

---

CITY OF VANCOUVER  
COMMUNITY SERVICES GROUP

DEVELOPMENT PERMIT STAFF COMMITTEE REPORT  
AUGUST 24, 2011

FOR THE DEVELOPMENT PERMIT BOARD  
SEPTEMBER 6, 2011

---

1460 BUTE STREET (COMPLETE APPLICATION)  
DE414843 - ZONE RM-5A

SDB/BAB/SB/LH

---

**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
R. Thé, Engineering Services  
T. Driessen, Park Board

**Also Present:**

S. Black, Urban Design & Development Planning  
B. Balantzyan, Development Services  
S. Barker, Development Services  
S. Esworthy, Development Services

---

**APPLICANT:**

Merrick Architecture  
Attention: Gregory Borowski  
300 - 970 Homer Street  
Vancouver, BC V6B 2W7

**PROPERTY OWNER:**

Nika Rohani  
404 - 301 East Columbia Street  
Vancouver, BC V3L 3W5

---

**EXECUTIVE SUMMARY**

- **Proposal:** To develop this site with a four-storey multiple dwelling building containing four (4) dwelling units and one level of underground parking having access from Beach Avenue. This application seeks additional density (10%) by way of a transfer of heritage density from a donor site at 163 West Hastings Street.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F 'Letter A' submitted by Beach and Bute Development Ltd. identifying the donor site for the heritage density transfer as 163 West Hastings Street

- **Issues:** View Impact
- **Urban Design Panel:** Support

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DE414843 as submitted, the plans and information forming a part thereof, thereby permitting the development of a four-storey multiple dwelling building containing four (4) dwelling units and one level of underground parking having access from Beach Avenue on this site, and further granting an increase in the Floor Space Ratio by way of a transfer of heritage density from a donor site at 163 West Hastings Street, subject to the following conditions:

---

- 1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:
  - 1.1 design development to reduce the view impact of the proposed elevator structure on the nearest residential neighbour;  
  

**Note to Applicant:** This can be accomplished by lowering the elevator penthouse, by lowering the building as a whole, or some combination thereof. The structure should be lowered to be three feet or less in height relative to the living room level of the nearby unit.
- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED (MINIMUM)	PROPOSED
Site Size	-	-	Irregular
Site Area	-	-	4,055.0 sq. ft.
Floor Area <sup>1</sup>	Per RM-5A 6,083.0 sf Density Transfer 608.0 sf Total 6,691.0 sf	-	Residential 6,430.0 sf Density Transfer 608.0 sf Total 7,038.0 sf
FSR <sup>1</sup>	Per RM-5A 1.50 Density Transfer 0.15 Total 1.65	-	Residential 1.59 Density Transfer 0.15 Total 1.74
Balconies <sup>2</sup>	535.0 sf (8% of 6,691.0 sf)	-	Open 398.0 sf
Height <sup>3</sup>	Overall 60.00 ft. Bute St. (SW) 36.08 ft. Beach Ave. (SE) 36.08 ft.	-	Overall 53.05 ft. Bute St. (SW) 41.27 ft. Beach Ave. (SE) 51.43 ft.
Setbacks <sup>4</sup>	-	Front Yard (Bute St.) 12.14 ft. South Side Yard (Beach Ave.) varies North Side Yard 6.89 ft. Rear Yard (east) 6.89 ft.	Front Yard 13.83 ft. South Side Yard 10.00 ft. North Side Yard 0.00 ft. Rear Yard 8.58 ft.
Horizontal Angle of Daylight	-	50 degrees, or 2 angles with a sum of 70°	2 angles with a sum of 70° (northeast bedrooms)
Site Coverage <sup>5</sup>	50 percent	-	Podium 70 percent Above podium 50 percent
Parking <sup>6</sup>	- Total Small Car 2 (25% max.)	Residential Min. 4	Residential 8 total Small car spaces 3
Bicycle Parking		Class A Class B Residential 5 0	Class A Class B Residential 5 0
Unit Type			Two-bedroom 4 Total 4

<sup>1</sup> **Floor Area and FSR:** The maximum permitted floor area and FSR include a 10 percent transfer of heritage floor space pursuant to Section 4.7.7 of the RM-5A District Schedule. Standard Condition A.1.10 seeks a "Letter B" in order to confirm the transfer of heritage density to the site, and the balance of density remaining on the donor site. The proposal is shown to exceed the maximum permitted FSR because the current design of the enclosed balconies do not allow for exclusion from the computation of FSR. Standard Condition A.1.1 seeks compliance with the maximum permitted FSR for the site.

<sup>2</sup> **Balconies:** Balcony area reflects only open balcony area, which must include area noted as "residential sun shade projection" on the plans. In the event that the enclosed balconies are revised to become eligible for exclusion from the computation of FSR, the total area of open and enclosed balconies appears to exceed the maximum that may be excluded from FSR by 131 sq. ft. See Standard Condition A.1.1.

<sup>3</sup> **Height:** The proposed overall building height is lower than the maximum permitted height of 60.0 ft. However, as a result of the sloping nature of this small site, the proposal extends beyond the height envelope defined in the RM-5A District Schedule. Staff support this variation to the Height regulation (see commentary on page 6).

<sup>4</sup> **Setbacks:** Due to the skewed nature of the site, the required south exterior side yard along Beach Avenue varies from 10.9 ft. at the west (Bute Street) property line to 13.7 ft. at the east property line. The north side yard is to lot line at the ground floor level only, and becomes 6.89 ft. from the second floor up to the roof. Staff support this variation to the Setback regulation (see commentary on page 6).

<sup>5</sup> **Site Coverage:** Two forms of site coverage are shown for comparison purposes. Podium site coverage includes portions of the underground parking structure projecting more than 1.0 m above the actual elevation of adjoining streets and sites. Site coverage above the podium is based on the actual building footprint and excludes the underground parking structure. Staff support this variation to the Site Coverage regulation (see commentary on page 6).

<sup>6</sup> **Parking:** Staff support a small relaxation to the maximum small car ratio given that more than the required number of parking spaces are being provided.

• **Legal Description**

Lots: D and 1 of C  
Block: 28  
District Lot: 185  
Plan: 1963

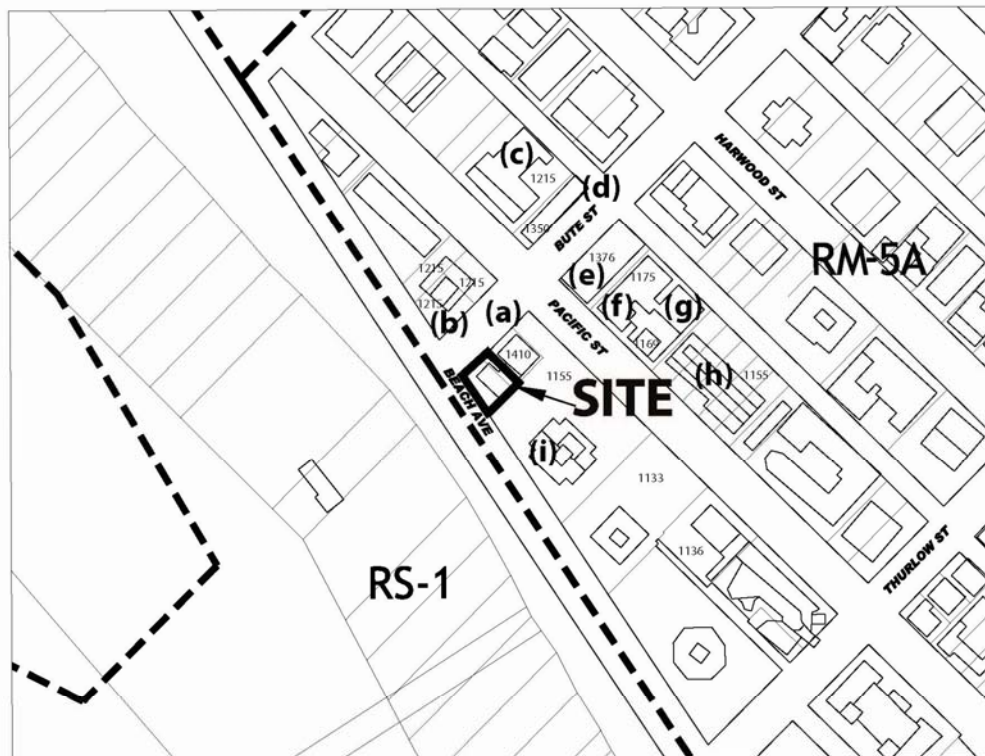
• **History of Application:**

11 05 20 Complete DE submitted  
11 06 29 Urban Design Panel  
11 08 24 Development Permit Staff Committee

• **Site:** The site is located at the southeast corner of Bute Street and Beach Avenue.

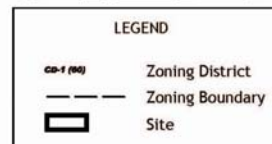
• **Context:** Development within the existing context includes:

- (a) 1410 Bute Street - 6 storey residential
- (b) 1215 Beach Avenue - 11 storey residential
- (c) 1215 Pacific Boulevard - 4 storey residential
- (d) 1350 Bute Street - 4 storey residential
- (e) 1376 Bute Street - 5 storey residential
- (f) 1175 Pacific Boulevard - 4 storey residential
- (g) 1169 Pacific Boulevard - 4 storey residential
- (h) 1155 Pacific Boulevard - 6 storey residential
- (i) 1155 Beach Avenue - 22 storey residential



**Site: 1460 Bute St.**

City of Vancouver  
Planning Department



• **Background:**

The applicant team met with Urban Design staff on a number of occasions beginning in April 2010 to review the form of the building in relation to the RM-5A regulations and guidelines, especially in terms of view impacts, height and setbacks. The applicants were advised to seek input from the nearby neighbours before making an application, which they did.

At the time of inquiry the site contained a vacant house which Heritage staff identified as having potential heritage value, and asked the applicants to prepare a statement of significance. However, the house was damaged in a fire in May, 2011 and is not proposed to be retained.

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

- RM-5, RM-5A, RM-5B and RM-5C Districts Schedule
- West End RM-5, RM-5A, RM-5B and RM-5C Guidelines
- Balcony Enclosure Guidelines

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

**RM-5A District Schedule**

The application is lower than the maximum building height that is permitted outright, and generally follows other regulations, except for incursions into the angled height envelope, the side yard on Beach Avenue, and the amount of site coverage. Site coverage exceeds the 50% ratio in the zoning, in part due to raised areas at the back of the site which have little effect on public amenity due to the steep grade and high retaining walls at the neighbouring property. However, some site coverage also results from the projection of the parkade above grade, where it affects the public realm interface. Given the greater than required amount of parking proposed, staff recommend design development to reduce the visual appearance of this mass (Standard Condition A.1.3). Because Bute Street is deemed the front of the site, Beach Avenue becomes a side yard. The application proposes to reduce this yard, which will have limited effects on the properties located to the sides, while increasing the amount of front and rear yard provided, which will benefit the closest residents. Similarly, the application proposes to build above the angled height envelope in some locations, and below the envelope for a similar dimension in others. Staff have considered the tradeoffs involved with reference to shadowing and view impacts and are satisfied that there are no undue impacts to private or public open spaces as a result. However, a response to the public notification included a specific concern about the top of the building, which is addressed in Condition 1.1.

The RM-5A District Schedule permits an “outright” maximum FSR of 1.00 that can be increased up to 1.50, if the Development Permit Board or Director of Planning first considers:

- a) the intent of the Schedule and all applicable policies and guidelines adopted by Council;
- b) the submission of any advisory group, property owner or tenant; and
- c) the height, bulk, location and overall design of the development and its effect on nearby sites, streets and public open spaces.

Further, the Development Permit Board may permit an increase in floor space ratio where the increase results from a transfer of heritage floor space, to a maximum of 10 percent over the total permitted floor space.

Staff acknowledge the social benefit of heritage resources, and have reviewed the impact of the proposed 608 sq. ft. of heritage density. Staff are satisfied that the additional area can be accommodated on the site in the form shown and support the transfer of density, and the overall application subject to the conditions in this report.

#### West End RM-5, RM-5A, RM-5B and RM-5C Guidelines

The application generally responds to the intent and recommendations of the Guidelines. The four storey massing helps to reduce the impact on existing private views from the secondary windows at the top two floors of the closest neighbours, at 1410 Bute Street. Retaining walls facing the public realm are finished with masonry and stepped to transition to the main floor level. Building finish includes extensive use of masonry, a high quality and durable choice. Some design development is recommended to advance the detailing and resolution of the building (see Standard Conditions A.1.4 to A.1.6).

#### Balcony Enclosure Guidelines

The application proposes exclusions from floor area for some enclosed areas that are more similar to interior rooms than balconies. Design development is recommended in order to allow for these enclosed balconies to be excluded from the computation of floor space ratio (see Standard Condition A.1.2).

#### • Conclusion:

The application generally proposes a high quality and thoughtfully designed development which meets the relevant policies. Staff support the application, subject to the conditions noted.

#### URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on June 29, 2011, and provided the following comments:

#### EVALUATION: SUPPORT (6-0)

- **Introduction:** Anita Molaro, Development Planner, introduced the proposal for a site on the northeast corner of Bute Street and Beach Avenue, between Sunset Beach and the Aquatic Centre. Until recently the site contained a modest character house. The proposal is for a 4-storey multiple dwelling with four units over underground parking and includes a transfer of heritage density from 163 West Hastings Street (The Flack Block). Ms. Molaro described the context for the area noting the zoning emphasizes compatibility with the neighbouring developments in terms of streetscape character, open spaces, view retention, sunlight access and privacy. The outright height is limited to a maximum of 60 feet and incorporating an angled envelope. Ms. Molaro noted that the development is notably low in terms of maximum height at about 53.5 feet from Beach Avenue to the rooftop parapet. She also noted that the setbacks are generally met except on Beach Avenue where the side yard is reduced.

Ms. Molaro mentioned that the Guidelines for the area establish the zoning priorities. For example the public realm interface is described as follows:

- Traditionally the street edges of development are open grassed areas that are visual extensions of the public realm helping to create an attractive, generous streetscape. New development should maintain and offer this sense of open space along the street edge and visually extend the depth of views from the street.

Ms. Molaro stated that the development generally responds to the edge condition, with high quality materials and stepped planters.

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

- Architectural and landscape design, in general
- Proposed extra height, versus the angled envelope
- Proposed reduction in side yard, on Beach Avenue
- Parkade form, in relation to corner of Bute and Beach

Ms. Molaro took questions from the Panel.

- **Applicant's Introductory Comments:** Greg Borowski, Architect, further described the proposal stating that they had a challenging site and not a lot of room due to the small site. He noted that there is a green roof with a tapestry pattern to mitigate the heat island effect and provide a beautiful overlook for the adjacent higher buildings in the area. He described the architecture noting the accentuated balconies that will provide solar heat gain mitigation. He described the materials and the colour palette and noted that a deeper colour was appropriate for the building. The heritage density adds about eleven inches around the building and is fundamental to the proforma of the building. Mr. Borowski explained that the enclosed balconies are in the middle of the building so they can be shared between the living room and the bedroom.

Jennifer Stamp, Landscape Architect, described the landscape plans and indicated the main strategy on the ground floor landscape was to mitigate the impact of the exposed parking garage along the slope. They are also planning to add some planting to the public realm as the sidewalk is narrow. There aren't any trees planned but they have talked to Engineering Services about softening the pedestrian realm up against the parking garage. The ground floor has a large patio and will have a number of plant materials. Since level two steps back, they are proposing some plantings and as well they are looking at a vegetated green roof.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider keeping the materials and colour palette less complicated;
  - Consider moving the entry from the patio;
  - Consider adding natural light into the stairwells.
- **Related Commentary:** The Panel supported the proposal and thought the applicant had done a great job on a tight site.

The Panel agreed that it was a challenging site but thought the applicant had mitigated the view impacts and responded respectfully to the adjacent buildings and that they would support a relaxation. They also thought that the applicant had dealt well with the parkade exposure well.

A couple of Panel members encouraged the applicant to not make the building too complicated and suggested reducing the number of materials proposed, as the design was a little busy. One Panel member noted that the entry to the building needed to be improved and suggested moving it off the patio and putting a tree near the entrance to help screen from the adjacent property. Another Panel member thought the north wall was somewhat blank and would like to see some light wells or windows in the stairwells to animate the wall.

Most of the Panel liked the terracing and the planting along the edges and encouraged the applicant to use basalt as it would add to the quality of the project.

- **Applicant's Response:** Mr. Borowski thanked the Panel for their comments. He said it was a challenging project but also fun and thought their comments would be helpful

## ENGINEERING SERVICES

Staff note that the projection of the parkade structure due to the sloping nature of the site may provide challenges to accommodate utility service infrastructure on-site. Confirmation that all utilities will be underground and within private property is required (Standard Engineering Condition A.2.1)



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

#### **PROCESSING CENTRE - BUILDING**

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

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

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

#### **NOTIFICATION**

On June 13, 2011, 403 notification postcards were sent to neighbouring property owners and neighbourhood organizations advising them of the application, and offering additional information on the city's website. A development application sign was also erected on the site in June to advise the public of this application.

To date, a total of two responses to this notification have been received. One respondent expressed support for the proposal in general while one owner from within the building at 1410 Bute Street expressed a concern over potential view impacts from the location of the elevator structure.

As a result of the above concern, staff arranged for the applicant to visit the 5<sup>th</sup> floor dwelling unit at 1410 Bute Street in order to assess the view impact. Considering the import of 608 sq. ft. of floor area permitted in the zoning, and the proposed height in relation to the recommended envelope, staff feel that some reduction to address this specific impact is reasonable. Condition 1.1 seeks design development to the elevator structure in order to address this concern.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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

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

The Staff Committee supports the application subject to the conditions contained in the report, and also supports variations to the Height, Side Yard and Site Coverage regulations as described in the RM-5A District Schedule. The Staff Committee also supports an increase to the maximum permitted Floor Space Ratio resulting from a transfer of heritage density, and supports a small relaxation to the maximum small car ratio for off-street parking spaces as defined in the Parking By-law.

---

J. Greer  
Chair, Development Permit Staff Committee

---

S. Black, MAIBC  
Development Planner

---

B. Balantzyan  
Project Coordinator

Project Facilitator: S. Barker

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

- A.1.1 compliance with Section 4.7.1 - Floor Space Ratio (FSR), of the RM-5A District Schedule of the Zoning and Development By-law;

**Note to Applicant:** The following issues shall be resolved/confirmed in order to comply with the maximum permitted FSR:

- open and enclosed balconies: The current design of the enclosed balconies do not allow for exclusion from the computation of FSR (see also Standard Condition A.1.2). If the enclosed balconies are revised in order to become eligible for FSR exclusion, then the total area of all open and enclosed balconies would exceed the maximum balcony exclusion by 131 sq. ft. Areas noted on the drawings as "Residential Sun Shade Projection" shall be included in the total open balcony area;
- inclusion of the room on the north side of the elevator on the ground floor level in the computation of FSR;
- submission of dimensioned details of wall types cross-referencing requested floor space exclusions on the FSR plans, and a letter from a Building Envelope Professional, in accordance with Planning By-law Administration Bulletin entitled, "Floor Space Exclusion to Accommodate Improved Building Performance (Envelope and Thermal Insulation);
- confirmation through detailed drawings that the entry trellis is supported on one side only; and
- deletion of furnishings in the bulk storage rooms within dwelling units (should an FSR exclusion for these spaces be sought).

- A.1.2 design development to the enclosed balconies seeking exclusion from floor area to create visually distinctive exterior elements with maximum glass and openable area;

**Note to Applicant:** Floor area that is inboard of another balcony or more similar to a room than a balcony is permitted, but shall not be excluded from floor area. The balcony can be made more distinct by projecting at least 12 in. from the main façade, by changing the exterior treatment, and using exterior fixtures such as guard rails at the openable areas. To qualify for an exclusion from floor space ratio [FSR] calculations, an enclosed balcony must be a distinct space separated from the remainder of the dwelling unit by walls, glass, and glazed doors [hinged or sliding], have an impervious floor surface, a flush threshold at the bottom of the door [for disabled access], large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have no more than one enclosed balcony, and all balconies, both open and enclosed, should be clearly identified on the floor plans. Notation should also be made on the plans stating: "All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines." Limitations on the amount of exclusions and enclosures permitted are described within the regulations of the respective District Schedule or Official Development Plan that apply to the specific site. For further details and specifications on enclosure requirements, refer to the Balcony Enclosure Guidelines.

- A.1.3 design development to those portions of the parkade extending above grade to reduce their visual impact on the public realm interface;

**Note to Applicant:** While the quality of exterior finishes and landscaping around the parkade is good in general, some consideration should be given to lowering the height of those portions of the parkade nearest to the public sidewalks.

---

- A.1.4 design development to the parkade entry to mitigate the visual effect of the parking lot entry;

**Note to Applicant:** The driveway should be unit pavers or other high quality finish. Sidewalk should be continued over a let-down, without curb returns into the parkade. Provide a lighting design for indirect lighting. The door should be primarily solid or translucent material.

- A.1.5 consideration to add visual interest to the north wall and encourage use of the stairs by allowing natural light into the stairwells, while preserving the privacy of nearby residents through the use of translucent glass or similar measures;

- A.1.6 notation on the elevation drawings of all finishes, including colour, material, and dimension;

**Note to Applicant:** The coursing, texture, thickness and unit height of the different masonry surfaces should be identified. Attach colour samples to the drawings, and note colour in the legend. The continuation of finishes to built areas not shown on the elevations such as soffits, overhangs and wall returns should be noted, or supplementary drawings provided.

- A.1.7 provision of enlarged drawings at  $\frac{1}{2}'' = 1'-0''$  or better scale for all significant exterior features;

**Note to Applicant:** Design should be generally consistent with the RM-5A Design Guidelines.

- A.1.8 notations on the drawing indicating the Crime Prevention Through Environmental Design (CPTED) approach taken to any local risks such as theft from underground parking; residential break and enter; mail theft; and mischief including vandalism;

- A.1.9 enlarged drawings to show the design and visual screening of any rooftop mechanical equipment or rooms;

- A.1.10 provision of Letter "B" which includes confirmation from the owner of the "donor" site that the heritage density transfer agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site;

- A.1.11 city building grades, existing and finished grades to be shown on the site plan and elevation drawings;

**Note to Applicant:** Existing grade level at the northeast corner of the site does not match on the survey plan and elevation drawings.

- A.1.12 compliance with Section 4.8.1 - Size of Parking Spaces, and Section 4.8.5 - Internal Circulation, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** All parking stall and manoeuvring aisle dimensions should be shown on the plans. A minimum width of 6.6 m (21'-8") is required for a manoeuvring aisle. A minimum width of 2.7 m (8'-10") is required for standard stalls and 2.6 m (8'-6") for small cars located adjacent to a wall, fence, or other similar structure, such as stall No. 7. Where both sides of a parking space abut any portion of a fence or structure, a minimum width of 2.7 m (8'-10") is required for small cars, such as stall No. 8.

- A.1.13 provision of bicycle parking in accordance with Section 6 of the Parking By-law;

**Note to Applicant:** At least 20 percent of the Class A bicycle spaces must be bicycle lockers, and a maximum of 30 percent of the required Class A bicycle spaces may be vertical. Bicycle lockers, in accordance with Section 6.3.18 - Bicycle Locker Design and Security, of the Parking By-law, should be graphically represented with doors for easier identification on the floor plans.

---

- A.1.14 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm;
- A.1.15 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;
- A.1.16 provision of the following notes on the submitted plans:
- i. "the acoustical measures will be incorporated into the final design, based on the consultant's recommendations";
  - ii. "mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555";
  - iii. "the design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
  - iv. "a minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces"; and
  - v. "the design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law".

#### Standard Landscape Conditions

- A.1.17 design development to incorporate a minimum of two additional trees on the Landscape Plan as a visual amenity for the streetscape, and in accordance with the Protection of Trees By-law No. 9958;

**Note to Applicant:** For each of the eight existing trees proposed for removal, one replacement tree will need to be planted for a total of eight trees. Locate the two additional trees in the in-ground planters facing Beach Avenue. Specify new trees at a minimum 6 cm caliper for deciduous trees or 3.5 m high for evergreens. Ornamental, dwarf, weeping or other varieties may be planted in addition to the minimum tree requirement noted above. Please refer to Schedule D - Types of Replacement Trees, in the Protection of Trees By-law.

- A.1.18 design development to address how the main entry porch at Bute Street will be screened from the existing parkade wall located on the adjacent property;

**Note to Applicant:** Provision of a large-scale elevation detail showing the method of screening at the shared north property boundary is required. Consideration may also be given to repositioning the tree and entry as a part of responding to this condition.

- A.1.19 provision of a section/elevation detail (at a minimum scale of ½"=1'-0") illustrating the Vine Maple tree planter on the roof deck;

**Note to Applicant:** The illustration should confirm the planter depth and location of slab, context, and method of irrigation. Planter depth should meet the latest edition of BC Landscape Standard.

---

- A.1.20 provision of more detailed information about the proposed green roof area on Level 5 to include planter build-up, plant selection and method of watering, noted on the Landscape Plan;
- A.1.21 new street trees to be provided adjacent to the development site and illustrated on the Landscape Plan, to be confirmed prior to issuance of the Building Permit;

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

## A.2 Standard Engineering Conditions

- A.2.1 written confirmation that all utilities will be underground and within private property;

**Note to Applicant:** The General Manager of Engineering Services will require all utility services to be underground for "conditional" developments. All electrical services to the site must be primary with all electrical plant, including, but not limited to, junction boxes, switchgear, and pad-mounted transformers located on private property. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require review and approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services being underground. Bill Moloney of the Utilities Management Branch should be contacted at 604.873.7373 for further information.

- A.2.2 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, for consolidation of Lots D and 1 of C, Block 28, District Lot 185, Plan 1963;
- A.2.3 compliance with Section I.A. (Ramp Design) of the Parking and Loading Design Supplement;

**Note to Applicant:** The maximum ramp slope must not exceed 10 percent for the first 20.0 ft. from the property line. A minimum vertical clearance of 2.3 m (7'-6") should be achieved for the parking level to accommodate any disability or Class A loading usage in the future.

- A.2.4 design elevations at the property line on both sides of all entrances and proposed crossing, to the satisfaction of the General Manager of Engineering Services;
- A.2.5 design and location of all crossings, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Curb returns are to be deleted and a standard City crossing should be shown. Submission of a crossing application is required.

- A.2.6 clarification of the proposed number of Class B bicycle spaces on City property;
-

**Note to Applicant:** Information on Sheet No. A2.02 - Level 1 Plan and Sheet No. L01 of the Landscape Plan does not match. Submission of a separate application is required for bicycle racks on City property.

---

**B.1 Standard Notes to Applicant**

- B.1.1 The applicant is advised to note the comments of the Processing Centre - Building Department contained in the Staff Committee Report dated August 24, 2011. 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 **March 6, 2012**, 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 Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 The Environmental Protection Branch advises that an Erosion and Sediment Control Plan is required at the Building Permit application stage.
- B.1.7 The Addressing Coordinator advises that additional addresses will be required prior to issuance of the Building Permit, and unit numbers are to be assigned, e.g., first storey (100 series), second storey (200 series), etc.

A floor layout plan including addressing and unit numbers is to be submitted prior to Building Permit issuance, and shown on drawings submitted with the Building Permit application. Renae Foster should be contacted at 604.873.7784 for information.

**B.2 Conditions of Development Permit:**

- B.2.1 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.2 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.
- B.2.3 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
- B.2.4 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.5 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
-



- B.2.6 All approved off-street vehicle parking, 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.2.7 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.2.8 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604.675.3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
  - B.2.9 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.
-

### Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on May 17, 2011 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law No. 9419 as amended (VBBL), and includes a review of Subsection 3.2.5. - Provisions for Fire Fighting.

- \*1. Distance between exits of parking and other floor areas should be checked for remoteness from each other.
- \*2. The Level 1 floor area is to be served two exits.
- \*3. Dwelling units are not permitted to open directly into an exit stairwell.
- \*4. The building is required to meet Accessibility provisions per Article 3.8.2.27. of the VBBL.
- \*5. Scissor stairs are not permitted in a five-storey combustible building per VBBL Amendment No. 9905.
- 6. Code analysis report is required at Building Permit application stage.
- 7. This building, classified as Part 3, will require the services of a Structural Engineer as a designated professional.
- 8. A standpipe system, conforming to NFPA 14, is required for this 5 storey building.
- 9. Suites shall be separated from each other and the rest of the building with required fire and sound separations in compliance with VBBL.
- 10. Spatial separation and minimum construction requirements shall conform to Subsections 3.2.2. and 3.2.3. of the VBBL.
- 11. Egress way from the stairs to Beach Avenue is exposed to unprotected openings. Protection is required.
- 12. Access to second exit is restricted by a bedroom.
- 13. Access from the storage garage to the elevator lobby is to be through a vestibule, per Sentence 3.3.5.7.(2) of the VBBL.
- 14. Electric vehicle charging is to be provided according to Section 13.2 of amending By-Law 9936. Further details are available at [http://vancouver.ca/sustainability/electric\\_vehicles.htm](http://vancouver.ca/sustainability/electric_vehicles.htm).

Note: Items marked with an asterisk (\*) have been identified as serious non-conforming Building By-law issues.

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

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

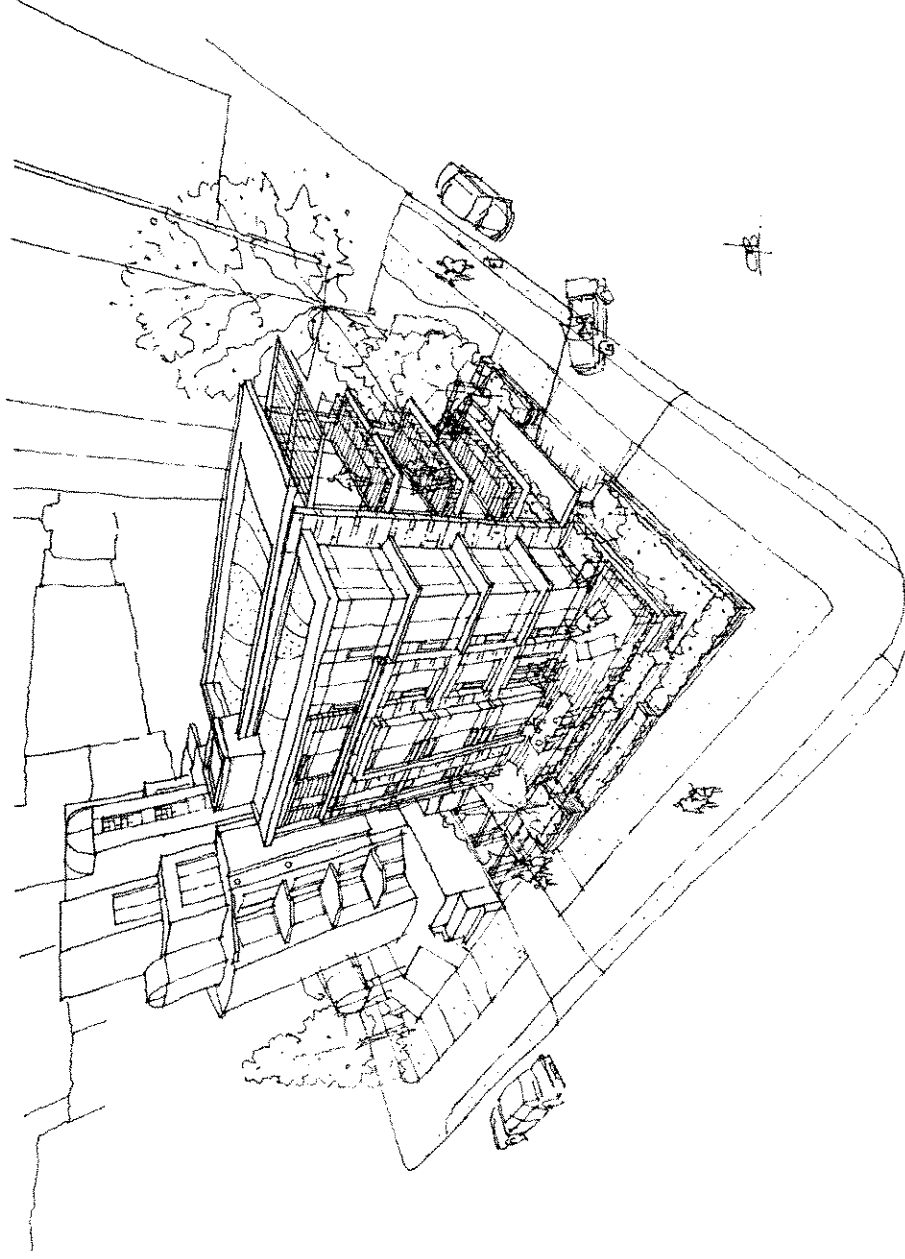
---

# MERRICK ARCHITECTURE

BOROWSKI SAKUMOTO FLIGG LIMITED ■

SUITE 300-970 HOMER STREET  
VANCOUVER, BC  
V6B 2W7  
TEL: (604) 683-4131  
FAX: (604) 683-9313

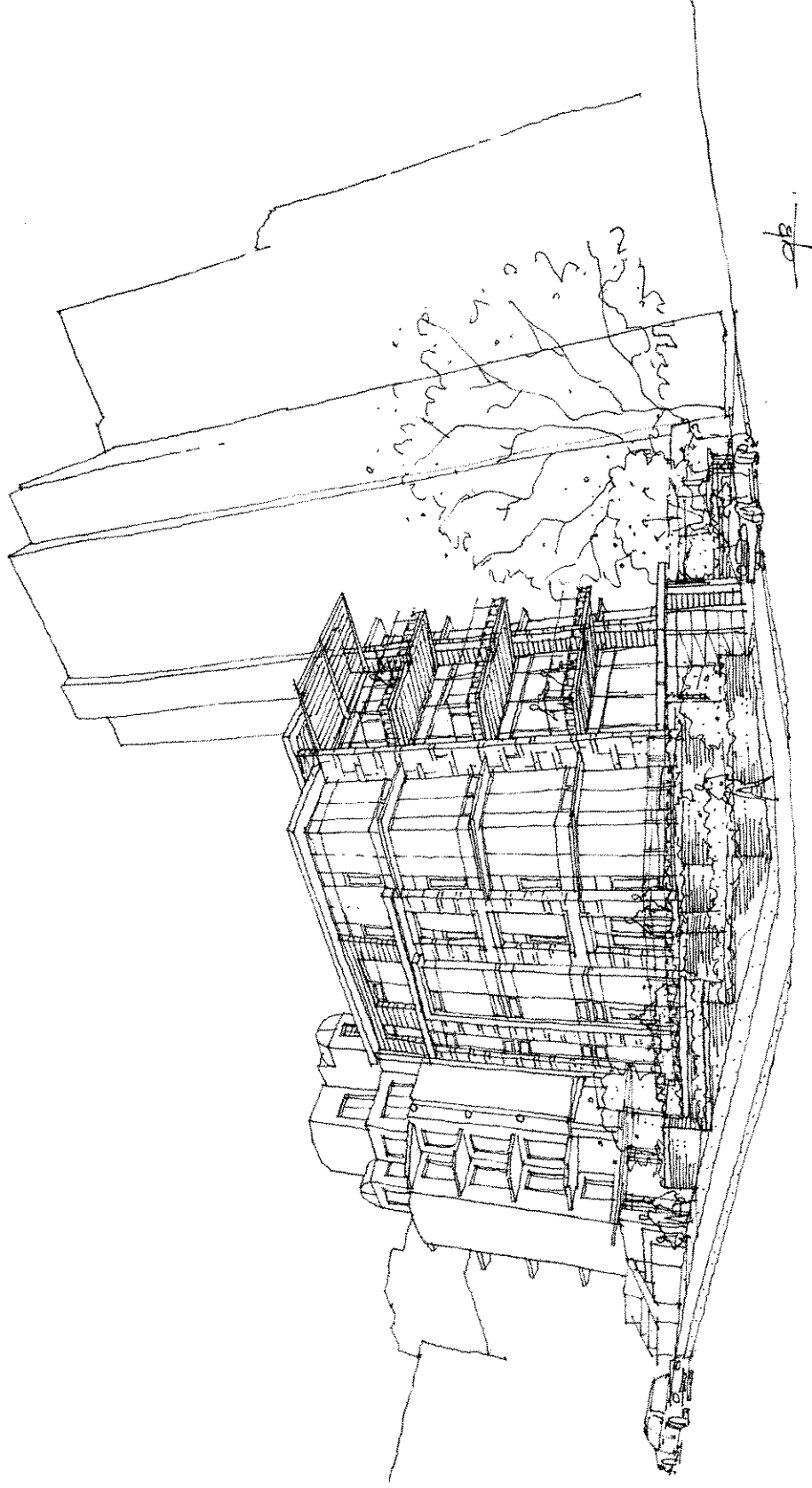
18 BASTION SQUARE  
VICTORIA, BC  
V8W 1H9  
TEL: (250) 480-7811  
FAX: (250) 480-5215

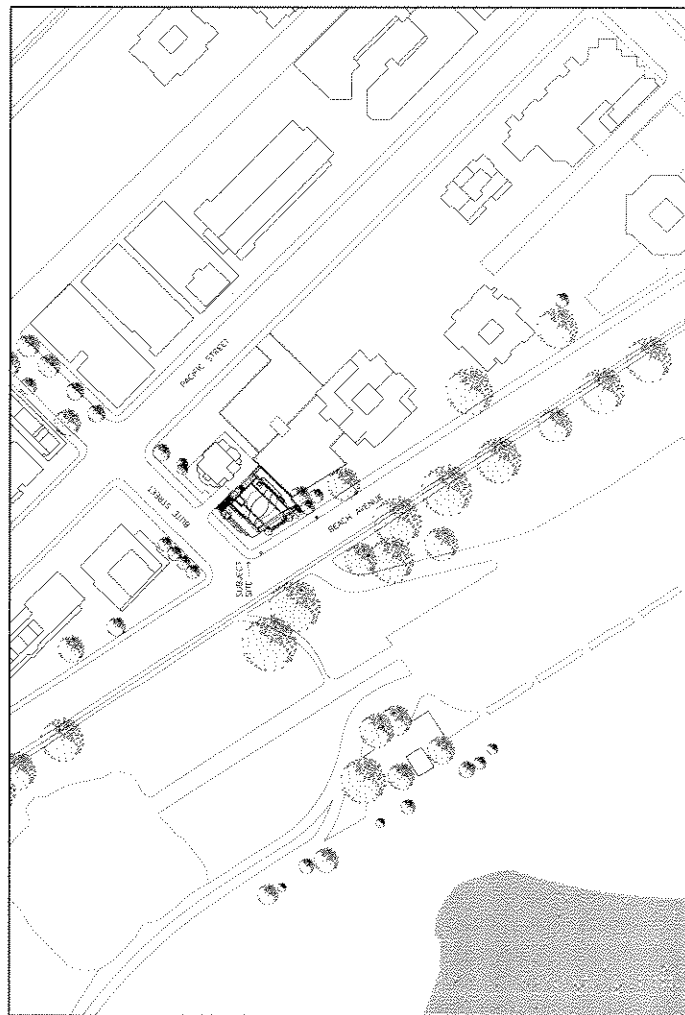


## 1460 Bute at Beach ■

■ FOR BEACH AND BUTE DEVELOPMENT ■ DEVELOPMENT PERMIT APPLICATION ■ MAY 17/11 ■

Appendix D; page / of 38





Consultants:

**Client:**  
Beech and Beech Development Ltd.  
444 - 103 E. Columbia Street  
New Westminster, BC V3K 3W5  
Canada, V6C 6P6  
Email: [info@beechandbeech.ca](mailto:info@beechandbeech.ca)

Age (age total):

Article #31762771 House of Representatives

**Vancouver, BC, V6E 2M7**  
Tel: 604 683 4111  
Fax: 604 683 4313  
Contact: Greg Remicko  
Crista Lyeth  
Unpaid, guaranteed agreement, long term  
Email: [remicko@vancouver.bc.ca](mailto:remicko@vancouver.bc.ca)

Source: <http://www.berkeley.edu>.

**301-291-7252** 2922 14 Avenue,  
Westview, NC, 28781  
Tel: 604-231-7242  
Fax: 604-231-7249  
Contact: **Donna Williams**

**301-291-7252** 2922 14 Avenue,  
Westview, NC, 28781  
Tel: 604-231-7242  
Fax: 604-231-7249  
Contact: **Donna Williams**

2. The study was conducted in a laboratory setting, which may not fully reflect real-world conditions. Future research should explore the effectiveness of the intervention in a more naturalistic environment.

**Editorial**  
Journal of  
Mechanical  
Engineering  
and  
Materials  
Science  
1993 Wiley-Boswell  
Company, Inc., Vol. 1/23  
1415  
1416  
1417  
1418  
1419  
1420  
1421  
1422  
1423  
1424  
1425  
1426  
1427  
1428  
1429  
1430  
1431  
1432  
1433  
1434  
1435  
1436  
1437  
1438  
1439  
1440  
1441  
1442  
1443  
1444  
1445  
1446  
1447  
1448  
1449  
1450  
1451  
1452  
1453  
1454  
1455  
1456  
1457  
1458  
1459  
1460  
1461  
1462  
1463  
1464  
1465  
1466  
1467  
1468  
1469  
1470  
1471  
1472  
1473  
1474  
1475  
1476  
1477  
1478  
1479  
1480  
1481  
1482  
1483  
1484  
1485  
1486  
1487  
1488  
1489  
1490  
1491  
1492  
1493  
1494  
1495  
1496  
1497  
1498  
1499  
1500  
1501  
1502  
1503  
1504  
1505  
1506  
1507  
1508  
1509  
1510  
1511  
1512  
1513  
1514  
1515  
1516  
1517  
1518  
1519  
1520  
1521  
1522  
1523  
1524  
1525  
1526  
1527  
1528  
1529  
1530  
1531  
1532  
1533  
1534  
1535  
1536  
1537  
1538  
1539  
1540  
1541  
1542  
1543  
1544  
1545  
1546  
1547  
1548  
1549  
1550  
1551  
1552  
1553  
1554  
1555  
1556  
1557  
1558  
1559  
1560  
1561  
1562  
1563  
1564  
1565  
1566  
1567  
1568  
1569  
1570  
1571  
1572  
1573  
1574  
1575  
1576  
1577  
1578  
1579  
1580  
1581  
1582  
1583  
1584  
1585  
1586  
1587  
1588  
1589  
1590  
1591  
1592  
1593  
1594  
1595  
1596  
1597  
1598  
1599  
1600  
1601  
1602  
1603  
1604  
1605  
1606  
1607  
1608  
1609  
1610  
1611  
1612  
1613  
1614  
1615  
1616  
1617  
1618  
1619  
1620  
1621  
1622  
1623  
1624  
1625  
1626  
1627  
1628  
1629  
1630  
1631  
1632  
1633  
1634  
1635  
1636  
1637  
1638  
1639  
1640  
1641  
1642  
1643  
1644  
1645  
1646  
1647  
1648  
1649  
1650  
1651  
1652  
1653  
1654  
1655  
1656  
1657  
1658  
1659  
1660  
1661  
1662  
1663  
1664  
1665  
1666  
1667  
1668  
1669  
1670  
1671  
1672  
1673  
1674  
1675  
1676  
1677  
1678  
1679  
1680  
1681  
1682  
1683  
1684  
1685  
1686  
1687  
1688  
1689  
1690  
1691  
1692  
1693  
1694  
1695  
1696  
1697  
1698  
1699  
1700  
1701  
1702  
1703  
1704  
1705  
1706  
1707  
1708  
1709  
1710  
1711  
1712  
1713  
1714  
1715  
1716  
1717  
1718  
1719  
1720  
1721  
1722  
1723  
1724  
1725  
1726  
1727  
1728  
1729  
1730  
1731  
1732  
1733  
1734  
1735  
1736  
1737  
1738  
1739  
1740  
1741  
1742  
1743  
1744  
1745  
1746  
1747  
1748  
1749  
1750  
1751  
1752  
1753  
1754  
1755  
1756  
1757  
1758  
1759  
1760  
1761  
1762  
1763  
1764  
1765  
1766  
1767  
1768  
1769  
1770  
1771  
1772  
1773  
1774  
1775  
1776  
1777  
1778  
1779  
1780  
1781  
1782  
1783  
1784  
1785  
1786  
1787  
1788  
1789  
1790  
1791  
1792  
1793  
1794  
1795  
1796  
1797  
1798  
1799  
1800  
1801  
1802  
1803  
1804  
1805  
1806  
1807  
1808  
1809  
1810  
1811  
1812  
1813  
1814  
1815  
1816  
1817  
1818  
1819  
1820  
1821  
1822  
1823  
1824  
1825  
1826  
1827  
1828  
1829  
1830  
1831  
1832  
1833  
1834  
1835  
1836  
1837  
1838  
1839  
1840  
1841  
1842  
1843  
1844  
1845  
1846  
1847  
1848  
1849  
1850  
1851  
1852  
1853  
1854  
1855  
1856  
1857  
1858  
1859  
1860  
1861  
1862  
1863  
1864  
1865  
1866  
1867  
1868  
1869  
1870  
1871  
1872  
1873  
1874  
1875  
1876  
1877  
1878  
1879  
1880  
1881  
1882  
1883  
1884  
1885  
1886  
1887  
1888  
1889  
1890  
1891  
1892  
1893  
1894  
1895  
1896  
1897  
1898  
1899  
1900  
1901  
1902  
1903  
1904  
1905  
1906  
1907  
1908  
1909  
1910  
1911  
1912  
1913  
1914  
1915  
1916  
1917  
1918  
1919  
1920  
1921  
1922  
1923  
1924  
1925  
1926  
1927  
1928  
1929  
1930  
1931  
1932  
1933  
1934  
1935  
1936  
1937  
1938  
1939  
1940  
1941  
1942  
1943  
1944  
1945  
1946  
1947  
1948  
1949  
1950  
1951  
1952  
1953  
1954  
1955  
1956  
1957  
1958  
1959  
1960  
1961  
1962  
1963  
1964  
1965  
1966  
1967  
1968  
1969  
1970  
1971  
1972  
1973  
1974  
1975  
1976  
1977  
1978  
1979  
1980  
1981  
1982  
1983  
1984  
1985  
1986  
1987  
1988  
1989  
1990  
1991  
1992  
1993  
1994  
1995  
1996  
1997  
1998  
1999  
2000  
2001  
2002  
2003  
2004  
2005  
2006  
2007  
2008  
2009  
2010  
2011  
2012  
2013  
2014  
2015  
2016  
2017  
2018  
2019  
2020  
2021  
2022  
2023  
2024  
2025  
2026  
2027  
2028  
2029  
2030  
2031  
2032  
2033  
2034  
2035  
2036  
2037  
2038  
2039  
2040  
2041  
2042  
2043  
2044  
2045  
2046  
2047  
2048  
2049  
2050  
2051  
2052  
2053  
2054  
2055  
2056  
2057  
2058  
2059  
2060  
2061  
2062  
2063  
2064  
2065  
2066  
2067  
2068  
2069  
2070  
2071  
2072  
2073  
2074  
2075  
2076  
2077  
2078  
2079  
2080  
2081  
2082  
2083  
2084  
2085  
2086  
2087  
2088

**Environ:**  
 Technische Dienst Engineering,  
 Postfach 2031, 12041 Leipzig, 50, west.  
 Germany. Contact: Mr. Jörg Jitz  
 Tel: 0341 408 0406  
 Fax: 0341 608 0379  
 Contact: Christa Sawald  
 Email: sawald@postfach.2031.de

## and the above: 857 Cambridge Street, E.C. 3 6A 4.1.5.57)

New Westphalia, BC V3N 1J7  
 781-614-8095  
 Fax: 614-809-4950  
 Contact: Sam Dabrowski  
 Email: sam@dabrowski.com

[illegible]

Geometrical:

**Geopacell Consulting Ltd.**  
102-4740 Kessell Street,  
Burnaby BC, V5J 4R9  
Tel: 604 439 4922  
Fax: 604 439 4209  
Contact: 3320 8330  
E-mail: [info@geopacell.com](mailto:info@geopacell.com)

## Moral Maturity:

**T**  
AB Scale 0000001,  
146, 3rd Ave  
MANHATTAN  
Tel: 646 874 7363  
Fax: 646 674 7360  
CONTACT: SHINY YONG  
Email: shiny@shiny.net


## iv

$$\begin{aligned} &A_1^1 \\ &A_1^2 \\ &A_2^1 \\ &A_2^2 \\ &A_3^1 \\ &A_3^2 \end{aligned}$$

0013-788X/96/0000-0000\$05.00/0

## Table of Contents

[illegible]

**MERRICK  
ARCHITECTURE**   
**BOROWSKI  
SAKUMOTO  
ELLIG**  
LIMITED

**VANCOUVER**  
2500 West Broadway  
Suite 200  
V6K 2E8  
Tel: 604-681-4141  
Fax: 604-681-4111  
E: van@elli.com  
W: [elli.com](http://elli.com)

**VICTORIA**  
2000 Douglas Street  
Suite 200  
V8W 2E6  
Tel: 250-360-3115  
Fax: 250-360-3116  
E: [info@merrickarch.com](mailto:info@merrickarch.com)  
W: [merrickarch.com](http://merrickarch.com)

$\mathcal{R}_{\mathcal{G}^{\mathcal{A}}(\mathcal{G}^{\mathcal{B}})}^{\mathcal{G}^{\mathcal{A}}(\mathcal{G}^{\mathcal{B}})}$

**Local Data**

Price in \$	Binding Format
12.95	Hardcover
7.95	Paperback

(C.5.1)  $\frac{1}{2} \frac{d}{dt} \int_{\mathbb{R}^n} |\nabla u|^2 dx = \int_{\mathbb{R}^n} u \Delta u dx$   
 (C.5.2)  $\frac{1}{2} \frac{d}{dt} \int_{\mathbb{R}^n} |\nabla u|^2 dx = \int_{\mathbb{R}^n} u \Delta u dx$

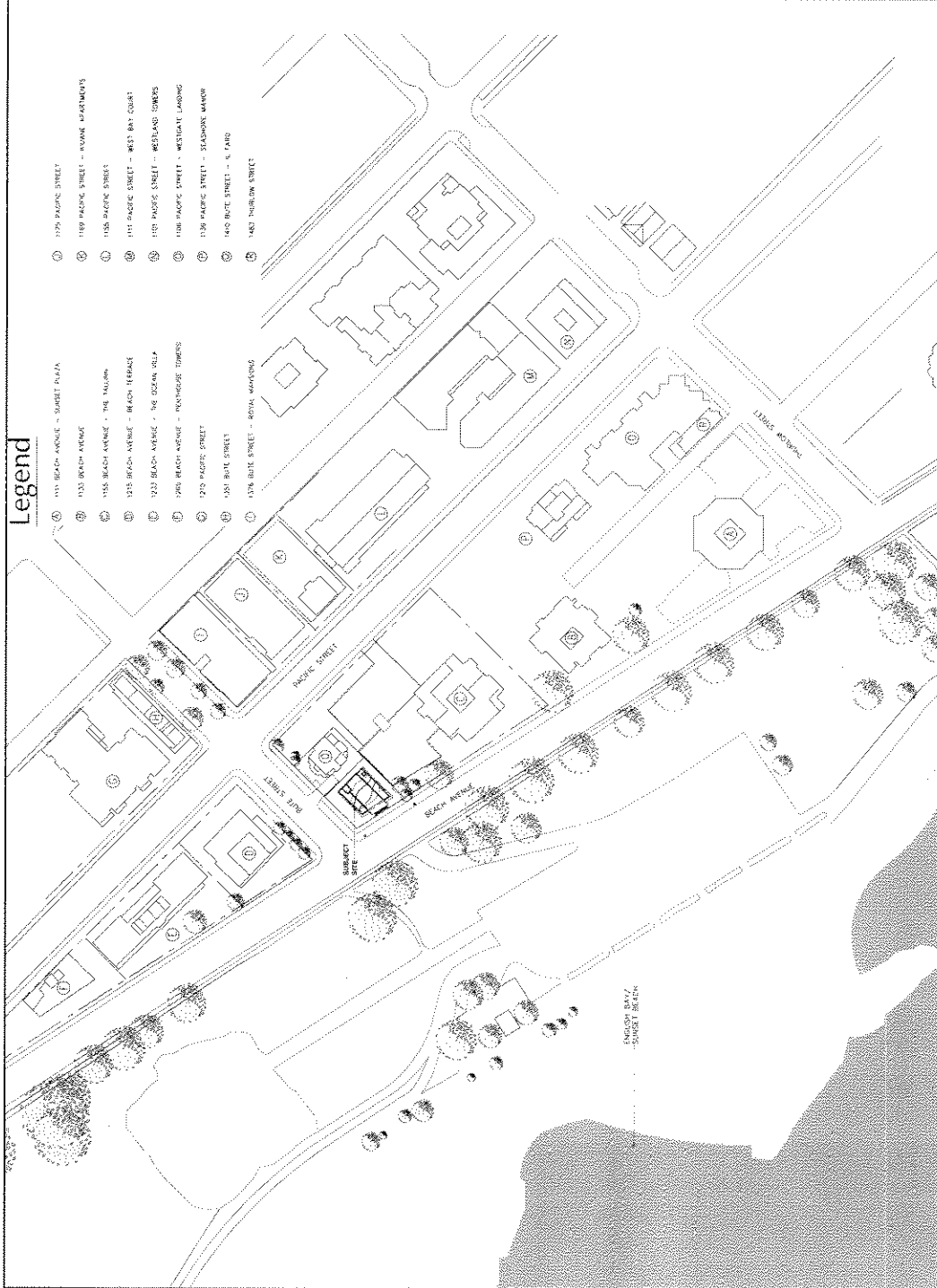
Project \_\_\_\_\_VAN DYCKE, R. C.LTD.

POULIN, D. A.

Printed by Cenozo CL

4201 1024 IS NOTED Sheet Number

A0.01



Revision	Description	Date
No. 1	...	...
No. 2	...	...
No. 3	...	...
No. 4	...	...
No. 5	...	...
No. 6	...	...
No. 7	...	...
No. 8	...	...
No. 9	...	...
No. 10	...	...
No. 11	...	...
No. 12	...	...
No. 13	...	...
No. 14	...	...
No. 15	...	...
No. 16	...	...
No. 17	...	...
No. 18	...	...
No. 19	...	...
No. 20	...	...
No. 21	...	...
No. 22	...	...
No. 23	...	...
No. 24	...	...
No. 25	...	...
No. 26	...	...
No. 27	...	...
No. 28	...	...
No. 29	...	...
No. 30	...	...
No. 31	...	...
No. 32	...	...
No. 33	...	...
No. 34	...	...
No. 35	...	...
No. 36	...	...
No. 37	...	...
No. 38	...	...
No. 39	...	...
No. 40	...	...
No. 41	...	...
No. 42	...	...
No. 43	...	...
No. 44	...	...
No. 45	...	...
No. 46	...	...
No. 47	...	...
No. 48	...	...
No. 49	...	...
No. 50	...	...
No. 51	...	...
No. 52	...	...
No. 53	...	...
No. 54	...	...
No. 55	...	...
No. 56	...	...
No. 57	...	...
No. 58	...	...
No. 59	...	...
No. 60	...	...
No. 61	...	...
No. 62	...	...
No. 63	...	...
No. 64	...	...
No. 65	...	...
No. 66	...	...
No. 67	...	...
No. 68	...	...
No. 69	...	...
No. 70	...	...
No. 71	...	...
No. 72	...	...
No. 73	...	...
No. 74	...	...
No. 75	...	...
No. 76	...	...
No. 77	...	...
No. 78	...	...
No. 79	...	...
No. 80	...	...
No. 81	...	...
No. 82	...	...
No. 83	...	...
No. 84	...	...
No. 85	...	...
No. 86	...	...
No. 87	...	...
No. 88	...	...
No. 89	...	...
No. 90	...	...
No. 91	...	...
No. 92	...	...
No. 93	...	...
No. 94	...	...
No. 95	...	...
No. 96	...	...
No. 97	...	...
No. 98	...	...
No. 99	...	...
No. 100	...	...

Project  
**1460 Bute at Beach**  
VANCOUVER, B.C.  
For  
BEACH AND BUTE DEVELOPMENT  
LTD.

Sheet Size: **BUTTE STRUCTURAL**

Drawn By	GB	Checked
Project Number	AS NOTED	Scale
1024		
Revision		Sheet Number

A0.20



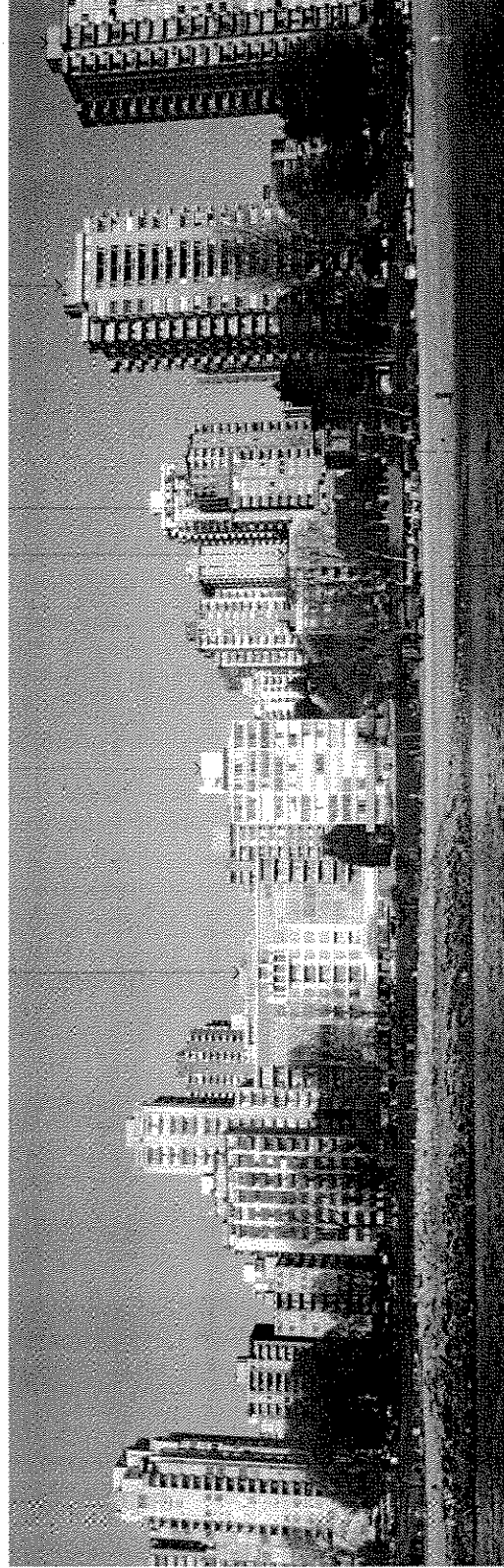
Revisions	By	Description	Date
-----------	----	-------------	------

Issue	Issue Date
1.0	N/A
2.0	11/17/11
3.0	11/17/11
4.0	11/17/11
5.0	11/17/11
6.0	11/17/11
7.0	11/17/11
8.0	11/17/11
9.0	11/17/11
10.0	11/17/11
11.0	11/17/11
12.0	11/17/11
13.0	11/17/11
14.0	11/17/11
15.0	11/17/11
16.0	11/17/11
17.0	11/17/11
18.0	11/17/11
19.0	11/17/11
20.0	11/17/11
21.0	11/17/11
22.0	11/17/11
23.0	11/17/11
24.0	11/17/11
25.0	11/17/11
26.0	11/17/11
27.0	11/17/11
28.0	11/17/11
29.0	11/17/11
30.0	11/17/11
31.0	11/17/11
32.0	11/17/11
33.0	11/17/11
34.0	11/17/11
35.0	11/17/11
36.0	11/17/11
37.0	11/17/11
38.0	11/17/11
39.0	11/17/11
40.0	11/17/11
41.0	11/17/11
42.0	11/17/11
43.0	11/17/11
44.0	11/17/11
45.0	11/17/11
46.0	11/17/11
47.0	11/17/11
48.0	11/17/11
49.0	11/17/11
50.0	11/17/11
51.0	11/17/11
52.0	11/17/11
53.0	11/17/11
54.0	11/17/11
55.0	11/17/11
56.0	11/17/11
57.0	11/17/11
58.0	11/17/11
59.0	11/17/11
60.0	11/17/11
61.0	11/17/11
62.0	11/17/11
63.0	11/17/11
64.0	11/17/11
65.0	11/17/11
66.0	11/17/11
67.0	11/17/11
68.0	11/17/11
69.0	11/17/11
70.0	11/17/11
71.0	11/17/11
72.0	11/17/11
73.0	11/17/11
74.0	11/17/11
75.0	11/17/11
76.0	11/17/11
77.0	11/17/11
78.0	11/17/11
79.0	11/17/11
80.0	11/17/11
81.0	11/17/11
82.0	11/17/11
83.0	11/17/11
84.0	11/17/11
85.0	11/17/11
86.0	11/17/11
87.0	11/17/11
88.0	11/17/11
89.0	11/17/11
90.0	11/17/11
91.0	11/17/11
92.0	11/17/11
93.0	11/17/11
94.0	11/17/11
95.0	11/17/11
96.0	11/17/11
97.0	11/17/11
98.0	11/17/11
99.0	11/17/11
100.0	11/17/11

Project  
**1460 Bute at Beach**  
VANCOUVER, B.C.  
BEACH AND REDEVELOPMENT  
LTD.

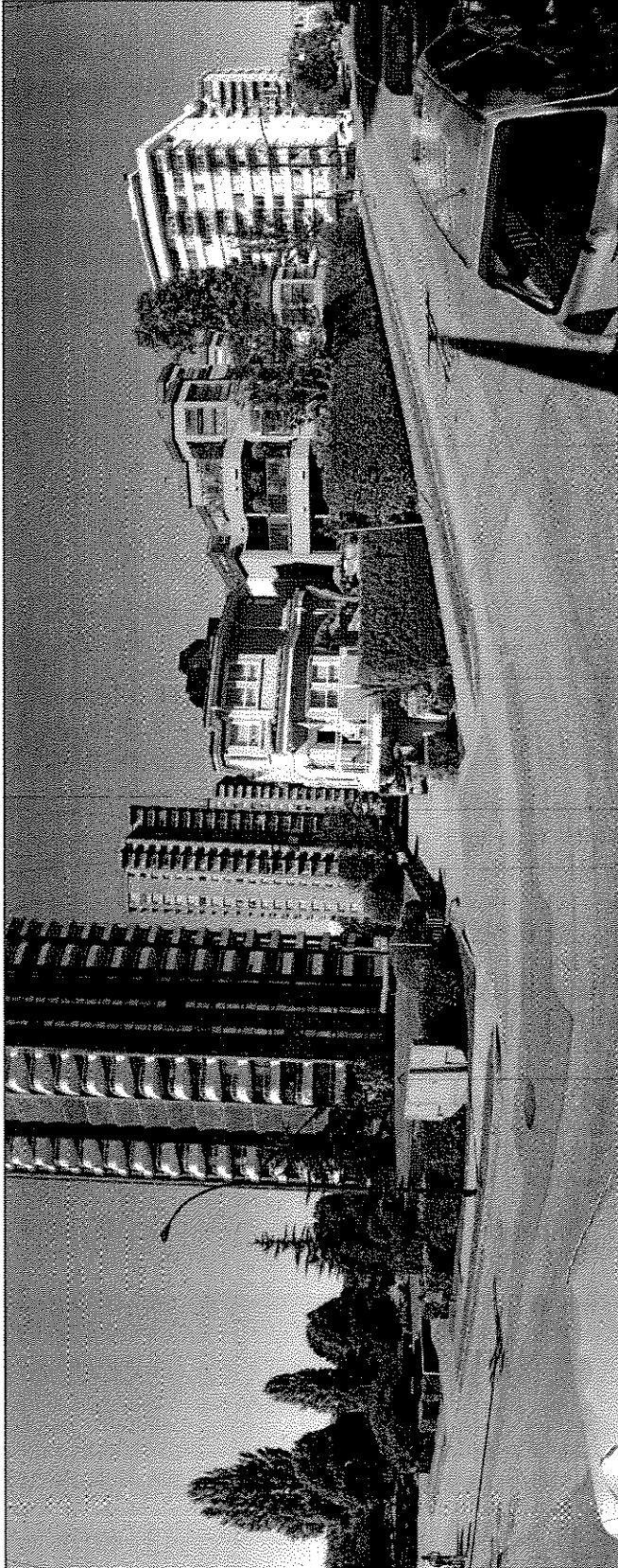
Sheet Title  
**BEACH AVENUE STREETSCAPE**

Drawn By	Checked
CL	GB
Project Number	Scale
1034	AS NOTED
Key notes	Sheet Number
	A0.21

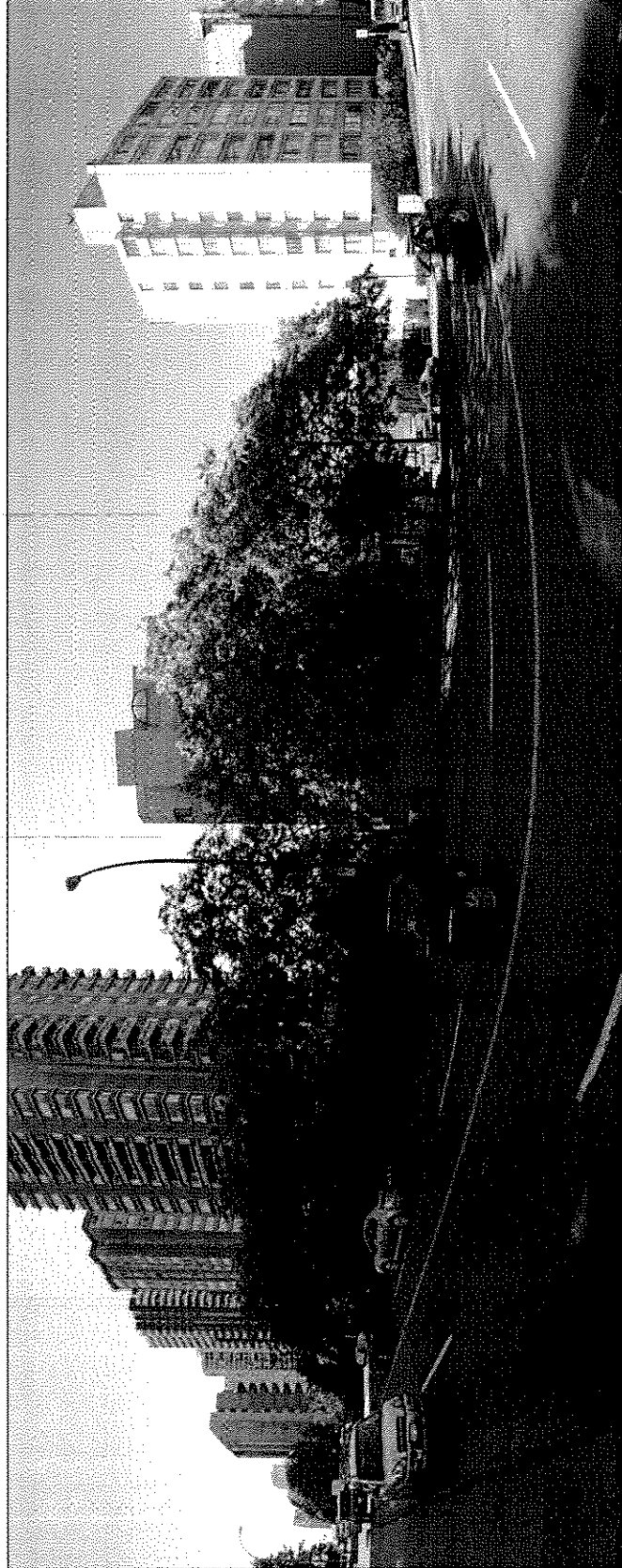


Beach Avenue





THURLOW STREET



**PACIFIC STREET**

Revision No.	Description	Date
--------------	-------------	------

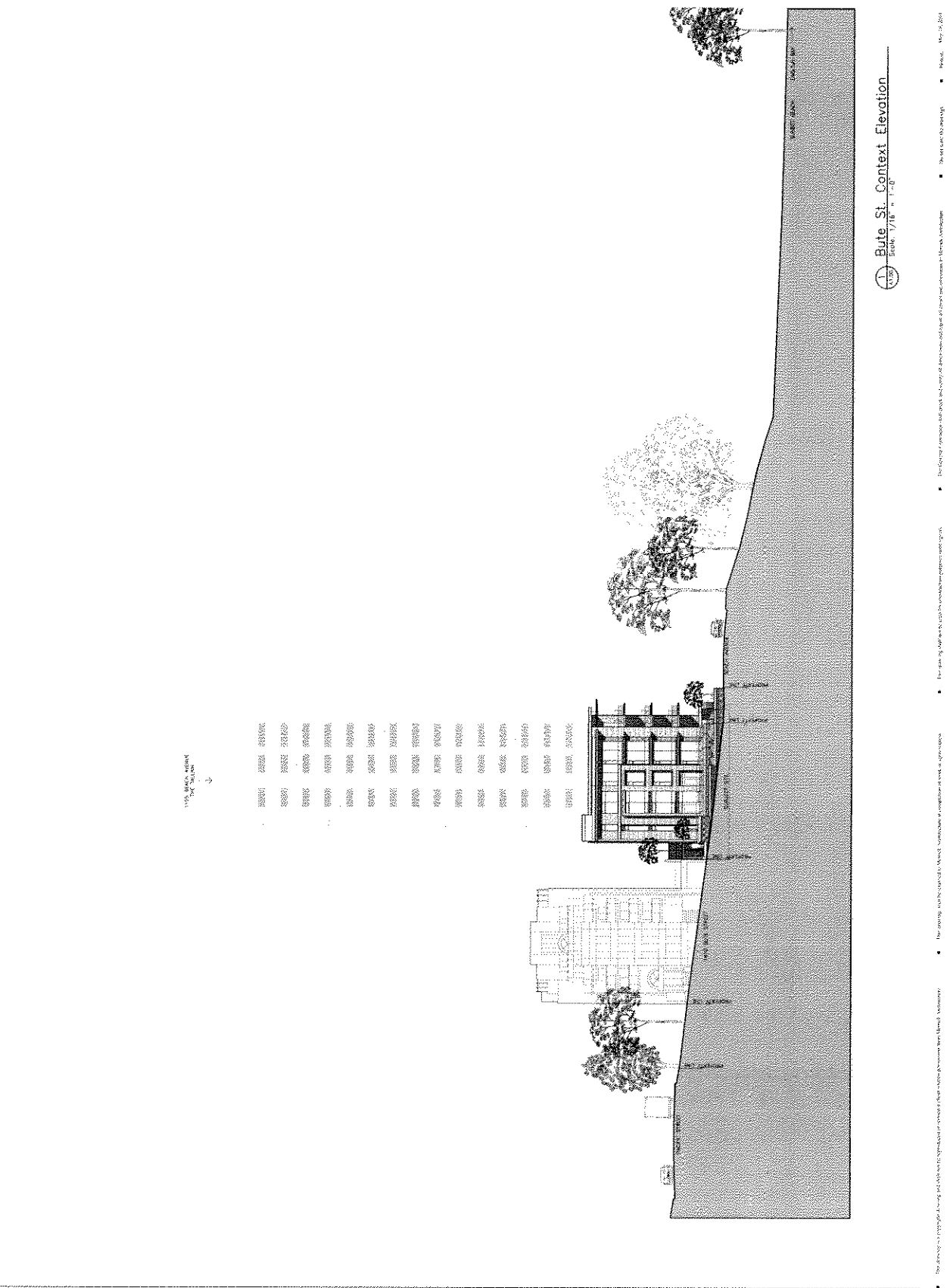
Owner	1460 Bute at Beach
Developer	1460 Bute at Beach
Architect	1460 Bute at Beach
Engineer	1460 Bute at Beach
Contractor	1460 Bute at Beach

**Project**  
 1460 Bute at Beach  
 VANCOUVER, B.C.  
 REACH AND BUTE DEVELOPMENT  
 LTD.

**Sheet Title**  
 BUTE ST. CONTEXT ELEVATION

Sheet No.	GR
Project Number	1014
Revision	AS NOTED
Sheet Number	AS NOTED

**A1.00**





**VANCOUVER**

2500-1000  
Vancouver, BC  
V6E 2P5  
1-604-681-4444  
1-800-421-4444

**VICTORIA**

100-1000  
Victoria, BC  
V8A 1A6  
1-604-681-4444  
1-800-421-4444

Key Plan

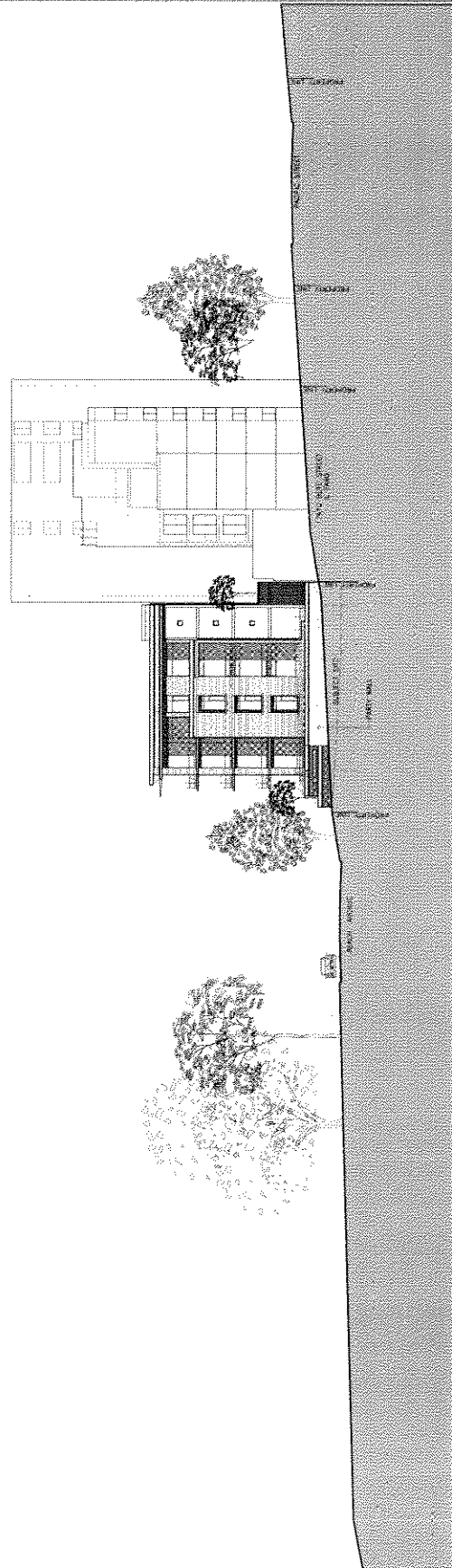
Section	Description	Page
No.		

Owner	Client
Developer	11/10/17
Project	11/10/17
Building	11/10/17
Construction	11/10/17
Completion	11/10/17

**1460 Bute at Beach**  
VANCOUVER, B.C.  
BEACH AND BUTE DEVELOPMENT  
LTD.

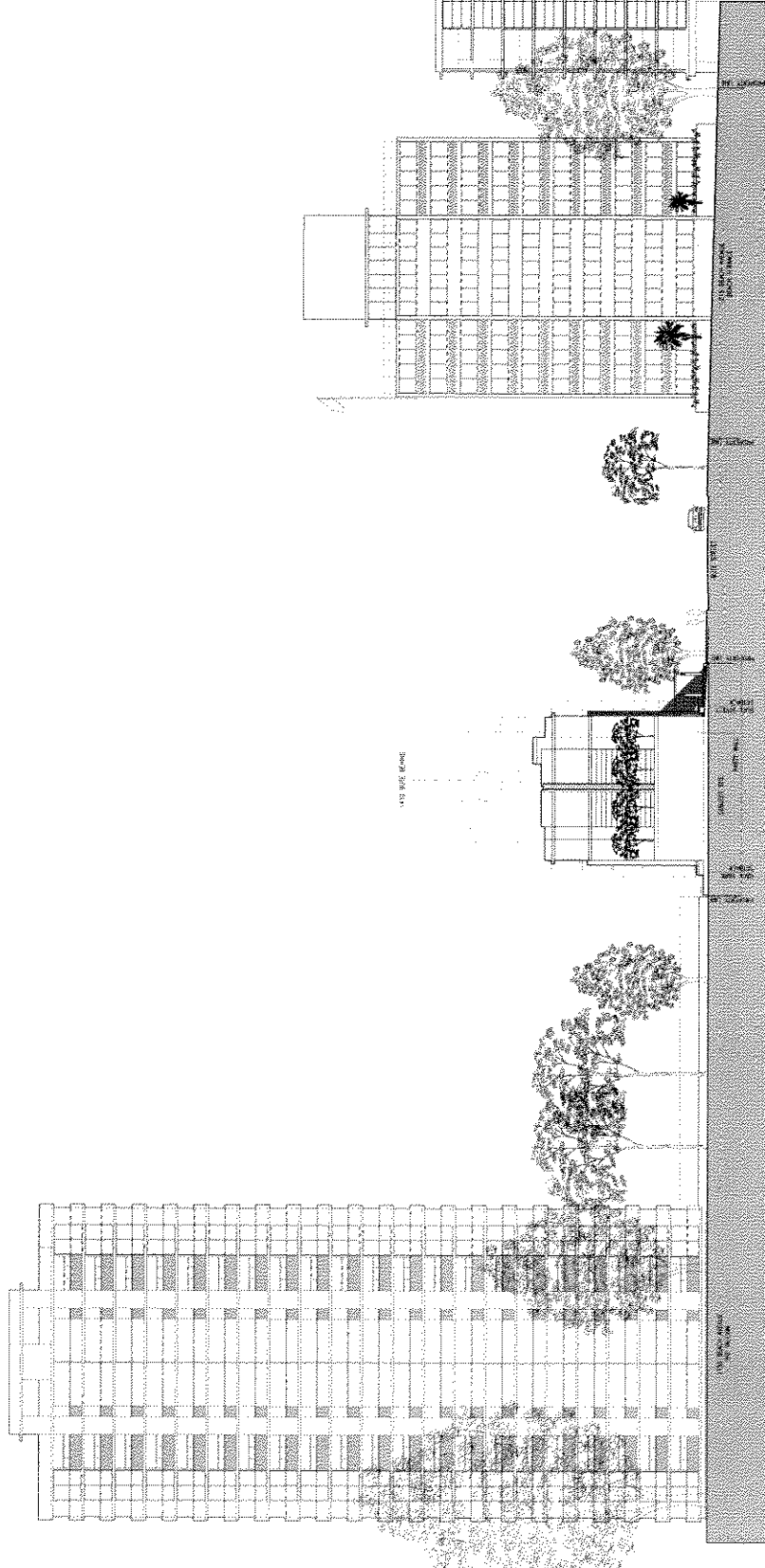
Sheet Title  
**EAST CONTEXT ELEVATION**

Drawn By	Checked
GL	GB
Project Number	Scale
1024	AS NOTED
Revisions	Sheet Number
	A1.02



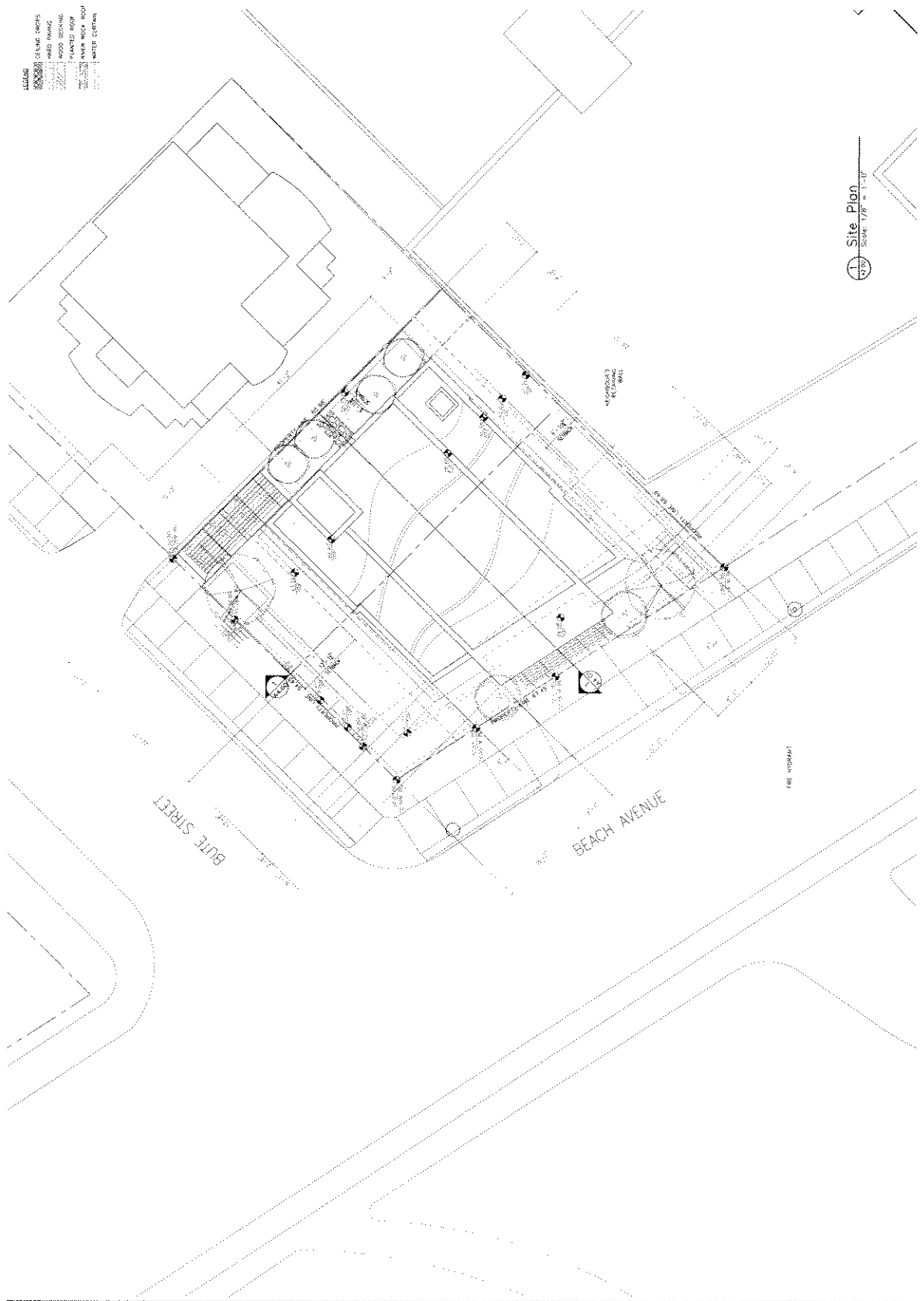
**EAST CONTEXT ELEVATION**  
Scale: 1/16" = 1'-0"

This drawing is a copyright of Merrick Architecture. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Merrick Architecture.



**NORTH CONTEXT ELEVATION**  
Scale: 1/8" = 1'-0"

- LEGEND**
- CEILING DROPS
  - WALL FINISH
  - WOOD FINISH
  - WOOD BECKING
  - PLASTER ROOF
  - FLYING ROOF
  - WATER DRAIN



**MERRICK ARCHITECTURE**  
BOROWSKI  
SAKUMOTO  
FLUGG  
LTD.

**VANCOUVER**  
Suite 200  
1000 Burrard Street  
Vancouver, B.C.  
V6Z 2M7  
Tel: 604.681.1111  
Fax: 604.681.1112

**VICTORIA**  
1000 Burrard Street  
Victoria, B.C.  
V8W 2M7  
Tel: 250.405.5315  
Fax: 250.405.5316  
www.merrickarch.com

Key Plan

North Arrow

Revision	No.	Description	Date
----------	-----	-------------	------

Item	Value	Unit
Area	11,100	Sq. Ft.
Volume	11,100	Cu. Ft.
Perimeter	11,100	Feet
Foundation	11,100	Sq. Ft.
Construction	11,100	Sq. Ft.
Cost	11,100	Dollars

Project: **1460 Bute at Beach**  
VANCOUVER, B.C.  
FOR  
BEACH AND BUTE DEVELOPMENT  
LTD.

Sheet Title: **SITE PLAN**

Drawn By	Checked
GH	GB
Project Number	Scale
1024	AS NOTED
Revision	Sheet Number
	A2.00





**MERRICK**  
ARCHITECTURE  
BOROWSKI  
SAKUMOTO  
FLUGG  
LIMITED

**VANCOUVER**  
Suite 401  
1000 Burrard Street  
V6C 1A7  
Tel: 604.681.1111  
Fax: 604.681.1112  
www.merrick.ca

**VICTORIA**  
1200 Gordon Street  
Victoria, B.C.  
V8W 2E6  
Tel: 250.360.5311  
Fax: 250.360.5312  
www.merrick.ca

Key Plan

Revision Description No. Date  
R1 Interior Layout Revision 18.11.12

Author: J. Smith  
Developer: J. Smith  
Architect: J. Smith  
Interior Designer: J. Smith  
Contractor: J. Smith  
Construction: J. Smith

Project: 1460 Bute at Beach  
VANCOUVER, B.C.  
FOR BEACH AND BUTE DEVELOPMENT LTD.

Sheet Title: LEVEL 1 PLAN

Drawn By: J. Smith  
Checked: J. Smith  
Project Designer: J. Smith  
Scale: AS NOTED  
Revision: 18.11.12

**R1 A2.02**

LEGEND  
CEILING DROPS  
HARD FINISH  
WOOD FINISH  
PLASTER BOARD  
WOOD FINISH ROOF  
WOOD FINISH ROOF  
WOOD FINISH ROOF

LEVEL 1 FSR AREA: 1721 sqft  
LEVEL 1 TOTAL ENCLOSED: 2103 sqft

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

This drawing is the property of Merrick Architecture and is to be used for the project only. It is not to be reproduced, copied, or used for any other project without the written consent of Merrick Architecture. The drawing is not to be used for any other project without the written consent of Merrick Architecture. The drawing is not to be used for any other project without the written consent of Merrick Architecture.

Appendix D ; page 5 of 38



- LEGEND**
- CEILING GROUPS
  - WALL FINISHES
  - FLOOR FINISHES
  - PAINTED ROOF
  - MECHANICAL ROOF
  - MECHANICAL

**MERRICK ARCHITECTURE**  
BOROWSKI  
SAKUMOTO  
FLIGG  
LIMITED

**VANCOUVER**  
1000 Burrard Street  
Suite 1000, B.C.  
V6C 0B6  
604.683.4143  
604.683.4144

**VICTORIA**  
10 Beacon Square  
Suite 100, B.C.  
V8M 1A6  
250.482.7811  
250.482.7812  
www.merrickarch.com  
info@merrickarch.com



Revision	Description	Date
01	Interior Design Layout	10/11/12

Item	Owner	Owner Date
001	Development Permit	N/A
002	Building Permit	11/04/12
003	Construction	
004	Final	

Project  
**1460 Bute at Beach**  
VANCOUVER, B.C.  
For  
**BEACH AND BUTE DEVELOPMENT LTD.**

Sheet Title  
**LEVEL 3 PLAN**

Drawn By	Checked
GL	GR
Project Number	Scale
1024	AS NOTED
Revision	Sheet Number

**A2.04**



LEVEL 3 FSR AREA 1878 SQFT  
LEVEL 3 TOTAL ENCLOSED 1878 SQFT

**Level 3 Plan**  
Scale: 1/8" = 1'-0"

- LEGEND
- CEILING DROPS
  - HARD FINISH
  - WOOD FINISH
  - PAINTED WALL
  - WATER MAINS, ROOF
  - WATER DRAINAGE

**MERRICK ARCHITECTURE**  
BOROWSKI  
SAKUMOTO  
ELIAG  
LIMITED

**VANCOUVER**

1000 West 21st Ave.  
Vancouver, B.C.  
V6H 1T6  
Tel: 604.681.4311  
Fax: 604.681.4315  
Email: info@merrickarch.com

**VICTORIA**

14 Bayview Square  
Victoria, B.C.  
V8W 1Y9  
Tel: 250.681.2811  
Fax: 250.681.2815  
Email: info@merrickarch.com

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

Rev. 1/10

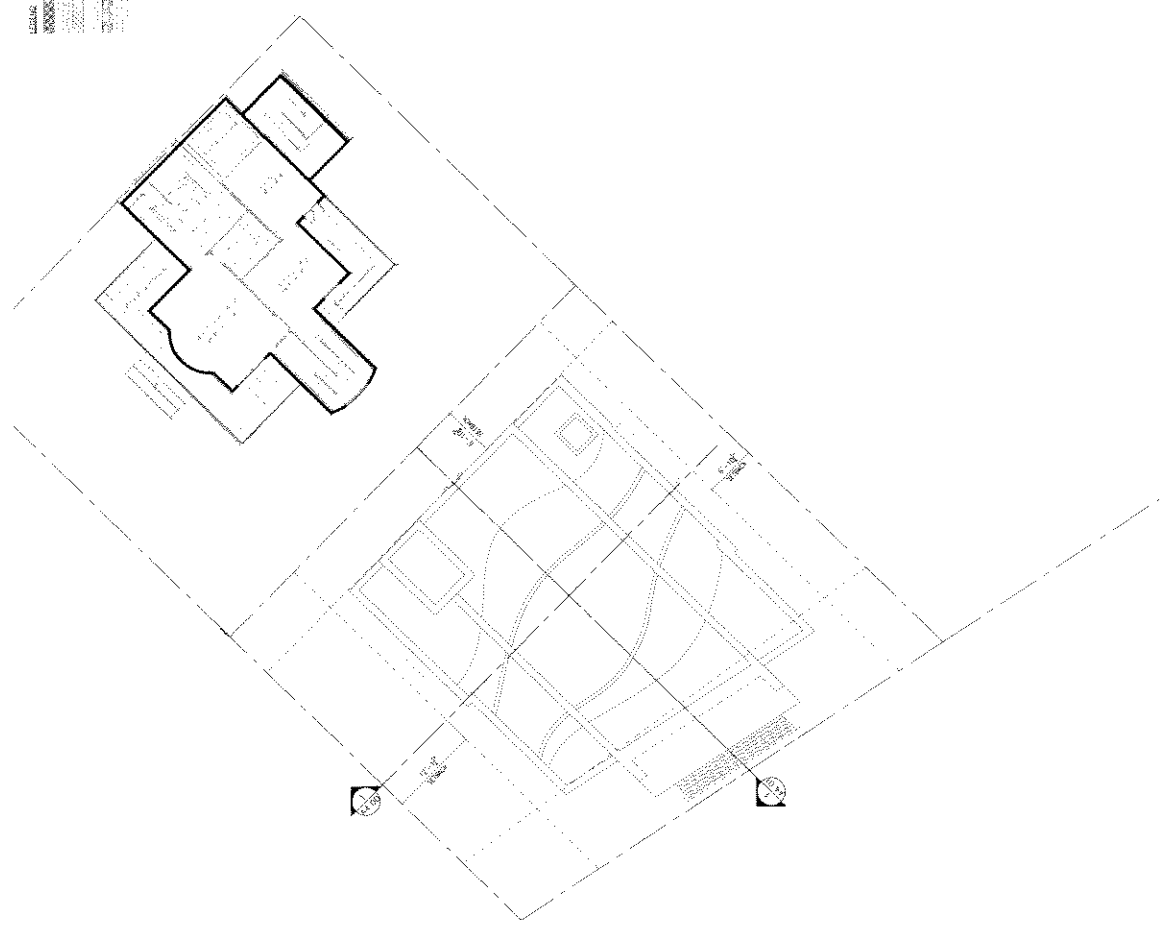
Rev. 1/10

Rev. 1/10



Appendix D ; page 8 of 38

- CEILING: Gypsum Board
- WALL: Gypsum Board
- FLOOR: Gypsum Board
- ROOF: Gypsum Board
- WATER: Water
- WATER: Water



**MERRICK ARCHITECTURE**  
 1460 Bute at Beach  
 VANCOUVER, BC  
 V6J 1A1  
 TEL: 604.681.4111  
 FAX: 604.681.4112  
 WWW.MERRICKARCH.COM

**MERRICK ARCHITECTURE**  
 1460 Bute at Beach  
 VANCOUVER, BC  
 V6J 1A1  
 TEL: 604.681.4111  
 FAX: 604.681.4112  
 WWW.MERRICKARCH.COM

Architect

Revision	Description	Date
1	Issue	01/01/11

Issue	Issue Date
01/01/11	01/01/11
02/01/11	02/01/11
03/01/11	03/01/11
04/01/11	04/01/11
05/01/11	05/01/11
06/01/11	06/01/11
07/01/11	07/01/11
08/01/11	08/01/11
09/01/11	09/01/11
10/01/11	10/01/11
11/01/11	11/01/11
12/01/11	12/01/11

**Project**  
 1460 Bute at Beach  
 VANCOUVER, BC  
 REAR AND DEVELOPMENT  
 1/11

**Sheet Title**  
 ONE-STORY ABOVE ROOF LEVEL

Drawn By	Checked
GL	GL
Project Number	AS NOTED
1024	
Revision	Sheet Number

**A2.07**

**Roof Level Below**  
 Section 1/11 = 1'-0"

- LEGEND
- ① ARCHITECTURAL CONCRETE
  - ② CIVIL CONCRETE WINDOW HEADER
  - ③ PRECAST CONCRETE WINDOW SILL
  - ④ MASONRY
  - ⑤ GLAZING OR PREFINISHED ALUMINUM FRAMES
  - ⑥ WOOD CLADDING
  - ⑦ WOOD SHUTTER ENTRY DOOR
  - ⑧ WOOD TRIM
  - ⑨ WOOD & METAL SHUT CASE
  - ⑩ FIBREGLASS GLAZING & GLASS
  - ⑪ WOOD METAL & GLASS CANOPY
  - ⑫ GLASS & METAL GLAZEMENT
  - ⑬ METAL PANELS
  - ⑭ SYNTHETIC STONE

**MERRICK ARCHITECTURE**  
**BOKOWSKI SAKUMOTO FLUIGG LIMITED**

**VANCOUVER**  
 Suite 200  
 1000 Burrard Street  
 Vancouver, B.C.  
 V6C 2E5  
 1.604.683.1111  
 1.604.683.1111

**VICTORIA**  
 12 Dixon Square  
 Victoria, B.C.  
 V8T 1G6  
 1.250.460.7294  
 1.250.460.5374  
 info@merrick.ca  
 merrick.ca

Key Plan

Revision No.	Description	Date
--------------	-------------	------

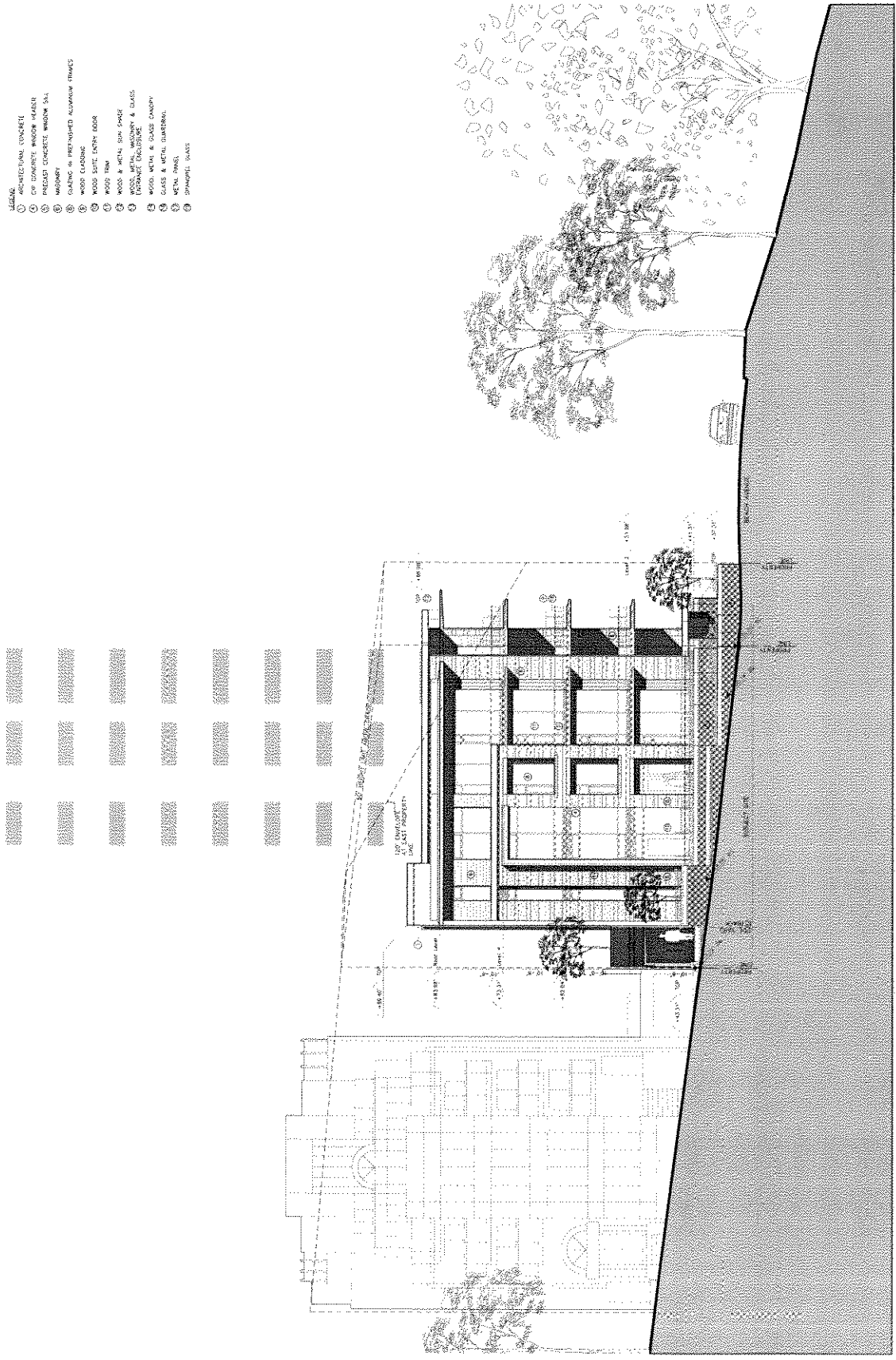
Sheet No.	1001
Development Permit	110017
Building Permit	
Construction	
Construction	

Project  
**1460 Bute at Beach**  
 VANCOUVER, B.C.  
 BEATH AND BUTE DEVELOPMENT LTD

Sheet Title  
**BUTE ST. ELEVATION**

Drawn By	Checked
GL	GB
Project Number	Scale
1004	AS NOTED
Revision	Sheet Number

**A3.00**



**Bute St. Elevation**  
 Scale: 1/8" = 1'-0"

This drawing and all other drawings are the property of Merrick Architecture and shall remain the property of Merrick Architecture. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Merrick Architecture.

Appendix D; page 26 of 38



- LEGEND**
- ① ARCHITECTURAL CONCRETE
  - ② PRECAST CONCRETE WINDOW HEADS
  - ③ PRECAST CONCRETE WINDOW SILL
  - ④ WINDOW
  - ⑤ CLADDING IN ALUMINUM-CLAD ALUMINUM PANELS
  - ⑥ WOOD CLADDING
  - ⑦ FIBRE CEMENT FIBRE BOARD
  - ⑧ WOOD PANEL
  - ⑨ WOOD & METAL SLAT WALL
  - ⑩ WOOD METAL MESHWORK & GLASS
  - ⑪ WOOD METAL & GLASS CANOPY
  - ⑫ GLASS & METAL CLAMPING
  - ⑬ METAL PANEL
  - ⑭ SPANDREL GLASS

**MERRICK ARCHITECTURE**  
BOROWSKI  
SAKUMOTO  
FLIGG  
LIMITED

**VANCOUVER**  
Suite 400  
1000 Burrard Street  
Vancouver, B.C.  
V6Z 2P6  
1.604.683.5111  
info@merrickarch.com

**VICTORIA**  
18 Bayview Square  
Victoria, B.C.  
V8V 4K6  
1.779.496.7911  
1.779.496.5336  
info@merrickarch.com

Revision	No.	Description	Date

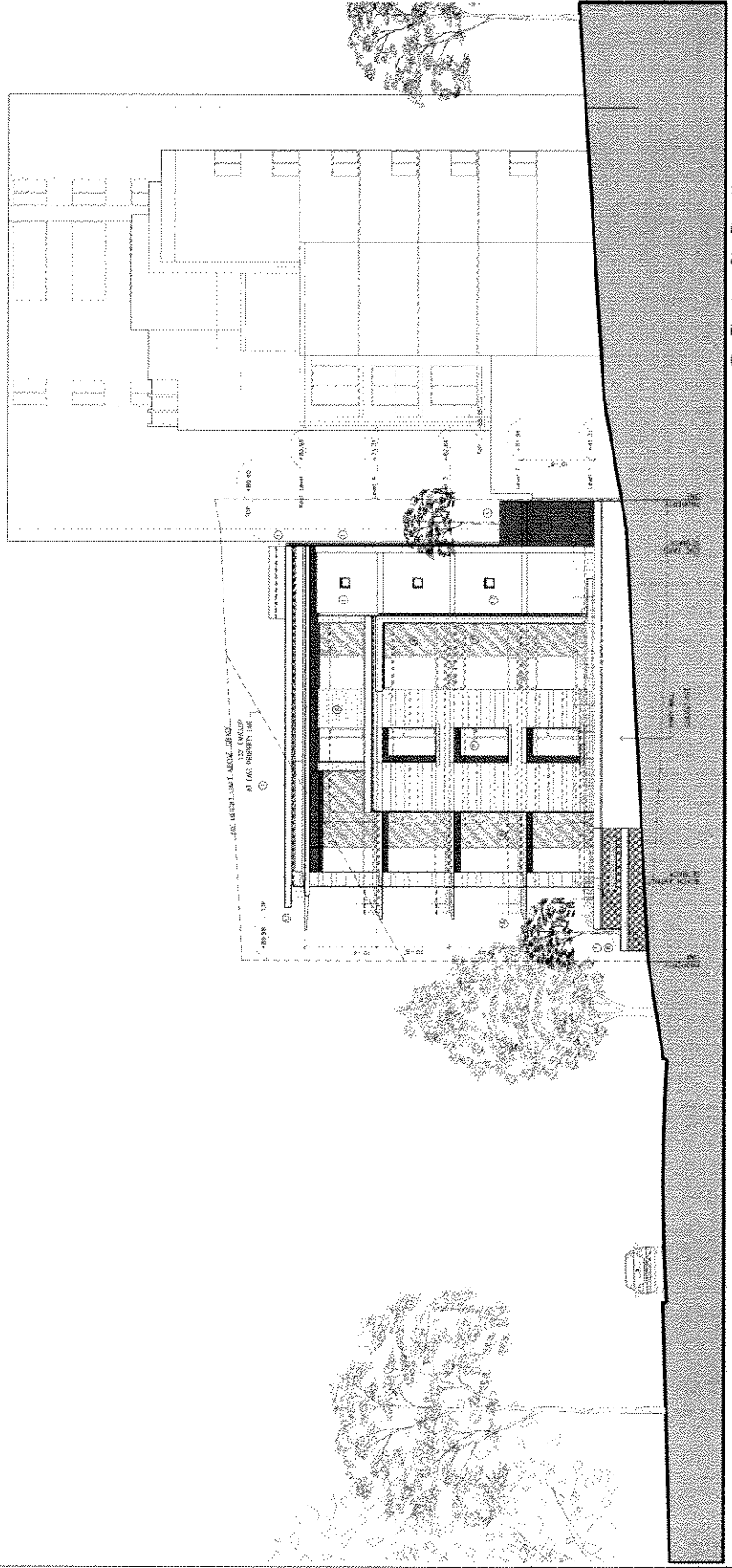
Sheet No.	1106/17
Development Form	
Planning	
Building Permits	
Construction	
Construction	

**Project**  
1460 Bute at Beach  
VANCOUVER, BC  
FOR  
BEACH AND BUTE DEVELOPMENT  
LTD.

Sheet 1106  
EAST ELEVATION

Drawn By	Checked
GL	GP
Project Number	Scale
1024	AS NOTED
Revision	Sheet Number

**A3.02**



**1106 East Elevation**  
Scale: 1/8" = 1'-0"

This drawing is a preliminary drawing and is not to be used for construction purposes without the approval of the architect. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing.

Appendix D ; page 22 of 38





- ① LEARNERS
- ② ARCHITECTURAL CONCRETE
- ③ CAP CONCRETE WINDOW FRAME
- ④ PRECAST CONCRETE WINDOW SILL
- ⑤ MASONRY
- ⑥ GUTTERS IN PRESTRESSED ALUMINUM FRAMES
- ⑦ WOOD CLADDING
- ⑧ WOOD SILL, ENTRY DOOR
- ⑨ WOOD TRIM
- ⑩ WOOD IN METAL SUN SHADE
- ⑪ WOODS, METAL, MACHINERY & GLASS
- ⑫ CARTRIDGE, CARTRIDGE
- ⑬ WOODS, METAL & GLASS CHAIR
- ⑭ GLASS & METAL CHAIRSEAT
- ⑮ METAL FRAMES
- ⑯ SPANOTILE GLASS

**K** MERRICK  
ARCHITECTURE  
BOROWSKI  
SAKUMOTO  
FLIGG  
LIMITED

VANCOLIVER

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

VICTORIA

[illegible]

---

K. 05. 01. 03. 04. 05. 06. 07. 08. 09. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838

Rev. \_\_\_\_\_ No. \_\_\_\_\_ Date \_\_\_\_\_


Issue	Issue Date
Poly	N/A
Development Period	11/09/77
Four yrs	
Working Paper	
Final report	
Construction	

Project:  
**1460 Bute at Beach**  
VANCOUVER, B.C.  
For  
REATH AND RUTE DEVELOPMENT  
LTD.

Spent Time

Drain & Fly	Uncoated
GI	GFR
Product Number	Name
1024	AS NOFED
Resin	Wet Strength

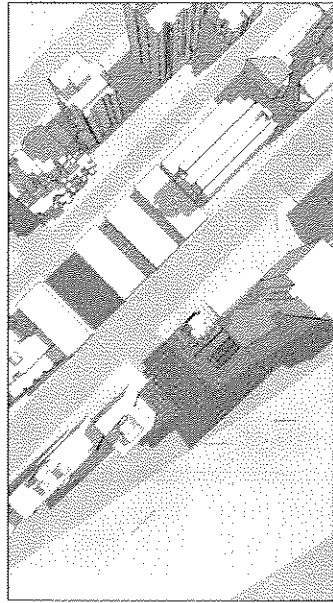
A4.00

44 IN.  Longitudinal Section  
Scale: 1/8" = 1'-0"

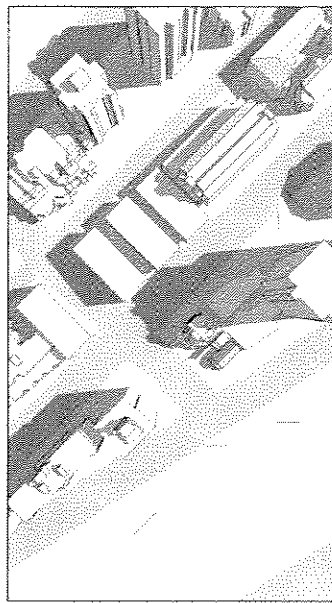
[illegible]

Appendix D : page 24 of 38





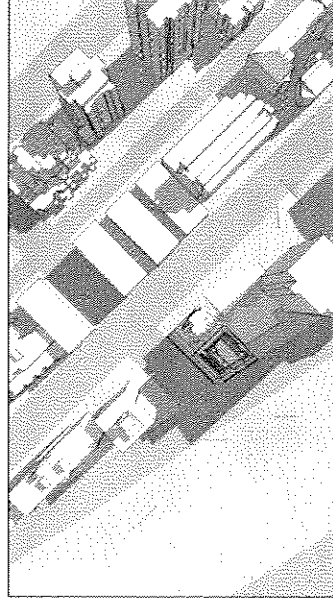
Existing  
March/September 21-10AM



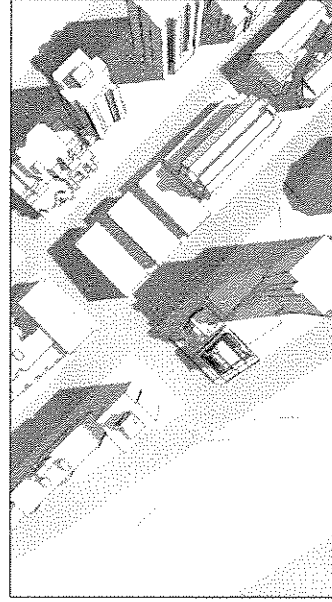
Existing  
March/September 21- 12 Noon



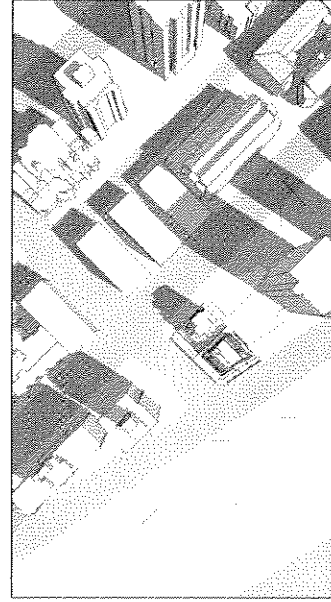
Existing  
March/September 21- 2 PM



Proposed  
March/September 21-10AM



Proposed  
March/September 21- 12 Noon



Proposed  
March/September 21- 2 PM

**MERRICK**  
ARCHITECTURE  
BOROWSKI  
SARDMOTO  
FLUGG  
LIMITED

**VANCOUVER**  
SUITE 300  
1000 BURNHAMTHORPE RD. E.  
VANCOUVER, B.C.  
V6C 3B5  
TEL: 604.275.1131  
FAX: 604.683.9331

**VICTORIA**  
16 RUSSELL SQUARE  
VICTORIA, B.C.  
V8P 1A9  
TEL: 250.460.1131  
FAX: 250.460.1131  
WWW.MERRICKARCH.COM

Key Plan

Revisions  
No. Description Date

Drawn  
PDP  
Development Permit  
Project On  
Building Permit  
Construction  
Consultant

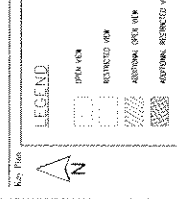
Issue Date  
N/A  
11/05/13

Project  
1460 Bute at Beach  
VANCOUVER, B.C.  
BEACH AND BUTE DEVELOPMENT  
LTD.

Sheet Title  
SHADOW STUDIES

Drawn By  
CL  
Checked  
GB  
Project Number  
1024  
AS NOTED  
Revisions  
Sheet Number

A5.00



Scale: 1:1000  
Date: 11/05/17

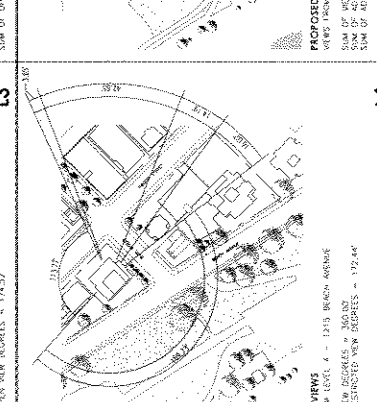
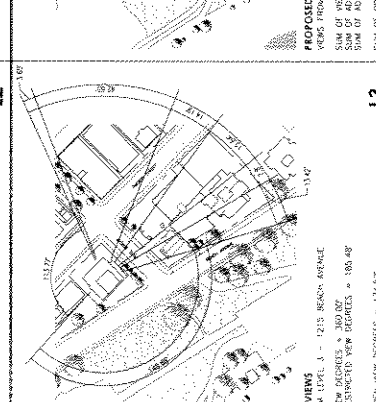
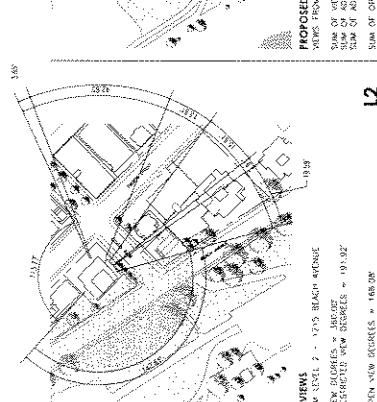
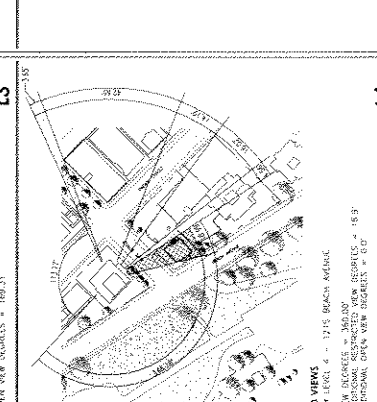
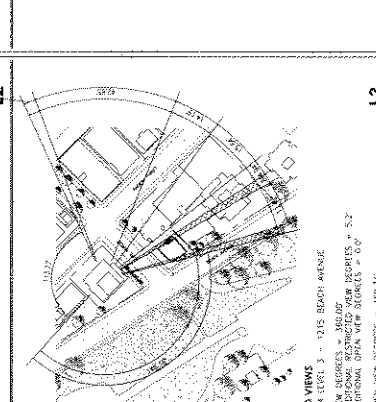
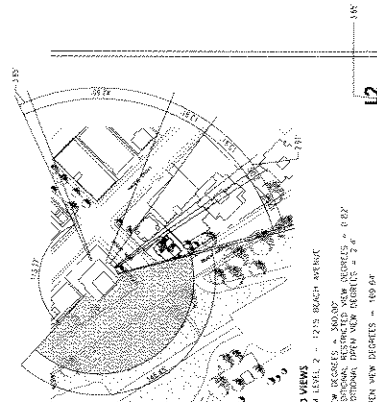
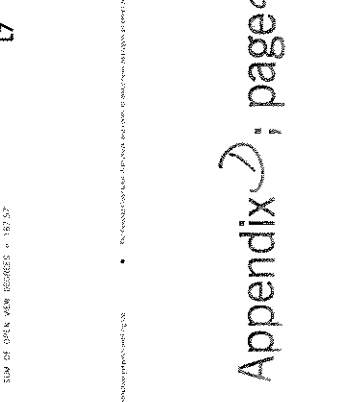
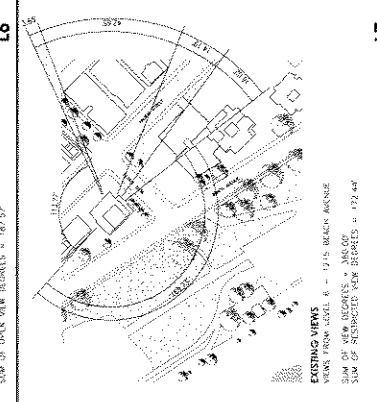
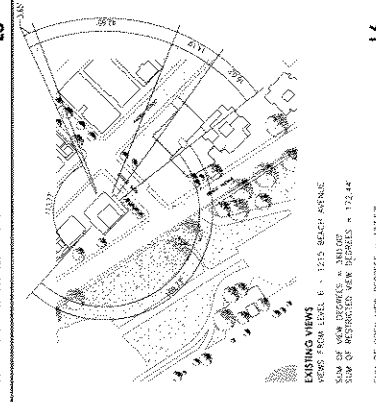
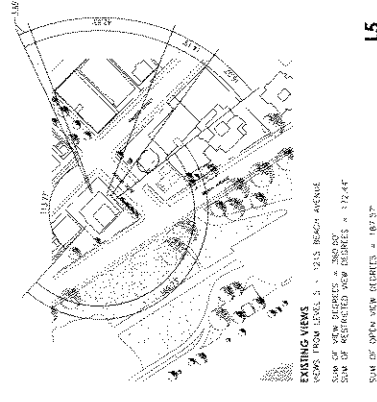
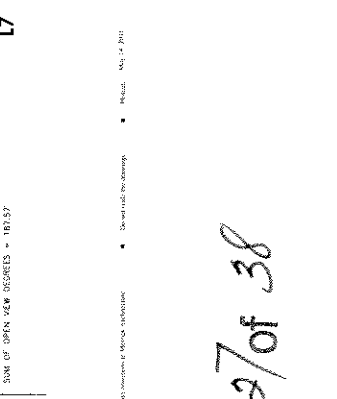
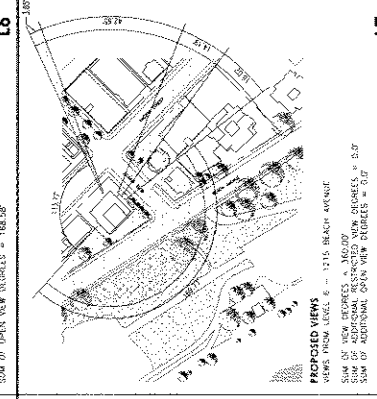
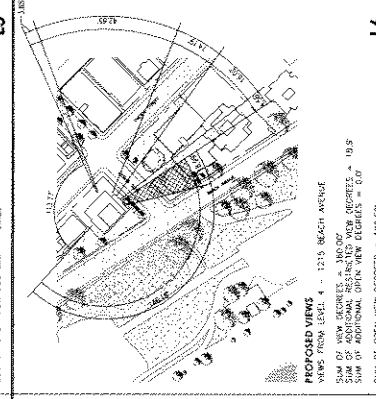
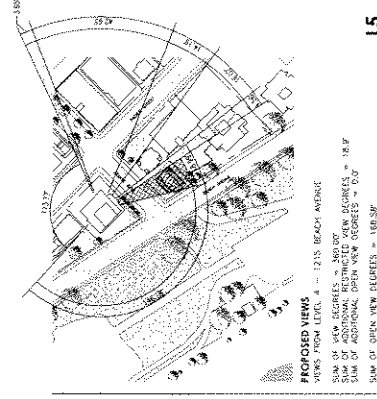
Project	1460 Bute at Beach
Client	VANCOUVER, B.C.
Architect	FOR BEACH AND BUTE DEVELOPMENT LTD.
Engineer	
Consultant	

Project: 1460 Bute at Beach  
Client: VANCOUVER, B.C.  
Architect: FOR BEACH AND BUTE DEVELOPMENT LTD.  
Engineer:   
Consultant:

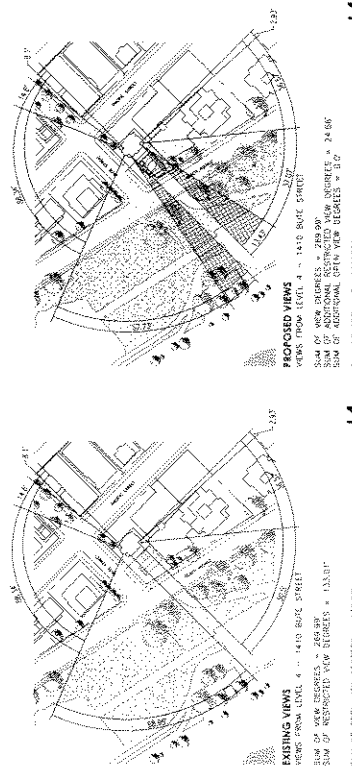
Sheet Title: 1215 BEACH AVENUE PRIVATE VIEW STUDIES

Drawn By	Checked
GL	GB
Project Number	Scale
1024	AS NOTED
Revision	Sheet Number

**A6.00**

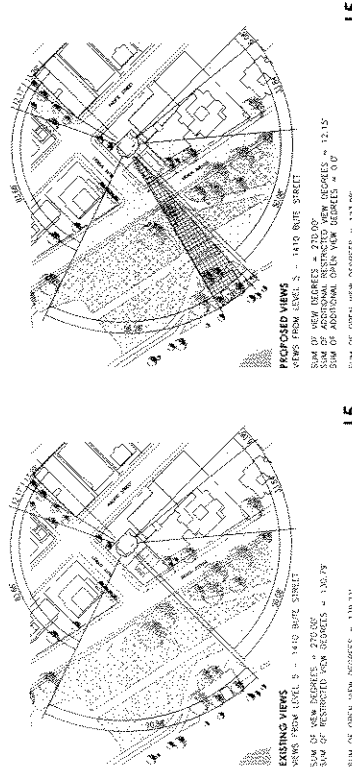






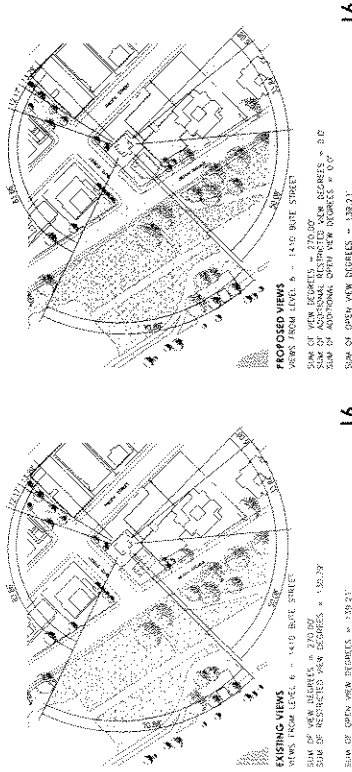
L1

L1



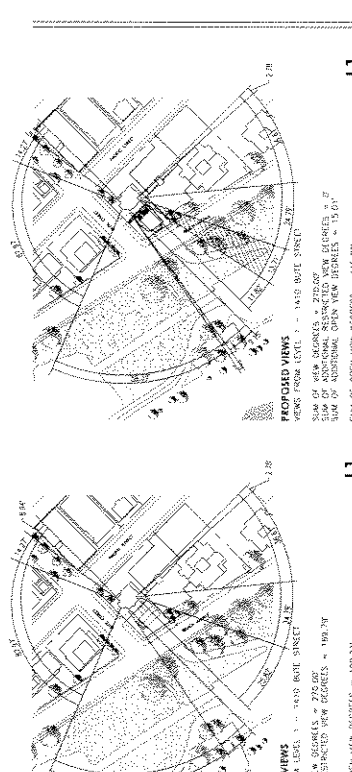
L2

L2



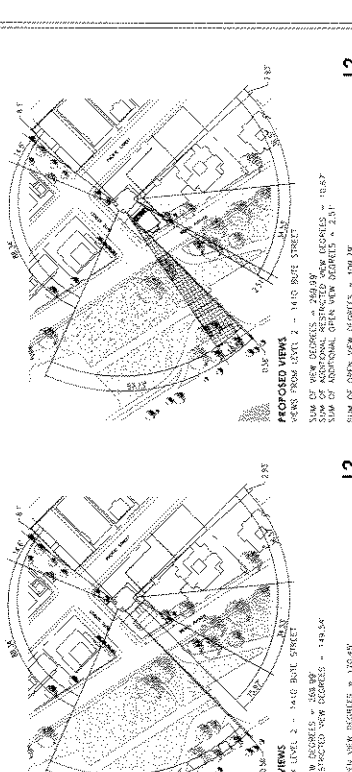
L3

L3



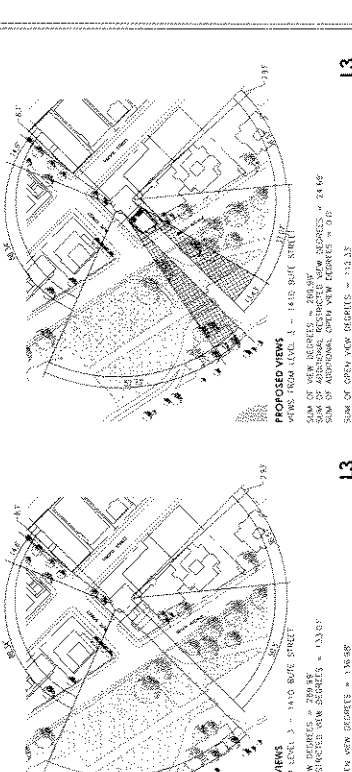
L4

L4



L5

L5

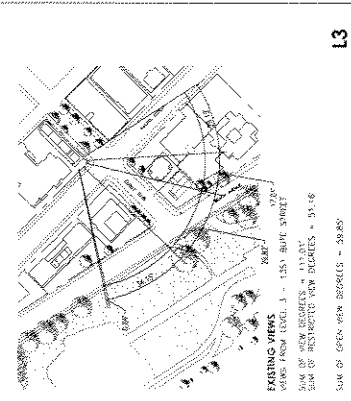
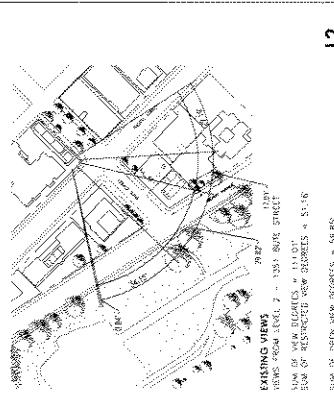
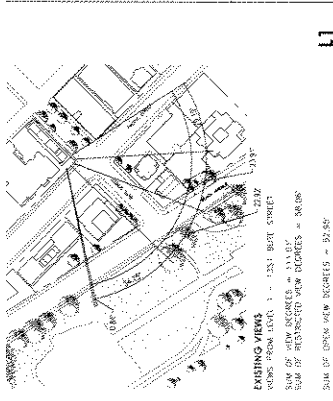
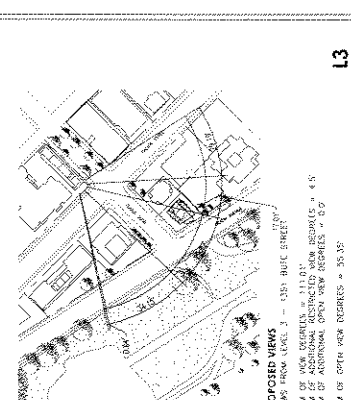
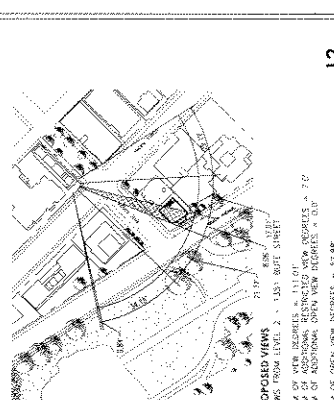
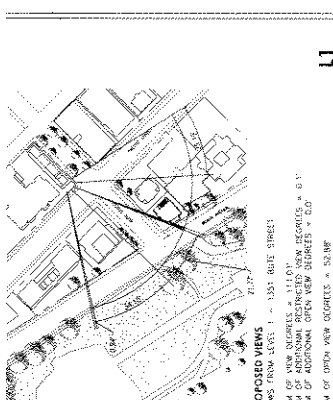
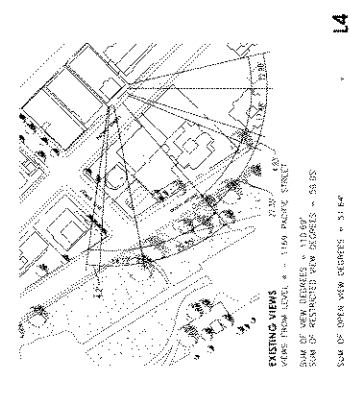
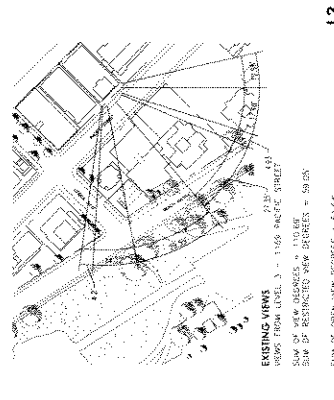
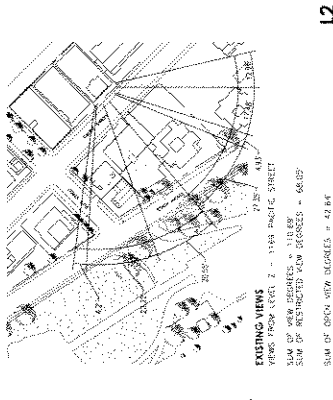
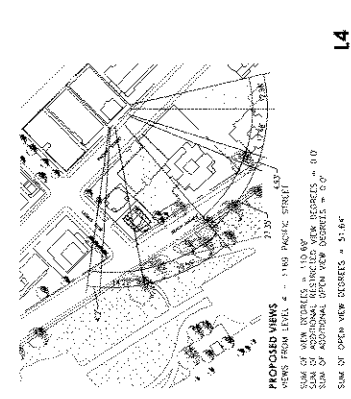
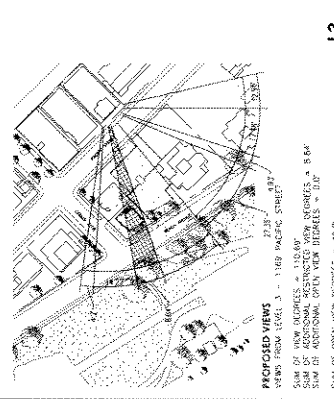
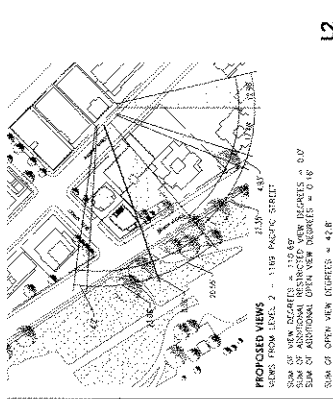


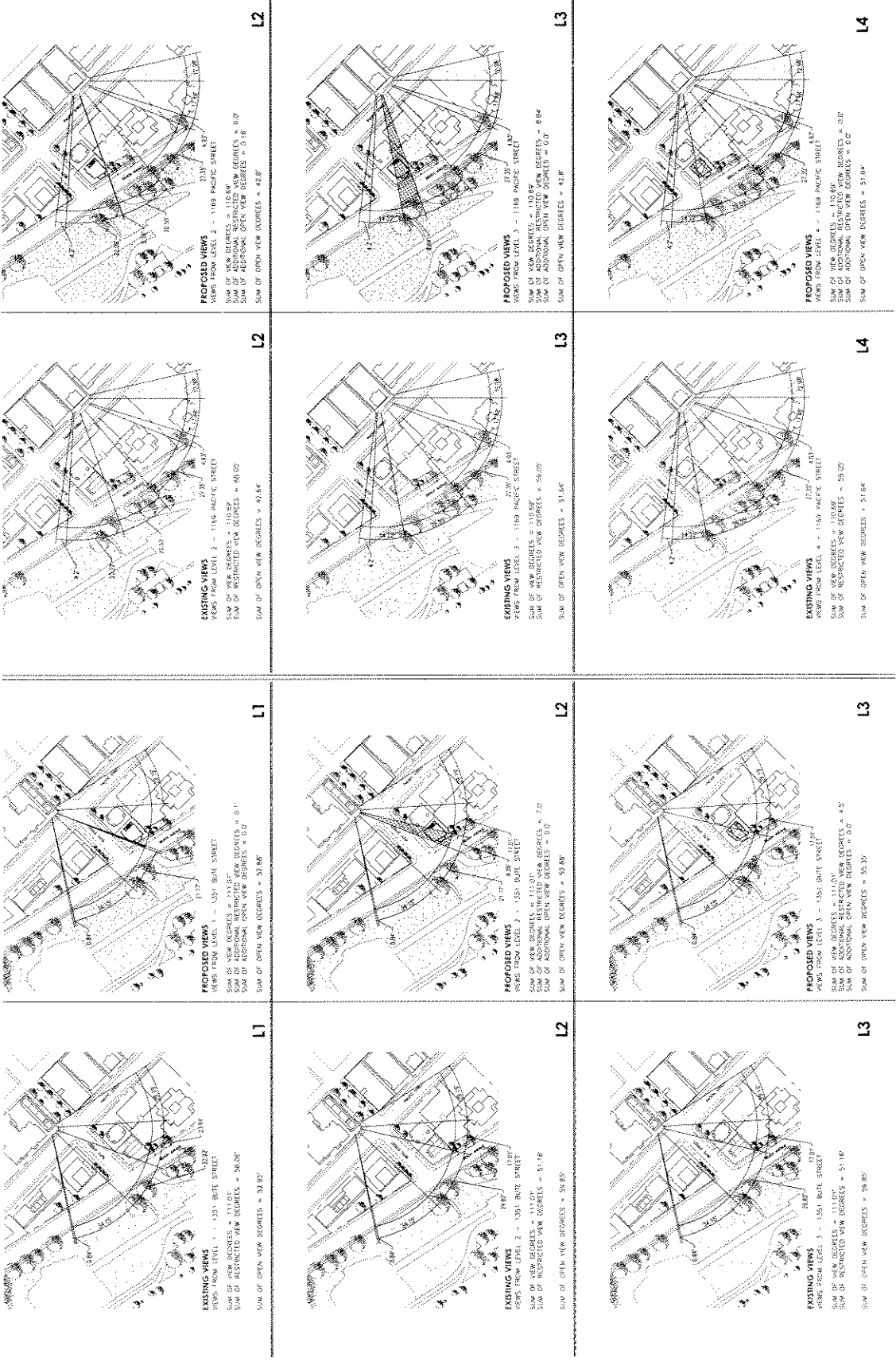
L6

L6







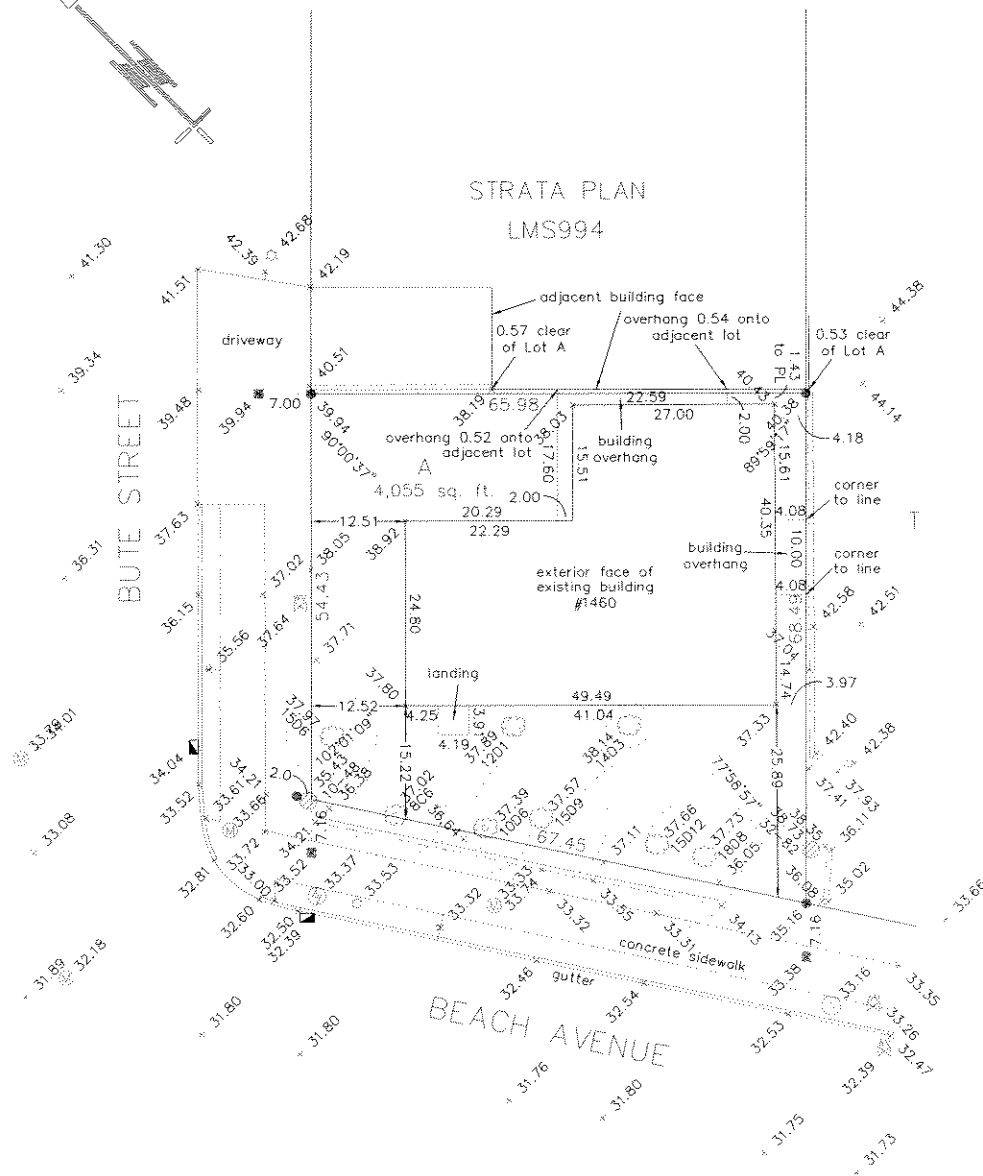
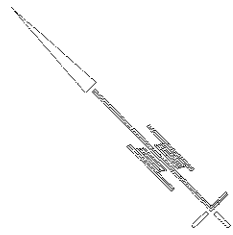




SURVEY PLAN OF LOT A, FORMERLY LOT 1 (REFERENCE PLAN 1702)  
OF LOT C AND LOT D, BOTH OF BLOCK 28, DISTRICT LOT 185  
NEW WESTMINSTER DISTRICT, PLAN 1963

SCALE 1" = 16'

All distances are in feet



NOTES:

All dimensions are derived from field survey.  
Boundaries are shown on the GVRD Datum and are derived from corner monuments V-2765 situated at the intersection of Bute Street and Pacific Avenue. Elevation is 51.72 feet.  
The elevation control, use corner monument or wood plug in concrete sidewalk only.  
All trees and shrubs have been plotted as required by Bylaw No. 1547.  
All elevations along curb, foot and gutter lines.  
All dimensions are to exterior faces unless otherwise noted.

- denotes rounded iron post
- denotes wood plug
- ⊙ denotes hydrant pole
- ⊗ denotes iron standard
- ~ denotes top of wall
- ⊕ denotes bottom of wall
- denotes corner post
- ⊙ denotes manhole
- ⊗ denotes water valve
- ⊕ denotes water meter
- ⊙ denotes hydrant
- ⊗ denotes sign post
- ⊕ denotes tree stump
- ⊙ (height in inches)
- ⊗ (diameter in inches)
- ⊕ denotes iron
- ⊙ (top of wall, corner, post)
- ⊗ (concrete)
- ⊕ (diameter in inches)

CIVIC ADDRESS

1460 BUTE STREET  
VANCOUVER, B.C.

ZONING: RM-5A

CERTIFIED CORRECT.  
DATED THIS 31ST DAY OF MARCH, 2010

IVAN NGAN

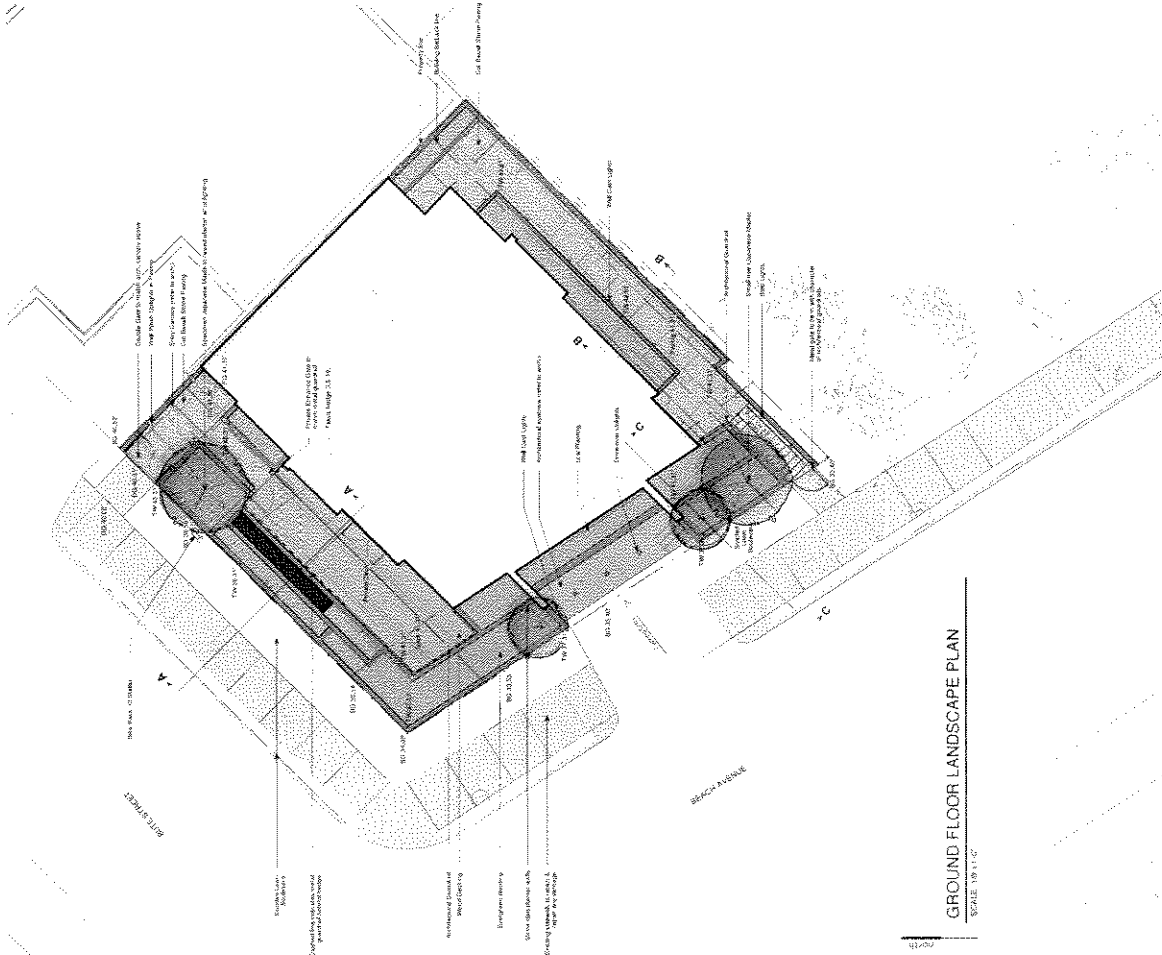
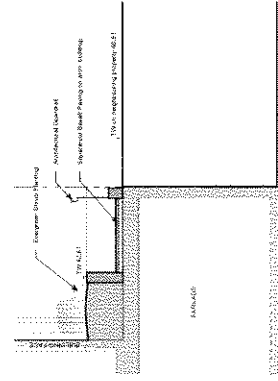
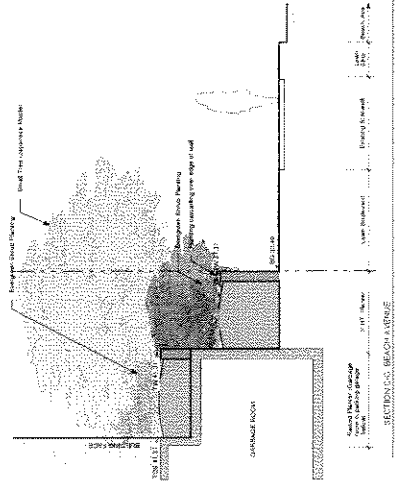
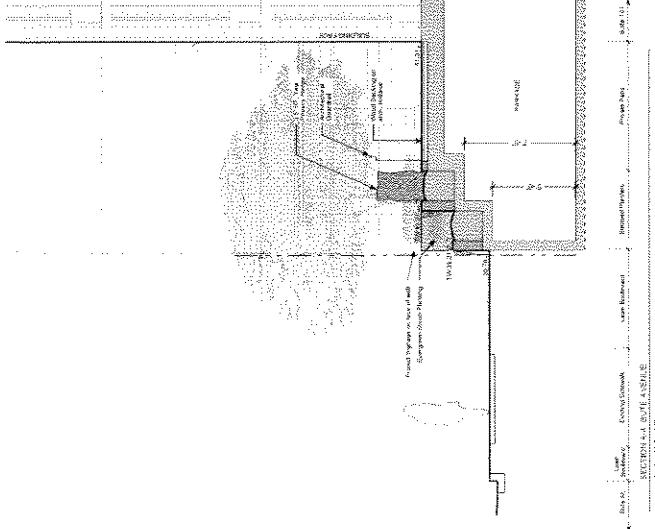
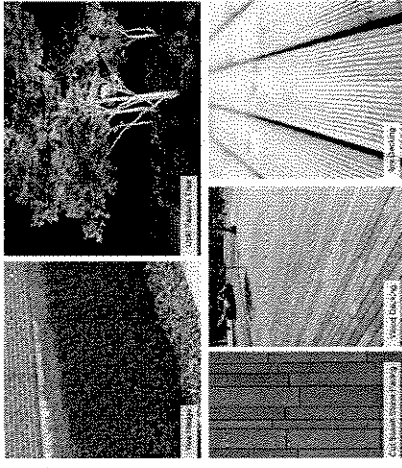
B.C.L.S.

LOUIS NGAN LAND SURVEYING

4938 VICTORIA DRIVE  
VANCOUVER, B.C., V5P 3T6  
(604) 327 1595



# CONCEPT IMAGES



GROUND FLOOR LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

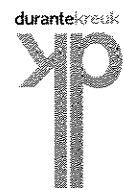
## LEVEL 1 LANDSCAPE CONCEPT 1460 BUTE AT BEACH

L01

DATE: 10 MAY 2011  
SCALE: 1/8" = 1'-0"

DRAWN: BC  
PROJECT NUMBER: 10100

Appendix 35 of 38



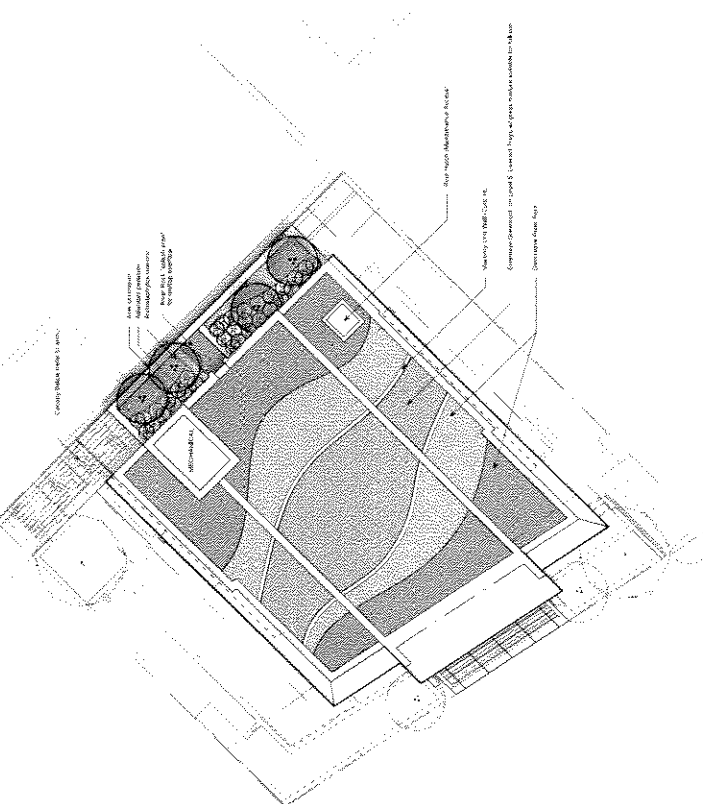
DURANTE KREUK LTD. LANDSCAPE ARCHITECTS  
102-1837 West 5th Avenue, Vancouver, B.C. V6J 1N5  
604.684.8111  
604.684.8177  
www.dkla.ca

# ROOFTOP LANDSCAPE CONCEPT 1460 BUTE AT BEACH

L02

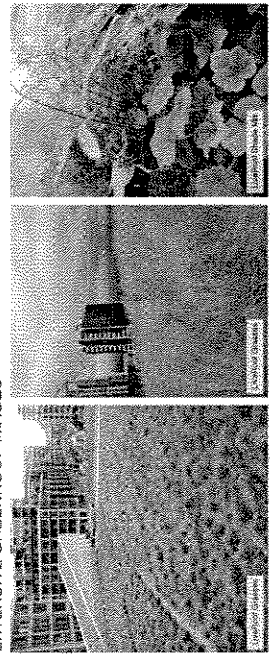
DATE 10 MAY 2011  
DRAWN BY  
PROJECT NUMBER 10700

Appendix D; page 36 of 38



ROOF LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

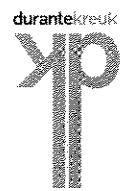
## EXTENSIVE GREENROOF IMAGES



LIVERPOOL SUN (GRASS) MIX  
 LIVERPOOL SHADE MIX  
 LIVERPOOL MIX

# LEVEL 1 PLANTING PLAN 1460 BUTE AT BEACH

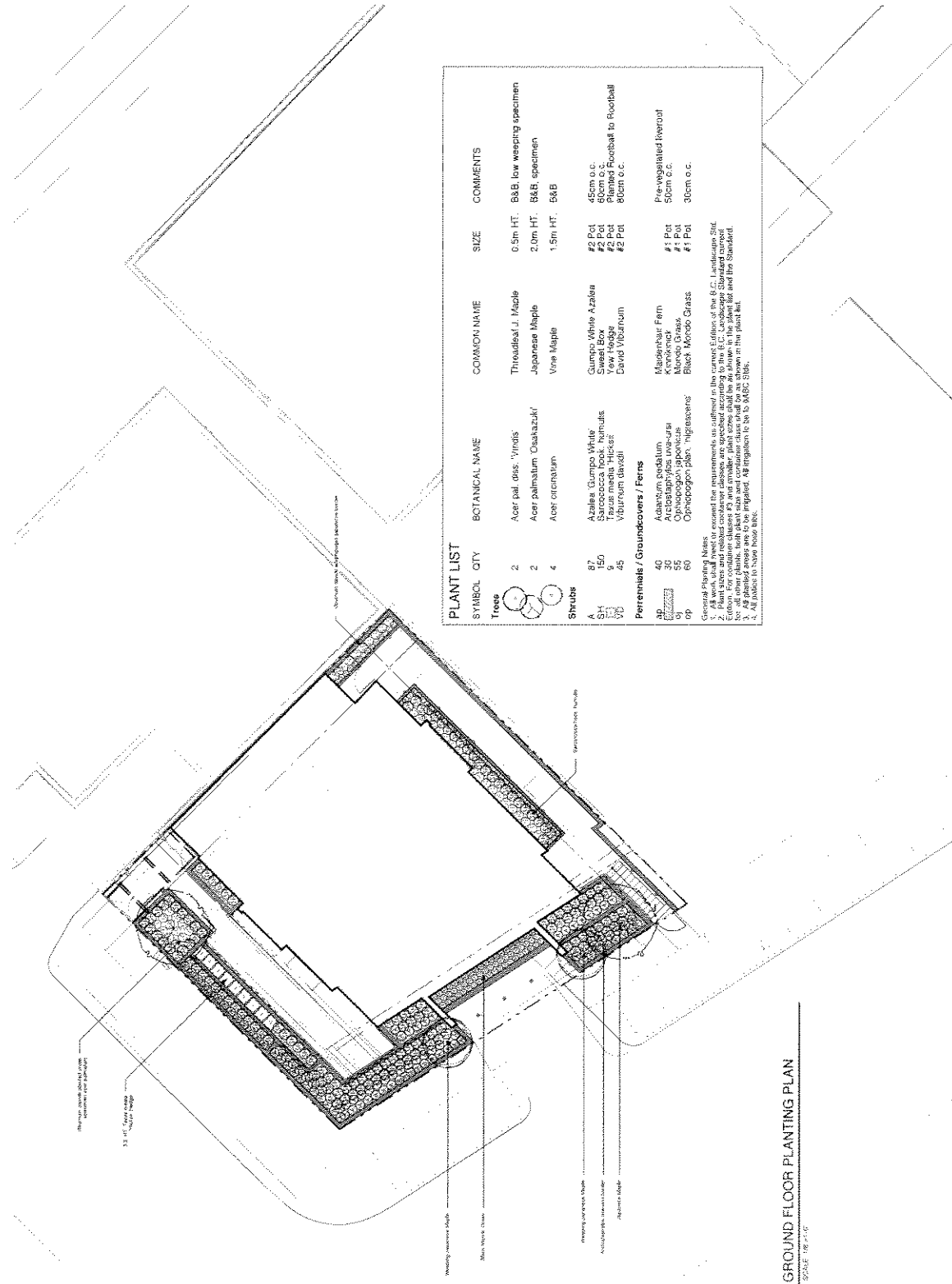
L03



DURANTE KREUK LTD. LANDSCAPE ARCHITECTS  
100-1817 West 28th Avenue Vancouver, B.C. V6J 1M5  
Tel: 604-684-4877  
Fax: 604-684-4877  
www.durantebc.ca

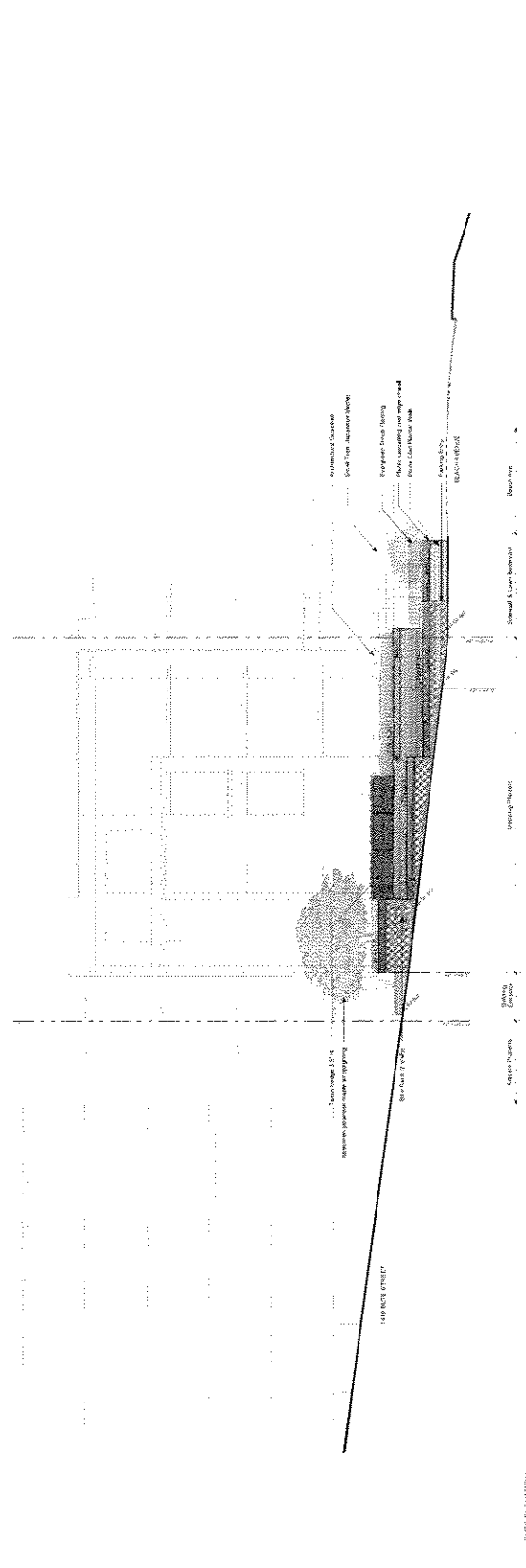
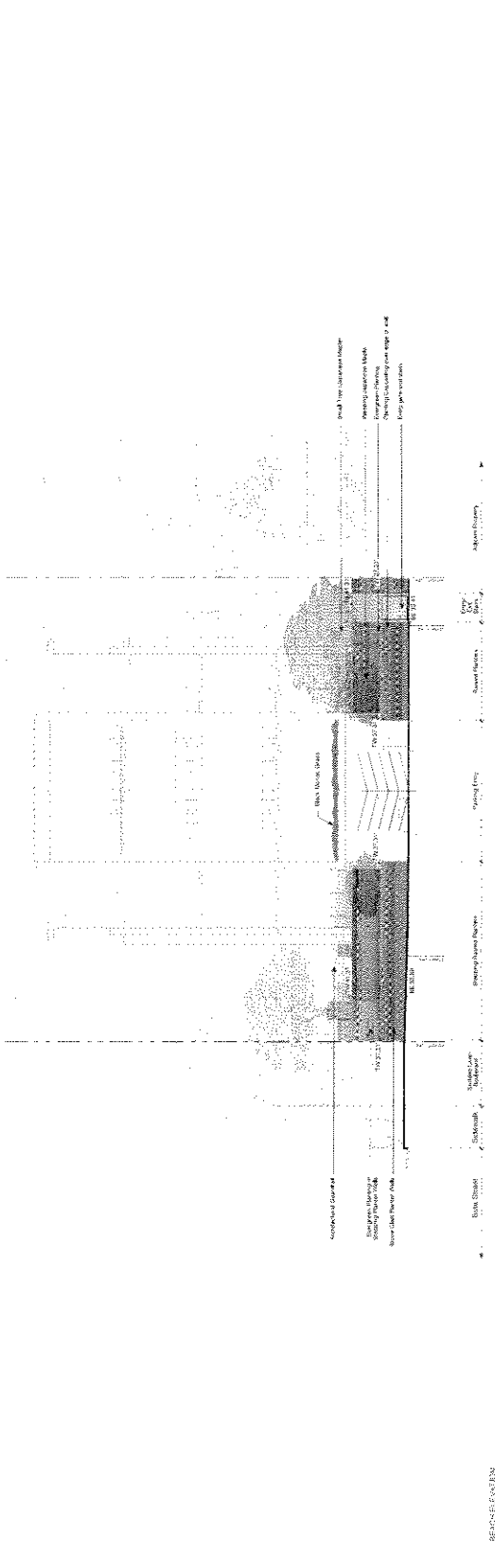
DATE 10 MAY 2011  
SCALE 1/8" = 1'-0"  
DRAWN BC  
PROJECT NUMBER 10100

Appendix D; page 37 of 38



PLANT LIST				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
	2	Acer pal. diss. 'virens'	Throated J. Maple	0.5m HT. 8x8, low weeping specimen
	2	Acer palmatum 'Osakazuki'	Japanese Maple	2.0m HT. 8x8, specimen
	4	Acer ornatum	Vine Maple	1.5m HT. 8x8
<b>Shrubs</b>				
	87	Ardisia 'Compacta Major'	Guinea White Azalea	45cm o.c.
	150	Sarcococca hook. humilis	Sweet Box	60cm o.c.
	9	Taxus media 'Hicksii'	Yew Hedge	Planted Rootball to Rootball
	45	Viburnum davidii	David Viburnum	80cm o.c.
<b>Perennials / Groundcovers / Ferns</b>				
	40	Adiantum podatum	Maidenhair Fern	Pre-vegetated In-situ
	30	Androsace	Androsace	50cm o.c.
	55	Ophiopogon japonicus	Mondo Grass	30cm o.c.
	60	Ophiopogon plan. 'nigrescens'	Black Mondo Grass	
<b>General Planting Notes</b>				
1. All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Std.				
2. All plantings shall be installed in accordance with the current Edition of the B.C. Landscape Std.				
3. All plantings shall be installed in accordance with the current Edition of the B.C. Landscape Std.				
4. All plantings shall be installed in accordance with the current Edition of the B.C. Landscape Std.				
5. All plantings shall be installed in accordance with the current Edition of the B.C. Landscape Std.				

GROUND FLOOR PLANTING PLAN  
SCALE 1/8" = 1'-0"



# LANDSCAPE ELEVATIONS 1460 BUTE AT BEACH

L04

DATE 10 MAY 2011  
DRAWN BY  
PROJECT NUMBER 10100



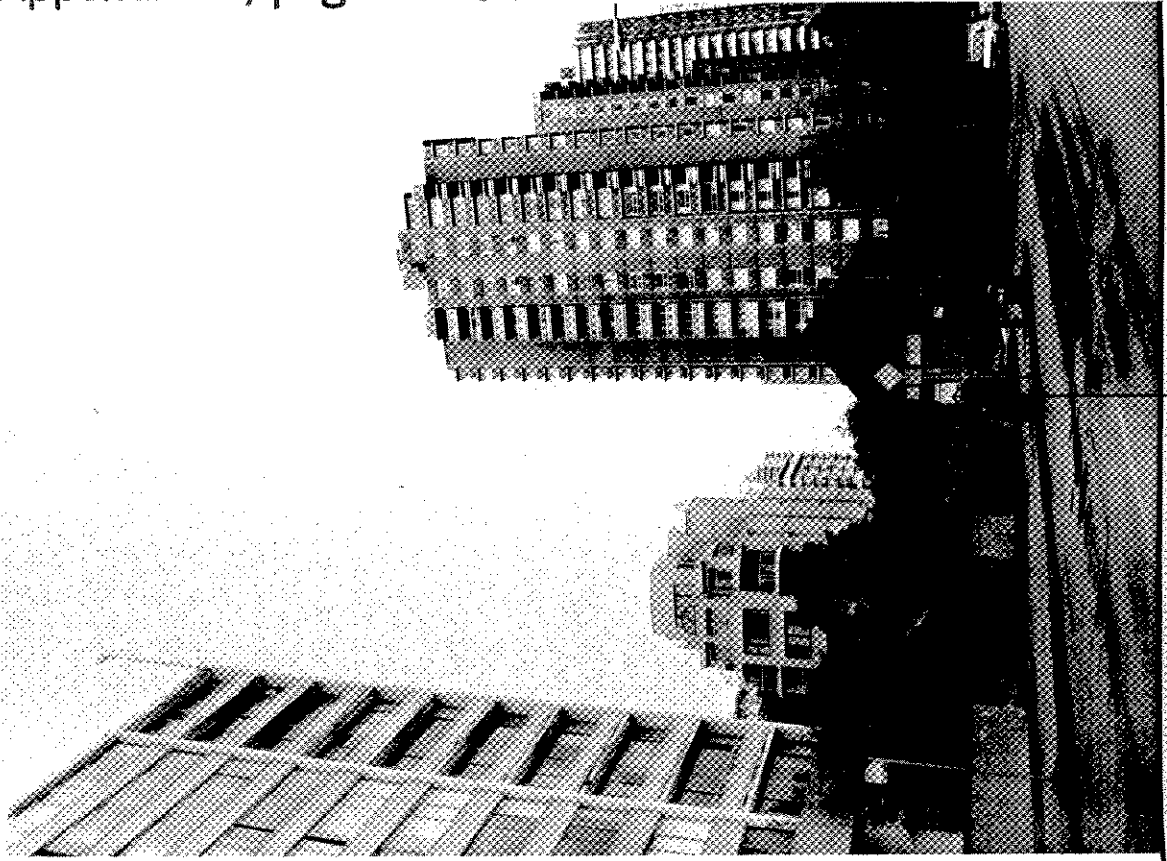
May 16, 2011

### Property Address and Legal Description

1460 Bute Street, Vancouver BC: Lot A, Formerly Lot 1 (Reference Plan 1702) of Lot C and Lot D, both of Block 28, District Lot 185, NWD, Plan 1963

### Context and Current Use and Development of the Site

The proposal site sits in a mature area of Vancouver's West End. The site slopes up approximately 7 feet from Beach Avenue north, and is relatively flat along Beach Avenue. It is adjoined by the driveway of 6-storey 1410 Bute Street immediately north, and the one-storey parking podium of highrise 1155 Beach Avenue immediately east. Highrise 1215 Beach Avenue sits across Bute Street. A variety of lower buildings of 3-5 stories adjoin across Pacific Street, although 1410 Bute comes between the proposal and those buildings. The site enjoys unlimited views across Beach Avenue to the park, trees and water of Sunset Beach and English Bay towards the south. The site was occupied by a dilapidated single family house. Over the years, this house had been boxed in by the driveway and underground parking of 1410 Bute and by the podium of 1155 Beach Avenue. It had been extensively modified, and had no heritage status. The house had never been a rental property.



SUBJECT SITE

MERRICK ARCHITECTURE ■  
BOROWSKI SAKUMOTO FLIGG LIMITED

1460 Bute Street For Beach and Bute Development

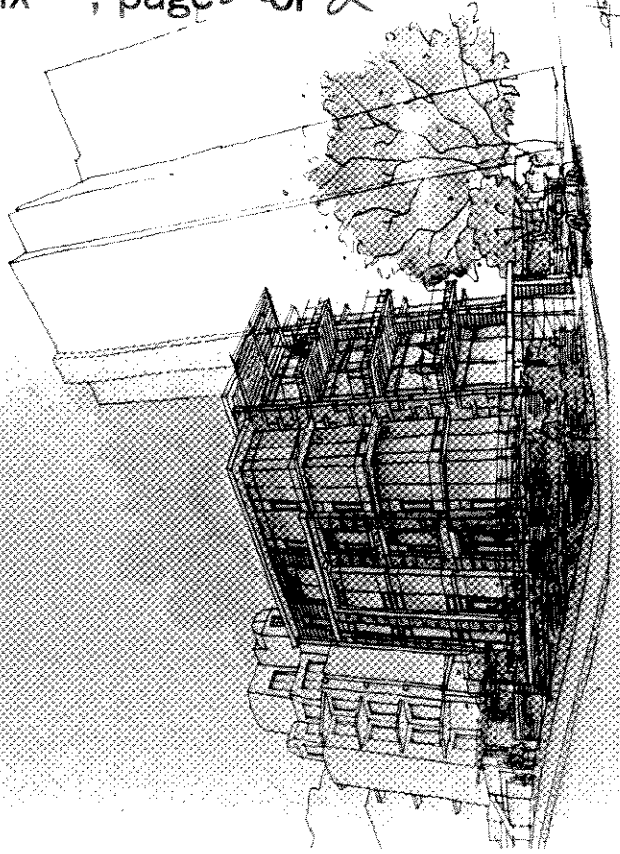
## Project Description

The proposed project consists of a 4-storey boutique condominium building with four market residential condominium suites. The building rests on underground parking, accessed from Beach Avenue. Owing to the extreme grade change up Bute Street, parking access from Bute is impractical. The building main entrance for pedestrians would be off Bute Street, and a townhouse-style entrance to the ground floor residence is proposed adjacent to this main entrance.

The building is seen as a 'camera' capturing and framing views south towards the water, with a masonry carapace and glass lenses. These components are protected by large southwest facing balconies diminishing low-angle west sun and wind off the water. The balconies are augmented by horizontal wood and metal sunshades above level 4 to tackle south sun at the top level.

The presence of wood is felt on the exterior soffits and the jambs of the masonry portals, and at the main entrance. The visitor is drawn over stepping stones at the entrance, then approaches the glass entrance lobby that terminates the entrance vista, drawing the residents home. The landscape is fed metaphorically from a series of roof scuppers cascading down from the uppermost green roof. This water is channeled metaphorically under the main entrance pathway.

Circulation is simple and direct. Owing to the tiny floorplate, access to the units is directly off the elevator at each level, with secure access provided by electronic key fobs. The visitor enters the suite and immediately approaches the framed water view.



**Letter "A" - Transfer of Heritage Density  
(to accompany development application)**

March 21, 2011

**City of Vancouver**  
Development Services  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

**Attention: Project Facilitator**

Dear Sir or Madam:

**Re: Transfer of Heritage Density**

**1460 Bute** (receiver site)

**163 West Hastings Street** (donor site)

This is to confirm that a conditional agreement has been reached between **Salient Developments (Flack) Ltd**, the registered owner of a heritage donor site at **163 West Hastings Street** to sell **600 sq. ft.** of heritage density to **Beach and Bute Development Ltd**, the registered owner of the above receiver site at **1460 Bute**, at a price of **\$ 75 per sq. ft.** and total value of **\$ 45,000**. This agreement is subject to the City's approval of the Development Application for the receiver site.

The Donor Site Owner and the Receiver Site Owner both agree that the City has no responsibility to ensure payment or the fulfillment of any condition of our agreement. We also agree that the City has no obligation to effect the transfer. The decision to transfer is within the City's discretion to refuse or approve, as it will, without recourse by any party.

Both the Donor Site Owner and the Receiver Site Owner are aware that the City cannot, and will not, effect a density transfer until all conditions for release of the density from the donor site have been fulfilled including:

- the donor site is possessed of the density which is the subject of this agreement (that is, that the rezoning by-law is enacted, or the Heritage Agreement is enacted and registered on title and the related Development and Building Permits are issued); and
- the density from the donor site is available for sale to the Receiver Site Owner; and
- the Donor Site Owner has completed the rehabilitation of the heritage building, or given the City a letter of credit therefore, or completed sufficient donor site rehabilitation to warrant a partial release of density, and fulfilled any other requirement as set out in the legal agreements with City; and
- submission of a fully executed Letter B in the form acceptable to the City.



**Donor Site Table**

(Note: Owner of Donor Site is responsible for ensuring data in table is correct.)

A. Total transferable density awarded to the Donor Site by the Heritage Agreement or Rezoning

**98,208 ft<sup>2</sup>**

Transfers approved to date (that is, receiver site's Development Permit or Rezoning approved with conditions)

<u>Address of receiver site(s)</u>	<u>DE# / RZ#</u>	<u>Amount transferred</u>
1205 Howe Street	DE 410934	8,993 ft <sup>2</sup>
1096 West Broadway		3,750 ft <sup>2</sup>
1372 Seymour St	DE 413628	36,000 ft <sup>2</sup>

B.	Total transfers approved to date	48,743 ft <sup>2</sup>
C.	Total density available for transfer (A - B)	49,465 ft <sup>2</sup>
D.	Other transfer agreements not yet approved by the City	0 ft <sup>2</sup>
E.	Transfer amount proposed in this transaction	600 ft <sup>2</sup>
F.	Total density available after proposed transfer (C - (D + E))	48,865 ft <sup>2</sup>

Yours truly,

  
**Salient Developments (Flack) Ltd**

  
**Beach & Bute Developments Ltd.**

cc: Heritage Planning Analyst, Heritage Group  
 Development Officer, Real Estate Services