grid and mullion pattern will provide a lot of visual interest on all sides of the building for pedestrians and occupants of surrounding buildings at a close scale, while the overall building shape moves will help make it notable on the skyline. The first 8 floors of the building are composed of a podium which slopes dramatically towards Hornby and away from the lane. This form opens up maximum street level public space while optimizing job creating office space, amenity and rental units above; while the opposite slant on the lane, allows for more light to reach this back area. Ground oriented retail and lobbies face Drake and Hornby Street with ample open space for outdoor retail and public seating as well as opportunities for public art. A breezeway lies mid block on Hornby helping to alleviate traffic issues for passenger drop off, and allowing pedestrians a secondary route to Burrard Street. This opening begins with



View at Hornby & Drake



View at Burrard & Drake (Yellow Outline Indicates Future Office Tower on Burrard)



UDP - DP Booklet
Burrard Place | Tower 01
2015.02.02

Architectural Design Rationale

Appendix F Page 2 of 10

Architectural Design Rationale

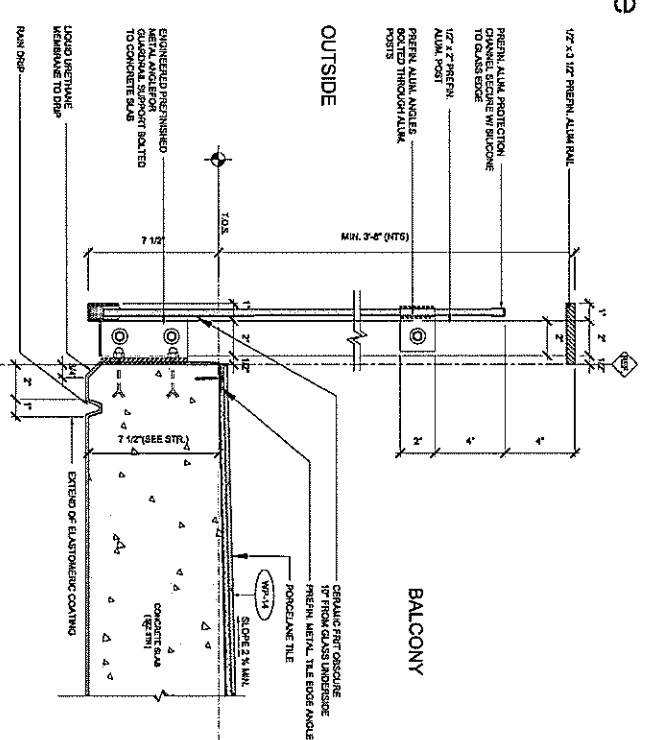
a high opening of 28' and then compresses to between 13'6" and 15', the soffit of this space will provide an opportunity for an exciting lighting design.

Materiality & Quality of Details

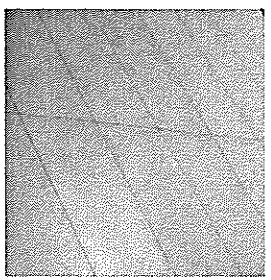
Part of the design conditions of the Reasoning is that we must maintain and further refine the high quality of materials indicated in the reasoning including:

- White Concrete Grid
- Fritted and transparent glazing
- Horizontal and vertical fins
- Thermally enhanced slab construction
- Glazed balustrades

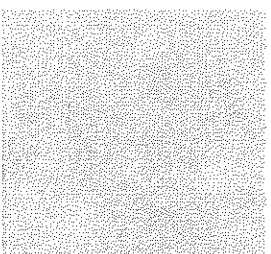
Through working with various consultants and engineers we have devised details and selected materials that will meet this condition. The concrete lattice grid will include an integrated admixture which will provide its brilliant white color; set against the darker grey of metal panel elements. Office levels have a frit component to the glazing along with horizontal and vertical fins. The balcony slabs will possess a thermally enhanced slab construction; while the glass balustrades have been designed to optimize transparency. The lower glazing is 50% opaque, 50% transparent, and will be for the most part curtain wall with limited window wall in the punched windows and areas around balconies.



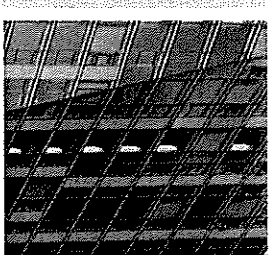
Detail of Glass Railings



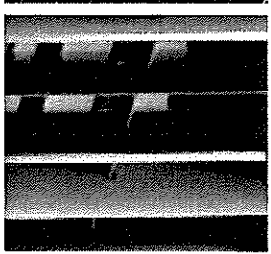
Dark Grey Aluminum Panel



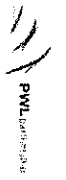
Color Integrated White Concrete



Blue Spandrel & Clear Curtain Wall

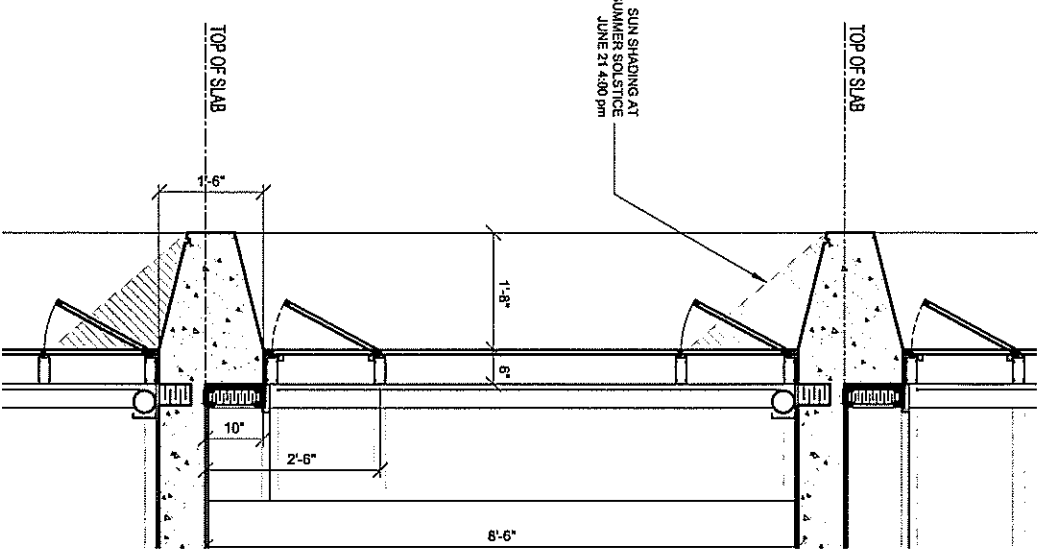


Yellow Vertical Fins on office Levels facing Horribly



UDP - DP Booklet
Burford Place | Tower 01
2015.02.02

Architectural Design Rationale



Detail of thermally broken slabs

Sustainability Rationale

The Ownership group and lead consultants' commitment to sustainability has been a driving force for its design. Draft LEED scorecards have been provided. The scorecards show the project has incorporated numerous sustainable strategies that would achieve 64 LEED points (60 points are required for Gold) including 9 Optimize Energy Points, 1 or more Water Efficiency Landscaping Point and 1 Stormwater Point. Several more points are potentially available and will be confirmed, as the design is refined. These strategies are consistent with the City of Vancouver Green Building Rezoning Policy.

Due to program requirements defined by the Canada Green Building Council (CaGBC), different Rating Systems are applicable to each phase of the project. The applicable ratings system for the Residential Towers is LEED Canada for New Construction 2009 (LEED-NC 2009) while the applicable rating system for the Commercial Tower and Dealership is LEED Canada for Core & Shell 2009 (LEED-CS 2009). There are minor differences in the structure of each ratings system however the targeted points (64) are the same for each phase.

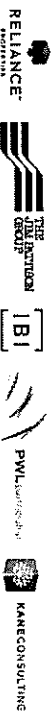
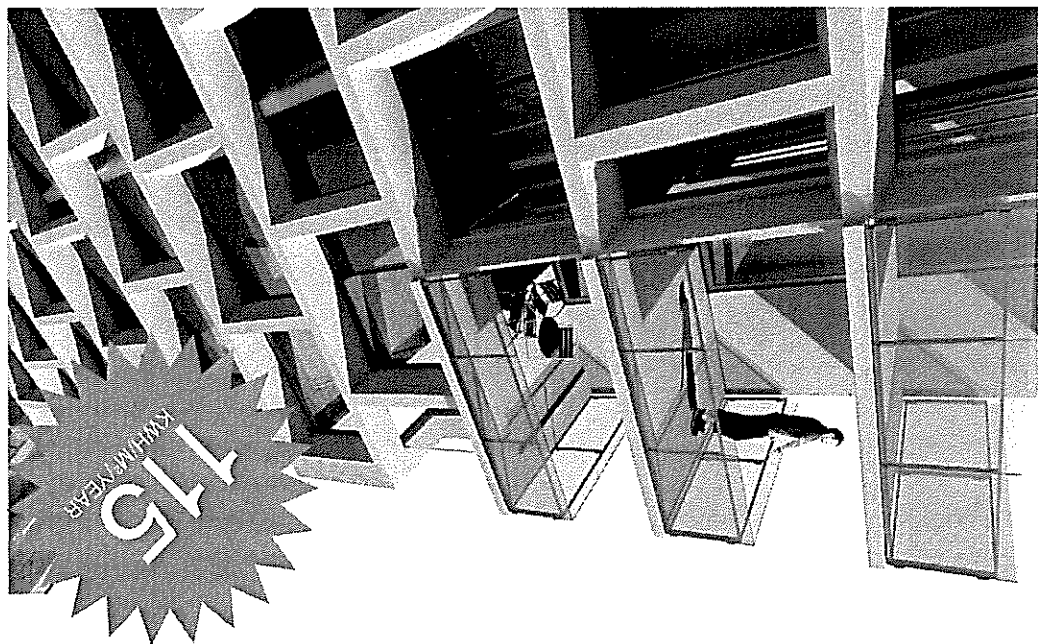
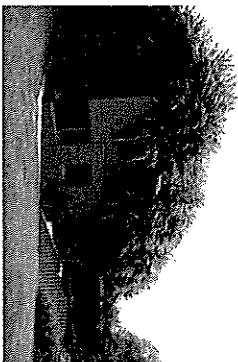
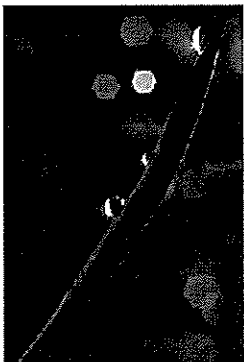
LEED Project Management is provided by Daniel Roberts of Kane Consulting, LEED Accredited Professional and CaGBC Facility. Mr. Roberts has been a key team member in BC's most prominent sustainable projects including Dockside Green in Victoria and the South East False Creek Athletes Village (Millennium Water) in Vancouver.

In addition, the project will advance the City's objective for carbon neutrality for new buildings with a stated objective of achieving a 40 to 50 per cent reduction in energy consumption from 2010 levels (with a maximum energy use intensity of 115 kWh/m²/year for the residential portion and 122 kWh/m²/year for the office portion of the development). This environmental mindset is in line with that of the Toyota Brand, whose flagship store will form a centre piece for the project.

Sustainability has been a key consideration right from the initial concept with the early engagement and participation of key team members including the Mechanical Engineer, Energy Modeler and Sustainability Project Manager. Sustainability will continue to be a focal point throughout design and construction with the ultimate goal of providing a long lasting sustainable community for people to live and work.

Design Strategies

- Passive solar design
- Individual facade treatments per solar exposure
- 40% - 50% Energy reduction below 2010 requirements
- Energy highway connecting all parts of project for energy exchange between the different uses
- Automatic and manual controls for daylighting
- High performance glazing
- Limit of approximately 50% vision glass for all buildings
- Higher insulation levels for walls and roofs



UDP - DP Booklet
Burard Place | Tower 01
2015.02.02

Appendix F

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Sustainability

Sustainability Rationale

The next phase of design will include the engagement of BC Hydro and participation in their New Construction Program. The mandate of the program includes resources and technical assistance to developers and the design community to create high-performance, energy efficient buildings. The project team will continue to utilize resources such as the BC Hydro New Construction Program to help further optimize the passive and active strategies of the development.

Transportation:

The project will have a strong focus on alternative transportation from alternative fuel vehicles charging stations and co-op vehicles. Pedestrian opportunities for living and working downtown will be maximized by providing significant infrastructure for bicycle storage, public access, and smart location close to multiple bus routes and walking distance to many amenities within the downtown core.

Key Features

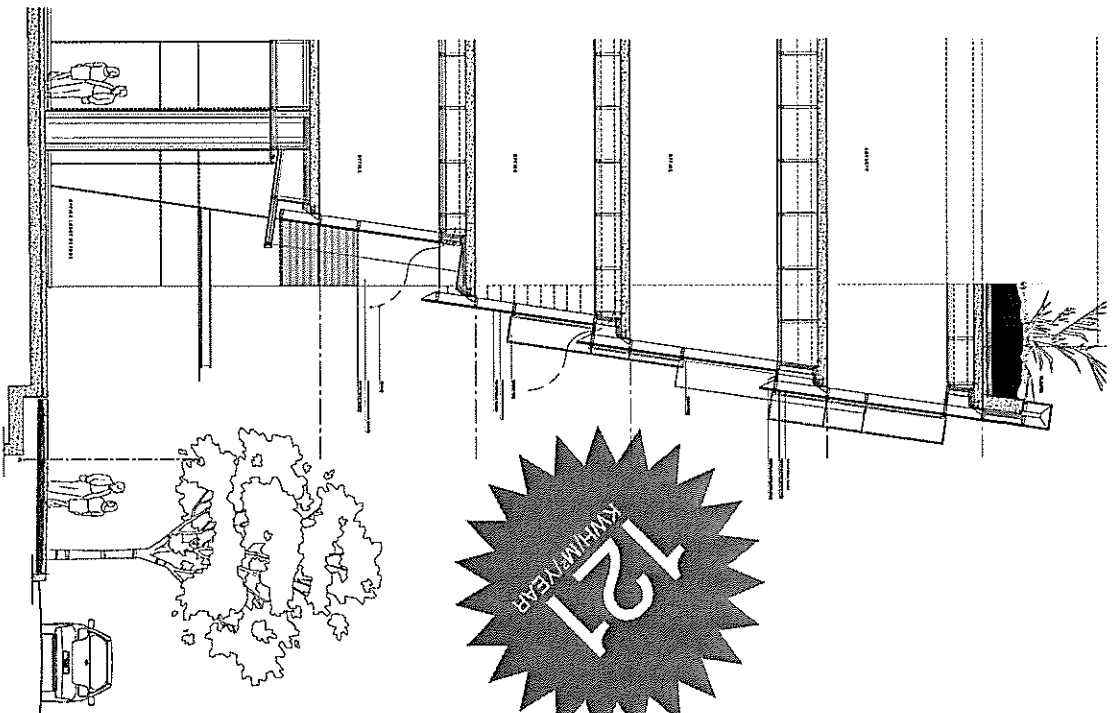
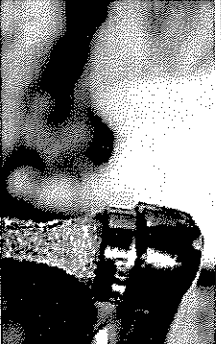
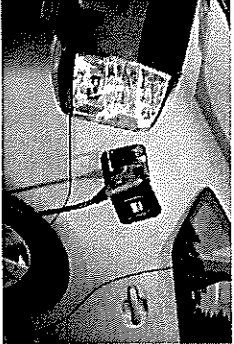
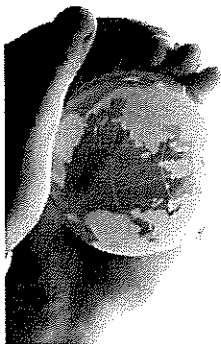
- Outward sloped glazing (5-10% cooling load reduction)
- Horizontal shading fins (5-15% cooling load reduction)
- Vertical shading fins (15-30% cooling load reduction)
- Daylight sensors in all window adjacent locations (15-45% lighting energy reduction)
- Fitted glass on non-vision component of glazing to reduce solar glare
- Natural ventilation in the form of operable windows & passive vents
- Access to landscaped outdoor amenity area for all users
- Passive design elements improve occupant comfort
- Mechanical systems
- Four pipe fan-coil utilizing up to 50% outside air for free cooling
- Central washroom exhaust system with heat recovery and rejection to building energy highway
- Central plant to consist of energy highway water loop connecting all building heating /cooling loads to enable easy exchange of waste heat from cooling to building heating and domestic hot water needs
- Individual energy metering monitored/measured by building ddc system.

Passive Architectural Strategies

The site sits at a 45 degree angle to North. So the Davie Street facing facades begin with morning solar exposure. By 10am to noon the Hornby Street Facade begins to be exposed. Here we have used a large balcony and reduction in clear glass to reduce solar exposure. By noon to 1pm the strongest most vertical solar loads are hitting the south corner at Drake and Hornby Street. Here we have the zipper balcony adding extra shadow to facade. By 1pm to 3pm the Drake Street facade is getting maximum exposure. During this time the variegated grid with its deep facade will give horizontal shading. By 4pm to 6pm the vertical component of this facade comes into play. To prevent heat loss through the slabs, we propose a sophisticated slab detail which will partially insulate the slab edge at the variegated grid. The office component features a sloped facade which will decrease solar heat gain and vertical louvers which will further reduce afternoon solar loads. A green roof is featured on the podium roof as well as garden plots for residents.

A "Whole" development

The project is seen as a "Whole" development, where residents can live, work and play. It is extensively mixed use, composed of retail at grade, office levels, a large amenity accessible to all, and residential units above. A bridge connects the neighboring office building to the amenity floor. The Retail mix includes a showroom for Toyota's new Sub-Compact brand "Scion" a fuel efficient vehicle, a coffee shop and a market space where residents can get their produce and other items. Overall this development while housing more people will help decrease congestion by providing people with shopping needs close to home for both residents and the surrounding neighbourhood.



Sustainability Rationale



Burrard Gateway Phase A LEED 2009 New Construction Progress Report Last update: November 20th, 2014



7 Total Project Score & Rating

Y	64	5	41	Total Project Score	Silver	50 to 59 points	Gold	60 to 79 points	Platinum	80 or more points
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GOLD

Possible Points 110

Y	21	7	5	Sustainable Sites	Possible Points 26	
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Certified 40 to 49 points

Hazardous Sites

Construction Activity Pollution Prevention

Site Selection

Development Density and Community Connectivity

Brownfield Redevelopment

Alternative Transportation, Public Transportation Access

Alternative Transportation, Bicycle Storage & Changing Rooms

Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles

Alternative Transportation, Parking Capacity

Alternative Transportation, Protect and Restore Habitat

Site Development, Maximize Open Space

Site Development, Protect and Restore Habitat

Stormwater Design, Quality Control (Cov. SSG6.1 or SSG6.2 for 1 pt minimum)

Stormwater Design, Quantity Control (Cov. SSG6.1 or SSG6.2 for 1 pt minimum)

Heat Island Effect, Non-Roof

Heat Island Effect, Roof

Light Pollution Reduction

Possible Points 10

Water Use Reduction

Water Efficient Landscaping, Reduce by 50%, 60 possible water use (Cov. WE2 or c3 for 1 pt)

Water Efficient Landscaping, Reduce by 50%, 60 possible water use (Cov. WE2 or c3 for 1 pt)

Innovative Wastewater Technologies

Water Use Reduction, 35%, 35%, 40% Reduction (Cov. WE1 or WE2 for 1 pt)

Possible Points 9

Fundamental Commissioning of Building Energy Systems

Minimum Energy Performance

Fundamental Refrigerant Management

Optimize Energy Performance (Cov. 6 pts minimum)

On-site Renewable Energy

Enhanced Commissioning

Enhanced Refrigerant Management

Measurement & Verification

Green Power

Possible Points 9

Green Power

Possible Points 9

Possible Points 9

Possible Points 9

Possible Points 9

Possible Points 9

Possible Points 9

Possible Points 9

Possible Points 9

Y	4	2	8	Materials and Resources	Possible Points 12	
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Storage and Collection of Recyclables

Building Reuse, Maintain Existing Walls, Roof and Roof

Building Reuse, Maintain Interior Non-Structural Elements

Construction Waste Management, Diver 50%, 75%

Materials Reuse, 5%, 10%

Recycled Content, 10%, 20%

Regional Materials, 20%, 30%

Rapidly Renewable Materials

Certified Wood

Possible Points 15

Minimum IAQ Performance

Environmental Tobacco Smoke (ETS) Control

Outdoor Air Delivery Monitoring

Increased Ventilation

Construction IAQ Management Plan, During Construction

Construction IAQ Management Plan, Before Occupancy

Low-Emitting Materials, Adhesives & Sealants

Low-Emitting Materials, Paints and Coatings

Low-Emitting Materials, Flooring Systems

Low-Emitting Materials, Composite Wood and Agfiber

Indoor Chemical & Pollutant Source Control

Controllability of Systems, Lighting

Controllability of Systems, Thermal Comfort

Thermal Comfort, Design

Thermal Comfort, Verification

Daylight & Views, Daylight 75% of Spaces

Daylight & Views, Views for 50% of Spaces

Possible Points 6

Innovation & Design Process

Innovation in Design: Exemp SSG7.1 - 100% U/G Parking

Innovation in Design: Exemp SSG4.1 - Public Transportation

Innovation in Design: Exemp EAc6 - Green Power

Innovation in Design: Low Mercury Lighting

Innovation in Design: Green Cleaning or MRCS or Other

LEED™ Accredited Professional

Possible Points 4

Regional Priority

Durable Building

Regional Priority

Regional Priority

Regional Priority

Regional Priority

Regional Priority

Regional Priority

Y	7	N	2	Credit Targeted	Possible Points 2	
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Credit Targeted

Not Attempting

Prerequisite (Must Achieve)

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Certified 40 to 49 points

Hazardous Sites

Construction Activity Pollution Prevention

Site Selection

Development Density and Community Connectivity

Brownfield Redevelopment

Alternative Transportation, Public Transportation Access

Alternative Transportation, Bicycle Storage & Changing Rooms

Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles

Alternative Transportation, Parking Capacity

Alternative Transportation, Protect and Restore Habitat

Site Development, Maximize Open Space

Site Development, Protect and Restore Habitat

Stormwater Design, Quality Control (Cov. SSG6.1 or SSG6.2 for 1 pt minimum)

Stormwater Design, Quantity Control (Cov. SSG6.1 or SSG6.2 for 1 pt minimum)

Heat Island Effect, Non-Roof

Heat Island Effect, Roof

Light Pollution Reduction

Possible Points 10

Water Use Reduction

Water Efficient Landscaping, Reduce by 50%, 60 possible water use (Cov. WE2 or c3 for 1 pt)

Water Efficient Landscaping, Reduce by 50%, 60 possible water use (Cov. WE2 or c3 for 1 pt)

Innovative Wastewater Technologies

Water Use Reduction, 35%, 35%, 40% Reduction (Cov. WE1 or WE2 for 1 pt)

Possible Points 9

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Minimum Energy Performance

Fundamental Refrigerant Management

Optimize Energy Performance (Cov. 6 pts minimum)

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Enhanced Commissioning

Enhanced Refrigerant Management

Measurement & Verification

Green Power

Possible Points 9

Green Power

Possible Points 9

Possible Points 9

Possible Points 9

Possible Points 9

Possible Points 9

Possible Points 9

Possible Points 9

Possible Points 9

Y	4	2	8	Materials and Resources	Possible Points 12	
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Storage and Collection of Recyclables

Building Reuse, Maintain Existing Walls, Roof and Roof

Building Reuse, Maintain Interior Non-Structural Elements

Construction Waste Management, Diver 50%, 75%

Materials Reuse, 5%, 10%

Recycled Content, 10%, 20%

Regional Materials, 20%, 30%

Rapidly Renewable Materials

Certified Wood

Possible Points 15

Minimum IAQ Performance

Environmental Tobacco Smoke (ETS) Control

Outdoor Air Delivery Monitoring

Increased Ventilation

Construction IAQ Management Plan, During Construction

Construction IAQ Management Plan, Before Occupancy

Low-Emitting Materials, Adhesives & Sealants

Low-Emitting Materials, Paints and Coatings

Low-Emitting Materials, Flooring Systems

Low-Emitting Materials, Composite Wood and Agfiber

Indoor Chemical & Pollutant Source Control

Controllability of Systems, Lighting

Controllability of Systems, Thermal Comfort

Thermal Comfort, Design

Thermal Comfort, Verification

Daylight & Views, Daylight 75% of Spaces

Daylight & Views, Views for 50% of Spaces

Possible Points 6

Innovation & Design Process

Innovation in Design: Exemp SSG7.1 - 100% U/G Parking

Innovation in Design: Exemp SSG4.1 - Public Transportation

Innovation in Design: Exemp EAc6 - Green Power

Innovation in Design: Low Mercury Lighting

Innovation in Design: Green Cleaning or MRCS or Other

LEED™ Accredited Professional

Possible Points 4

Regional Priority

Durable Building

Regional Priority

Regional Priority

Regional Priority

Regional Priority

Regional Priority

Regional Priority

Y	7	N	2	Credit Targeted	Possible Points 2	
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Credit Targeted

Not Attempting

Prerequisite (Must Achieve)

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Possible Points 2

Y	3	N	1	Indoor Environmental Quality	Possible Points 15	
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Minimum IAQ Performance

Environmental Tobacco Smoke (ETS) Control

Outdoor Air Delivery Monitoring

Increased Ventilation

Construction IAQ Management Plan, During Construction

Construction IAQ Management Plan, Before Occupancy

Low-Emitting Materials, Adhesives & Sealants

Low-Emitting Materials, Paints and Coatings

Low-Emitting Materials, Flooring Systems

Low-Emitting Materials, Composite Wood and Agfiber

Indoor Chemical & Pollutant Source Control

Controllability of Systems, Lighting

Controllability of Systems, Thermal Comfort

Thermal Comfort, Design

Thermal Comfort, Verification

Daylight & Views, Daylight 75% of Spaces

Daylight & Views, Views for 50% of Spaces

Possible Points 6

Innovation & Design Process

Innovation in Design: Exemp SSG7.1 - 100% U/G Parking

Innovation in Design: Exemp SSG4.1 - Public Transportation

Innovation in Design: Exemp EAc6 - Green Power

Innovation in Design: Low Mercury Lighting

Innovation in Design: Green Cleaning or MRCS or Other

LEED™ Accredited Professional

Possible Points 4

Regional Priority

Durable Building

Regional Priority

Regional Priority

Regional Priority

Regional Priority

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Y	7	N	2	Regional Priority	Possible Points 4	
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Regional Priority

Durable Building

Regional Priority

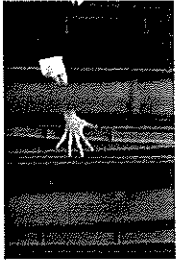
Regional Priority

Regional Priority

Regional Priority

Regional Priority

Sustainability Rationale



Burrard Gateway Phase B LEED 2009 Core and Shell Progress Report Last update: November 20th, 2014



Total Project Score & Rating

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 or more points

GOLD

Possible Points **110**

23 5 Sustainable Sites POSSIBLE POINTS 23

Y	7	N	Points	Description	Points
Y	1	N	1	Construction Activity Pollution Prevention	1
Y	1	N	3.5	Site Selection	3.5
Y	1	N	1	Development Density and Community Connectivity	1
Y	1	N	3.6	Brownfield Redevelopment	3.6
Y	1	N	2	Alternative Transportation, Public Transportation Access	2
Y	1	N	2	Alternative Transportation, Bicycle Storage & Changing Rooms	2
Y	1	N	2	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	2
Y	1	N	2	Alternative Transportation, Parking Capacity	2
Y	1	N	1	Site Development, Protect and Restore Habitat	1
Y	1	N	1	Site Development, Manage Open Space	1
Y	1	N	1	Stormwater Design, Quantity Control (Cov: SSc6.1 or SSc6.2 for 1 pt minimum)	1
Y	1	N	1	Stormwater Design, Quality Control (Cov: SSc6.1 or SSc6.2 for 1 pt minimum)	1
Y	1	N	1	Heat Island Effect, Non-Roof	1
Y	1	N	1	Heat Island Effect, Roof	1
Y	1	N	1	Light Pollution Reduction	1
Y	1	N	1	Tenant Design and Construction Guidelines	1

6 4 Water Use Reduction POSSIBLE POINTS 10

Y	7	N	Points	Description	Points
Y	1	N	2.4	Water Use Reduction, Reduce by 50%, No potable water use (Cov: WECl or c3 for 1 pt)	2.4
Y	1	N	2	Water Efficient Landscaping, Reduce by 50%	2
Y	1	N	2	Innovative Wastewater Technologies	2
Y	1	N	2.4	Water Use Reduction, 30%, 25%, 40% Reduction (Cov: WECl or WECl for 1 pt)	2.4

13 24 ENERGY AND ENVIRONMENTAL QUALITY POSSIBLE POINTS 37

Y	7	N	Points	Description	Points
Y	1	N	3-21	Fundamental Commissioning of Building Energy Systems	3-21
Y	1	N	2.4	Minimum Energy Performance	2.4
Y	1	N	2	Fundamental Refrigerant Management	2
Y	1	N	2	Optimize Energy Performance (Cov: 6 pts minimum)	2
Y	1	N	2	On-site Renewable Energy	2
Y	1	N	2	Enhanced Commissioning	2
Y	1	N	3	Enhanced Refrigerant Management	3
Y	1	N	3	Measurement & Verification - Base Building	3
Y	1	N	2	Measurement & Verification - Tenant Submetering	2
Y	1	N	2	Green Power	2

4 2 7 MATERIALS AND RESOURCES POSSIBLE POINTS 13

Y	7	N	Points	Description	Points
Y	1	N	1-5	Storage and Collection of Recyclables	1-5
Y	1	N	1-2	Building Reuse, Maintain Existing Walls, Floor and Roof	1-2
Y	1	N	1	Construction Waste Management, Divert 50%, 75%	1
Y	1	N	1-2	Materials Reuse, 5%, 10%	1-2
Y	1	N	1-2	Recycled Content, 10%, 20%	1-2
Y	1	N	1-2	Regional Materials, 20%, 30%	1-2
Y	1	N	1	Certified Wood	1

8 1 3 INDOOR ENVIRONMENTAL QUALITY POSSIBLE POINTS 12

Y	7	N	Points	Description	Points
Y	1	N	1	Minimum IAQ Performance	1
Y	1	N	1	Environmental Tobacco Smoke (ETS) Control	1
Y	1	N	1	Outdoor Air Delivery Monitoring	1
Y	1	N	1	Increased Ventilation	1
Y	1	N	1	Construction IAQ Management Plan, During Construction	1
Y	1	N	1	Low-Emitting Materials, Adhesives & Sealants	1
Y	1	N	1	Low-Emitting Materials, Paints and Coatings	1
Y	1	N	1	Low-Emitting Materials, Flooring Systems	1
Y	1	N	1	Low-Emitting Materials, Composite Wood and Agglomer	1
Y	1	N	1	Indoor Chemical & Pollutant Source Control	1
Y	1	N	1	Controlability of Systems, Thermal Comfort	1
Y	1	N	1	Thermal Comfort, Design	1
Y	1	N	1	Daylight & Views, Daylight 75% of Spaces	1
Y	1	N	1	Daylight & Views, Views for 90% of Spaces	1

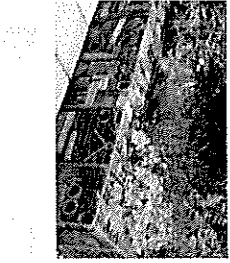
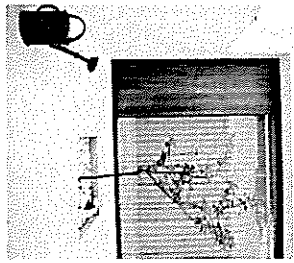
6 4 INNOVATION & DESIGN PROCESS POSSIBLE POINTS 10

Y	7	N	Points	Description	Points
Y	1	N	1	Innovation in Design: Exempt SSc7.1 - 100% U/G Parking	1
Y	1	N	1	Innovation in Design: Exempt SSc4.1 - Public Transportation	1
Y	1	N	1	Innovation in Design: Exempt EAc6 - Green Power	1
Y	1	N	1	Innovation in Design: Low Mercury Lighting	1
Y	1	N	1	Innovation in Design: Green Cleaning or nHes or Other	1
Y	1	N	1	LEED Accredited Professional	1

4 1 7 REGIONAL PRIORITY POSSIBLE POINTS 12

Y	7	N	Points	Description	Points
Y	1	N	1	Durable Building	1
Y	1	N	1	Regional Priority	1
Y	1	N	1	Regional Priority	1
Y	1	N	1	Regional Priority	1

Legend
 Credit Targeted
 Not Attempting
 Prerequisite (Must Achieve)
 * Red text indicates a strategy required by Gov.



UDP - DP Booklet
 Burrard Place | Tower 01
 2015.02.02

Landscape Rationale

The Burrard Plaza project provides an significant opportunity to revitalize the public and private realms along Burrard, Hornby and Drake Street. The proposed development will provide offices, retail, rental and market condominiums. Creating a public realm that responds to the needs of different users and functions that will take on this site is essential.

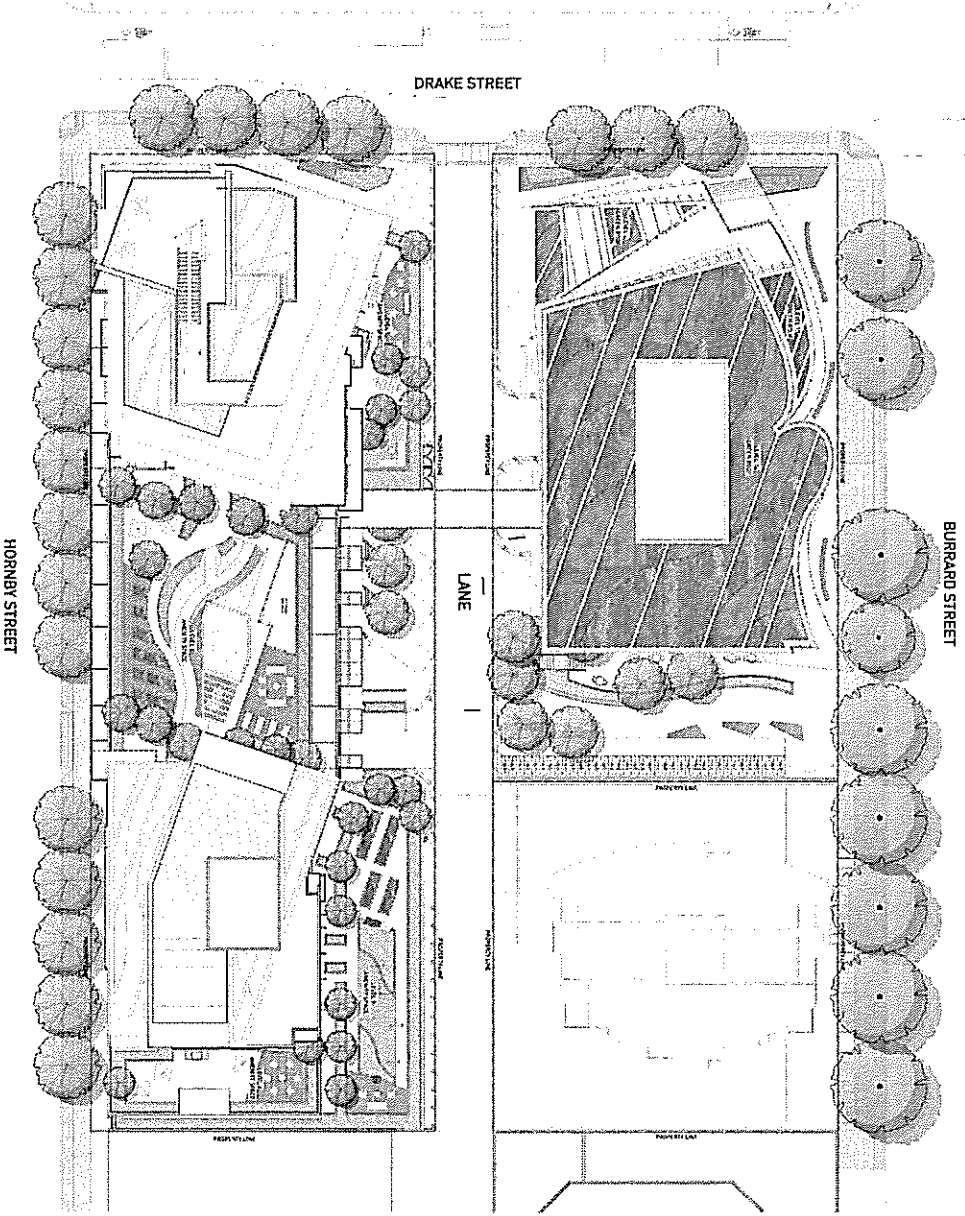
One of the key landscape objectives of this design is to allow the transition between the public and private realm to be seamless. In order to achieve this, a high quality paving material, including natural stone will be selected and used throughout the entire site and create a unified groundplane as well as on the amenity levels of the residential towers.

Custom seating benches are dispersed along Burrard and Drake Street as well as the Pedestrian Mews. These areas provide the public with opportunities for rest and social interactions. The sloping conditions along Drake Street and the Pedestrian Mews allows the seating benches to respond to these parameters and play with the existing terrain. The benches will appear to emerge out the landscape with low shrubs planted behind.

The Pedestrian Mews will provide the public with a walkway that connects them from Burrard to Hornby Street. As pedestrians move through this corridor, a restaurant/café is proposed with an outdoor patio. There will be a water feature channel along the restaurant/café to help mask some of the traffic noise along Burrard Street. The adjacent blank wall of the residential tower will be screened by a green wall system. An alternative scheme where the wall may be screened with a public art installation is also considered.

Another main landscape objective of this design is to create a ensure the safe separation of vehicular traffic and pedestrians. Since the proposed paving system will be flush with no barrier curbs, a tactile surface, bollards and stone clad planters will be used in strategic locations in the laneways and driveways to delineate traffic/pedestrian zones. Along the City sidewalks, the landscape design will incorporate the City's streetscape requirements along Burrard, Drake and Hornby Streets.

On the upper amenity levels, residents are provided with numerous outdoor activities for social interaction and play (e.g. outdoor eating, dog park, putting green, urban agriculture, children's play area). Green roof treatments are an integral part of the project in order to help minimize the heat island effect and reduce peak storm-water events. The aesthetic qualities of the roof will reflect the architectural forms, and help to unify the building roof plane design expression, as will the selection of native/adaptative plants species.



LANDSCAPE SITE PLAN

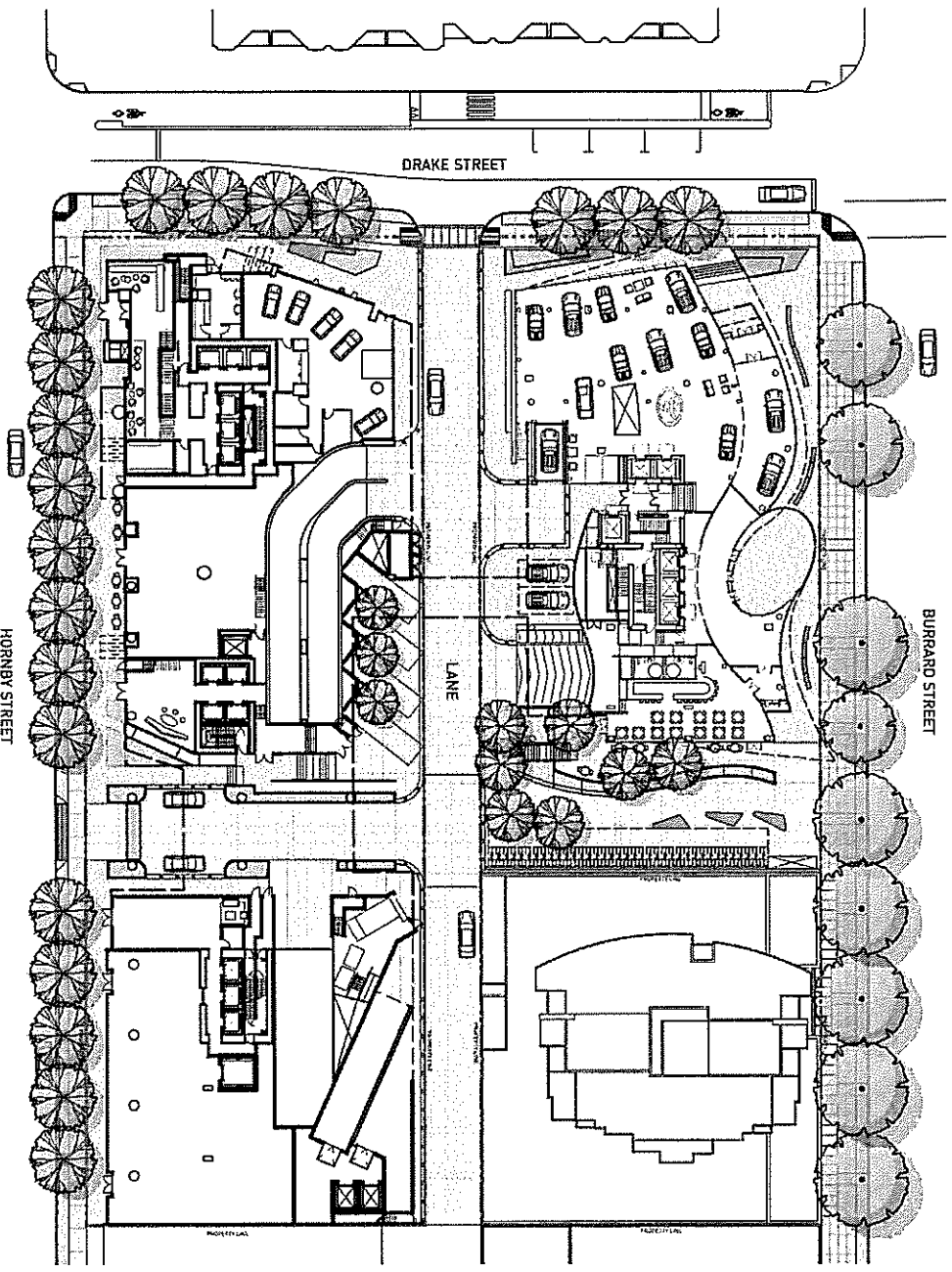


UDP - DP Booklet
Burrard Plaza | Tower 01
2015.02.02

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Landscape Rationale

Landscape Rationale



LANDSCAPE PLAN - GROUND LEVEL

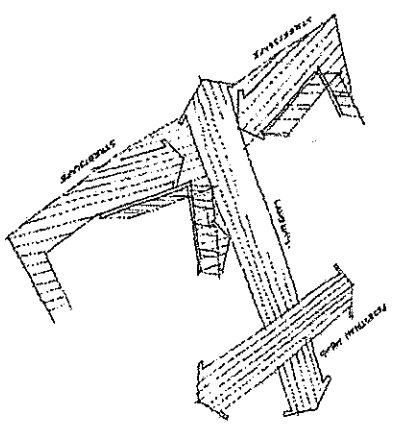


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Burrard Place | Tower 01
2015.02.02

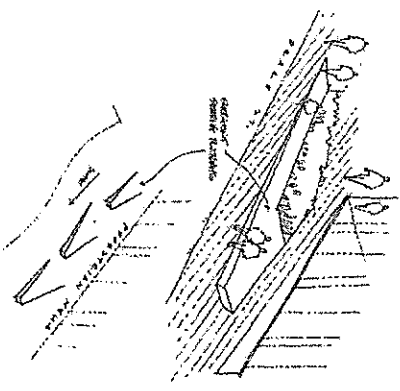
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Landscape Rationale

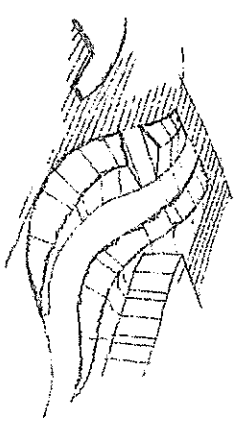
I. LAYERING OF DIRECTIONAL GRAIN



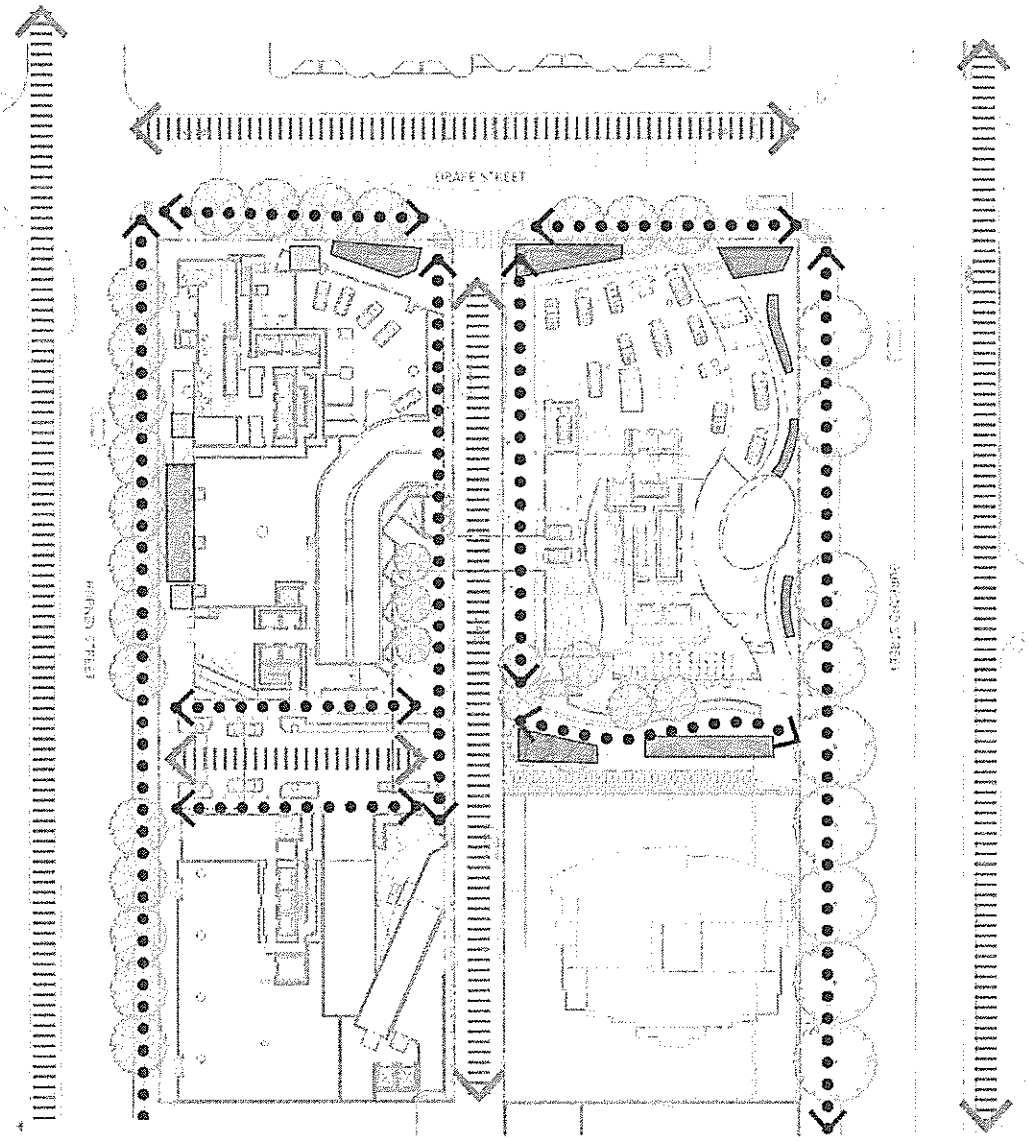
II. EMERGENT ELEMENTS AS EXPRESSION OF SLOPE



III. CONTRASTING FORM SYSTEMS - AMENITY LEVEL



Landscape Rationale



LANDSCAPE CIRCULATION AND OPEN SPACE DIAGRAM



UDP - DP Booklet
Burford Place | Tower 01
2015.02.02

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Landscape Rationale

LEGEND

- BICYCLE CIRCULATION
- PEDESTRIAN CIRCULATION
- GATHERING NODES
- BIKE RACKS