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745 THURLOW STREET (COMPLETE APPLICATION)  
DE413483 - ZONE CD-1 (493)

RS/BM/MW/AH/DR/LH

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

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

**Also Present:**

R. Segal, Urban Design & Development Planning  
B. Mah, Development Services  
D. Robinson, Development Services  
J. Greer, Development Services

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**APPLICANT:**

Musson Cattell Mackey Partnership  
Attention: Mark Thompson  
1600 - Two Bentall Centre  
555 Burrard Street  
Vancouver, BC V7X 1M9

**PROPERTY OWNER:**

Bentall LP  
1800 - 1055 Dunsmuir Street  
Vancouver, BC  
V7X 1B1

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**EXECUTIVE SUMMARY**

- **Proposal:** To construct a 25-storey (24 floors of Office plus Amenity on the 25<sup>th</sup> floor) Office tower including Retail and Restaurant with 6 levels of underground parking accessed from the lane.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F CD-1 By-law - Section 3: Height

• **Issues:**

- Refinements to the treatment of the building frontage (ground floor) on Alberni Street.

- **Urban Design Panel:** Support (7-0)

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DE413483 as submitted, the plans and information forming a part thereof, thereby permitting the development of a 25-storey office tower (24 floors of Office plus a 25<sup>th</sup> floor of amenity space) including Retail and Restaurant with 6 levels of underground parking accessed from the lane, subject to the following conditions and Council's approval of the form of development and enactment of the text amendment to the CD-1 By-law:

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- 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 resolve the detailing of the junctures of the two exterior glazing treatments.  
  
**Note to Applicant:** Full size mock-up of this juncture should be considered.
  - 1.2 design development to refine the treatment of the Alberni Street ground floor building frontage;  
  
**Note to Applicant:** Pursuing an expression more consistent with the project's overall architectural language should be considered.
  - 1.3 design development to incorporate intermittent trellises and/or a row of trees on the podium roof deck (lane and Thurlow Street sides).
- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	198 ft. x 131 ft. (nominal)
Site Area	-	-	25,969 sq. ft. (survey plan)
FSR <sup>1</sup>	16.1	-	Retail Stores 1.11 Restaurants 0.33 General Offices 14.66 Total 16.10
Floor Area <sup>1</sup>	418,101 sq. ft.		Retail Stores 28,843 sq. ft. Restaurants 8,509 sq. ft. General Offices 380,732 sq. ft. Total 418,084 sq. ft.
Height <sup>2</sup>	300 ft.		Top of Parapet Wall @ east corner 302ft.
Parking	338 Small Car (25% max.) 78	268 Disability Spaces 5 Shared Vehicle Parking (1%) 3	Standard 241 Small Car 63 Disability 7 Shared Vehicle Parking 3(1 s.c.) Total 314
Bicycle Parking <sup>3</sup>	-	Class A 78 Class B 12 Commercial Horizontal (70%) 55 Bicycle Lockers (20%) 16 Electrical Outlets (2/space) 39 Clothing Lockers (0.7 x/gender) 110 Full Height (50%) 55	Class A 50 Class B 12 Commercial Horizontal 34 Bicycle Lockers 12 Electrical Outlets 0 Clothing Lockers 68 Full Height 38
Loading <sup>4</sup>	-	Cl. A Cl. B Cl. C Retail/Restaurant 0 3 1 General Offices 5 4 0 Total 5 7 1	Class A 4 Class B 6 Class C 0
Amenity	10,764 sq. ft.	-	3,647 sq. ft.

<sup>1</sup>Note on FSR/Floor Area: A rezoning application to amend the CD-1 By-law was approved by Council on October 19, 2010. Confirmation that the proposed FSR does not exceed the maximum allowable is required. See Standard Condition A.1.1.

<sup>2</sup>Note on Height: The elevator and mechanical penthouse, stairwell, trellis and portion of sloping parapet wall exceed the maximum height of 300 ft. However, Section 3.2 of the CD-1 By-law (refer to Appendix F) which also references Section 10.11 of the Zoning and Development By-law permits a greater height for these elements, noting protrusion into the applicable view corridor is proposed. [Refer to response to rezoning conditions (i), Page 5.]. Staff consider all of the elements exceeding 300 ft. in height meet the criteria specified in Section 3.2 of the CD-1 By-law.

<sup>3</sup>Note on Bicycle Parking: An additional 28 Class A bicycle spaces must be provided to meet the requirements of the Parking By-law. This includes the related number of horizontal spaces, bicycle lockers, electrical outlets and clothing lockers. (See Standard Conditions A.1.2 and A.1.3.)

<sup>4</sup>Note on Loading: The loading requirement for this project is 5 Class A, 7 Class B and 1 Class C. Engineering supports the proposal for 4 Class A, 6 Class B and 0 Class C loading spaces. (See comments page 10). Staff support this relaxation of loading for this project.

• **Legal Description**

Lot: 1  
 Block: 18  
 Plan: BCP 44449  
 District Lot: 185

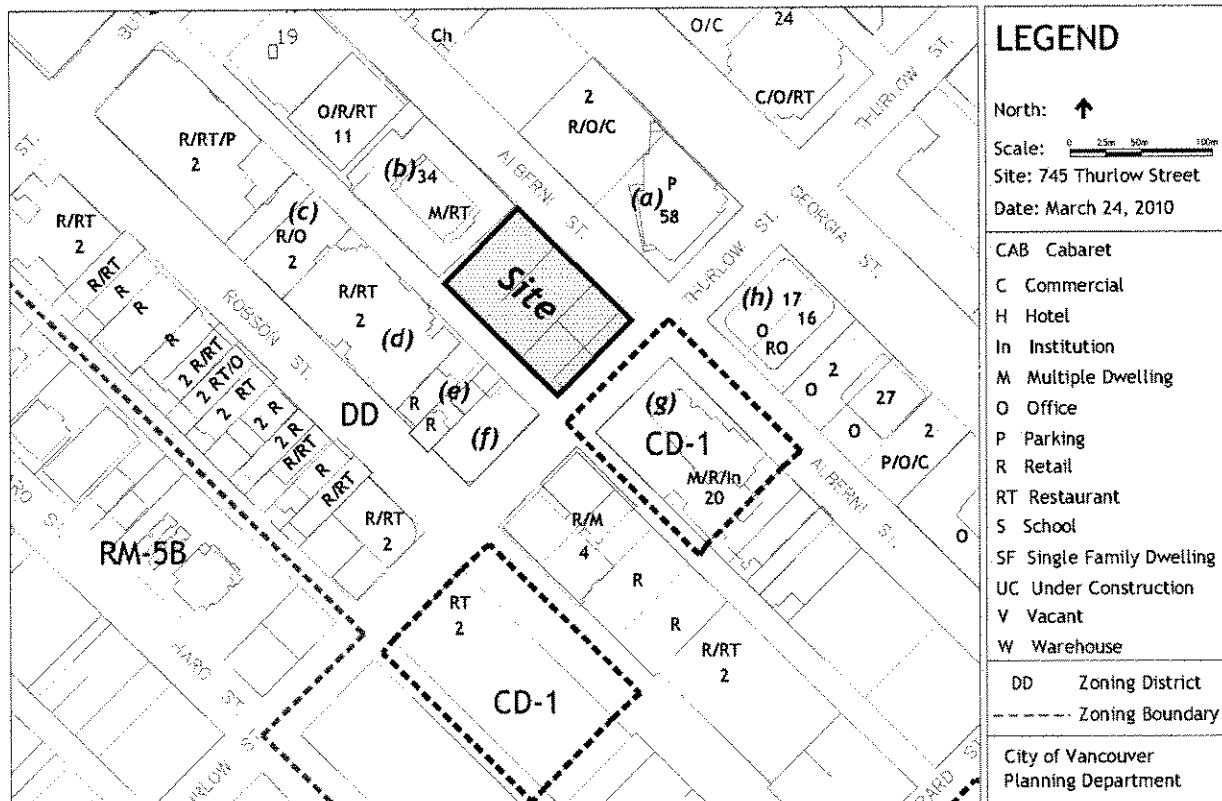
• **History of Application:**

09 11 26 Complete DE submitted  
 10 02 10 Urban Design Panel  
 10 10 6 Development Permit Staff Committee

• **Site:** The site is located on the SW corner of Thurlow and Alberni Streets with parking accessed from the lane to the south. The existing retail, office and parkade are to be demolished. The site slopes slightly downward from the lane to Alberni Street.

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

- (a) 1121 West Georgia - Shangri-La, 60 storey mixed commercial/residential tower
- (b) 1126 Alberni - 34 Storey Residential Tower & Restaurant at grade
- (c) 1155 Robson - 2 Storey Retail & Office
- (d) 1133 Robson - 2 Storey Retail/Restaurant
- (e) 1119 Robson - 2 Storey Restaurant/Retail
- (f) 1107 Robson - 1/2 Storey Restaurant/Retail
- (g) 1060 Alberni - 20 Storey Residential Tower + Retail/Institutional
- (h) 1090 Alberni - 17/16 Storey Office + Office/Retail



• **Background:** This development application follows rezoning approval by Council on July 22, 2008 of CD-1 By-law (493) enacted on September 21, 2010. As part of this rezoning review, a detailed urban design analysis of the proposed density and building massing was undertaken which concluded that the design had successfully accommodated the increased density. Council in its approval of the rezoning, approved in principle the form of development.

A proposed text amendment is being processed concurrently with this development application. The Council report on the text amendment was referred by Council to Public Hearing on September 21, 2010. Council approved the text amendment at Public Hearing on October 19, 2010. The text amendment adds an additional floor of office space to the tower, without increasing the overall building height. The extra floor is achieved through a reduction in floor-to-floor heights throughout the office portion of the building and results in an increase in total floor area.

The project includes extensive green roofs, a commitment to register the project under the LEED® Green Building Rating system, amenity space for the benefit of building occupants, and public art integrated into the building façade.

• **Response to Rezoning Conditions:**

This development application has responded to the principal design development conditions of the enacted CD-1 By-law (493) as follows:

**DESIGN:**

(i) design development to ensure that the total height of the tower, including mechanical and architectural appurtenances, does not exceed the applicable view corridor limits established in the Council-approved View Protection Guidelines;

Note to Applicant: Detailed height calculation should be submitted with development application drawings.

**Applicant Response:**

*The overall building envelope of the proposal is within the view corridor height limits - a diagram explaining the building envelope view corridor parameters is part of the submission*

**Staff Assessment:**

The detailed analysis of the buildings height in respect to the view corridor confirms compliance. The intent of Section 3.2 in the CD-1 By-law, in addition to the provisions of Section 10.11 of the Zoning and Development By-law are to provide flexibility in the design of the top of this building proposal within the height limit of the view corridor. Staff believe this intent is met. (See Appendix F - CD-1 By-law regarding building height).

(ii) design development to the tower's architectural treatment to relieve its perceived massiveness and to visually break up expansive planes of glass facade;

Note to Applicant: Introduction of architectural features and solar shading (which will further Green Building performance) at appropriate locations, as well as refinements to the articulation of glass curtain wall is sought. Particular attention is needed for the south façade highly visible from Robson Street as well as the Thurlow/Alberni corner.

**Applicant Response:**

*Refinements to the architectural treatment include:*

- *Massing revisions including re-proportioning of the flared element, lifting of the flared element and integration of the base massing with the tower geometry.*
- *Façade development*
- *Integration of public art into the building fabric.*

**Staff Assessment:**

The proposal's detailed architectural character has advanced positively to incorporate two distinct curtain wall treatments that highlight its unique flared massing, as well as breaking up its overall mass. This, along with the fritted glass patterning and array of LED programmed integrated lighting proposed as Public Art will result, in Staff's opinion, in a sophisticated architectural statement. In terms of sustainability, Staff are satisfied that the façade's triple glazing and outward cant will effectively deal with solar heat gain, obviating the need for applied shading elements. The condition is satisfied. However, the Urban Design Panel felt further work was needed at the juncture of the two different curtain wall treatments (See Condition 1.1).

(iii) design development to the corner entry plaza area to enhance pedestrian amenity and interest through the introduction of landscape features, street furniture and possibly Public Art;

Note to Applicant: The night time experience at this active location should be considered.

**Applicant Response:**

*The corner entry plaza is larger due to re-massing of the tower. Visual connectivity with the public nature of the office lobby further enhances its size and utility.*

**Staff Assessment:**

The plaza's increased area and enhanced treatment, including in-ground lighting, improves the public nature of this space. The condition is satisfied.

(iv) design development to the proposed floor area for retail and service uses on the ground floor fronting Thurlow and Alberni Streets to improve pedestrian interest.

Note to Applicant: On the Alberni Street podium façade, inset and articulation of the glazed retail frontage behind the tower columns should be considered so as to provide some additional sidewalk space.

**Applicant Response:**

*In addition to the corner plaza re-massing, the Alberni Street façade has been inset and continuous weather protection is provided to improve pedestrian amenity.*

**Staff Assessment:**

The street frontages have improved in response to the condition. The Urban Design Panel expressed a concern with the character of the Alberni Street retail façade at the ground level and that it should be more consistent with the building's overall architectural language. Staff concur that further refinements should be pursued (See Condition 1.2).

**SUSTAINABILITY:**

(vii) provision of plan illustrations, details and documents pertaining to the high performance landscape irrigation in addition to water efficiency system.

Note to Applicant: provide an efficient irrigation system for all common outdoor planters and individual hose bibs to be provided for all patios of 100 sq. ft. or greater. Provide details (location, size, type, materials) of cistern and permeable paving systems. Specification notes and irrigation symbols to this effect should be added to the drawings.

**Applicant Response:**

*Details are provided in the submission.*

(viii) further details to advance "Green Building" components leading to submission of LEED® Gold accreditation;

**Applicant Response:**

*The 745 Thurlow Street project will embody a sustainable design philosophy at all levels, from the reuse initiatives of the demolition, material selection of the exterior skin, high use of recycled content within the building structure, green roofs at all levels of the project, strategies incorporated into management and operation of the building systems to the water conservation of the landscape. A wide range of green building strategies have been pursued to meet the sustainable goals of this project. Bentall and the project team are committed to being accountable for their sustainable commitment and, as such, have registered the project under the LEED® Green Building System with the goal of achieving a LEED® Gold minimum for the project - the first office tower in the city to do so.*

*As recommended in the rezoning conditions for the site, the redevelopment of the site at 745 Thurlow Street has utilized the Leadership through Energy and Environmental Design (LEED®) Core & Shell as a reference point for its Green Building strategy. All consultants involved in the project will have LEED® Accreditation and a track record of sustainable design. Several members of the consultant team are assessors for the Canada Green Building Council. A LEED® Scorecard is included in the DP submission reflecting the strategies outlined to achieve LEED® Gold or better.*

*The two most significant elements are energy efficiency and occupancy comfort. These aspects have formed the major thrust of our investigations, including energy modelling and materials selection. Other major green building aspects are discussed and solutions and strategies are noted.*

**Staff Assessment:**

The applicant is commended for the thoroughness of the project's sustainability response. The conditions are satisfied.

**Other Items:**

**Podium Roof Treatment:** Staff believe that the transition from the 2-storey podium to the tower on the Thurlow Street and lane sides can be strengthened through the introduction of more greenery. The Panel also expressed a concern for podium roof users looking up at the outward cant of the tower facades. Staff recommend introduction of a row of trees and/or intermittent trellises (See Condition 1.3).

• **Conclusion:**

Staff consider this proposal to have responded positively to the rezoning conditions. The project will be a welcomed addition to the commercial core of the Downtown. Staff recommend approval subject to conditions.

**URBAN DESIGN PANEL**

The Urban Design Panel reviewed this application on February 10, 2010, and provided the following comments:

**EVALUATION: SUPPORT (7-0)**

- **Introduction:** Alison Higginson, Rezoning Planner, introduced the proposal for a concurrent rezoning and development application. The rezoning requests a text amendment to the CD-1 bylaw for the site which was approved at a public hearing in 2008. The rezoning would increase the allowable density from 15.4 to 16.1 FSR by adding one complete level of office floor space. The additional floor which equates to approximately 19,000 would be accommodated within the form of development through reductions in the interstitial space in the office floors. Staff are supporting the rezoning based on the policies of the Metro Core Jobs and Economy Use Plan which encourages and supports the provision of additional job space in the downtown core.

Ralph Segal, Development Planner, further described the proposal noting the reduction in the floor to floor dimension has allowed for the accommodation of the additional storey. There is a view cone passing over the site which sets the height of the building. In a recent consideration by Council of the view corridors, Council decided that the present view cones will be maintained. Mr. Segal noted that the slight increase in density is not an urban design issue in the context of Metro Core seeking job space and predicted that Council would grant the increase in density. Mr. Segal described the architectural plans regarding suite layouts and he noted that the massing was basically the same as seen at the rezoning stage by the Panel. The building will have a unique form with two massing elements and differing treatments, a rectilinear element and a canted element with triple glazing and target of LEED™ Gold certification. The public art plan has been given a preliminary approval and it envisions a coloured programmable lighting array carefully integrated into the architecture both on the façade of the building and in the ground plane.

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

1. Has the proposed detailed architectural expression advanced appropriately for this prominent site?
2. Do the Thurlow and Alberni streetscapes/public realm treatment contribute to the animation of the highly pedestrianized precinct?

Ms. Higginson and Mr. Segal took questions from the Panel.

- **Applicant's Introductory Comments:** Mr. Whitehead, Architect, further described the proposal noting the massing will represent the use inside. He added that there was a desire to bring more office space to the top of the building as a statement of function as well as to provide a better proportioned massing. The area has a lot of rectangular buildings and they felt this building would be a foil to some of the buildings behind the site. He also noted that retail is planned for the third floor. The podium is canted back as a counter point to the mass above. Mr. Whitehead described the curtain wall and other planned architectural elements of the building.

Bruce Hemstock, Landscape Architect, noted that the ground plane is a combination of working with the street expression and bringing a lane expression together to create a high quality landscape. On the lane there will be exposed aggregate concrete as well as concrete and will



function as a service place but will also encourage pedestrians use. The glass canopy will collect rain water which will drain into an element in the ground plane. At the entry, three different colours of granite as well as basalt will be used to encourage movement from the street into the lobby. An outdoor patio space on the second level with some outdoor space for the restaurant will be created. There will be a green roof on the top of the building with an outdoor gathering area that has been broken up into different spaces. He noted the sustainable initiatives will include the collection of storm water that will be stored within the building for re-use.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider developing a full scale model of the glazing to work out detailing issues;
  - Design development to the Alberni Street ground plane;
  - Consider more passive environmental strategies.
- **Related Commentary:** The Panel supported the proposal.

The Panel supported the additional floor area as they felt it wouldn't impact the massing of the building. They thought the architectural expression had advanced enough for the site and that it was a cohesive project and that all the elements on the building seemed coordinated with the exception of the Alberni Street treatment. Several Panel members were concerned with the angled wall as they thought there could be some detail issues with the vertical mullions. They liked the variation in the glazing of spandrel to clear to the different coloured glazing which they felt would help to differentiate the two masses. However, they felt a full scale mock up was needed on site to gauge the transparency and character of the glazing and how the two curtain wall elements would come together.

Several Panel members noted that it would need to be a work of art on the inside of the building because that is what will be visible from the street. Another Panel member was concerned with the closeness of the Shangri-La building and suggested the applicant look at ways to mitigate privacy between the residential and office uses.

A couple of Panel members thought the building was too masculine and a bit on the chunky side although it may be the nature of the program fitting on the site. One Panel member thought the scale and size of the LED fins deserved some study and thought they might be too small relative to the scale of the building.

There was some concern regarding the ground plane on Alberni Street. The Panel noted that the treatment was different from the other elevations and felt it should have the same architectural language. A Panel member suggested the LED lights on the building could show up in the landscape treatment which would help to animate the ground plane. Another Panel member was concerned with the cantilevered face of the building with the second level deck and the potential for vertigo in people using the space. It was suggested that a trellis or tree canopies over the seating area would make for a more comfortable space. The Panel members liked the landscape noting there was a continuous thought to the patterning and as well various outdoor rooms had been created. The one area on the upper floor that needs a little more development is the relationship between the interior amenity space and the outdoor space. The only door to the outside from the actual amenity space is on the north side and there is no connection on the south side.

It was noted that there is no expression of restaurant on the third floor and one Panel member suggested a change in the expression that would suggest restaurant use. It was also noted that the window washing equipment needed to be considered for the building.

The Panel supported the environmental strategies but several Panel members thought more passive strategies could be added rather than relying on the triple glazing and use of shading devices on the building to make for better energy performance.

- **Applicant's Response:** Mr. Whitehead noted that the window washing system had been considered. He thanked the Panel for their comments and said he appreciated them and would be moving forward with the project.

## ENGINEERING SERVICES

During the rezoning process for this site, Engineering and Planning staff had extensive discussions with the applicant about balancing the building's loading needs with the desire to have viable retail on both the Thurlow and Alberni Streets frontages. As part of this process, the applicant provided a detailed study of loading needs for the building, which showed that the building's mix of uses will allow deliveries to be scheduled such that the overall loading demand at any given time is reduced. Engineering supports the proposed loading relaxation (to 6 class B's and 4 class A's), subject to improvement of the loading design to ensure that the proposed bays are more functional. These improvements include the addition of stairs, a security gate, sufficient headroom, and dock levelers (see condition A.2.3).

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

## ENVIRONMENTAL PROTECTION BRANCH

A Site Profile and environmental reports were submitted with no activities recorded for this site. A qualified environmental consultant is to be available to identify, characterize and appropriately manage environmental media of suspect quality which may be encountered during any future subsurface work. An Erosion Sediment Control Plan is required at the Building application stage for review by Environmental Protection and approval.

## 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 December 10, 2009, concurrent rezoning/development permit notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

The City received 3 responses. Two respondents expressed support for the project. The third respondent requested clarification about the application but did not express an opinion on the project.

**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.

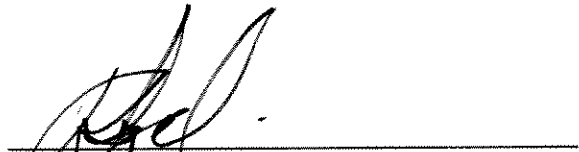
With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

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 loading. The Staff Committee supports the relaxations proposed.

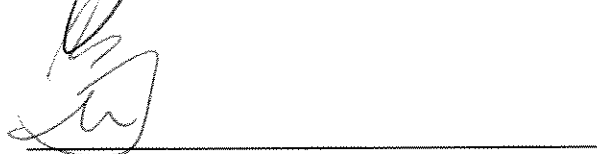
In reviewing this proposal, the Staff Committee is satisfied that the building design and sustainability features as now proposed, have responded well to the conditions of rezoning and the project will provide a positive addition to the downtown skyline.



B. Boons  
Chair, Development Permit Staff Committee



B. Segal, MAIBC  
Senior Architect/Development Planner



B. Mah  
Project Coordinator

Project Facilitator: D. Robinson

## 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 demonstration of compliance with Section 3 (Floor Area and Density) of the CD-1 By-law;

**Note to Applicant:** Clarify all uses, rooms, void spaces and common floor areas. Storage rooms in parking level P1 and up/down stairs and exit corridor on mezzanine level are to be included in computation of FSR. Floor plans for 5<sup>th</sup> to 12<sup>th</sup> levels and 17<sup>th</sup> to 22<sup>nd</sup> levels are missing. Dimensions on floor plans should be the same or similar to those on previously submitted FSR overlays, including gridlines. Revised plans should include mezzanine as another storey (2<sup>nd</sup> floor level).

A.1.2 provision of 28 additional Class A bicycle spaces in compliance with Section 6 (Off-street Bicycle Space Regulations) of the Parking By-law;

**Note to Applicant:** A minimum of 70% of the required Class A bicycle spaces must be horizontal spaces. At least 20% of the Class A bicycle spaces must be bicycle lockers and clearly labeled. Each two Class A bicycle spaces must have an electrical outlet. This requirement can be added as a note on the level where the bicycle spaces are located. Add dimensions to the bicycle spaces and maneuvering aisles. Clarify the number of Class B bicycle spaces provided.

A.1.3 provision of 55 clothing lockers for each gender (total of 110 lockers);

**Note to Applicant:** At least 50% of the clothing lockers must be 6 ft. in height. Clarify the types of clothing lockers (full or stacked) provided.

A.1.4 clarification of the use and layout of the amenity spaces on the 25<sup>th</sup> floor level, including finishing, equipment and furnishings;

A.1.5 clarification of all encroachments into the off-street parking spaces;

**Note to Applicant:** Where structure encroaches into the parking spaces, additional width is required. Refer to Section 4.8.1 of the Parking By-law. Disability parking spaces, including all entrances, exits, drive aisles, other access and egress therefrom, shall have a minimum vertical clearance of 7.5 ft. Clarify "shared vehicle parking" spaces on parking level P1 and in Parking Schedule tables at each parking level, and include a total summary table under Parking Calculation in Project Statistics on sheet A100.

A.1.6 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.1.7 notations on plans stating:

- "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law.";
- "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.";

- “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.”;

### Standard Landscape Conditions

A.1.8 provision of a full planting plan for pages LDP 1.02 and 1.03;

**Note to Applicant:** All plants listed on the Plant List should be individually located and identified on the Landscape Plan.

A.1.9 provision of a large scale elevation (1/4”-1’ or 1:50) drawing or specification photograph of the two benches proposed for the ground floor entrance plaza and indication of the benches on architectural ground floor drawing;

A.1.10 provision of a large scale (1/4”-1’ or 1:50) elevation drawing of the square planters and individual pots proposed for the third level terrace;

A.1.11 notation on the landscape plan for new street trees:

*“Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. New street trees to be provided adjacent to the development site, to be confirmed prior to the issuance of the building permit. Call Park Board for inspection after tree planting completion.”*

**Note to Applicant:** Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements.

A.1.12 provision of a notation on the Landscape Plan indicating the extent of the storm water management plan;

**Note to Applicant:** The note should describe the extent of use of storm water for irrigation. Where storm water is not being used, a high efficiency irrigation system for is required. The irrigation system design and installation system shall be in accordance with the Irrigation Industry of B.C. Standards and Guide.

### A.2 Standard Engineering Conditions

A.2.1 clarification of design grades;

**Note to Applicant:** Revise design elevations to main floor slab, CRU entrances, entry/exit doors and parkade ramp. Note maximum grade for loading area is 5%.

A.2.2 design development to the bottom of the main parking ramp (beyond grid line 5) to facilitate two-way vehicle flow and ensure visibility of oncoming vehicles;

**Note to Applicant:** The provision of measures to guide drivers of entering/exiting vehicles as well as a mirror angled on the corner of the column adjacent parking stall 4 to give visibility of oncoming vehicles is strongly recommended.

A.2.3 design development to the Class B loading spaces;

**Note to Applicant:**

- provide an overhead security gate for the Class B loading space and provide a minimum 3.8m (12'6") unobstructed clearance to the underside of the raised gate.
- provide stairs or other means of convenient access onto the loading dock by drivers.
- provide on-site parking manager and office to schedule and coordinate loading functions
- provide a communications device on the face of the building at the lane to enable delivery truck drivers to contact the parking manager, tenancies or building security to open the overhead security gate at the lane.
- consider the provision of one or more dock levelers at the loading dock to enable trucks with various deck heights to be unloaded.

A.2.4 provision of measures to enable and improve driver visibility of oncoming vehicles or vehicles backing out of parking stalls where structural elements create visual obstructions;

**Note to Applicant:** Parabolic mirrors on the face of the column at grid line 2, and where walls and other structure obstruct visibility at right angle turns, including the Class A loading area may be needed and should be noted on plans.

A.2.5 provision of adequate space and visibility for two-way traffic flow past the corners of the structural wall at grid line D5 at all levels;

**Note to Applicant:** 3 ft. x 3 ft. corner cuts at both ends of the structural wall at grid line D5 is strongly recommended.

A.2.6 provision of a loading service corridor to all commercial spaces;

**Note to Applicant:** Written confirmation is required that deliveries can be made through the office elevator lobby. Note that commercial space 3A does not have a connection to the freight elevator via a loading corridor.

A.2.7 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a canopy application;

**Note to Applicant:** Canopies need to be fully demountable and drained to the building's internal drainage system.

A.2.8 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a street tree/sidewalk application;

**Note to Applicant:** Submit a copy of the landscape plan directly to Engineering Services for review and provide notations on the landscape plan as follows:

- *"Sidewalks are to be reconstructed from curb to property line fully at the applicant's expense"*
- *"This plan is "not for construction" of any public property facilities, prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as "For construction" 8 weeks notice is requested. No work on public property may begin until plans receive "for construction" approval.*

A.2.9 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for an application for any proposed non-standard lane treatment;

**Note to Applicant:** Non-standard lane treatments are generally not accepted.

**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 October 6, 2010. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **May 1, 2011**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 Notwithstanding compliance with the foregoing conditions A.1 and A.2, the Development Permit for this application cannot be issued until Council has first approved the form of development and enacted the text amendment to the CD-1 By-law.
- B.1.7 This approval does not in any way constitute a representation or warranty that the necessary approval of the form of development or enactment of the text amendment to the CD-1 By-law will be granted by Council. All proceedings by the applicant prior to action by Council are therefore at his/her own risk.

**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 Amenity spaces of 3,647 ft.<sup>2</sup>, 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 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 users and tenants of this building.

B.2.5 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.2.6 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> 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.2.7 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 are based on the architectural drawings prepared by MCM Architects dated Nov25/09 which have been submitted for the Development Application, DE413483. This is a cursory review in order to identify issues which do not comply with 2007 Vancouver Building By-law.

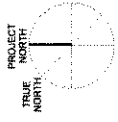
1. Roof: a Green Roof requires an Alternative Solution for the Class A, B, or C rating.
2. P1: It is unclear how the P1 core exit stair lines up with the Ground Floor stair, to provide Fire Dept access to the parkade.
3. Ground: Stairs to access the parkade are to be coordinated with the Fire Dept. response entrance.
4. P1: Bottom right bike storage room door to be provided with the H/C clearances.
- \* 5. Ground/Mezzanine: It appears that one of the scissor stairs has two discharge points, and the other has none.
6. 2nd Floor: the second exit in CRU 3B may need to be farther from the corridor egress for "remoteness of egress locations".
7. 2nd Floor: suites with over 60 person occupant loads require their egress doors to swing in the direction of exit travel.
8. Dash in where the kitchen ventilation will be proposed (e.g., not to impact Terrace).
9. Each suite requires access to a universal Toilet Room.

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

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



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301109 2010/05/27 (03)  
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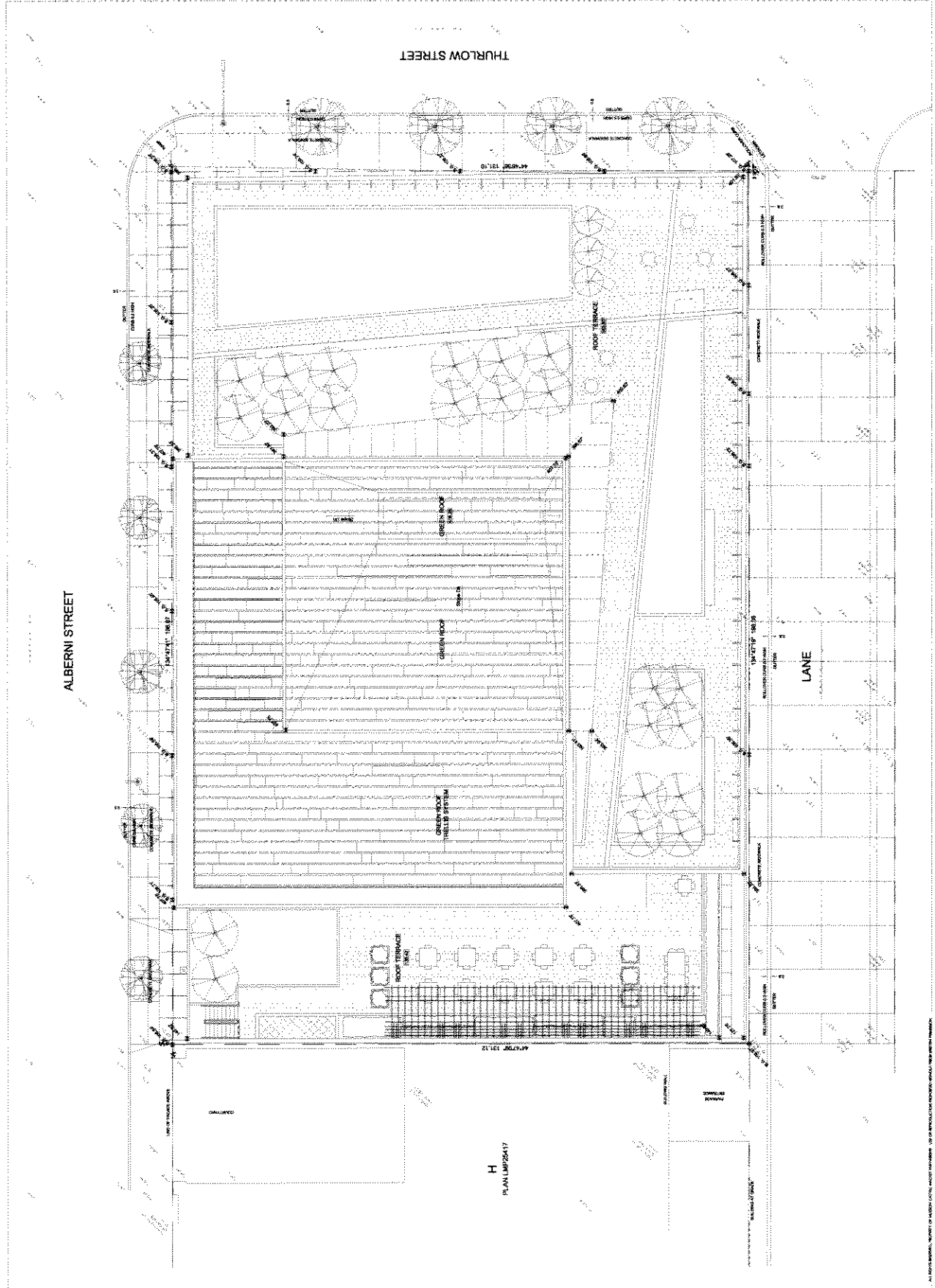
1402 TWO BUNNELL CENTRE  
555 BUNNELL STREET BOX 234 VANCOUVER BC  
T 604 682 7296 F 604 687 7777  
www.mcmarchitects.com

745 THURLLOW

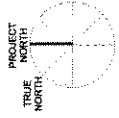
745 THURLLOW STREET,  
VANCOUVER, B.C.

SITE PLAN

SCALE: 1"=10'-0"  
DATE: NOV 25, 2009  
DRAWN:  
REVISION:  
PROJECT: 206533.2  
SHEET: A102



Appendix D ; page 2 of 30



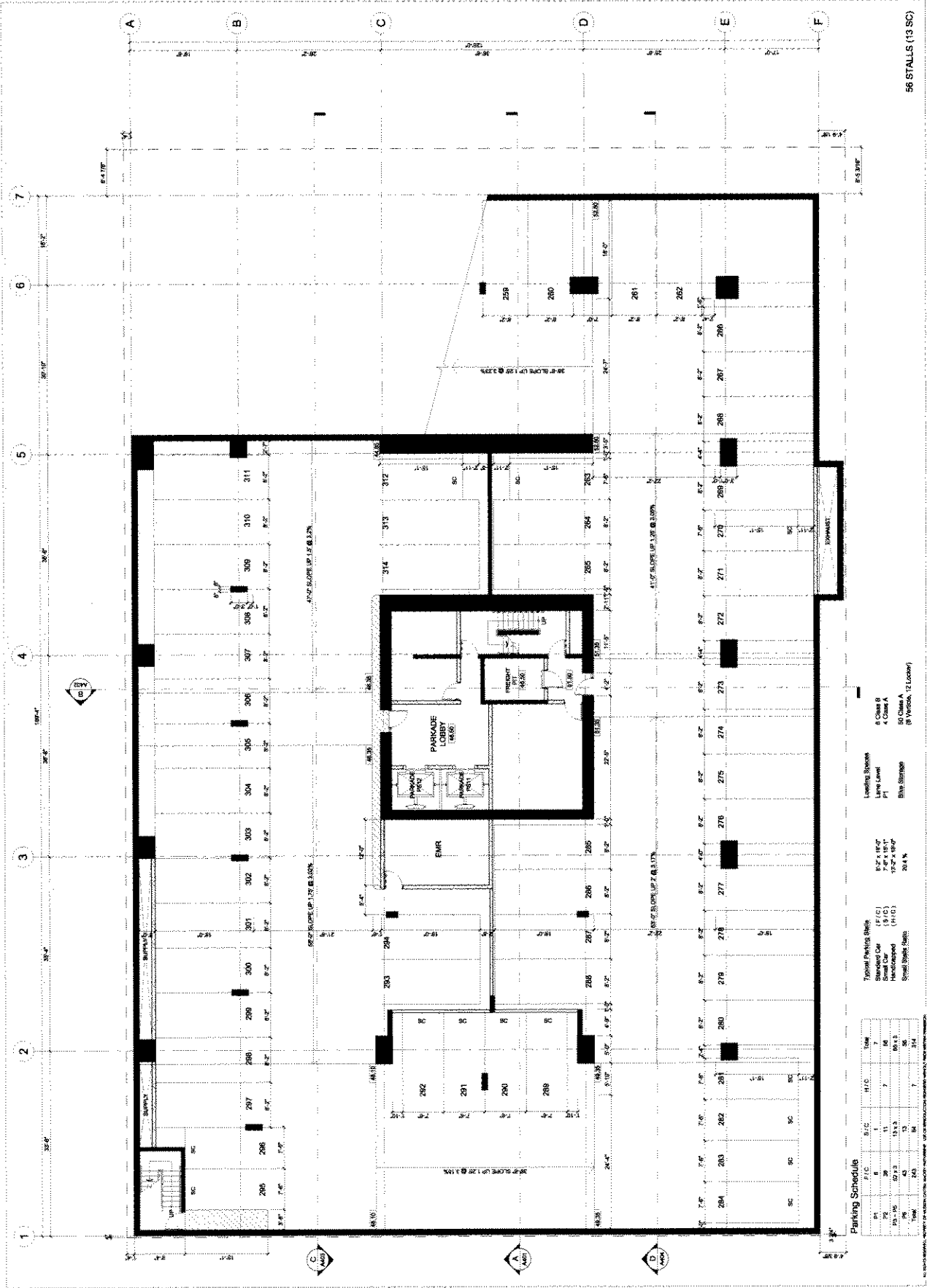
745 THURLOW STREET, VANCOUVER B.C.  
 745 THURLOW STREET, VANCOUVER B.C.  
 745 THURLOW STREET, VANCOUVER B.C.

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 505 BURNARD STREET, SUITE 204, VANCOUVER, B.C.  
 604.687.2900 / 604.687.1771  
 www.mcmarchitects.com

**745 THURLOW**  
 745 THURLOW STREET,  
 VANCOUVER B.C.

**PARKING P6  
 (LEVEL 46.5)**

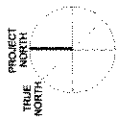
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 DATE: NOV 25, 2009  
 DRAWN: A  
 PROJECT: 2066332  
 SHEET: A201



**Parking Schedule**

Stall	Size	Count	Total
205	7'0" x 11'0"	1	1
206	7'0" x 11'0"	1	2
207	7'0" x 11'0"	1	3
208	7'0" x 11'0"	1	4
209	7'0" x 11'0"	1	5
210	7'0" x 11'0"	1	6
211	7'0" x 11'0"	1	7
<b>Total</b>			<b>7</b>

**Leveling Schedule**  
 Level A  
 Level B  
 Level C  
 Level D  
 Level E  
 Level F  
 Level G  
 Level H  
 Level I  
 Level J  
 Level K  
 Level L  
 Level M  
 Level N  
 Level O  
 Level P  
 Level Q  
 Level R  
 Level S  
 Level T  
 Level U  
 Level V  
 Level W  
 Level X  
 Level Y  
 Level Z



2/1/10  
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MACKAY  
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1000 TWO BUNGALOWS  
555 BURNARD STREET BOX 34 VANCOUVER B.C.  
V6A 4R2 TEL: 604.687.1771  
www.mcparchitects.com

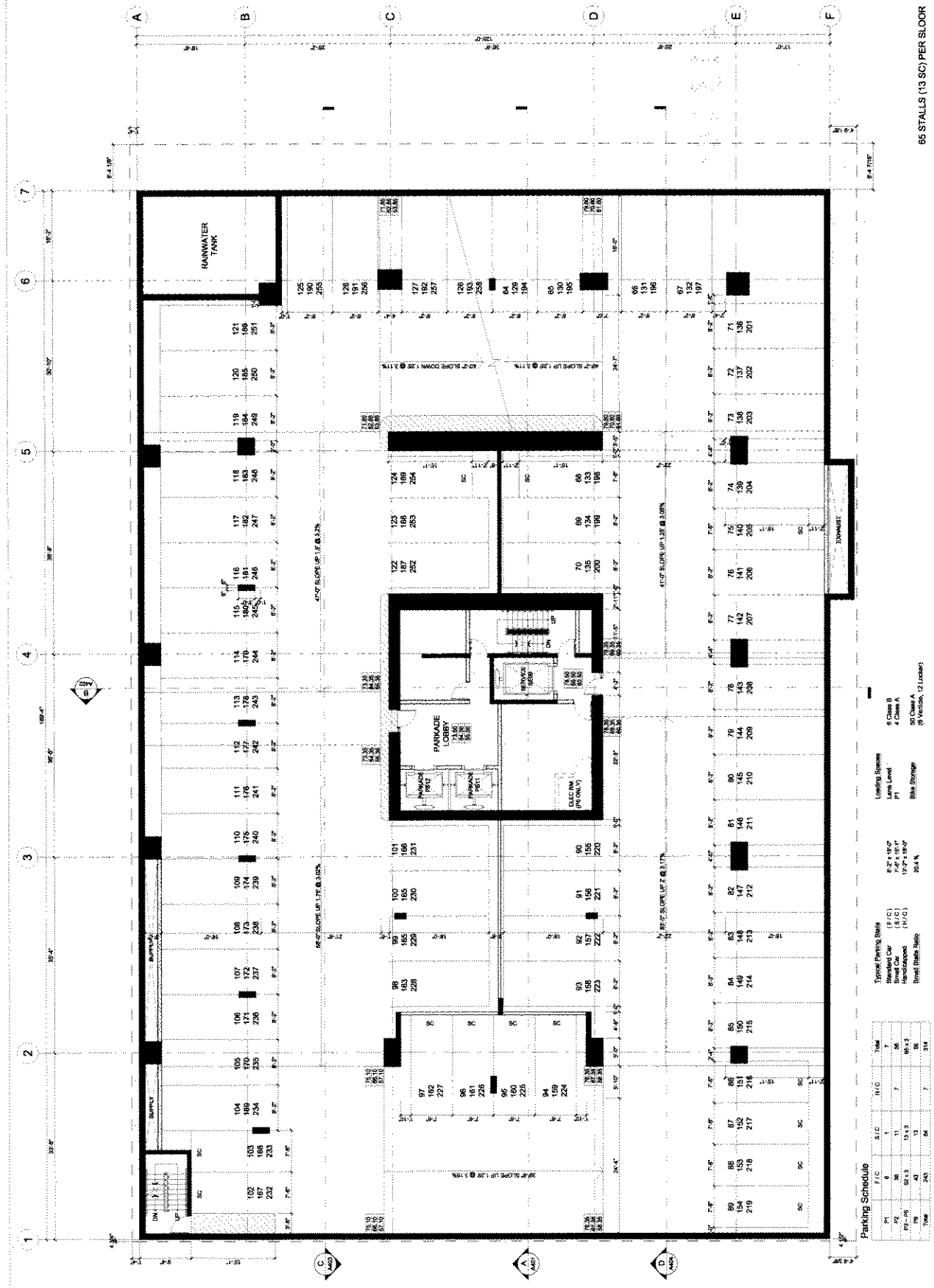
**745 THURLOW**

745 THURLOW STREET,  
VANCOUVER, B.C.

**PARKING P3 to P5  
(LEVEL 73.5 to 55.5)**

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DATE: NOV 05, 2009

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REVISION: [blank]  
PROJECT: 745THURLOW  
SHEET: A202



85 STALLS (13 SC) PER FLOOR

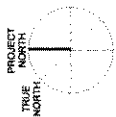
**Parking Schedule**

Class	Stalls	Notes
Class A	80 - 100	10 Spaces
Class B	101 - 120	20 Spaces
Class C	121 - 140	20 Spaces
Class D	141 - 160	20 Spaces
Class E	161 - 180	20 Spaces
Class F	181 - 200	20 Spaces
Class G	201 - 220	20 Spaces
Class H	221 - 240	20 Spaces
Class I	241 - 254	14 Spaces

Loading System: [blank]  
 Loading Level: [blank]  
 P1: [blank]  
 Bike Storage: [blank]

Typical Parking Stalls:  
 Standard Car (S/C): [blank]  
 Small Car (S/C): [blank]  
 Handicapped (H/C): [blank]  
 Street (S/C): [blank]

4 Class B  
 4 Class A  
 30 Class A  
 (8 Vertical, 22 Locks)



261179 PROVISION BY CO. EDWARD TEE, ARCHITECT  
 VANCOUVER, BC

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 MACKAY  
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1401 TWO BUNNELL COURT  
 505 BURNING STREET BOX 24 VANCOUVER BC  
 1-604-687-7991 / 604-681-1711  
 www.mussoncatclemackay.com

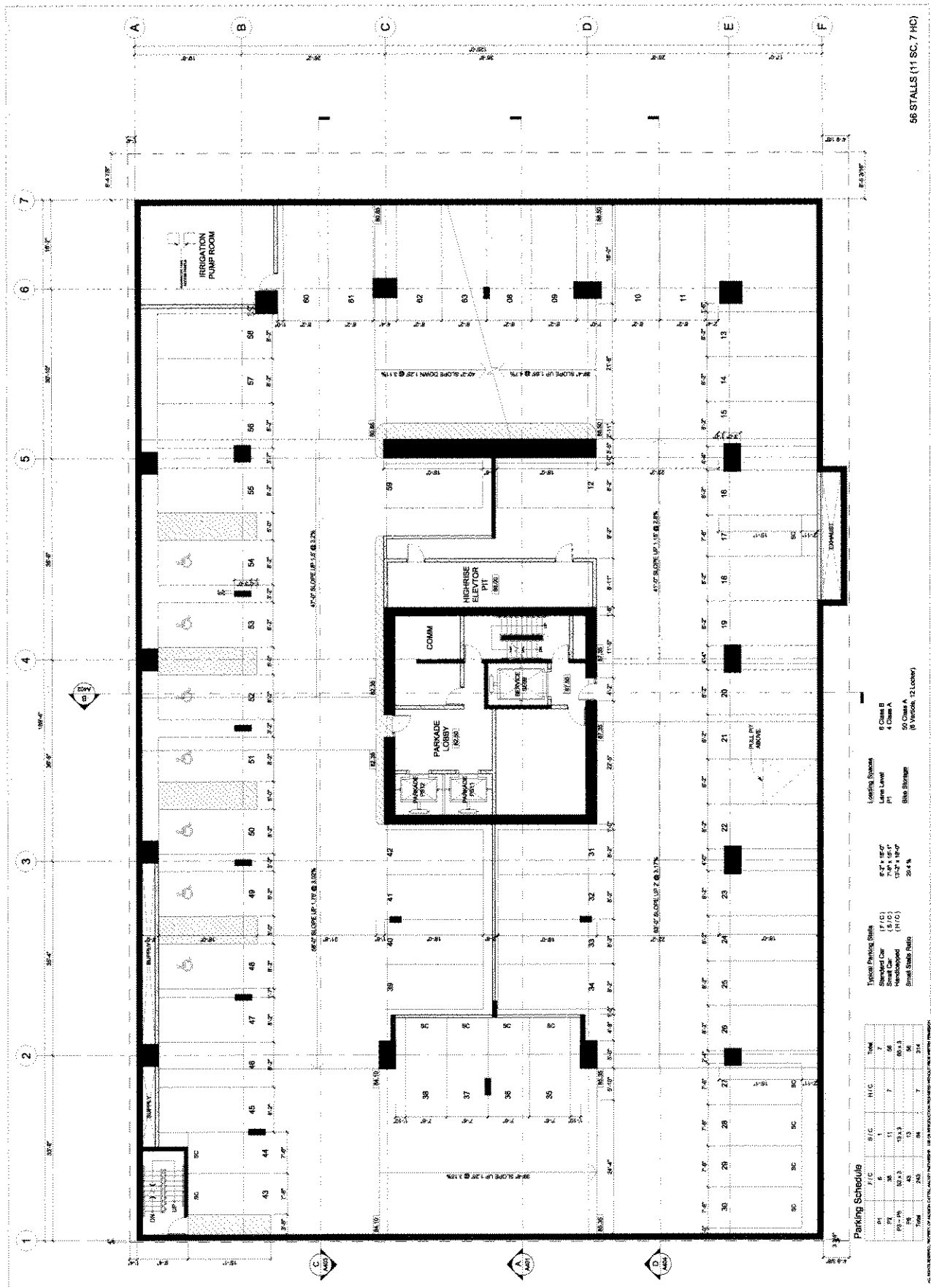
745 THURLOW

745 THURLOW STREET,  
 VANCOUVER, BC

PARKING P2  
 (LEVEL 82.5)

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 DATE: NOV 25, 2009

DRAWN: [Signature]  
 REVISION: [Signature]  
 PROJECT: 20080527  
 SHEET: A203



56 STALLS (11 SC, 7 HC)

Parking Schedule

Category	Area	Area (sq ft)	Rate	Count
Specialty Parking Stalls	Small Car (S/C)	7.0' x 10.0'	1.0	7
	Handicapped (H/C)	12.2' x 18.0'	1.0	1
	Street Storage	20.4' x 10.0'	1.0	1
Total				9

- Lotting Stalls: 8 Class B, 4 Class A, 50 Class A, 12 Lotting
- Service Level: 11
- Stall Storage: 10
- Other: 10

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2/21/09 REVISED BY / JAWABANT

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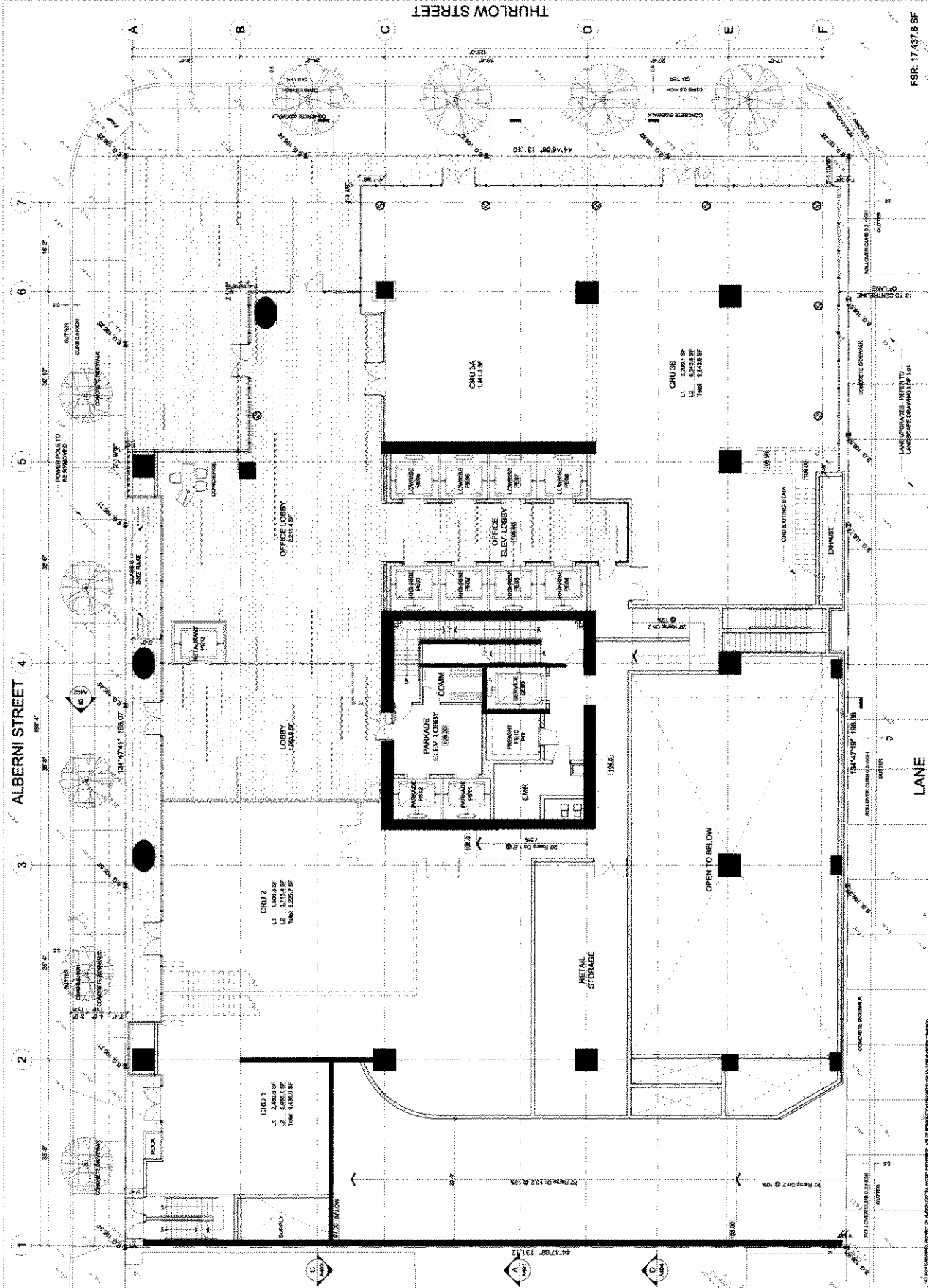
100 - 100 BURNAL STREET  
333 BURNAL STREET SUITE 104 VANCOUVER BC  
V6A 1Y6 CANADA TEL: 604.682.1771  
www.mussoncattellmackay.com

745 THURLOW

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VANCOUVER, B.C.

GROUND FLOOR  
PLAN (LEVEL 106)

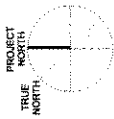
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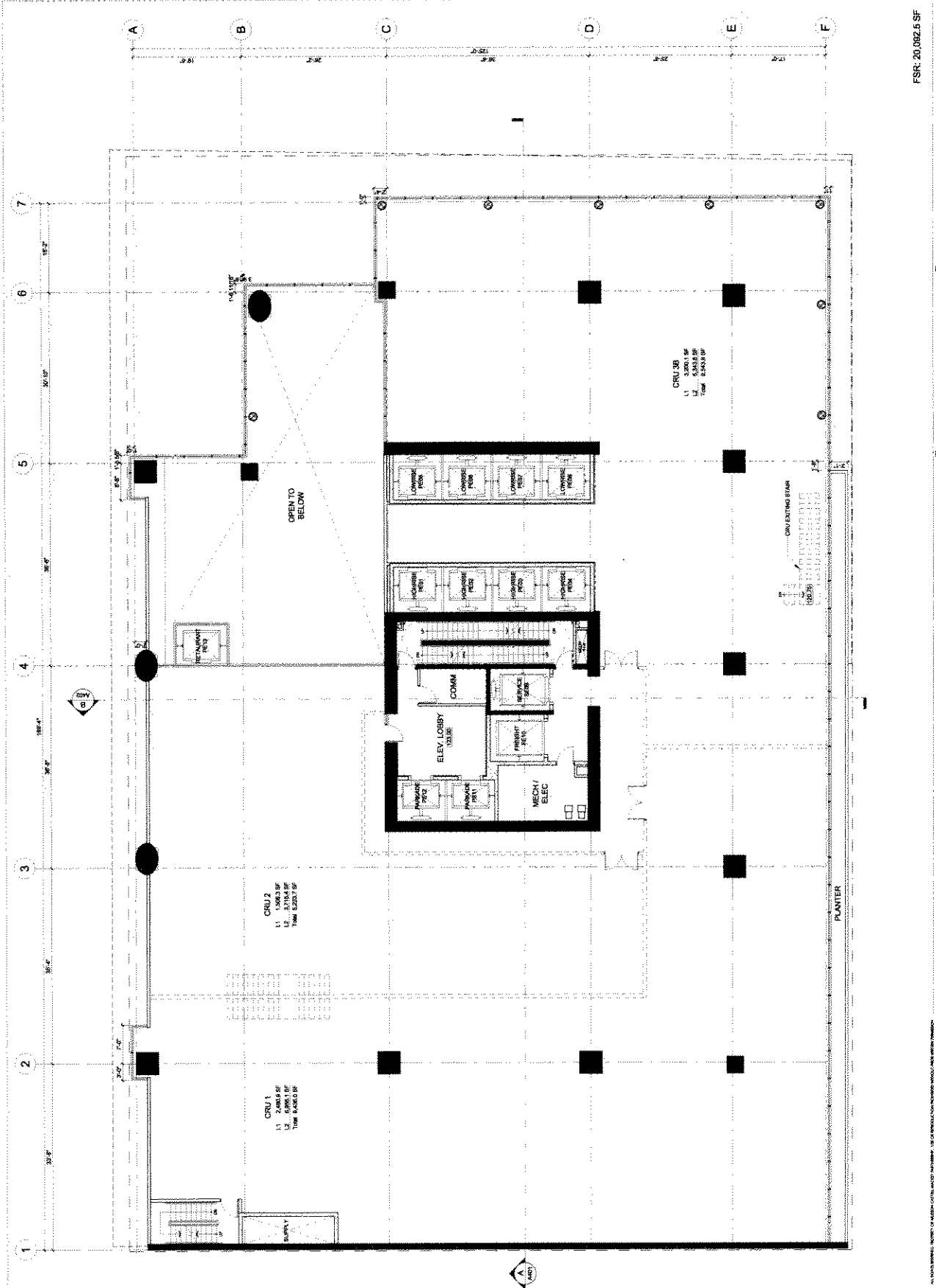
1:1 SCALE  
 1/8" = 1'-0"  
 ARCHITECTURAL PLAN  
 EXHIBIT A

**MUSSON  
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 ARCHITECTS, DESIGNERS, PLANNERS  
 1600 - 1290 BURNAL CENTRE  
 505 HURD STREET SUITE 244 VANCOUVER BC  
 V6C 1R7  
 TEL: 604.682.7270 FAX: 604.682.1771  
 www.mcmarchitects.com

**745 THURLLOW**  
 745 THURLLOW STREET,  
 VANCOUVER, B.C.

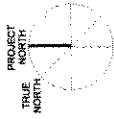
**2ND FLOOR PLAN  
 (LEVEL 123)**

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 REVISION: [Signature]  
 PROJECT: 745TH2  
 SHEET: A207



Appendix D: page 9 of 30

FSR: 20,092.5 SF



2011.09 2010 POLLEY CO.  
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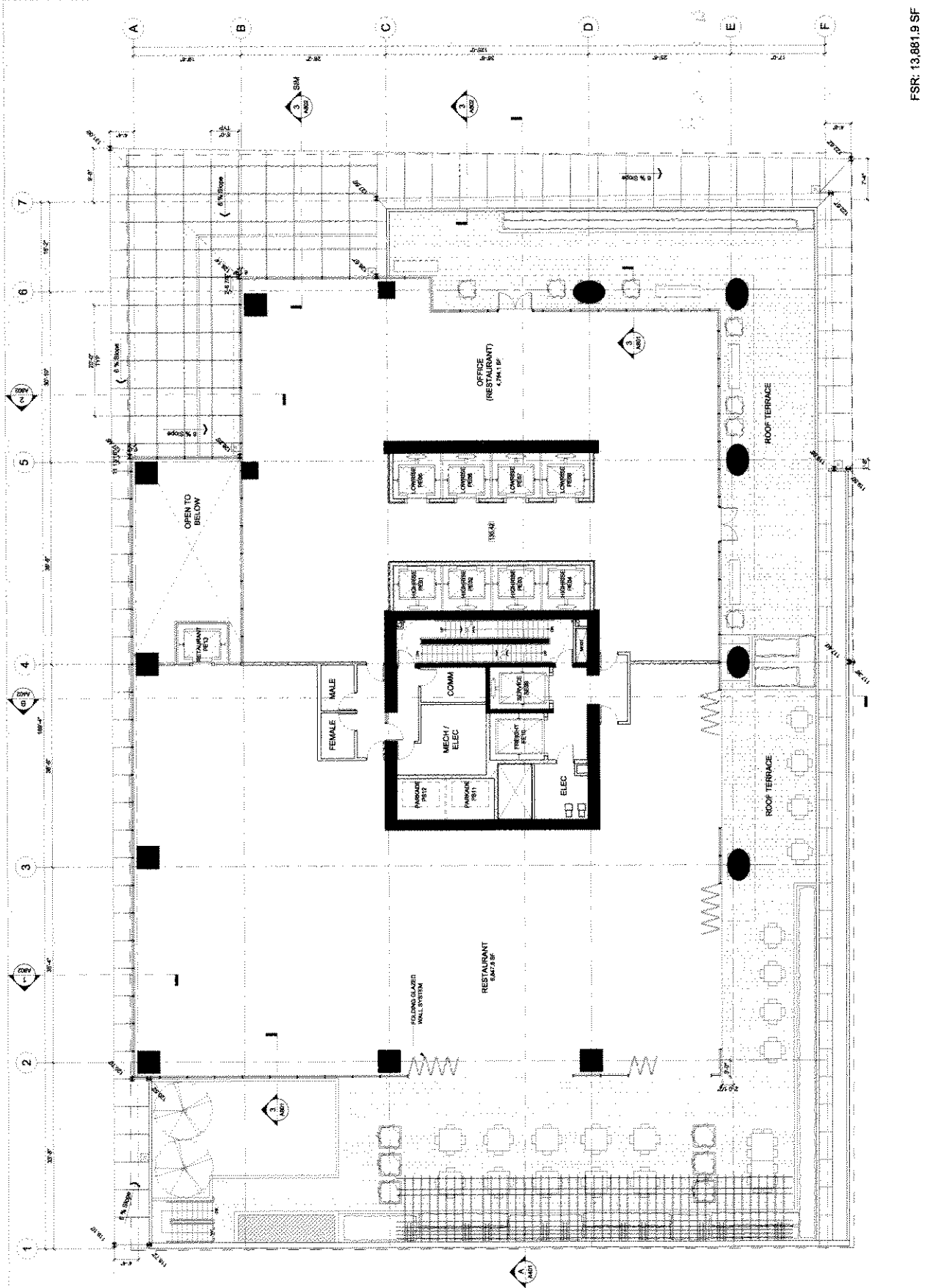
1609 - TWO BENTAL CENTRE  
 1000 WEST 10TH AVENUE  
 VANCOUVER, BC  
 TEL: 604 271 7444 FAX: 604 271 7444  
 WWW.MUSSONCATTELLMACKAY.COM

**745 THURLLOW**

745 THURLLOW STREET,  
 VANCOUVER, B.C.

**3RD FLOOR PLAN  
 (LEVEL 135.42)**

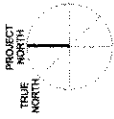
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 SHEET: A208



FSR: 13,881.9 SF

Appendix D ; page 10 of 30

M C M



2011/10/20 2:45:00 PM 2011/10/20 2:45:00 PM  
REVISED BY: MCM  
DRAWN BY: MCM

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505 BROADWAY STREET SUITE 804 VANCOUVER BC  
V6C 2K1  
TEL: 604 270 0007 FAX: 604 270 1771  
www.mcmvancouver.com

**745 THURLLOW**

745 THURLLOW STREET,  
VANCOUVER, B.C.

**4TH FLOOR PLAN  
(LEVEL 147.83)**

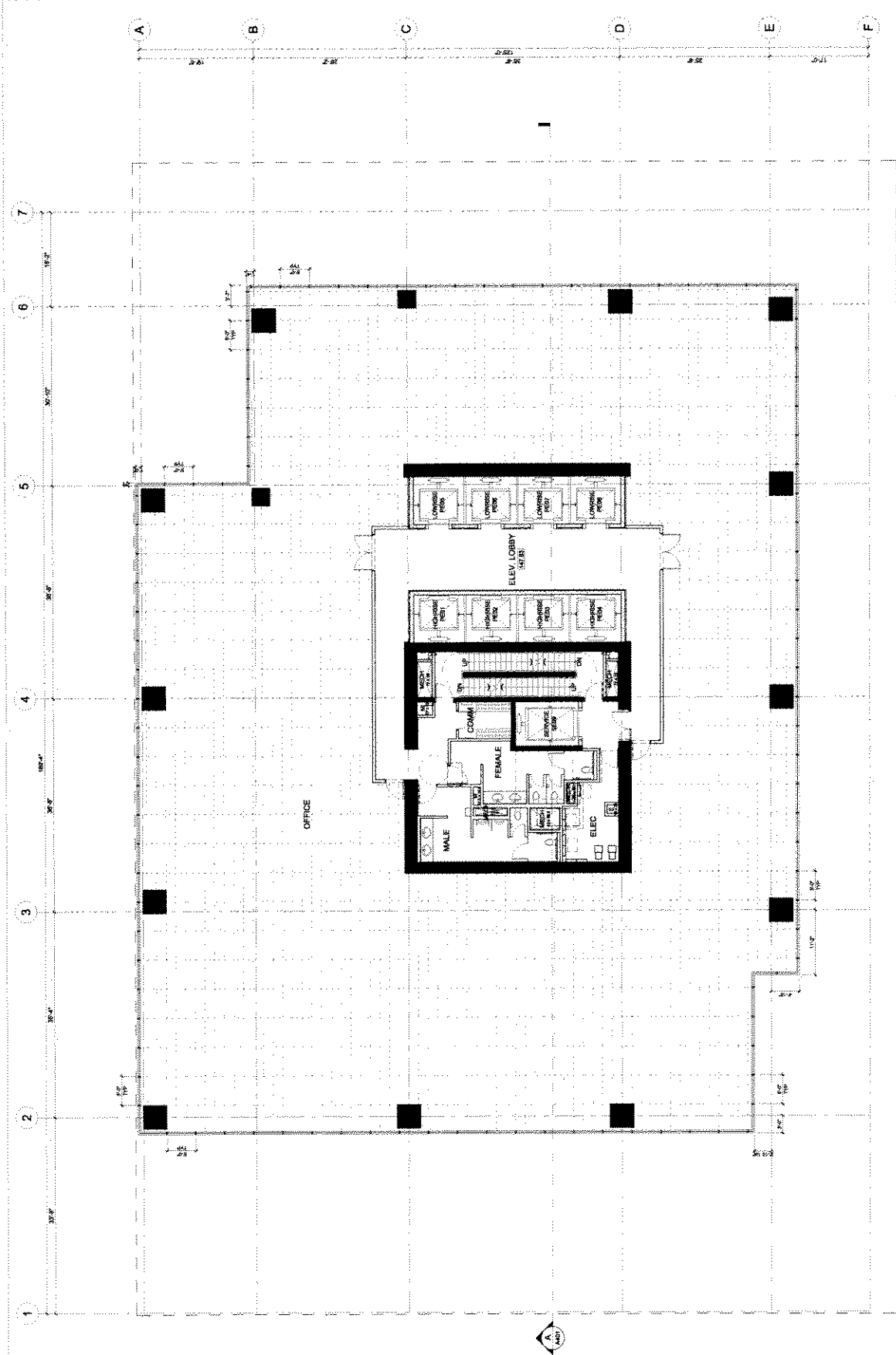
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PROJECT: 2000852

SHEET: A209

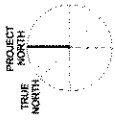


FSR: 15,770.2 SF

Appendix D ; page 11 of 30

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2011/10/27 10:00 AM (UTC-8)  
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info@mcmarchitects.com

**745 THURLOW**

745 THURLOW STREET  
VANCOUVER, B.C.

**13TH FLOOR PLAN  
(LEVEL 253.58)**

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

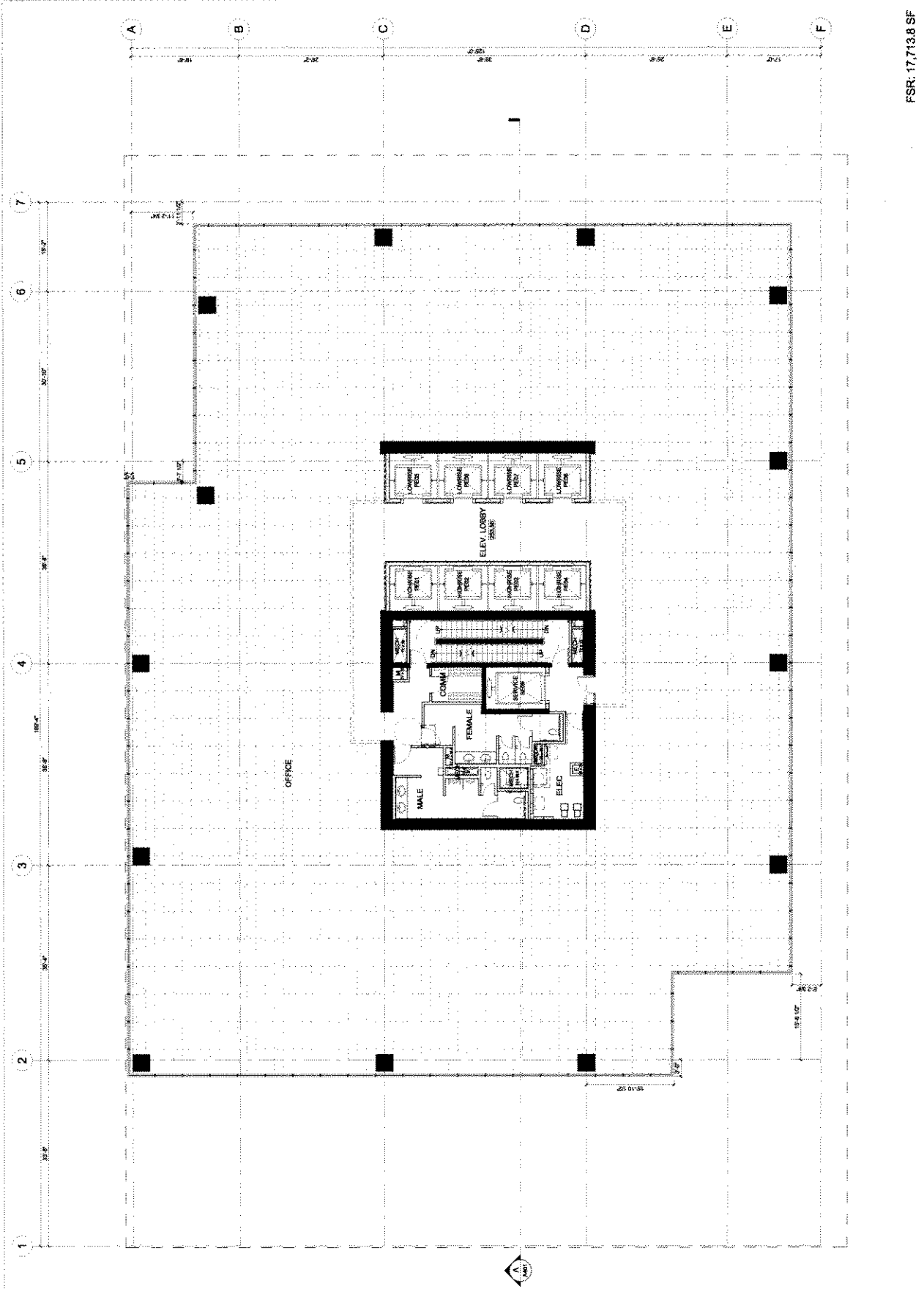
DATE: NOV 25, 2009

DRAWN: A.A.

REVISION: 2/8/2012

PROJECT: 745TH02

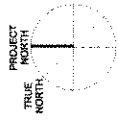
SHEET: A210



FSR: 17,713.8 SF

Appendix D ; page 2 of 30

MCM



201109 745 THURLOW ST. 2ND FLOOR (THIS FLOOR PLAN) SYSTEMS

MUSSON CATTELL MACKEY PARTNERSHIP ARCHITECTS DESIGNERS PLANNERS

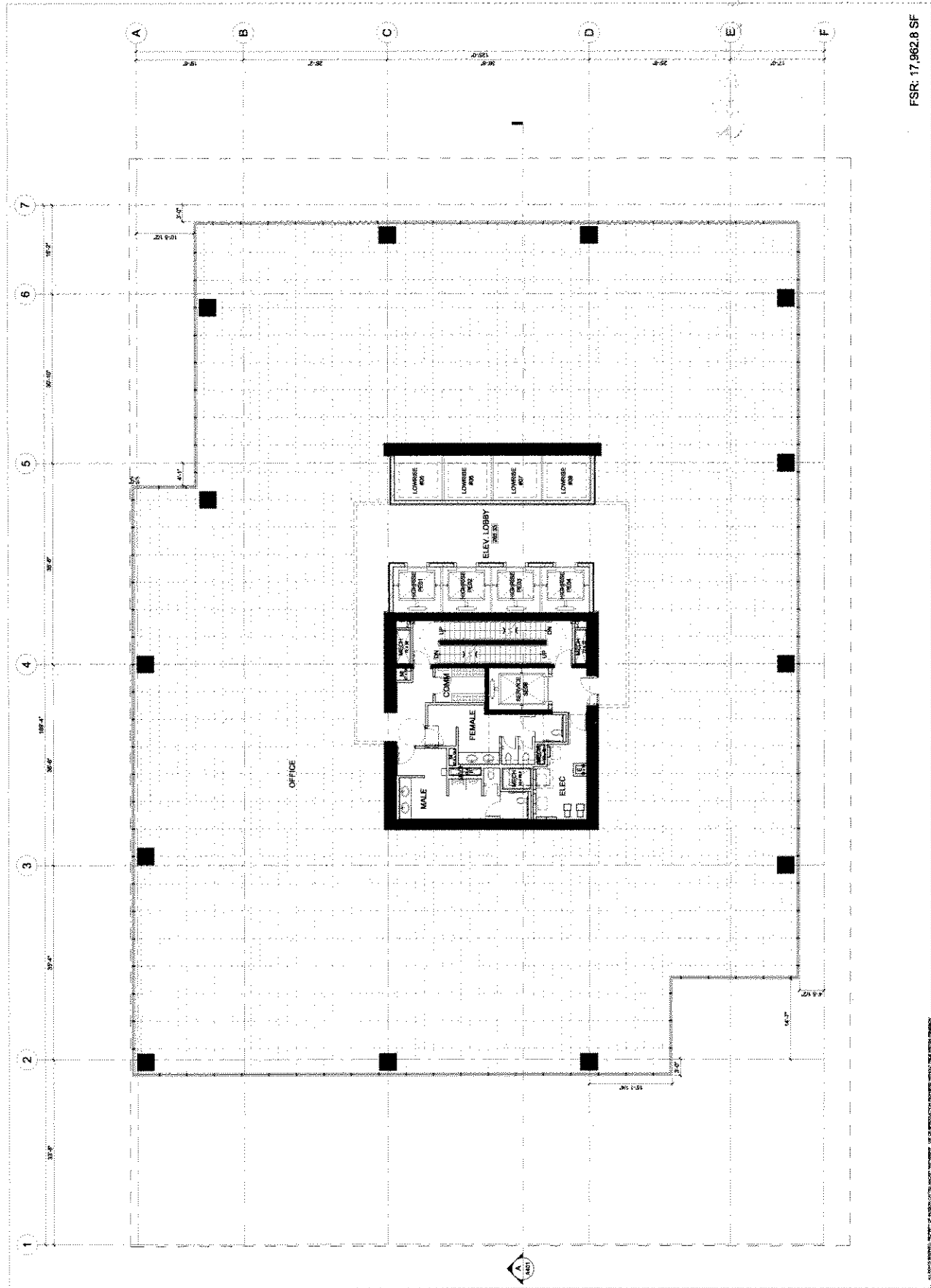
1400 - 1700 BURNHAM CENTER 555 BURNHAM STREET BOX 54 VANCOUVER BC V6C 2W5 TEL: 604.279.7870 FAX: 604.681.1771

745 THURLOW

745 THURLOW STREET, VANCOUVER, B.C.

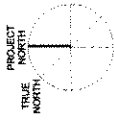
14TH FLOOR PLAN (LEVEL 265.33)

SCALE: 1/8" = 1'-0" DATE: NOV 25, 2009 DRAWN: REYSON PROJECT: 200635.2 SHEET: A211



FSR: 17,962.8 SF

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2011/09 28/01/08 (C/O)  
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MACKAY  
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ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BIRCH CENTRE  
505 BURNARD STREET, BOX 244 VANCOUVER, B.C.  
1-604-687-7200 / 604-687-1721  
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745 THURLOW

745 THURLOW STREET,  
VANCOUVER, B.C.

15TH FLOOR PLAN  
(LEVEL 277.08)

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

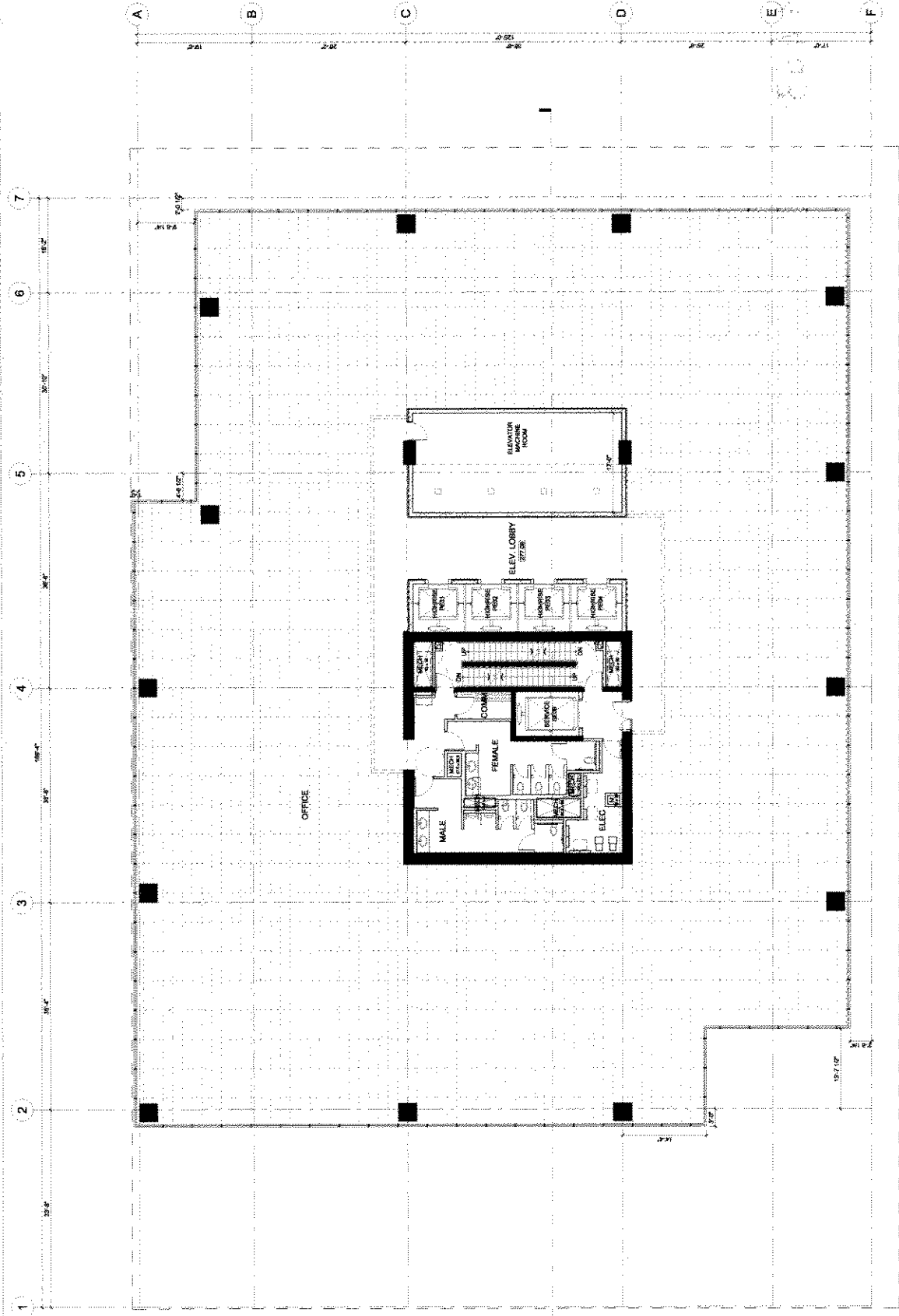
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DRAWN: [Signature]

REVISION: 1

PROJECT: 090052.2

SHEET: A212



FSR: 16,218.4 SF

Appendix D; page 14 of 30

M C M



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ARCHITECTURE  
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PARTNERSHIP

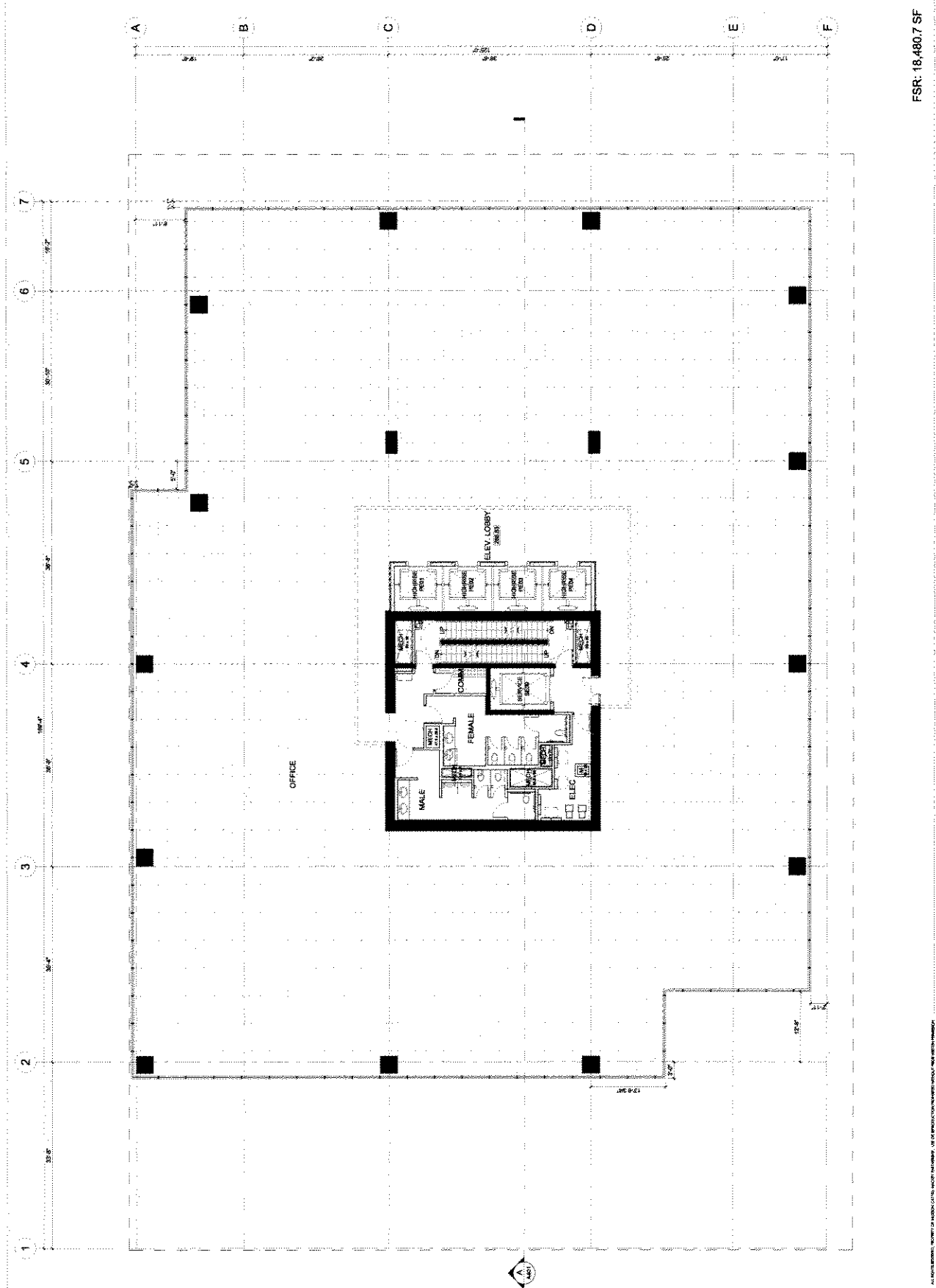
1000 - 1100 BROADWAY  
505 - 1180 BROADWAY  
1 604 687 7200 / 2 604 682 1771  
www.mussoncattellmackey.com

745 THURLOW STREET,  
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745 THURLOW

16TH FLOOR PLAN  
(LEVEL 288.83)

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REVISION: 1  
PROJECT: 288055.2  
SHEET: A213

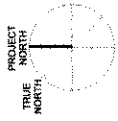


FSR: 18,480.7 SF

Appendix D ; page 5 of 30



MCM



2017/07/20 10:00 AM (GMT-7) / 03:00 PM (GMT-4)  
REVISIONS

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ARCHITECTS, DESIGNERS, PLANNERS

560 - TWO BINAL CENTRE  
555 BURNARD STREET, SUITE 314 VANCOUVER, BC  
V6C 1A6 TEL: 779-9111 FAX: 604-697-1771  
www.mcmarchitects.com

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**23RD FLOOR PLAN  
(LEVEL 371.08)**

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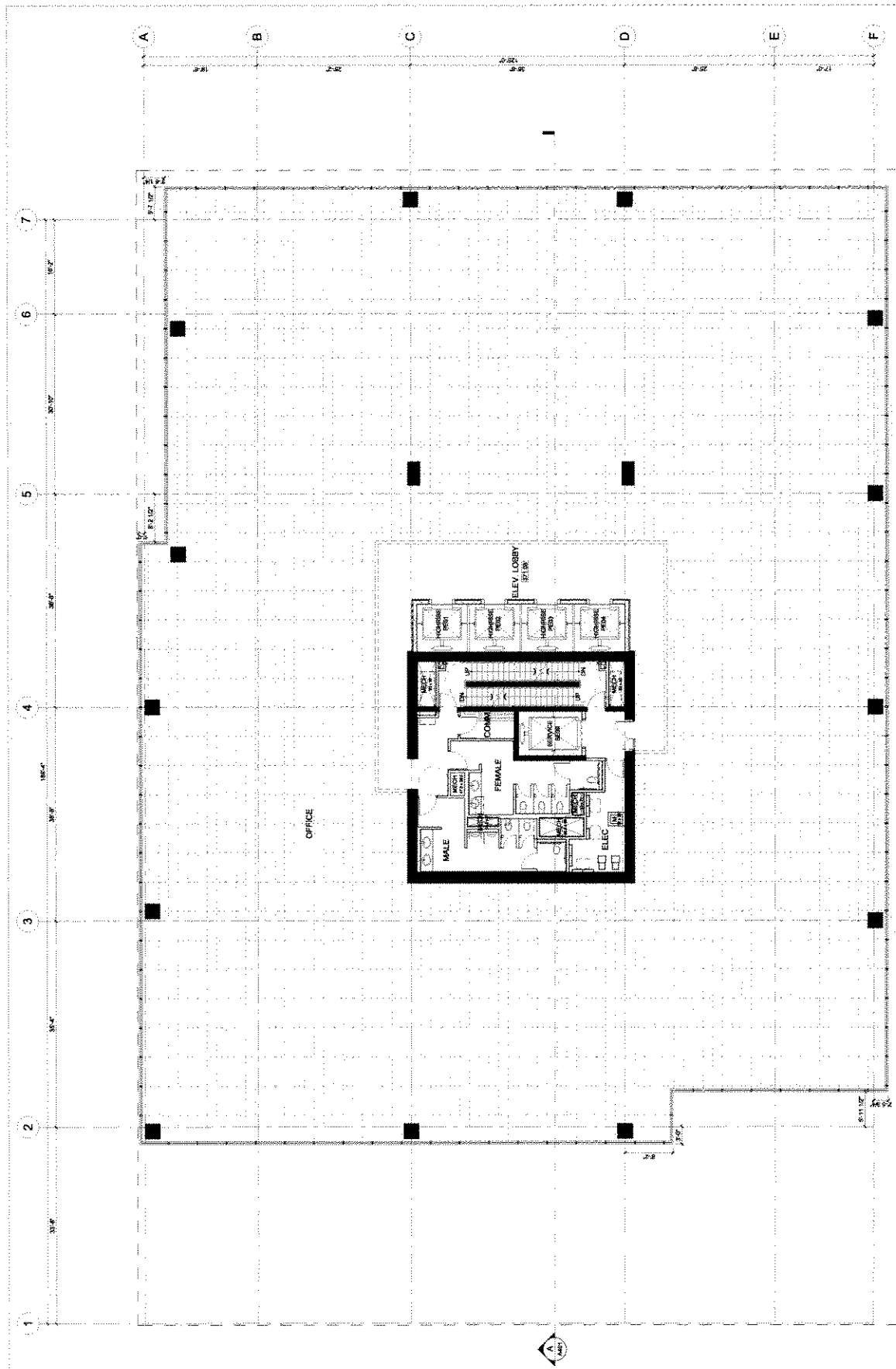
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REVISION: 1

PROJECT: 2009052

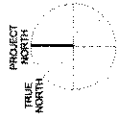
SHEET: A214



FSR: 20,501.8 SF

Appendix D : page 16 of 30





25110P 25TH FLOOR (25) REVISIONS TO AMENDMENT  
REVISIONS

**MUSSON  
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PARTNERSHIP**  
ARCHITECTS, P.A.S. 1000 BAY STREET, SUITE 1000  
VANCOUVER, BC V6J 1A8  
TEL: 604.681.7200 FAX: 604.681.1771  
www.mcmarchitects.com

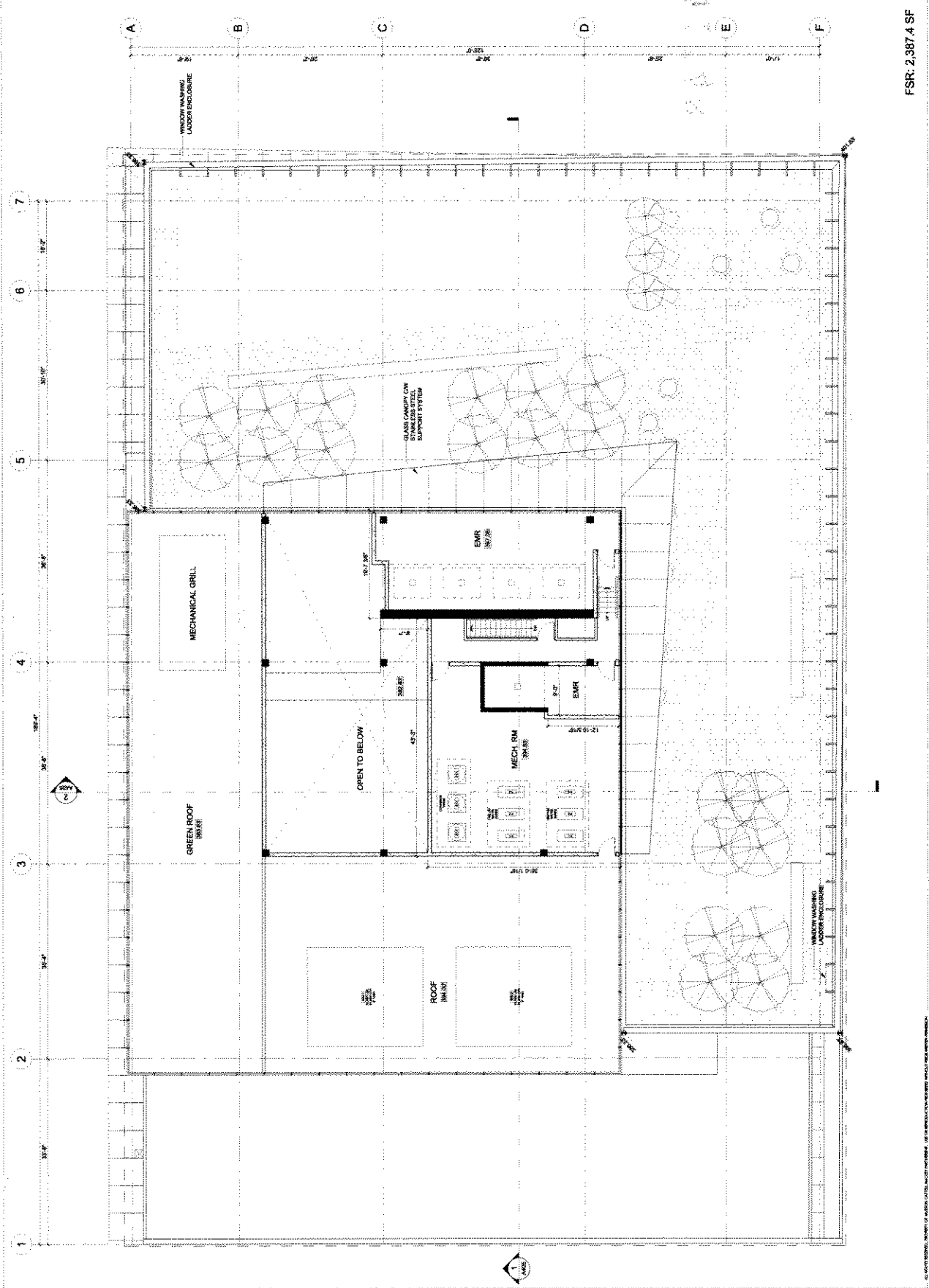
500 - 250 BURNAL CENTER  
500 BURNAL STREET, BOX 24 VANCOUVER, BC  
TEL: 604.681.7200 FAX: 604.681.1771  
www.mcmarchitects.com

**745 THURLLOW**

745 THURLLOW STREET,  
VANCOUVER, BC

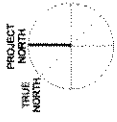
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DRAWN: [blank]  
REVISION: [blank]  
PROJECT: 20060322  
SHEET: **A216**



FSR: 2,387.4 SF

M C M



EXTERIOR BUILDING FOOTPRINT (25% REDUCTION) EXTERIOR BUILDING FOOTPRINT (25% REDUCTION)

MUSSON CATTELL MACKEY PARTNERSHIP ARCHITECTS DESIGNERS PLANNERS

745 THURLOW STREET VANCOUVER B.C. CANADA V7S 1W7 TEL: 604 687 1771 www.mcmarchitects.com

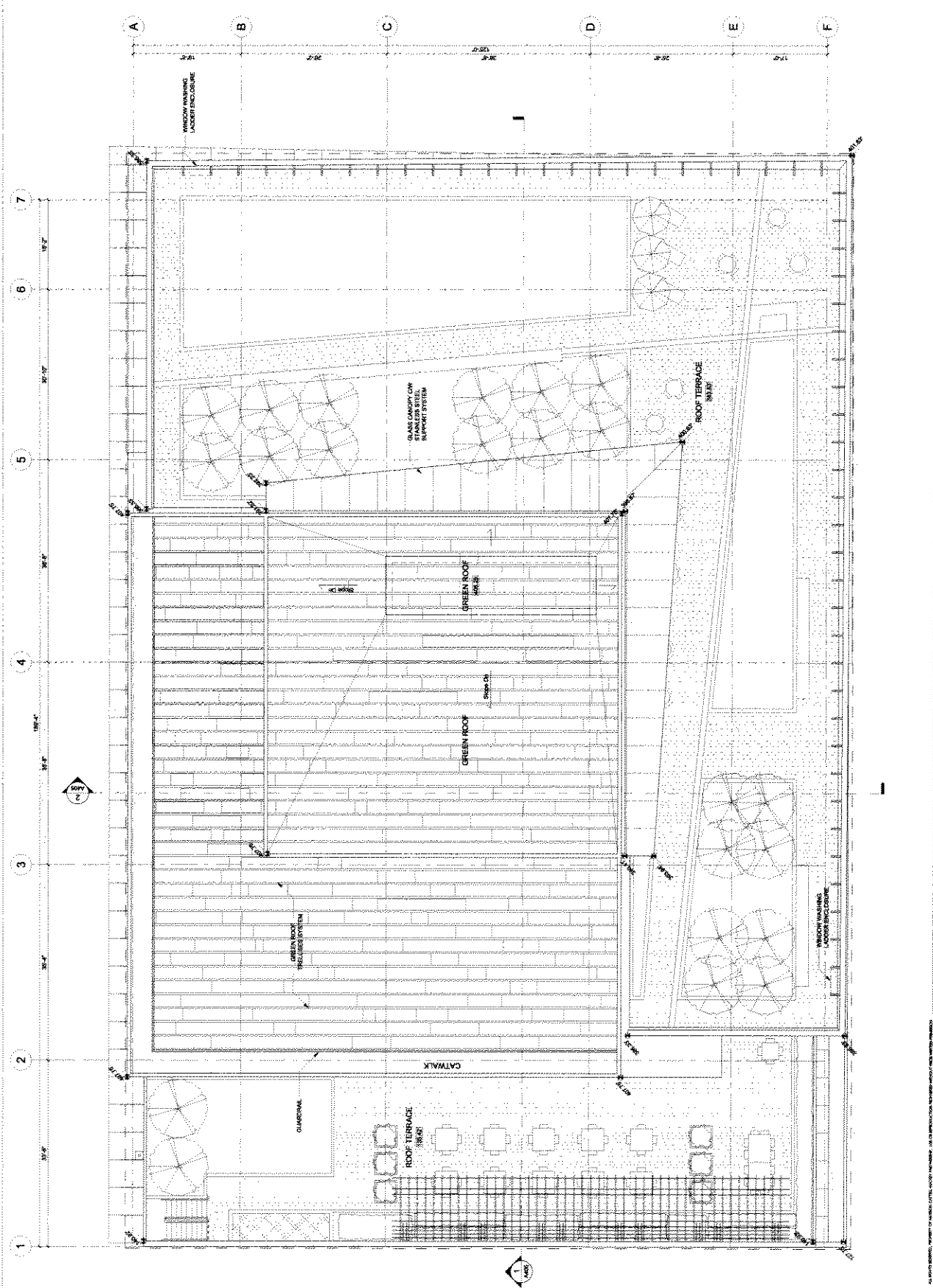
745 THURLOW

745 THURLOW STREET, VANCOUVER, B.C.

ROOF PLAN

SCALE: 1/8" = 1'-0" DATE: NOV 23, 2009 DRAWN:

REVISION: PROJECT: 2008035.2 SHEET: A217



Appendix D ; page 19 of 30

MATERIAL LEGEND

- 1. SPANDREL PANEL WITH FINISHED GLASS - BUT LIFTS NO CAPS
- 2. PERSONALLY BROKEN IMPLE GLAZED CURTAIN WALL SYSTEM WITH CLEAR EXTERIOR CAPS ON VERTICALS
- 3. SPANDREL PANEL WITH LIFT TYPE 1
- 4. SPANDREL PANEL WITH LIFT TYPE 2
- 5. LED LIGHT WITH WALL INVA ASSEMBLY - GLAZED TO BE DETERMINED
- 6. GLAZED CANOPY ON STAINLESS STEEL SUPPORT SYSTEM
- 7. ALUMINUM COMPOSITE METAL PANEL
- 8. HONEY LIMESTONE FIELD COLOR
- 9. HONEY LIMESTONE FEATURE COLOR
- 10. FINISHED ALUMINUM COVERS
- 11. ARCHITECTURAL CONCRETE

2571189 10/11/2009  
 2571189 10/11/2009  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNER / ARCHITECT

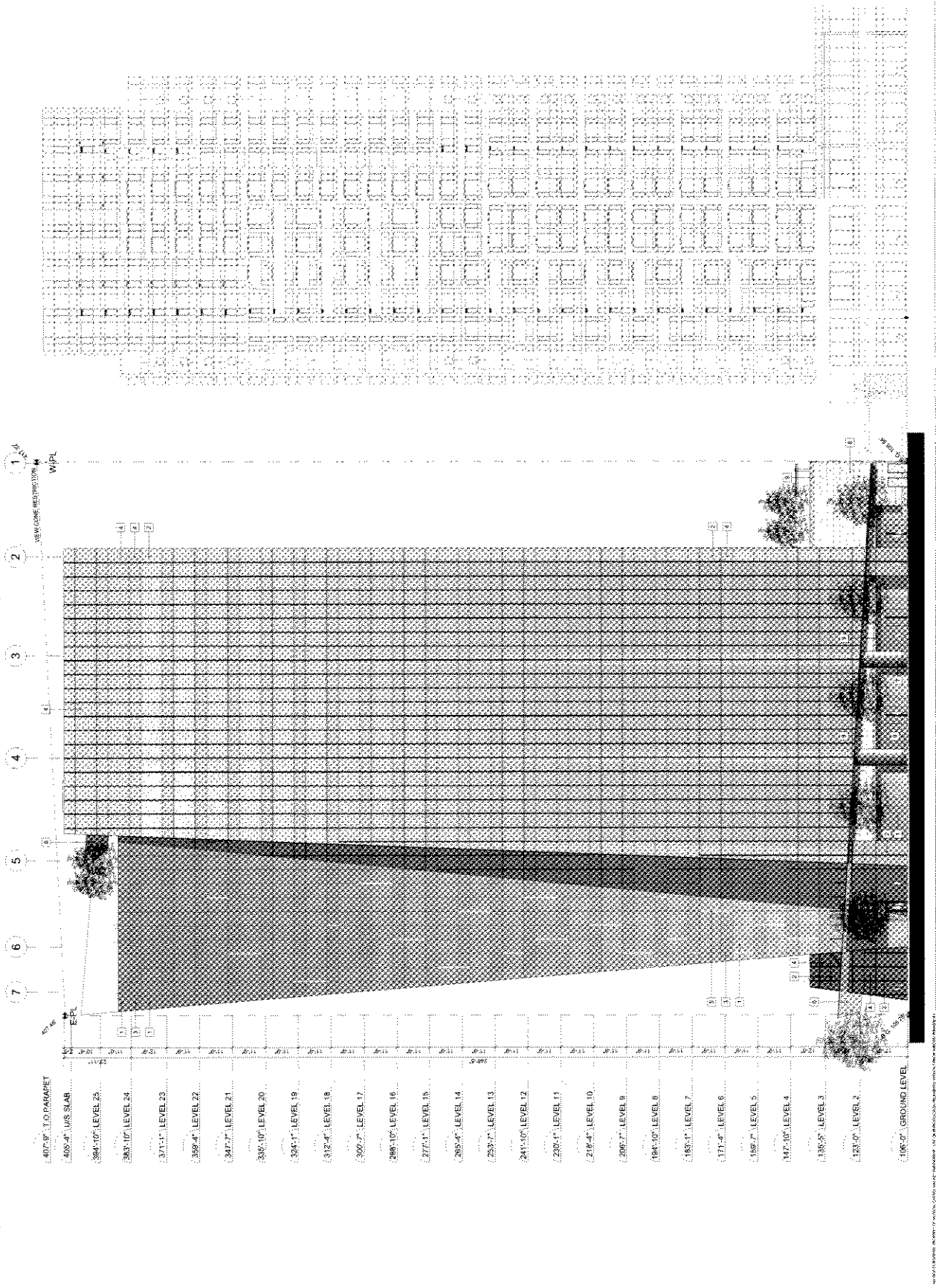
400 - TWO BAY CENTRE  
 555 BURNING STREET BOX 34 VANCOUVER B.C.  
 1 604 681 7707 F 604 681 1771  
[www.mcmarchitects.com](http://www.mcmarchitects.com)  
[info@mcmarchitects.com](mailto:info@mcmarchitects.com)

745 THURLOW

745 THURLOW STREET  
 VANCOUVER, B.C.

**BUILDING  
 ELEVATION -  
 NORTH (ALBERNI ST)**

SCALE	1/4" = 1'-0"
DATE	NOV 25, 2009
DRAWN	
REVISION	
PROJECT	206035.2
SHEET	A301



**MATERIAL LEGEND**

- 1. CUSTOM PAINTS
- 2. CUSTOM WALL SYSTEMS (PAINTED GLASS - BUTT JOINTS NO GAPS)
- 3. THERMALLY BROKEN FRAME GLAZED CURTAIN WALL SYSTEM WITH GASKET AND EXTENDED GAPS ON VERTICALS
- 4. SPANGLER PANEL WITH 1/8" (2) PLY 2"
- 5. LED JOINT WITH WALL BOX ASSEMBLY - COLOUR TO BE DETERMINED
- 6. GLAZED GASKET ON STAINLESS STEEL SUPPORT SYSTEM
- 7. ALUMINUM COMPOSITE METAL PANEL
- 8. SPINED MARBONE FIELD COLOUR
- 9. FINISH UNDESIGNED NATURAL COLOUR
- 10. PRE-FINISHED ALUMINUM COLOURS
- 11. ARCHITECTURAL CORNAMENTS

25/11/09 ARCHITECTURE BY MCM  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKAY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

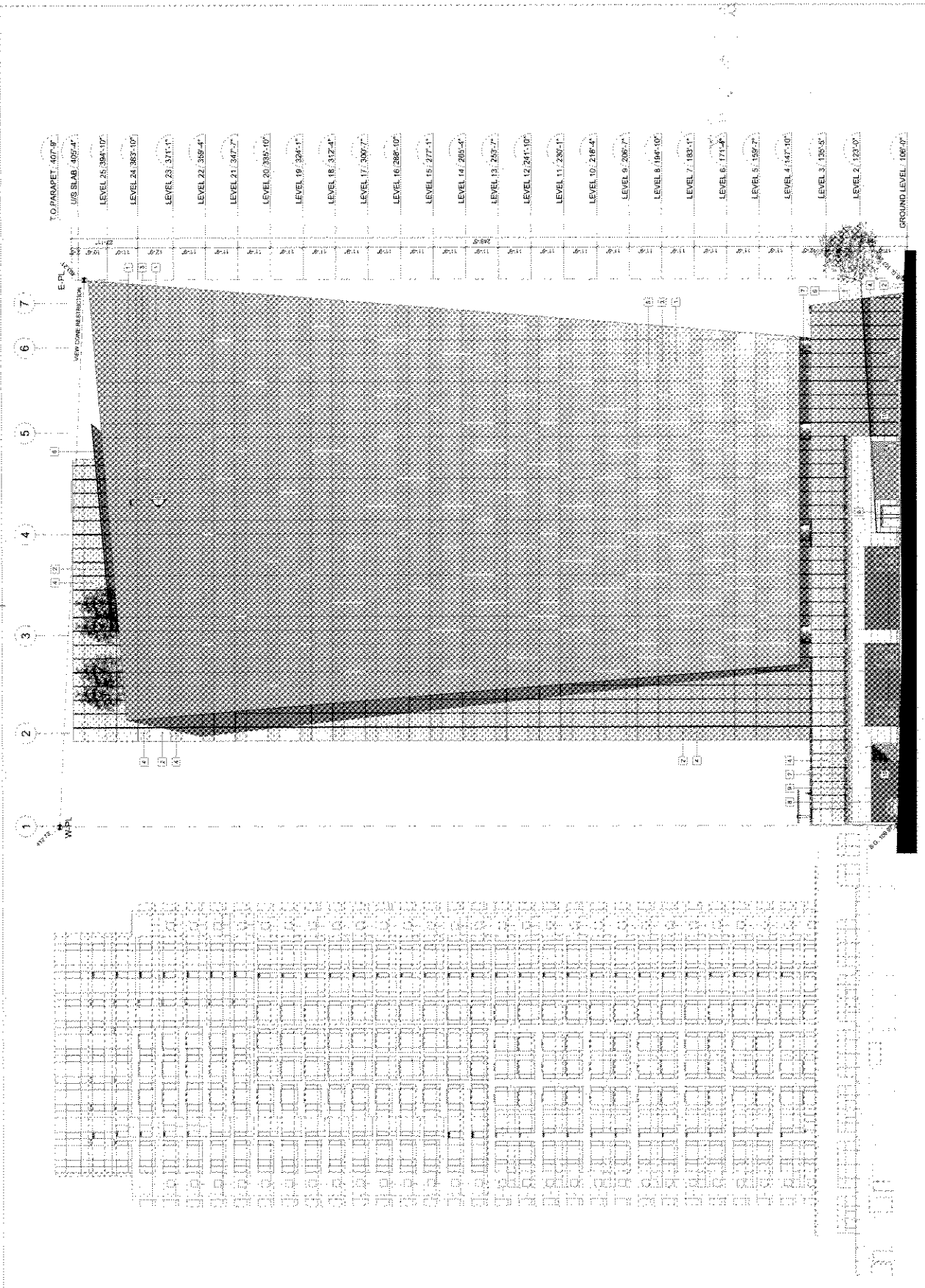
1000 TWO SPYRAL DRIVE  
 505 BARRING STREET SUITE 204 VANCOUVER BC  
 V6C 2K6 CANADA TEL: 604 681 1777  
 FAX: 604 681 1772  
 www.mcmarchitects.com

745 THURLOW

745 THURLOW STREET,  
 VANCOUVER, B.C.

**BUILDING  
 ELEVATION - SOUTH  
 (LANE)**

SCALE: 1/16" = 1'-0"  
 DATE: NOV 25, 2009  
 DRAWN: [Signature]  
 REVISION: [Signature]  
 PROJECT: 200905.2  
 SHEET: **A302**



Appendix D; page 21 of 30









M C M

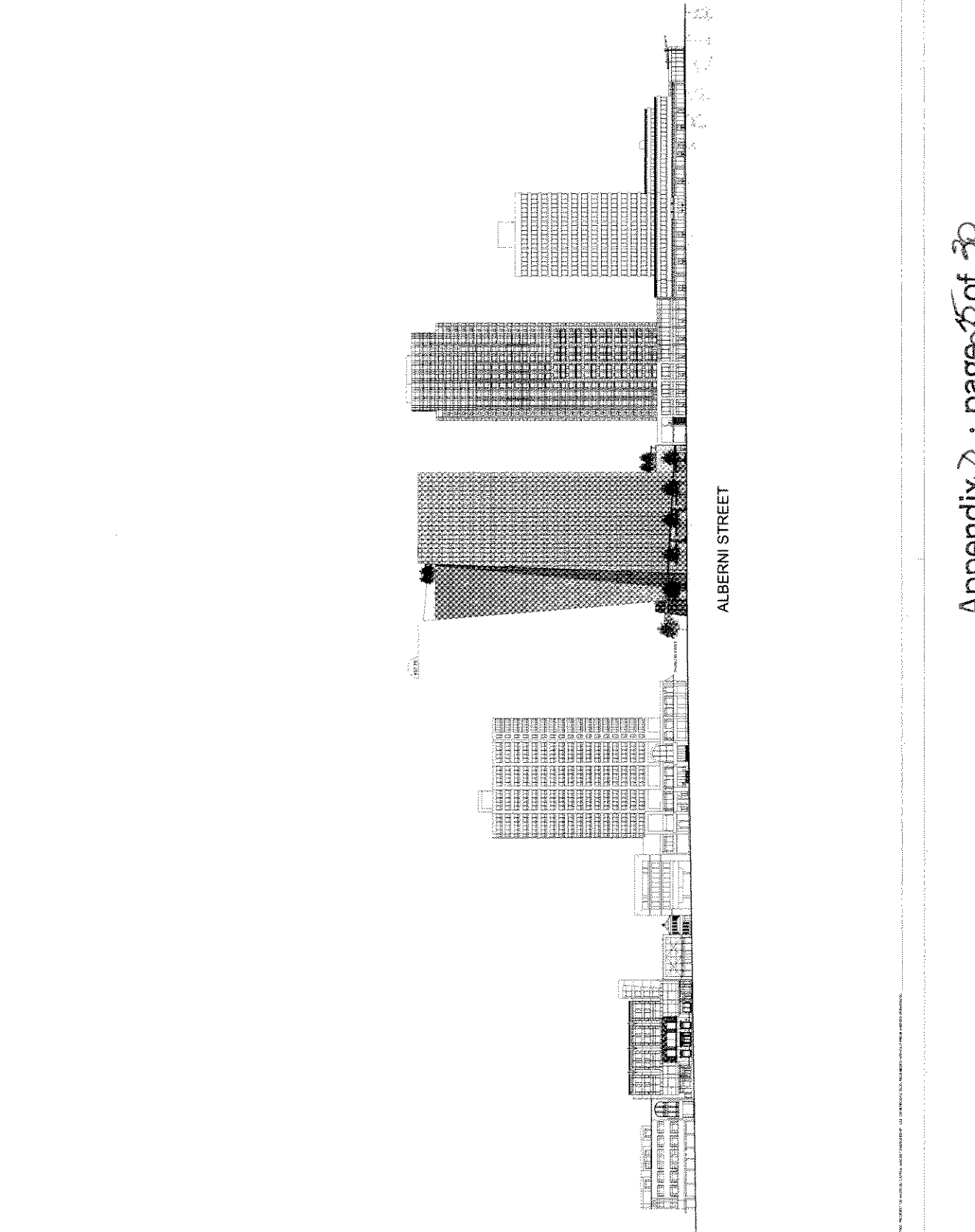
75-1056 B.C. REG. NO. 1000  
RESPONSIBLE PARTICIPANT  
REVISED

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS - DESIGNERS - PLANNERS  
1500 TWO BUNNARD CENTRE  
555 BUNNARD STREET, BOX 384 VANCOUVER, B.C.  
V6C 2K1  
604.681.7700 • 604.681.1771  
www.mcpdesign.com

**745 THURLLOW**  
745 THURLLOW STREET,  
VANCOUVER, B.C.

**STREETSCAPE -  
ALBERNI STREET**

SCALE: 1" = 50'-0"  
DATE: NOV 25, 2009  
DRAWN: [Signature]  
REVISION: [Signature]  
PROJECT: 745 THURLLOW  
SHEET: A502





FEATURE PAVING WITH IN-GROUND LIGHTING FIXTURES IN LOBBY WITH OUTSIDE PLAZA

LINE OF OVERHEAD CANOPY

BENCHES

EXPOSED AGGREGATE BOULEVARD W/ 4 PIECE HIGH ASH CONCRETE TREE STANDARD TO CITY

COLUMNAR STREET TREES, TYP. E.G. ACER RUBRUM 'ARMSTRONG'

BROOM FINISH CONCRETE SIDEWALK, TYP.

BARRIER CURB, TYP.

STORMWATER/ROCK FEATURE AND STEPPED PLANTER

CURB LETDOWN TO CITY STANDARDS

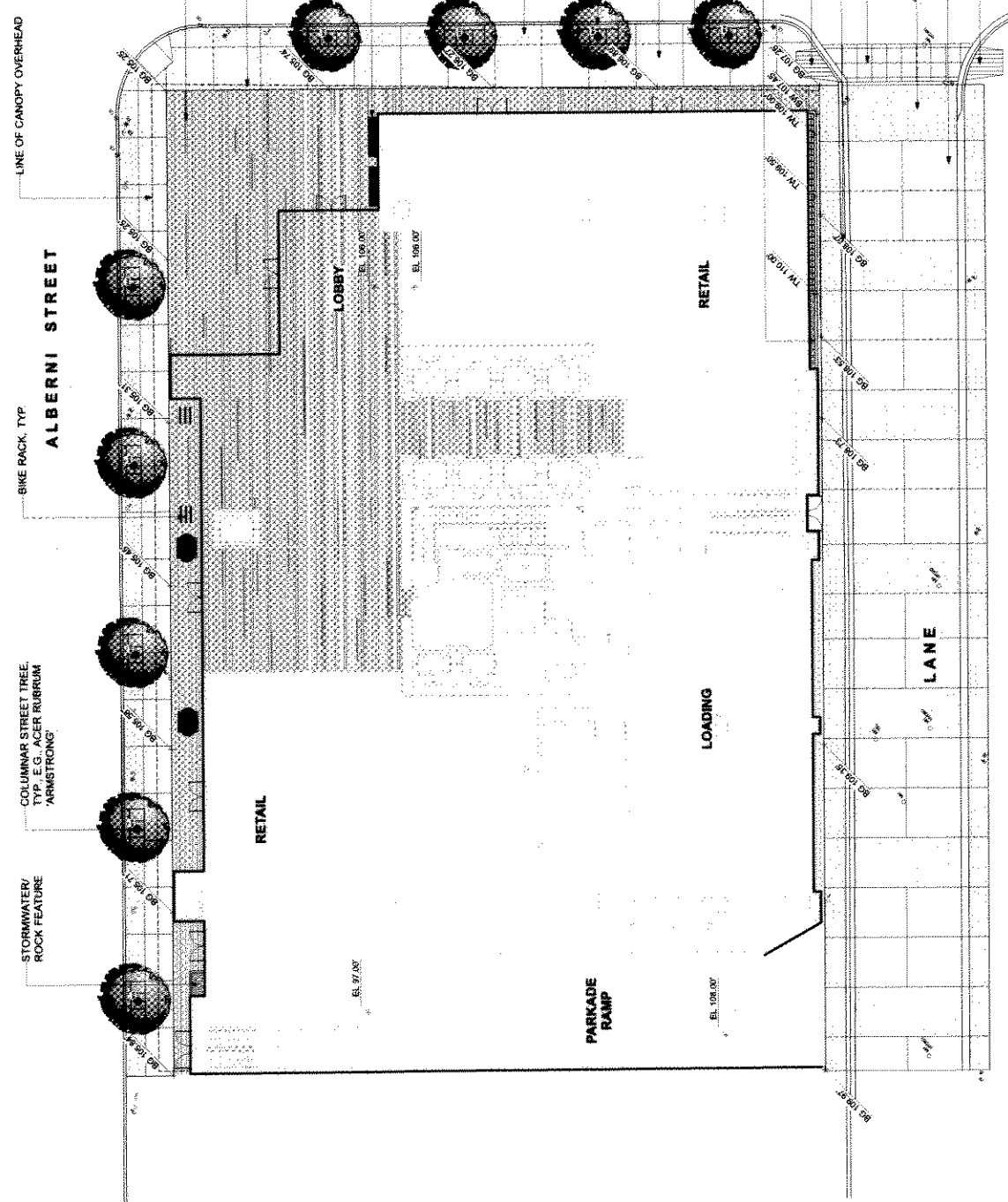
ROLLOVER CURB, TYP.

CIP CONCRETE MEDIUM BROOM FINISH TO CITY LANE CROSSING STANDARDS

EXPOSED AGGREGATE BANDING

CONCRETE PAVING

CURB LETDOWN TO CITY STANDARDS



LANDSCAPE PLAN  
Level 1

PROJECT NO.	0000	DATE	3/3/21
CLIENT	WELLS FARGO	SCALE	AS SHOWN
DESIGNER	PWL PROJECTS	DATE OF PLAN	11/22/2020 at 4:43:24 PM
PROJECT	745 THURLOW	SCALE	AS SHOWN
DRAWN	EC	CHECKED	BM

LDP1.01A

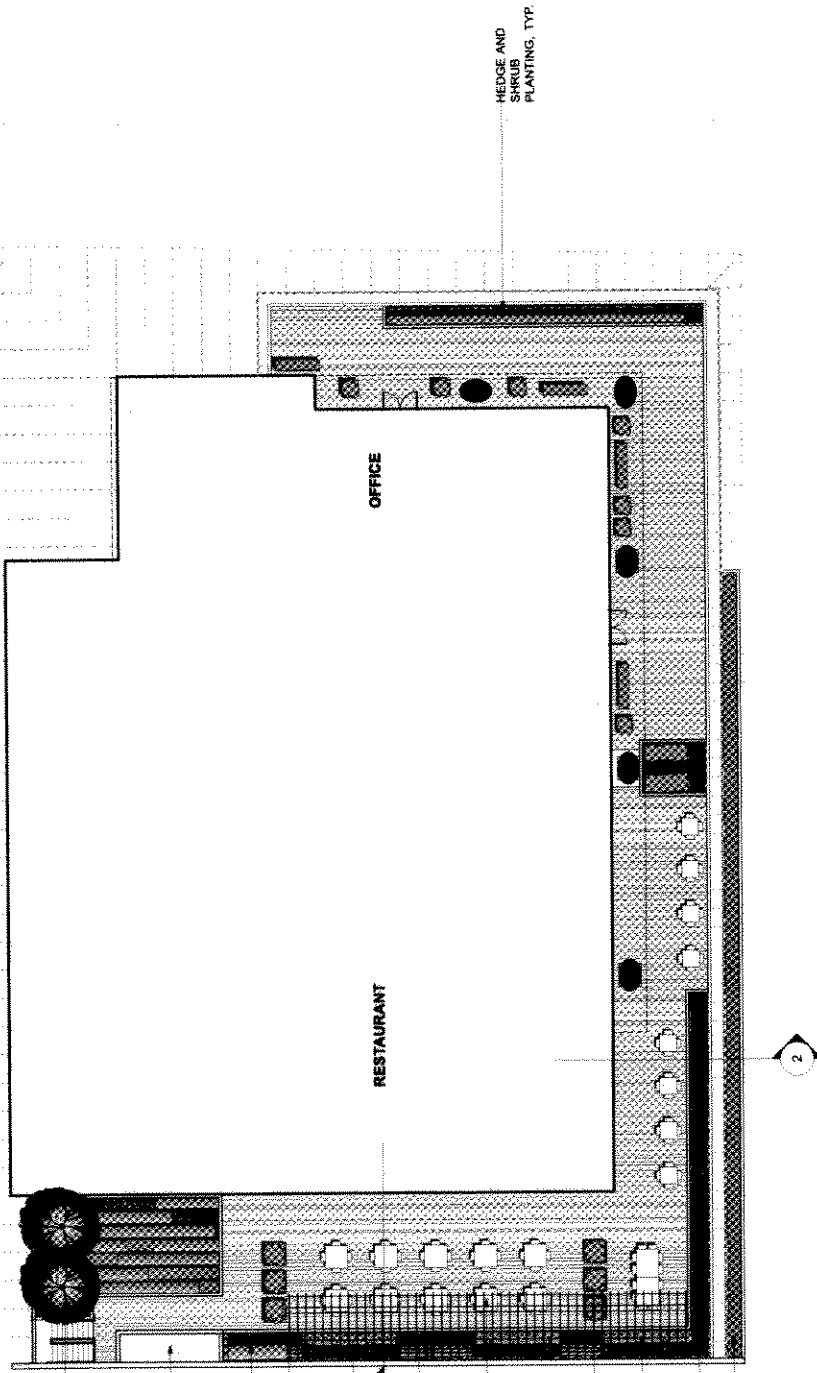


ARCHITECT: [Firm Name]  
 DATE: [Date]  
 PROJECT: [Project Name]

745 Thurlow  
 Landscape Plan  
 Level 3

DATE	3/13/21
SCALE	1/32" = 1'
PROJECT	745 THURLOW
DATE	03/13/21
SCALE	1/32" = 1'
PROJECT	745 THURLOW
DATE	03/13/21
SCALE	1/32" = 1'
PROJECT	745 THURLOW

LDP1.02A



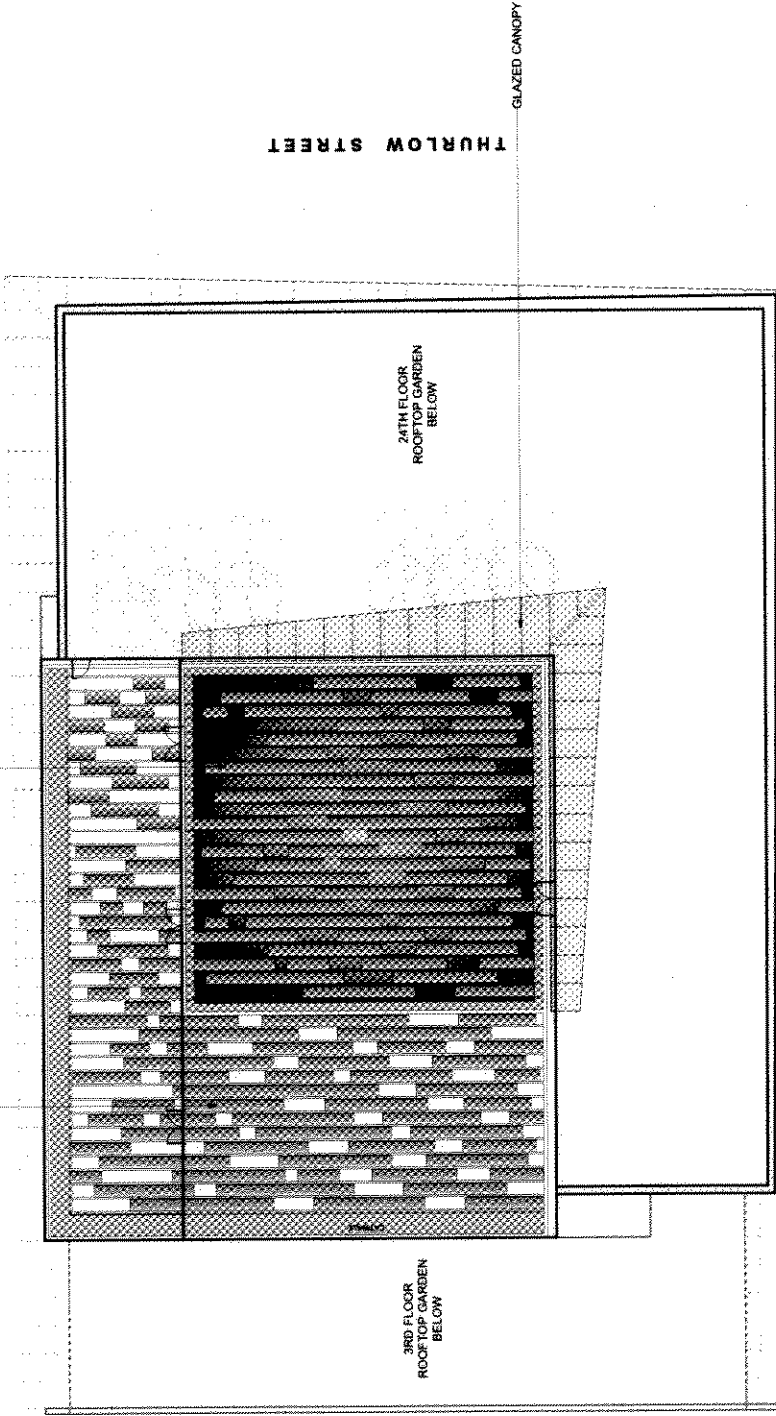
- 2 MAGNOLIA DENUDATA WITH UNDERSTORY PLANTED IN VARIOUS BLOCKS OF EVERGREEN AND DECIDUOUS SHRUBS.
- PARKADE AIR INTAKE
- BAMBOO PLANTING (PHYLLOSTACHYS SP.) TO SCREEN BUILDING, TYP.
- RAISED PLANTERS
- HEDGE AND SHRUB PLANTING, TYP.
- BAMBOO PLANTING TO SCREEN BUILDING
- OUTDOOR RESTAURANT SEATING
- LARGE SQUARE PLANTERS TO DIVIDE SPACE
- VERTICAL TRELLIS WITH STEEL TRELLIS STRUCTURE AND PLANTS ABOVE, TYP.
- PODIUM EDGE PLANTER WITH HEDGE AND SHRUB PLANTING, TYP.
- SECOND FLOOR PLANTER



ALBERNI STREET

EXTENSIVE GREENROOF PLANTING PLANTED IN BLOCKS PLANTING MIX A AND B (SEE PLANT LIST)

METALWORK SCREEN WITH LIVE ROOF GREEN ROOF TRAYS, IRRIGATION AND INSULATION PLANTING MIX A.

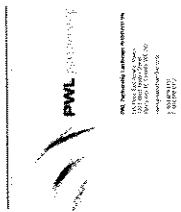


3RD FLOOR ROOFTOP GARDEN BELOW

24TH FLOOR ROOFTOP GARDEN BELOW

THURLOW STREET

GLAZED CANOPY



PROFESSIONAL WATER LANDSCAPE ARCHITECTS  
 1000 WEST 10TH AVENUE, SUITE 100  
 VANCOUVER, BC V6H 2G6  
 TEL: 604.681.1111  
 FAX: 604.681.1112  
 WWW.PWL.ASOCIATES.COM

745 Thurlow

LANDSCAPE PLAN  
 Rooftop

PROJECT NO. 2020  
 DATE: April 4, 2020  
 PROJECT NAME: 745 THURLOW  
 PROJECT ADDRESS: 1122208 PL 4 83077 W  
 DRAWN BY: K  
 CHECKED BY: BN

SCALE: 3/32" = 1'

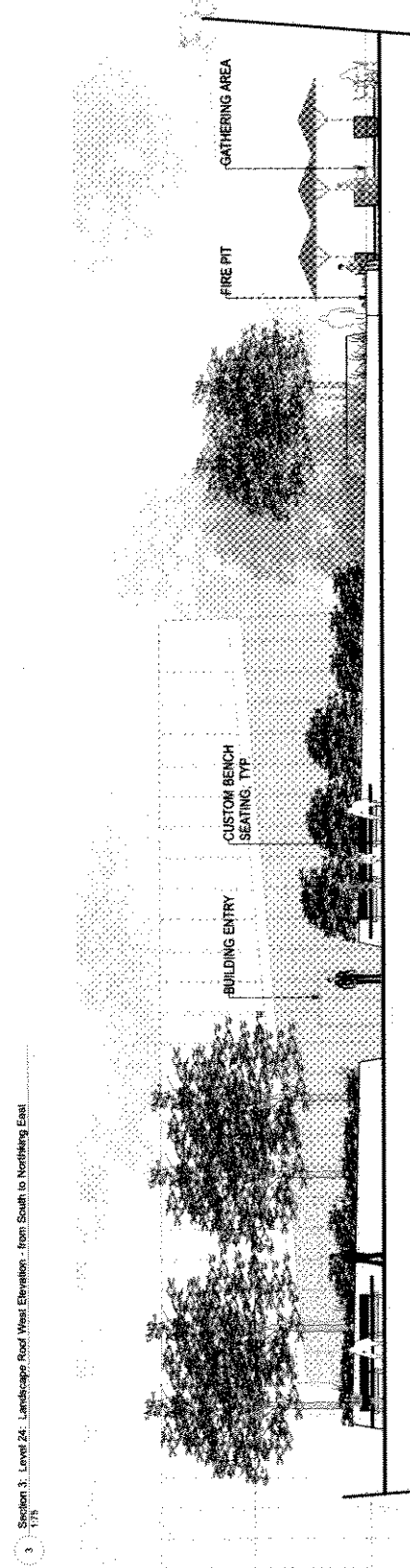
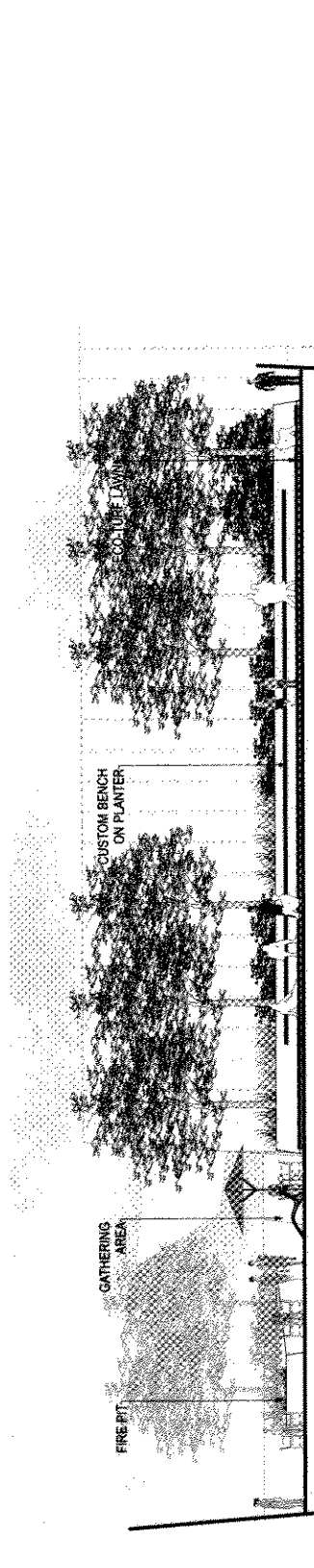
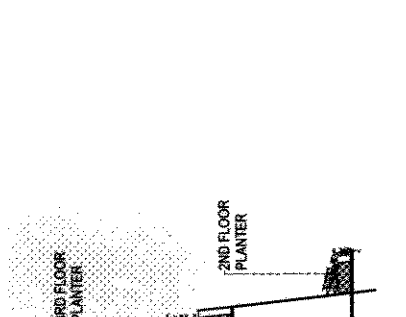
LDP1.04A

AREA OR PLANTING GROUP	PLANTING QUANTITY	PLANTING SPECIES	PLANTING SIZE	PLANTING SPACING	PLANTING PER SQ. M.	PLANTING COMMENTS
3RD FLOOR ROOFTOP GARDEN BELOW	100	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	25	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	15	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	10	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	10	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	10	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	10	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	10	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	10	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	10	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
24TH FLOOR ROOFTOP GARDEN BELOW	100	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	25	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	15	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
GLAZED CANOPY	100	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	25	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7
	15	Blue Fern	15 cm	44	15 cm	Blue fern, nursery grown, random planting groups of 5-7

**PWL** PLANNING & ARCHITECTURE

1800 BROADWAY, SUITE 200  
 WASHINGTON, DC 20004  
 TEL: 202.331.1234  
 FAX: 202.331.1235  
 WWW.PWL-PA.COM

PROJECT NO. 1000000000  
 DATE: 08/15/2018  
 DRAWING NO. 745 THURLOW



**745 Thurlow**

**Landscape Sections**

DATE: 08/15/2018  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO.: 1000000000  
 SHEET NO.: 745 THURLOW  
 SCALE: 1/75

LDP 2.02

**BACKGROUND**

In 2007, Bentall Capital applied for and secured a rezoning for the site at 745 Thurlow Street. The proposed form of development consisted of a mixed-use building comprising 23 floors of office space, a 2-storey retail podium and below grade parking and loading.

This application is for a Complete Development Permit based on the CD-1 zoning resulting from that application and attached commentary from Planning, Engineering and other agencies.

At the corner of Thurlow Street and Alberni Street, the site is on the periphery of the Central Business District with mixed use commercial / residential and retail developments adjacent. It is currently occupied by a 4-storey structure that has retail at grade and an above grade parking garage with a parkade entry / exit on Alberni Street.

Alberni Street is "sandwiched" between the office commercial character of West Georgia Street to the north and the retail character of Robson Street to the south, with the residential development of the West End beyond. At grade, it is a developing retail corridor between Burnard Street and Bute Street that acts as a retail "circuit" with the predominate retail on Robson Street.



Aerial view of 745 Thurlow Street. Property highlighted in red.

Thurlow Street is a link between the Central Business District and the West End for pedestrians moving to and from work with a strong retail character. The site is well served by transit with bus routes on West Georgia Street and Burnard Street and access to the Burnard Street SkyTrain Station two blocks away.

The scale of buildings in this area ranges from 2 to 7 stories on Robson Street to the 55 story Shangri-La hotel / residential development to the north. Flanking the site are two residential developments between 200 feet and 300 feet high that have 2-storey retail bases.

Previous zoning for the site was Downtown District Sub-area 'O', which is a "choice of use" area allowing commercial or residential development requiring retail and weather protection at grade. The existing FSR of 7.0 (maximum 6.0 office use) and the height limit is 300 feet. The Heather Bay view corridor crosses the site, limiting height to 300 feet or less.

This rezoning application sought and secured to increase the existing density on site from 7.0 FSR to 15.4 FSR through a transfer of density from a designated heritage site, 228 West Pender Street. While there is strong potential for the development of residential on this site within the zoning, the proposal is to develop a 23-storey office tower including a retail podium and below grade parking that comply with all aspects of the zoning and policy, including height. A number of aspects of this proposal include:

- The creation of a critical mass of much needed office space in the downtown.
- Removal of the traffic crossing from the Alberni Street sidewalk to improve the pedestrian amenity.
- Widening of the pedestrian areas along Thurlow Street, Alberni Street, and at the Thurlow Street and Alberni Street juncture.
- Improved use of the site from an above grade parking garage to an office / retail development that will contribute to the vibrancy of this area.
- Green rooftop open space for tenants and as a foreground view from taller buildings around the site.
- Upgrading of the lane environment.
- A sustainable development targeting LEED® Gold.
- A building-integrated Public Art concept.

The proposed development meets or exceeds all applicable City Policies and Guidelines, including the Downtown District Official Development Plan, the Downtown Design Guidelines, the Downtown District Character Area Description -- Alberni Street, Central Area Pedestrian Weather Protection, View Protection Guidelines, Density Transfer Policy and Procedure, and Heritage Policies.

From the rezoning process, design considerations include:

- Redesign of the south and northeast facades to relieve perceived massiveness.
- Enhancement of the pedestrian amenity and interest at grade.
- Protection of the view corridor.

These considerations have been addressed through adherence to the view corridor envelope, massing and facade refinements and the introduction of a building-integrated public art concept and a larger, more integrated entry plaza and building setbacks on Alberni Street. Landscape considerations were limited to provision of details for landscape elements. In addition, detail is required to demonstrate Green building components to achieve LEED® Gold.



**MASSING RESPONSE**

The massing concept outlined during the rezoning process has been refined and reinforced during the schematic design process, integrating commentary received from Planning, the Advisory Urban Design Panel and other agencies, as reflected in the development conditions. Greater differentiation between the rectilinear and angular components of the overall composition has improved the proportions and a more direct integration of the base elements into the shape vocabulary of the overall composition further strengthens the part.

The proportions of the flared element have been accentuated by bringing in the lowermost floors to minimum office core to wall dimensions and moving the topmost floors to the structural span limits of Post Tensioning to accentuate its juxtaposition against the more rectilinear element. Additionally, the flared element has been lifted by one storey to provide a separation from the podium element and to increase south facing outdoor space.

The penthouse functions are now fully encapsulated by the rectilinear element, providing a clearer massing statement at the top of the building.

**Base**

The podium has been designed to become more directly integrated into the overall massing with geometry similar to the tower.

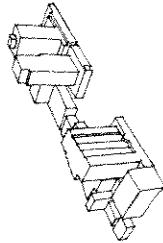
The base is a combination of sloped glazed elements and rectilinear solid elements manipulated to form an integrated composition with the tower massing. Clear glazing with fitted spandrels on the sloped portions, metal clad columns and limestone rectilinear elements are used to provide human scale.

As suggested by planning, the ground floor is set back on Albern Street to provide pedestrian interest and breathing room on this narrow sidewalk.

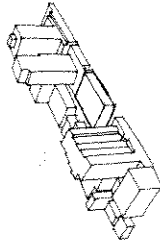
**Canopy**

The glass canopy at podium level is angled and sloped as part of the base composition. The widest and highest point announces the entry plaza to the building. Continuous street front weather protection is afforded by a continuation of this single canopy element on Albern and Thurlow Streets. All structure for the canopy is above the plane of the glazing to provide a single fritted glass plane incised into the base massing. This continuity is extended into the building lobby where the ceiling is detailed as an extension of this glass plane and reinforced by the integrated surface treatment of the plaza and lobby.

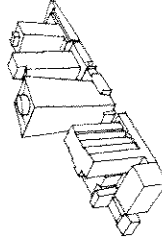
**SITE**



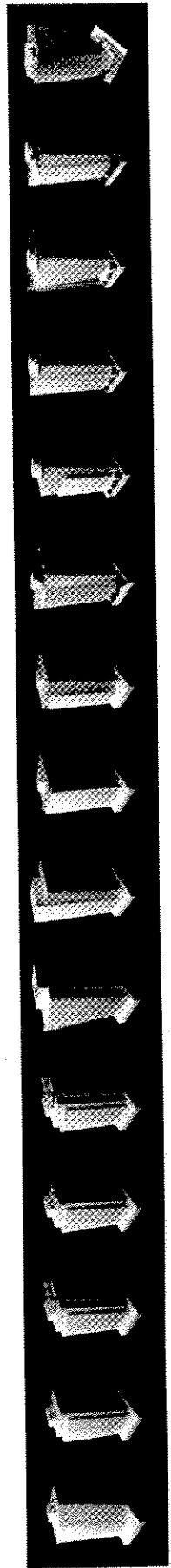
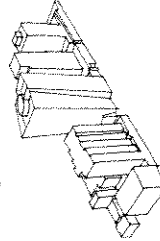
**TWO STOREY PODIUM**



**COMPLEX POLYHEDRON**



**OPPOSING FORM**



## FAÇADE ARTICULATION

The two primary massing elements are further differentiated by their façade treatments.

The rectilinear mass oriented to Georgia Street is composed of triple-glazed, high performance curtain wall, with predominantly grey, green hue and white translucent frit elements at the spandrels. This frit pattern extends into the vision area above and below the spandrels to provide further solar shading. A gradual shift in tint vertically from semi-transparent to solid to semi-transparent integrates the spandrel and vision portions, while providing a subtle horizontal secondary pattern to this massing element. Horizontal window joints are silicone glazed to integrate into the spandrel pattern, and vertical mullions with oversized caps integrate this mass into its predominantly vertical-oriented context.

The flared mass is also composed of triple-glazed curtain wall, although its predominantly green colour scheme contrasts with both the rectilinear building mass and its direct context of mostly grey façades. Frit is applied to the spandrels in a similar manner to the rectilinear mass; however, colouration is used to produce a sleeker, more unified expression. Silicone joints in each direction, coloured to integrate into the curtain wall, also reinforce the overall shape.

Interest is added to the façade of the flared mass by the integration of an interactive public art element onto the façade.

## PUBLIC ART

Two important characteristics of the site were integral in forming the proposed public art strategy for the project. Although the site is limited in area, its location, just north of Robson Street, provides a unique public aspect as the southern façades will have a public view in perpetuity due to the low buildings mandated along Robson Street. In fact, this strategic location on a transitional site between the high energy shopping / entertainment district of Robson Street and the real core of the downtown business district was one of the generating principles of the architectural form. Reinforcement of this idea on the façade of the building was seen as a unique public art strategy for this site. The nature of office space as a predominantly daytime, weekday use also provides freedom for a changing, possibly interactive, public art response.

A strategy based on a lighting-based public art element, fully integrated into the building façade is proposed and although the Public Art process is a parallel one to the Development Permit Process, we have included the approved Preliminary Public Art Plan as an appendix and have shown possible locations for lighting elements integrated into the façade.

## LANDSCAPE RESPONSE

The landscape design for 745 Thurlow Street seeks to create a bold statement responding to the clean, architectural form and aesthetic. The design team recognizes the landscape as the fifth façade responding to the significant overlook from the neighbouring Shangri-La and other adjacent buildings.

Equally as important as the aesthetic, and use of the landscape is the sustainable principles embodied in the landscape design. These principles range from storm water management and area of green footprint (50% site coverage), to social values and meaningful gathering places.

The scope of the project comprises the streetscapes on Alberni Street and Thurlow Street, the lane to the south of the building, a roof terrace at the podium level and a roof garden on the top of the tower.

### Streetscape

The treatment of the public streetscape ground plane, as per City of Vancouver Standards, with broom finish, cast concrete sidewalks and exposed aggregate utility zones, provides a clear, unobstructed path for the public to travel on around the building. It creates continuity in the public realm linking the neighbourhood together and ensuring those with visual or cognitive impairments have a definable, understandable path of travel.

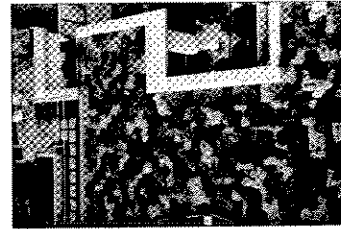
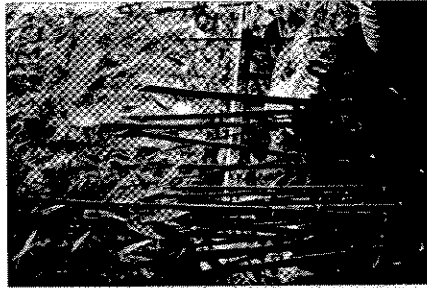
The private realm streetscape, which adjoins the sidewalk, is a simple monolithic carpet of paving within the property line. We envision this as a linear pattern of stone pavers with subtle variations in colour and texture to create an upscale, modern, business-like expression linking to the Thurlow / Alberni Street Entry Plaza.

### Thurlow Street / Alberni Street Entry Plaza

The entry plaza at the corner of Thurlow and Alberni Streets is a forecourt to the interior building space. It is a space that contains opportunities to sit, but is otherwise clean and unencumbered. The corner entry plaza embraces the modulation of shape and form created on the facade of the building. An opportunity exists for the building integrated public art concept that is proposed to be carried through to this ground plane and into the lobby. Re-massing of the tower has resulted in a larger exterior plaza, still seamlessly connected to the office entry lobby.

The ground plane itself is comprised of an elegant linear pattern of long rectangular granite pavers. The feature ground plane will carry from the edge of the property into the lobby, extending up to and possibly into the elevators. This seamless transition of interior to exterior will create a grand sense of space that recognizes the building entry location at this prominent corner and provide a positive night time experience and animation.

We feel this continuous expression of the paving will create a feeling of welcome and grandeur, while bridging the gap between the business-oriented downtown area to the north and the entertainment / shopping district to the south.



## LANDSCAPE RESPONSE (cont'd)

### The Lane

The design intent for the lane is to upgrade the treatment from a typical commercial lane to create a "new" character suitable as the main vehicular entrance into the building.

The ground plane treatment for the lane is proposed as a grid of broomed finish and exposed aggregate paving that is aligned with the underlying rhythm of the building. The intent is to provide an enhanced ground plane treatment while keeping within a paving palette that can withstand the wear and tear of heavy use.

Greening of the lane is important and is accomplished through the use of planters, sitting just below the podium deck. Plant material will be allowed to cascade down over the limestone façade of the building, greening the alley wall.

### Roof Garden

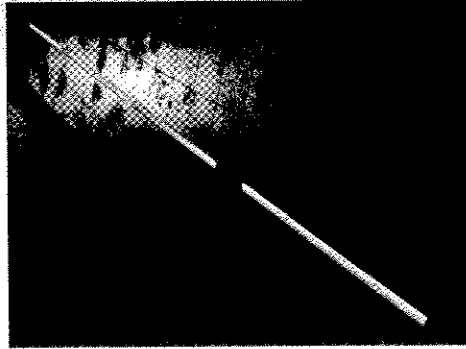
The roof garden has been designed as an active meeting place, lunch spot, or relaxing, decompression place for all tenants in the building. The overall garden space is broken down into several landscape rooms that allow for varying activities to occur on their own or simultaneously. The edge of the roof has been kept clear to allow for full access to views in three directions, as well as accommodating the building's window washing process.

A group gathering space on the south side of the roof anchors the outdoor portion of the amenity room and is accessorized with a complete outdoor kitchen and moveable bistro-style tables and chairs. The southeast corner is being designed to accommodate groups and individuals, takes advantage of views north and south along Thurlow Street, is sheltered from the wind by the building glass façade, and provides a gas fire pit as a local gathering spot. The area on the east side of the building is a well-planted garden which masses plants in the French 'Parterre' or kitchen garden style. Bold blocks of plant material create interesting patterns, textures and expressions, providing more intimate meeting or gathering spaces. This area boasts a large, low water use grass area where one can sit in the sun on a sustainable carpet.

The mechanical components on the roof to the north of the core are screened from views and adjacent overlook with a 'green' trellis. The 'green' trellis is comprised of extensive planting trays that form an open grid work of cover over the entire mechanical area, allowing for air exchange for the building and an effective visual screen. Its pattern is derived from the garden pattern on the roof deck below.

### 2nd Floor Roof Garden

The roof garden massing and theme is carried down to the second floor office / commercial level. This open space for the building provides a garden terrace for the adjacent commercial / office side. The terrace extends as a patio around the south, east and west faces of the tower. Edge planting, hedging and overhead trellis elements provide structure to the landscape and screening for the adjacent building to the west.



CD-1 By-law 493

3. Height

3.1 The maximum building height, measured above base surface, must not exceed 91.44 m (300 ft.).

3.2 Section 10.11 of the Zoning and Development By-law is to apply to this By-law, except that if:

(a) in the opinion of the Director of Planning or Development Permit Board, higher structures such as:

- (i) elevator enclosures, lobbies, and stairwells that provide access for building occupants to rooftop common area,
- (ii) guardrails that do not exceed the minimum height specified in the Building By-law, and
- (iii) pergolas, trellises, and tool sheds that support the use of intensive green roofs and urban agriculture;

will not unduly harm the liveability and environmental quality of the surrounding neighbourhood; and

(b) the Director of Planning or Development Permit Board first considers:

- (i) all applicable policies and guidelines adopted by Council,
- (ii) the submission of any advisory group, property owner, or tenant, and
- (iii) the effects on public and private views, shadowing, privacy, and open spaces;

the Director of Planning or Development Permit Board may allow a greater height for any such structure.