

Perkins&Will



1040-1080 Barclay Street

Rezoning Booklet

March 18, 2022



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Corner of Thurlow and Barclay

Section 1.0

Introduction

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1.1 Project Team



Client

For more than five decades, Bosa Properties has earned a sterling reputation for hard work, fair dealings, and a pursuit of excellence, becoming one of Canada's most respected privately owned property developers and builders. Bosa's team has a passion for achieving the highest level of craftsmanship and precision in every detail, executed by in-house construction teams. Led by CEO Colin Bosa, the family-operated business is a fully integrated company involved in the entire development process.



Client

Kingswood Properties is a real estate investment and development firm owned by the Segal Family, established on the family's guiding principal of building and investing in quality over quantity. Kingswood prioritizes the pedigree of location and the calibre of design as key contributors to creating historic landmarks. Based in Vancouver, Kingswood Properties is active in retail, industrial, and residential projects across British Columbia, Alberta, and Washington.

Perkins&Will

Design Architect

Since 1935, Perkins&Will have believed that design has the power to make the world a better, more beautiful place. At our Vancouver studio, a culture of collaboration fosters our creativity: we are one team with a common set of goals and values. The ideals of beauty, simplicity, functionality, and sustainability.



Landscape Architect

PFS Studio is a leading Canadian planning, urban design and landscape architecture firm offering consulting services nationally and internationally on a wide range of projects for both the public and private sectors. The firm has been in practice for over thirty years and is committed to innovation, technical advancement and cost effective design solutions to create memorable and engaging public spaces.

Structural Engineer

Mechanical Engineer

Electrical Engineer

Transportation

Building Envelope

Code Consultants

Civil Engineer

Surveyor

Energy Modeling

Geotechnical Engineer

Arborist

Elevating Device Consultant

Zero Waste Consultant

Glotman-Simpson Consulting Engineers

Integral Group

AES Engineering

Bunt & Associates Engineering

RDH Building Science

GHL Consultants

Vector Engineering

Matson Peck & Topliss Engineering

Integral Group

GeoPacific Consultants

Diamond Head Consulting

Gunn Consultants

Target Zero Waste Consulting

1.2 Project Proposal

Bosa Properties and Kingswood Properties are pleased to share the new vision and proposal for 1040-1080 Barclay Street.

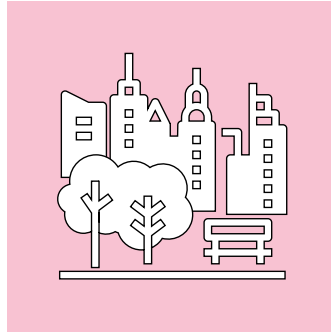
The project's vision is to create a vibrant ground plane, becoming a neighbourhood hub with a sense of place and belonging, while incorporating a sophisticated and recognizable identity.

Featuring two distinct towers and an active ground plane, this dynamic project features a wide variety of uses and over 1,000 residential units, including market rental, below-market rental, social housing, market housing, childcare, and retail.

At the heart of the site between the towers is a new urban park and mid-block connection, which has been developed with a focus on placemaking and building community. This project will also significantly contribute to the character and vitality of this emerging neighbourhood in the Burrard Corridor.



Mid-block connection and park



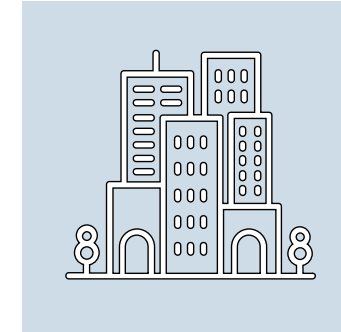
Building Community

A key element of the project’s vision is to become a community hub with a vibrant ground plane and strong sense of place. One of the features as part of the public realm is a new urban park, serving as the front door to all residential units and the childcare facility. Boutique retail further activates the site, and a mid-block connection is planned to seamlessly integrate with the rest of the community.



Secure Rental Housing

The East Tower is a 100% purpose-built rental building with 636 homes and shared amenities, of which 20% is below-market and over 35% are family units. The City’s Ten Year Policy Goal for the West End Corridors in the *West End Community Plan* is to achieve 400 Secured Market Units, and the project delivers 33% of this target by providing 130 Secured Market Units.



Supporting Growth

The project aligns with the goals of the *West End Community Plan* and addresses growth by focusing development opportunities along the Corridors to support a growing population. The project significantly contributes to the City’s public benefits strategy and the goals of the *Housing Vancouver Strategy*, while also delivering in areas including livability, affordability, and environmental sustainability.



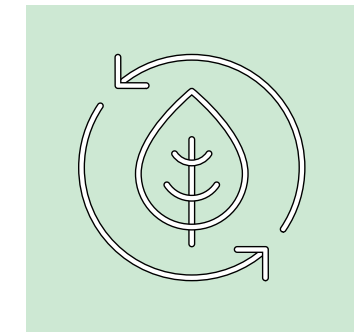
City-Owned Social Housing

The West Tower features market condominium housing with an in-kind CAC contribution of inclusionary city-owned social housing. This tower delivers 99 units of social housing, of which over 50% are family units, providing 20% of the Social Housing Units of the *Ten Year Policy Goal* for the West End Corridors.



City-Owned Childcare Facility

In response to the needs of the West End community, the podium roof of the West Tower features an in-kind CAC contribution of a first class 37-space city-owned childcare facility. The facility has been located for maximum sunlight exposure, and programmed with generous outdoor space.



Supporting Sustainability

The project meets and exceeds the *City’s Green Buildings Policy* for Rezoning and *Rezoning Policy for Sustainable Large Developments*. The *City’s Climate Emergency Action Plan* ensures how we move, how we build and how we capture is addressed during design, construction and operation phase to reduce carbon emissions by 50% by 2030.

1.3 Rezoning Letter

On behalf of Bosa Properties and Kingswood Properties, we are delighted to submit this Rezoning Application for the site at 1040-1080 Barclay St. This application has been developed within the policy context of the *West End Community Plan*, specifically as it applies to Area E of the Burrard Corridor, and shall also adhere to the *Green Buildings Policy for Rezoning* for Path B Low Emissions Green Buildings, the *Higher Buildings Policy* and *Rezoning Policy for Sustainable Large Developments*.

Site Overview:

The site is located between Vancouver's Central Business District and the West End, within walking distance of a myriad of attractions, amenities, public transit, and easy access to the adjacent green space of Nelson Park.

The site is bordered by Barclay St to the north, Thurlow St to the west, Ted Northe Lane to the south and 'The Patina' residential tower, to the east of the site's property line. The buildings of 1000 Barclay St block are predominantly multifamily residential in use, although it includes the Robert Lee YMCA and an IGA supermarket on Burrard St.

The site has significantly sloped topography, with a 3.5 meters grade difference from Barclay St up to the rear lane, and 7.5 meters from east to west, resulting in the grade spanning three separate levels.

The existing site consists of four lots with four multifamily residential buildings.

Rezoning Intent:

The proposed development comprises two towers (East and West), separated at grade by a publicly accessible outdoor urban park, and joined underground by a parkade.

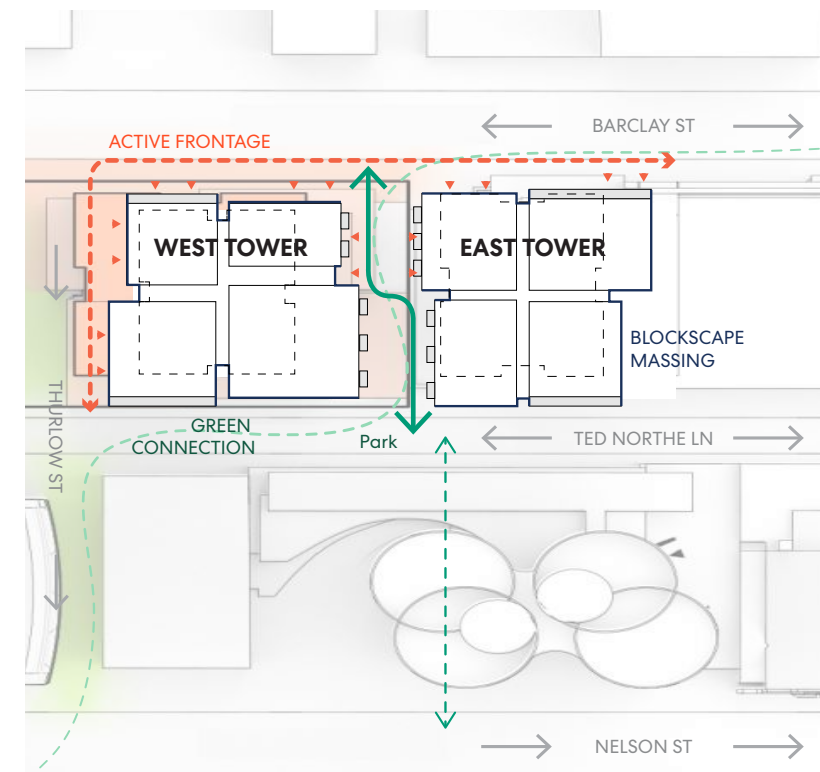
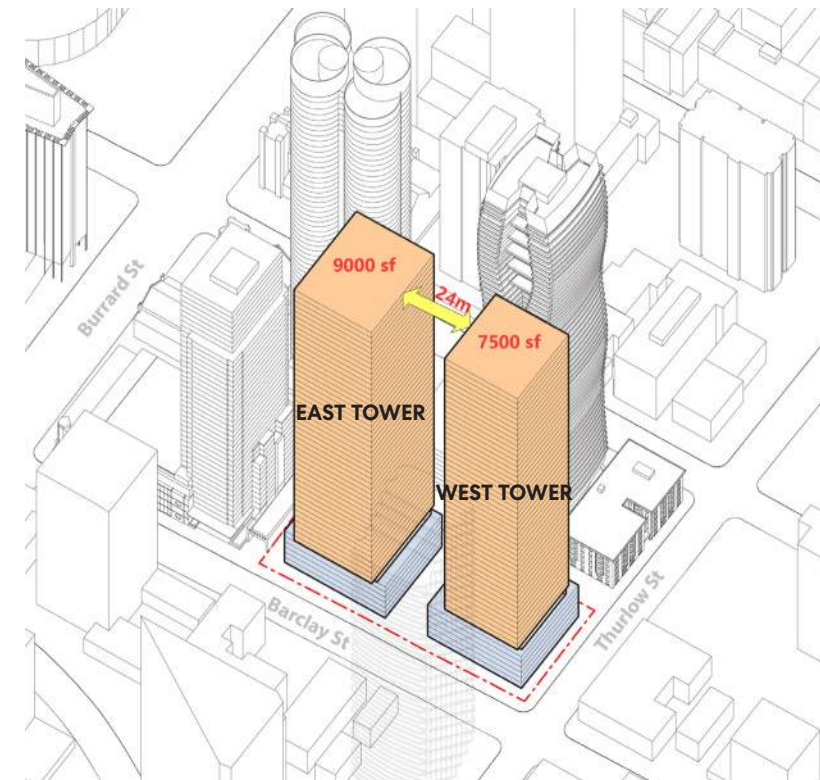
Taking advantage of the site's prime location adjacent to the central business district and potential for concentrated growth and high-density forms, this project seeks to cultivate the concept of sustainable urbanism, by creating a community integrated development that promotes a walkable neighbourhood for the future.

The existing four legal lots are proposed to be combined and then subdivided into two lots, with a building on each.

The park between the towers is the heart of the development and a shared entry experience for all residents on the site. The park between the towers also serves as a mid-block connection that extends the connection included in the *The Butterfly* development at 1019 Nelson St immediately to the south of the Site.

The expression of the proposed development is intended to marry the scales of the downtown high rises, with the smaller scale character of the buildings of the West End, to create an ensemble within a building form that is experientially urban scaled when viewed from a distance while feeling much more neighbourhood appropriate when experienced from the street.

Both towers are massed so that shadowing on Robson St to the north of the site meets the requirements set out in the *West End – Tower Form, Siting and Setbacks Policy*.



The East Tower

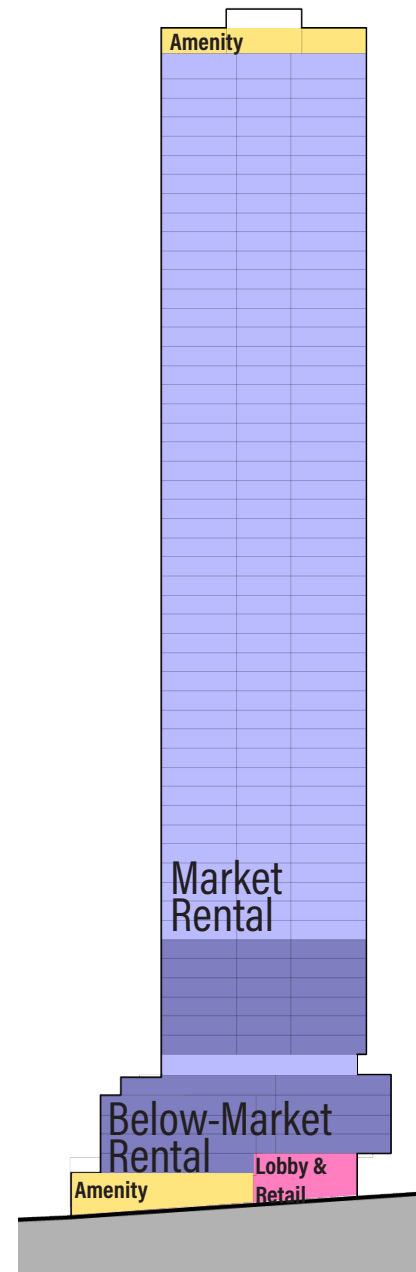
A 100% purpose-built rental tower with a small retail unit at grade.

Form and massing is based on the Tower-in-the-Park typology with a variance sought in podium floor area distribution.

- Building Height of 545' (572' to the top of appurtenance) with 59 storeys
- Podium Height of 59', with 5 storeys above grade, with an average floor plate size of 11,089 sq.ft
- Tower maximum floor plate size of 9,000 sq.ft (7,500 sq.ft + 20% rental allowance)
- A total of 636 Residential Units:
 - 130 Below-Market Rental Units
 - 506 Market Rental Units
- A ground floor Retail Unit of 1,622 sq.ft
- 10 levels of underground parking

The grade level contains a small retail unit and residential entry and lobby, amenity spaces, and parkade entry and vehicle loading spaces on Ted Northe Ln.

The podium contains a mix of indoor and outdoor resident amenity spaces and below-market housing, and the tower is a mix of market and below-market rental units, with an amenity on the tower roof.



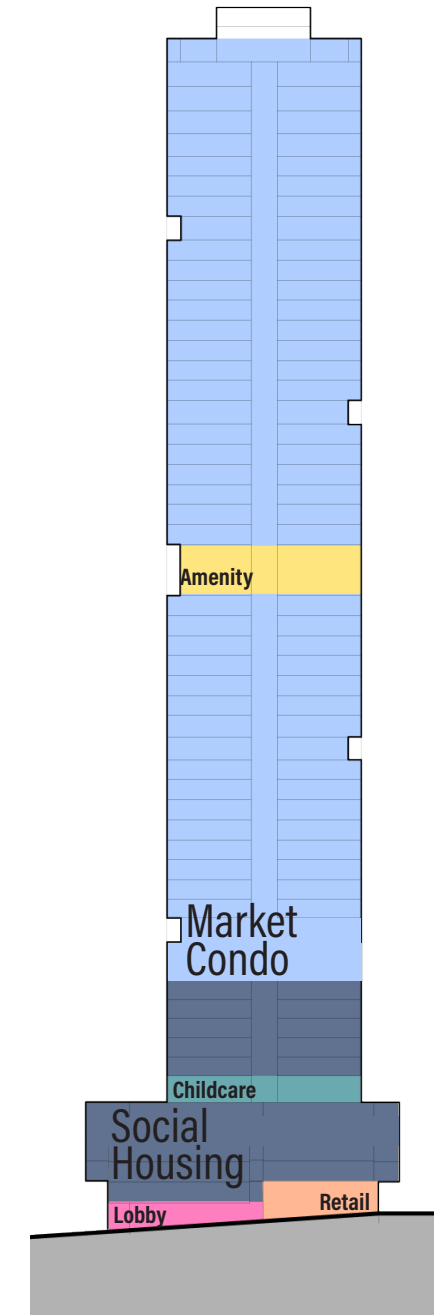
The West Tower

A market condominium and social housing tower with integrated childcare facility on the podium roof, and retail units at grade. Mid-tower amenity levels and suites with expanded balconies punctuate the building's exterior appearance.

Form and massing is based on the Tower-in-the-Park typology but with a podium sized to accommodate the childcare facility. The podium is articulated to respond to the scale and massing of the neighbouring heritage style apartment building.

- Building height of 541' (567' to the top of appurtenance) with 56 storeys
- Podium height of 67' , with 6 storeys above grade, with an average floor plate size of 13,255 sq.ft
- Tower maximum floor plate size of 7,500 sq.ft
- A total of 464 Residential Units:
 - 365 Market Condominium Units
 - 99 Social Housing units
- City-owned Childcare Facility (37 space) with 5,069 sq.ft interior and 5,606 sq.ft exterior space on the podium roof
- Ground floor Retail Units totaling 4,291 sq.ft
- 10 levels of underground parking

At grade level, opening onto the park are the entry lobbies for the childcare, the strata and social housing. Thurlow St provides frontage for the two retail units. The podium contains Social Housing units and the associated amenity spaces.



Rezoning Rationale Statement:

After an initial LOE submissions to the city and subsequent discussions, City Staff have made recommendations that are addressed as follows:

Community Amenity Contribution (CAC)

Based on discussions with City Staff, a community Childcare facility is integrated in the project, together with affordable housing, comprised of both Social Housing units, and Below-Market Rental units.

Community Plan

The architecture responds to the urban context and relates to the characters of both the West End and the Downtown Core. All street frontages are activated, and the site promotes pedestrian activity by creating a new pedestrian access and urban park open to the community.

Setback Requirement

Setback requirements of the site are being respected, with the exception of a portion of the Thurlow St and the proposal's east side yard. The two towers achieve a minimum 80' separation between building faces and the building faces of neighbouring towers.

Balcony Projection

All family units have balconies that are 6' deep. Projecting balconies are restricted to the North and South Elevations of the Towers to maximize the clear space between the proposed and neighbouring towers, and reduce the overall visual bulk of the towers. Select balconies in the towers are planned to have the ability to include retractable glass screens to increase usability of this outdoor space.

Loading Requirements

The project provides an alternate approach to provide an adequate or improved level of service for the two towers to satisfy the requirements of the City of Vancouver Parking By-law.

Public Bike Station

A Public Bike Station is integrated into the project adjacent to the Barclay St sidewalk near the new mid-block connection.

Policy Variances

The following are variances sought for this rezoning application:

1. West Tower Podium Floor Area

The West Tower has podium floor plates which are more than 15% larger than the tower in order to accommodate the roof top childcare facilities outdoor requirement. Refer to Section 4.4.1 for details.

2. West Tower Podium Height

The majority of the podium massing is below the 60' maximum height, however there are portions of the West Tower which exceed 60' as a result of a stepped massing following the sloping site and in response to urban context. Refer to Section 6.10 for details.

3. Building Setback

The West Tower's setback on Thurlow St is reduced in order to provide adequate outdoor space for the Childcare, and to transition with existing streetwall massing along Thurlow St. Refer to Section 6.11 for details.

4. East Tower Podium Size

The podium area allowed under the Tower in the Park definition has been averaged across all podium floors in response to adjacent context and to satisfy horizontal angle of day light requirements. See Section 6.11.1 for details.

5. East Tower Grade Level Side Yard

The East Tower Side yard setback has been reduced in response to existing context and to maximize the space between the Towers at the mid-block connection. Refer to Section 6.11.2 for more detail.

We thank City Staff for their assistance through our design process and for their consideration of this proposed development.

Best Regards,

David Dove
Architect AIBC
Principal - Perkins&Will



Thurlow Elevation



Retail facing the courtyard and integrated with the rental lobby

Section 2.0

Context and Analysis

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2.1 Regional Context

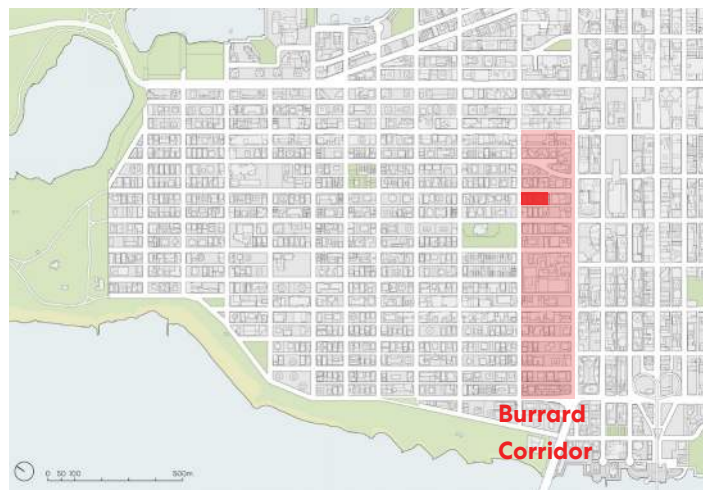
The 1040-1080 Barclay St project site is located in the Burrard Corridor, a block-wide corridor between Burrard St and Thurlow St across downtown from Haro St to Pacific St.

The CBD is the region's employment hub and is characterized by high density, high rise commercial properties, which contrasts with the medium to low rise density of The West End, a predominantly residential neighbourhood with quiet leafy streets, parks and beaches.

The Burrard Corridor is envisioned to marry the residential function of the West End with the high density of the CBD.

Being close both to the CBD and the West End, the site has excellent walkable access to a broad spectrum of services and businesses including: rapid transit, retail, restaurants, and entertainment.

With easy access to so much of the best Vancouver has to offer, walking and cycling are the most convenient modes of travel from the site for most purposes, and are anticipated to be the predominant means for most trips of the future residents.



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50 100 250 500 m



2.2 Urban Context

The Burrard Corridor is currently a mix of low to medium rise residential buildings with a few high rise buildings. This characterization is set to change in the near future due to current the policies set out in the *West End Community Plan* for this area, which strategically calls for growth in this area through additional density.

In the immediate surroundings, there are several well-known landmark buildings, mostly on Burrard St. On the same block: (1) the Robert Lee YMCA, (2) the First Baptist Church, and further south (3) St. Andrew's Wesley United Church, all of which are Heritage buildings. On the eastern side of Burrard St is (4) The Electra and (5) The Sheraton Wall Centre.

Immediately to the east and sharing a property line with the Site on Barclay St, is (6) The Patina, a 42 level residential tower completed in 2011.

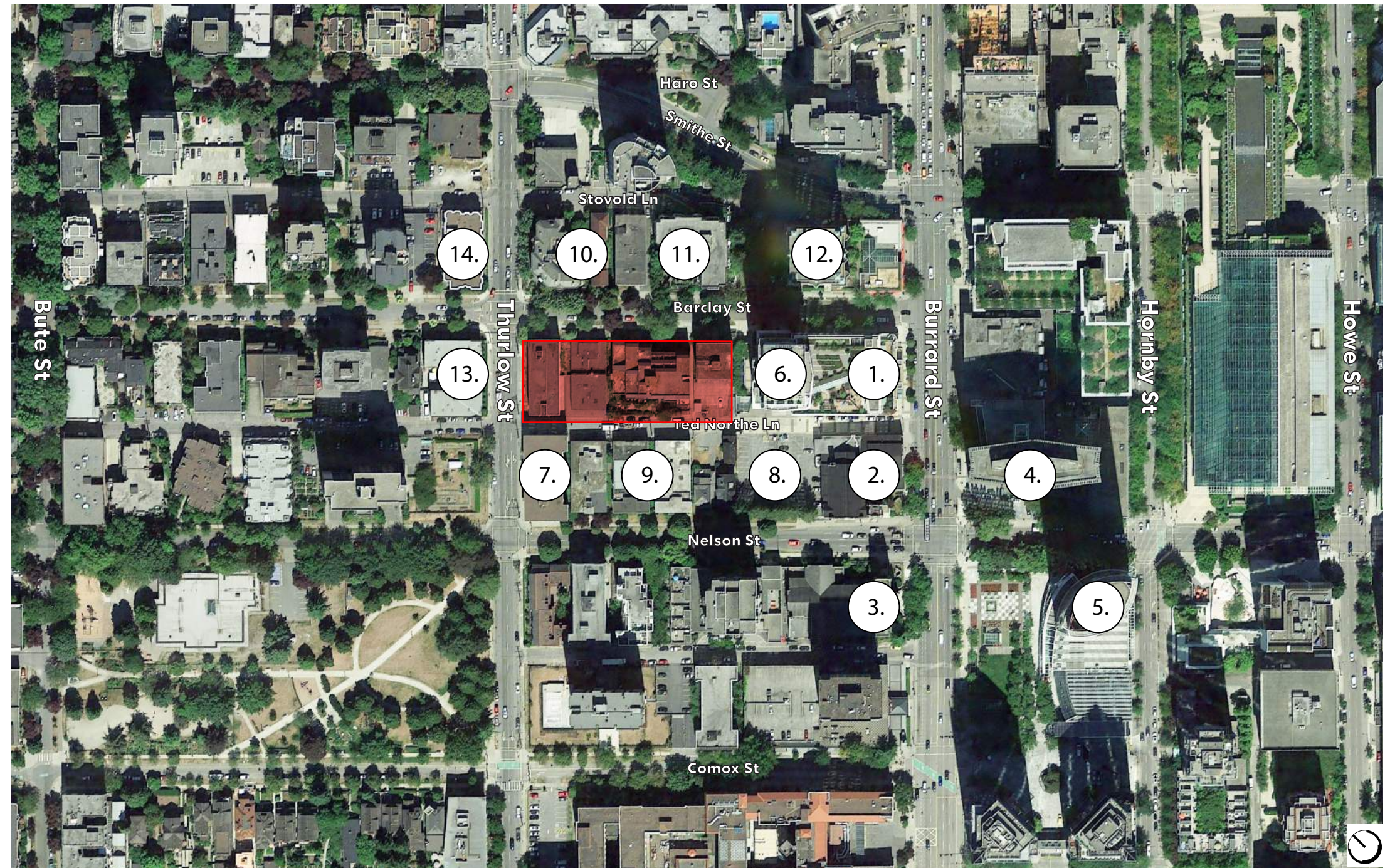
To the south of the Site across Ted Northe Lane, there are two sites of two future tall landmark residential towers, (8) The Butterfly and (9) Passive House, both approximately 550' high.

To the south of the Site on Thurlow St is the 111 year old, yellow brick faced, 5 storey apartment building (7) Washington Court, which shows turn of the century Chicago school influences in its presentation.

On the western side of Thurlow St, opposite the site are two 3 and 4 storey stucco faced apartment buildings (13 & 14) both with a quiet street presence with restrained architectural expression.

The property to the north of the Site 1063-1075 Barclay St (10) is the subject of a rezoning application for a 469' residential tower with a sloped top and a distinctive multi-fluted west facade.

To the north of the site at 1075 Barclay St is an 80's 6-storey condo building. The remainder of Barclay St is occupied by The Vancouver Tower (12), a 27 storey condo development built in 1993.



Aerial view of site and surrounding context

Legend

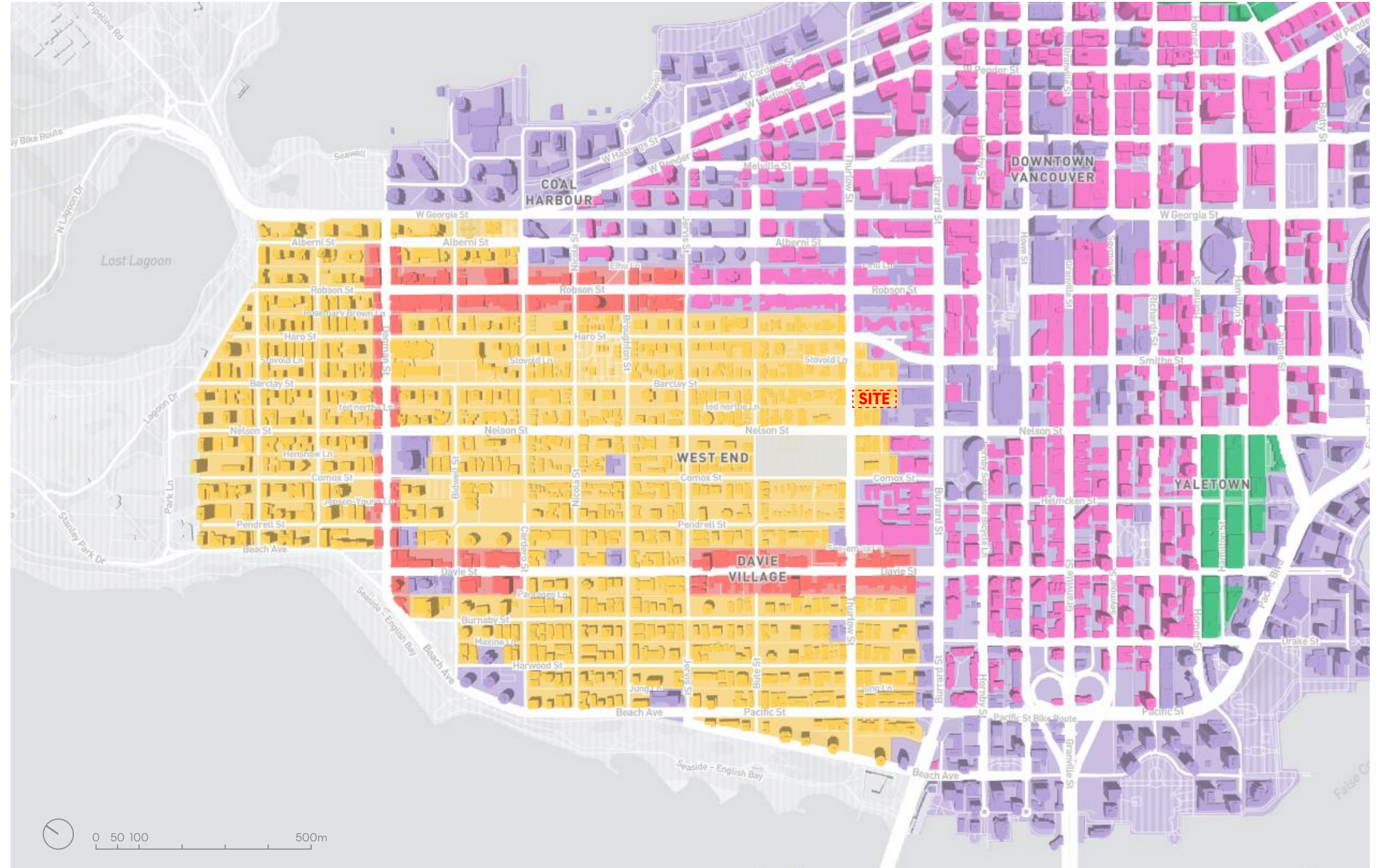
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|--------------------------------------|-------------------------|---------------------------------|----------------------|
| 1. Robert Lee YMCA | 4. The Electra | 8. The Butterfly | 12. Vancouver Tower |
| 2. First Baptist Church | 5. Sheraton Wall Center | 9. The Passive House | 13. The Biltmore |
| 3. St. Andrew's Wesley United Church | 6. The Patina | 10. Barclay Tower | 14. Kristoff's Place |
| | 7. Washington Court | 11. Amicae Housing Co-operative | |

2.3 Land Use

The site is located within the Burrard Corridor. This corridor allows for denser developments as per the *West End Community Plan* by the City of Vancouver.

The site is currently zoned as Multi Family Dwelling, however the adjacent lot to the south, and the majority of the lots within the same block and the Burrard Corridor are zoned as Comprehensive Development. Further west Burrard St and the downtown core are also Comprehensive Development.

To the west of the Site, Thurlow marks the eastern boundary of the West End which is predominantly zoned as multi-family dwelling, with few CD-1 sites. The West End's three main commercial streets are close by; Robson St two blocks to the north of the site, Davie St, three blocks to the south and the more distant Denman St is to the west. One block to the south west is Nelson Park, one of the the West End's largest urban parks.



- Site
- Commercial
- Historical Area
- Multi-family Dwelling
- One-family Dwelling
- Comprehensive Development (CD-1)
- Comprehensive Development (DD)

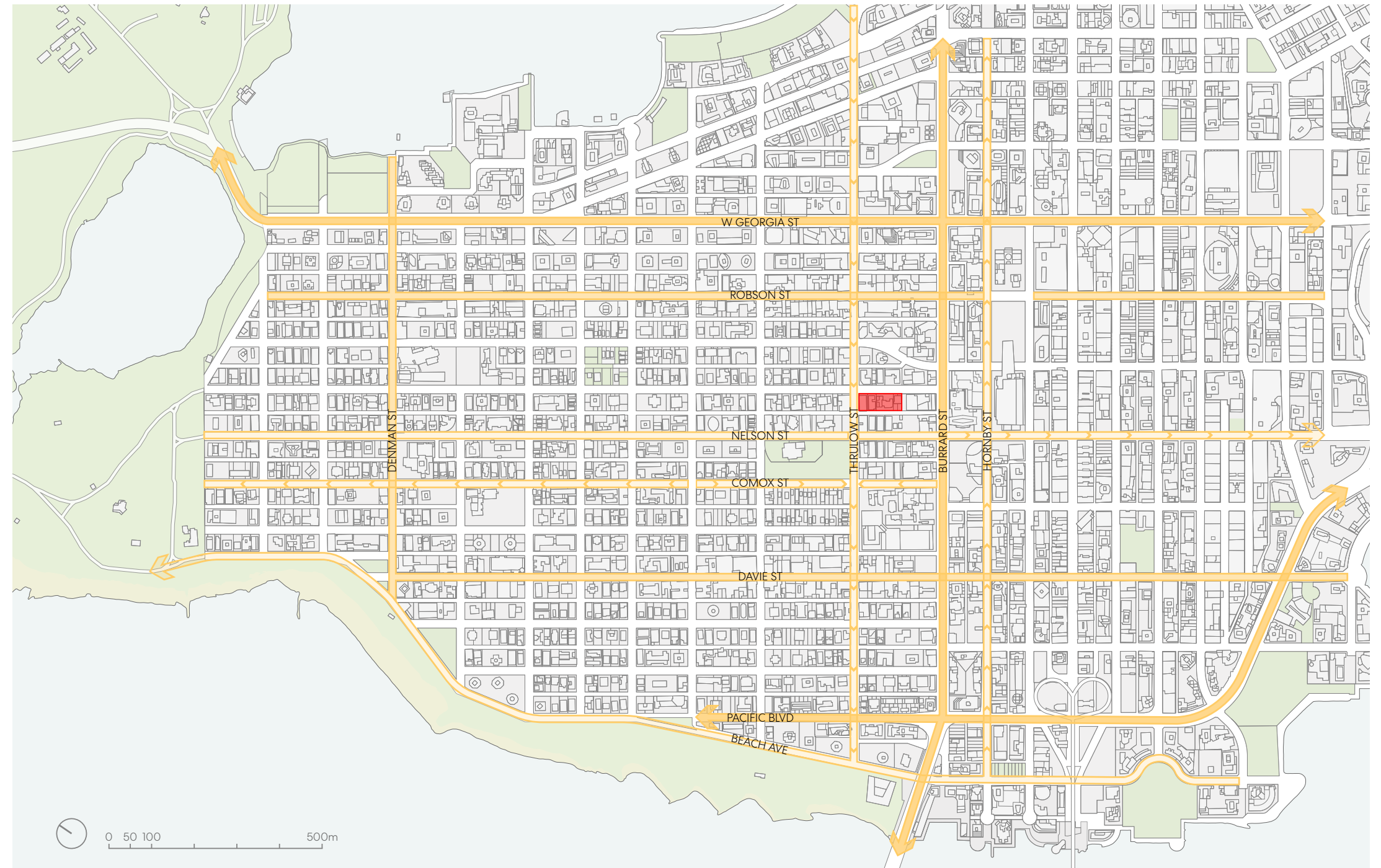
2.4 Arterial Roads

The site is located on Barclay St, directly off Burrard St, a main ceremonial arterial road running northsouth from Burrard Bridge to Canada Place through downtown.

The single direction Thurlow St borders the Site on its western edge and offers access to Barclay St and Ted Northe Ln from the north. Thurlow is a busy distributor road bringing traffic south from Robson and Georgia St.

The north and main frontage of the site is on Barclay St, a two-way street between Burrard and Thurlow.

Ted Northe Ln bounds the south of the site. The lane begins at Burrard St and continues through the West end and terminates at the eastern border of Stanley Park.



- Site
- Arterial Roads
- Distributor Roads

2.5 Photos and Existing Streetscape



Streetscape Photo Key Plan

- Site
- Under Construction
- Approvals
- ▨ Easement

The four multi-family residential buildings with addresses at 1040, 1060, 1070, and 1080 Barclay St, located on the development site are proposed to be demolished (See images A, C, D, H, I, J, K and L).



A. North and East frontages of 1080 Barclay St, *The Capri*.



B. North elevation of *Washington Court*, a multi-family residential building at 998 Thurlow St.



C. North and West frontages of 1080 Barclay St, *The Capri*.



D. South (rear) frontages of 1040 Barclay St, *Barclay Mansion* (right) and 1060 Barclay St, *Barclay Manor* (center), from Ted Northe Ln.

Photos and Existing Streetscape



E. Burrard St and Ted Northe Ln frontages of the *First Baptist Church* at 969 Burrard St.



F. Burrard St and Barclay St frontages of the *Robert Lee YMCA* at 955 Burrard St.



G. Barclay St frontage of 1028 Barclay St, *The Patina*, a 40-storey residential building. *The Patina's* parkade entry is on the right.

Nearby Buildings of Note

- 'The Patina' Tower at 1028 Barclay St (See Image G)
- The Washington Court Apartment Building at 998 Thurlow St (See Image B)

Nearby Heritage Buildings

- St. Andrew's - Wesley United Church at 1012 Nelson St (See Image O)
- First Baptist Church, at 969 Burrard St (See Image E)
- Robert Lee YMCA building, at 955 Burrard St (See Image F)
- 'O Canada' House, at 1114 Barclay St (See Image M)

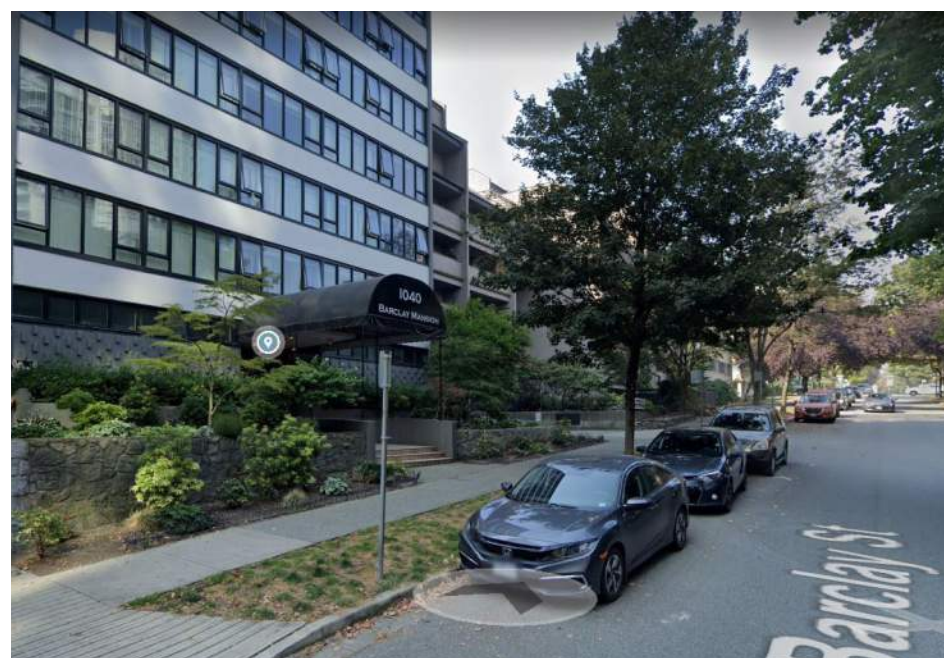
Nearby Future And Proposed Developments

(Future Sites Indicated on Streetscape Photo Key Plan)

- 1059-1075 Nelson St (The Butterfly Passive House development, approved and under construction)
- 1063-1075 Barclay St (Barclay Tower, submitted for rezoning)
- Future Right of Way Easement between Nelson St to Ted Northe Ln

Nearby Parks

- Nelson Park at 1030 Bute St, bordered by Bute St and Thurlow St, and Comox St and Nelson St (See image N)



H. North frontage of 1040 Barclay St, *Barclay Mansion*.



I. Barclay St frontage of 1040 Barclay St, *Barclay Mansion*, a 9-storey residential building.

Photos and Existing Streetscape



J. Barclay frontage of 1060 Barclay St, *Barclay Manor*, a 6-storey residential building.



K. Barclay St frontage of a 4-storey residential building.



L. Barclay St frontage of a 6-storey residential building.



M. North elevation of *O Canada House* (right), a Bed and Breakfast & Heritage building, and *The Biltmore* (left) at 955 Thurlow St.



N. *Nelson Park* from intersection of Thurlow St and Nelson St, located between Thurlow and Bute.



O. Burrard St and Nelson St frontages of *St. Andrew's Wesley United Church* at 1012 Nelson St. Church is to be integrated into the future development of *The Butterfly Development*.

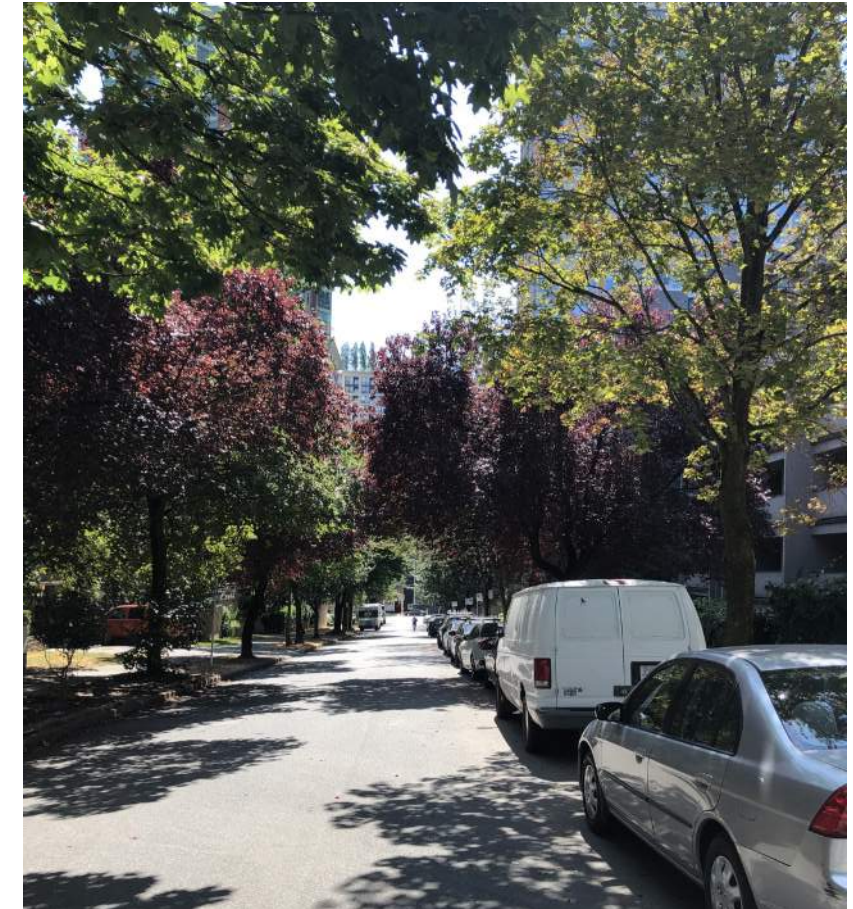
2.6 Neighbourhood Context

This project is rooted in an understanding of the local neighbourhood context.

1. Variation in scale, texture and era of buildings. Washington Court is a strong mid-scale presence across the lane to the south of the site. With a recessed entry court.
2. Verdant landscaping that provides visual interest and privacy buffers between the sidewalk and building face.
3. Leafy green streets with mature canopy that defines the space of the street and provides sense of enclosure.
4. Nelson Park is a much used and beloved central greenspace within the West End with amenities such as connecting pathways, grassy areas, garden plots and is adjacent to the West End Farmers' Market.



1



3



2



4

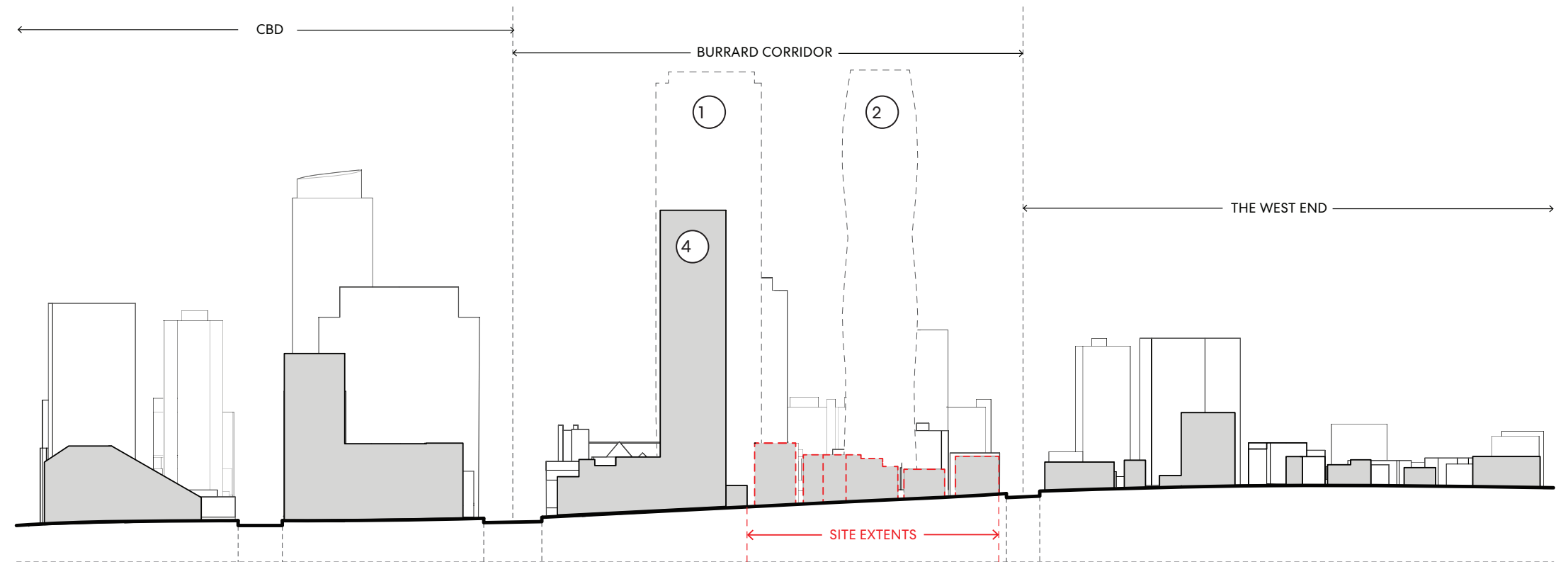
2.7 Site Elevations

The site currently contains four mid-rise residential buildings of varying heights between four and nine storeys. There are three developments under review or construction in immediate proximity to this site:

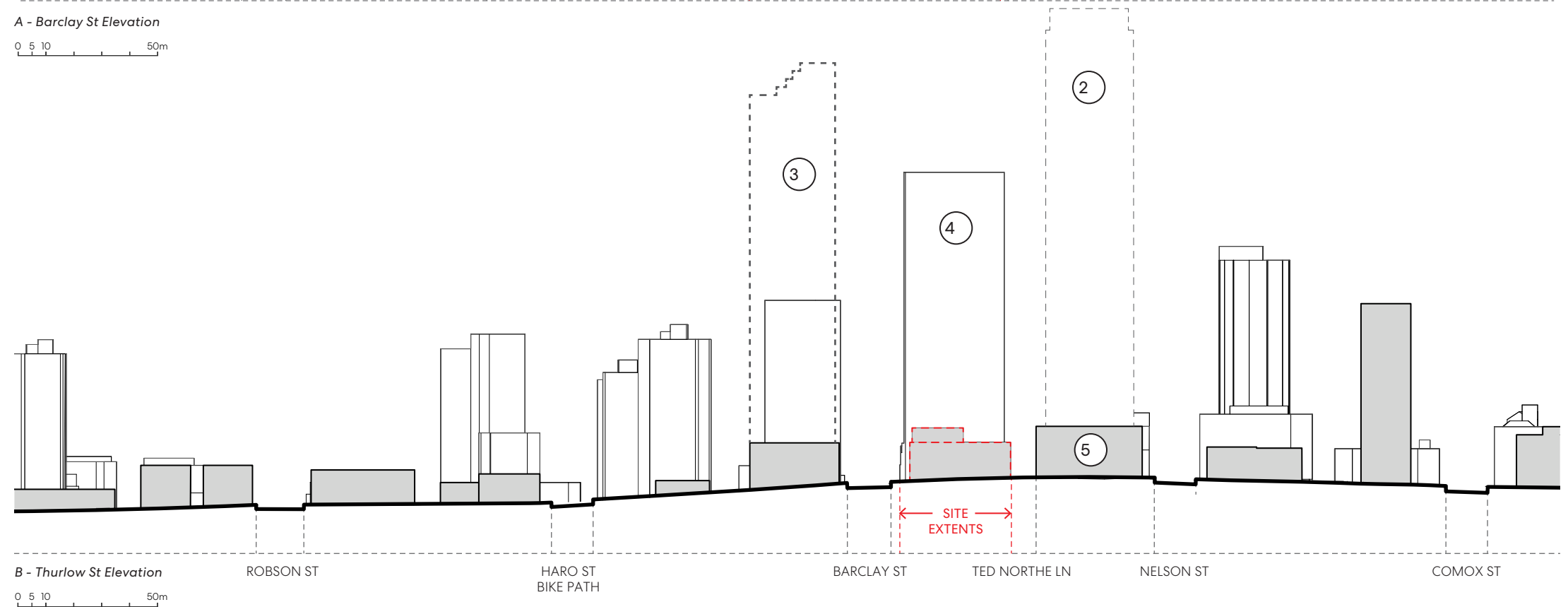
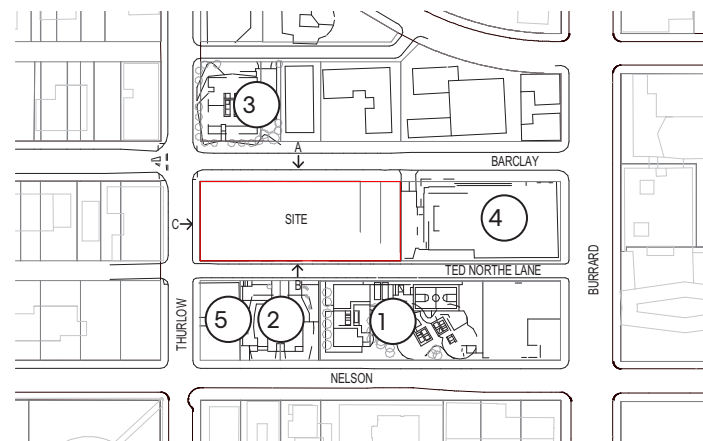
1. 969 Burrard St is a 57-storey mixed use building (*The Butterfly*, under construction);
2. 1059-1075 Nelson St is a proposed 60-storey residential building (*Passive House*, approved rezoning);
3. 1063-1075 Barclay St is proposed as a 47-storey residential building. (*Barclay Tower*, submitted for rezoning).

Existing neighbouring buildings include:

4. 1028 Barclay St *The Patina*: an existing 40-storey; a residential tower with a grade level parkade that abuts Barclay St frontage of the site.
5. 998 Thurlow St *Washington Court*: a heritage style, 5-storey residential apartment block.



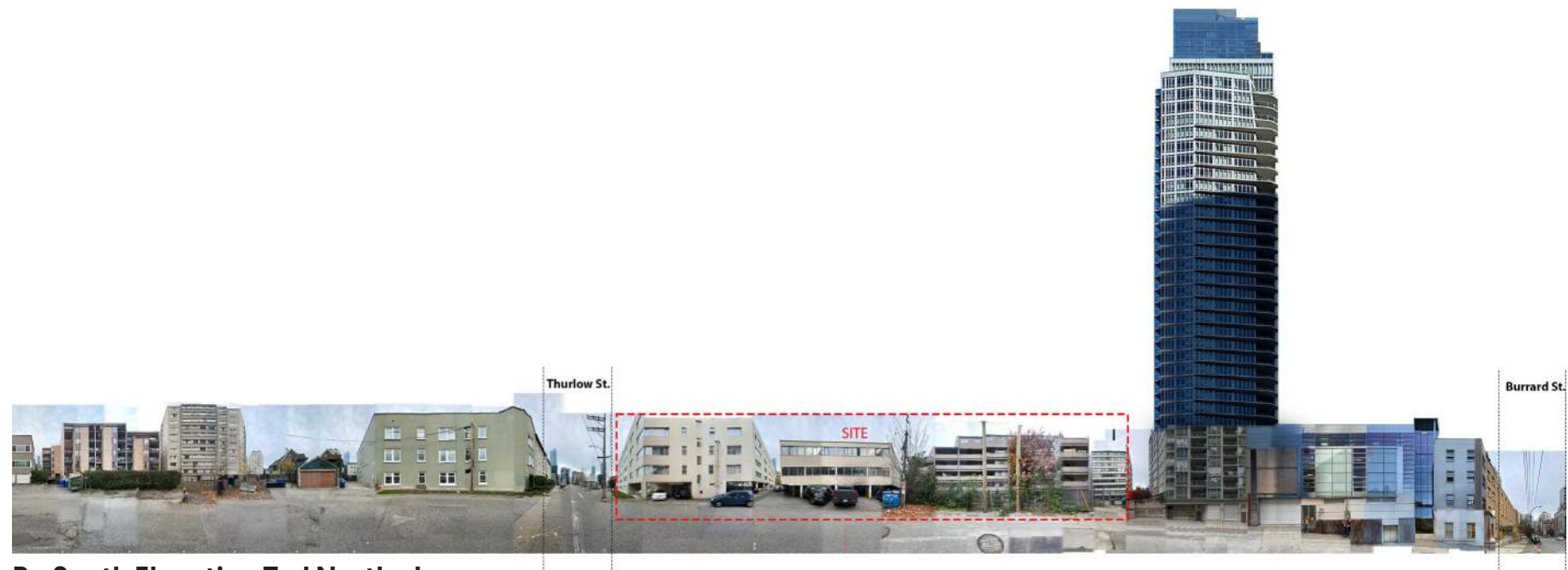
A - Barclay St Elevation
0 5 10 50m



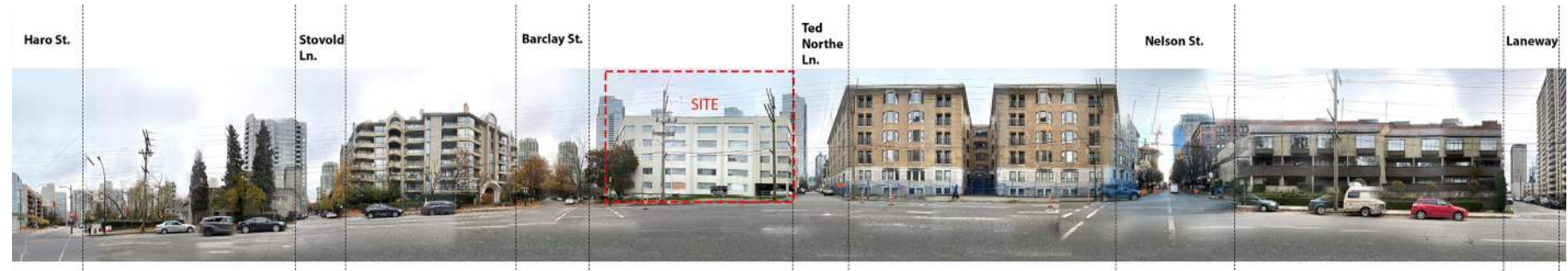
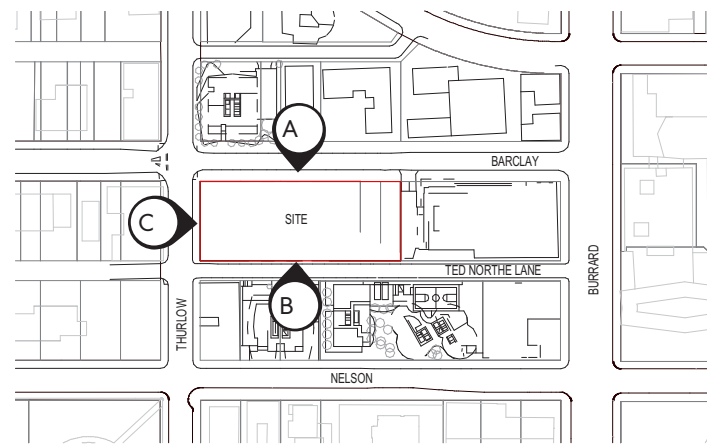
B - Thurlow St Elevation
0 5 10 50m



A - North Elevation of Barclay St



B - South Elevation Ted Northe Ln



C - East Elevation of Thurlow St

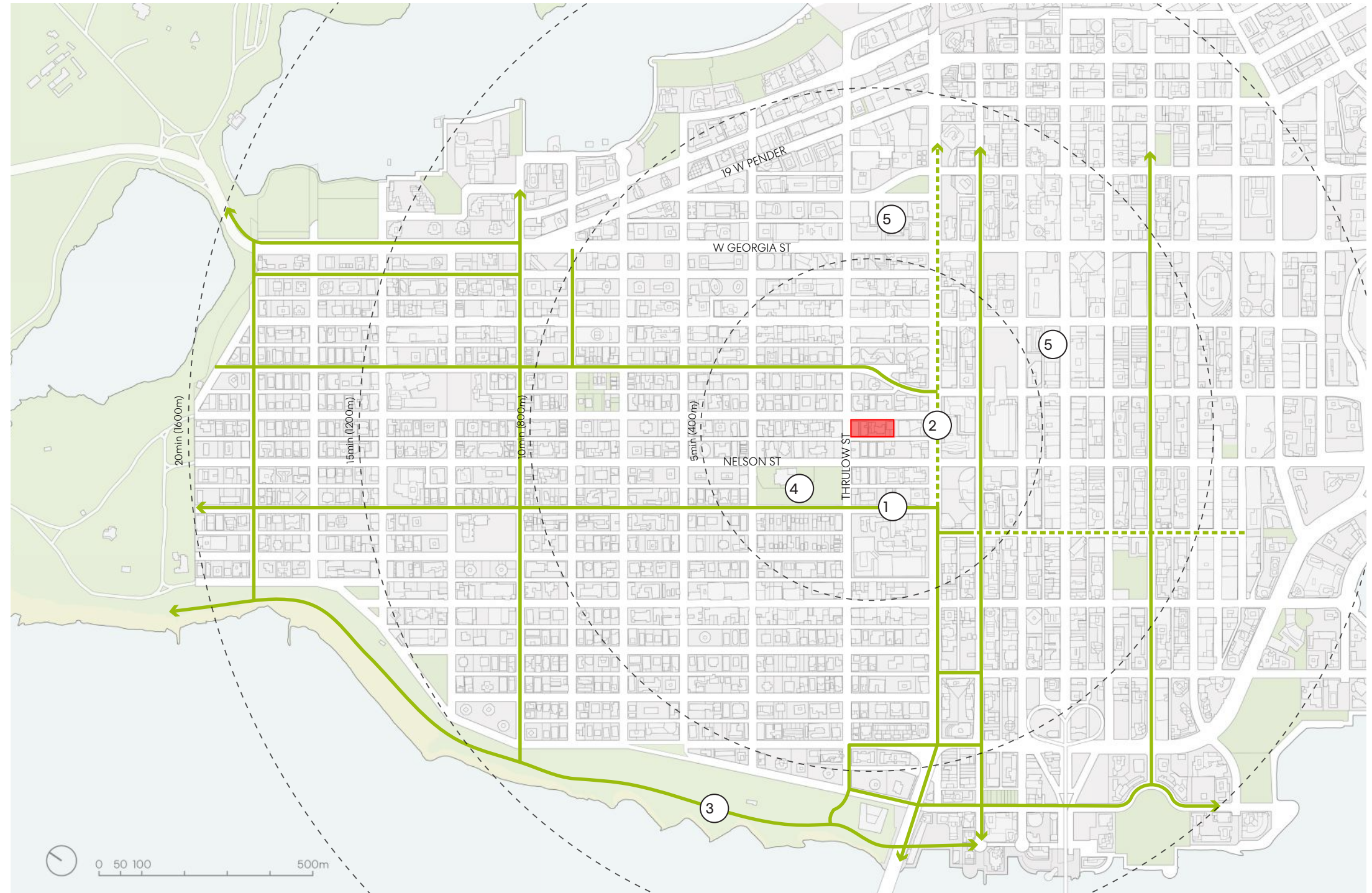
2.8 Pedestrian and Cycling

The site is close to three Bike lanes, Burrard St, Comox St and Haro St. all located within less than two blocks of the site, providing excellent access to the cycle path network.

With its central location in the downtown peninsular, many of Vancouver’s landmark destinations and attractions are within short walking distance. The close by CBD provides a full range of services, and is a major source of employment. On the same City block amenities include a supermarket. Because of the Site’s close proximity to a broad range of attractions, amenities, goods and services and employment, walking and cycling will be the default and most convenient form of transport for most trips.

- Site
- Walking radius
- Bikelane / Greenway

1. Comox-Helmcken Greenway (AAA)
2. Burrard St (painted bike lane)
3. Sunset Beach < 10 min walk
4. Nelson Park < 2 min walk
5. Central Business District 2-10 min walk

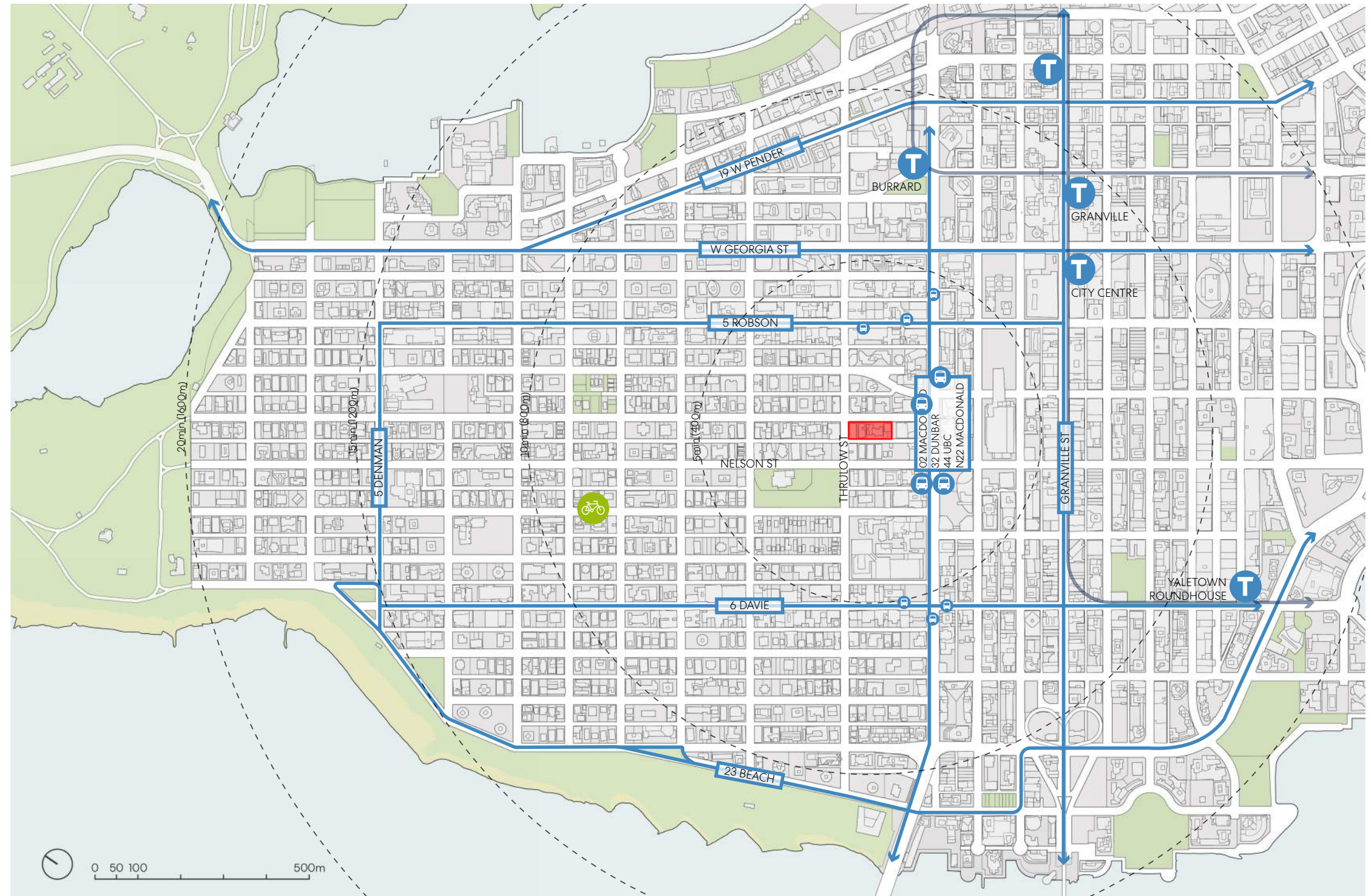


2.9 Public Transportation

The site is conveniently located 1 block away from bus stops serving routes towards the downtown core, and southbound towards Kitsilano.

Both Expo and Canada line transit stations are within a 10 minute walk, YVR being within a 30-minute trip when accessed through the Canada Line.

The West Coast Express and Seabus are 15 minutes away providing connections to the Lower Mainland and North Shore.



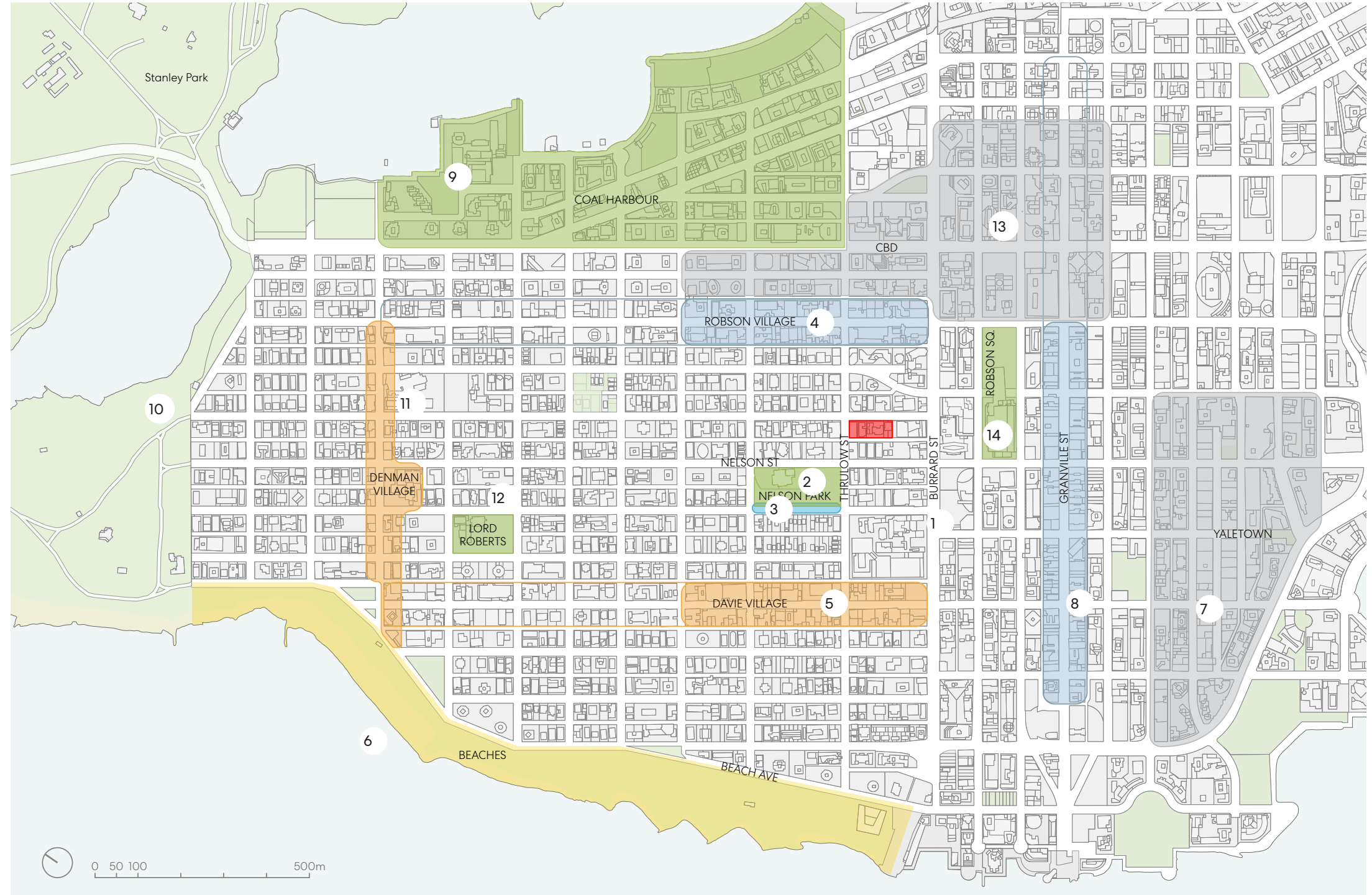
- Site
- Bus Route
- Ⓚ Bus Route
- T Rapid Transit Station
- SkyTrain Route

2.10 Public Amenities/Green Space

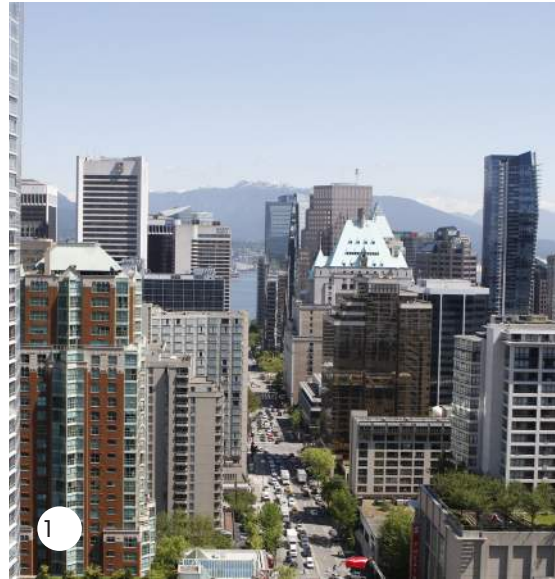
The site is located within close proximity to many public amenities and green spaces.

The site is adjacent to Nelson Park that hosts the West End Farmers Market which runs from May to October. Davie Village is a vibrant neighborhood offering an array of commercial retail and services including many diverse food options. Robson and Alberni Streets present plentiful retail shopping opportunities. Yaletown and Granville St provide many entertainment and dining destinations. The beaches along English Bay, Stanley Park and Coal Harbour offer an abundance of outdoor activities. All are within close proximity.

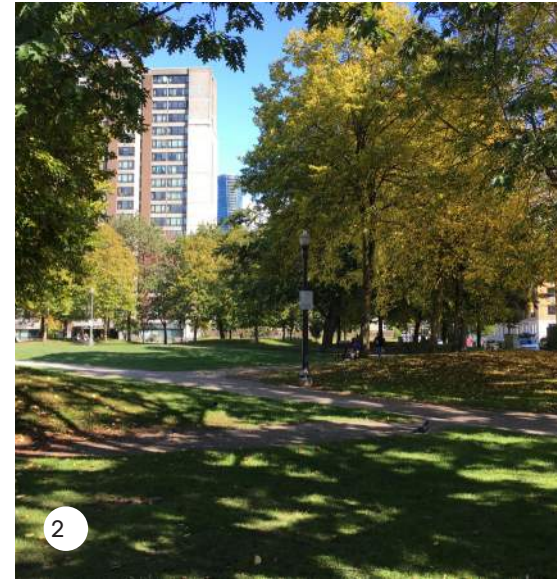
- Site
- Nelson Park
- West End Farmers' Market
- Robson Village
- Davie Village
- English Bay
- Yaletown
- Granville Strip
- Coal Harbour
- Lost Lagoon & Stanley Park
- Denman Village
- Lord Roberts Elementary School
- CBD
- Robson Square



Public Amenities/Green Space



Burrard St



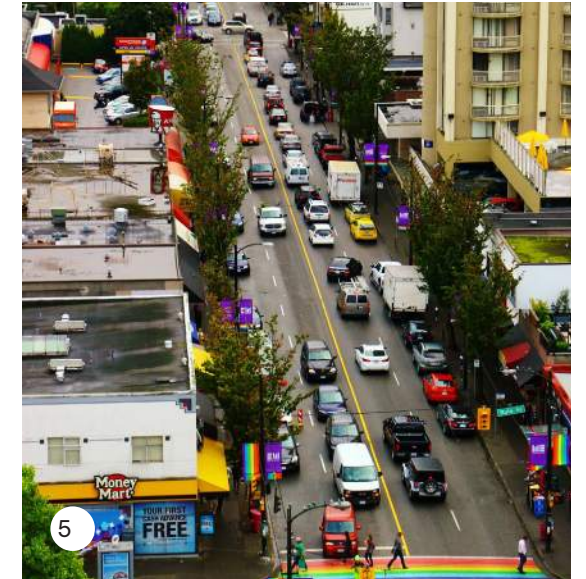
Nelson Park



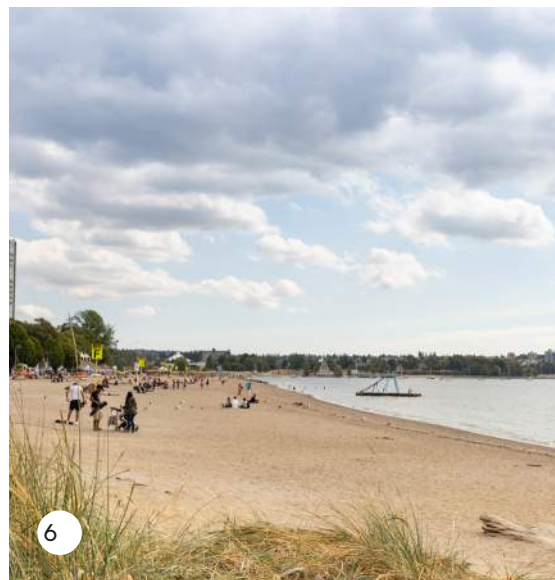
West End Farmers Market



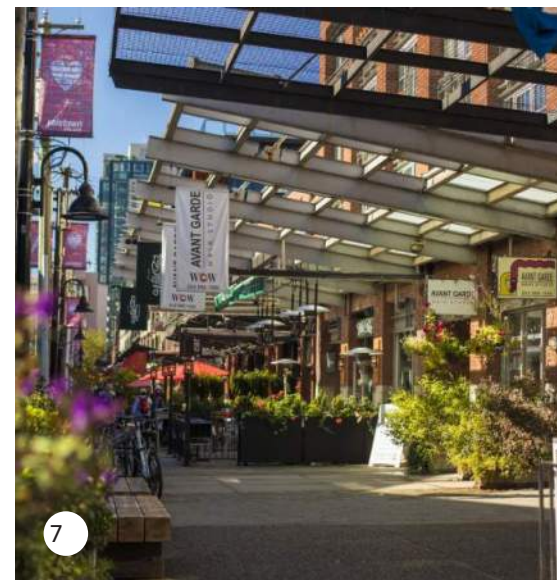
Robson St



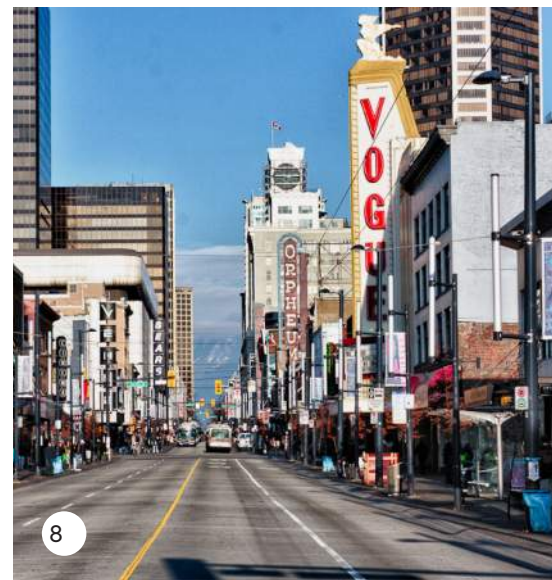
Davie Village



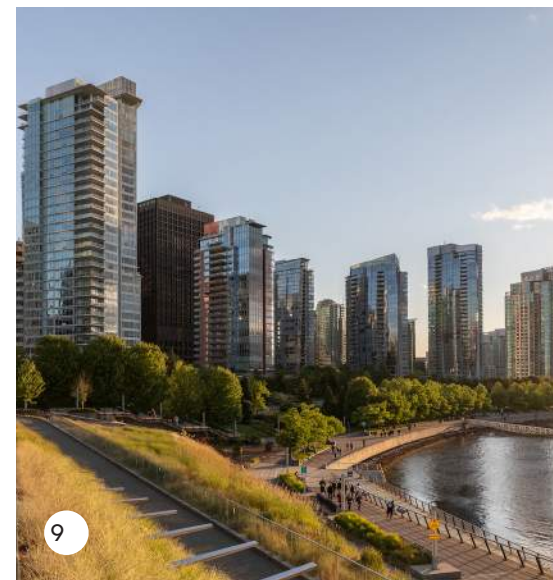
English Bay



Yaletown



Granville St



Coal Harbour Seawall



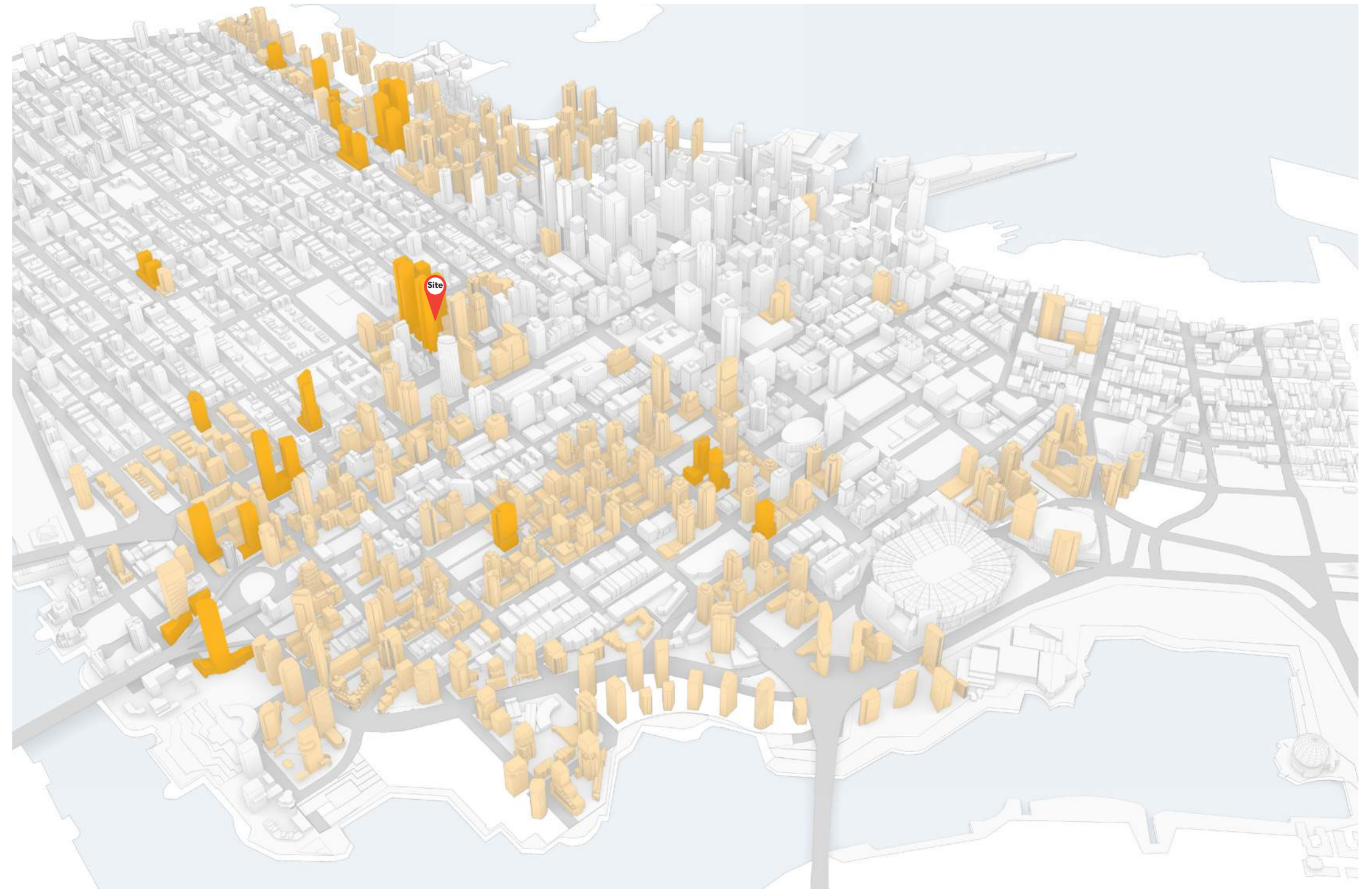
Lost Lagoon & Stanley Park

2.11 Future Development

2.11.1 Downtown High Rise Residential

The site is located within the Burrard Corridor, which is a rapidly changing neighbourhood with many new high-rise residential developments being proposed or under construction. The illustration on the right shows Downtown Vancouver's existing high rise residential developments and proposed future residential developments that have been made public.

The St Paul's Hospital site is also anticipated to host a residential development in the future, however only released future developments are highlighted in this diagram.



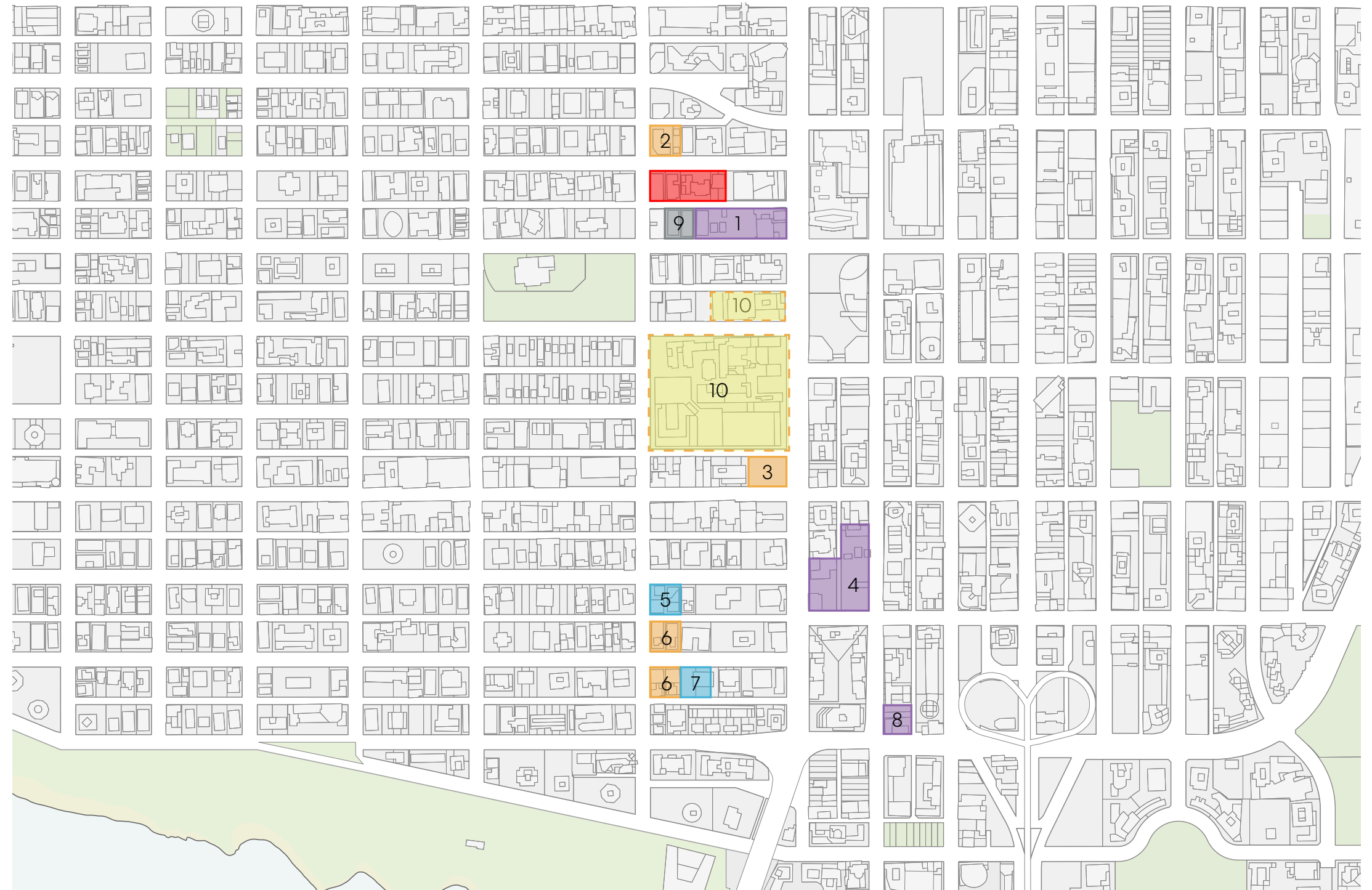
- Existing High Rise Residential
- Proposed High Rise Residential

Future Development

2.11.2 Neighbourhood

There are several projects near the site which are going through approvals or are under construction. Currently 969 Burrard (The Butterfly) is under construction and Burrard Gateway and The Pacific are recently completed.

- Site
- 1 969 Burrard St - Under Construction
- 2 1063 Barclay St - Rezoning
- 3 1157 Burrard St - Rezoning
- 4 Burrard Gateway - Complete
- 5 1068-1080 Burnaby St - Development Permit
- 6 1065 Harwood St & 1332 Thurlow St - Rezoning
- 7 1055 Harwood St - Development Permit
- 8 The Pacific - Complete
- 9 1059-1075 Nelson St - Development Permit
- 10 St Paul's - Future Development Potential





Retail on Thurlow and Barclay

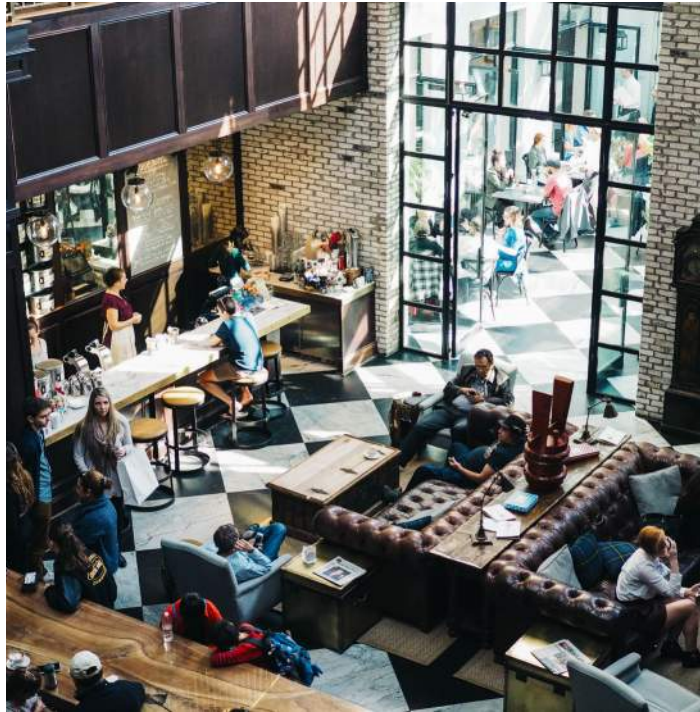
Section 3.0

Design Rationale

Contents

3.1	Project Vision	31
3.2	Design Concept	32
3.3	Design Principles	33

3.1 Project Vision



1. Neighbourhood Hub

With significant contributions to the public realm, retail activation, and a focus on placemaking - this project aspires to be a hub of activity and connection for the wider Burrard Corridor which is in the midst of significant evolution and growth.



2. Inclusive Community

Create a welcoming, diverse, and inclusive community across all scales of the project which facilitates social interaction - from vibrant communal space, to unique shared amenities.



3. Distinct and Recognizable

Architectural ambitions that are both contemporary and balanced with considered details to create a lasting silhouette on the skyline and welcomed street presence.



4. The Heart of Downtown

Located in the very center of Downtown, the site's size, scale, and prime location presents a unique opportunity to create a new mixed-use destination connecting the West End with the rest of Downtown.

3.2 Design Concept

Collections

Emerging from the spirit of the project vision and an understanding of the West End neighbourhood, the overall design concept engages both the street edge and the skyline with a distinct and recognizable architecture.

Referencing the varied scales of mid-rise apartment blocks, the project has been principally structured into a series of Collections which provide a flexible framework for overall organization both in plan and section.

The Collections, as quadrants of the overall tower plan, offer the ability to articulate scale or programmatic requirements, especially as the project meets the street around all three frontages.

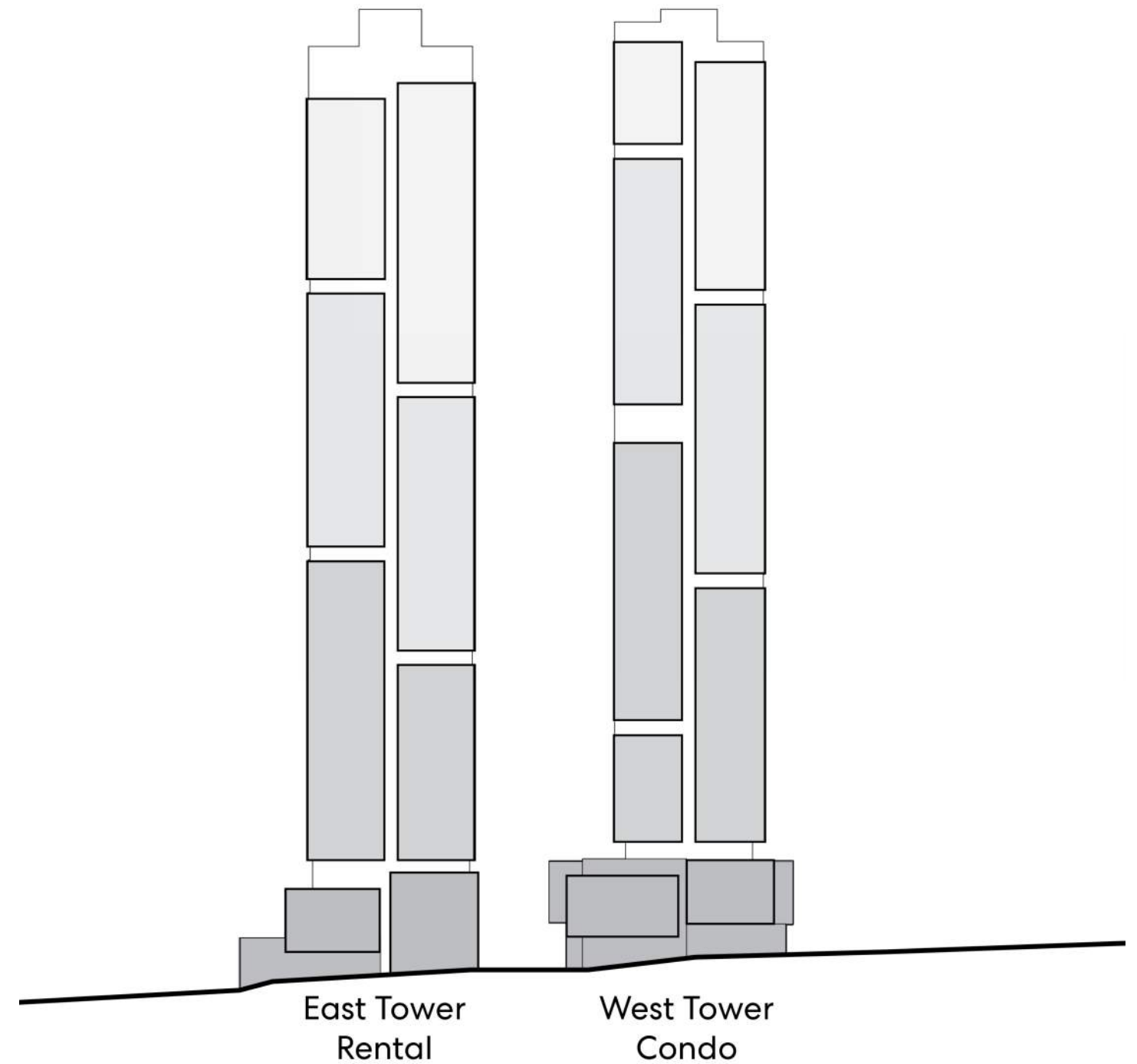
From a massing perspective, the vertical collections unifies the podium and tower with a cadence of breaks while creating opportunity for the introduction of residential units with expanded glazing and outdoor area, and a mid-West Tower amenity space with expansive views and identity.



Photo of 1960s block



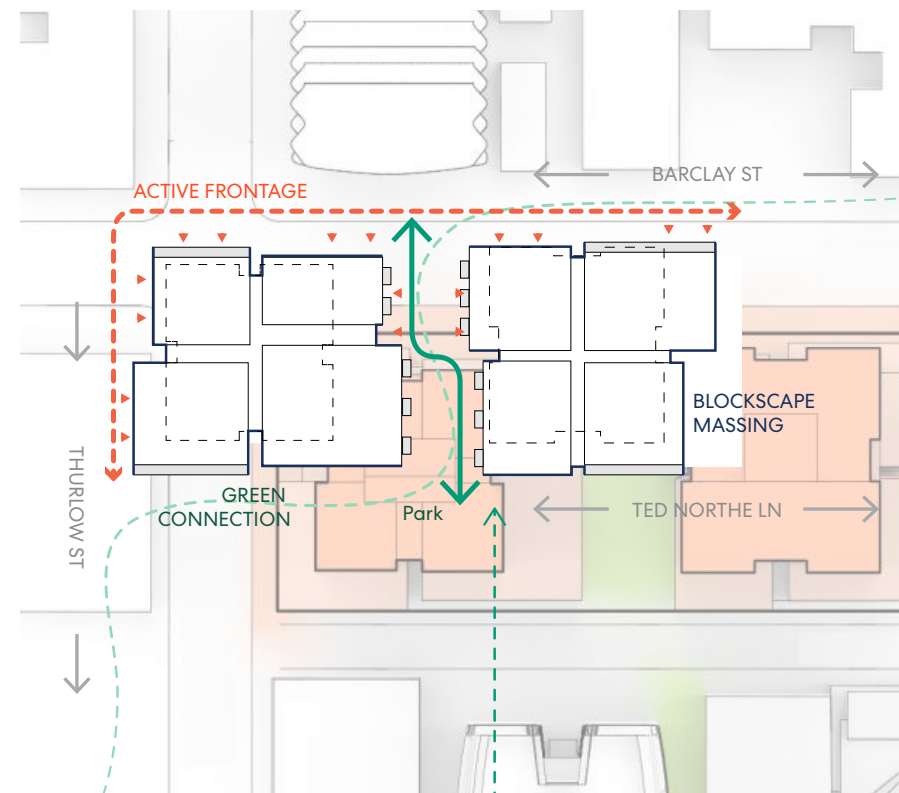
Photo of heritage style apartment block



3.3 Design Principles

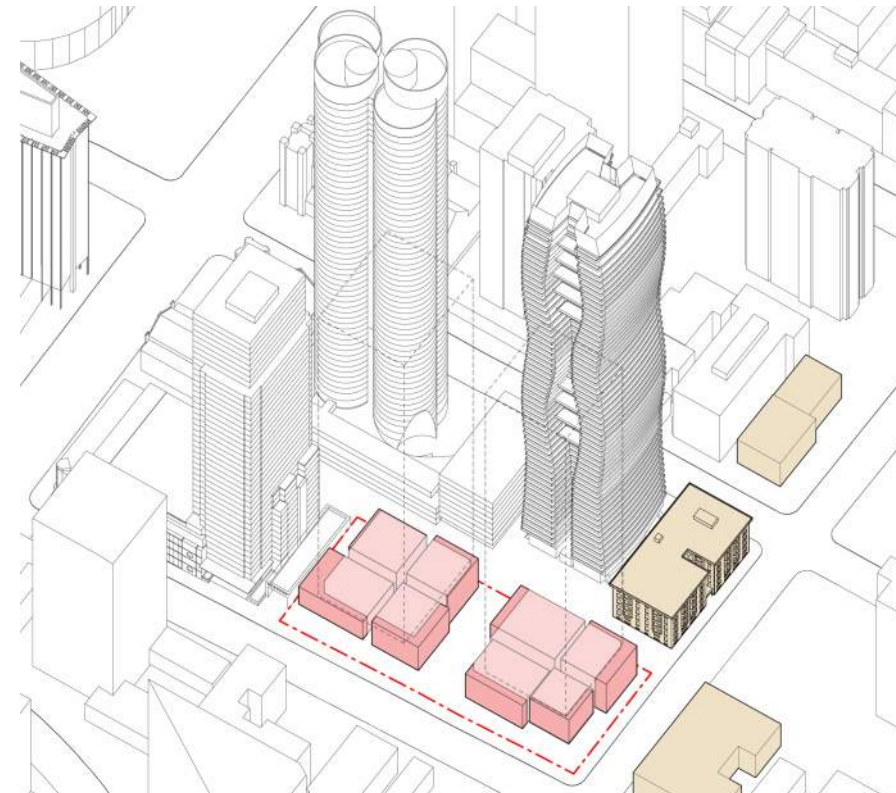
Supporting the overall concept, the following three design principles structure the entire development and enable a robust response to the project vision.

Activated Streetscape



The creation of a park and mid-block connection allows for porosity through the site while contributing to the network of open spaces throughout the neighbourhood. Retail animates Barclay and Thurlow Streets. See section 3.3.1.

Podium Blockscape



The lower podium levels have been articulated into a series of quadrants to offer a "blockscape" of various extents and heights that create an engaging street experience, knitting this development into the West End context. See section 3.3.2.

Balconies and Framed Views



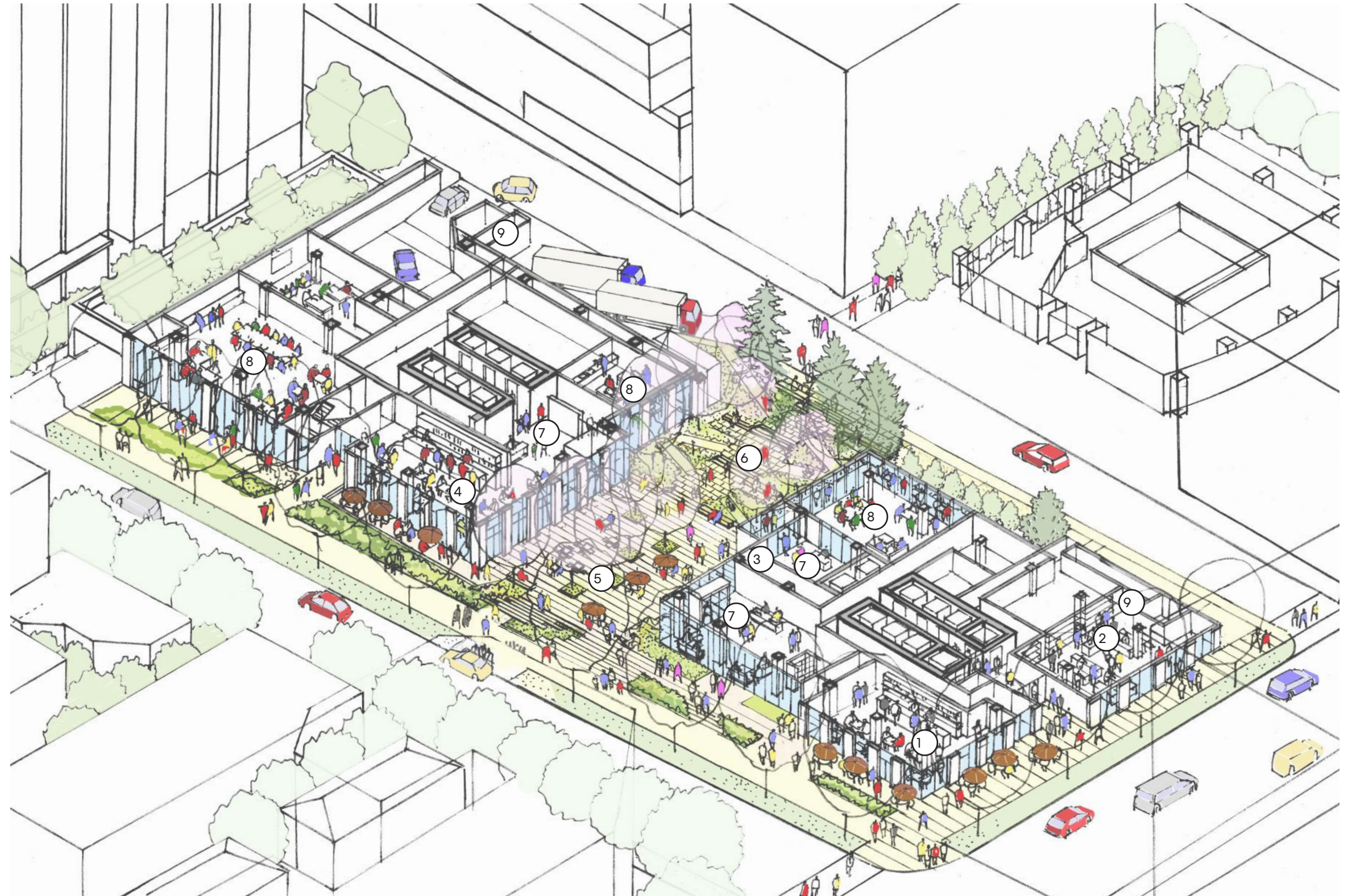
Towers organized into quadrants are defined by balconies oriented toward the north and south, while a definitively solid expression to the east and west facades allows for windows placed to frame views. See section 3.3.3.

3.3.1 Activated Streetscape

Supporting the central vision for this development to be a neighbourhood hub with a unique sense of place, a comprehensive site-wide strategy has been developed to activate the street and park facing building edges.

This has been accomplished through an effort to situate active programs at grade, variation in massing and materials, and a diversity of landscape elements to connect the public realm together.

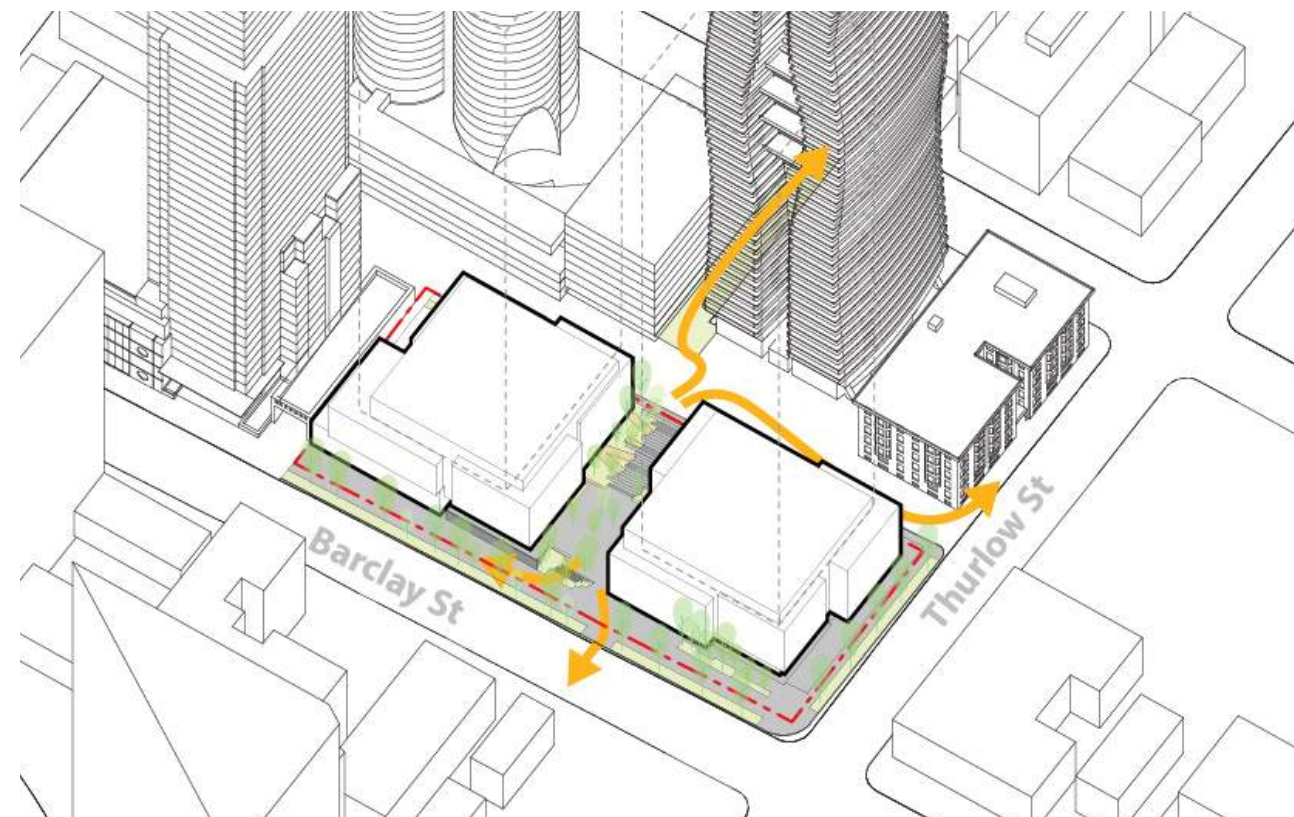
1. Restaurant
2. Retail
3. Childcare Entry
4. Cafe
5. Courtyard
6. Mid-Block Green Connection
7. Residential Lobby
8. Residential Amenity
9. Bicycle Elevator



Design Principles**Urban Park + Mid-Block Connection**

One of the fundamental site strategies is to create a shared space and common entry experience between the two towers. This space is envisioned as a welcoming “front porch” where residents meet their neighbours through casual daily encounters. The courtyard serves as the primary access point to all of the residential lobbies and the Childcare, increasing opportunities for chance encounters and social interactions.

The landscape strategy is split into a large open paved area along Barclay perfect for circulation and congregation, with a terraced and stepped landscape to negotiate the change in topography up to Ted Northe Ln. A ramped pathway with seating areas through the treed landscape provides an accessible mid-block connection that contributes to the finer grained pedestrian experience found throughout the West End.

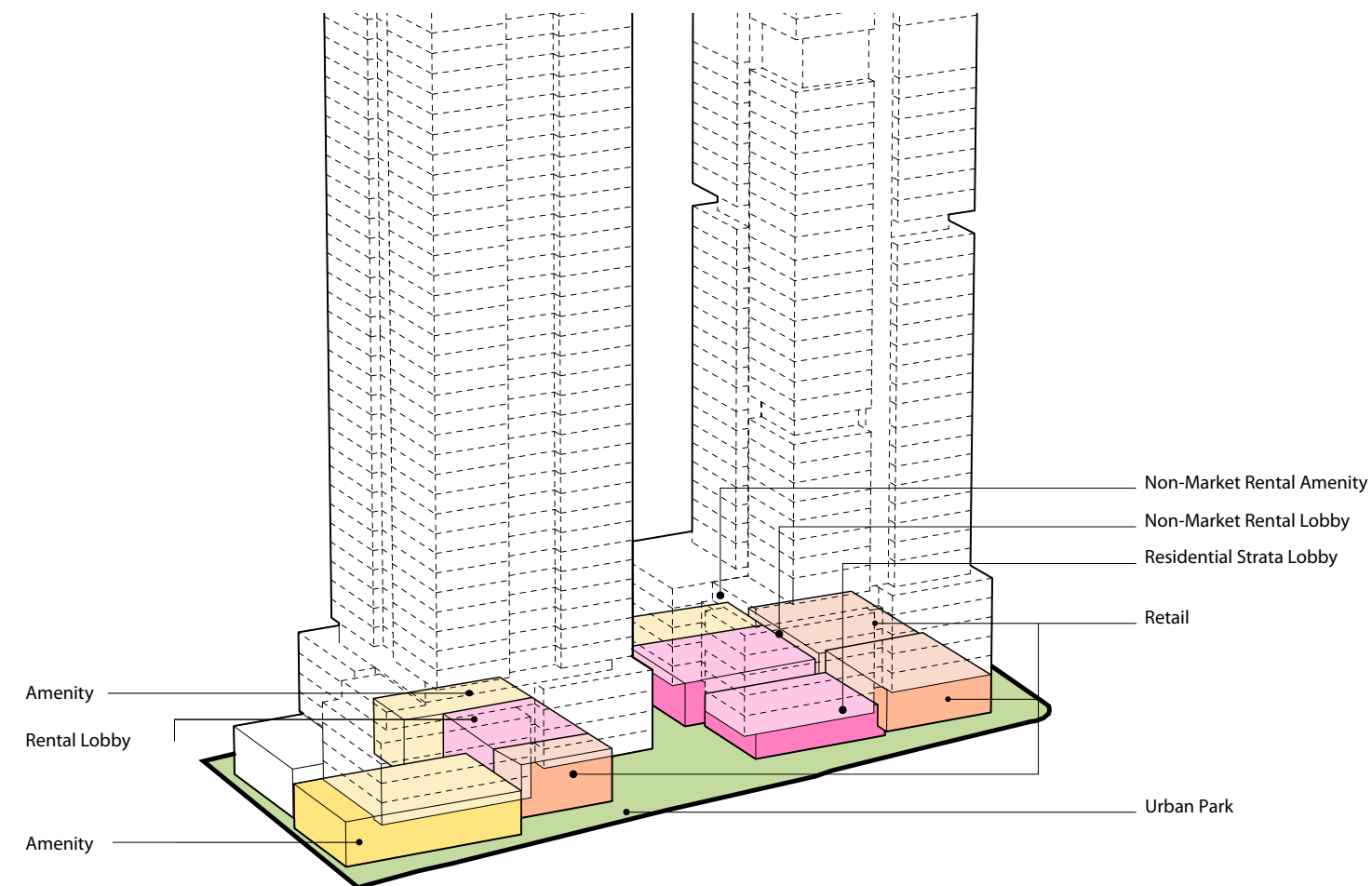


Design Principles

Retail

Critical to the ambition to create a neighbourhood hub is the addition of retail opportunities at important moments of the ground floor.

First, two retail units front Thurlow St with high visibility to draw in pedestrians looking up from Robson or south from Nelson Park. Second, a more intimate retail opportunity has been located at the corner of Barclay St and the project's urban park. Envisioned as a cafe, this space will provide a spot for residents and neighbours to meet while inviting and drawing the wider public through to the mid-block connection.



Retail facing the courtyard and integrated with the rental lobby



Proposed corner retail unit at Barclay and Thurlow intersection

Design Principles

Public Art

It's the project's ambition to integrate a significant and captivating art installation within the project's park as both an attractor and activator of this unique mid-block connection. Future work will align architecture and landscape together with an innovative artist to develop a site-specific piece.

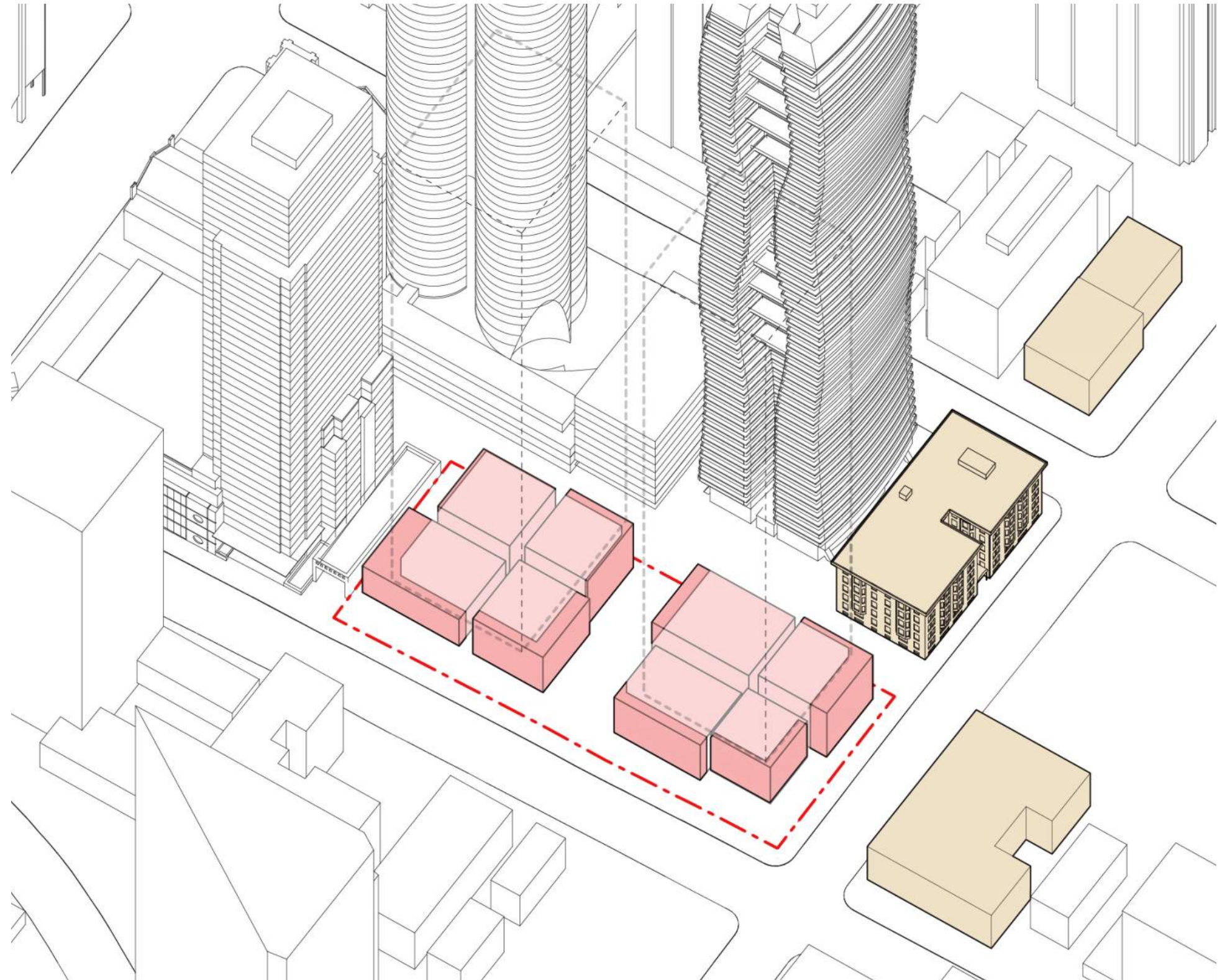


3.3.2 Podium Blockscape

Typical buildings of the West End fit into two broad categories; walk up apartment blocks, or the larger residential towers from the 1960's.

The podiums of the development have been articulated to relate to the former category, breaking down the podiums' masses into smaller blocks. The intent of the articulation is to help preserve and emphasize the character and scale of the street, so the urban experience continues to be human scale and intimate, rather than being overwhelmed by high density.

The stepping back and forward of each podium sub-block is deliberate by echoing the scale and rhythm of the neighbouring buildings, responding to the site's topography and pedestrian desire lines. Similarly, the podiums are sculpted to give the impression that the roof lines of the sub-blocks step down the inclines of the streets and laneway. Together these moves provide definition and distinction to each sub-block, reinforcing the impression that each podium is a composition of individual buildings. The totality forms a new street blockscape that resonates with the urban fabric.





Corner of Thurlow and Barclay



Thurlow Elevation



Barclay Elevation

Design Principles

3.3.3 Balconies and Framed Views



View of the towers from the North East

Design Principles

Expressive and Calibrated

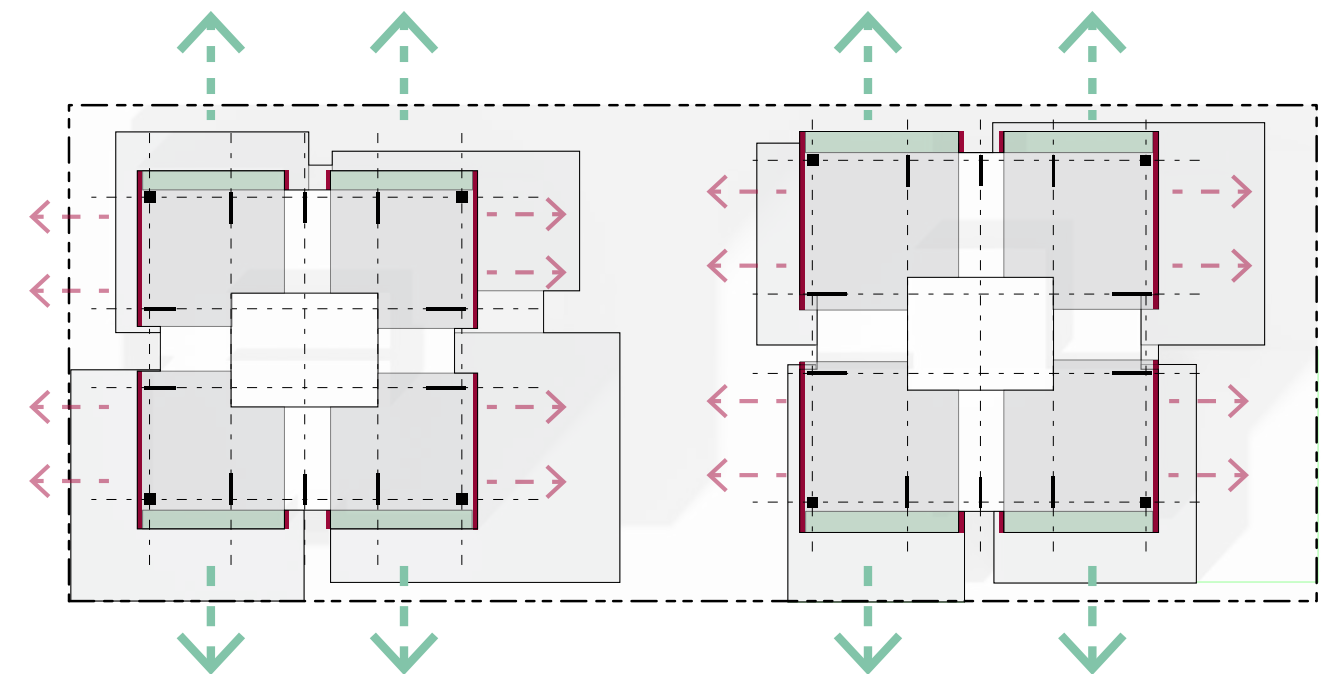
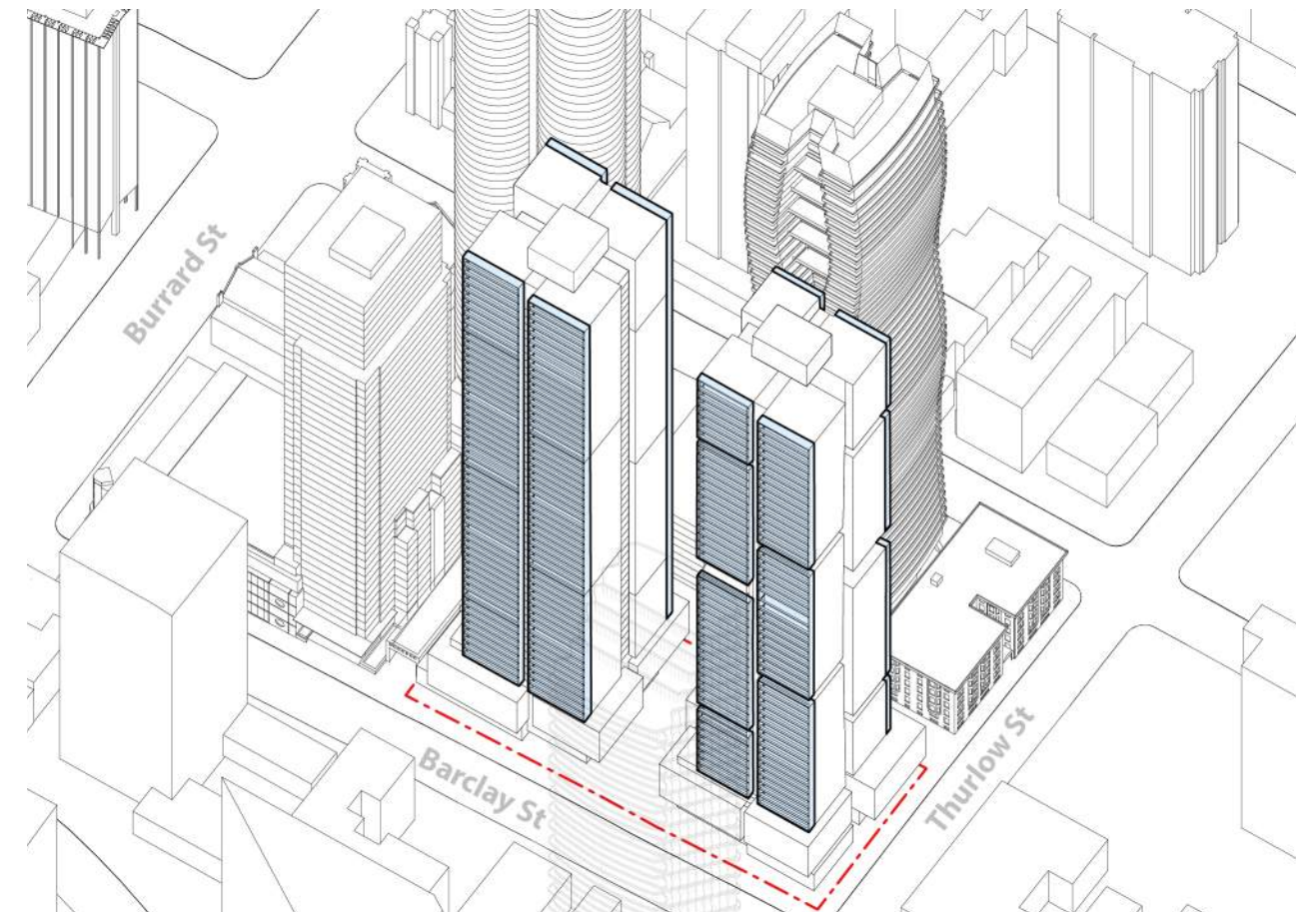
The play of solids and voids through the use of balconies and framed views plays a large part in the architectural expression and façade modulation of the proposed development.

The Towers have a distinct directional expression defined by the cantilevered stacked balconies on the north and south faces and the punched windows that frame views on the east and west faces.

The strategy for the development's balconies has been developed with Vancouver's *Balcony Enclosure Guidelines* in mind.

Limiting the cantilevered balconies the north and south sides to reduces the overall visual bulk of the buildings and maximize the clear separation between each tower so as to reduce impacts to views and sunlight as far as possible.

Generous cantilevered balconies are provided on the north and south faces for each tower and grouped together into two bays. The southern balconies are oriented towards Sunset Beach and provide solar shading for the south faces of the building, considerably reducing the building's cooling requirements. The northern balconies are oriented towards Vancouver Harbour and the North Shore Mountains.



Design Principles

Extension of Living Space

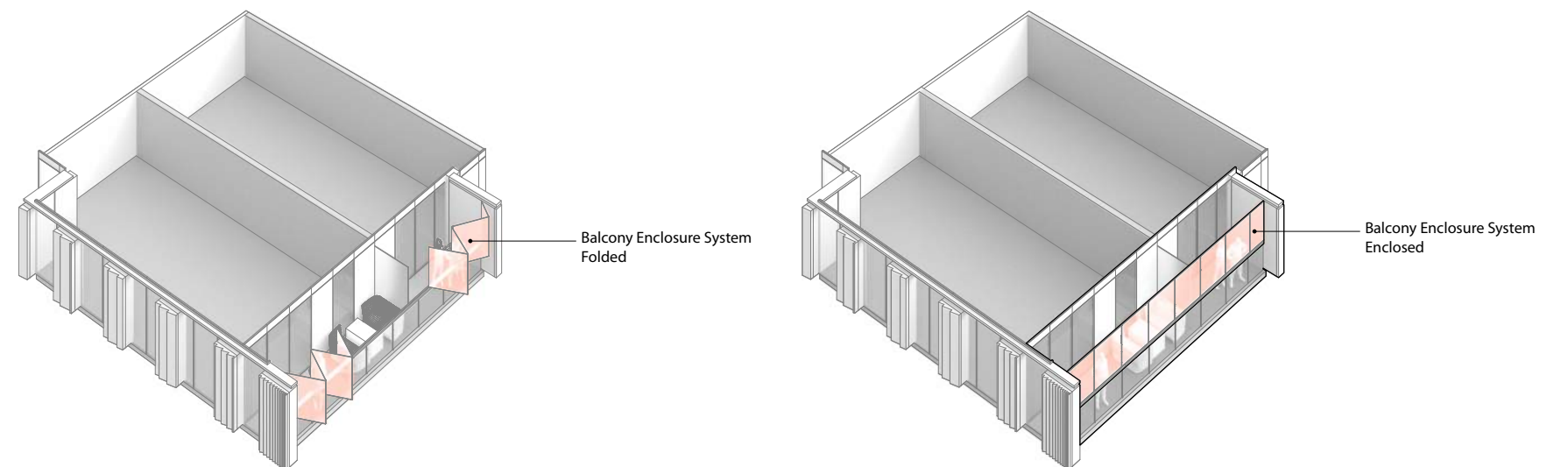
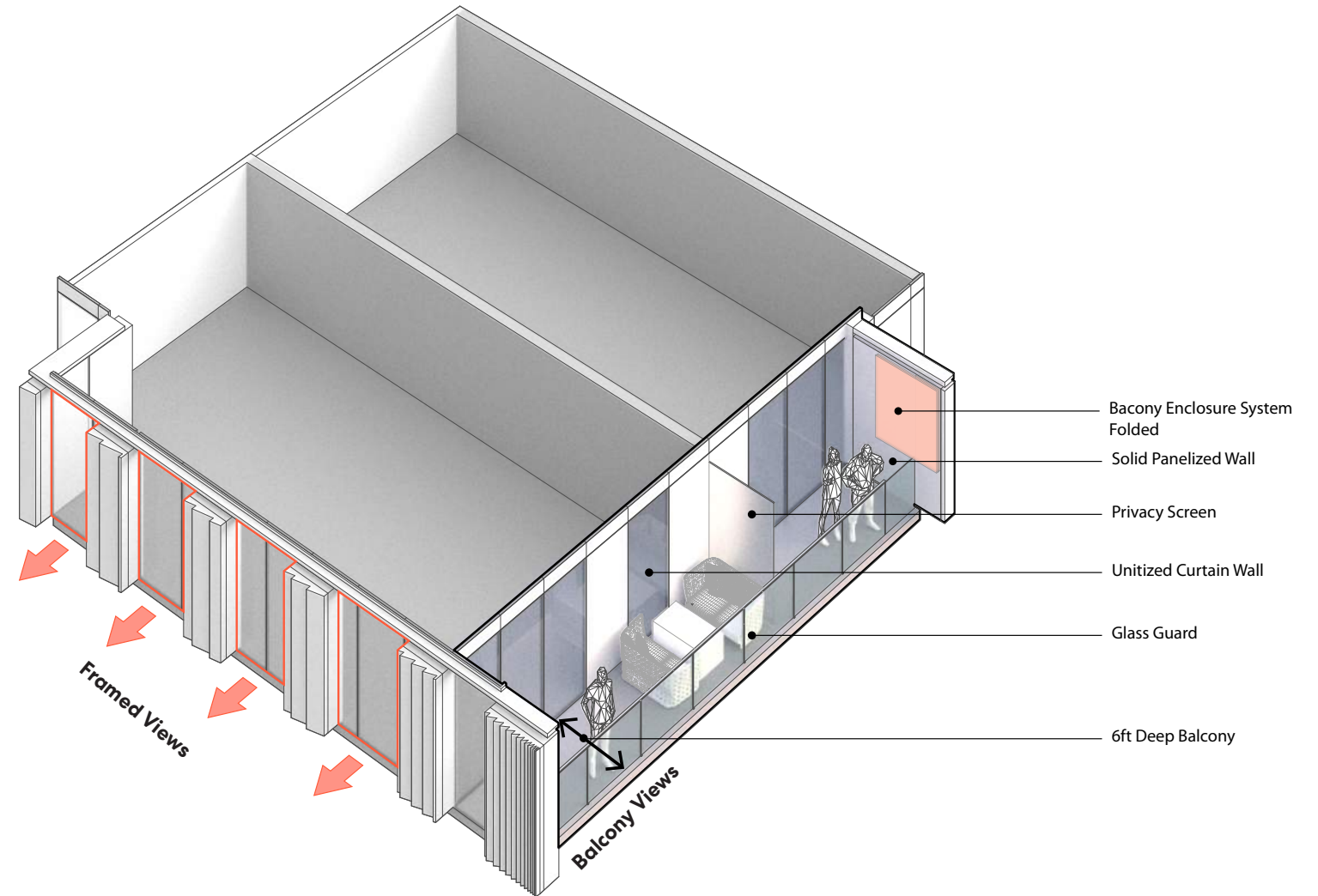
On the east and west faces, a vertical slot with recessed balconies extends the full height of the towers. The balconies are used as a device to divide each tower face into two bays emphasizing the verticality of the towers, giving similar to the North and South faces.

In general, each dwelling unit has access to one balcony, and all balconies are a minimum of 6' deep increasing their usability.

An openable and retractable clear glass balcony system is proposed for the north and south protruding balconies for all of the West Tower's market condos (storeys 13-57) and the North and South protruding balconies of the 7 top floors of the East Tower (storeys 52-58). No enclosed balcony systems are proposed for the recessed balconies for either tower.

The addition of balcony enclosure systems significantly improves these outdoor living areas - especially on higher floors - providing greater flexibility for residents and usability over a broader range of weather conditions.

The preferred enclosure system is frameless and in line with the glazed balcony guards, providing an uncluttered and clean appearance. The system is fully retractable allowing for 100% openable area above the guards.



Retractable Glass Balcony Enclosure System

Design Principles

Framed Views

Starting with a more solid facade expression at the base, the tower's east and west facades dissolve into an open and transparent appearance at the top.

In addition to contributing to the tower's identity within the skyline, this strategy also provides an articulated way to meet the high performance and low window-to-wall ratio requirements for the City of Vancouver's Higher Building Policy.

This arrangement allows for increased privacy for units closer to the street while maximizing glazing further up the tower, with views out toward English Bay and the North Shore Mountains.



Framed views at middle and top of the West Tower



Higher window to wall ratio at top of the Towers



Lower window to wall ratio near the Tower Base

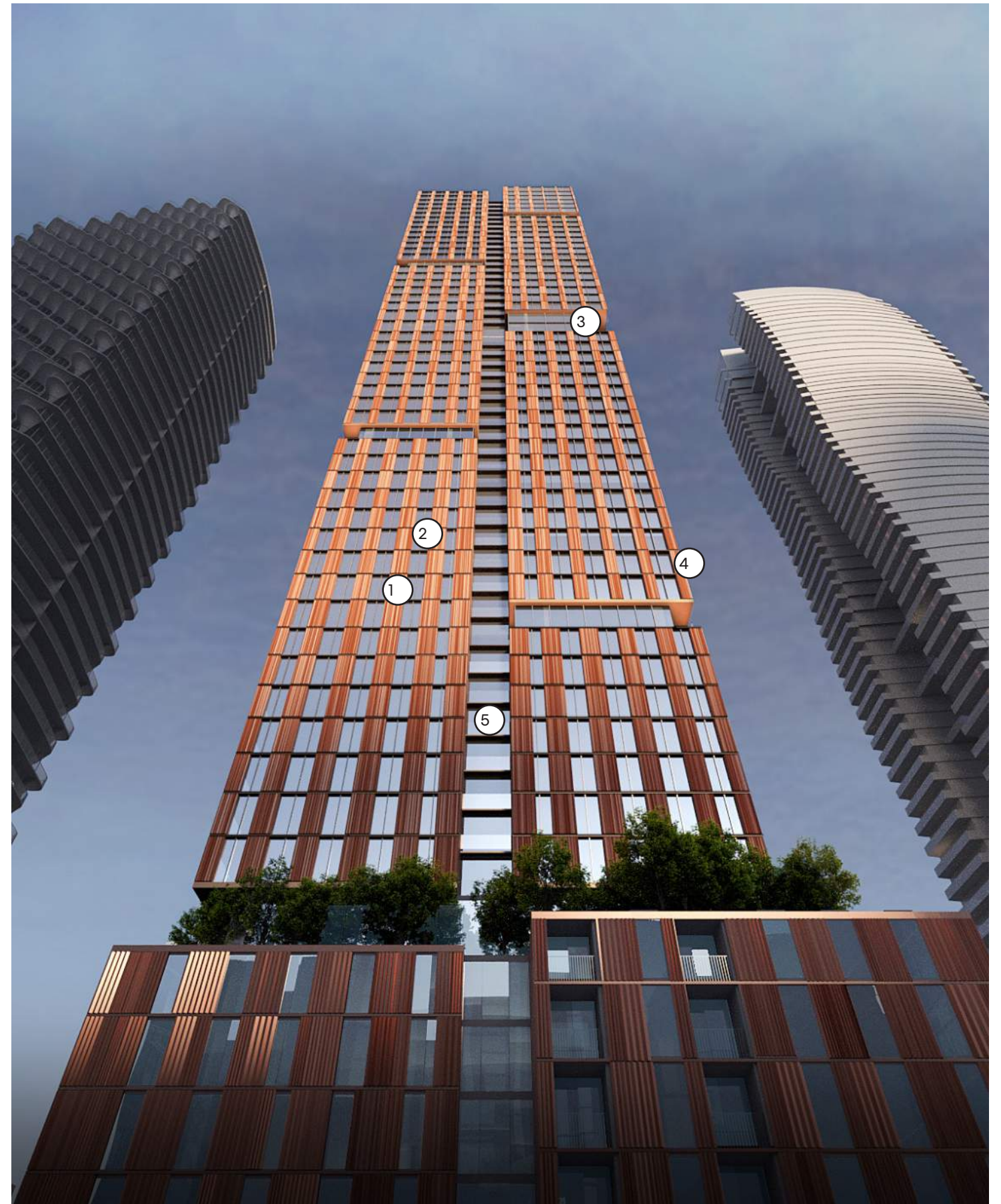


Design Principles**Facade and Materiality**

The external expression of the project has emerged out of the project's visioning combined with the forces of context, policy, and composition. The proposed facade is a marked shift from a typical glass tower toward one with warmth and timeless character that is responsive to the requirement for a high-performance insulated envelope.

Informed by the overall design principles, the project's outer expression has been organized as a duality with a rhythm of deep balconies on the north and south faces, and a more solid expression of the east and west facades. Together, a restrained palette and attentive detailing, yields a building with an elegant gravitas.

1. Solid Facade Panels
2. High Performance Inset Glazing
3. High Performance Curtain Wall
4. Large Livable Balconies
5. Inset Balconies



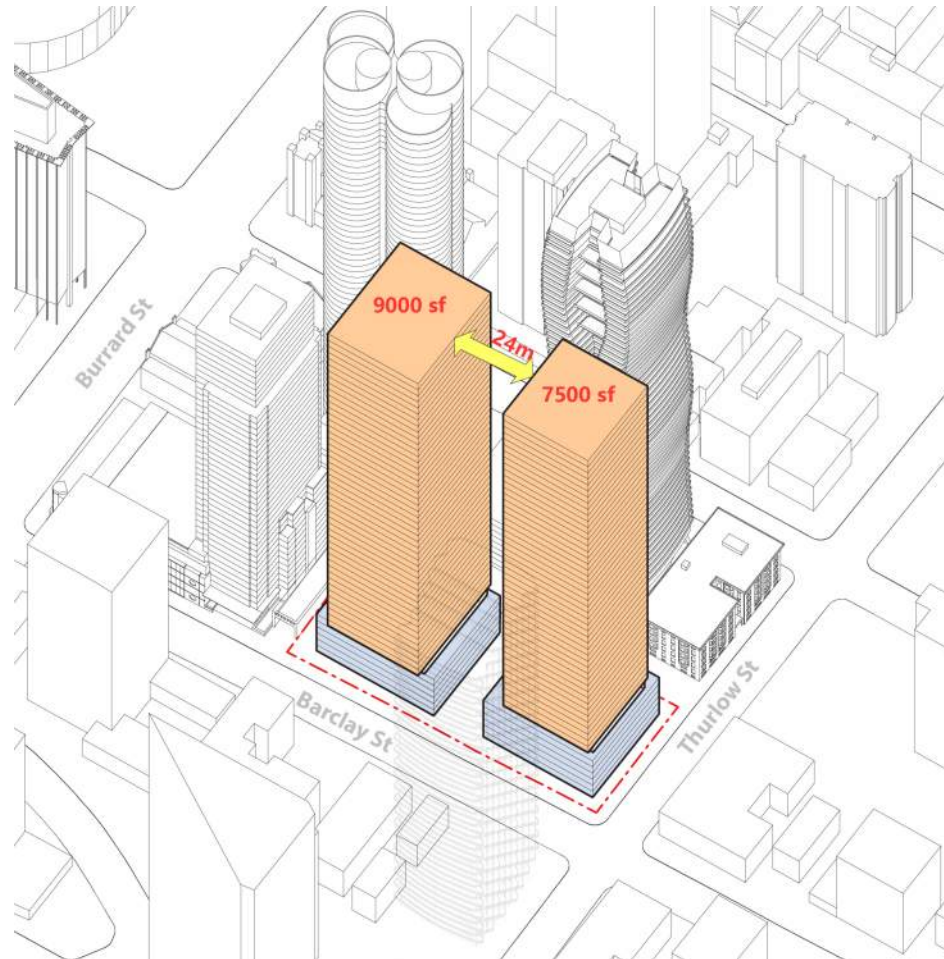
Section 4.0

Design Proposal

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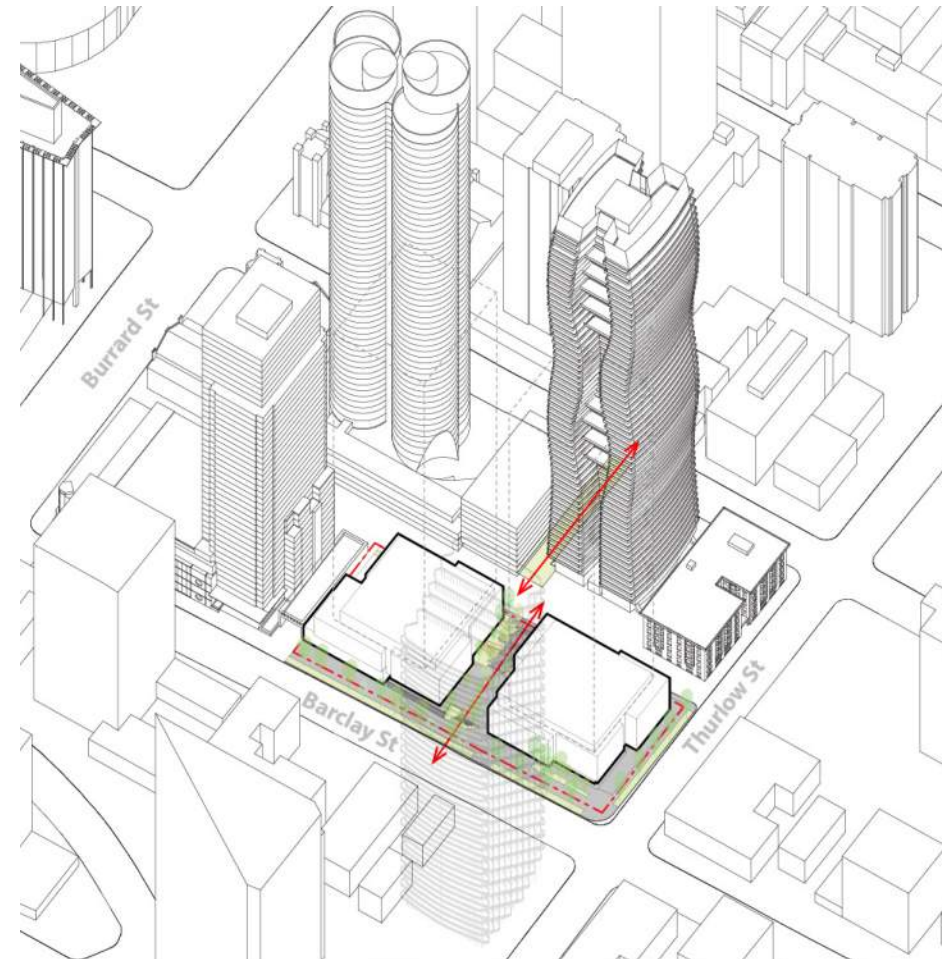
4.1	Forms of Developments Diagrams	47
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4.3	Childcare and Amenities	50
4.4	Renderings	52

4.1 Forms of Development Diagrams



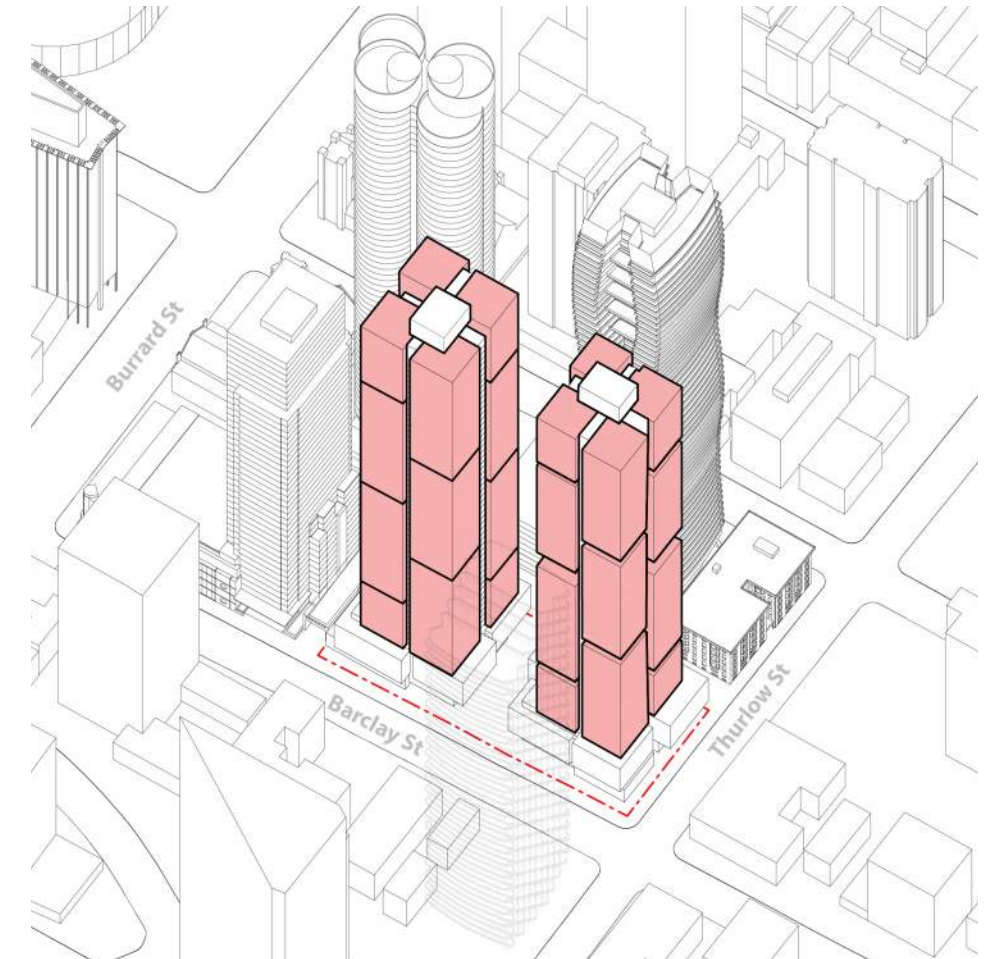
Typical Massing

- Minimum 24m (80') tower separation between proposed towers
- Maximum floor plate of 863 m² (East Tower) 697 m² (West Tower)
- "Tower in the Park" typology with larger floors to land the tower at the base



Landscape Connection

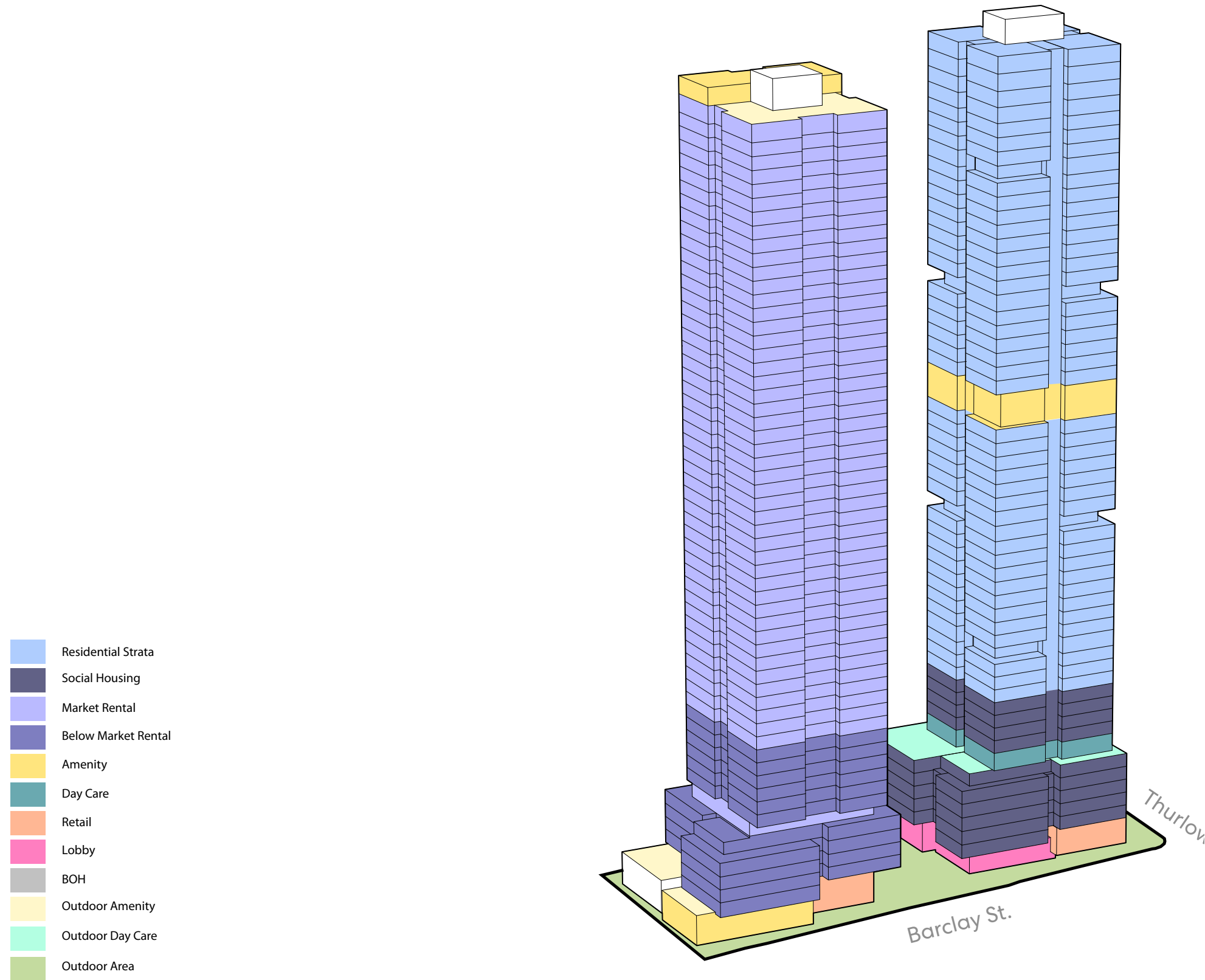
- Creating a welcoming and unique landscaping experience for the users
- Urban park and mid-block connection between Ted Northe Ln and Barclay St



Tower Collections

- The tower massing has been sculpted in a series of quadrant "collections" to continue the variation of smaller masses from the street into the tower form
- Marking the site as a transition from the CBD to the West End, the East Tower takes on a more singular massing, typical of the downtown core, to a West Tower with greater articulation as a bridge to the variety of scales within the West End neighborhood
- The two towers are similar, but differ both in form, function and appearance to create a complimentary pair

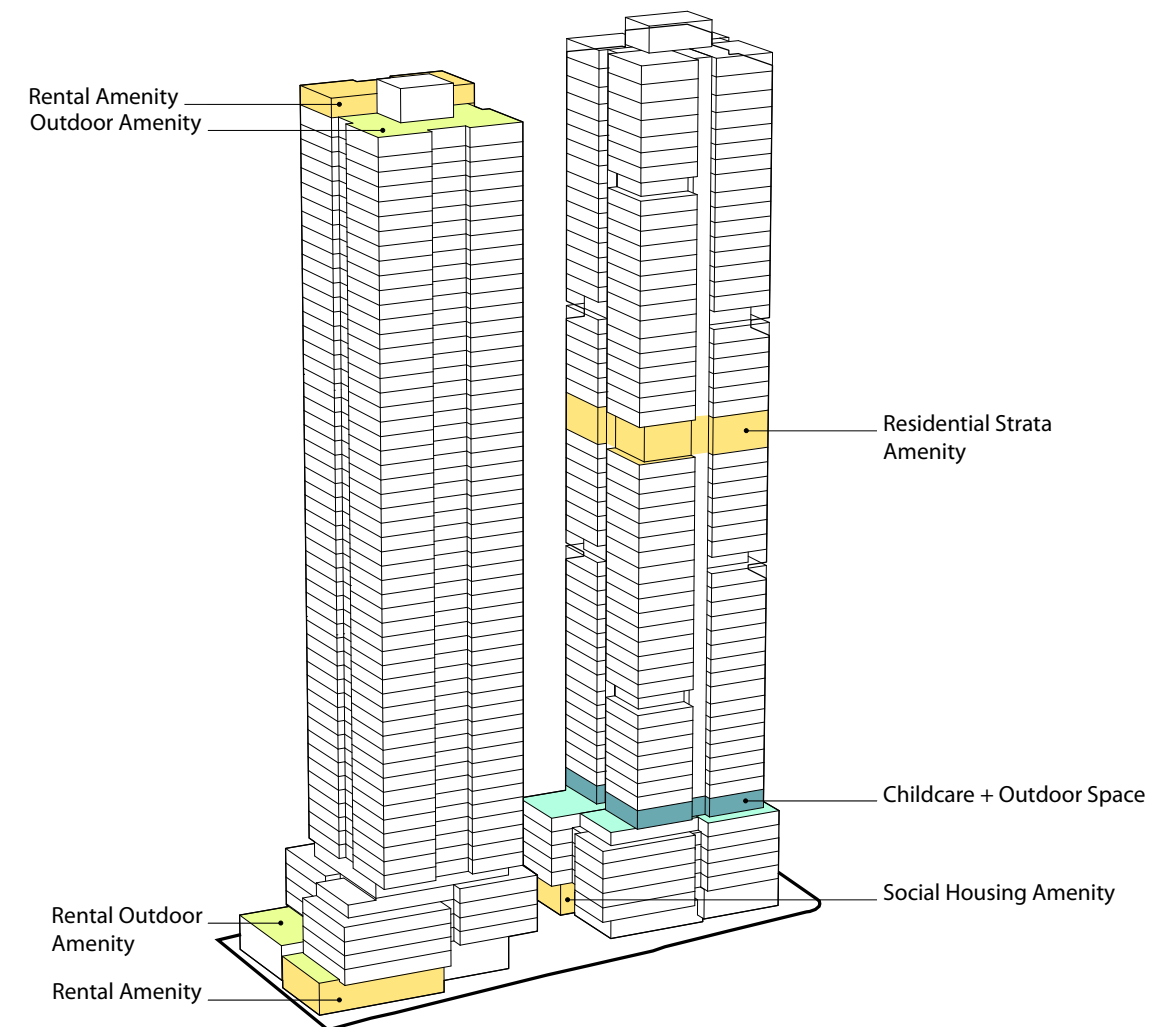
4.2 Organization of Program



4.3 Childcare and Amenities

Amenity areas are distributed throughout both towers. The main rental amenity spaces are located at ground level and at the roof of the East Tower, both with outdoor access. The condominium resident's amenity is located mid-tower and is expressed as a double-height space overlooking English Bay. Additional rental and social housing amenities are located within the lower residential levels.

The childcare facility is located on the podium rooftop of the West Tower in order to maximize access to natural daylight for the outdoor program area. The podium has been sized to accommodate for 100% of the exterior space required. The facility will accommodate 37 children - 12 spaces for ages 0-3, and 25 spaces for ages 3-5.



Proposed childcare outdoor space

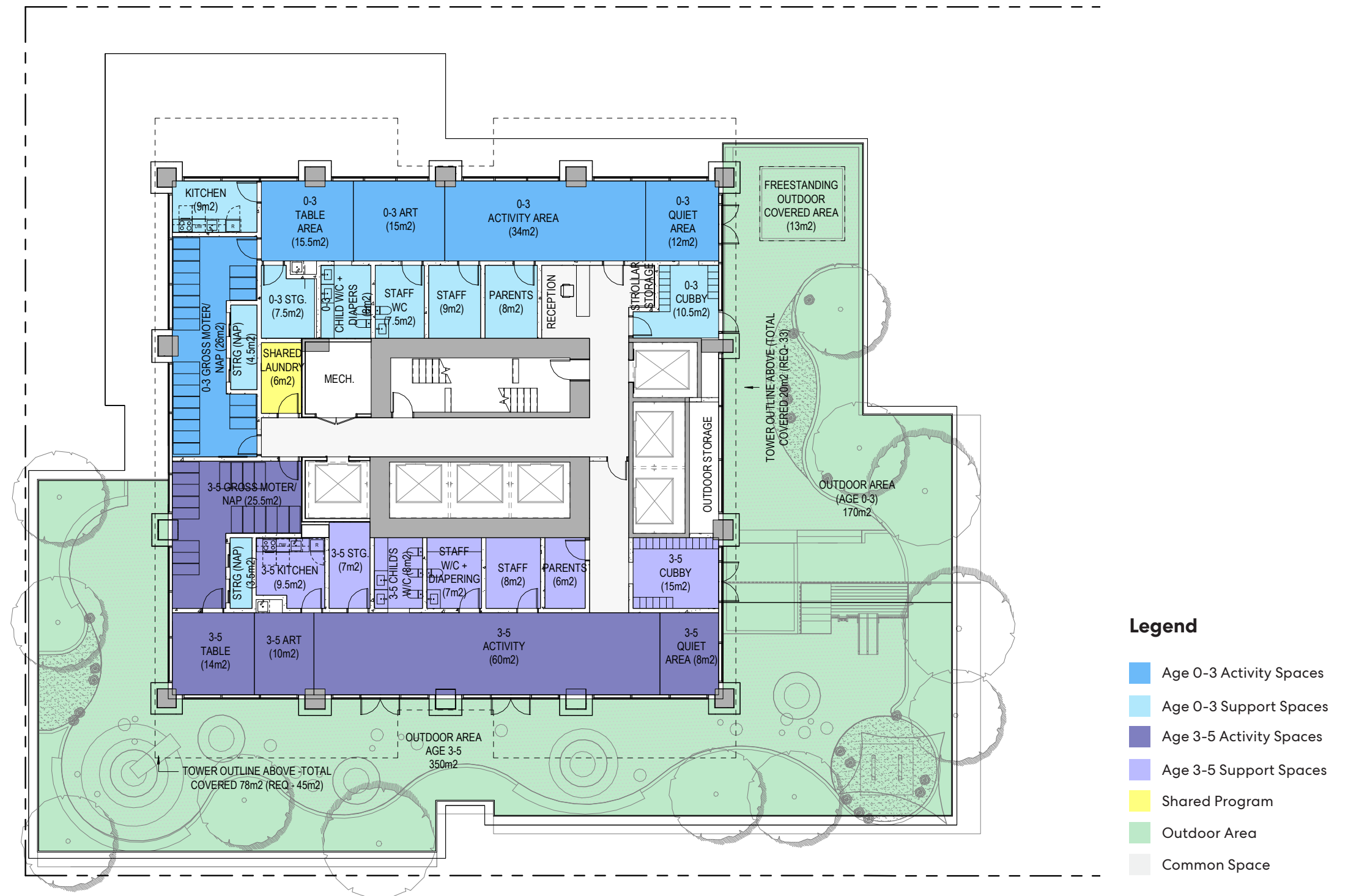


Proposed childcare activity space

The layout of the interior program of the childcare splits the two programs one to either side of the core. Focusing on meeting the adjacency and size requirements provided in the childcare design guidelines, whilst maximizing access to light and views. The layout provides flexibility for the activity program spaces.

The proposed childcare program allows for all minimum area requirements are met, providing 5,069 sq.ft of interior area, and 5,606 sq.ft of outdoor area of which 839.5 sq.ft (15%) is covered.

For further details see analysis in Section 7.4.



- Legend**
- Age 0-3 Activity Spaces
 - Age 0-3 Support Spaces
 - Age 3-5 Activity Spaces
 - Age 3-5 Support Spaces
 - Shared Program
 - Outdoor Area
 - Common Space

4.4 Renderings



Thurlow Elevation



View from the Corner of Barclay and Thurlow



View of midblock connection from Barclay



Retail facing the courtyard and integrated with the rental lobby



View of retail at Barclay and Thurlow



Aerial view of midblock connection from lane



Exterior view of daycare



Interior view of Daycare



Thurlow Elevation at public realm



Barclay Elevation



Overall view of towers from North East corner

Section 5.0

Applicable Policies

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5.1 Rezoning Rationale & Applicable Policies

5.1.1 Rezoning Rationale

Bosa Properties and Kingswood Properties is submitting this Rezoning Application for the redevelopment of 1040-1080 Barclay St. The existing site is occupied by four residential buildings of nine, seven, three and six storeys from the west to the east side of the site.

Legal description:

Lots 5, 8, 9, Plan VAP92, VR 856, Plan VAS856

BLK. 7 D.L 185

The site area is 4020 m² and is currently zoned RM-5B. The project proposes to rezone The Site from RM-5B to CD-1 to permit a high density residential development consisting of two towers, The East Tower and West Tower, separated by a Park.

5.1.2 List of Applicable Policies & Guidelines

The following policies and guidelines are applicable to the site and the proposed development:

- *West End Community Plan (including West End Public Benefit Strategy) (2013)*
- *Rezoning Policy for the West End (2013, last amended 2017)*
- *West End – Tower Form, Siting and Setbacks (2017, Amended 2020)*
- *Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan – Report Appendix A (2020)*
- *Higher Buildings Policy (1997, as amended up to 2018)*
- *Rezoning Policy for Sustainable Large Developments (2018, last amended 2021)*
- *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives (2017, last amended 2019)*
- *View Protection Guidelines (1989, last amended 2018)*
- *Green Buildings Policy for Rezonings (2009, amended up to 2020)*
- *Community Amenity Contributions – Through Rezonings (1999, amended up to 2021)*
- *Rental Housing Stock Official Development Plan (2007, last amended in 2018)*
- *Housing Vancouver Strategy (2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Housing Design and Technical Guidelines (2021)*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*
- *Tenant Relocation and Protection Policy and Guidelines (2015, last amended 2019)*
- *West End RM-5B Guidelines (not applicable to meet zoning guidelines for a rezoning)*

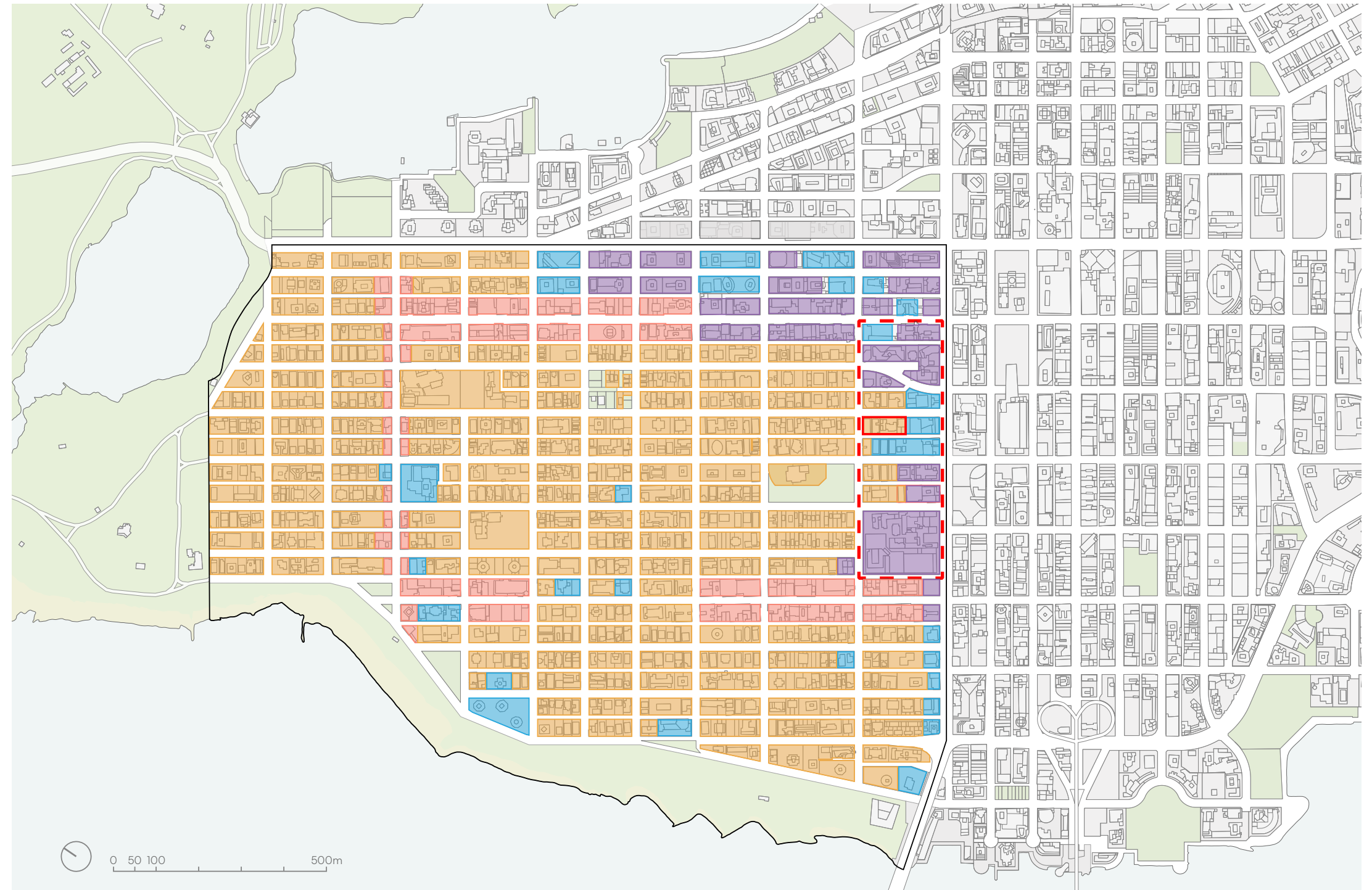
Rezoning Rationale & Applicable Policies

5.1.3 Current Zoning

The project site is comprised of four parcels: 1040, 1060, 1070 and 1080 Barclay St, which are currently under RM-5B zoning. All four parcels are contained within the Burrard Corridor Area “E” of the West End Community Plan.

The site is surrounded by a number of site specific comprehensive development zones (CD-1).

- Area Boundary
- - 'Area E' of the Burrard Corridor
- Streets
- Park
- Beach
- Site
- DD (Downtown District)
- CD-1 (Comprehensive Development)
- RM (Multi-Family Dwelling)
- C-5 (Commercial)



5.2 West End Plan

5.2.1 Overview

The West End Community Plan provides a flexible framework for positive neighbourhood change based on the following seven principles:

1. Achieve a green, environmentally sustainable urban pattern
2. Support a range of affordable housing options to meet the diverse needs of the community
3. Foster a robust, resilient economy
4. Enhance culture, heritage and creativity in the city
5. Provide and support a range of sustainable transportation options.
6. Protect and enhance public open spaces, parks and green linkages
7. Foster resilient, sustainable, safe and healthy communities



5.2.2 Plan Principles



Principle 1

Achieve a green, environmentally sustainable urban pattern.

→ RESPONSE

The proposal creates job opportunities, a wide range of housing, and a much needed childcare facility, while also responding to the urban context and character of both the West End and the Downtown Core.

Seeks to activate all street frontages - Barclay, Thurlow and the Ted Northe Ln, thereby encouraging pedestrian activity.



Principle 2

Support a range of affordable housing options to meet the diverse needs of the community.

→ RESPONSE

The proposed development provides 99 social housing units in the West tower and 100% rental units on East tower, providing 636 total rental units, of which 130 units will be below-market. Both non-market units and below-market rental provide a mix of units including family units.



Principle 3

Foster a robust, resilient economy.

→ RESPONSE

The proposal provides for a variety of employment opportunities including 5,475 sq.ft for retail units, providing opportunities for small businesses such as a cafe, wine bar and restaurant as well as a childcare facility.

In addition to significant upfront investment and construction jobs, there will also be long term employment provided by the childcare, and dedicated operations associated with each tower.

West End Plan

Plan Principles



Principle 4

Enhance culture, heritage and creativity in the city.

→ RESPONSE

The proposal's massing respects and responds to the neighbouring heritage style building *Washington Court* on Thurlow St.

The massing of the towers and the podiums relates to the scale of both the buildings of the West End and the large buildings of the CBD. The development is articulated in a way that breaks down the scale of the structures such that it echoes the sizes of the buildings typical in the area.



Principle 5

Provide and support a range of sustainable transportation options.

→ RESPONSE

The site is located within walking distance of many high-frequency transit options.

The proposal encourages cycling with enhanced bicycle facilities and direct access from Ted Northe Ln, as well as a public bike share station located on Barclay St, and dedicated car share vehicles in the parkade.



Principle 6

Protect and enhance public open spaces, parks and green linkages.

→ RESPONSE

The crowns of the development's towers have been shaped and sculpted in accordance with the *West End - Tower Form, Siting and Setbacks Policy (2020)* so as to not cast shadows on the northern sidewalk of the 1000 Robson block between the hours of 10:00 a.m. and 3:00 p.m. P.D.T. at the spring and fall equinoxes.

An open to the public Park provides a new accessible mid-block connection between Ted Northe Ln and Barclay St. between the two proposed Towers.



Principle 7

Foster resilient, sustainable, safe and healthy communities.

→ RESPONSE

The creation of a new park with trees and planting provides improved access to nature for the surrounding community. The activated streetscape and design of the park is based on CPTED principles to promote passive surveillance and a safe and open urban environment.

The location at the heart of the downtown peninsular, fosters healthy lifestyles with walking and biking typically being the most convenient mode of travel.

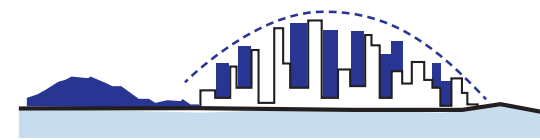
The development's rigorous application of low energy and water reduction strategies provides resilience to climate change. and will provides sustainable accommodation to approximately 1,800 residents.

5.2.3 Built Form Guidelines

The West End Community Plan provides seven Built Form Principles to provide guidance for new development:

1. Reinforce the Dome-Shaped Skyline
2. Strengthen the Urban Frame
3. Adhere to Prevailing View Corridors
4. Recognize Transitional Role in Form and Scale
5. Demonstrate Shadowing Performance
6. Responsive Form to Private Views
7. Ground Oriented Focus in Uses and Public Realm Quality

These contextual design principles provide structure and guidance to the more detailed policy, guidelines and regulations that are applicable to this site.



1. Reinforce the Dome-Shaped Skyline

New development opportunity should reinforce the legibility of downtown's recognized dome-shaped skyline when viewed from longer distances.

→ RESPONSE

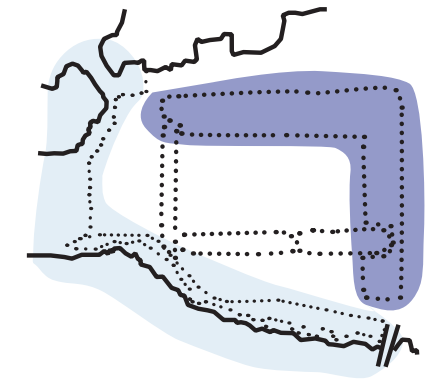
Both towers of the proposal respect the applicable view cone, set back and shadow envelope height limitations and is located amongst other developments that are of similar height. The development is close to the center of the City skyline dome and reinforces the dome's definition.



Skyline View from Jericho Pier - Note: the East Tower will be obscured by the future 1075 Nelson St Development



Skyline View from Nine O'Clock Gun, Stanley Park Seawall



2. Strengthen the Urban Frame

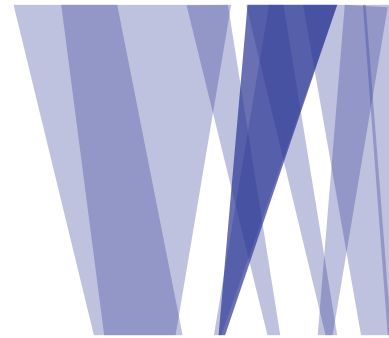
Recognize the Thurlow-Burrard and Georgia-Alberni corridors as two edges of an "urban frame" to the lower, existing scale of the West End. Intensify these corridors towards greater clarity, and contrast with, the established neighborhoods.

→ RESPONSE

This proposal strengthens the urban frame through two contextually responsive towers and an active mixed-use podium located between Thurlow and Burrard.

The proposal's tall towers work with neighbouring developments to contrast with the mid-low rise nature of the established and adjacent West End, reinforcing Thurlow St as a clear edge to the neighbourhood.

Built Form Guidelines

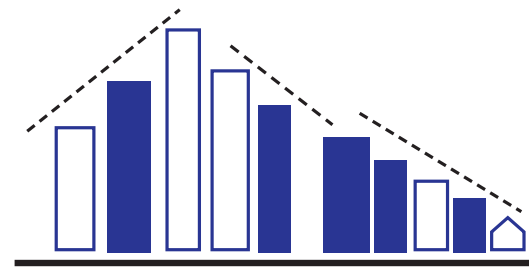


3. Adhere to Prevailing View Corridors

Support Council approved view corridors (protected public views) towards shaping the evolving skyline, while also recognizing the need for spatial separation of higher buildings from the more localized scale of the Davie, Denman and Robson Villages.

→ RESPONSE

No applicable view cones are impacted by the proposed development. A view cone analysis is provided in section 6.7. The required minimum 80' tower separation has been provided between each development tower and those of neighbouring developments, and more separation has been provided where possible.

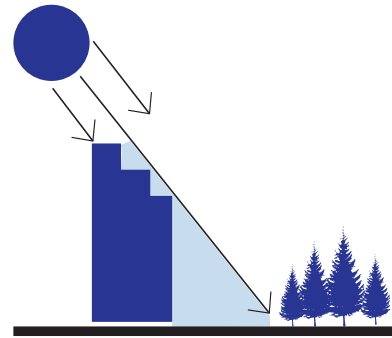


4. Recognize Transitional Role in Form and Scale

Ensure a thoughtful urban design response for new development opportunity by recognizing the local, contextual role new built form can offer in mediating between established development and respective sites. Form and scale to “fill the gaps” can strengthen the image of the city.

→ RESPONSE

Recognizing the unique site location - as a transition between Downtown and the West End - the massing of the development is broken down into smaller volumes to relate the proposed development to the both downtown core and the West End. The scale, massing, height and positioning of the podium is deliberate and reinforces the character of the existing buildings on Thurlow and Barclay St. An active mixed-use ground level addresses the urban realm and seeks to invigorate all street frontages.



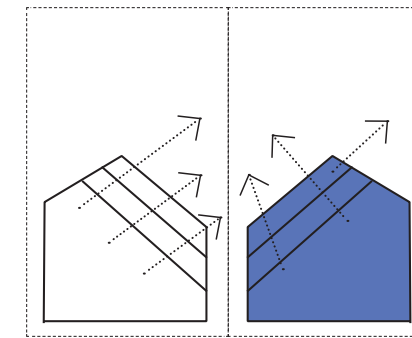
5. Demonstrate Shadowing Performance

Ensure that new development does not adversely impact shadowing on recognized public open space and Village areas as a performance measure to ensure that these spaces have solar access when citizens are typically more active.

→ RESPONSE

Tower heights and massing have been stepped and shaped to mitigate the proposal's shadow impacts on adjacent public spaces. The development does not cast any shadows on the north sidewalk of the 1000 Block of Robson Street between 10am and 3pm on the spring and fall equinoxes.

An analysis of the proposal's shadow impacts can be found in section 6.4.



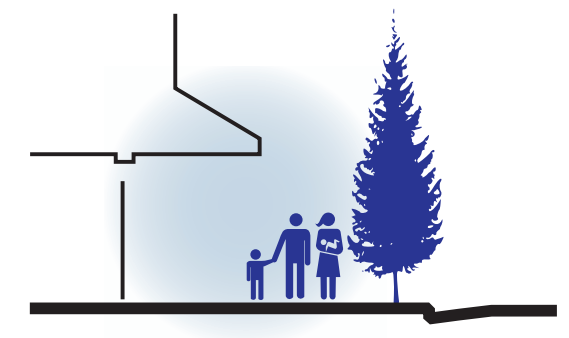
6. Responsive Form to Private Views

New development should be responsive to adjacent and nearby private views by shaping built form to optimize performance. Responsive building forms can help achieve a distinctive architectural identity.

→ RESPONSE

Both towers are placed within tower set backs, and set apart from their neighbours as much as possible to preserve views and privacy of the existing developments. Most balconies on the towers are placed on north and south elevations and that provides opportunity to take advantage of mountain and water views out from the site and maximizes the clear space between towers further promoting view opportunities from adjacent streets and properties.

The East Podium Tower has been sculpted to allow views and daylight from the neighboring development, The Patina.



7. Ground Oriented Focus in Uses and Public Realm Quality

New Development needs to contribute to public realm vitality by contributing active uses towards pedestrian interest as well as thoughtful building, tenancy and related public realm design quality.

→ RESPONSE

This proposal is designed to significantly increase the street vitality along Barclay and Thurlow St through tailored building massing that creates at-grade public open space and a new park between the two towers which also extends a mid-block pedestrian connection. A variety of retail uses, including patio opportunities, are positioned to create a dynamic public realm on the street edges and in the new park.

5.2.4 Burrard Corridor

Corridors

The Corridors comprise most of the newer areas of the West End Community. The direction set out for the Corridors seeks to accommodate job space and housing to meet the needs of the community. To deepen housing affordability and to contribute to public benefits, there is an opportunity to increase height and density along the Burrard Corridor.

Located in Area 'E' of the Burrard Corridor, the following policies apply:

- Building heights should not exceed view corridor limits (except in accordance with the General Policy for Higher Buildings).
- Building heights can be considered up to a maximum of: Area 'E': 167.6 metres (550 feet).

Burrard Corridor Policies

- Sculpt built form to maximize sunlight on the sidewalks.
- Ensure new development maintains important public street end views to the North Shore mountains, English Bay, and Stanley Park.
- Building heights should not exceed view corridor limits (except Queen Elizabeth View Corridor where consistent with the General Policy for Higher Buildings).
- Along West Georgia and Burrard Streets,

set back residential lobby areas from the street to maximize commercial or public uses along the street frontages.

To maximize views and sunlight on sidewalks, residential floor plates above the podium level(s) should not exceed:
 - Areas 'E' and 'F': 696.8 square metres (7,500 square feet)

In Areas 'E', 'F', and 'G', rezoning applications to increase density can be considered.

Where an application includes a residential component, density increases will be considered to support the Public Benefits Strategy for sites within the Downtown ODP, or to provide social housing for sites within the current RM-5A and RM-5B zones.

→ RESPONSE

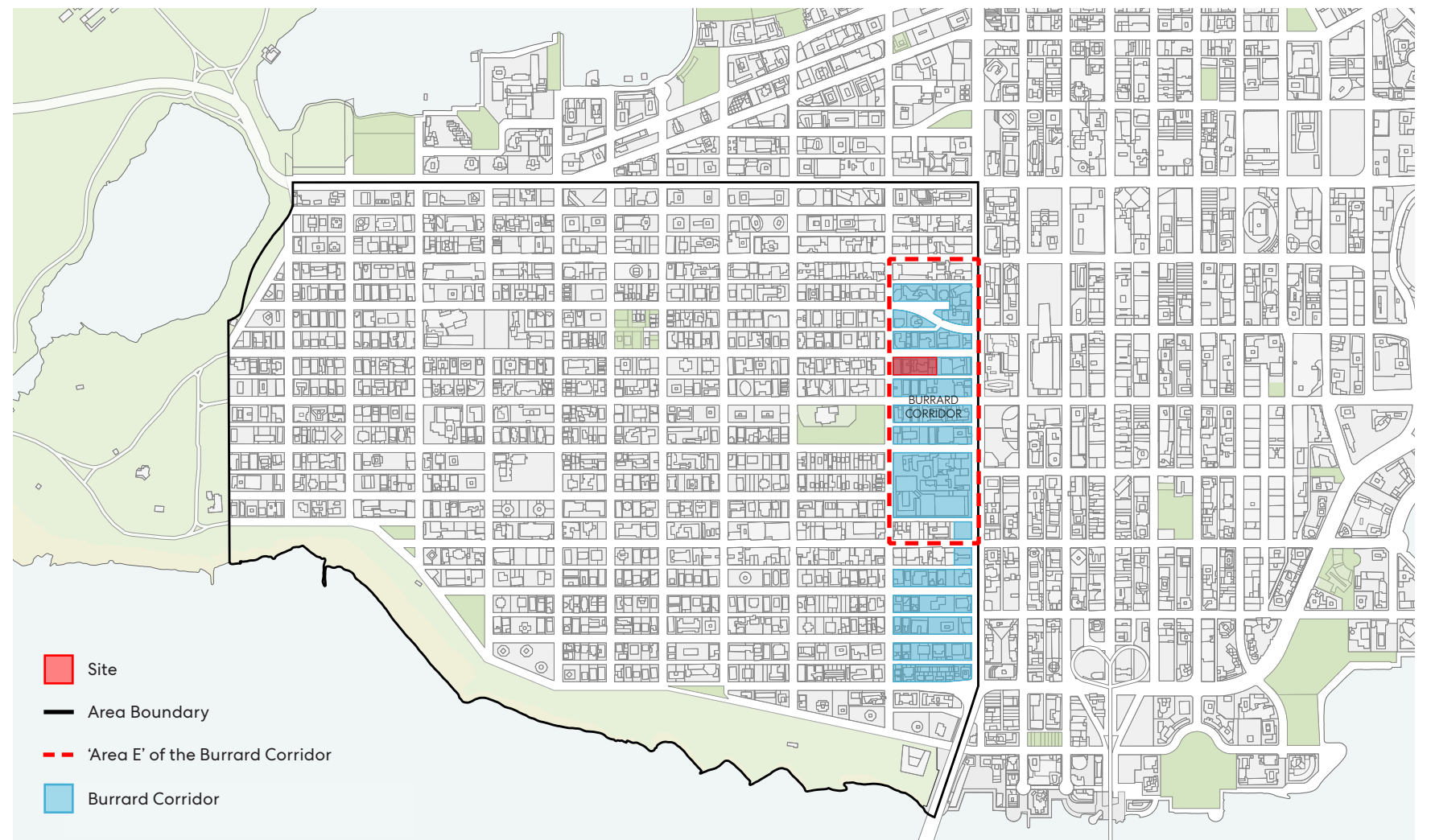
Recognizing the unique condition of the Burrard Corridor as a transition between Downtown and the West End, this proposal has been designed to meet the allowable development heights while addressing neighbourhood concerns.

- The two towers have a stepped form that maximizes sunlight.
- The development does not interfere with existing street end views.

- The development does not exceed view corridor limits except as is consistent with the applicable Higher Buildings Policy.
- Tower and podium massing has been setback and carved to create meaningful at-grade public space and to maximize views and sunlight.

- Active program uses (retail, cafe, restaurants, lobbies and amenities) have been maximized to address all street frontages by contributing to a vibrant streetscape.
- Residential tower floor plates are limited to 7,500 sq.ft for the strata West Tower,

where as the all-rental East Tower has a 20% additional floor plate maximum area (9,000 sq.ft) as allowed by the 100% Secured Rental Policy.



West End Plan**5.2.5 Rezoning Policy for the West End**

For this site in the Burrard Corridor, support for additional residential density will be considered provided:

- Sites have a minimum frontage of 39.6 m (130 ft.);
- Buildings have a maximum floorplate of up to 697 square meters (7,500 square feet);

Any portion of a new residential building exceeding 18.3 m (60 ft.) in height should be spaced at least 24.3 m (80 ft.) from any other residential building exceeding 18.3 m (60 ft.) in height.

Heights up to 114.3 m (375 ft.), are subject to view cone restrictions, shadowing to public spaces, contribution to a 'dome-shaped skyline' and other urban design considerations; and

Applications include whichever option resulting in the greatest number of units:

- At least 25% of the total floor area as social housing, or
- Replace existing market rental units one-for-one with social housing units.

→ RESPONSE

The site is a total of more than 4,000m² with approximately 40m of frontage along Thurlow St and 100m along Barclay St.

The project consists of two towers one with a floorplate of 697 m² (7,500 sq.ft) and a

second tower with a floorplate of 835 m² (9,000 sq.ft) under the Criteria for 100% Secured Rental Policy in section 8.9 of this report it allows for a 20% increase to the maximum floor plate area, resulting in 9,000 sq.ft. Adhering to tower spacing, two towers can be placed on the site allowing for 24.3m (80ft) from each other and any other existing or proposed residential building.

The two towers of the proposed development are positioned such that they adhere to the 80' separation requirement to each other and all neighbouring towers, both existing and proposed.

The affordable housing in the project is split into Below-Market Rental in the East Tower, which is 100% rental and Social Housing in the West tower which is residential strata. The West Tower is providing 25% FSR consisting of Social Housing units and a childcare facility. There are 99 Social Housing Units and one 37-space childcare facility included.

In the East Tower, below-market rental is provided to meet the requirements for the Criteria for 100% Secured Market Rental in (Section 3.4.1) as an alternative to Social Housing. The project overall meets the affordable housing targets outlined in the Rezoning Policy for Sustainable Large Developments, amendment dated July 20th, 2021, to provide 20% affordable

housing which includes both Social Housing and Below-Market Rental (appendix 13)

The existing site includes 117 market rental units. The total project will provide 130 Below-Market Rental Units and 99 Social Housing units, for a total of 229 affordable housing units.



Image showing potential 30 year build out of the community. Light grey buildings indicate those under construction or in approval process; blue buildings illustrate plan development estimate.

5.2.6 West End - Tower Form, Siting and Setbacks

Shadowing of Parks, Public Open Spaces and the West End “Villages”

Shadows must be minimized on the following prioritized hierarchy of spaces:

1. Parks, public open spaces and the West End “Villages”;
2. Semi-private open spaces; and
3. Private open spaces.

The 1000 Block of Robson

The intent of the West End Community Plan for Area ‘E’ in the Burrard Corridor is to accommodate substantial growth through rezoning. However, the increased densities and heights envisaged for Area ‘E’ challenge realization of another Plan objective, namely the limitation of shadowing on key shopping streets, in this case, Robson Village. It was concluded that for rezoning proposals which fall within Area ‘E’, shadow impacts on the 1000 block of Robson St will be evaluated between the hours of 10:00 a.m. and 3:00 p.m. P.D.T. at the spring and fall equinoxes, rather than between 10:00 a.m. and 4:00 p.m.

→ RESPONSE

The two towers have been stepped and sculpted to ensure they will not cast shadows to the West End Shopping Village of Robson St between the hours of 10am and 3pm at the spring and fall equinoxes. An analysis of the proposal’s shadow impacts can be found on the next page and in section 6.4.

Minimum Distance between Towers

The minimum distance between towers shall be 24.4 m (80 ft.).

The minimum frontage for a site that can be considered for a tower shall generally be 39.6 m (130 ft.). Corner sites with lesser frontage may be considered for the development of a tower.

→ RESPONSE

The site frontage along Barclay is 100m (330 ft.) exceeding what is required to propose a tower.

There is a minimum of 24.4 m (80 ft.) between the two proposed towers and all existing and planned towers on adjacent sites.

Towers in The Park

The distinguishing feature of a “tower in the park” form is that the tower meets the ground without the presence of a podium element. Towers proposed on sites east of Thurlow (except those on Davie St or Burrard St, or north of Haro St) that can be considered for rezonings under the rezoning policy should be “towers in the park”. On these sites, a front yard and side yard on a side street setback shall be a minimum of 3.7 m (12 ft.). In these cases, the base of a “tower in the park” can be up to 15% larger than the floor plates above a height of 18.3 m (60 ft.).

→ RESPONSE

A variance is sought for both towers as they both deviate from the strict definition of the Towers in the Park form.

For the East Tower, the proposal has an average podium floor plate size which is equal to 15% larger

than the Tower Floor Plates. The total of the 6 levels at the base of the tower (below 18.3m or 60ft) is 5,721 m² (61,583 Ft²) averaging 961 m² (10,350 Ft²) per floor meeting the 15% target. The average has been taken rather than the absolute value to allow for sculpting of the building that maximizes the area provided to the public realm and access to horizontal angle of daylight for the adjacent buildings. The shaping at the base of the building further allows for a breakdown in scale to better relate to the context of the West End.

The West Tower has an increased base, which allows for a much needed childcare facility in the area. The base has been sized to provide the required indoor and outdoor space for a 37 spot facility totaling 487 m² (5,240 Ft²) of usable interior space and 520 m² (5,600 Ft²) of outdoor space, meeting the required space in the childcare design guidelines. Through placing the childcare center at the podium it allows for an activated public realm at grade while also maximizing access to daylight in the childcare facilities outdoor space.

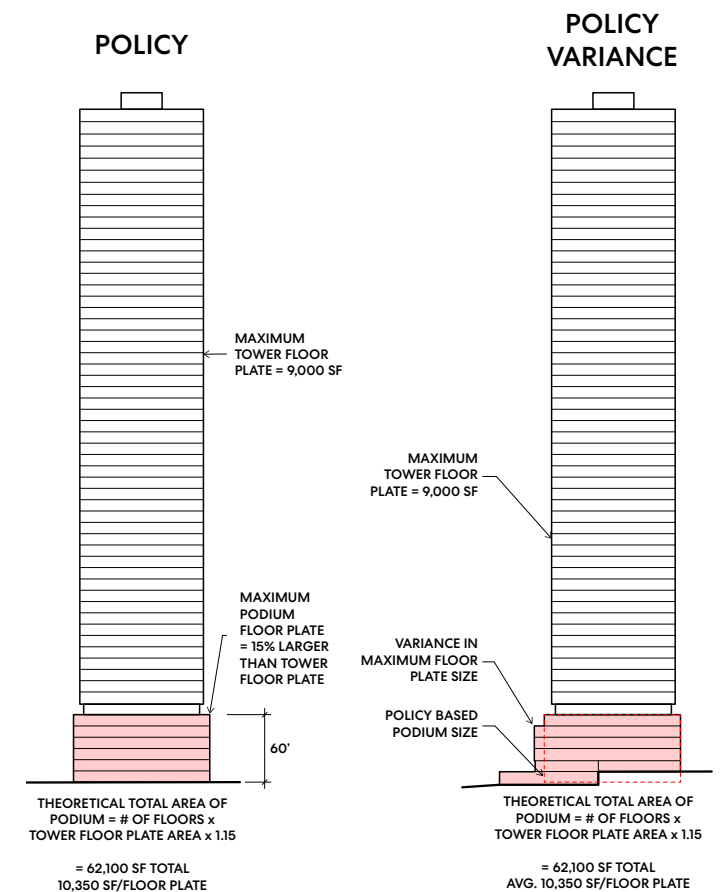
Setbacks

The minimum distance between a tower and an interior property line shall be 12 m (40 ft.). A reduced setback can be considered where a minimum of 24.4 m (80 ft.) can be achieved from an existing tower or the likely location of a future tower on an adjacent site. Sites in the Burrard Corridor shall provide a minimum front and side setback of 3.7m (12 Ft).

→ RESPONSE

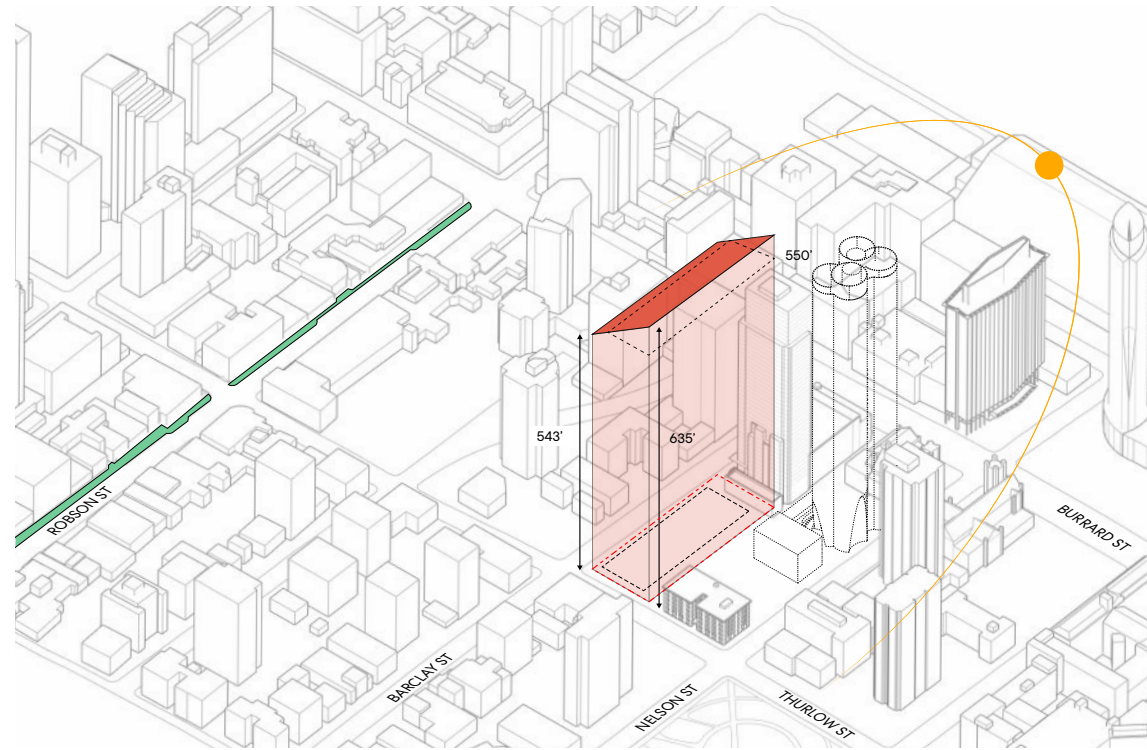
The project respects the 12m (40ft) setback from the interior property line adjacent to the Patina building and ensures that all units will achieve the required horizontal angle of daylight.

The project adheres to the 3.7m setback on Barclay and a portion of Thurlow St. A variance is sought to allow a small section of the podium to encroach into the setback on the southwest of the site. the encroachment proposed allows the West Tower podium to respond to the street frontage established by the neighbouring heritage style building ‘Washington Court’ on Thurlow St. Refer to section 5.11.1.

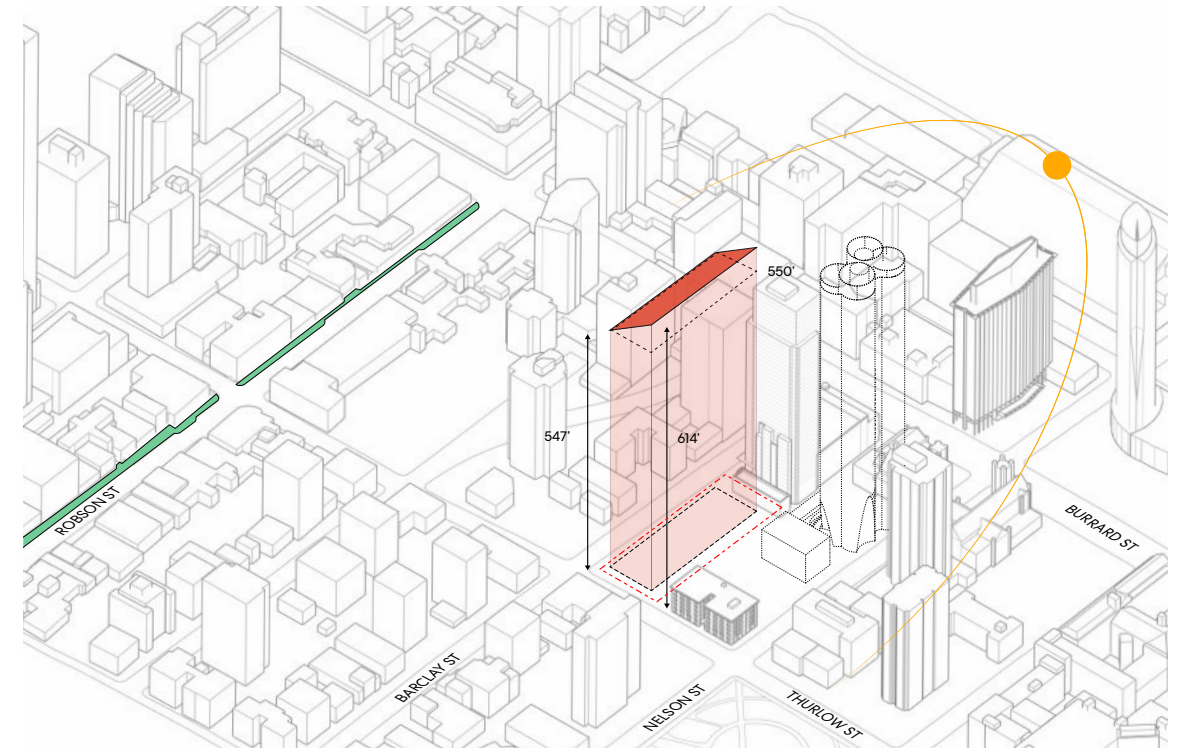


5.3 Solar Envelope

In the West End Official Community Plan an important planning consideration is the shadowing impacts on Public Open Spaces, including the 1000 Block of Robson. To accommodate for the additional density allowed in Area E of the Burrard Corridor, the shadow impacts were updated to ensure that the North sidewalk of Robson St would not have any shadows cast between 10am and 3pm at the spring and fall equinoxes. The solar envelope indicated here shows the maximum height that can be developed to ensure no shadows are cast at this time.



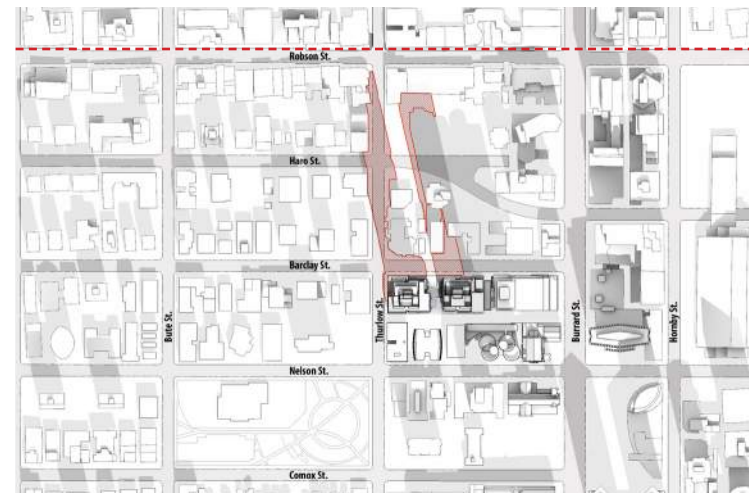
March to September 10-3pm building height limits without shadowing Robson St (at property line), the proposed development fits entirely within the illustrated volume



March to September 10-3pm building height limits without shadowing Robson St (from tower setback line)

North curb of Robson St.

The massing of the project has been designed within the solar envelope, and meets the shadowing requirements as they pertain to Robson St.



Shadow casting, 3:00 pm, 22nd March



Shadow casting, 3:00 pm, 21st June

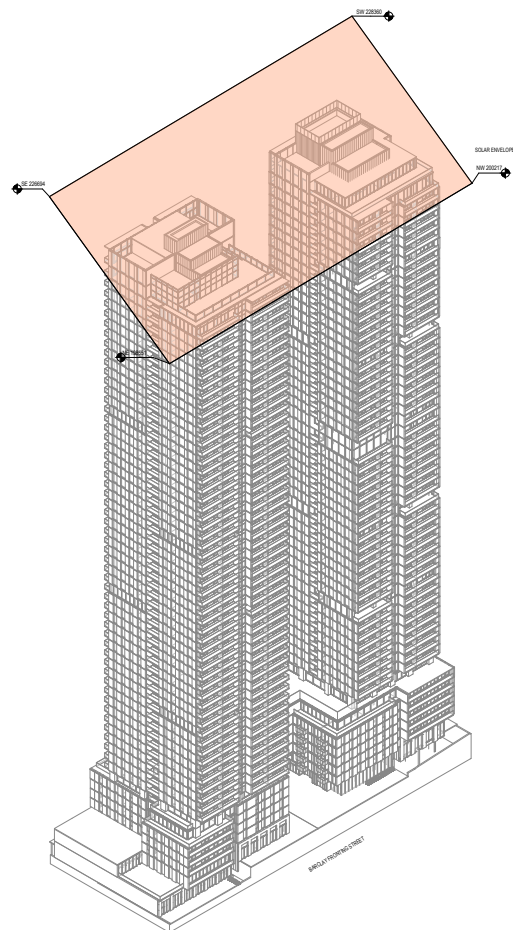


Shadow casting, 3:00 pm, 22nd September

5.4 Shadow Study

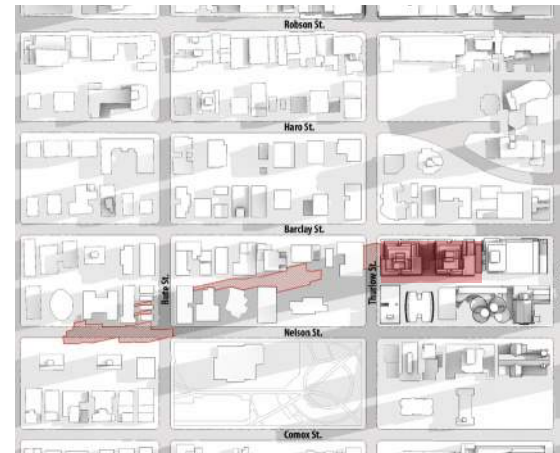
A shadow study has been performed to demonstrate the resulting shadows at the summer solstice along with the spring and fall equinoxes. The additional shadows that the new development will cast are highlighted in red.

The proposed development will not cast shadows on the north sidewalk of Robson St at 15:00 for the fall or spring equinoxes, as all building elements are below the solar envelope.

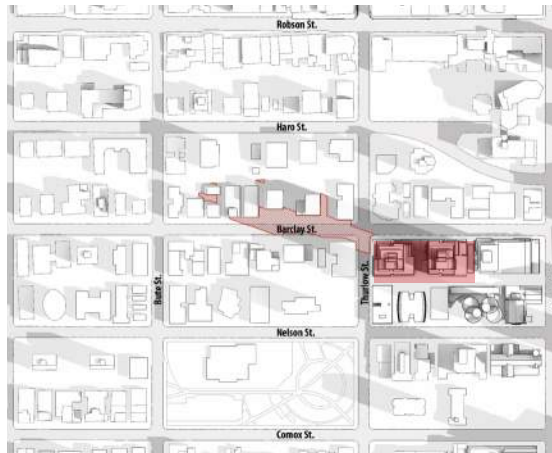


All the mass of the proposal is contained below Robson St shadow solar envelope

Spring Equinox 10:00



Spring Equinox 12:00



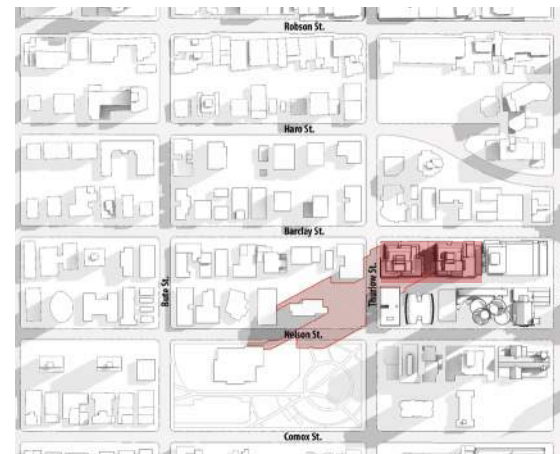
Spring Equinox 14:00



Spring Equinox 15:00



Summer Solstice 10:00



Summer Solstice 12:00



Summer Solstice 14:00



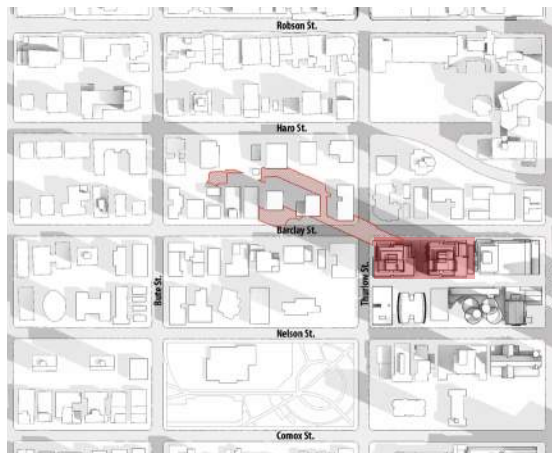
Summer Solstice 15:00



Fall Equinox 10:00



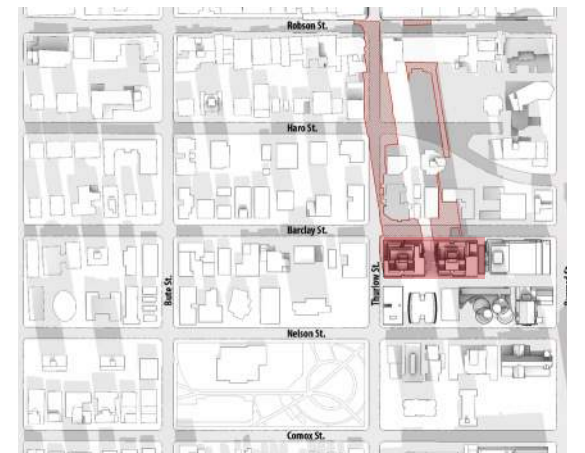
Fall Equinox 12:00



Fall Equinox 14:00



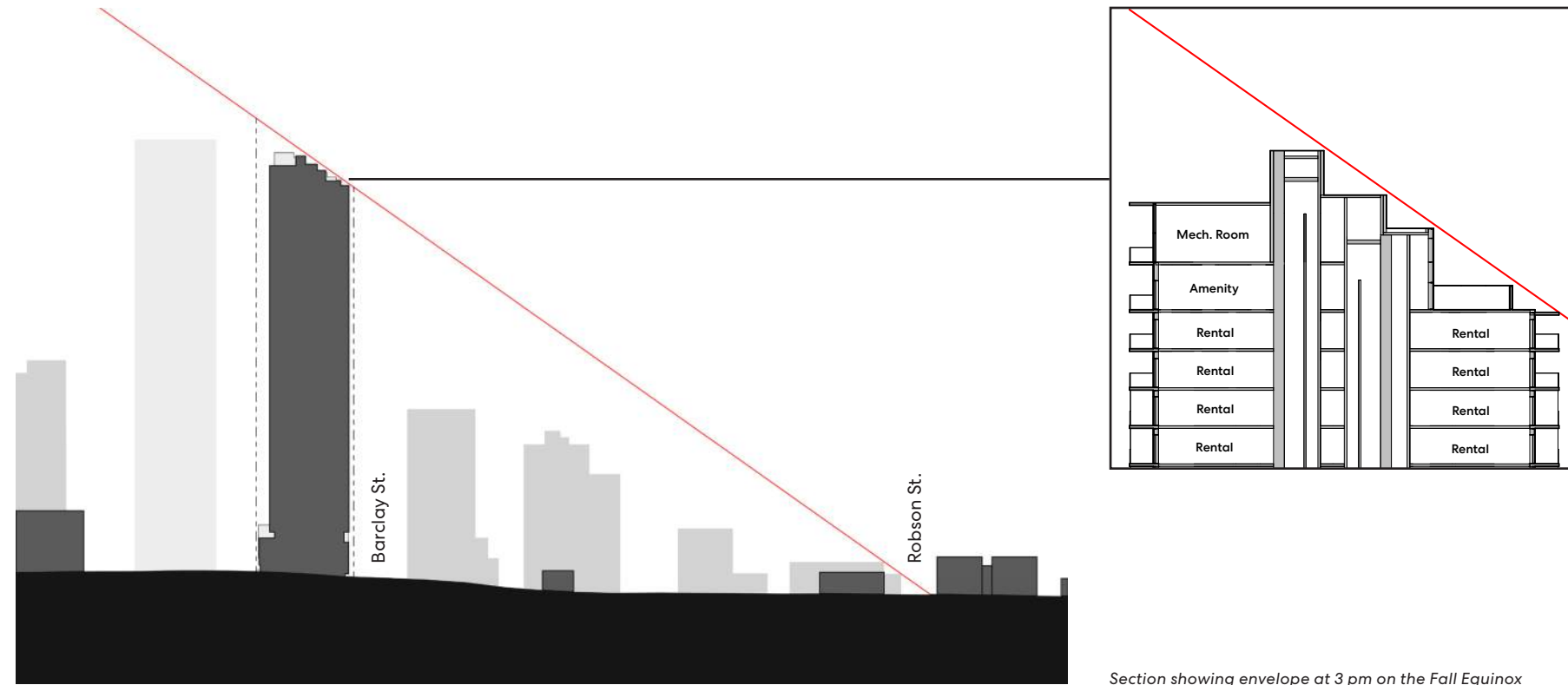
Fall Equinox 15:00



Shadow Study

The enlarged shadow studies below show more detail on where the line of shadow is located in relation to the Robson Street side walk curb. With showing 5 minute incremental shadow area from 2:55 pm to 3:00 pm, it indicates that the shadow line will not cast on the Robson Street sidewalk before 3:00 pm between Spring Equinox and Fall Equinox, which is compliant with the *West End - Tower Form, Siting and Setbacks Policy (2020)*.

The Robson St sidewalk has been surveyed and calculations include topographic elevations of the sidewalk street and sidewalk grades.



Section showing envelope at 3 pm on the Fall Equinox

Fall Equinox 14:55

Fall Equinox 15:00



— Shadow Boundary

5.5 Additional Policy

Housing

West End Community Plan - Pg 124:

Delivery of Social and Supportive Housing

It is anticipated that social housing will be achieved in the West End in the following ways:

- The plan policies set out to achieve a significant number of social housing units through rezoning applications in the Burrard Corridor.

Applicable Ten-Year Policies:

- Seek to secure approximately 500 social housing units through additional density and rezoning applications in the Corridors.
- Seek to secure approximately 400 secure market rental housing units in the Corridors, and encourage infill on existing market rental sites in the Neighbourhood.

→ RESPONSE

This single development would provide 25.4% of the Affordable Housing Ten Year Policy Goals for the West End Corridors (229 of 900 units). This comprises 33% of the Secure Market Rental Suites Ten Year Policy Goal with 130 of 400 units, and 20% of the Social Housing Unit goal providing 99 of 500 units.

Transportation and Public Realm

Improving walking, cycling and transit also requires reinvestment in maintaining and repairing current bikeways, sidewalks, roads and bridges. The City's Asset Management Strategy provides directions for minimizing life cycle costs while providing appropriate service levels by ensuring infrastructure is renewed on a regular basis. Given that only a small portion of rehabilitation candidates can be funded within current budget allocations, renewal is focused on the following key areas.

- Priority transportation routes where restoring the condition of the street pavements is critical for maintaining effective transit service, goods movement, and ensuring safe and comfortable transportation service for all road users.
- Local streets where rehabilitation is coordinated with other utility renewals or addresses priority routes such as local bikeways.
- Sidewalks in areas with high pedestrian volumes or where there is significant need to improve conditions to enhance pedestrian safety.

Ten-Year Policies:

- Improve the public realm along the commercial streets with targeted improvements such as renewed and wider sidewalks, decorative street lighting, seating, public art, and wayfinding.
- Improve the public realm along key walking and cycling routes in the Neighbourhoods with targeted improvements such as improved lighting, landscaping, wayfinding, and seating focused on the hillsides.
- Improve cycling support and access to commercial areas in the West End such as with bike racks, wayfinding, and other end of trip facilities. Seek to implement new bikeways such as on Burnaby St, where possible.
- Support the implementation and installation of public bike share throughout the West End.

→ RESPONSE

The proposed development will support a number of transportation and public realm, improvements.

Vehicle access to the parkade and for loading will be located on Ted Northe Ln to reduce potential traffic congestion along Barclay St. On-site improvements to

landscape and building edge will further activate and enliven this important active transportation corridor.

Ted Northe Ln will see public realm improvements including landscaping, lighting and consistent high quality paving that creates a desirable connection between Burrard St and Thurlow St.

The mid-block connection and new park improves the walkability of the neighbourhood by adding an additional walking route through a modern landscaped well lit environment as well as a public bike share, a bike storage and repair facilities. The development integrates a public bike station, and a car share program for the residents with 11 vehicles.

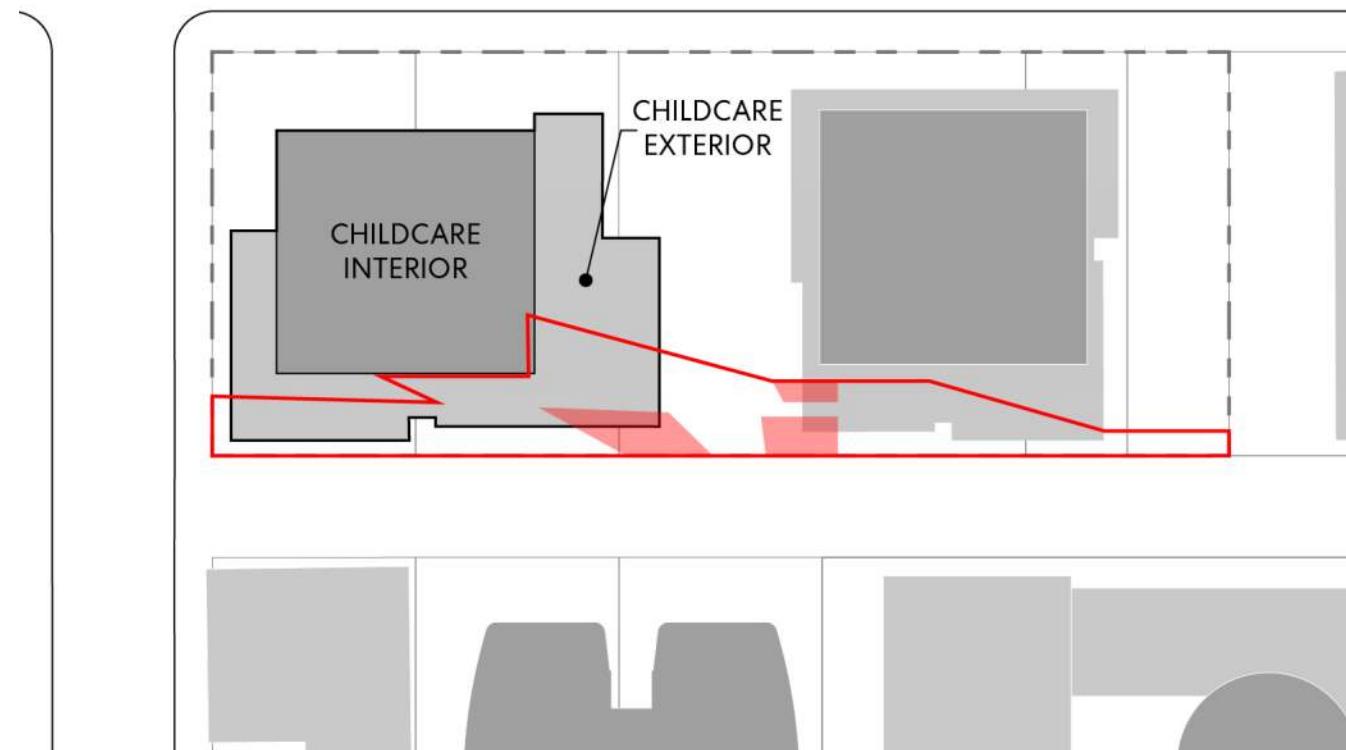
5.6 Childcare Winter Sunlight Analysis

Access to daylight is an important consideration for the location of the childcare. The childcare design guidelines state that the outdoor play areas should receive a minimum of three hours of sunlight at the winter solstice between the hours of 9 am - 6 pm and two of those hours should be between 9:30-11:30 am or 1:30-4:00 pm which would be considered typical playtimes.

The adjacent study shows amount of daylight that will reach a typical podium height during the playtime hours accounting shadows from existing and future high rise adjacent developments. The amount of sunshine available on the site is primarily restricted by the surrounding built environment.

Based on this analysis only areas in pink on one map or areas in orange on both maps would receive enough sunlight to meet requirements.

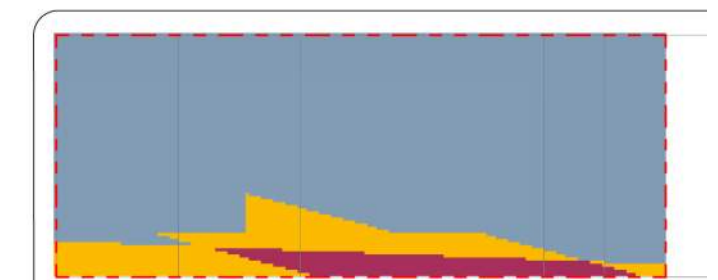
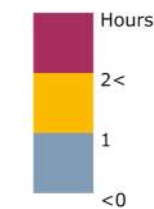
There is very little area anywhere on the site that receives the required amount of winter sunlight for a childcare facility due to the surrounding buildings. However, this analysis informed the placement of the daycare towards the southern edge of the site and near the centre to benefit from the available sunlight that is not otherwise blocked.



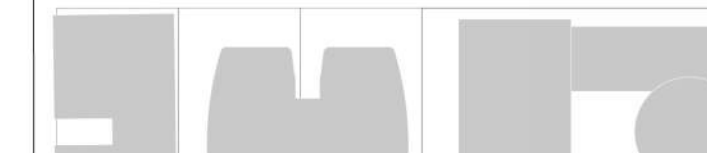
LEGEND

- Areas indicated in red on the site that will receive the required direct sunlight
- Areas that will receive at least 1 hour of sunlight at the winter solstice during indicated typical playtime hours

LEGEND



Direct Sunlight between 9 am - 11 am
Daylight Hours Taken at Podium Height



Direct Sunlight between 2 pm - 4 pm
Daylight Hours Taken at Podium Height

5.7 View Protection Guidelines

City Council has adopted view cones to protect selected threatened public views.

Two applicable view cones intersect the site:

3.2.1 (Queen Elizabeth Park)

12.1.1 (Granville Bridge to Crown/Grouse)

The QE view cone limits development on this site to 104m (341') in height. However, as a site identified in the General Policy for Higher Buildings, the project falls under the Central Business District Shoulder where discretionary building height increases to 167m (550') are allowed.



View cones crossing the site

Higher Building Policy (February 2018)

Higher building guidelines are intended to mark the prominence of the Central Business District in the downtown skyline. All developments exceeding current height limits, or that enter into Queen Elizabeth Park View Corridor need to consider the following guidelines:

- a. Establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline.

→ RESPONSE

The development of 1040-1080 Barclay has been carefully considered to respond to the character of the West End and providing a unique landmark to the city skyline.

- b. Be within the area permitted for higher buildings

→ RESPONSE

1040-1080 Barclay site is within the Central Business District Shoulder, which is an area for Discretionary Building Height increase up to 167.5m (550').

- c. The development should not involve the demolition of Class 'A' heritage building

→ RESPONSE

There are no Class 'A' heritage buildings on the site.

- d. The building should achieve community benefits.

→ RESPONSE

The development includes the provision of many public benefits, including:

- Providing a significant amount of affordable housing with both social housing and below-market rental housing.

- The creation of a mid-block connection with a vibrant public realm
- Activated ground floor podium, including retail that will animate the street and provide employment opportunities.
- e. The higher building should be considered with careful effort to provide lasting and meaningful public legacy to Vancouver and should include careful consideration of the following:
 - The building should include activities and uses of community significance and/or public amenity;
 - The development should provide on-site open space that represents a significant contribution to the downtown network of green and plaza space;
 - The building should not contribute to adverse microclimate effects;
 - Careful consideration should be given to minimize adverse shadowing and view impacts on public realm including key streets, parks and plazas, as well as neighbouring buildings;
 - Signage on the buildings should not be located at a height which exceeds the building's current height limit.

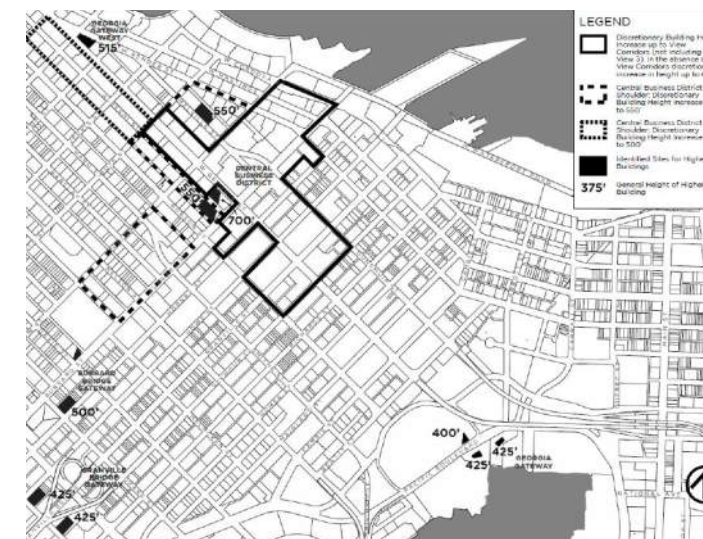
→ RESPONSE

The development aims to be a landmark project that contributes a lasting legacy to the skyline and urban realm of downtown Vancouver:

- At grade, the building has been shaped to provide meaningful on-site open space along Barclay and Thurlow St along with a mid-block connection to Ted Northe Ln and the adjacent site. Interior program uses have been located to further activate the street with retail offerings and opportunities for patio space to

spill out.

- All the residential entrances face a central courtyard providing a vibrant hub.
- This proposal seeks to enhance the existing public networks by prioritizing pedestrians and active transportation. All vehicle access will be via Ted Northe Ln.
- The tower designs have been carefully terraced and sculpted to minimize adverse shadowing and view impacts on Robson St.



Sustainable Design and Energy Efficiency

Higher buildings should demonstrate leadership and advances in sustainable design and energy efficiency which must be accomplished in one of the following ways:

- (b) Achieve the following energy performance targets based on building type AND connect to a Low Carbon Energy System (LCES) in accordance with the requirements of the LCES Policy:

	TEUI (kWh/m ²)	TEDI (kWh/m ²)	GHGI kgCO ₂ /m ²
Residential	100	15	3
Hotel	120	15	4
Retail	100	15	1.5
Office	100	15	1.5

In achieving the performance targets, projects will be encouraged to reduce their use of domestic hot water, leveraging approaches like suite sub-metering, and their impacts on local energy infrastructure, including innovative approaches to managing peak loads.

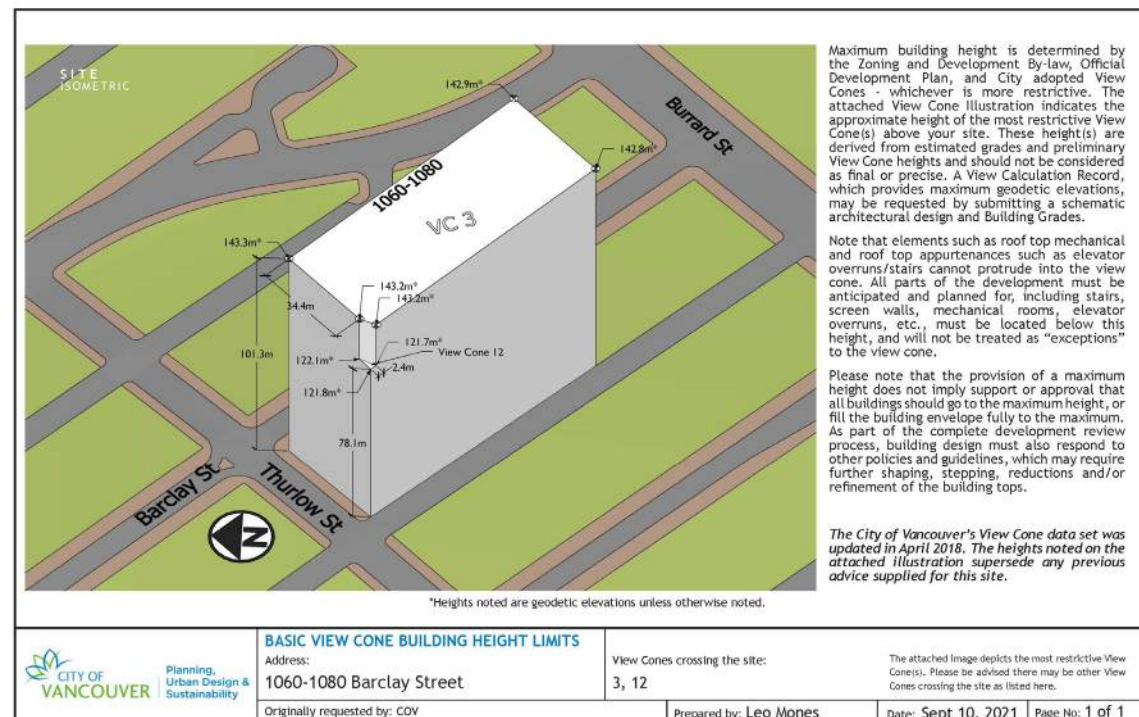
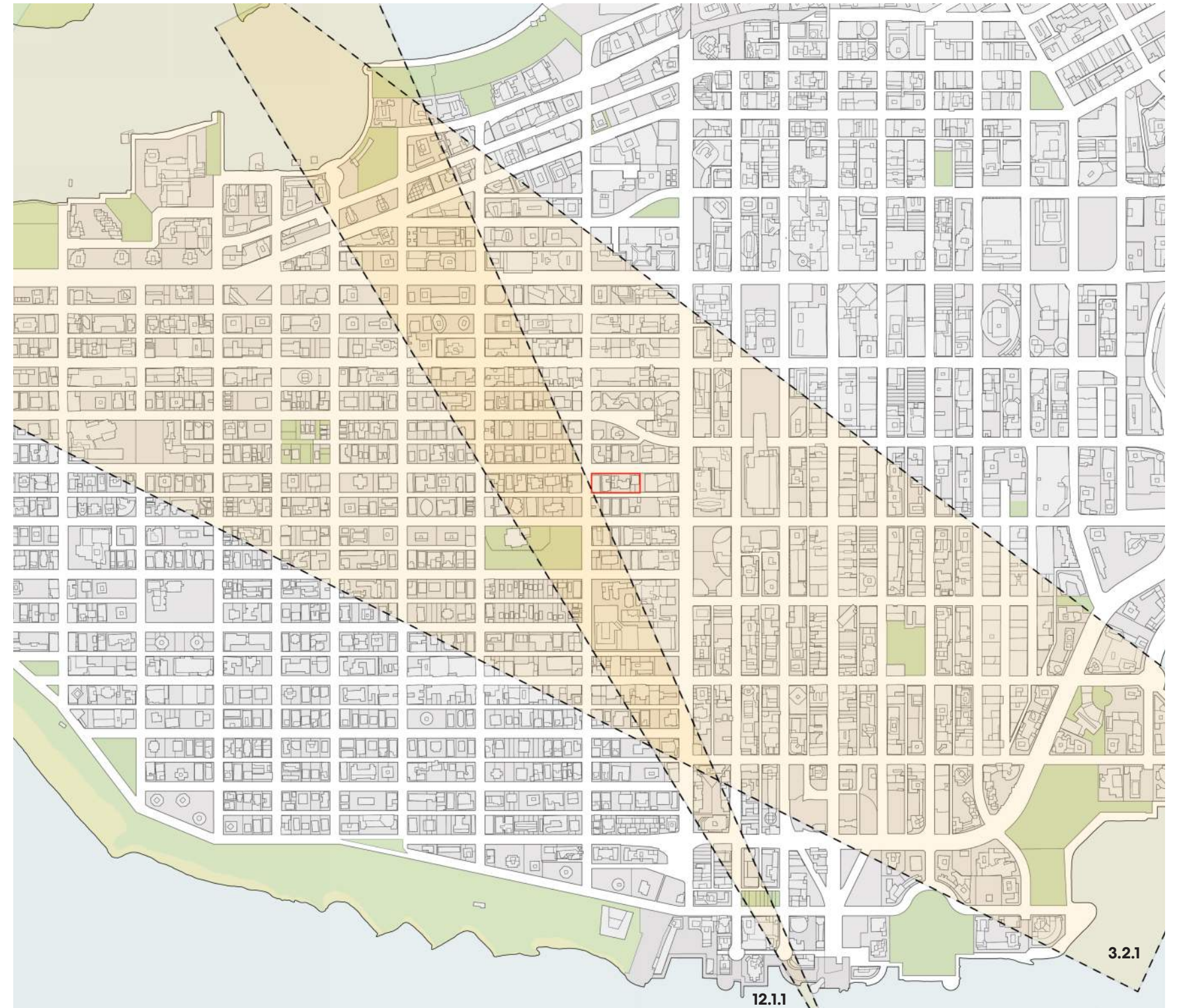
→ RESPONSE

This project is committed to meeting the requirements of Path B and the more stringent targets set forth under the Higher Buildings Policy. In addition, a holistic approach has been taken to contribute to the design overall that also meets the intent of the Green Buildings and Sustainable Large Sites Rezoning policies.

12.1.1 (Granville Bridge to Crown/Grouse)

→ RESPONSE

The Granville Bridge view cone intersects a small corner of the site where the building height is limited to 78.1m (256'). The portion of the site that the view cone crosses over is outside of the tower setback area and is therefore already limited to the 18.2m (60') podium height limit.



5.8 Housing Policies

5.8.1 Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan

Council approval for guiding criteria to allow rezoning proposals with 100% secured rental housing in which a minimum of 20% of the residential floor area is secured below-market rental. Such an approach is an alternative to the current inclusionary social housing requirement in the Burrard Corridor (rezoning areas D and E) of the West End Community Plan (the “Plan”).

Alternative Option for Below-Market Rental Housing – Criteria and Conditions

The alternative option for 100% secured rental with minimum 20% below-market rental presents an opportunity to deepen affordability to similar levels to what is currently achievable in the Burrard Corridor. Below-market rental units are secured at rental rates that match the affordability needs of moderate income households. These households may face challenges meeting rental rates offered in new market rental buildings, but may not choose or qualify for social housing.

→ RESPONSE:

130 Below-Market Rental Units comprise 20% of the residential FSR of the rental tower. 35% of the Below-Market Suites are family units with 2 or more bedrooms.

Consider proposals with moderate increases in floor area to a maximum of 20% additional floor area beyond what is enabled by the West End Community Plan and by the West End – Tower Form, Siting and

Setbacks Administrative Bulletin. Proposals will be evaluated on an application- and site-specific basis to maintain the overall objectives of the plan in terms of livability, high quality urban design and public realm.

→ RESPONSE:

The East tower, is comprised of 100% rental suites. This proposal uses 9,000 sq.ft floor plates for the rental tower, which is equivalent to 20% additional floor area of a standard floor plate of 7,500 sq.ft as permitted in the West End - Tower Form Siting and Setbacks. The podium floor plates are averaged to be 15% bigger than the 9,000 sq.ft Tower floor plates.

5.8.2 Rental Housing Stock Official Development Plan

Rental Housing Policy

Council’s policy regarding real property in the zoning districts is that development on any site consisting of three or more dwelling units that requires the demolition or change of use or occupancy of a rental housing unit on that site, or would have required such demolition or change of use or occupancy had a person, during the three years preceding the date of application for a development permit, not demolished one or more rental housing units or changed their use or occupancy, is not permissible unless

- i) For new development that requires demolition of one or more buildings on that site.
- ii) One for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district or one for one replacement with another type of affordable housing if permitted under an applicable community plan.

→ RESPONSE:

The site currently has four existing buildings located on it, one strata and three rental. The three rental buildings that this policy applies to are:

1040 Barclay: 9 storey rental (40 units)

1070 Barclay: 4 Storey rental (27 units)

1080 Barclay: 6 Storey rental (50 units)

Providing a total of 117 existing rental units.

The East Tower of the project will be comprised of 100% rental providing 636 rental units back on the site or over 9 times the existing rental housing stock on the site.

At least 35% of the total number of dwelling units include two or more bedrooms.

→ RESPONSE:

Of the rental units, this proposal provides 35% that are family units (2 bedrooms or more).



5.8.3 Housing Design and Technical Guidelines

The City of Vancouver is committed to building affordable, socially inclusive, environmentally sustainable, healthy, safe, and diverse communities. It is with these objectives, as guiding principles in the Housing Design and Technical Guidelines (HDTG).

The purpose of the HDTG is to help guide housing partners through the project development process on social housing projects secured by the City. The HDTG outline the minimum standards required by the City of Vancouver for materials, finishes, equipment and technical specifications. Standardization, using the HDTG, is intended to balance immediate environmental, energy and space efficiencies, ensuring an emphasis on long term durability and resilience of the City asset over the life of the building. The desired outcome is to encourage livability and inclusivity, as envisioned in these policies and in accordance with the regulatory framework set out in the Vancouver Building Bylaw (VBBL) and the Zoning and Development Bylaw (VZDBL).

→ RESPONSE:

1. Ensure that all applicable building codes, government acts and health regulations are met.
2. Refer to the applicable local area plan, policies, zoning requirements specific to the project location within the City.

3. Common Area and Service area are including, but not limited to hallways / corridors, balconies, elevators, mechanical / electrical rooms are to comply with the requirements, exclusions and exemptions as set out in the Vancouver Zoning By-law.
4. The unit mix follows: 20% Studio, 30% 1 bedroom, 30% 2 bedrooms and 20% 3 bedrooms as a general guide. All units exceed minimum unit size requirements.
5. Minimum finished narrow unit dimension not to be less than 3.66m (12ft).
6. In addition to the requirements set out in Section 3.8. of Division B of the VBBL, 5% of all units are wheelchair accessible.
7. 2 elevators, to meet CPTED principles and be visible from the lobby entry.
8. Landscape areas to be designed and built to create a natural and pleasing environment that is sustainable, appropriate to its intended use and easy to maintain.

5.8.4 Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy

Beginning January 1, 2018, the City began accepting development proposals for new buildings where 100% of the residential floor area is secured rental housing and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio is made available to moderate income households; earning between \$30,000 and \$80,000/ year. As per Council direction, rental units for moderate income households will be provided in a variety of unit types (studios, 1, 2 and 3 bedrooms).

Affordability in Moderate Income Rental Units

The incentives outlined in section 3 below are designed to encourage the delivery of new buildings where 100% of the residential floor area is secured rental housing, and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio is made available to moderate income households; earning between \$30,000 and \$80,000 per year.

→ RESPONSE:

The East Tower will be 100% rental, with 20% of the residential area dedicated as below-market rental for moderate income households.

Requirements for Projects Proponents

Secure the applicable starting rents and the rental units for a term of 60 years or life of the building, whichever is greater.

→ RESPONSE:

The project will meet the requirements for rental rates and times.

Unit Mix Guidelines

In order to ensure a variety of unit types in both the market and below-market housing units, projects should achieve the following unit mix distribution targets.

Housing for Families

The City's Family Room: Housing Mix Policy for Rezoning Projects policy requires that at least 35% of units in secured market rental housing projects have two or more bedrooms.

Table 2: Unit Mix Distribution Targets

Unit Type	% of Total
Studios	25%
1-Bedrooms	40%
2 & 3-Bedrooms	35%
Total	100%

→ RESPONSE:

The project will provide a variety of unit types meeting or exceeding the 2-3 bedroom unit requirements for family units for both market and below-market rental.

Additional Requirements

Where existing tenants are impacted, comprehensive tenant relocation planning is required in accordance with the Tenant Relocation and Protection Policy.

→ RESPONSE:

The project will meet all requirements in the Tenant Relocation and Protection Policy as indicated in section 5.8.5. A tenant meeting was held on December 8, 2022, which was attended by City of Vancouver staff, where current tenants were updated on the status of the project and the applicable policies and procedures.

5.8.5 Tenant Relocation and Protection Policy

As there are tenants on site that will be displaced, a Tenant Relocation Plan will be required.

A Housing Agreement will be required to secure replacement rental housing units for those displaced by redevelopment.

1. The Policy Applies to the following instances:

(a) Primary Rental Stock

Applicable Permits

This policy applies to rezoning and development permit application processes involving existing tenants

2. Exclusions:

The policy on the “secondary” rental stock does not apply to:

Instances where a previous owner of a house, strata, or equity co-op unit has sold the property to a developer, and is now occupying unit as a tenant;

→ RESPONSE: ...

The current site has four existing properties

1040 Barclay: 9 storey rental (40 units)

1060 Barclay: 5 storey strata (56 units)

1070 Barclay: 4 storey rental (27 units)

1080 Barclay: 6 storey rental (50 units)

The tenant relocation policy applies to the three rental buildings 1040, 1070 and 1080 Barclay with a total of 117 rental units on the site.

3. Tenant Relocation Plan

Applicants seeking a rezoning or development permit for redevelopment or major renovations resulting in permanent relocation of tenants in existing residential

rental units will provide a Tenant Relocation Plan. This type of work typically results in the entire building, or part of the building, being demolished or emptied.

At a minimum, the Tenant Relocation Plan must include the following components:

- (a) Early communication with tenants
- (b) Financial compensation provided based on length of tenancy
- (c) Arrangement at the choice of the applicant for an insured moving company or a flat rate payout for moving expenses as follows
- (d) Assistance finding new accommodations with Residents
- (e) Assistance with relocation
- (f) Right of First Refusal
- (g) Requirements for Ending Tenancies must comply with rules under the RT
- (h) Interim and Final Tenant Relocation Report
- (i) Determining low income tenants and tenants facing additional housing barriers to relocation or securing appropriate housing:

→ RESPONSE: Please refer to the Tenant Relocation Plan, which will continue to follow policy.

5.8.6 Housing Vancouver Strategy

Vancouver’s Housing Strategy focuses on the addition of housing particularly the right supply of housing. The document defines the right supply as :

‘a significant shift toward rental, social, and supportive housing, as well as greater diversity of forms in our ground oriented housing stock.’ - pg 5

‘20 per cent of these new rental units are targeted as developer-owned affordable rental with deeper levels of affordability secured for the long-term.’ - pg 24

→ RESPONSE:

The project will contribute to adding the right supply of housing back into the market through the addition of a significant portion of rental housing along with below-market rental and social housing. The East Tower is comprised of 100% rental which will provide approximately 636 rental unit in the area. of which 20% or approximately 130 units will be rented at below-market rates.

The project will also include the addition of approximately 99 social housing units, equaling 25% of the west tower.

Along with providing a diversity of housing types the unit mix is another key factor within the document.

‘One key issue identified is that much of the new supply in the city and region is not appropriate to local needs and incomes – consisting of 1-bedroom condominium units rather than affordable rental homes and homes suitable for families.’ - pg 12

‘For example,(...) apartments with two or more bedrooms with child-friendly amenity spaces’ - pg 31

→ RESPONSE:

The project provides a variety of unit types including 2 and 3 bedroom units across all housing types. 35% of the rental units, 50% of the Social Housing Units and 50% of the strata units are family suites.

Strategy 1: Prioritize market and below-market rental and social housing near transit hubs and around arterials - pg 33

‘Where housing is located impacts residents’ access to transit, jobs, key services and amenities e.g. schools, parks, childcare, stores, and its safety and suitability for different types of households’ - pg 31

The new 10 - year housing targets will introduce substantial new rental and social housing in areas near transit. - pg 32

→ RESPONSE:

The project is located at the edge of the West End with great access to both major transportation routes, jobs and amenities. It is also located near Nelson Park and will include a childcare facility. With a significant percentage of the area dedicated to rental, below-market rental and social housing, the project will provide the desired types of housing with easy access to a wide variety of key amenities.

5.9 General City of Vancouver Policies

Family Room: Housing Mix Policy for Rezoning Projects



Family Room:

POLICY 1: Rezoning applications that include any residential strata housing are required to include a minimum of 35 percent family units (units having two or more bedrooms), including a minimum of 10 percent three-bedroom units and a minimum of 25 percent two-bedroom units.

OR

POLICY 2: Rezoning applications for secured market rental projects are required to include a minimum of 35 percent family units with two or more bedrooms.

→ RESPONSE

35% of the rental units are family units. 50% of the strata units are family suites including 40% two bedroom and 10% three bedroom units.

High-Density Housing for Families with Children Guidelines (1992)



High-Density

The High-Density Housing For Families With Children Guidelines are intended to be used in conjunction with the Zoning and Development By-Law or an official development plan for new conditional approval residential developments, both market and non-market, of 75 and more units per hectare in density, which are designed specifically for families with children.

The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children.

→ RESPONSE

There is an elementary school and playground on Nelson Park as well as grocery, pharmacies, and childcare in close proximity to the development.

The project will provide a variety of amenity spaces along with 6' deep balconies for family units. In suite storage has been provided, where possible.

Community Amenity Contributions through Rezonings



Community Amenity Contributions - Through Rezoning

Community Amenity Contributions (CACs) are in-kind or cash contributions provided by property developers to help address growth costs, area deficiencies, and/or other community needs and impacts. CACs are generally for capital facilities.

There are two types of CAC policy areas in Vancouver:

The citywide CAC area applies to most of the city. For all rezonings in the Citywide CAC area, the CAC is determined through a negotiated approach.

Specific CAC policy areas apply to locations with their own CAC and/or public benefit policies. For all rezonings in the area-specific CAC policies, the CAC is determined through a CAC target and/or negotiated approach.

→ RESPONSE: Response is contained in separate CAC proposal, which will be in line with City Policies.

Public Art Policies and Procedures for Rezoned Developments



Public Art Policy

The Public Art Policy applies to:

All floor areas contributing to the FSR calculation of any residential, commercial, institutional or industrial rezoning resulting in increased floor space or in a change from agricultural or industrial to commercial or residential use.

Rezoning developments of 100,000 square feet (9,290 square meters) or greater.

The Policy may also apply, at the discretion of the City, to projects where a substantial public benefit is sought.

The public art budget is calculated by multiplying all areas contributing to the FSR calculation (as established for the Development Permit) by the public art rate of \$1.98 per square foot or \$21.3125 per square meter.

Prior to rezoning enactment, the elected option, Onsite Artwork (Option A) or Cash-in-Lieu (Option B), must be confirmed.

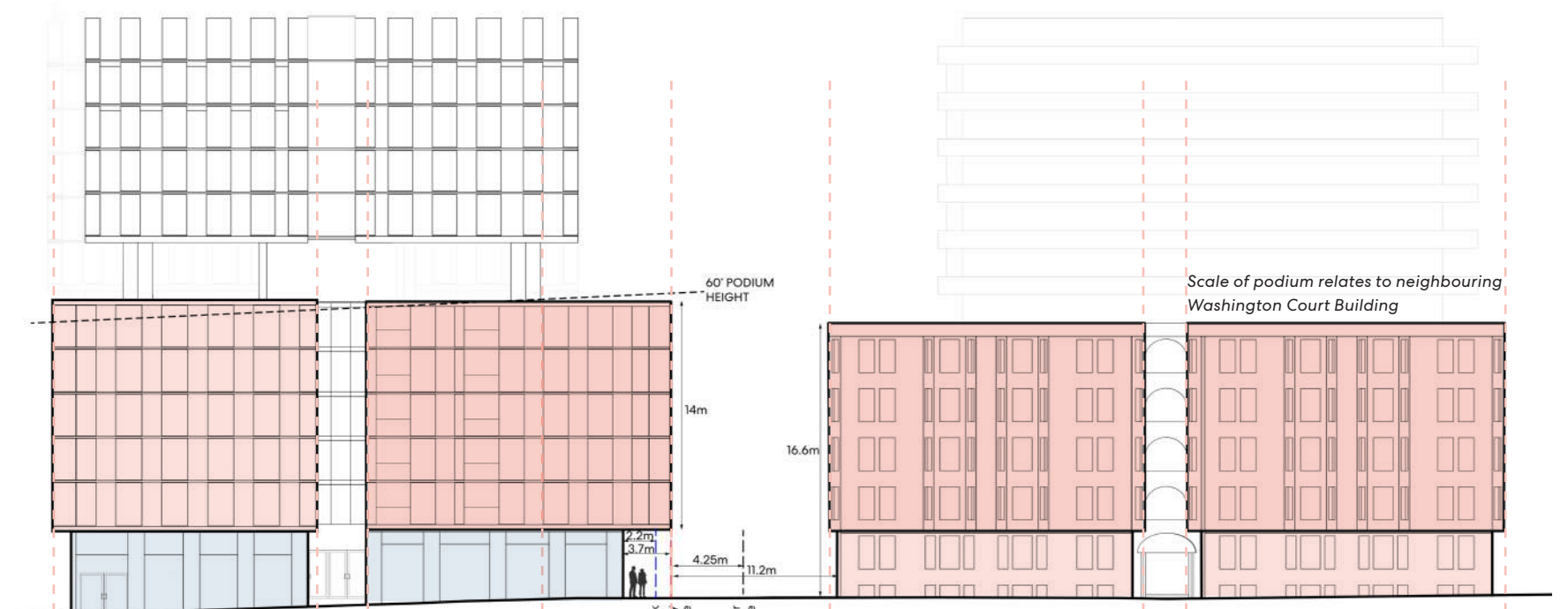
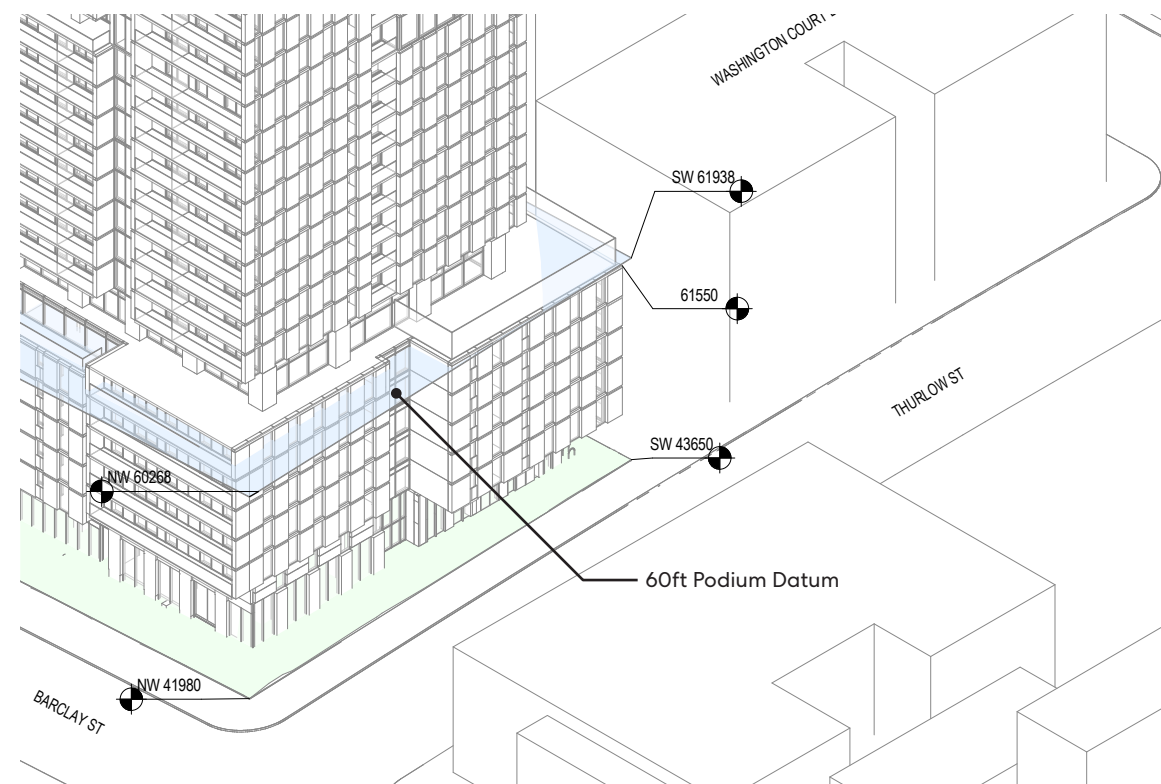
→ RESPONSE

The high visibility of this project at the mid block connection offers great opportunity to complete meaningful public space and architecture with art. A public art liaison will be included as part of the project team. It is intended to curate a successful on-site public art program that takes advantage of the mixed-use nature of this project.

5.10 Podium Height

998 Thurlow St, known as *Washington Court*, is an existing building directly south of our project site along Thurlow St. The podium of the West Tower seeks to contextually respond to the existing built form recognizing the presence and stature of this building through similar massing and setbacks.

Recognizing the zero lot line condition of the *Washington Court* building, the proposal transitions from the requested podium setback at the corner of Thurlow and Barclay to match with a portion of the upper podium levels that of our neighbour at Ted Northe Ln for Levels 2-6. At grade, the building envelope continues to be pulled back to maintain an enlarged sidewalk. This setback encroachment is further explained in the next section.



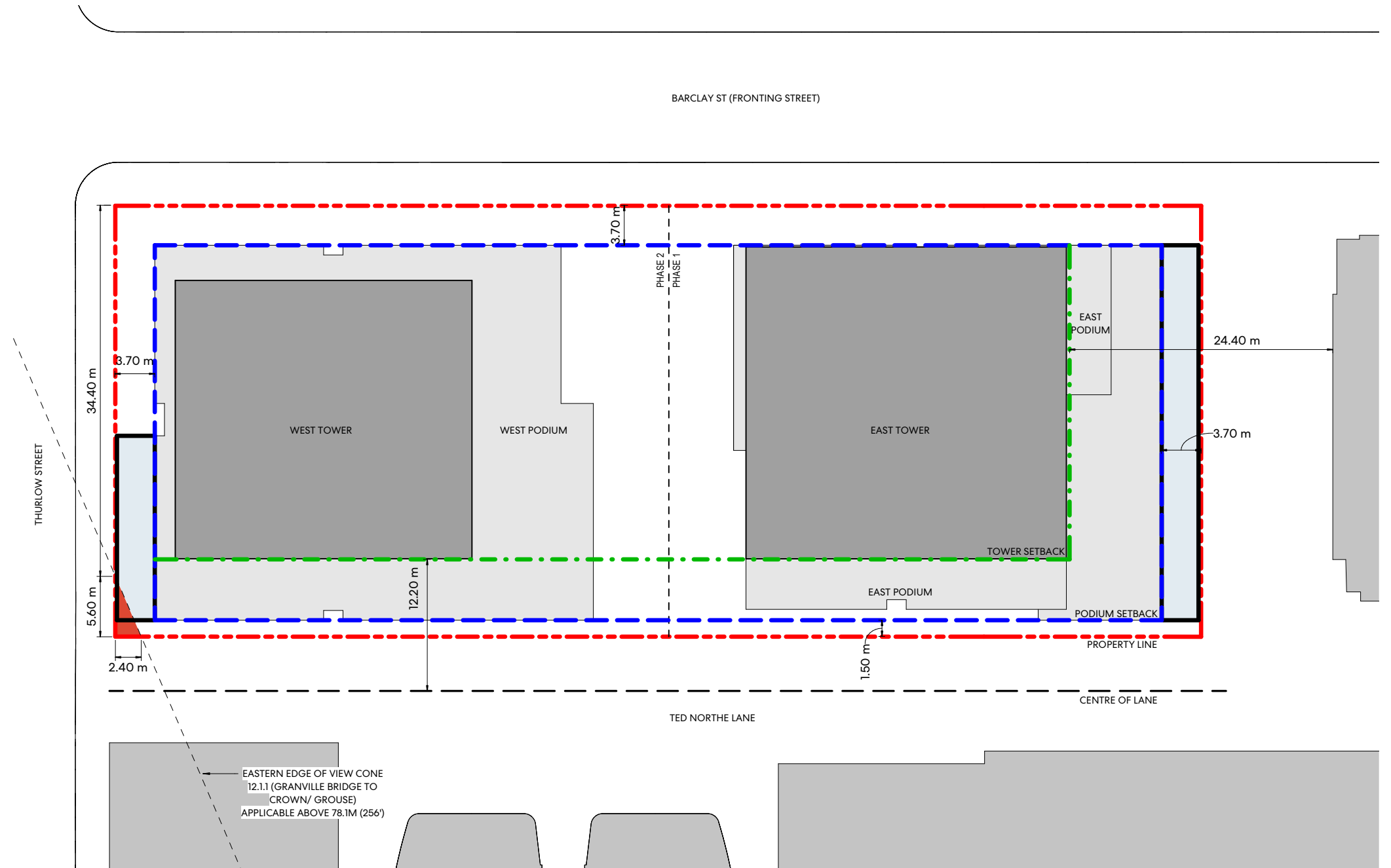
5.11 Setbacks

The applicable setbacks to the site are as follows:

- Minimum setback of 3.7m (12ft) from Barclay St and from Thurlow St
- Interior side yard setback of at least 3.7m (12 ft)
- Minimum rear yard setback of 1.5m (5ft) from the lane
- New residential buildings exceeding 18.2m (60ft) in height should be set back at least 12.2m (40ft) from any property line shared by another building over 18.2m (60ft)
- Lot Dimensions: 40.0m (131ft) x 100.61m (330ft)
- Lot Area: 4,024.4m²± (43,318 ft²)
- Existing Zoning: RM-5B

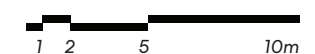
The proposed development's towers fit within the applicable tower setbacks. For the podium levels there are two setback encroachments, see sections 6.11.1 and 6.11.2.

14-B-054-Barclay St Rezoning.rvt



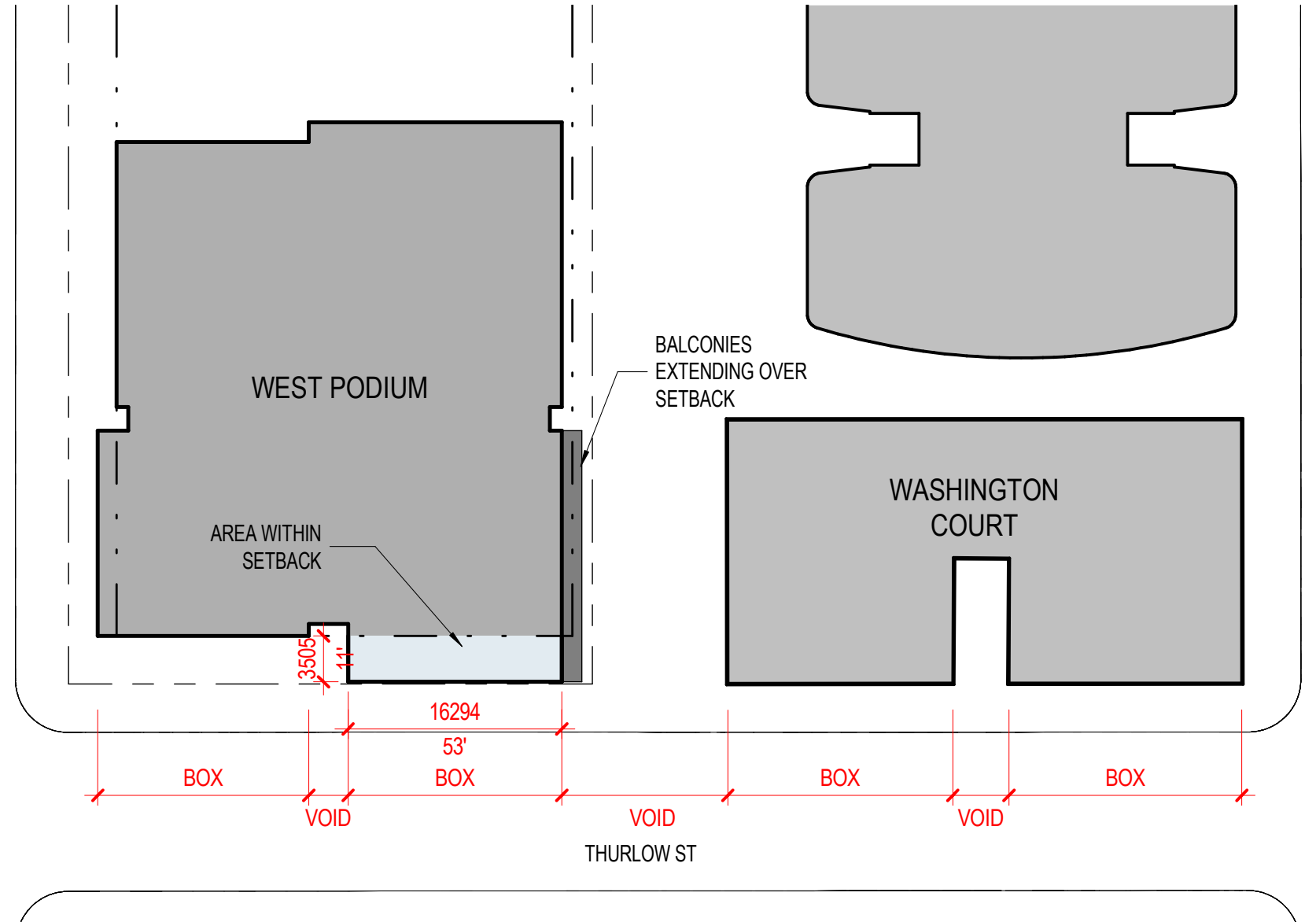
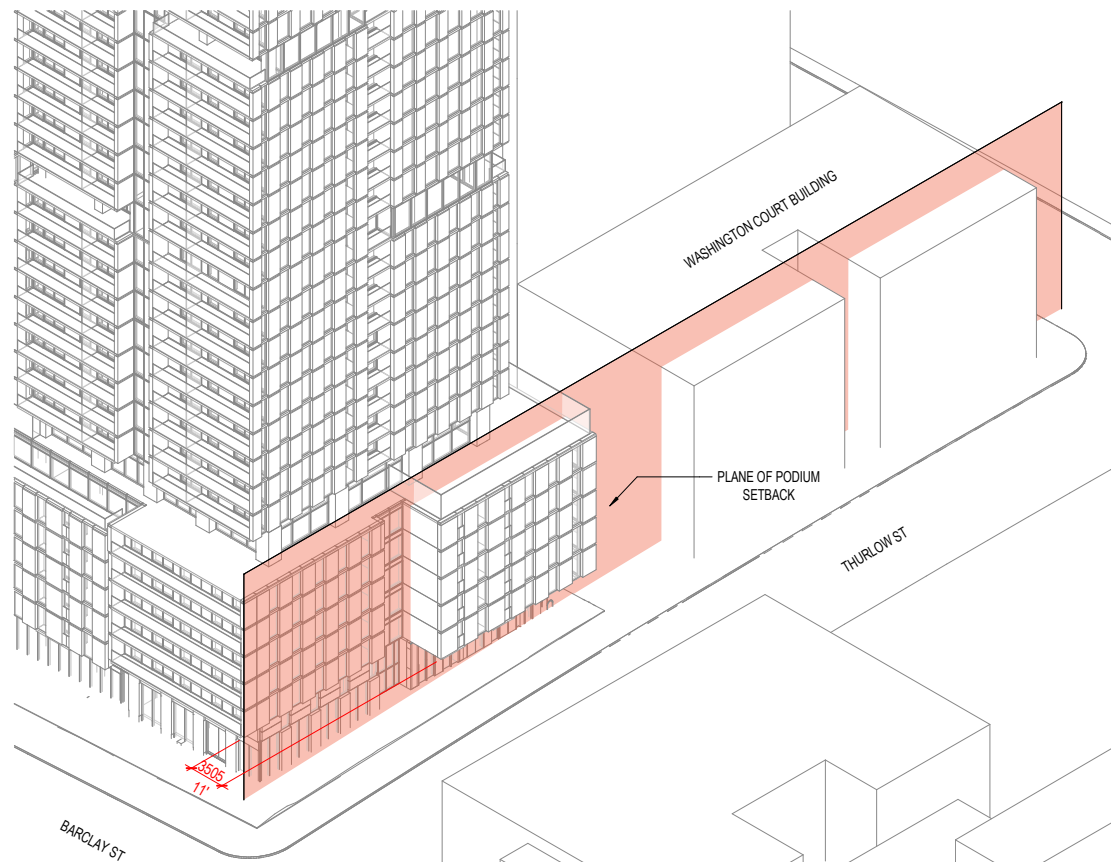
■ VIEW CONE 12.1.1
 MAX HEIGHT A - 121.75M (399') AT SOUTH PROPERTY LINE
 B - 122.1M (401')

1 : 500



5.11.1 Podium Setback Encroachment

Recognizing the zero lot line condition of the *Washington Court* building, the proposal transitions from the requested podium setback at the corner of Thurlow and Barclay to match with a portion of the upper podium levels that of the neighbouring building at Ted North Ln for Levels 2-6. At grade, our building envelope continues to be pulled back to maintain an enlarged sidewalk.



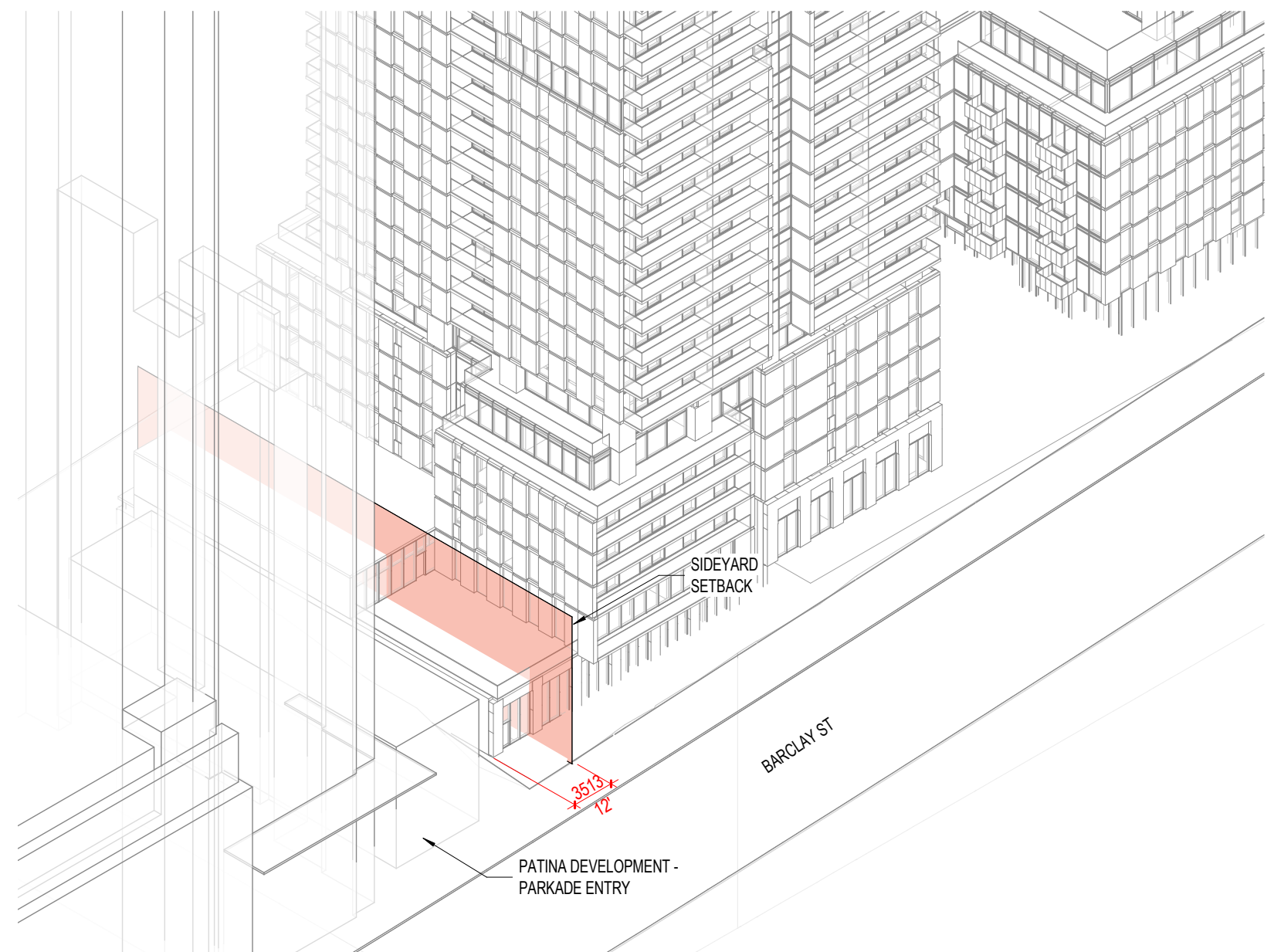
5.11.2 Side Yard Encroachment

This application seeks a variance for the need to provide a grade level side yard at the eastern property line to respond to the built urban context.

The neighbouring Patina development to the east of the site has a parkade entry structure occupying their sideyard at grade on the Barclay St frontage which extends to the shared property line.

Because of this built condition, respecting the sideyard setback would only ever result in a very narrow, dark space, between buildings which would not be of little to no benefit to the public realm, or the residents of the project.

Due to this unique condition, massing is shifted at grade level to occupy the sideyard, enabling the free space to be moved to the centre of the site. This move allows for a wider, more usable park and mid block connection to be used by the community and the public than would otherwise be possible. The proposed development's low side yard infill allows for a continuous street frontage established by the existing parkade entry structure of the neighbouring property.



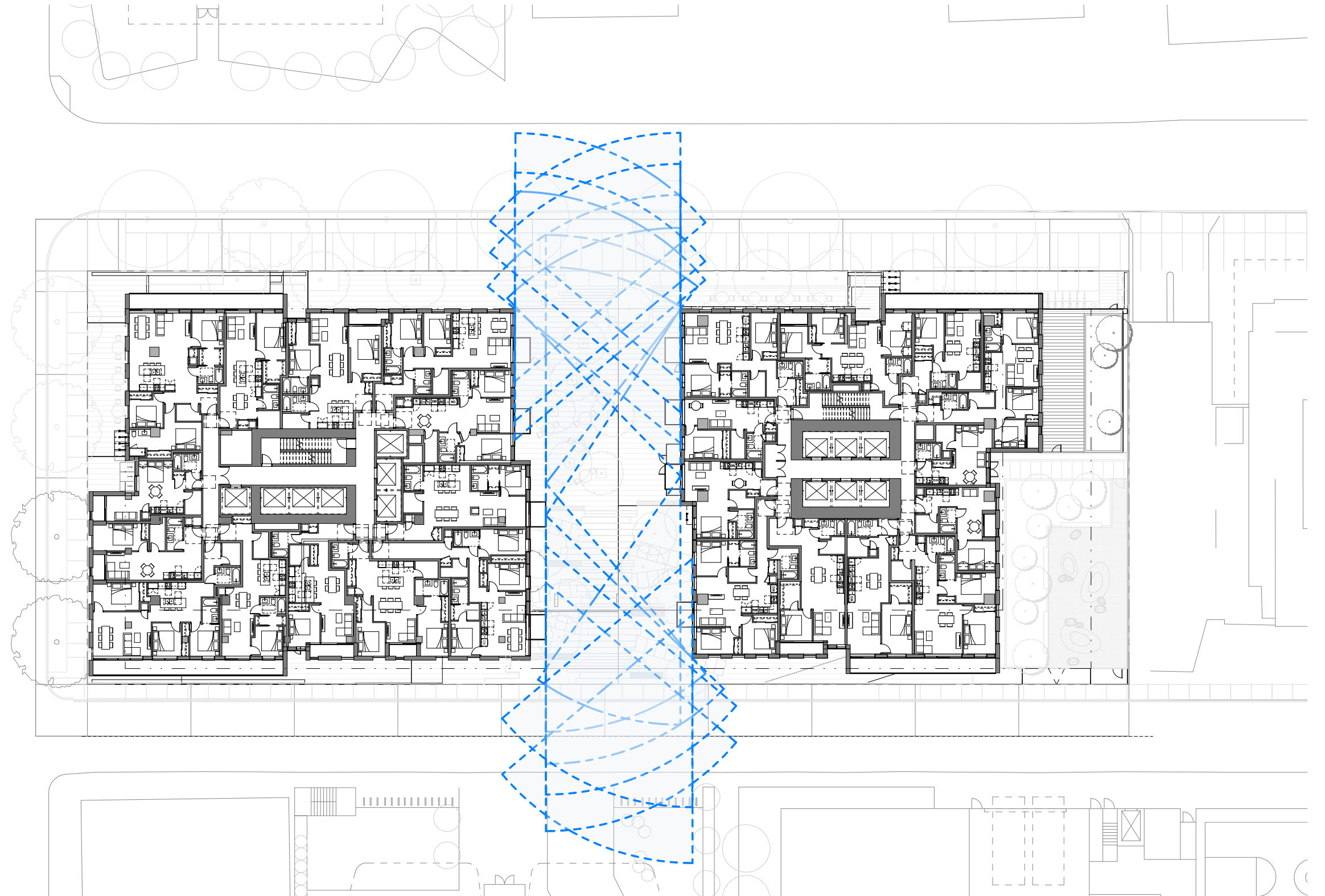
5.12 Horizontal Daylight Analysis

In Site - Podium Level

As per the *Downtown Official Development Plan (2018)*, Section 5 – Horizontal Angle of Daylight:

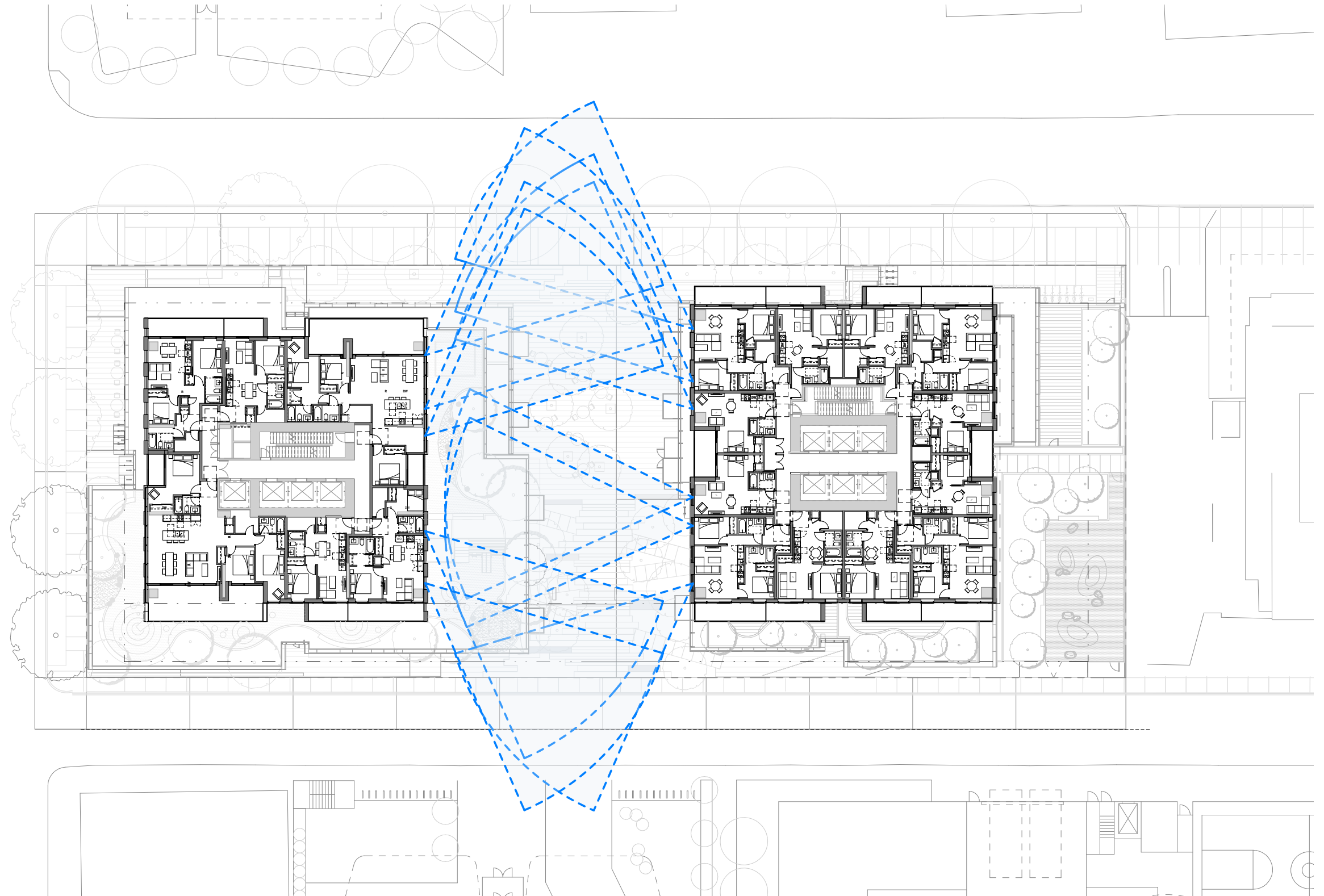
1. Each habitable room must have at least one window on an exterior wall of a building.
2. Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstructions over a distance of 24.0m
3. The plane or planes referred to in Section 2 must be measured horizontally from the centre of the bottom of each window.
4. The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
5. An obstruction referred to in Section 2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.

The diagram on the right indicates that each habitable room in between the podiums has a clear extended plane by an angle of 50 degrees, or planes formed by two angles with a sum of at least 70 degrees.



In Site - Tower Level

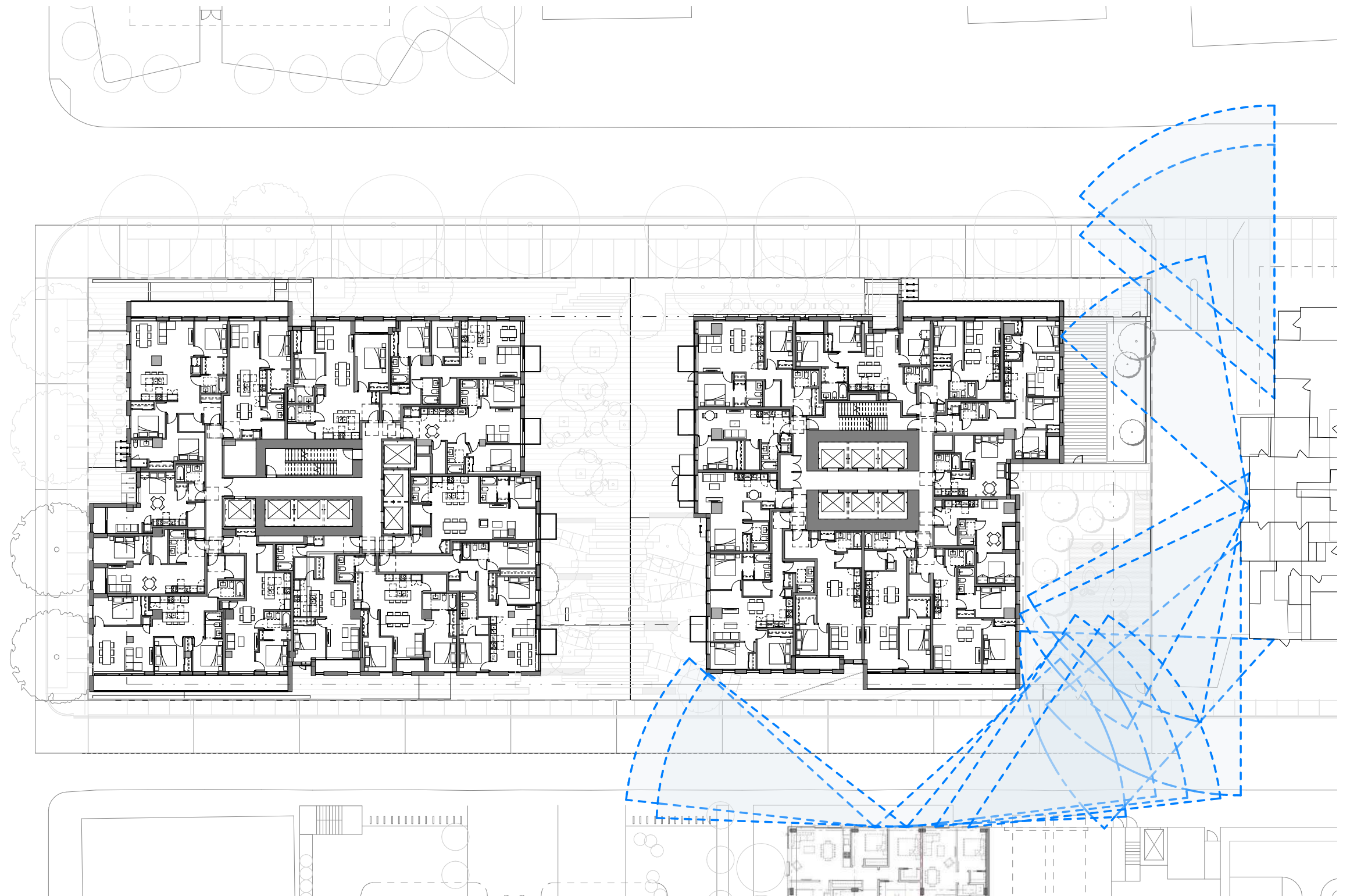
The diagram on the right indicates that each habitable room on the towers' interface has a clear extended plane by an angle of 50 degrees, or planes formed by two angles with a sum of at least 70 degrees.



Surroundings - Podium Level

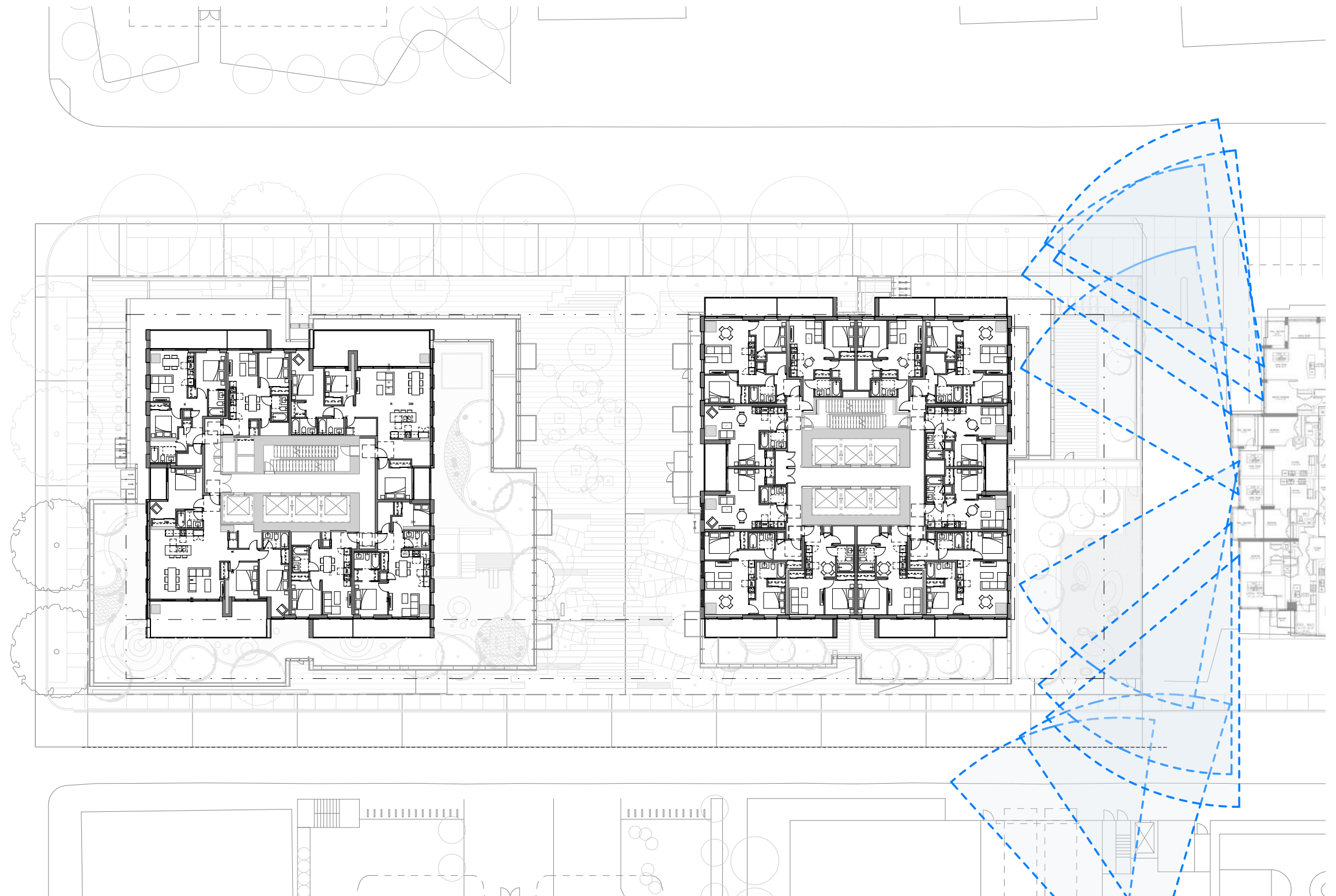
The diagram on the right indicates that each habitable room on the adjacent developments' podiums facing the proposed building podium has a clear extended plane by an angle of 50 degrees, or planes formed by two angles with a sum of at least 70 degrees.

The podium of the east tower on site was adjusted to meet Patina's podium horizontal angle of daylight.



Surroundings - Tower Level

The diagram on the right indicates that each habitable room on the adjacent developments' towers facing the proposed building tower has a clear extended plane by an angle of 50 degrees, or planes formed by two angles with a sum of at least 70 degrees





Proposed Park, mid-block connection and common entry experience for all residents

Section 6.0

Sustainability

Contents

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6.1 Sustainability Strategies Preliminary Summary

Water



Materials and Embodied Carbon



Vegetation and Biodiversity



Community



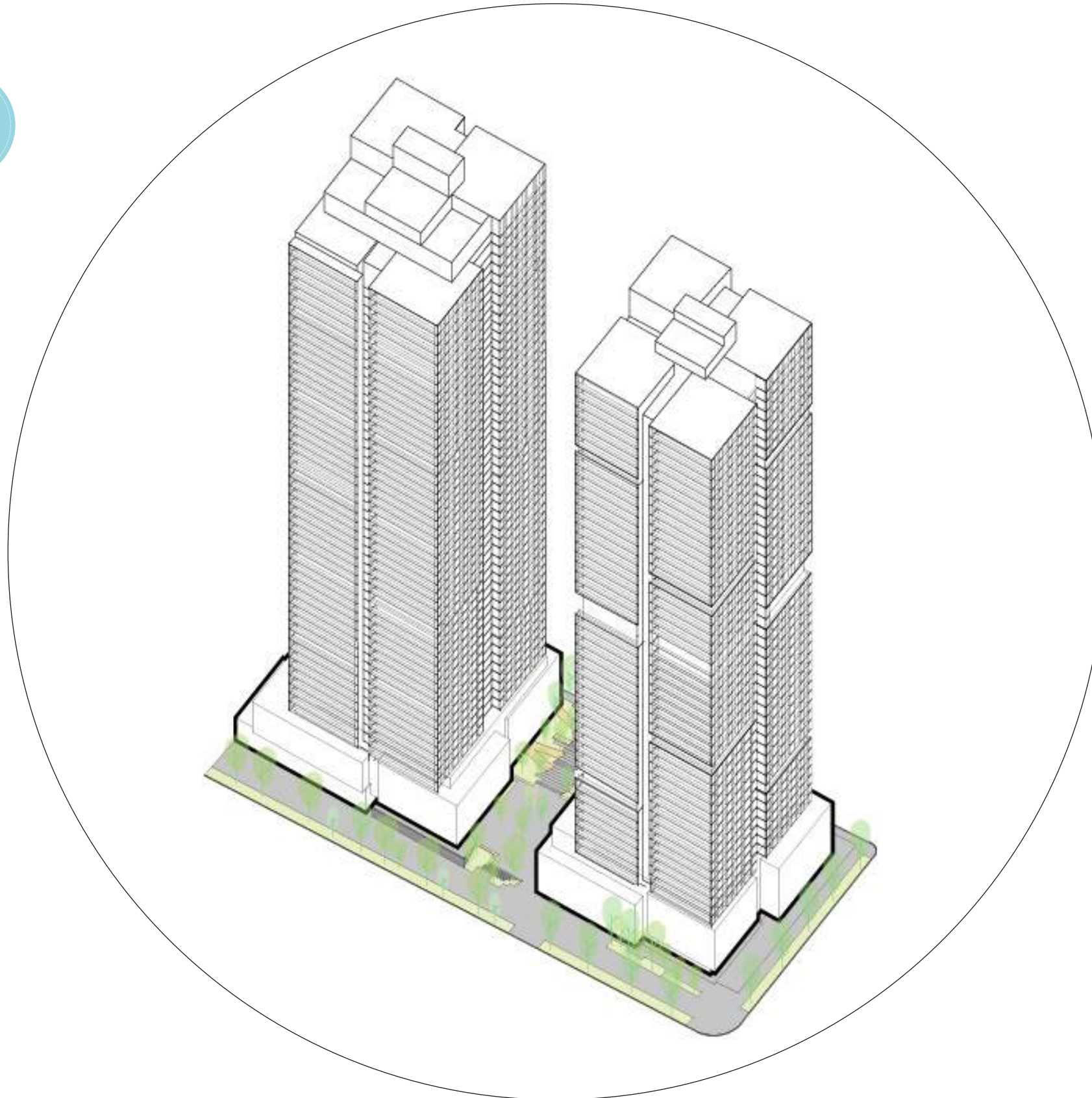
Transportation



Social Equity



Energy





Vegetation and Biodiversity

- 33% vegetation cover will be made up of native and adaptive plant species.
- 19% Tree canopy cover will enhance the urban forest, creating a bird-friendly urban environment and greenway connection.
- Generous depths of growing medium for all plants supports the project's rainwater management plan improving the stormwater retention and infiltration capabilities of the site.



Materials and Embodied Carbon

- Optimizing the structure for massing and post tensioned concrete to limit the number of transfers required in the building and reduce concrete volumes where possible.
- Building material selection based on low Global Warming Potential (GWP) and low refrigerants for mechanical systems.
- Low-emitting, healthy, and low carbon building materials selected for interior finishes



Energy

- A high performance building envelope is designed to maximize occupant comfort and energy conservation.
- Preliminary energy modelling provides evidence that Green Buildings Path B and Higher Building Policy energy targets for TEUI, TEDI and GHGI will be exceeded.
- Commissioning and energy metering will help ensure the performance targets set at design stage are maintained during occupancy.



Water

- Water conservation target of 50% for outdoor water use through integration of drip irrigation for all irrigation needs on site.
- Water conservation target of 20% for indoor water use. Exploration of rainwater reuse for flushing of fixtures to conserve indoor potable water use.
- Fixture and fitting selection to reduce indoor potable water use below Policy baselines.



Transportation

- With access to exceptional public transport, the development has a walk score of 98, transit score of 100, and bike score of 86.
- Provision of a first-class bike facility including maintenance, wash, and repair workshop promotes active transportation modes.
- 100% of residential parking and approximately 45% of non-residential parking will be EV ready with Level 02 charging.



Social Equity

- 20% of residential floor area in the East Tower is assigned to below-market rental housing.
- 25% of floor area in the West Tower is dedicated to social housing and childcare.
- Car share vehicle scheme is free of charge to residential occupants ensuring vehicle use is accessible to all occupants.
- Accessibility is considered in all public aspects of design and layout. Accessible design includes elevator access to all floors, signage designed for visual impairment, accessible parking spaces close to exits, and adaptable units modified to suit the tenants needs.
- Air-conditioning will be provided in all units to create a comfortable and resilient environment for all residents.



Community

- Integration of significant residential space will revitalize the neighborhood and local economy.
- An on-site childcare facility designed for 37 children will promote social interaction between children and parents within the building.
- Edible informative landscaping will improve connection to nature between the West End and Downtown Core.

6.2 Overview of City Goals

The City of Vancouver is widely recognized as one of the most livable cities in the world. As such, the City is committed to approving projects and developments that are sustainable and cost-effective. A number of policies, strategies and guidelines have been developed in order to align this commitment with Vancouver's objectives.

This project will adhere to the applicable general policies, as described on the following pages.



Greenest City - 2020 Action Plan

On November 17, 2020, Vancouver City Council approved the Climate Emergency Action Plan. This puts Vancouver on track to reduce carbon pollution by 50% by 2030, in alignment with the findings of the United Nations Intergovernmental Panel on Climate Change to limit global warming to 1.5°C.

Vancouver City Council have targeted cutting carbon pollution in half by 2030, and to be carbon neutral before 2050. This plan builds on previous climate plans and focuses on cutting carbon pollution from the biggest local sources - burning fossil fuels in vehicles (37%) and in our buildings (57%).

By 2030, the City of Vancouver aims to achieve the following goals:

1. How we Move

- 90% of people living within an easy walk or roll of their daily needs
- Two-thirds of trips in Vancouver to be by active transit

2. How we Build and Renovate

- Cutting carbon pollution from buildings in half, compared to 2007
- 40% less embodied emissions from new buildings and construction projects compared to 2018

3. How we capture Carbon

In 2021, the City will establish a target for how much carbon Vancouver will capture. The following paths are being investigated:

- Land-based carbon capture: reforestation, improved forest management or forest protection, improved farming practices, composting, and soil enhancement techniques.
- Ocean/aquatic carbon capture: coastal and freshwater wetland restoration, management or protection

→ RESPONSE

See Section 6.3 of this booklet for a preliminary summary.



Green Buildings Policy For Rezoning's (2010)

In order to decrease the energy demands and carbon footprint of Vancouver's building stock the city has implemented and continually amends a policy that requires all Rezoning Applications to meet either:

a. Near Zero Emissions Buildings (Passive House or Living Building Challenge)

OR

b. Low Emissions Green Buildings (LEED Gold) AND meet or exceed performance standards that aim to reduce emissions, improve indoor air quality and decrease water and energy consumption.

→ RESPONSE

The proposal will pursue Path B Low Emissions Green Buildings. The residential portion of the building exceeds the 50% gross area requirements. 1040-1080 Barclay St will therefore not be pursuing LEED certification.



Rezoning Policy for Sustainable Large Developments (2018)

In order to continue to ensure large development projects provide leading practices and advance Vancouver's sustainability goals, the city has implemented and updated a policy for developments with a land parcel or parcels having a total site size of 8,000m² (1.98 acres) or more, or containing 45,000m² (484,375ft²) or more of new development floor area.

→ RESPONSE

The proposal includes approximately 93,305 m² (1,004,333 sq.ft) new floor area and will implement leading sustainable design strategies that align with the policy requirements. While the West Tower floor area is lower than this figure and therefore not required to meet this policy, these requirements are still being met for both towers.



Renewable City Strategy (2015)

The Renewable City Strategy establishes two targets for all of Vancouver:

- Derive 100% energy used in Vancouver from renewable sources before 2050
- Reduce Greenhouse Gas emissions by at least 80% below 2007 levels before 2050

The strategies to achieve these goals by 2050 include reducing demand, increasing the use of renewable energy and expanding the supply of renewable energy sources. The goals of the Renewable City Strategy guide the goals set in the Green Buildings Policy for Re-zonings. The Renewable City Strategy also calls for the expansion of existing neighbourhood Renewable Energy Systems and the development of new renewable energy systems.

→ RESPONSE

A high-performance building envelope and efficient systems will mitigate excessive greenhouse gas emissions associated with the operation of the building.



Healthy City Strategy (2015)

This document aims to address the needs of Vancouver's inhabitants. Organized into three themes: Healthy People, Healthy Communities and Healthy Environments with targets that ensure people have access to housing, services, transit, food, culture and green space.

→ RESPONSE

21% of residential floor area combines social and below-market rental housing in a variety of unit types and sizes. An on-site childcare facility for 37 children and extensive roof space dedicated to a playground promotes interaction between children and parents within the building and the wider community. Significant vibrant residential amenity and public realm ensures a commitment to healthy communities. An extensive bike facility focuses on the health of building occupants and the environment, encouraging active transit.



Transportation 2040 (2012)

Transportation 2040 is aligned with the Greenest City 2020 Action Plan. The three primary goals of the document are connected to Economy, People, and Environment. With a goal of hitting two thirds of all trips on foot, bike, or transit by 2040.

100% of residential parking and approximately 45% of non-residential parking will be EV ready with Level 02 charging. Two-way car membership will be offered to residents of each Strata unit free of charge and will be in force for 20 years. The parking strategy combined with a first-class bike parking and maintenance facility prioritizes walking and cycling to and from the site.

→ RESPONSE

100% of residential parking and approximately 45% of non-residential parking will be EV ready with Level 02 charging, car share stalls and a public bike share station. The parking strategy combined with a first-class bike parking and maintenance facility prioritizes walking and cycling to and from the site.



Urban Forest Strategy (2018)

The Urban Forest Strategy provides direction to protect, plant, and manage trees to create a diverse, resilient, and beautiful urban forest on public and private lands across the city.

→ RESPONSE

The project will provide approximately 19% tree canopy cover made up of native and adaptive plant species. Due to site slopes generous depth of growing medium and contiguous planting will be possible. This will serve to enhance the urban forest and improve stormwater retention.



Biodiversity Strategy (2016)

The biodiversity strategy contains objectives and targets to increase biodiversity across Vancouver and access to nature for the City’s inhabitants. Objectives include the restoration of habitats and species, to protect and enhance biodiversity during development, increase community engagement, and monitor biodiversity to track change and measure success.

→ RESPONSE

Currently, the site does not have any high value ecosystems present. The project will provide a biodiverse planting environment. Native and adaptive plant species will be selected to support local ecology and a healthy habitat.



Vancouver Economic Action Strategy (2011)

The Vancouver Economic Strategy presents a city-wide vision for Economic development in Vancouver. Tactics include working with local planners and organizations to generate strategies in order to secure the required space for a growing work force that also align with local neighbourhoods. Complete neighbourhoods where people can live and work and which reduce automobile dependency are to be encouraged.

→RESPONSE

Significant residential space will bring people into neighborhood, revitalizing spending, and the economy. Retail and public realm add culture and entertainment to the local neighborhood.



Vancouver Bird Strategy (2015)

The City of Vancouver Bird Strategy does demand action, but it is a guideline with recommendations for building and landscape design. Bird friendly landscape design that incorporates native species of varying sizes and layers, minimizing human disturbance and reduce light pollution and increase visibility of glass.

→ RESPONSE

Providing 33% extensive vegetation cover made up of extensive forest, native and adaptive plant species will enhance the urban forest creating a bird-friendly urban environment and greenway connection.



Neighbourhood Energy Strategy

In order to achieve the goals of the City of Vancouver's Greenest City 2020 Action Plan a neighbourhood energy strategy is encouraged.

Neighbourhood renewable energy systems supply centralized heating and hot water for multiple buildings. These systems use low-carbon renewable energy sources reducing the use of fossil fuels. They eliminate the need for boilers in individual buildings, and provide environmentally friendly, affordable heat and hot water.

→ RESPONSE

The project team will work with the City of Vancouver to determine if a viable neighbourhood energy strategy is possible.



Rain City Strategy (2019)

This initiative focuses on rainwater infrastructure and management and aims to improve and protect Vancouver's water quality, increase Vancouver's resilience through sustainable water management, and enhance Vancouver's livability by improving natural and urban ecosystems.

→ RESPONSE

Rainwater management prioritizes low impact development vegetation cover capable of retaining water on sites through evapotranspiration and infiltration.

6.3 Climate Emergency Response

On November 17, 2020, Vancouver City Council approved the Climate Emergency Action Plan. This puts Vancouver on track to reduce carbon pollution by 50% by 2030, in alignment with the findings of the United Nations Intergovernmental Panel on Climate Change to limit global warming to 1.5°C.

Vancouver City Council have targeted cutting carbon pollution in half by 2030, and to be carbon neutral before 2050. This plan builds on previous climate plans and focuses on cutting carbon pollution from the biggest local sources - burning fossil fuels in vehicles (37%) and in our buildings (57%).

In alignment with the Climate Action Plan, 1040-1080 Barclay Street has designed the building to reduce carbon and focus on the City's three 2030 goals:

1. How we Move

1040-1080 Barclay Street will provide electric vehicle (EV) ready charging to 100% of residential parking stalls. EV ready parking stalls will be provided with an energized outlet capable of Level 2 electric vehicle charging. The capability of electric vehicle use for all residential occupants will significantly reduce transport emissions associated with the project.

The Developer will arrange the provision of 11 designated parking stalls at the proposed development, each equipped with a Level 2 electric vehicle charging stations. Modo membership will be offered to residents of each Strata unit. Residents will be able to apply for free car-share online. Car share schemes are effective in discouraging residents purchasing and relying on single occupant vehicle use, remove economic barriers improving accessibility to all occupants and reduce vehicle emissions associated with the number of motor vehicles on the road.

The project site is located between the Downtown Core

and residential neighborhoods of the West End. The site will benefit from multiple modes of transportation. The downtown core is within walking distance and provides Expo Line and the Canada Line rapid transit services. The West End is a predominantly residential neighbourhood where the majority of short trips to residential services can be made safely on foot. The development has an on-site childcare facility for 37 children, reducing the number of external trips families will need to make. The development has a walk score of 98, transit score of 100, and bike score of 70. These scores and the sites' locations explain the logic in locating a new mixed-use development at the location of 1040-1080 Barclay Street.

A first-class bike facility provides approximately 874 spaces in the West tower and 1211 spaces in the East tower. Bicycle maintenance facilities are planned on site including a bike maintenance workspace with bike stand, bike wash and bike tools. Active transportation is promoted by this development and serves to ensure occupants health and wellbeing while significantly reducing carbon emissions associated with transportation to and from the building.

The building's design encourages the use of low carbon, public and active transportation, aligning with the Cities 2030 goals for how we move.

2. How we Build and Renovate

Operational Carbon

The project underwent early sensitivity studies using an energy model simulation which influenced design decisions that focused on reducing operational energy and the building's greenhouse gas intensity.

The project team has completed a preliminary energy model which provides evidence that Green Buildings Path B and Higher Building Policy energy targets for

TEUI, TEDI and GHGI will be exceeded.

Total Operational Carbon = 14,024,868 Kg CO2 eq

Results are based on electrification of the building. The only energy system that uses natural gas is the space heating. The building strives to achieve zero combustion for building operation. This is achievable in Vancouver where the grid is clean and the majority of energy comes from hydropower. Utilizing this resource will significantly reduce carbon emissions over the lifespan of the project.

Embodied Carbon

The majority of the building structure is reinforced concrete, therefore refining the structure to reduce concrete volume became a priority in order to reduce embodied carbon. A study was done exploring post tensioned (PT) concrete versus traditional reinforced concrete in order to optimize slab depths and reduce concrete volume. Using PT concrete for all tower floors resulted in a 25mm saving in slab thickness. Additionally, the design team focused on optimizing massing and layout to reduce the number of transfers required in the building.

A whole building life cycle assessment (LCA) has been performed for 1040-1080 Barclay Street. This LCA was used to quantify embodied carbon of the buildings materials and influence design decisions for material use, structural systems, and construction techniques. Reducing the embodied carbon of the building will be a key area of focus during design evolution.

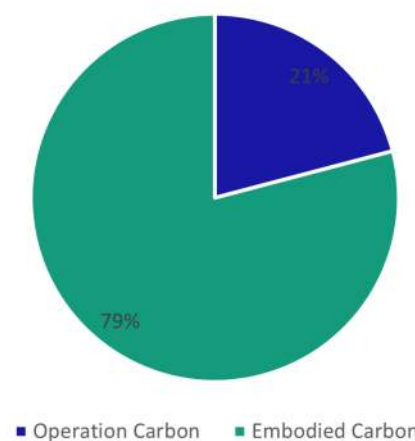
Total Embodied Carbon = 53,062,530 Kg CO2 eq

The LCA includes all envelope and structural elements, structural floors, ceilings, roof assemblies, and stairs construction, but excludes excavation and other site development, partitions, and building services. The LCA accounts for the building life of 60 years.

Throughout design, the project team will explore strategies to reduce the total embodied carbon of the building. Those strategies that will be evaluated include:

1. Optimizing the concrete mixes with input from the structural engineers, the concrete supplier, and the general contractor. Scheme design results are based on Pacific Northwest national averages for concrete mix designs. Future iterations will look at refined mix designs and will aim to incorporate supplementary cementitious materials and Portland limestone cement.
2. Optimizing the structure. Working with the structural engineer to refine the design and reduce reinforcement rates and member sizes.
3. Reviewing material choices with the Embodied Carbon in Construction Calculator (EC3) tool to further drive down the total embodied carbon of the building:

Whole Life Carbon (kgCO₂eq)



3. How we capture Carbon

The development will transform the site to a biodiverse green environment. In alignment with the Sustainable Large Sites Policy, the site will have 33% vegetation cover, 19% of which will be canopy cover. The sequestration potential of the project site will be magnified by the landscape design, capture, and storage of large amounts of carbon dioxide from the atmosphere.

Vegetation on site will be native or adaptive plant species capable of thriving in Vancouver's current and future climate with minimal maintenance and efficient irrigation. By reducing the landscape's potable water intake and maintenance requirements, operational energy use is reduced. Additionally, tree canopy cover will provide a resilient environment reducing the heat island effect which often results in localized carbon rich microclimate.

6.4 Green Building Policy for Rezoning



In order to decrease the energy demands and carbon footprint of Vancouver's building stock, the city has implemented and updated a policy that offers all Rezoning Applications to meet one of two paths to compliance, A) near Zero Emissions Buildings, and B) Low Emissions Green Buildings.

Low Emissions Green Buildings

LEED Gold

The residential portion of the building exceeds the 50% gross area requirements. In the west tower approximately 95% of the gross floor area comprises residential or residential amenity space. In the east tower approximately 95% of the gross floor area comprises residential or residential amenity space. 1040-1080 Barclay Street will therefore not be pursuing LEED certification.

AND

Performance Limits

All buildings shall meet or exceed the performance limits according to their building type (Residential high rise of 7+ storeys can use alternative compliance paths and guidelines) and whether or not they are connected to a City-recognized Low Carbon Energy System:

Total Energy Utilization Intensity (TEUI) (kWh/ m²/ year);

Thermal Energy Demand Intensity (TEDI) (kWh/ m²/ year); and

Greenhouse Gas Intensity (GHGI) (kg CO₂/ m²/ year)

AND

Airtightness

Whole-building airtightness is to be tested and reported for each building. All buildings are to be designed and constructed with the intention of meeting

the specific air leakage target or be sealed according to good engineering practice.

Air tightness of suites is to be tested and reported for residential buildings and must demonstrate compliance with the specific suite-level air leakage target or an equivalent standard.

AND

Enhanced Commissioning

Complete an enhanced commissioning process for all building energy systems in accordance with CSA or ASHRAE guidelines or an alternate acceptable commissioning standard.

AND

Energy System Sub-Metering

Provide separate master metering for each energy utility as well as sub-metering of all major end-uses and major spaces uses within each building. Create an Energy Star Portfolio Manager account for each building.

AND

Refrigerant Emissions and Embodied Emissions

All projects shall: calculate and report the life-cycle equivalent annual carbon dioxide emissions of each building (kgCO₂e/ m²) from the emission of refrigerants. This requirement does not apply to projects where the total installed heating and cooling capacity of equipment containing refrigerant is less than 35kW.

AND

Verified Direct Ventilation

All buildings shall be designed and constructed with a ventilation system that provides outdoor air directly to occupiable spaces as per code. This requirement includes bedrooms, living rooms, and dens in residential

units. The ventilation system shall be tested and verified as part of the enhanced commissioning process.

AND

Low-Emitting Materials

Minimize the use of interior materials containing volatile organic compounds (VOCs) and added urea formaldehyde. Comply with the content and emission requirements of Green Seal, Green Label, Green Label Plus, FloorScore, and South Coast Air Quality Management District (SCAQMD) Rules or alternate low VOC criteria as applicable. Materials or products shall contain no added urea formaldehyde resins.

AND

Indoor Air Quality Testing

Conduct indoor air quality testing for formaldehyde, particulates, ozone, total VOCs and carbon monoxide prior to occupancy. Report results to the City of Vancouver.

AND

Integrated Rainwater Management and Green Infrastructure

Provide measures for the management of the site's rainfall through integrated rainwater management and Green Infrastructure. Targets described in the City of Vancouver's Integrated Stormwater Management include a number of best management practices to explore.

AND

Resilient Drinking Water Access

Provide a water fountain, bottle-filling station or other fixture capable of operating on city water pressure alone and without electricity shall be provided in a location easily accessible to all occupants.

→RESPONSE: As per the City of Vancouver's Green Building Policy for Rezoning, this project will pursue Path B Low Emissions Green Building.

Refer to Appendix 8.2 Green Buildings Policy for Rezoning for a detailed strategy.

6.5 Rezoning Policy for Sustainable Large Developments

In order to continue to ensure large development projects provide leading practices and advance the Vancouver's sustainability goals, the city has implemented and updated a policy for developments with a land parcel or parcels having a total site size of 8,000 m² (1.98 acres) or more, or containing 45,000 m² (484,375 ft²) or more of new development floor area and will comply with the applicable sections of the policy.

→RESPONSE: The proposal includes approximately 93,305 m² (1,004,333 sq.ft) of new floor area.

A. Sustainable Site Design

The proposal must contribute to meeting the City's Greenest City 2020 Action Plan targets of improving access to nature and planting trees. The proposal must also contribute to meeting the Urban Forest Strategy, Biodiversity Strategy and Rain City Strategy objectives.

B. Sustainable Food Systems

The proposal will contribute to increasing city and neighborhood food assets and supporting local and sustainable food systems as outlined in the Greenest City 2020 Action Plan and the Vancouver Food Strategy.

C. Green Mobility

The proposal will contribute to meeting the following citywide goals:

- Transportation 2040 and Greenest City targets of having walking, cycling, and public transit trips make up at least 66% of all trips by 2040 and to reduce motor vehicle kilometer traveled per resident by 20% from

2007 levels.

- Greenest City target to reduce community-based greenhouse gas emissions by 33% by 2020 levels and the Renewable City target to reduce greenhouse gas emissions 80% below 2007 levels before 2050.

- Greenest City Clean Air target to always meet or beat the most stringent air quality guidelines.

D. Potable Water Management

The proposal will contribute to the Greenest City goals of reducing potable water use by 33% from 2006 levels and meeting stringent water quality standards.

E. Rainwater & Groundwater Management

The proposal will contribute to the City's Rain City Strategy and Integrated Rainwater Management Plan's target of capturing and treating 90% of annual rainfall on public and private property. It also aims to preserve sewer capacity, reduce the risk of combined sewer overflows and maintain wastewater treatment effectiveness through the prohibition of groundwater flows entering the sewer system in alignment with the Metro Vancouver 2010 Integrated Liquid Waste and Resource Management Plan.

F. Zero Waste Planning

The proposal will contribute to the City's Greenest City target on Zero Waste and the objectives set out in the City's Zero Waste 2040 strategic plan with respect to waste avoidance, reduction, increased opportunities for material re-use and recycling, and reduced greenhouse gas emissions, and the overall goal of

eliminating Vancouver waste disposed to landfill and incinerator by 2040.

G. Affordable Housing

The proposal will follow the Policy guidance amended on July 20th, 2021. The guidance states that for projects in areas that have recently adopted community plans and large developments that have submitted a formal rezoning enquiry as of June 20, 2018, can proceed under the previous affordable housing requirements (the 20% policy) contained in the Rezoning Policy for Sustainable Large Developments amended December 16, 2014.

The proposal is in an area defined under The West End Community Plan and submitted a formal rezoning enquiry with a letter of enquiry accepted on September 30th, 2016 (Appendix 8.9 Affordable Housing). The proposal will contribute to meeting the 20% Policy's citywide goals:

- 20% of residential floor area to be assigned to affordable housing
- Affordable Housing to be provided in a variety of unit types and sizes.

H. Resilience

To better position the city to deal with significant shocks and stresses, particularly: earthquakes, extreme weather, extreme temperatures, sea level rise; and to assist in improving disaster preparedness and social connection. To meet the objectives of the Climate Change Adaptation Strategy, including the objective to increase resilience of the built environment to future climate conditions.

→RESPONSE: Per the City of Vancouver's Rezoning Policy for Sustainable Large Developments, this project will continue to develop strategies to meet the requirements of the policy and implement leading practices to advance the City's sustainability goals.

Refer to Appendix 8.3 Rezoning Policy for Sustainable Large Developments for a narrative detailing the team's proposed strategies.

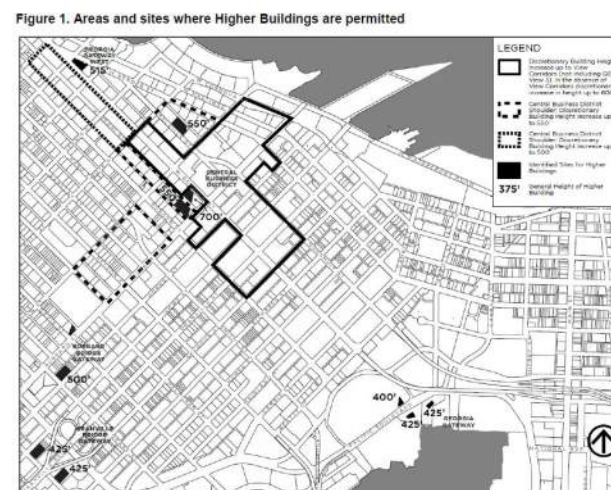
6.6 Higher Buildings Policy

In order to mark the prominence of the Central Business District in Vancouver's downtown skyline, while providing opportunities for strategically placed height at the prominent "gateways" to mark the entry into downtown the Higher Building Policy applies to all buildings seeking approval through rezoning or development permit for the following scenarios:

- For significant additional height above current zoning and policy AND/OR
- Entering into the Queen Elizabeth Park or other Council approved view corridors.

1040-1080 Barclay Street is situated along the Burrard corridor between the West End and the Downtown core. The site has been defined as Area E of the Burrard Corridor identified in the City of Vancouver West End – Tower Form, Siting and Setback Policy. As well as the Higher Building Policy requirements the requirements of the City of Vancouver West End – Tower Form, Siting and Setback Policy and West End Community Plan have been considered and the building designed for compliance.

The site comprises two towers - the East tower 166m (545ft) tall and a 165m (541ft) tall West tower.



Design

The proposal's design must contribute to:

- Architectural creativity, excellence, and beauty
- Height limits and restrictions per area designation. A higher building is approximately 115 meters (375 feet) or taller. Higher Buildings are only permitted within the areas identified in figure 1 taken from the Higher Building Policy (2018).
- Preserving Heritage Structures
- Benefitting the community through low-cost (affordable) housing, culture and social facilities.
- Significant on-site (green or plaza) open space
- Reducing adverse microclimate effects
- Minimizing shadowing and view impacts on public realm including key streets, parks, plazas, and neighbouring buildings.
- Appropriate signage. Signage must be located at a height below the building's current height limit.

Energy Efficiency

- The Proposal shall meet or exceed energy performance targets according to their building type and whether or not they are connected to a City-recognized Low Carbon Energy System:
 - Total Energy Utilization Intensity (TEUI) (kWh/m²/year);
 - Thermal Energy Demand Intensity (TEDI) (kWh/m²/year); and
 - Greenhouse Gas Intensity (GHGI) (kg CO₂/m²/year)
- The proposal will reduce domestic hot water use through sub metering or other approved measures.
- The Proposal will reduce impact to local energy infrastructure by managing peak loads.

Per the City of Vancouver's Higher Buildings Policy, this project will continue to develop strategies to meet the requirements of the policy and implement leading practices to advance the City's sustainability goals. Refer to Appendix 8.7 for a narrative detailing the team's proposed strategies.



Midblock connection

Section 7.0

Drawings

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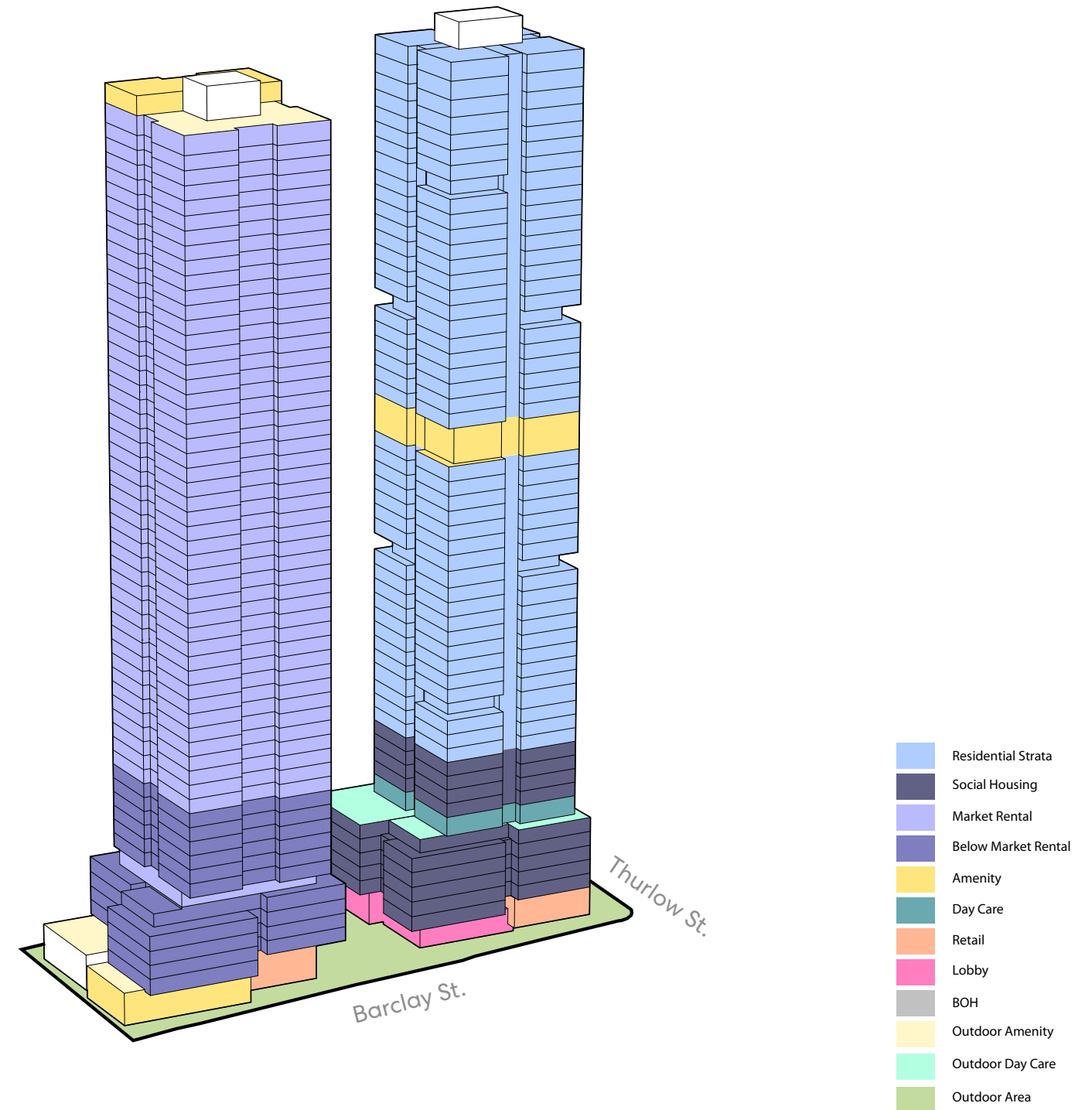
7.1 Project Statistics - Project Information

PROJECT NAME	BOSA BARCLAY					
PROJECT NUMBER	412115					
CIVIC ADDRESS	1040-1080 Barclay Street					
LEGAL DESCRIPTION	1080 Barclay St. LOT 9 BLOCK 7 PLAN VAP92 DISTRICT LOT 185 NEW WESTMINSTER 1070 Barclay St. LOT 8 BLOCK 7 PLAN VAP92 DISTRICT LOT 185 NWD 1060 Barclay St. LOT 1 PLAN EPP103612 DISTRICT LOT 185 NWD GROUP 1 1040 Barclay st. PLAN VAP92, NEW WESTMINSTER LAND DISTRICT, LOT 5 E HLF & W HLF BLK 7 DL 185 PLN VAP92.					
CURRENT ZONING	RM-5B					
PROPOSED ZONING	CD-1					
COMMUNITY PLAN	WEST END COMMUNITY PLAN					
SITE AREA		METRICS		IMPERIAL		
		4020.1 sqm		43272 sqft		
		REQUIRED		PROPOSED		
		METRICS	IMPERIAL	METRICS	IMPERIAL	
SETBACKS	THURLOW STREET	3.6M	12FT	3.6M	12FT	
	BARCLAY STREET	3.6M	12FT	3.6M	12FT	
	INTERIOR SIDE YARD	3.6M	12FT	3.6M	12FT	
	REAR YARD	1.5M	5FT	1.5M	5FT	
TOWER SEPARATION	EAST TOWER TO WEST TOWER	24M	80FT	24M	80FT	
	TO NEIGHBOURING TOWERS	24M	80FT	24M	80FT	
		REQUIRED		PROPOSED		
		METRICS	IMPERIAL	METRICS	IMPERIAL	
BUILDING HEIGHT	WEST TOWER	PODIUM	18.3M	60FT	20.4M	67 FT
		TOWER (WEST END COMMUNITY PLAN)	167.6M	550FT	165M	541FT
		ELEV+ MECH OVER RUN/SCREENING			173M	567FT
	EAST TOWER	PODIUM	18.3M	60FT	17.9M	59 FT
		TOWER (WEST END COMMUNITY PLAN)	167.6M	550FT	166M	545 FT
		ELEV+ MECH OVER RUN/SCREENING			174.5M	572 FT
* building height is measured from base point, refer to A-04-07 BASE SURFACE CALCULATION for more information						
		REQUIRED		PROPOSED		
		METRICS	IMPERIAL	METRICS	IMPERIAL	
MAX FLOOR PLATE SIZE	WEST TOWER (WEST END COMMUNITY PLAN)	696.8SM	7500SFT	696.8SM	7500SFT	
	EAST TOWER (CRITERIA FOR 100% SECURED RENTAL AND BMH IN BURRARD CORRIDOR)	836.2SM	9000SFT	836.2SM	9000SFT	

7.2 Project Statistics - FSR

7.1.1 FSR Summary

PERMITTED FSR			PROVIDED FSR		
BELOW MARKET RENTAL			BELOW MARKET RENTAL	9743.23 m ²	104875.30 ft ²
MARKET RENTAL			MARKET RENTAL	37935.89 m ²	408338.49 ft ²
RETAIL			RETAIL	154.77 m ²	1665.93 ft ²
EAST TOWER SUB-TOTAL			EAST TOWER SUB-TOTAL		
DAY CARE			DAY CARE	664.38 m ²	7151.33 ft ²
RESIDENTIAL STRATA			RESIDENTIAL STRATA	29892.47 m ²	321759.86 ft ²
RETAIL			RETAIL	398.65 m ²	4291.02 ft ²
SOCIAL HOUSING			SOCIAL HOUSING	9133.25 m ²	98309.45 ft ²
WEST TOWER SUB-TOTAL			WEST TOWER SUB-TOTAL		
TOTAL	11055.27m ²	118998 ft ²	TOTAL	87922.64 m ²	946391.37 ft ²
SITE AREA	4020.1 m ²	43272 sft	SITE AREA	4020.1 m ²	43272 sft
FSR	2.75		FSR	21.867	
OPEN BALCONY			OPEN BALCONY		
12% OF ALLOWABLE FSR	10,631.07 m ²	114,431.98 sft	12.65% OF FSR	11122.51 m ²	119721.67 ft ²



Project Statistics - Project Information

7.1.2 FSR East Tower

EAST TOWER - BMR & MR RATIO

EAST TOWER BMR & MR			
BELOW MARKET RENTAL	9743.23 m ²	104875.30 ft ²	20%
MARKET RENTAL	37935.89 m ²	408338.49 ft ²	80%
TOTAL	47679.12 m²	513213.79 ft²	100%

EAST TOWER - TOWER IN THE PARK POLICY

EAST TOWER - TOWER IN THE PARK POLICY							
PERMITTED GFA				PROVIDED GFA			
		METRICS	IMPERIAL			METRICS	IMPERIAL
TOWER	FLOOR PLATE SIZE	836.127(SM)	9000(SFT)	TOWER	FLOOR PLATE SIZE	836.127(SM)	9000(SFT) MAX
	LEVELS	54	54		LEVELS	54	54
	TOTAL AREA	45150.858(SM)	486000(SFT)		TOTAL AREA	45050.78 m ²	484922.60 ft ²
PODIUM	FLOOR PLATE SIZE	961.54605(SM)	10350(SFT)	PODIUM	FLOOR PLATE SIZE	961.5461(SM)	10350(SFT) AVERAGE
	LEVELS	6	6		LEVELS	6	6
	TOTAL AREA	5769.2763(SM)	62100(SFT)		TOTAL AREA	5659.90 m ²	60922.63 ft ²

EAST TOWER - BELOW MARKET RENTAL MIX

UNIT TYPE	BELOW MARKET RESIDENTIAL UNIT MIX				
	COUNT	AVE. UNIT SIZE		% REQUIRED	% PROVIDED
		(SFT)	(SM)		
STUDIO	35	416	39		27%
1 BD	46	514	48		35%
2 BD	39	721	67		30%
3 BD	10	920	85		8%
TOTAL	130	N/A	N/A		100%
FAMILY UNIT ≥2 BD	49	N/A	N/A	35%	38%

EAST TOWER - MARKET RENTAL MIX

UNIT TYPE	MARKET RESIDENTIAL UNIT MIX				
	COUNT	AVE. UNIT SIZE		% REQUIRED	% PROVIDED
		(SFT)	(SM)		
STUDIO	79	405	38		16%
1 BD	240	486	45		47%
2 BD	176	732	68		35%
3 BD	11	1110	103		2%
TOTAL	506	N/A	N/A		100%
FAMILY UNIT ≥2 BD	187	N/A	N/A	35%	37%

Project Statistics - Project Information

7.1.3 FSR West Tower

WEST TOWER - SH & R RATIO

WEST TOWER SH & R			
SOCIAL HOUSING	9133.25 m ²	98309.45 ft ²	23.40%
RESIDENTIAL STRATA	29892.47 m ²	321759.86 ft ²	76.60%
TOTAL	39025.72 m²	420069.31 ft²	100%

WEST TOWER - CITY & PRIVATE OWNED RATIO

WEST TOWER CITY & PRIVATE			
SOCIAL HOUSING	9133.25 m ²	98309.45 ft ²	23.01%
DAY CARE	664.38 m ²	7151.33 ft ²	1.67%
RESIDENTIAL STRATA	29892.47 m ²	321759.86 ft ²	75.31%
TOTAL	39690.10 m²	427220.63 ft²	100%

WEST TOWER - TOWER IN THE PARK POLICY

WEST TOWER - TOWER IN THE PARK POLICY							
PERMITTED GFA				PROVIDED GFA			
		METRICS	IMPERIAL			METRICS	IMPERIAL
TOWER	FLOOR PLATE SIZE	836.127(SM)	7500(SFT)	TOWER	FLOOR PLATE SIZE	836.127(SM)	7500(SFT) MAX
	LEVELS	50	50		LEVELS	50	50
	TOTAL AREA	41806.35(SM)	375000(SFT)		TOTAL AREA	34436.78 m ²	370674.40 ft ²
PODIUM	FLOOR PLATE SIZE	961.54605(SM)	8625(SFT)	PODIUM	FLOOR PLATE SIZE	VARIES(SM)	VARIES(SFT)
	LEVELS	7	7		LEVELS	7	7
	TOTAL AREA	6730.82235(SM)	60375(SFT)		TOTAL AREA	8158.16 m ²	87813.72 ft ²

WEST TOWER - SOCIAL HOUSING UNIT MIX

UNIT TYPE	WEST SOCIAL HOUSING TOTAL				
	COUNT	AVE. UNIT SIZE		% REQUIRED	% PROVIDED
		(SFT)	(SM)		
STUDIO	13	430	40		13%
1 BD	33	633	59		33%
2 BD	33	794	74		33%
3 BD	20	1062	99		20%
TOTAL	99	N/A	N/A		100%
FAMILY UNIT ≥2 BD	53	N/A	N/A	50%	54%

WEST TOWER - RESIDENTIAL STRATA UNIT MIX

UNIT TYPE	WEST RESIDENTIAL STRATA TOTAL				
	COUNT	AVE. UNIT SIZE		% REQUIRED	% PROVIDED
		(SFT)	(SM)		
STUDIO	70	389	36		19%
1 BD	106	476	44		29%
2 BD	150	641	60		41%
3 BD	35	1063	99		10%
4 BD	4	1591	148		1%
TOTAL	365	N/A	N/A		100%
FAMILY UNIT ≥2 BD	189	N/A	N/A	35%	52%

7.3 Project Statistics - Parking, Loading and Bike Parking

7.3.1 Parking, Loading, and Bike Parking East Tower

EAST TOWER *NOTE: RENTAL PARKING TOTAL INCLUDES 2X COUNT OF ACCESSIBLE STALLS FOR SMALL CAR PARKING CONSIDERATION

PARKING		REQUIRED				
RENTAL (RE)	RENTAL PARKING (RE = MR + BMR)	BYLAW REFERENCE AS PER PARKING BYLAW 4.3.6 Lesser of 1 per 140 m2 or 1 per unit	DWELLING UNITS 636	GFA (m2) 47,667	MINIMUM REQUIRED 340	SM STALLS Max 25%
	TOTAL					
	RENTAL VISITOR PARKING (RE VI)	BYLAW REFERENCE AS PER PARKING BYLAW 4.3.4 Lesser of 5% of the total number of residential parking spaces or 0.05 spaces per dwelling unit.	DWELLING UNITS 636	RESIDENTIAL PARKING 340	MINIMUM REQUIRED 17	SM STALLS Max 25%
	TOTAL					
	RENTAL CLASS A PASSENGER LOADING	BYLAW REFERENCE AS PER PARKING BYLAW 7.2.1 A minimum of one space for any development with 50-125 dwelling units, plus one space for every additional 150 dwelling units	DWELLING UNITS 636		MINIMUM REQUIRED 4	ACC STALLS 1 STD STALLS 3
	TOTAL					
	RENTAL ACC PARKING	BYLAW REFERENCE AS PER PARKING BYLAW 4.8.4 one accessible parking space for each building that contains at least seven residential units and an additional 0.034 space for each	DWELLING UNITS 636		MINIMUM REQUIRED 22	
	TOTAL					
	RETAIL PARKING	BYLAW REFERENCE No minimum number of parking stalls required. Maximum parking stalls of one space for each 115 m2 Gross Floor Area		GFA (m2) 155	MAXIMUM ALLOWED 1	SM STALLS Max 25%
	TOTAL					
RETAIL (RT)	RETAIL CLASS A PASSENGER LOADING	BYLAW REFERENCE AS PER PARKING BYLAW 7.2.5.1 A minimum of one space for each 4,000 sqm of gross floor area		GFA (m2) 155	MINIMUM REQUIRED 0	ACC STALLS 0 STD STALLS 0
	TOTAL					

LOADING		REQUIRED			
RENTAL LOADING (RE LD)	RENTAL LOADING	BYLAW REFERENCE AS PER PARKING BYLAW 5.2.1 No requirement	DWELLING UNITS 636	GFA (m2) 47,667	MINIMUM REQUIRED 0
	CLASS A	No requirement			0
	CLASS B	No requirement for less than 100 units. At least one space for 100 to 299 units, plus minimum of 1 additional space for 300 to 499 units; and at least 1 additional space for any portion of each additional 200 dwelling unit			3
TOTAL					
NON-RESIDENTIAL LOADING (RT LD)	RETAIL LOADING	BYLAW REFERENCE AS PER PARKING BYLAW 5.2.5 No requirement		GFA (m2) 155	MINIMUM REQUIRED 0
	CLASS A	No requirement			0
	CLASS B	No requirement for less than 100 sqm. Minimum of one space for each 2,800 sqm of GFA [or portion thereof]*			0
TOTAL					

PROVIDED		
RE PARKING		
STD STALLS	SM STALLS	
264	80	23.3%
TOTAL*		
344		
RE VI VISITOR PARKING		
STD STALLS	SM STALLS	
14	3	17.6%
TOTAL		
17		
RE PA PASSENGER LOADING		
ACC STALLS	STD STALLS	
1	3	
TOTAL		
4		
RE ACC PARKING		
ACC STALLS		
23		
TOTAL		
23		
RT PARKING		
STD STALLS	SM STALLS	
1	0	0.0%
TOTAL		
1		
RT PA PASSENGER LOADING		
ACC STALLS	STD STALLS	
0	0	
TOTAL		
0		

BICYCLE		REQUIRED					
RENTAL BIKE PARKING	RESIDENTIAL BIKE PARKING	BYLAW REFERENCE AS PER PARKING BYLAW 6.2.1.2	DWELLING UNITS	MINIMUM REQUIRED	BIKE LOCKER	OVERSIZED CLASS A	VERTICAL STALL
	CLASS A UNITS < 65m2	A minimum of 1.5 spaces per unit	392	588	MIN 10%	MIN 5%	MAX 30%
	65m2 < UNITS < 105m2	A minimum of 2.5 spaces per unit	232	580			
	UNITS > 105m2	A minimum of 3 spaces per unit	12	36			
	TOTAL						
	1204						
	CLASS B	A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units	636	33			
	TOTAL						
	33						
	RETAIL BIKE PARKING	RETAIL BIKE PARKING	BYLAW REFERENCE AS PER PARKING BYLAW 6.2.5	GFA (m2)	MINIMUM REQUIRED		
CLASS A		A minimum of one space for each 340 sqm of gross floor area	155	0			
TOTAL							
0							
CLASS B	A minimum of 6 spaces for any development containing a minimum of 1,000 sqm gross floor area	155	0				
TOTAL							
0							

PROVIDED		
RE BIKE PARKING		
CLASS A		
H OVERSIZED	62	5.1%
H BIKE STALLS	418	34.5%
LOCKERS	411	33.9%
V BIKE STALLS	320	26.4%
TOTAL		
1211		
CLASS B		
		33
TOTAL		
33		
RT BIKE PARKING		
CLASS A		
		0
TOTAL		
0		
CLASS B		
		0
TOTAL		
0		

Project Statistics - Parking, Loading and Bike Parking

7.3.2 Parking, Loading, and Bike Parking West Tower

WEST TOWER

*NOTE: RENTAL PARKING TOTAL INCLUDES 2X COUNT OF ACCESSIBLE STALLS FOR SMALL CAR PARKING CONSIDERATION

PARKING		REQUIRED				
RESIDENTIAL STRATA PARKING	BYLAW REFERENCE	DWELLING UNITS	GFA (m2)	MINIMUM REQUIRED	SM STALLS	
		AS PER PARKING BYLAW 4.3.6				
	Lesser of 1 per 140 m2 or 1 per unit	365	29,892	214	Max 25%	
TOTAL				214		
RESIDENTIAL STRATA VISITOR PARKING	BYLAW REFERENCE	DWELLING UNITS	RESIDENTIAL PARKING	MINIMUM REQUIRED	SM STALLS	
	AS PER PARKING BYLAW 4.3.4					
	Lesser of 5% of the total number of residential parking spaces or 0.05 spaces per dwelling unit.	365	214	11	Max 25%	
TOTAL				11		
RESIDENTIAL STRATA ACC PARKING	BYLAW REFERENCE	DWELLING UNITS		MINIMUM REQUIRED		
	AS PER PARKING BYLAW 4.8.4					
	one accessible parking space for each building that contains at least seven residential units and an additional 0.034 space for each	365		13		
TOTAL				13		
SOCIAL HOUSING PARKING	BYLAW REFERENCE	DWELLING UNITS	GFA (m2)	MINIMUM REQUIRED	SM STALLS	
	No parking required except Accessible Stalls	99	9,133	0	Max 25%	
TOTAL				0		
SOCIAL HOUSING ACC PARKING	BYLAW REFERENCE	DWELLING UNITS		MINIMUM REQUIRED		
	AS PER PARKING BYLAW 4.8.4					
	one accessible parking space for each building that contains at least seven residential units and an additional 0.034 space for each	99		4		
TOTAL				4		
PASSENGER LOADING (PA)	BYLAW REFERENCE	DWELLING UNITS		MINIMUM REQUIRED	ACC STALLS	STD STALLS
	AS PER PARKING BYLAW 7.2.1					
	A minimum of one space for any development with 50-125 dwelling units, plus one space for every additional 150 dwelling units	464		3	1	2
TOTAL				3		
DAYCARE (DC)	BYLAW REFERENCE	Number of CHILDREN	GFA (m2)	MINIMUM REQUIRED	SM STALLS	
	CoV Childcare Design Guidelines					
	2 stalls for staff	37		2	Max 25%	
TOTAL				2		
DAYCARE CLASS A PASSENGER LOADING	BYLAW REFERENCE	Number of CHILDREN	GFA (m2)	MINIMUM REQUIRED	ACC STALLS	STD STALLS
	CoV Childcare Design Guidelines					
	1 stall per 8 Children	37	664	5	1	4
TOTAL				5		
RETAIL (RT)	BYLAW REFERENCE		GFA (m2)	MAXIMUM ALLOWED	SM STALLS	
	No minimum number of parking stalls required. Maximum parking stalls of one space for each 115 m2 Gross Floor Area			399	3	Max 25%
TOTAL				3		
RETAIL CLASS A PASSENGER LOADING	BYLAW REFERENCE		GFA (m2)	MINIMUM REQUIRED	ACC STALLS	STD STALLS
	AS PER PARKING BYLAW 7.2.5.1					
	A minimum of one space for each 4,000 sqm of gross floor area		399	0	0	0
TOTAL				0		

PROVIDED		
RS PARKING		
STD STALLS	SM STALLS	
311	85	21.5%
TOTAL*		
396		
RS VISITOR PARKING		
STD STALLS	SM STALLS	
11	0	0.0%
TOTAL		
11		
RS ACC PARKING		
ACC STALLS		
18		
TOTAL		
18		
SH PARKING		
STD STALLS	SM STALLS	
0	0	0.0%
TOTAL		
0		
SH ACC PARKING		
ACC STALLS		
4		
TOTAL		
4		
PA PASSENGER LOADING		
ACC STALLS		
1		
STD STALLS		
2		
TOTAL		
3		
DC PARKING		
STD STALLS	SM STALLS	
2	0	0.0%
TOTAL		
2		
DC PA PASSENGER LOADING		
ACC STALLS		
1		
STD STALLS		
4		
TOTAL		
5		
RT PARKING		
STD STALLS	SM STALLS	
4	0	0.0%
TOTAL		
4		
RT PA PASSENGER LOADING		
ACC STALLS		
0		
STD STALLS		
0		
TOTAL		
0		

LOADING

LOADING		REQUIRED			
RESIDENTIAL LOADING (LD)	BYLAW REFERENCE	DWELLING UNITS	GFA (m2)	MINIMUM REQUIRED	
		AS PER PARKING BYLAW 5.2.1			
CLASS A	No requirement	365	29,892	0	
CLASS B	No requirement for less than 100 units. At least one space for 100 to 299 units, plus minimum of 1 additional space for 300 to 499 units; and at least 1 additional space for any portion of each additional 200 dwelling unit			2	
TOTAL				2	
NON-RESIDENTIAL LOADING (DC LD)	BYLAW REFERENCE		GFA (m2)	MINIMUM REQUIRED	
	AS PER PARKING BYLAW 5.2.5				
CLASS A	No requirement		819	0	
CLASS B	No requirement for less than 100 sqm. Minimum of one space for each 2,800 sqm of GFA [or portion thereof]*			1	
TOTAL				1	

PROVIDED	
LD LOADING	
CLASS B	CLASS A
1	3
TOTAL	
4	
DC LD LOADING	
CLASS B	CLASS A
1	0
TOTAL	
1	

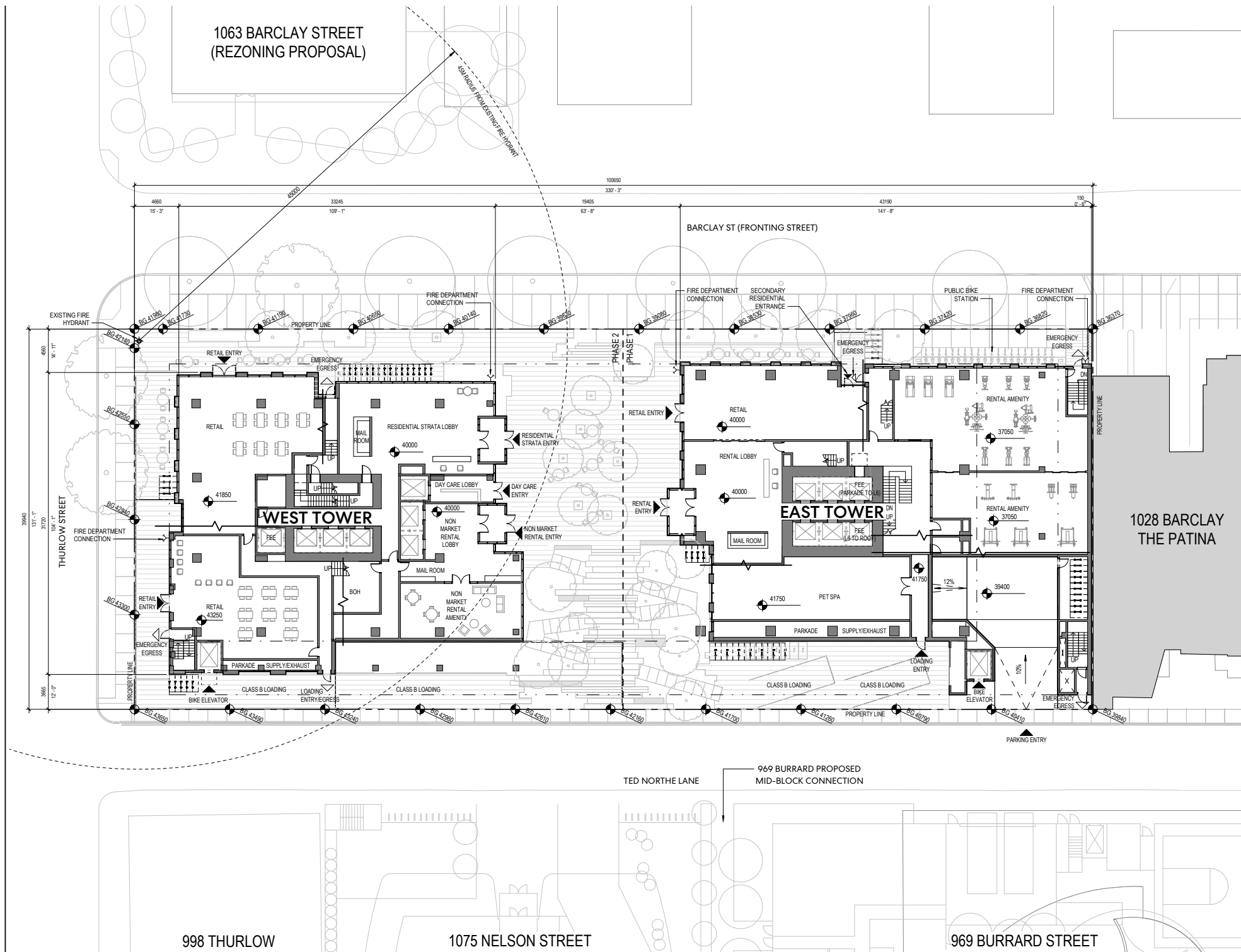
BICYCLE

BICYCLE		REQUIRED					
RESIDENTIAL BIKE PARKING	BYLAW REFERENCE	DWELLING UNITS	MINIMUM REQUIRED	BIKE LOCKER	OVERSIZED CLASS A	VERTICAL STALL	
		AS PER PARKING BYLAW 6.2.1.2					
CLASS A	A minimum of 1.5 spaces per unit	321	482	MIN 10%	MIN 5%	MAX 30%	
65m2<UNITS<105m2	A minimum of 2.5 spaces per unit	103	258				
UNITS>105m2	A minimum of 3 spaces per unit	40	120				
TOTAL			859				
CLASS B	A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units	464	24				
TOTAL			24				
DAYCARE BIKE PARKING	BYLAW REFERENCE	GFA (m2)	MINIMUM REQUIRED				
	No requirement	664	0				
TOTAL			0				
RETAIL BIKE PARKING	BYLAW REFERENCE	GFA (m2)	MINIMUM REQUIRED				
	AS PER PARKING BYLAW 6.2.5						
CLASS A	A minimum of one space for each 340 sqm of gross floor area	553	2				
TOTAL			2				
CLASS B	A minimum of 6 spaces for any development containing a minimum of 1,000 sqm gross floor area	553	1				
TOTAL			1				

PROVIDED	
RE BIKE PARKING	
CLASS A	
H OVERSIZED	89 10.2%
H BIKE STALLS	352 40.3%
LOCKERS	257 29.4%
V BIKE STALLS	178 20.4%
TOTAL	
874	
CLASS B	
24	
TOTAL	
24	
DC BIKE PARKING	
CLASS A	
0	
TOTAL	
0	
RT BIKE PARKING	
CLASS A	
2	
TOTAL	
2	
CLASS B	
1	
TOTAL	
1	

7.4 Site Plans

Site Plan - Grade Level

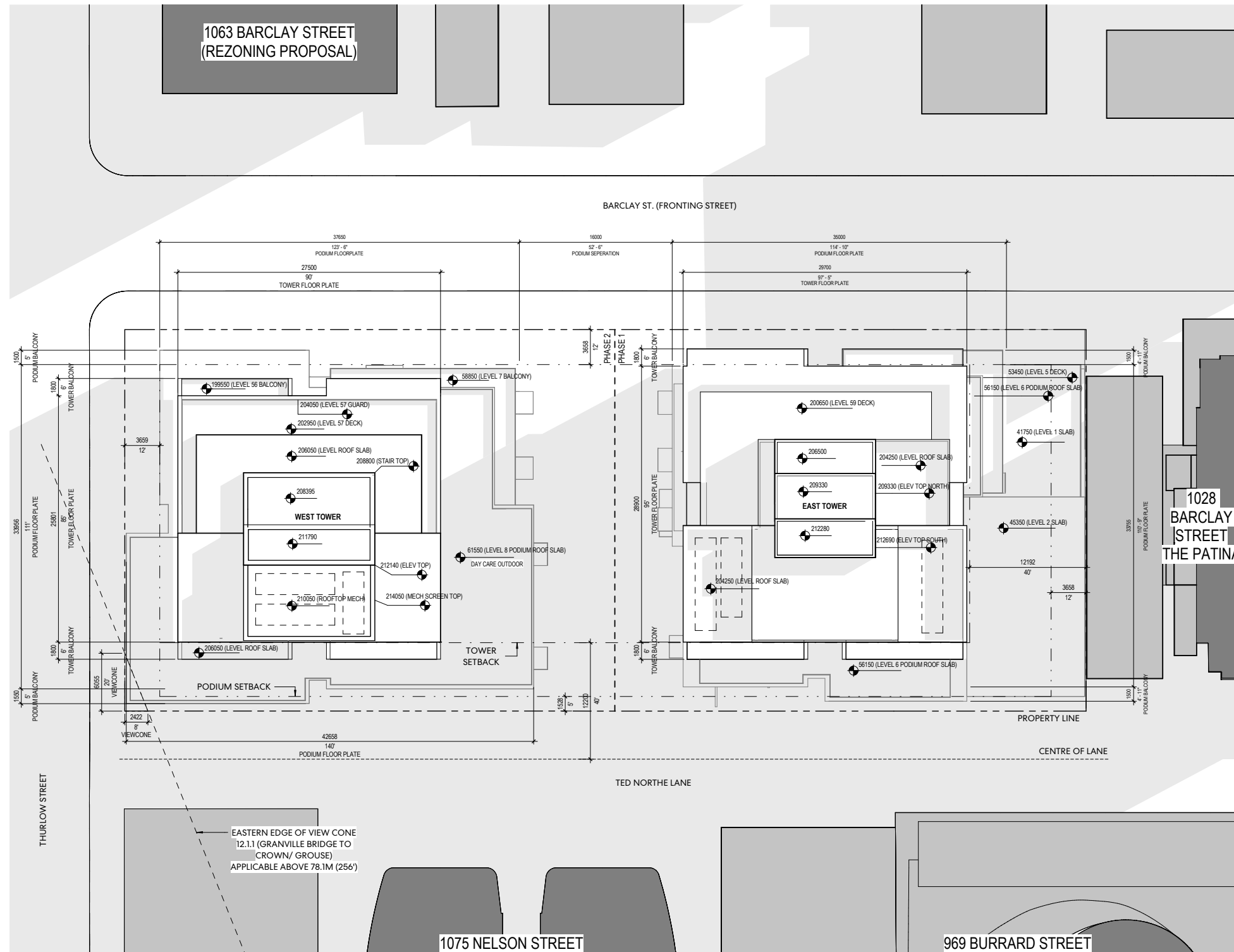


SITE PLAN SCALE
Scale 1:1000



Site Plans

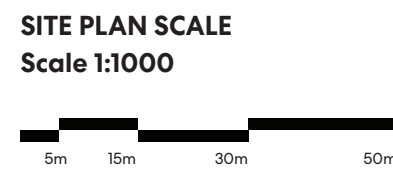
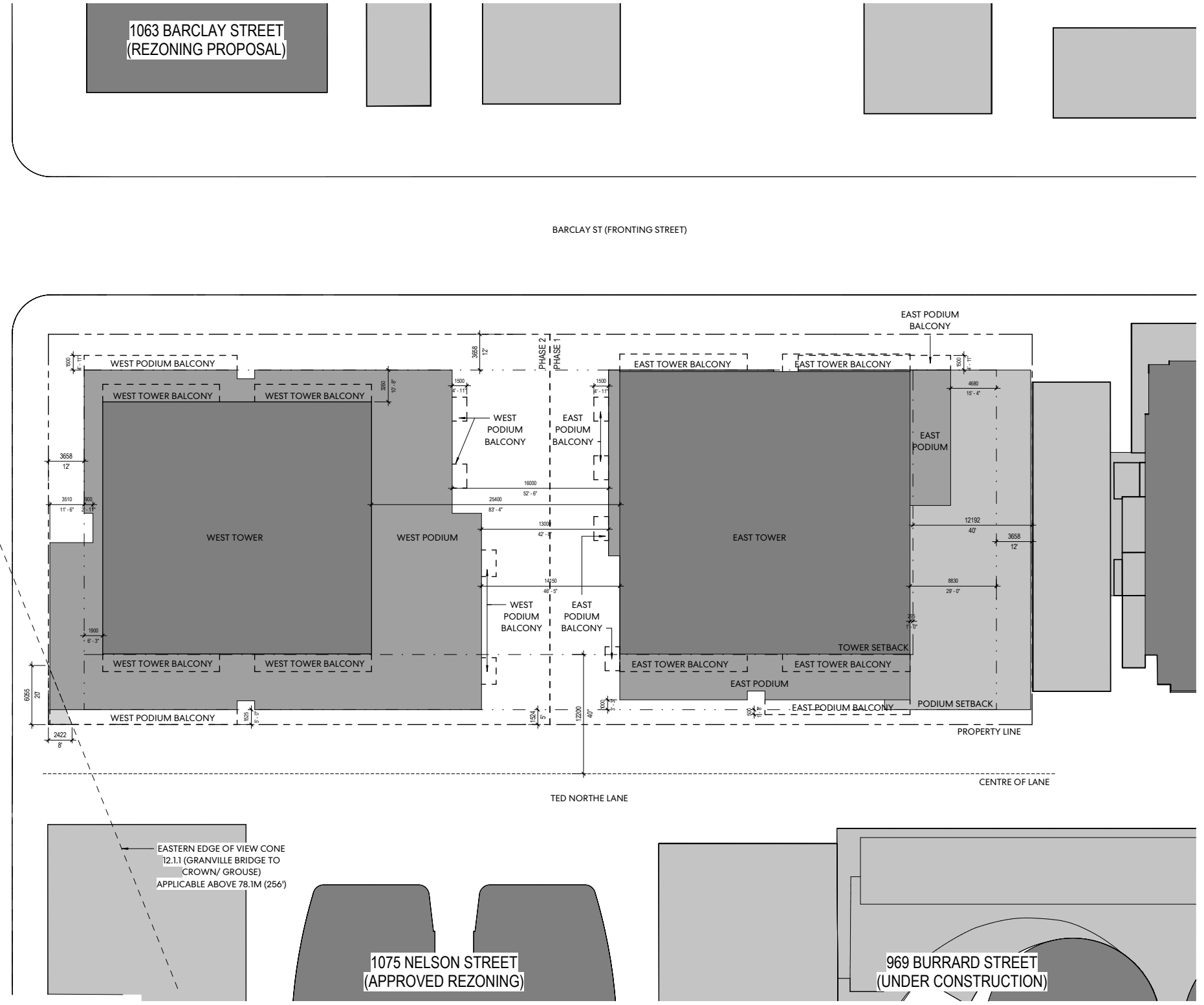
Site Plan - Roof Level



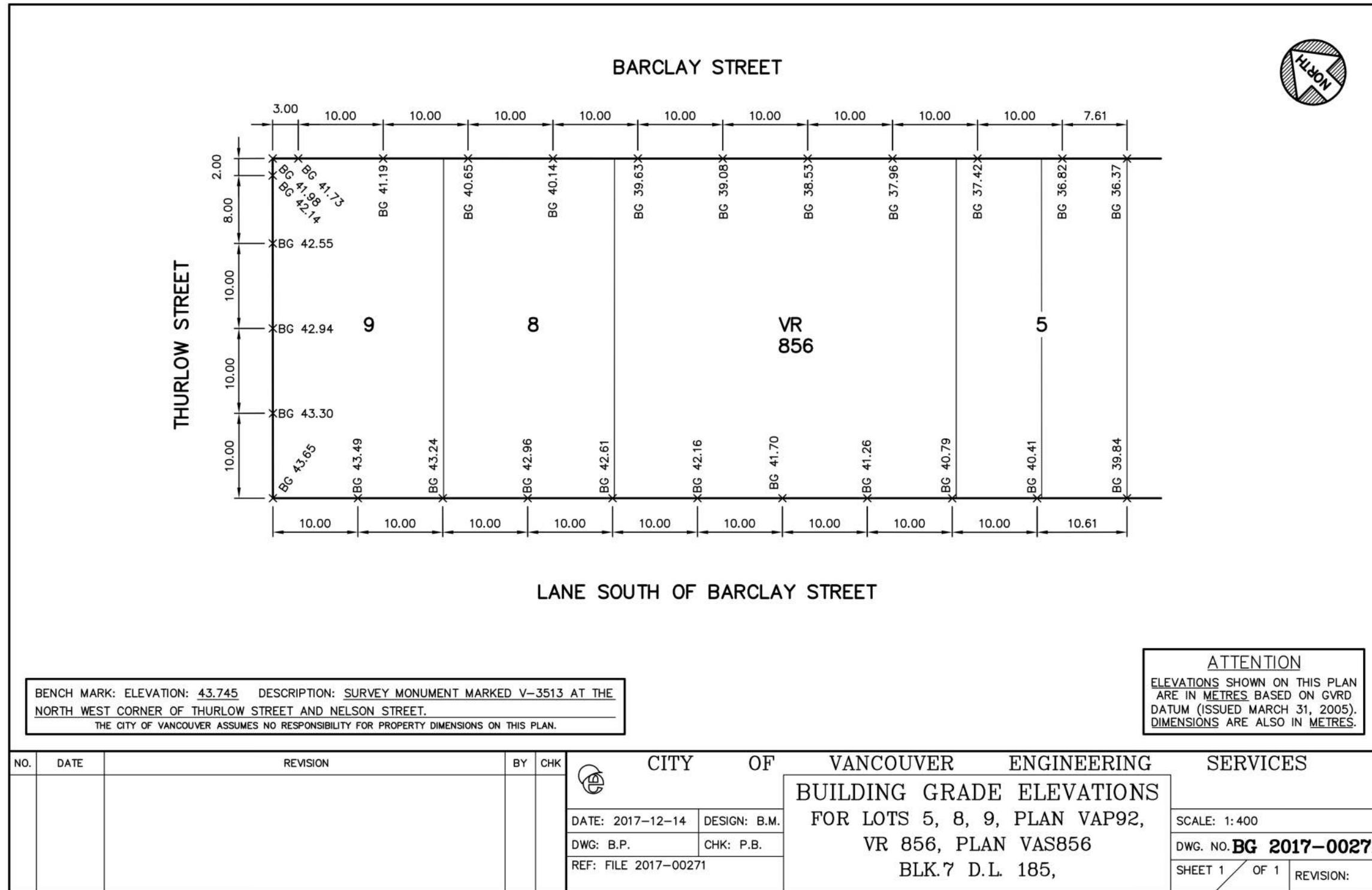
SITE PLAN SCALE
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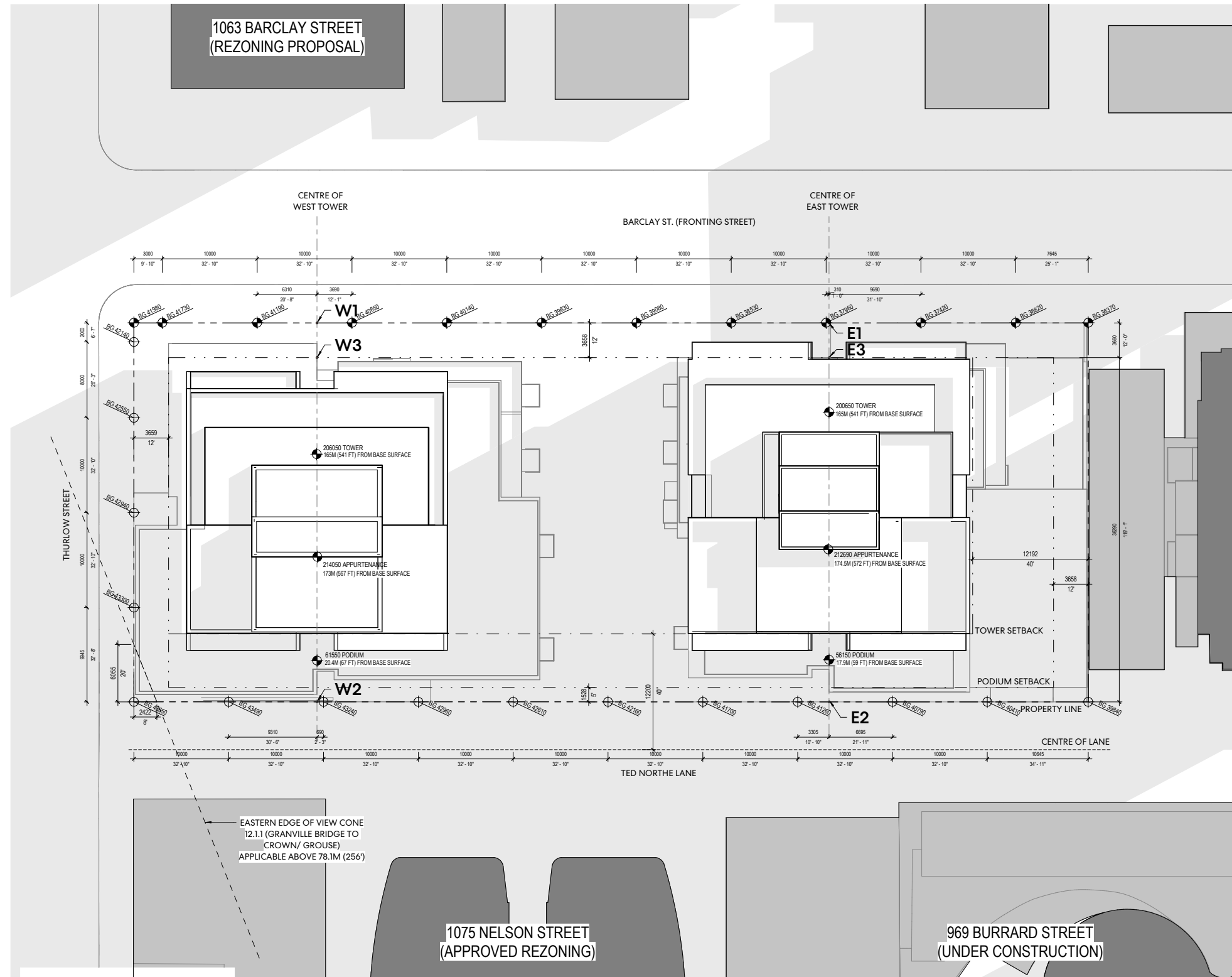
Site Plan - Site Coverage



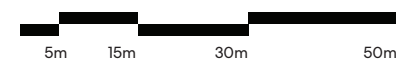
Building Grades



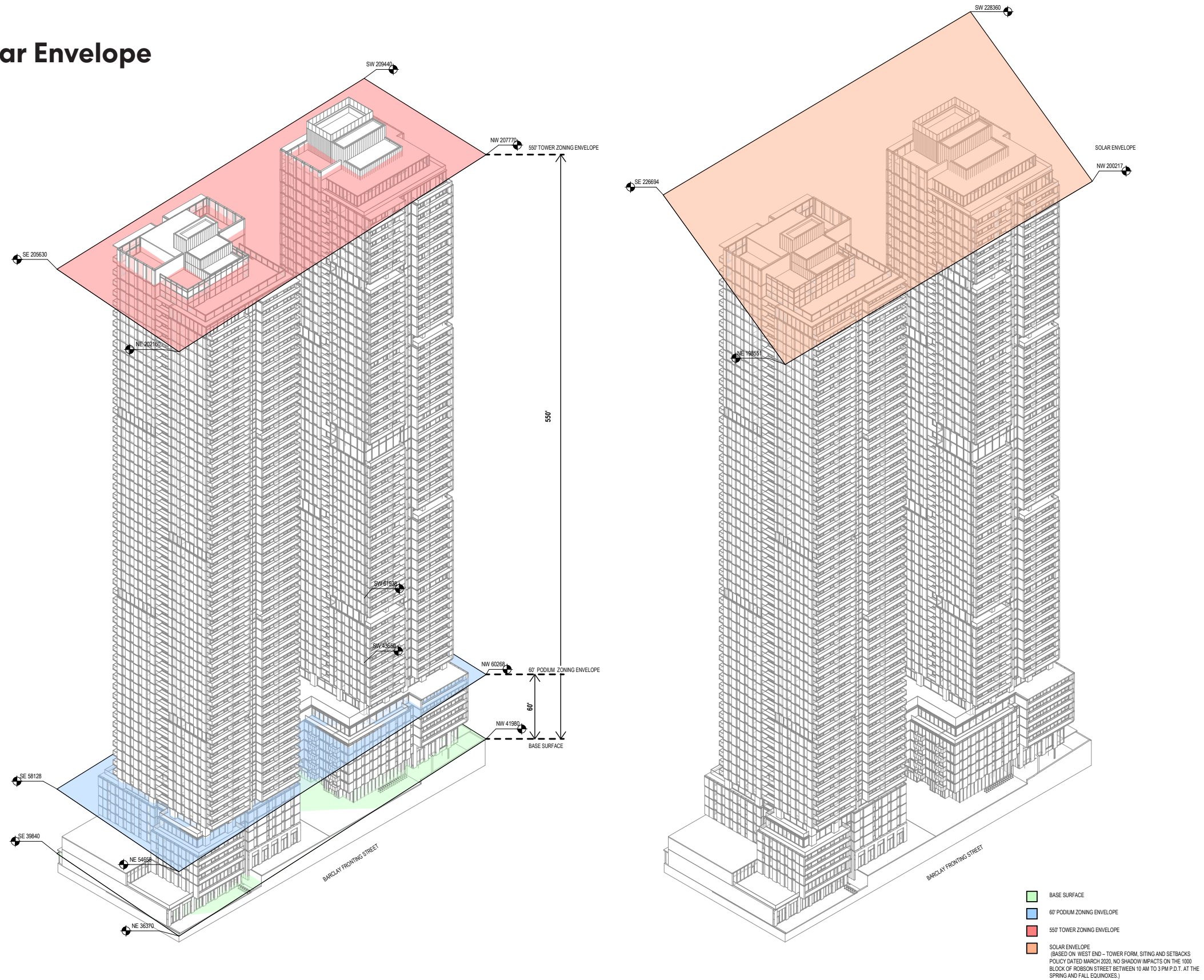
Base Surface Calculation Plan



SITE PLAN SCALE
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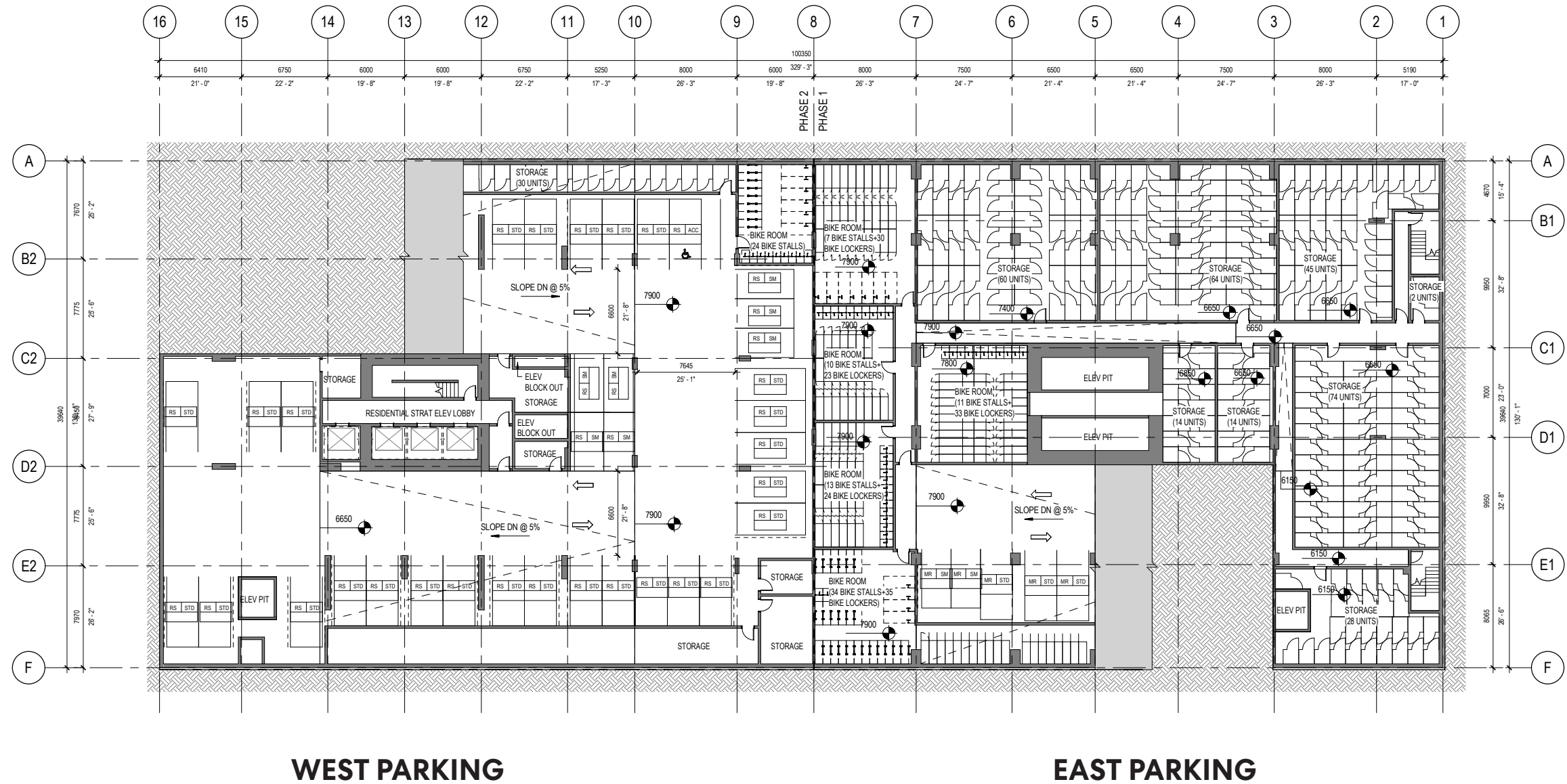
Base Surface and Solar Envelope



7.5 Floor Plans

Level P10

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



PLAN SCALE

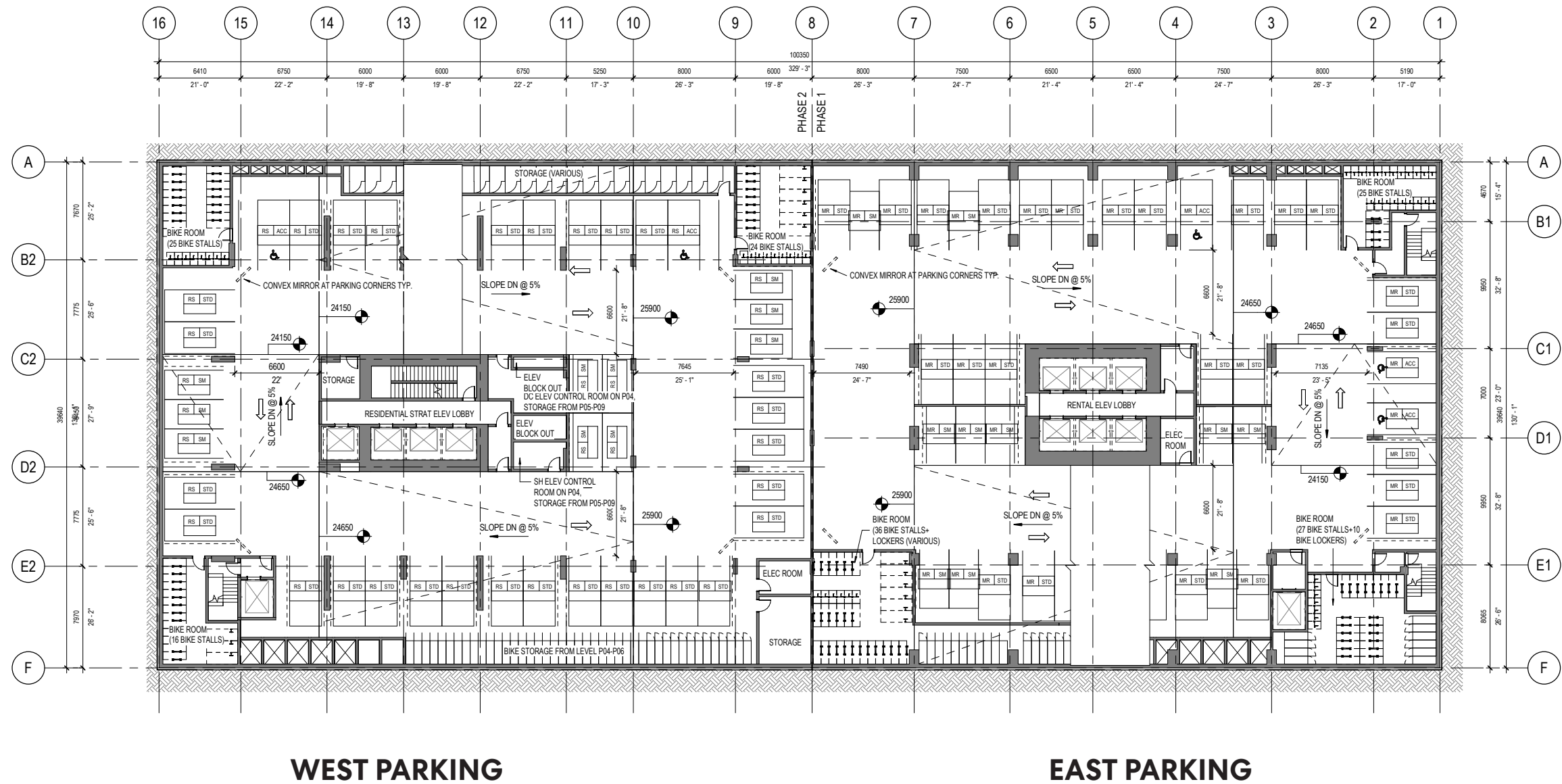
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Floor Plans

Level P9

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



PLAN SCALE

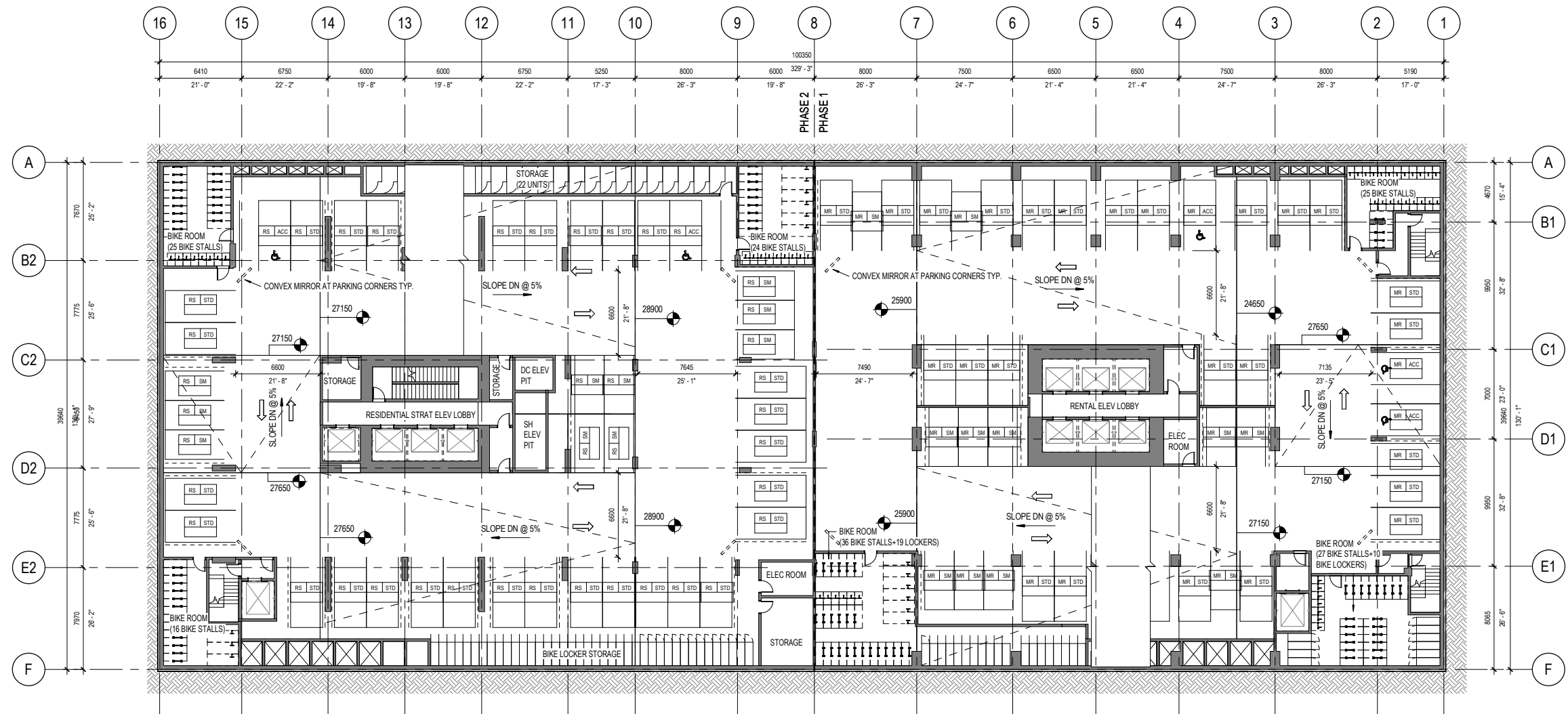
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Floor Plans

Level P3

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



WEST PARKING

EAST PARKING

PLAN SCALE

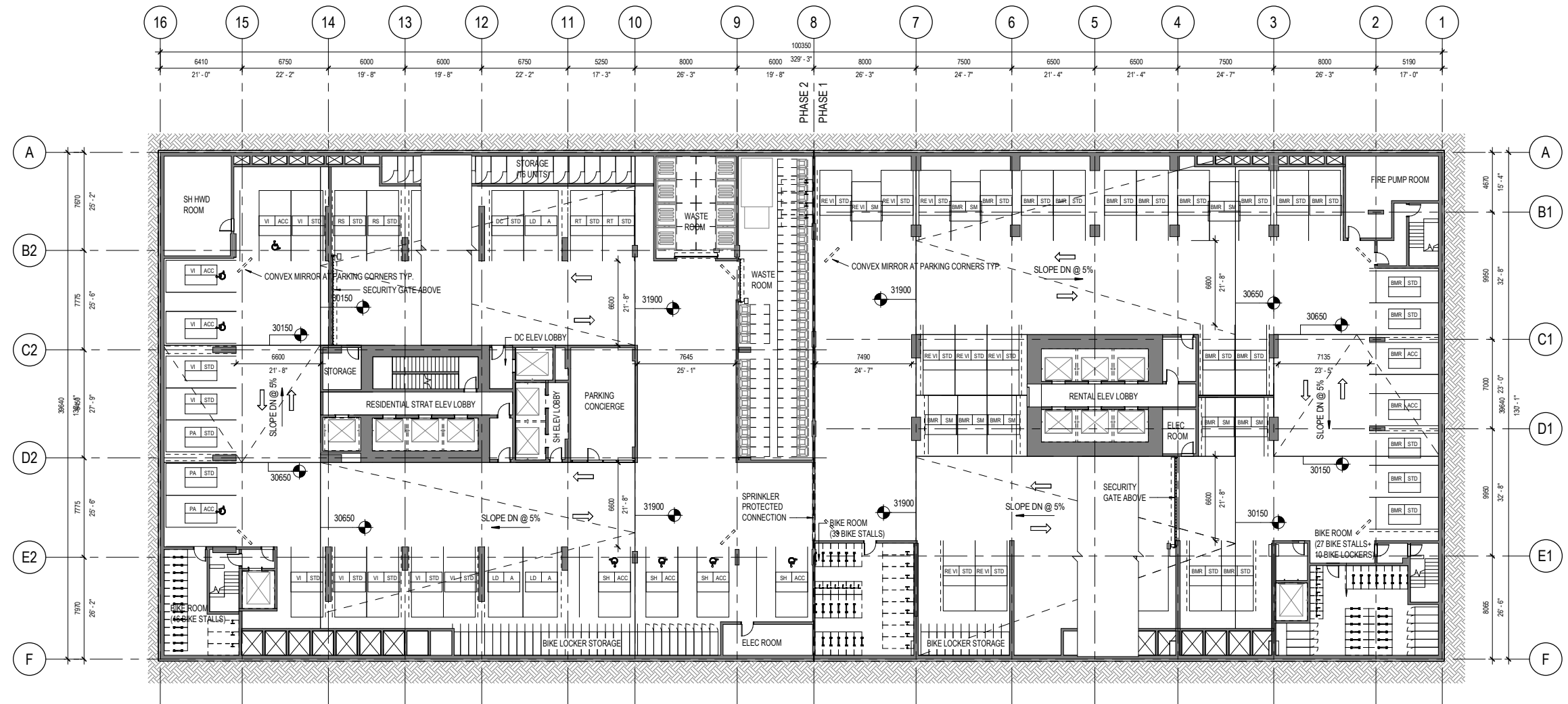
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Floor Plans

Level P2

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



WEST PARKING

EAST PARKING

PLAN SCALE

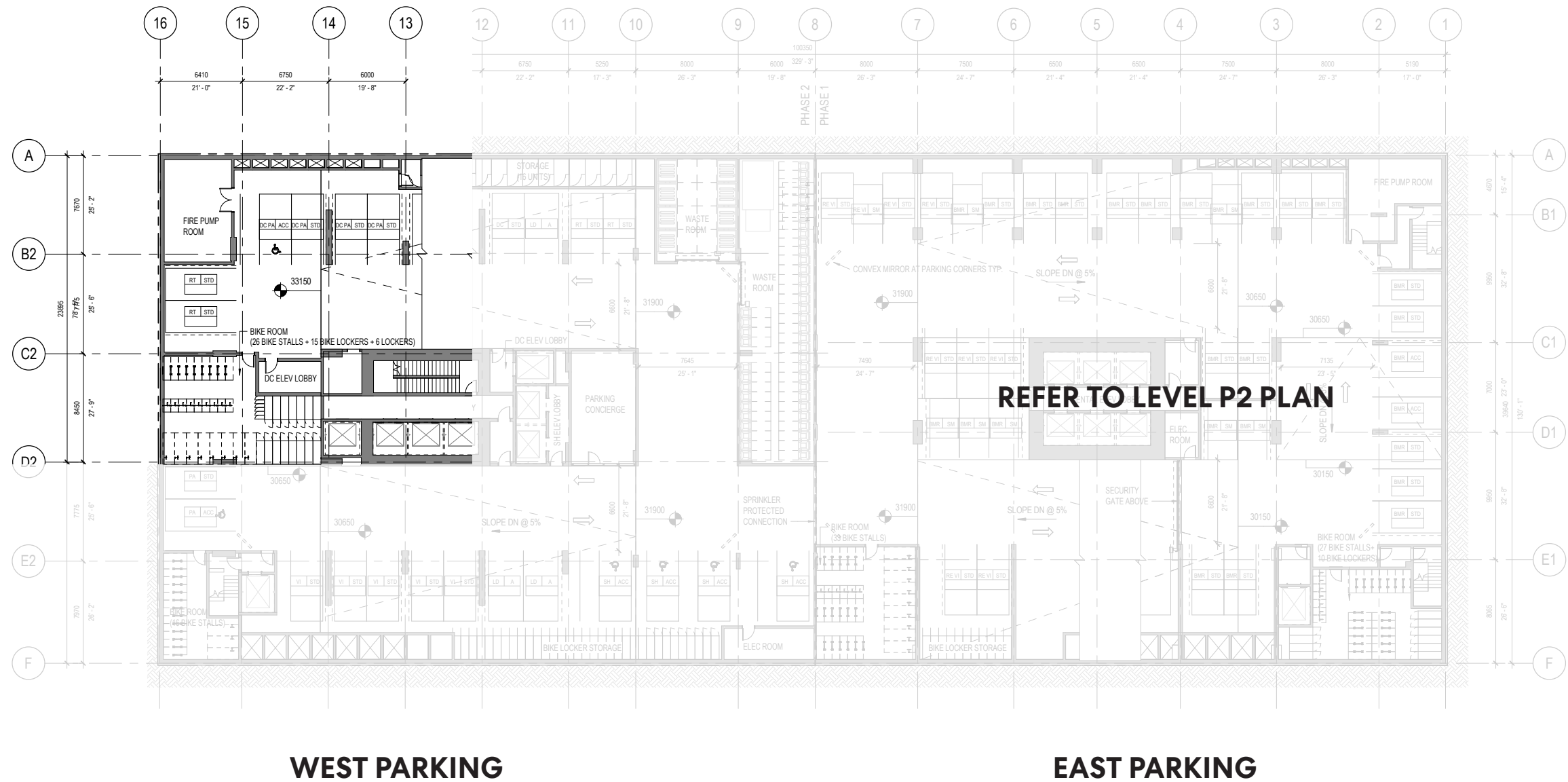
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Floor Plans

Level P2 Partial Plan (Mezzanine)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



PLAN SCALE
Scale 1:800



Floor Plans

Level P2 Partial Plan (Mezzanine)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



PLAN SCALE

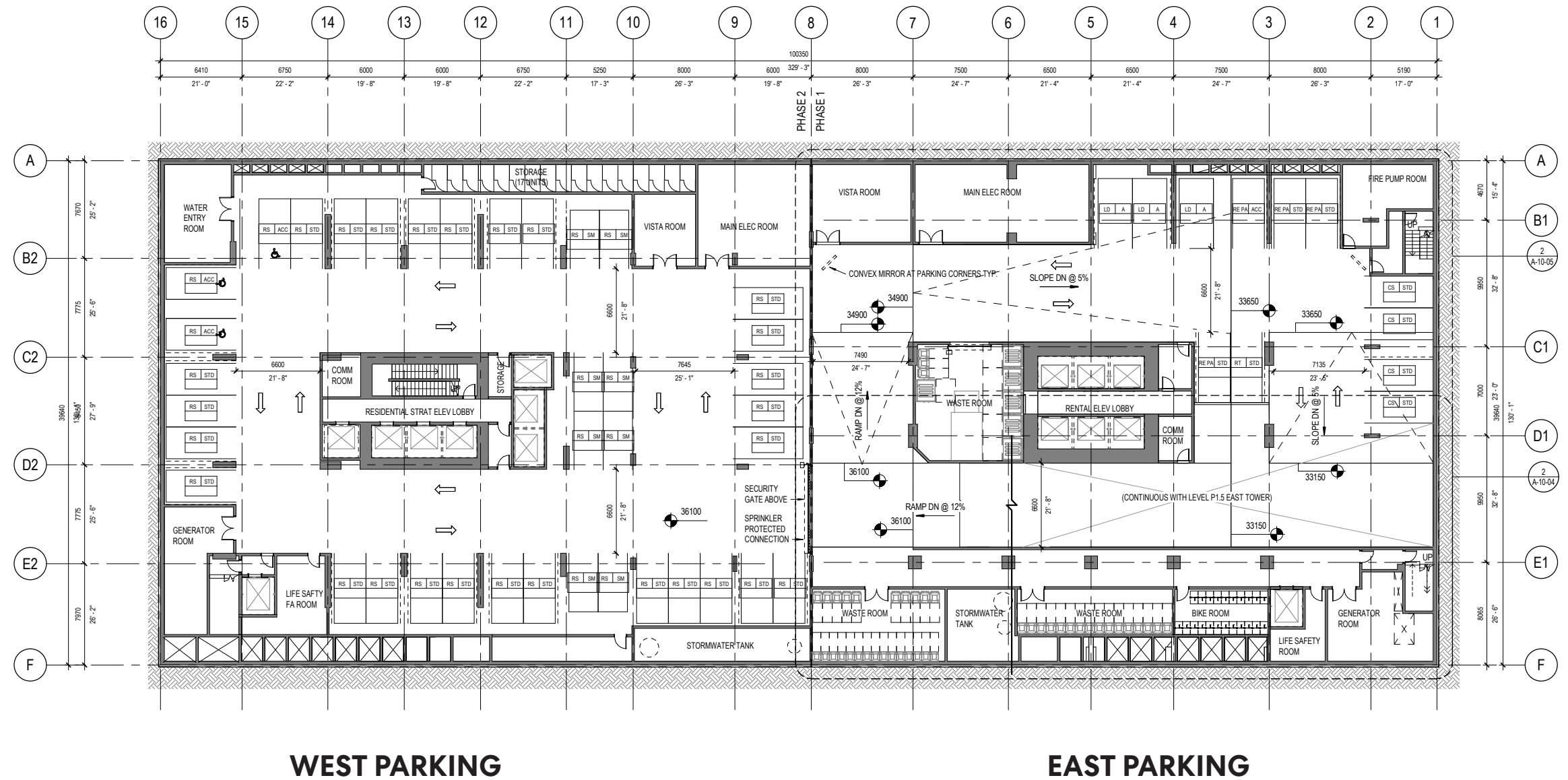
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Floor Plans

Level P1

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



PLAN SCALE

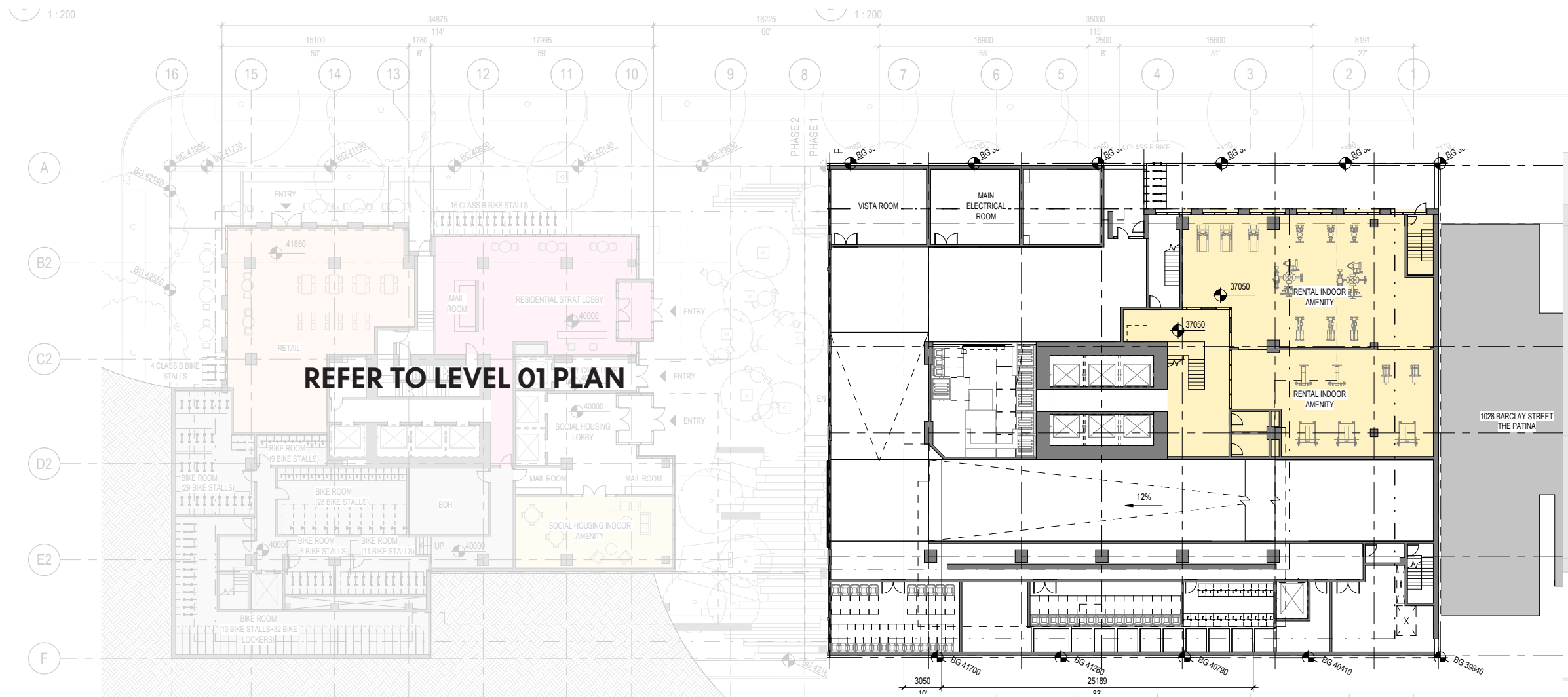
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Floor Plans

Level 00

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



WEST GROUND 1 (WG1)

EAST GROUND 0 (EGO)

PLAN SCALE

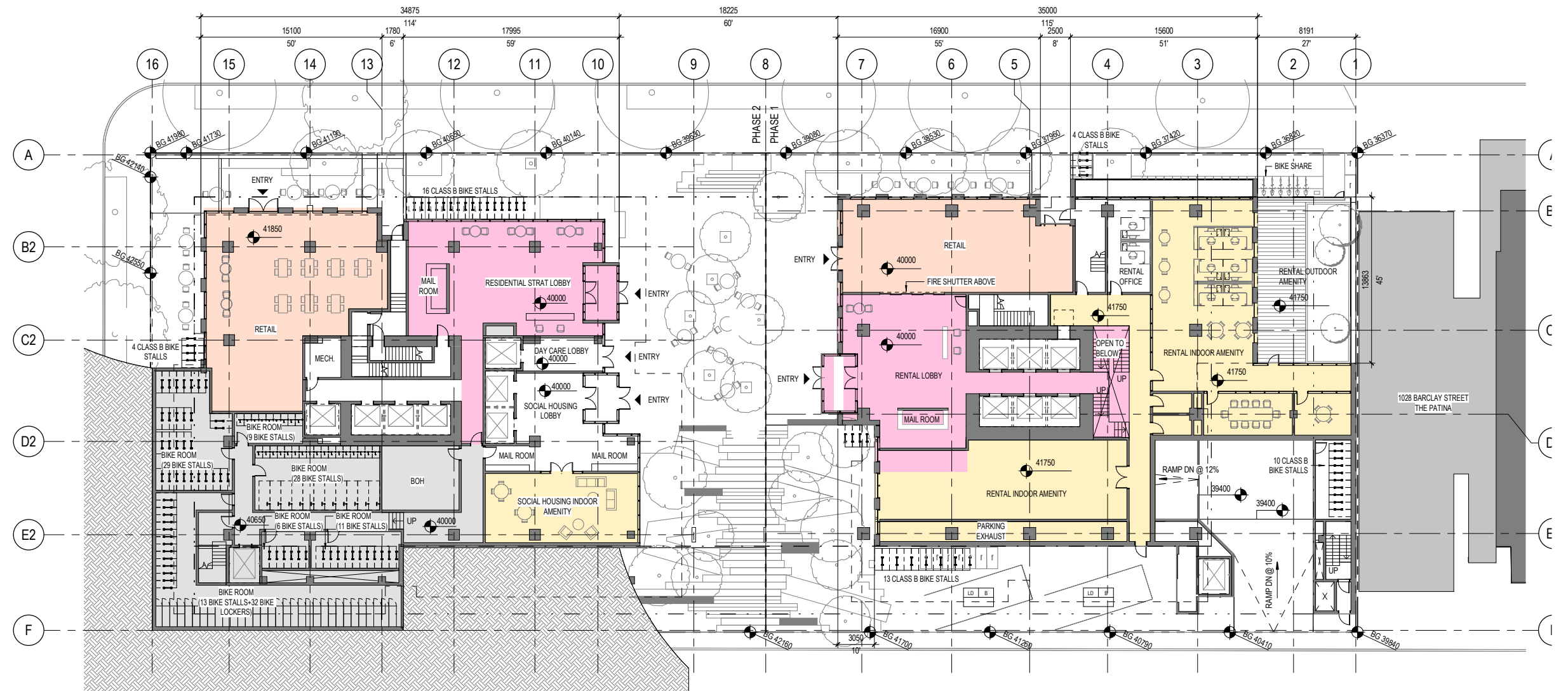
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Floor Plans

Level 01

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



WEST GROUND 1 (WG1)

EAST GROUND 1 (EG1)

PLAN SCALE

Scale 1:800



Floor Plans

Level 02 (WG2, EGI)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



PLAN SCALE

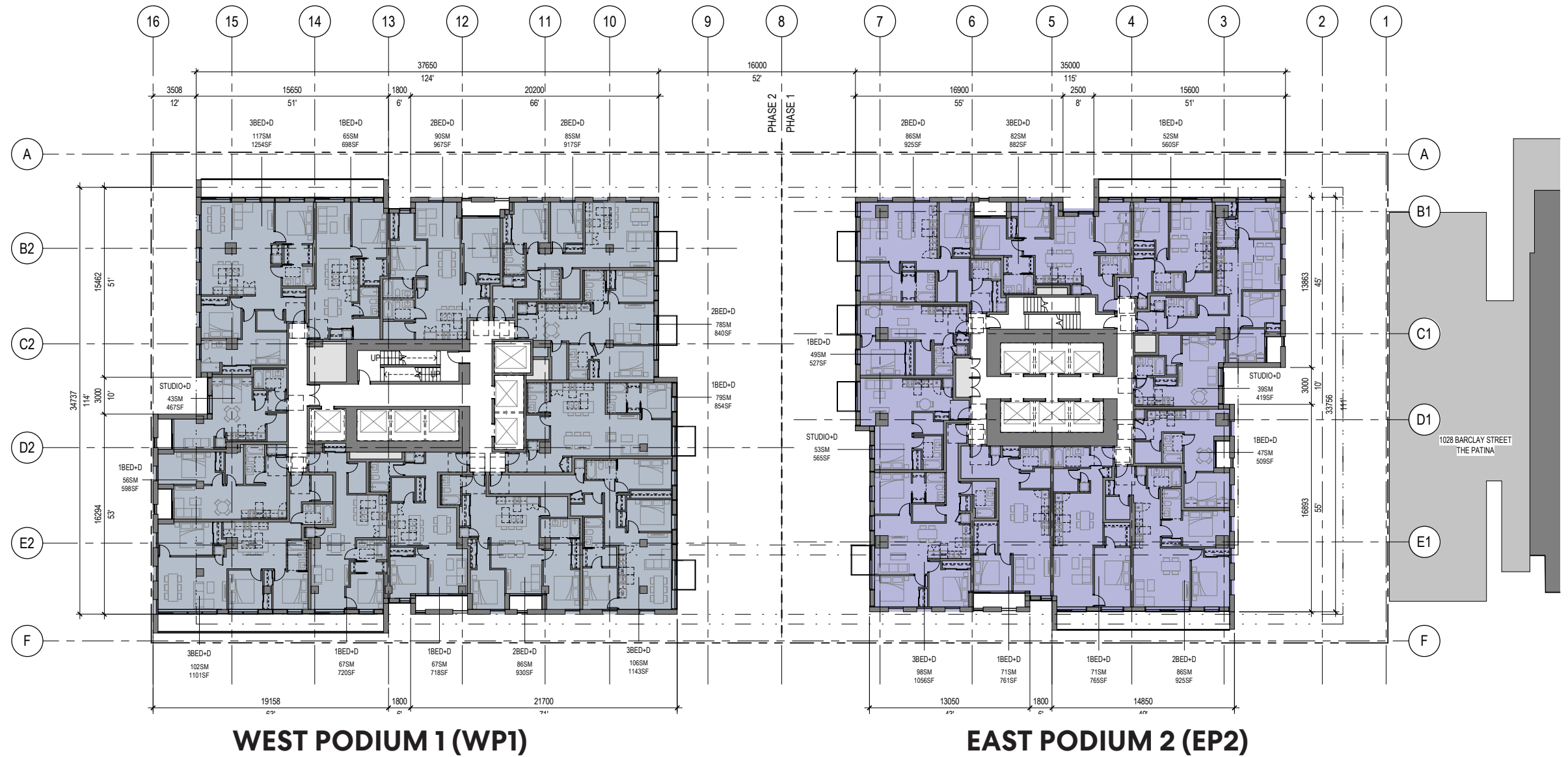
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Floor Plans

Level 03-04

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



PLAN SCALE

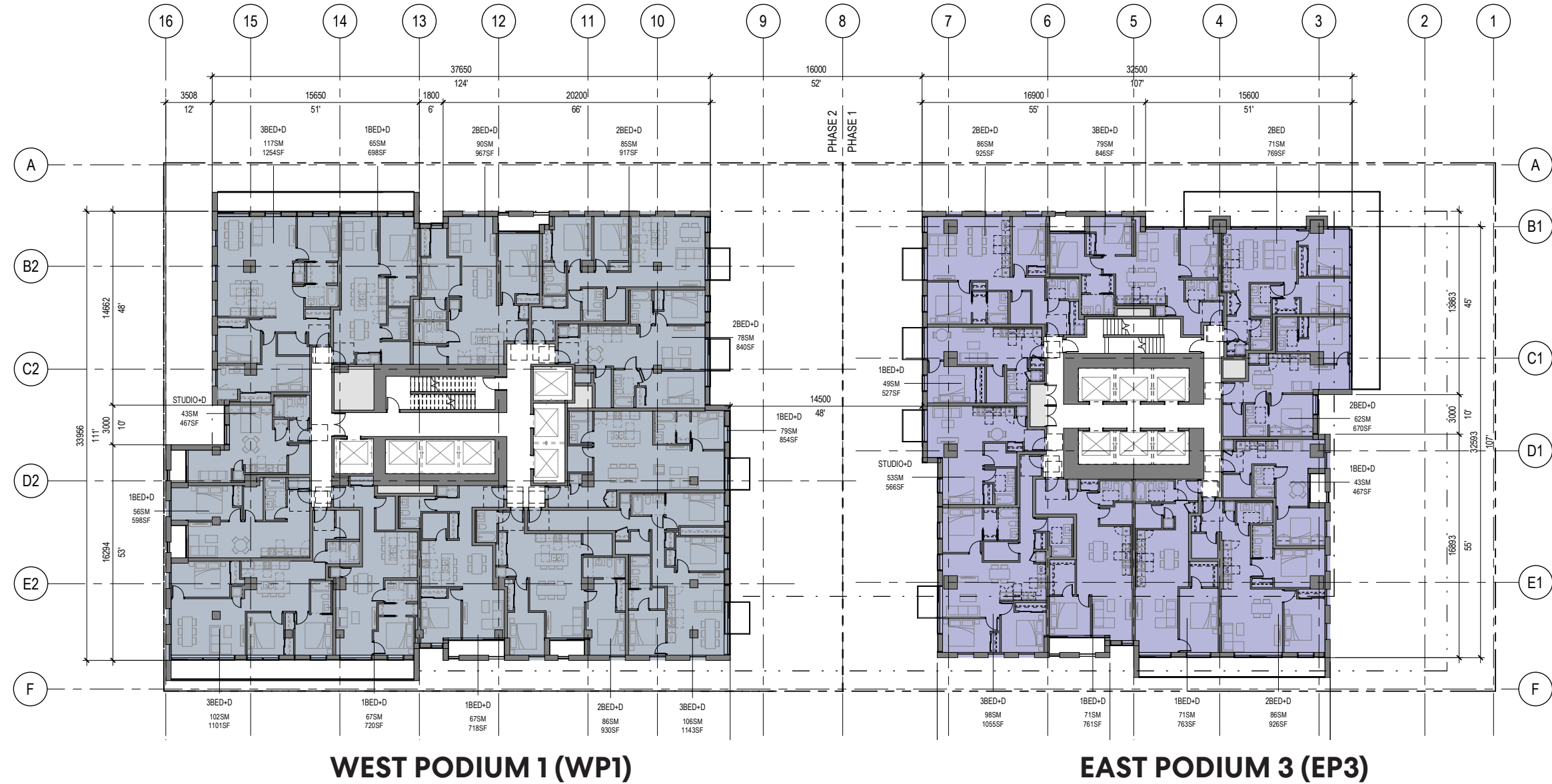
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Floor Plans

Level 05

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



PLAN SCALE

Scale 1:800

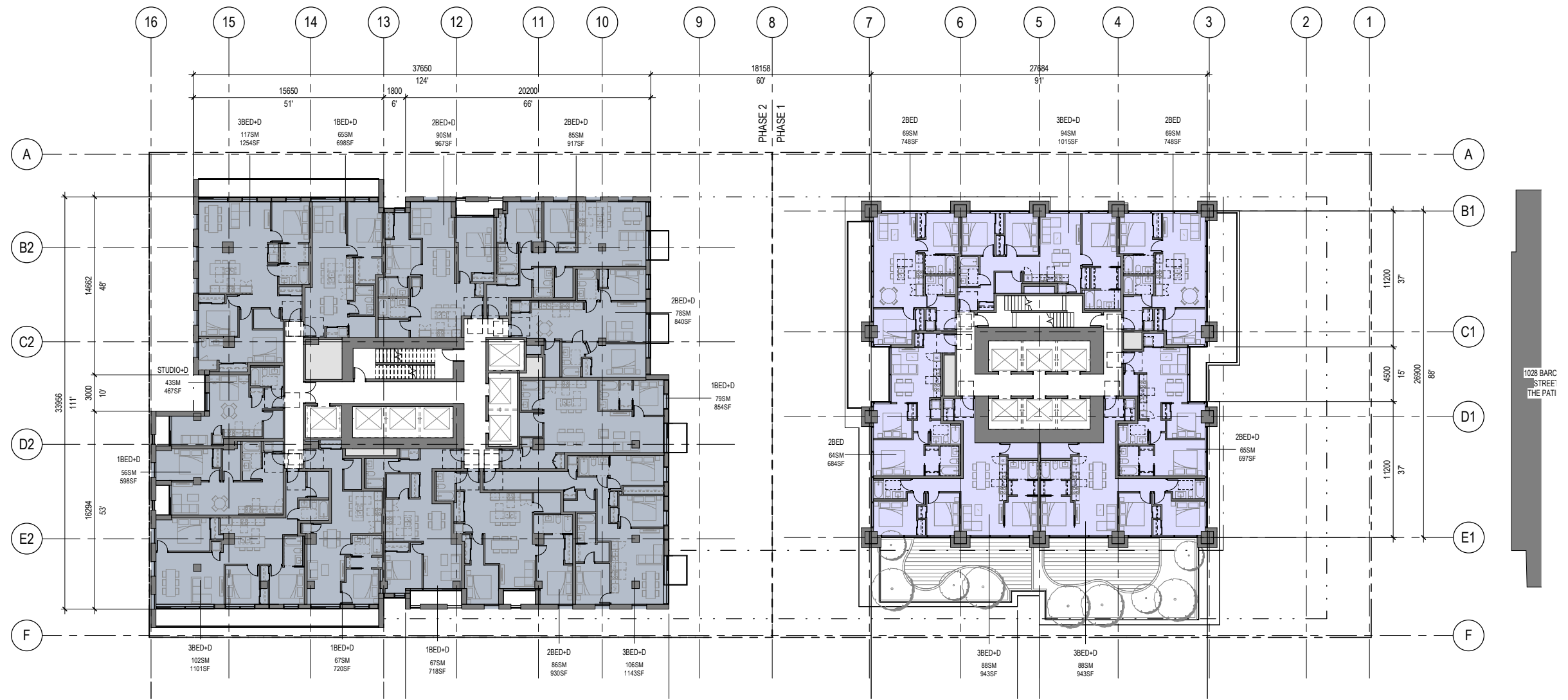


1028 BARCLAY STREET
THE PATINA

Floor Plans

Level 06

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



WEST PODIUM 2 (WP2)

EAST GARDEN SUITES (EGS)

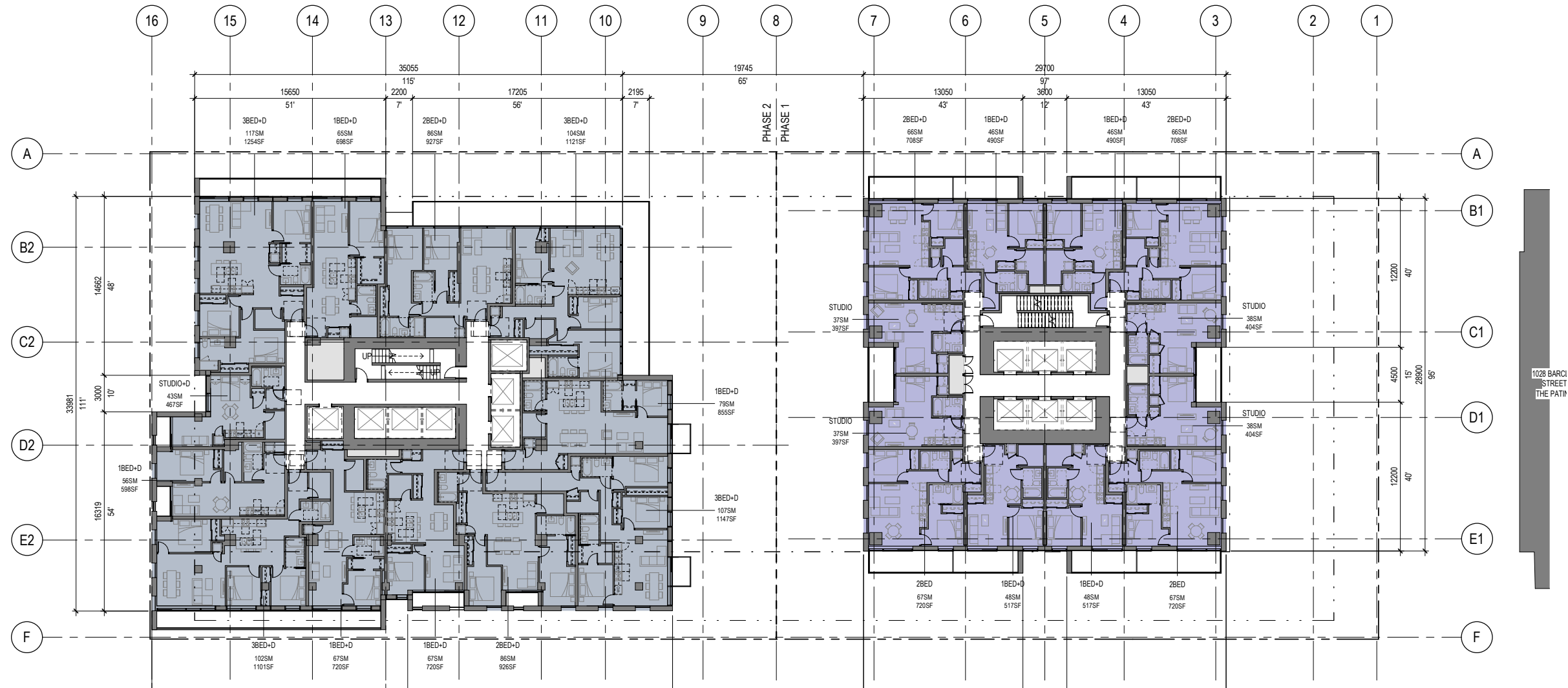
PLAN SCALE
Scale 1:800



Floor Plans

Level 07

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



WEST PODIUM 2 (WP2)

EAST BELOW MARKET (EBM)

PLAN SCALE

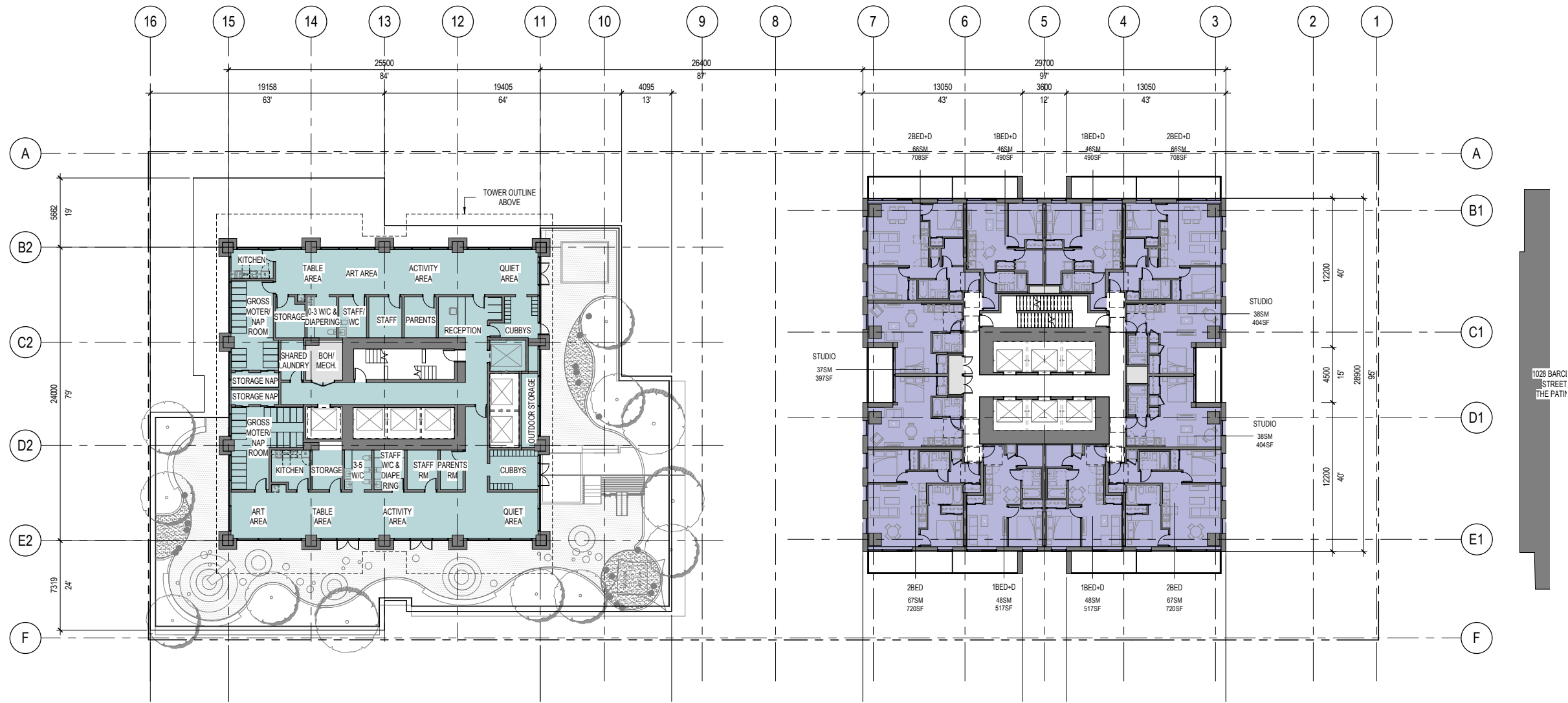
Scale 1:800



Floor Plans

Level 08

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



WEST DAY CARE (WDC)

EAST BELOW MARKET (EBM)

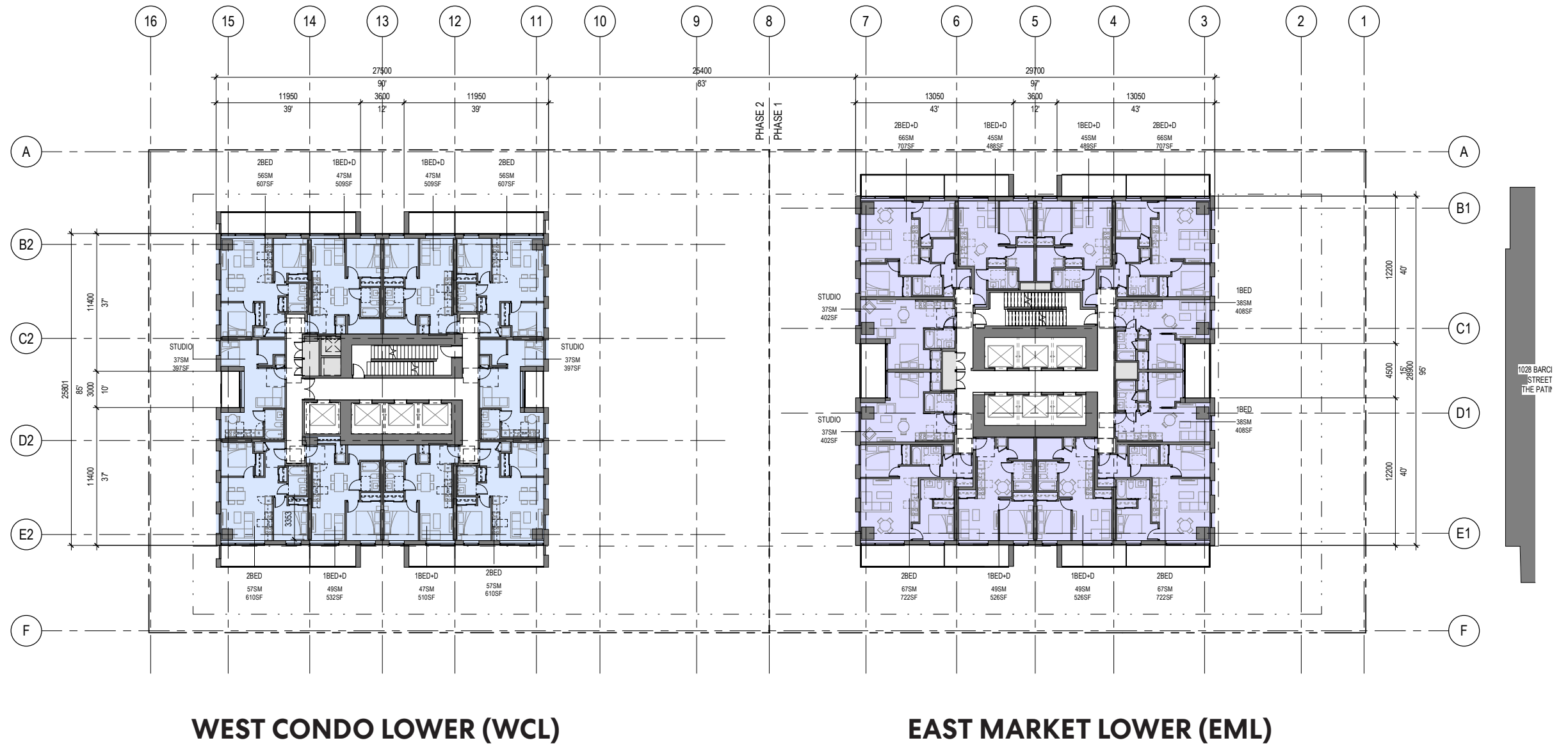
PLAN SCALE
Scale 1:800



Floor Plans

Typical Tower Relationship

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)



PLAN SCALE

Scale 1:800

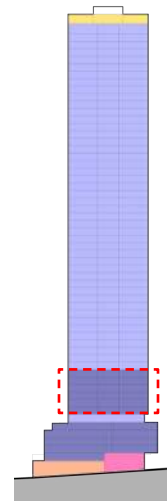


Floor Plans

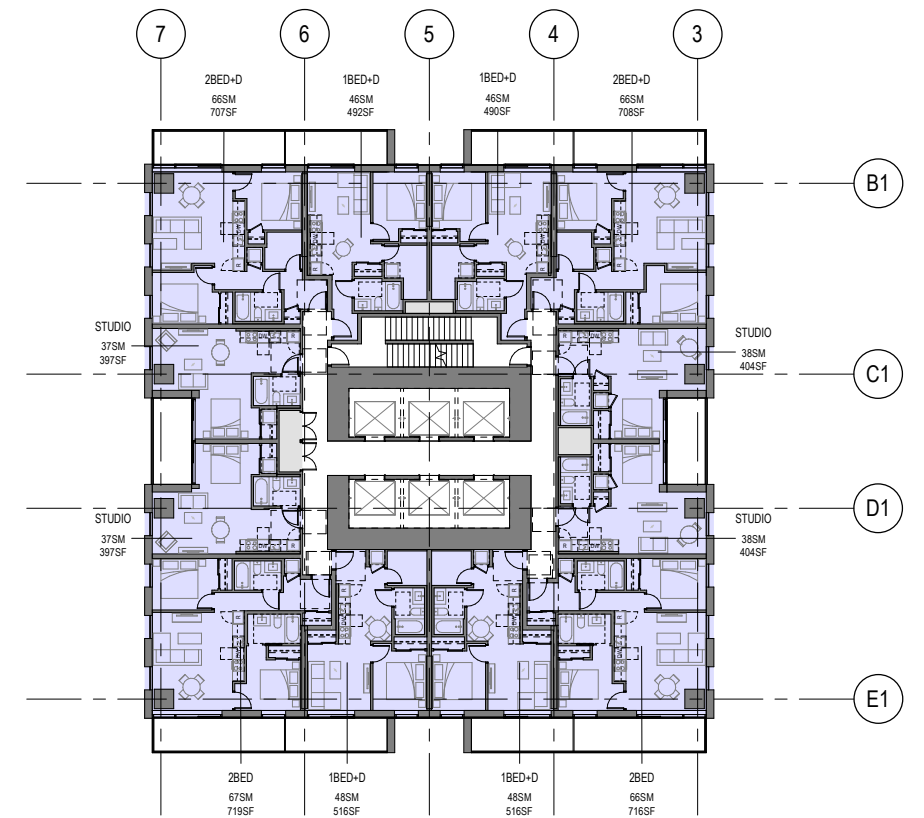
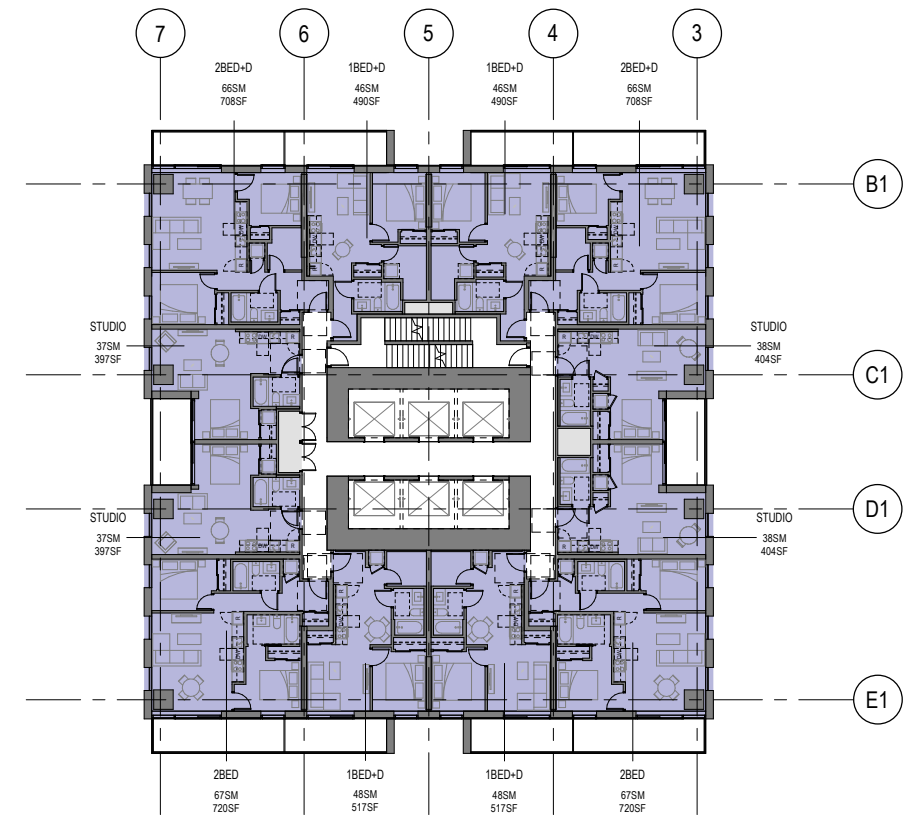
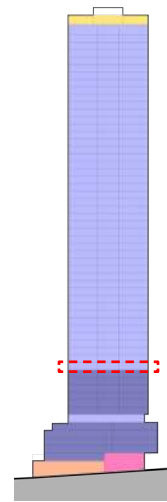
East Tower Typical Plans (EBM, EMB)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

EAST BELOW MARKET (EBM)



EAST MARKET BASE (EMB)



PLAN SCALE

Scale 1:800

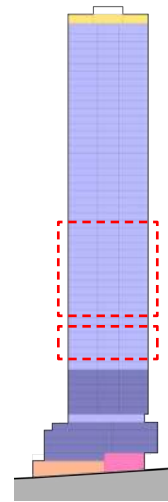


Floor Plans

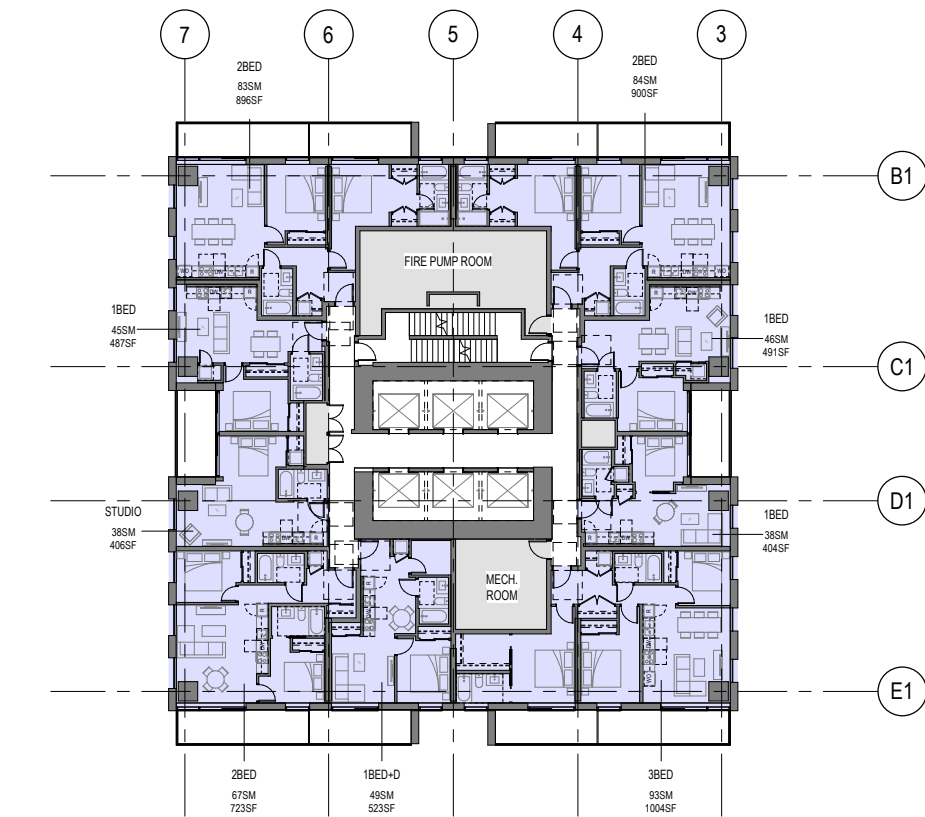
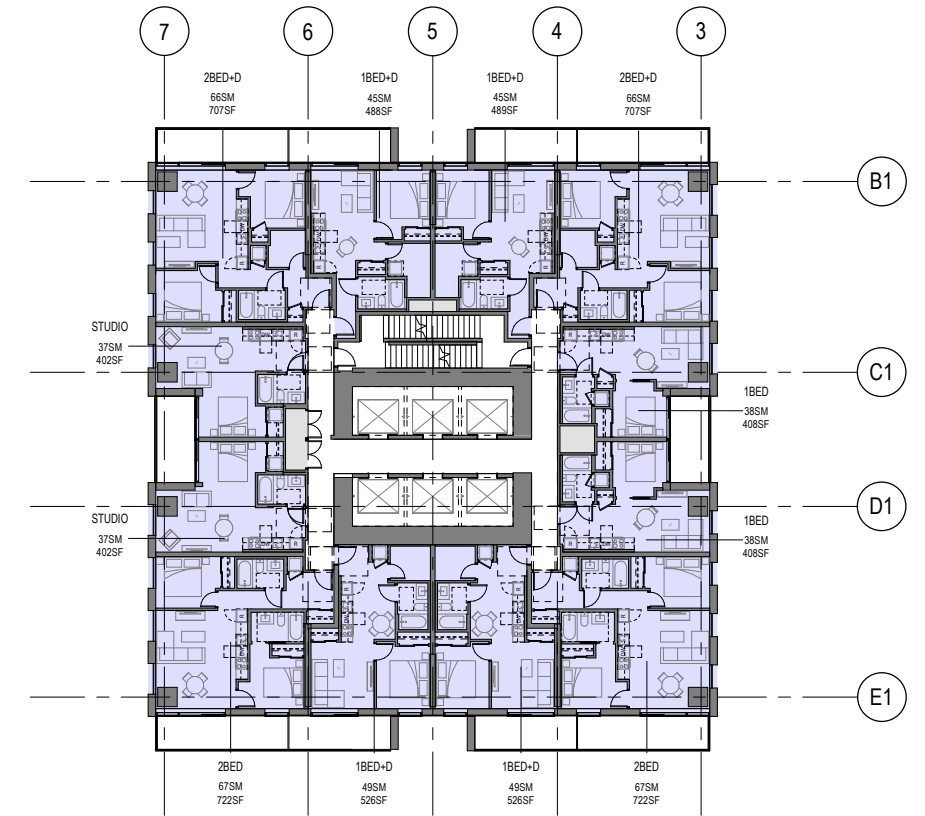
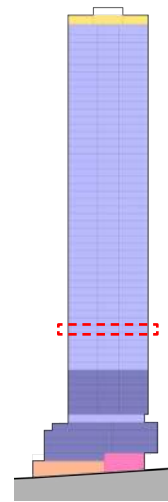
East Tower Typical Plans (EML, EML-M)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

EAST MARKET LOWER (EML)



EAST MARKET LOWER-MECH (EML-M)



PLAN SCALE

Scale 1:800

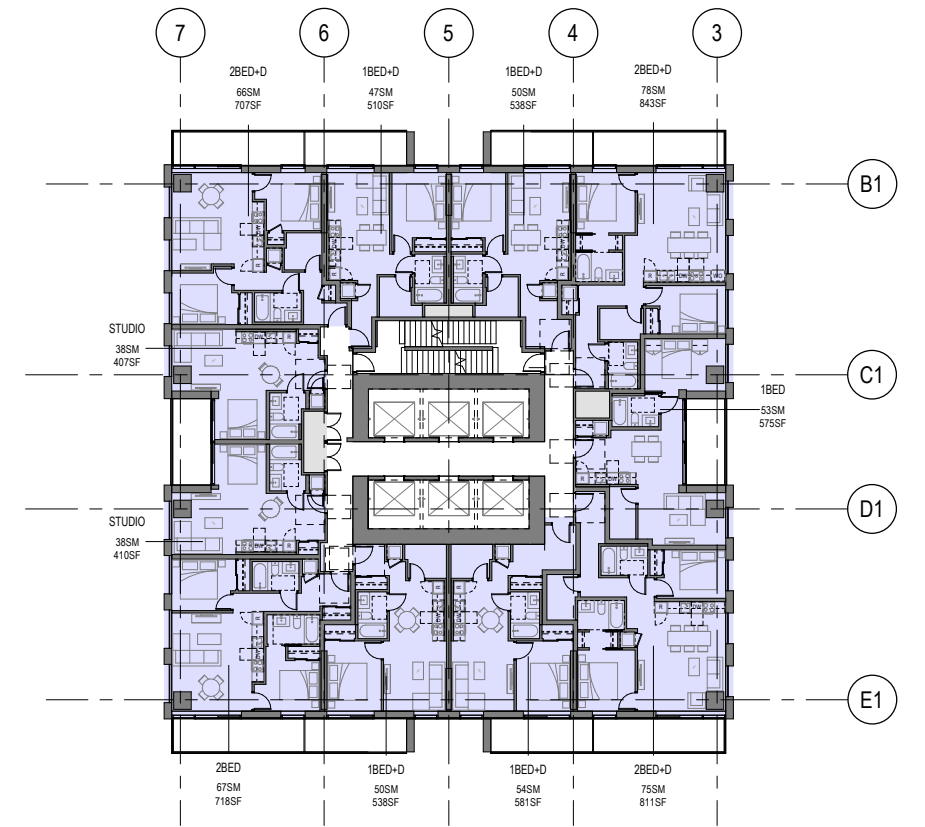
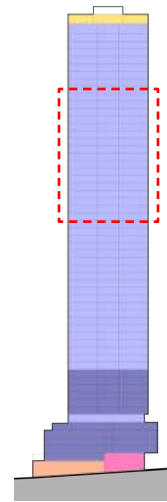


Floor Plans

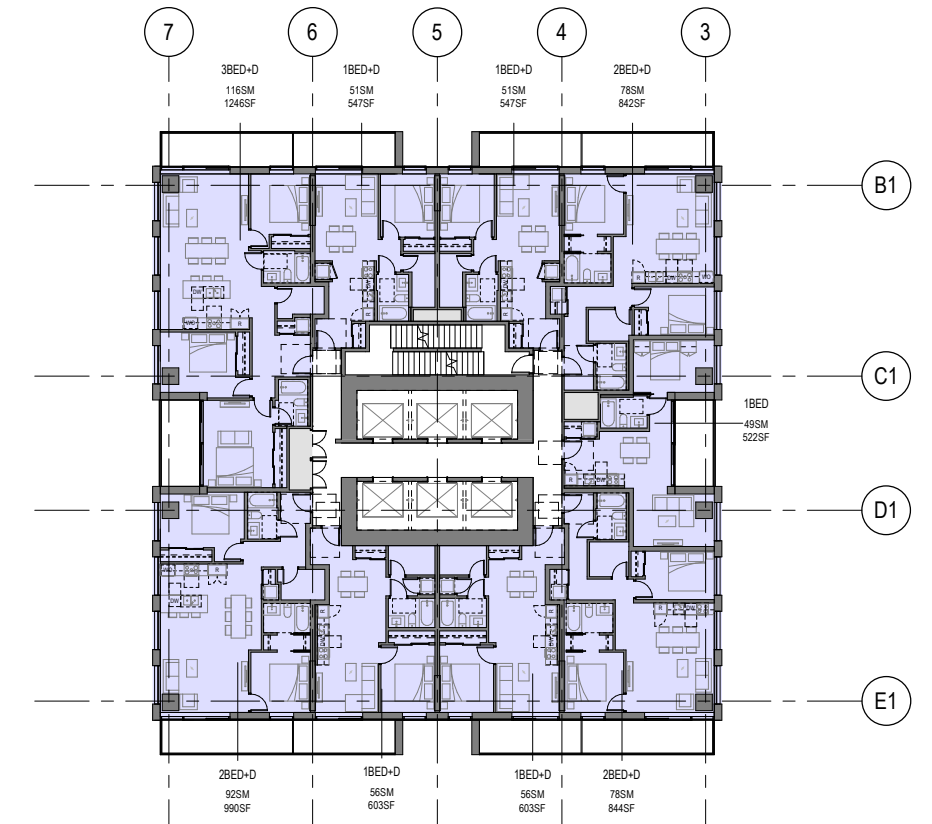
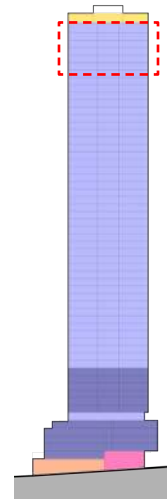
East Tower Typical Plans (EMU, EMP)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

EAST MARKET UPPER (EMU)



EAST MARKET PEAK (EMP)



PLAN SCALE

Scale 1:800

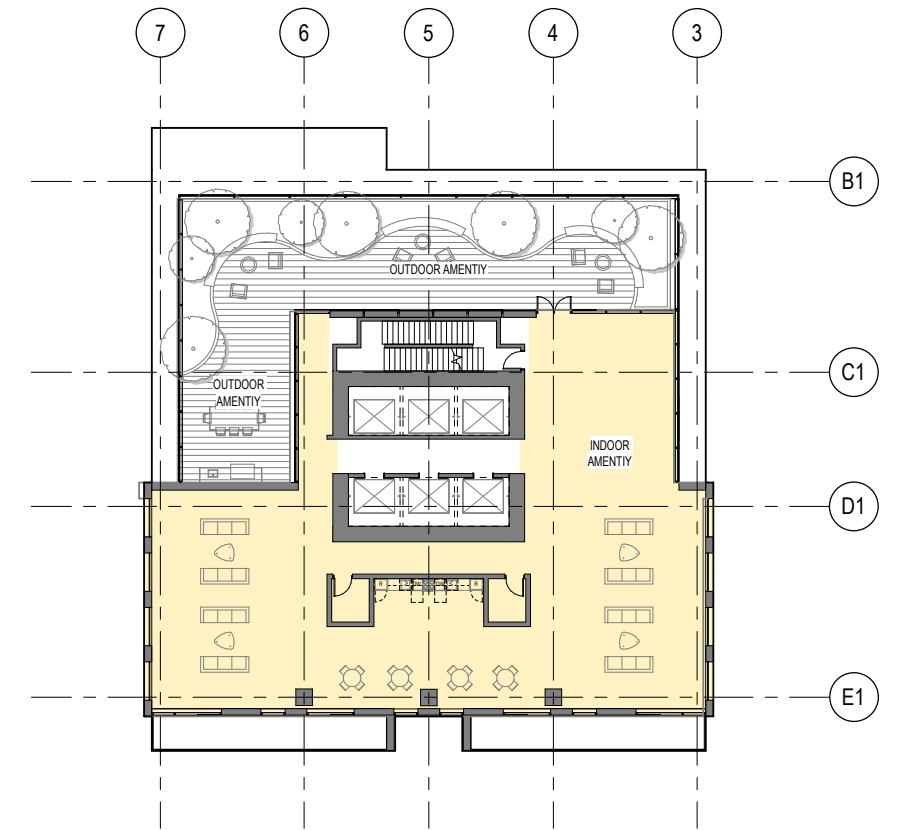
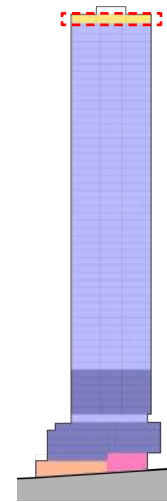


Floor Plans

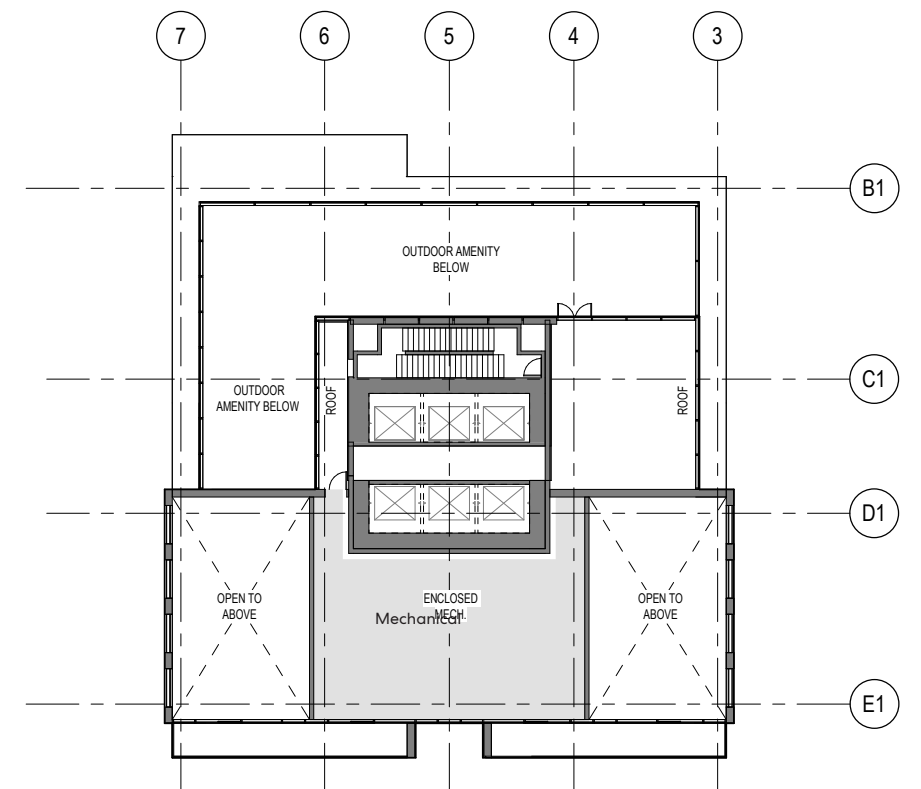
East Tower Roof Plans (ERA, ER1)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

EAST ROOM AMENITY (ERA)



**EAST ROOF 1 (ER1)
(MECHANICAL)**



PLAN SCALE
Scale 1:800

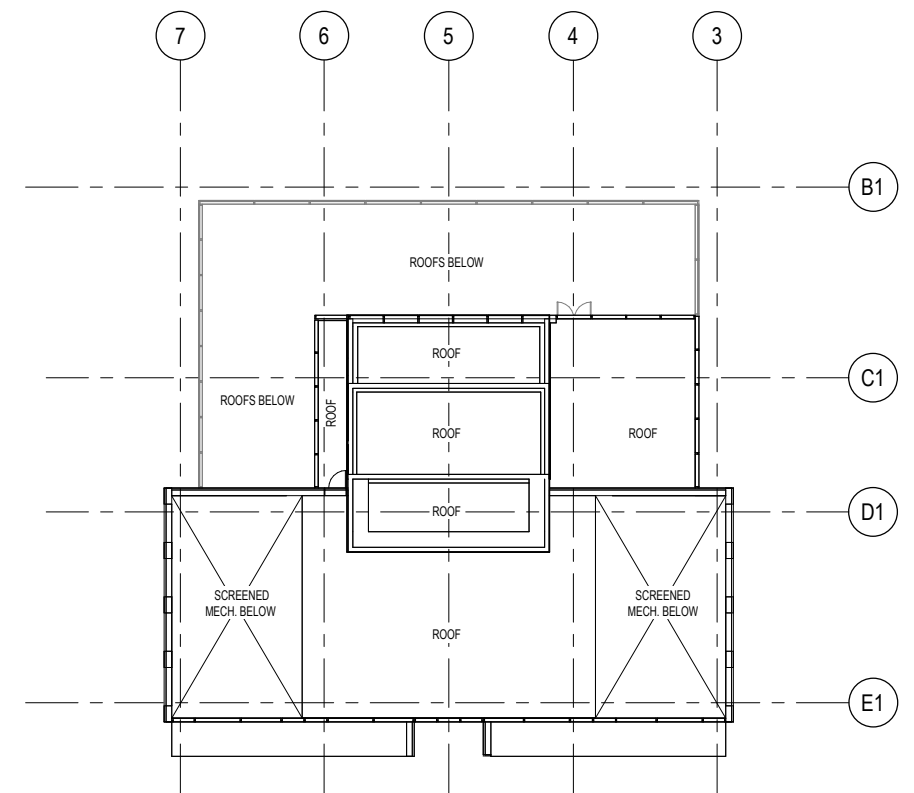


Floor Plans

East Tower Roof Plans (ER2)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

EAST ROOF 2 (ER2) (ELEVATOR OVERRUN)



PLAN SCALE

Scale 1:800

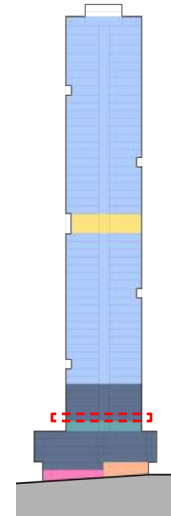


Floor Plans

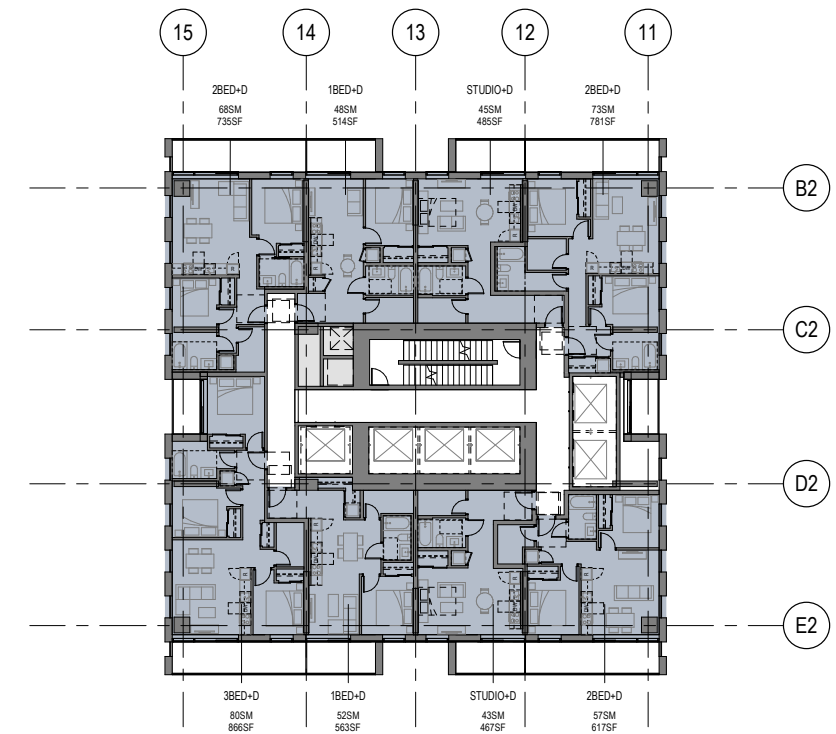
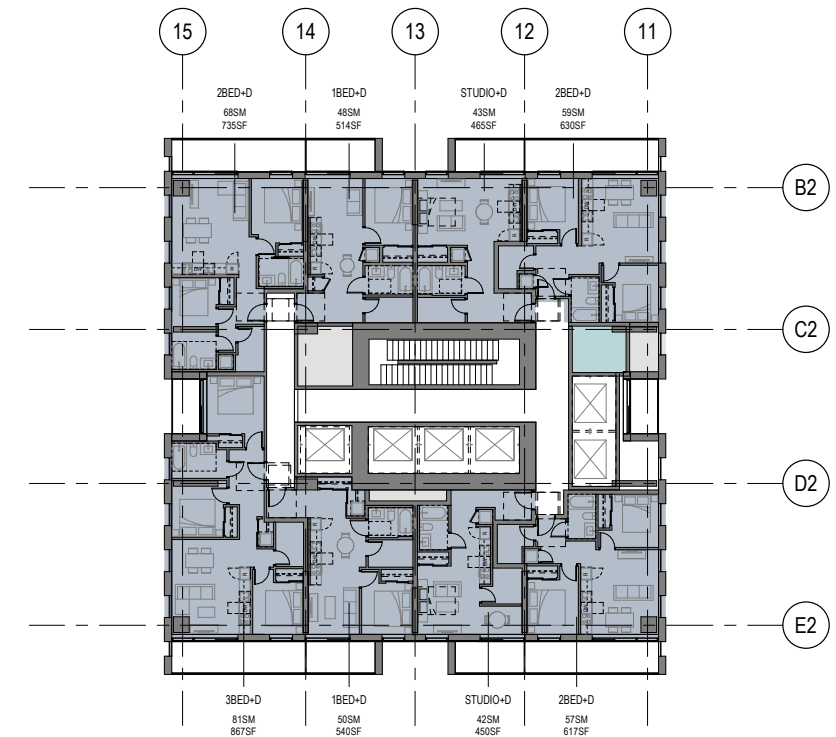
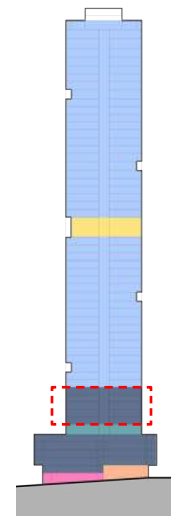
West Tower Typical Plans (WSH-O, WSH)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

**WEST SOCIAL HOUSING -
ELEVATOR OVERRUN (WSH-O)**



WEST SOCIAL HOUSING (WSH)



PLAN SCALE

Scale 1:800

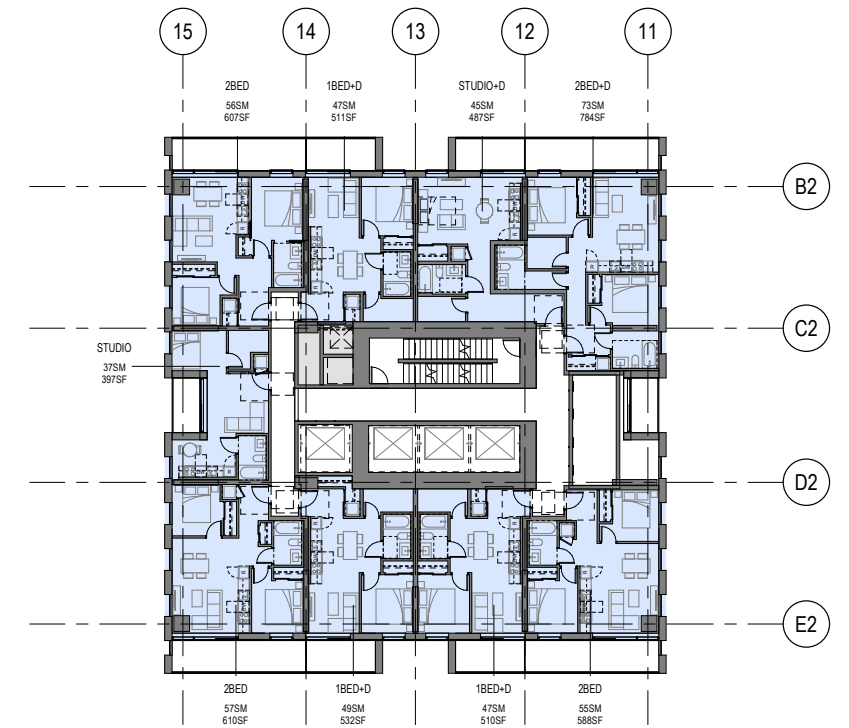
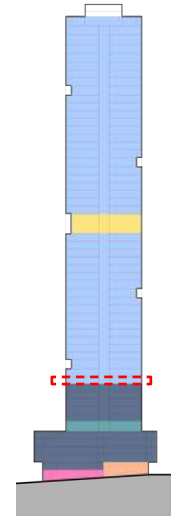


Floor Plans

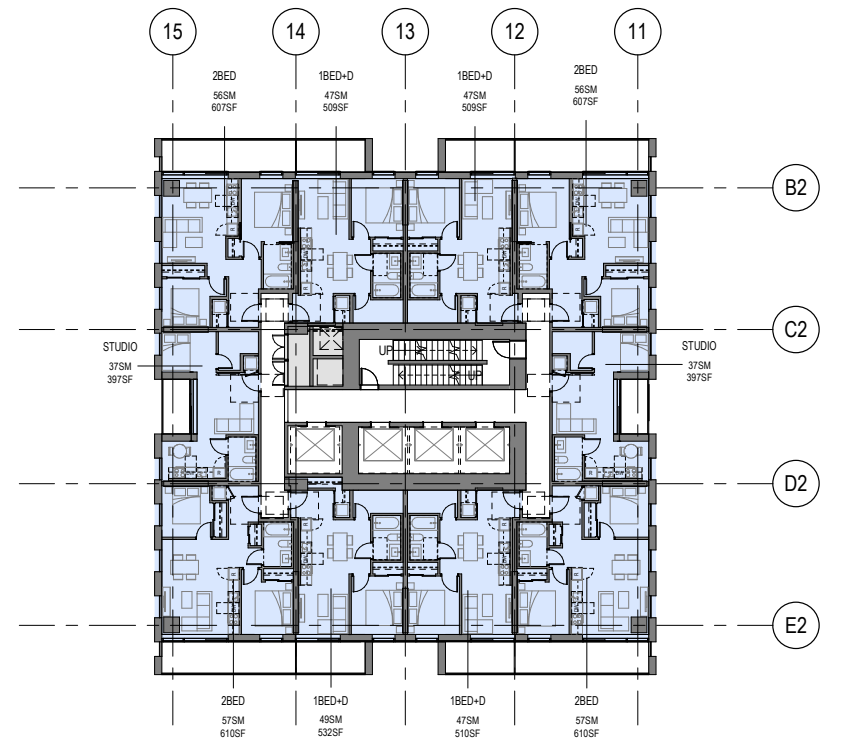
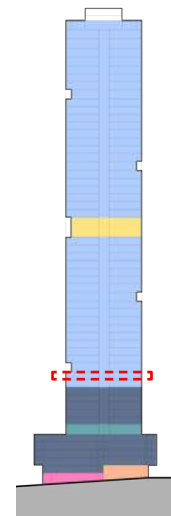
West Tower Typical Plans (WCB-O, WCB)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

WEST CONDO BASE - ELEVATOR OVERRUN (WCB-O)



WEST CONDO BASE (WCB)



PLAN SCALE

Scale 1:800

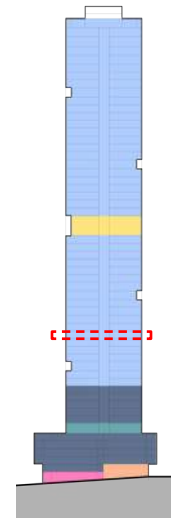


Floor Plans

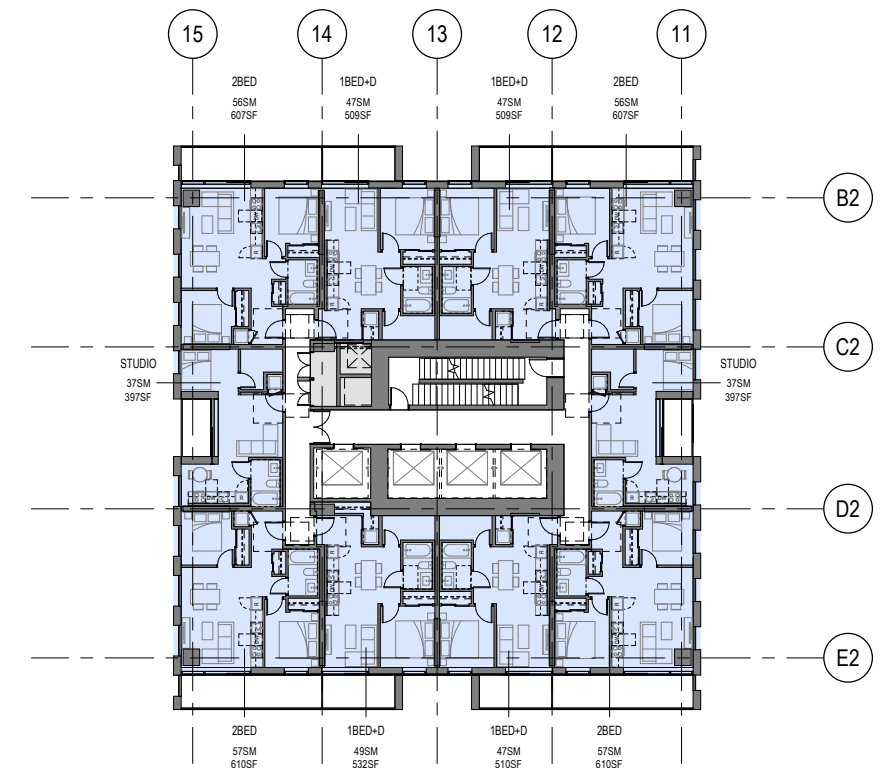
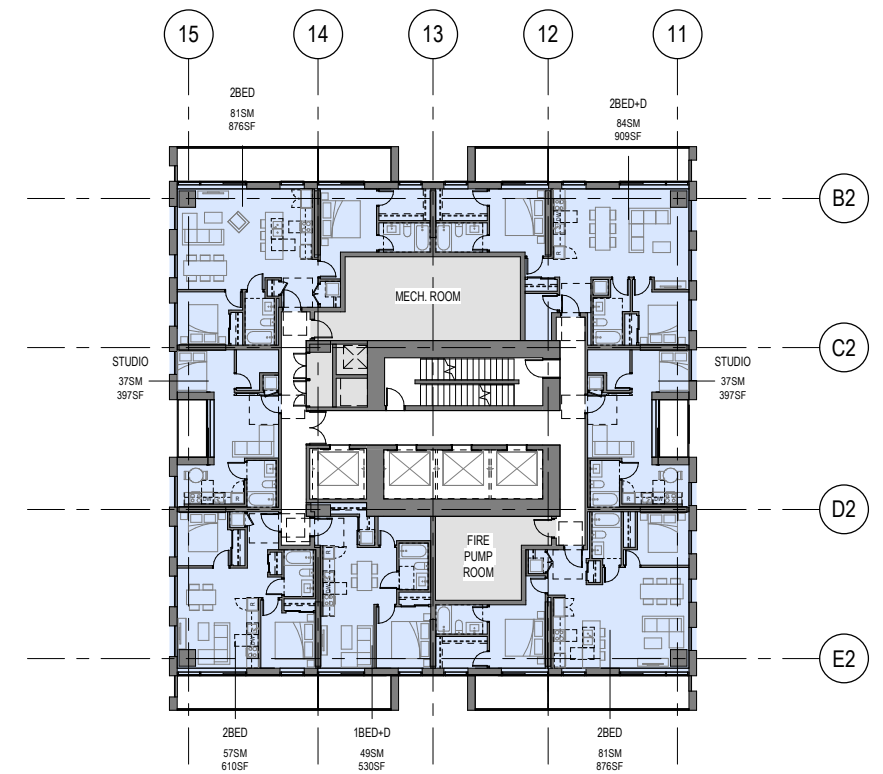
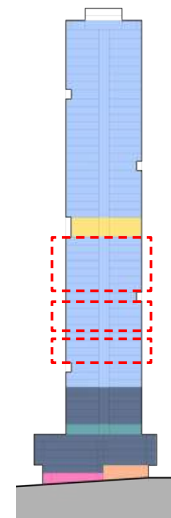
West Tower Typical Plans (WCL-M, WCL)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

WEST CONDO LOWER MECHANICAL (WCL-M)



WEST CONDO LOWER (WCL)



PLAN SCALE

Scale 1:800

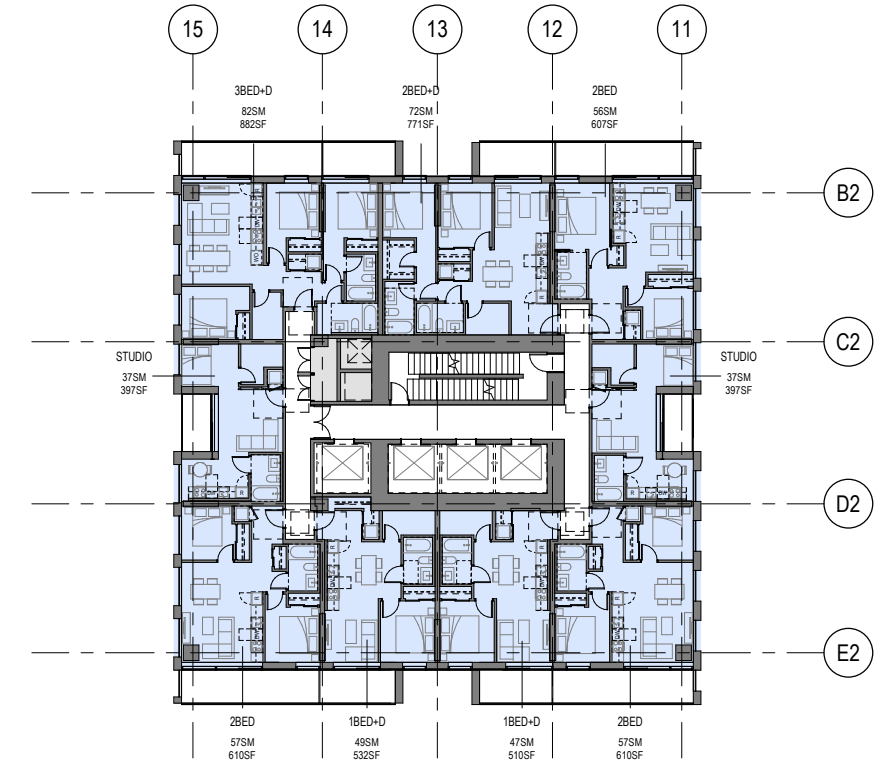
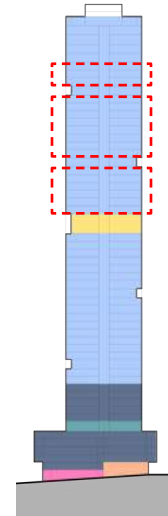


Floor Plans

West Tower Typical Plans (WCU)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

WEST CONDO UPPER (WCU)



PLAN SCALE

Scale 1:800

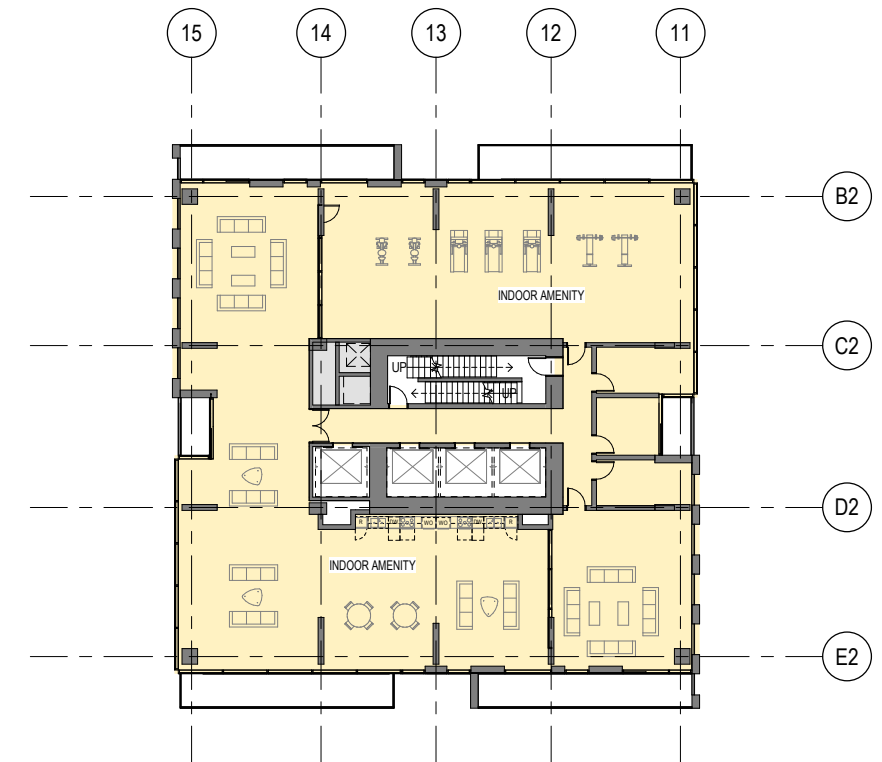
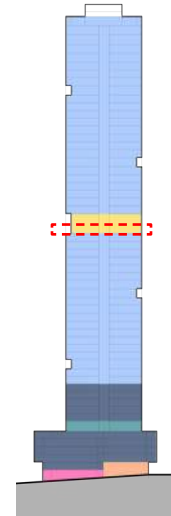


Floor Plans

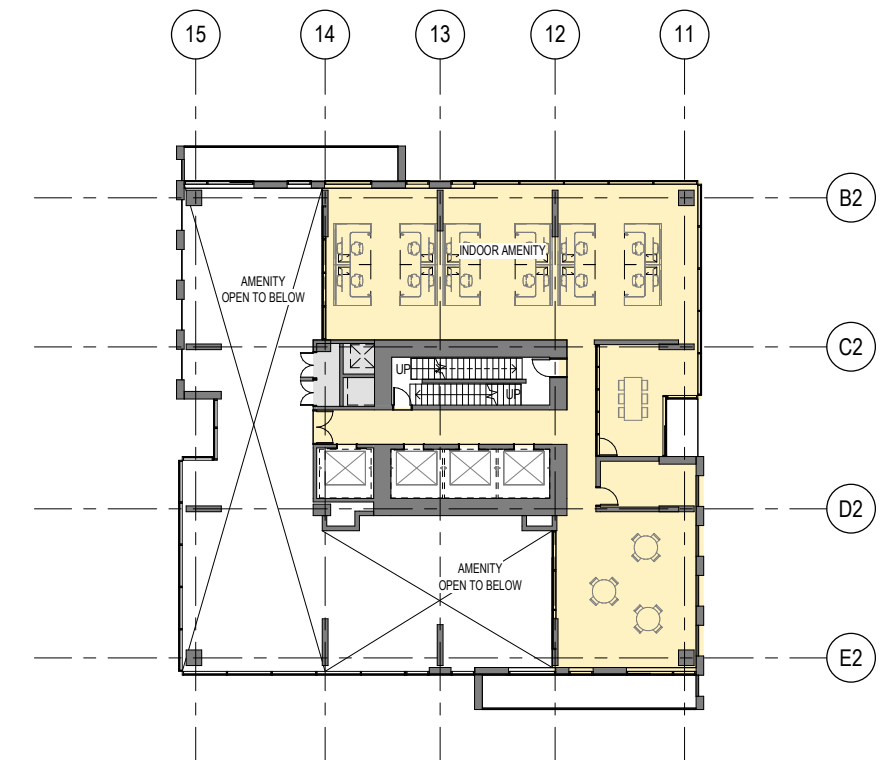
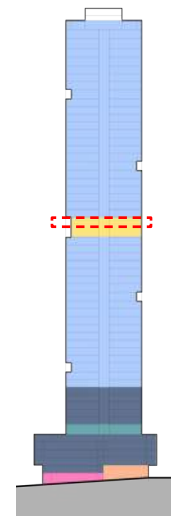
West Tower Amenity Plans (WA1, WA2)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

WEST AMENITY 1 (WA1)



WEST AMENITY 2 (WA2)



PLAN SCALE

Scale 1:800

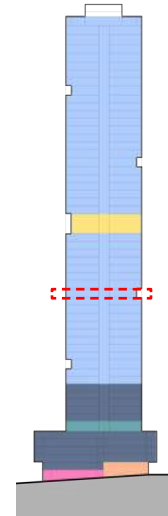


Floor Plans

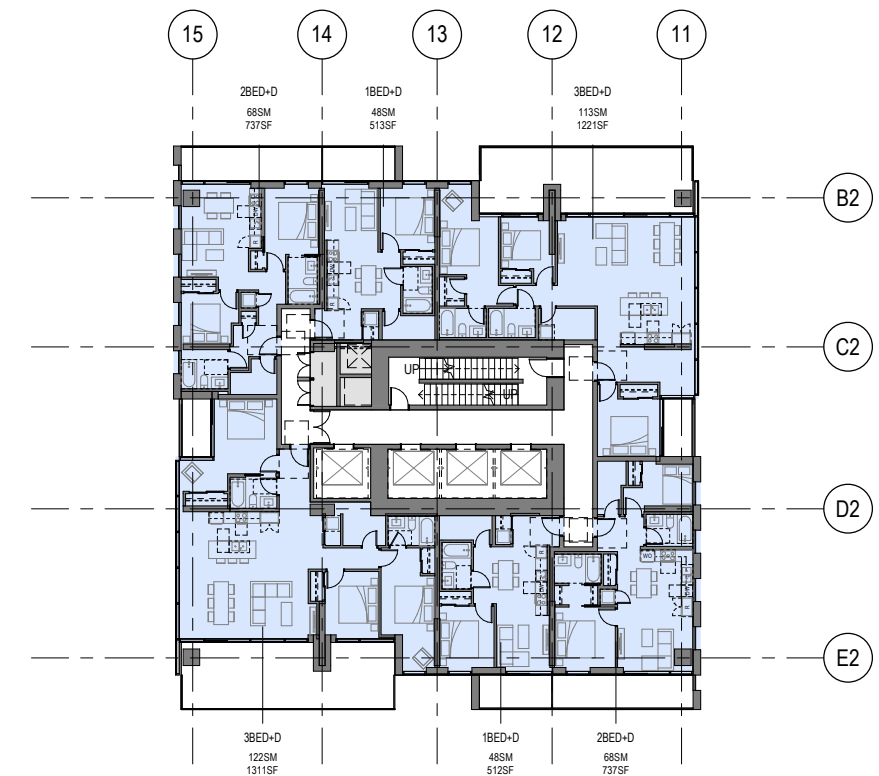
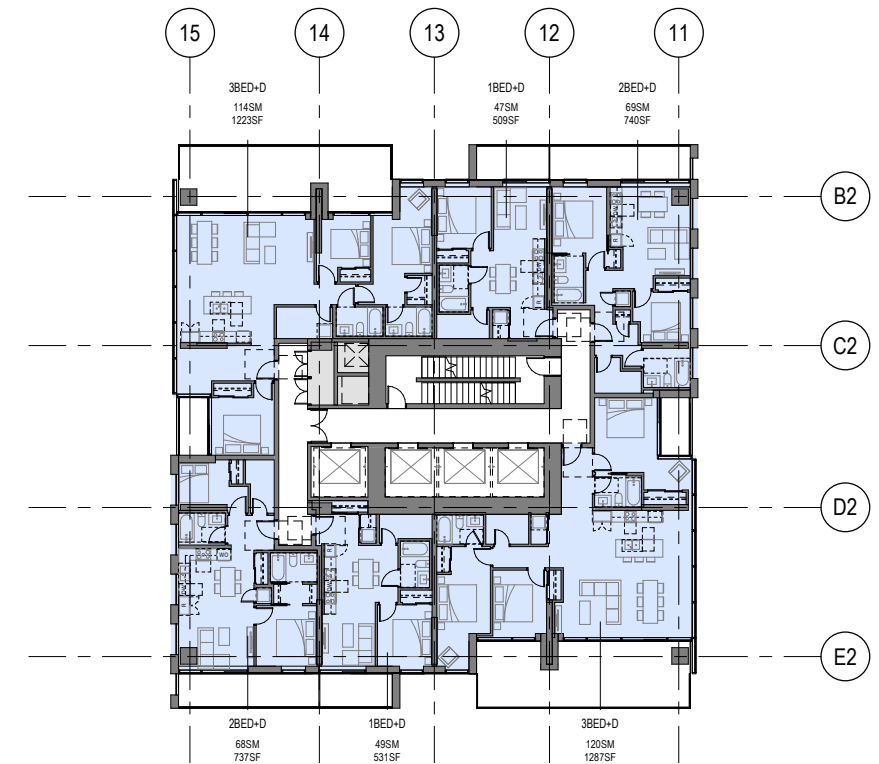
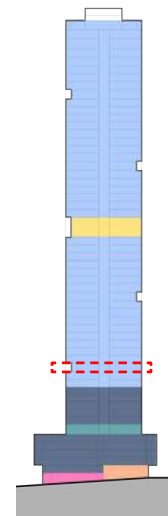
West Tower Hero Plans (WH1, WH2)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

WEST HERO 1 (WH1)



WEST HERO 2 (WH2)



PLAN SCALE
Scale 1:800

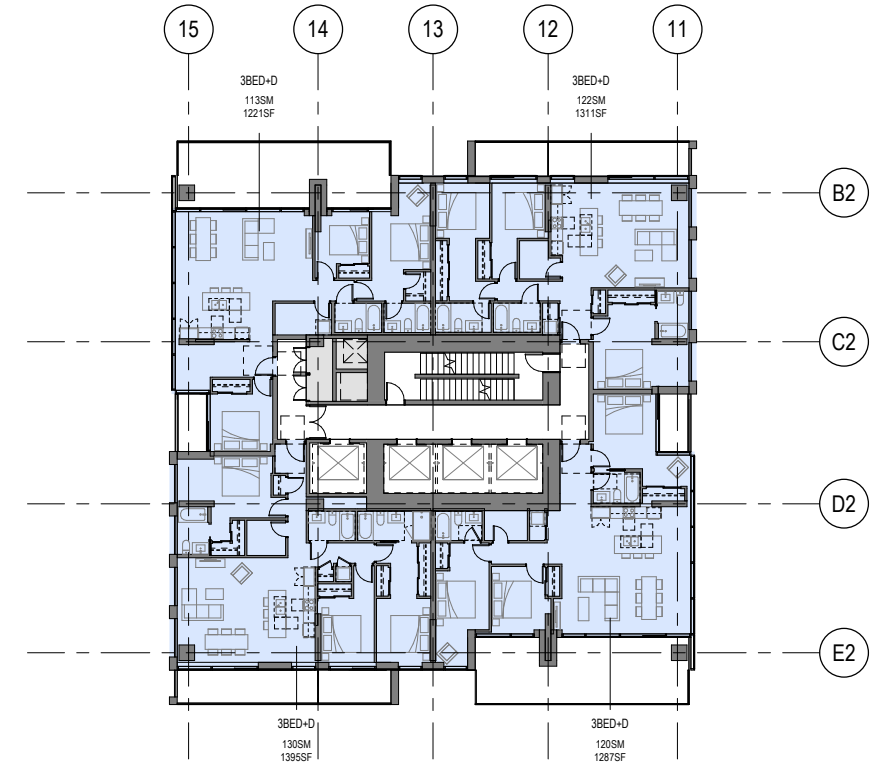
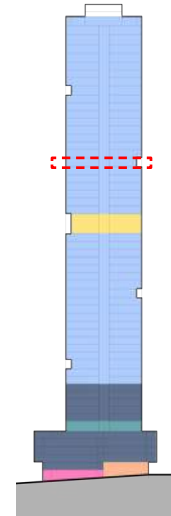


Floor Plans

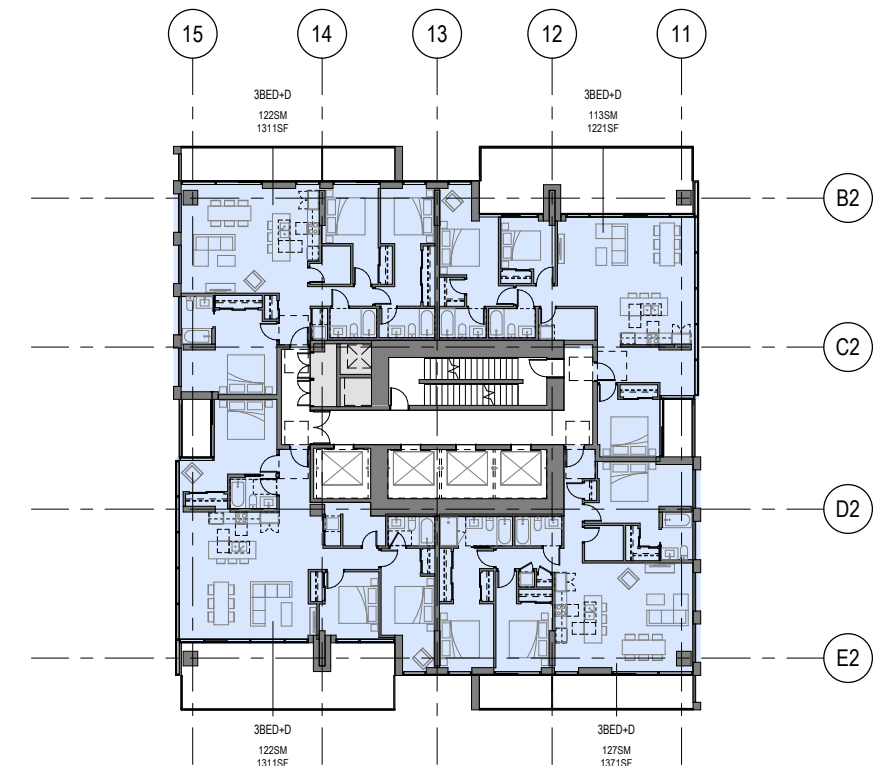
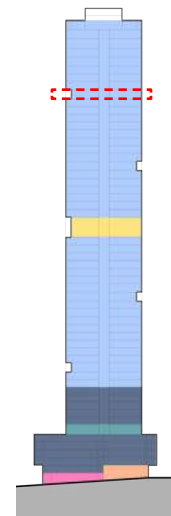
West Tower Hero Plans (WH3, WH4)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

WEST HERO 3 (WH3)



WEST HERO 4 (WH4)



PLAN SCALE

Scale 1:800

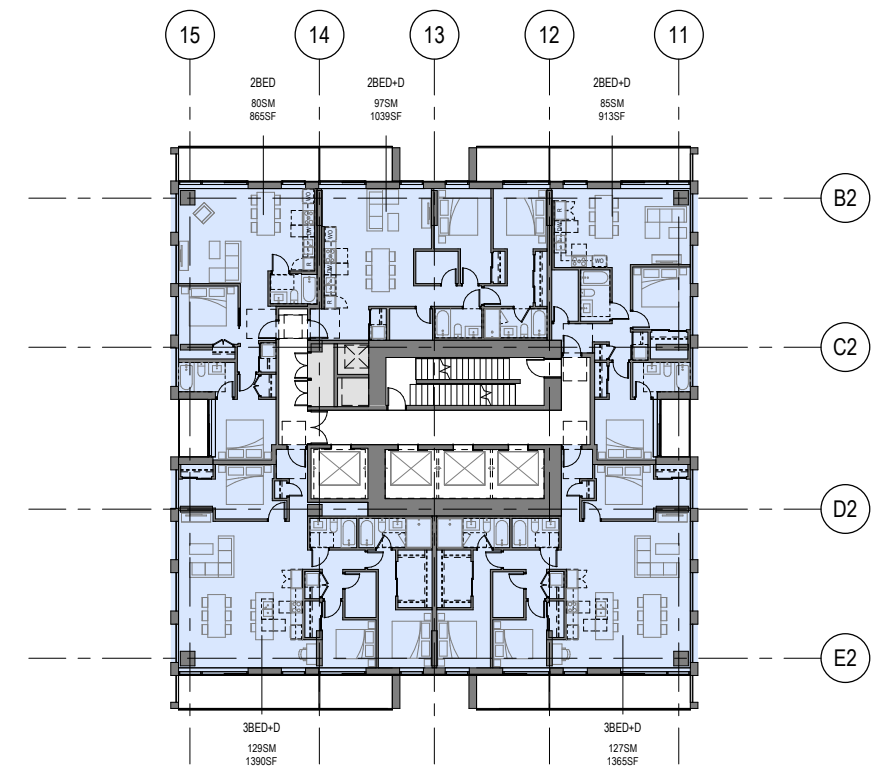
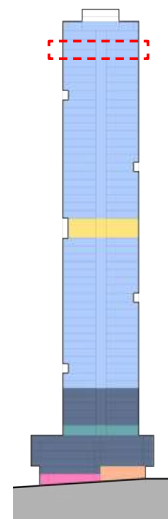


Floor Plans

West Tower Subpenthouse Plans (WSPH)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

WEST SUBPENTHOUSE (WSPH)



PLAN SCALE

Scale 1:800

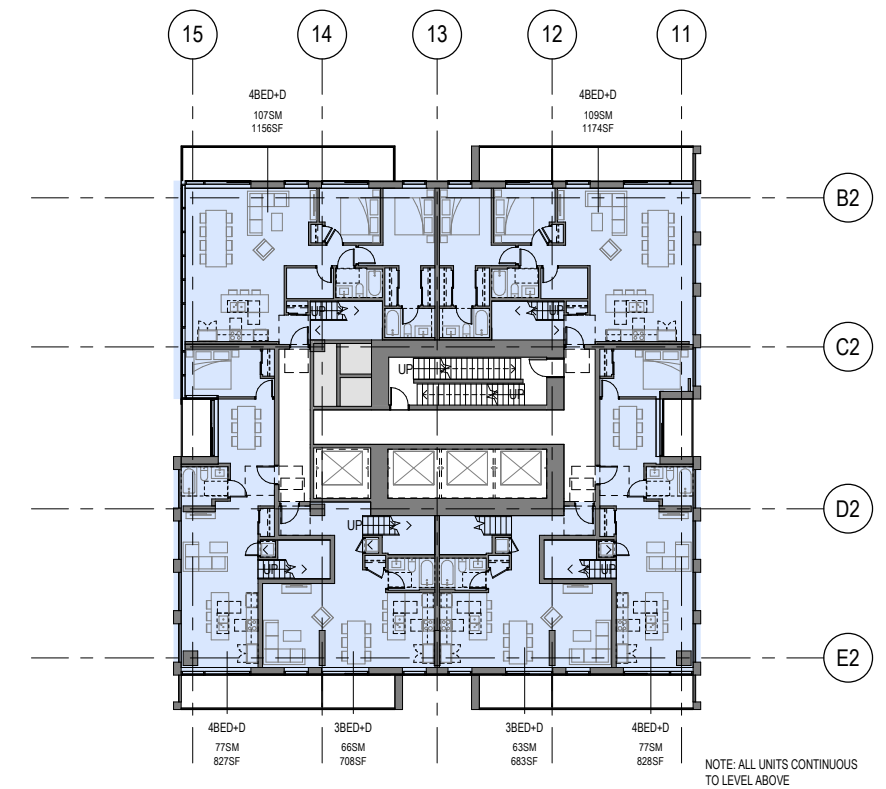
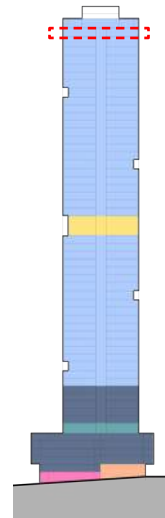


Floor Plans

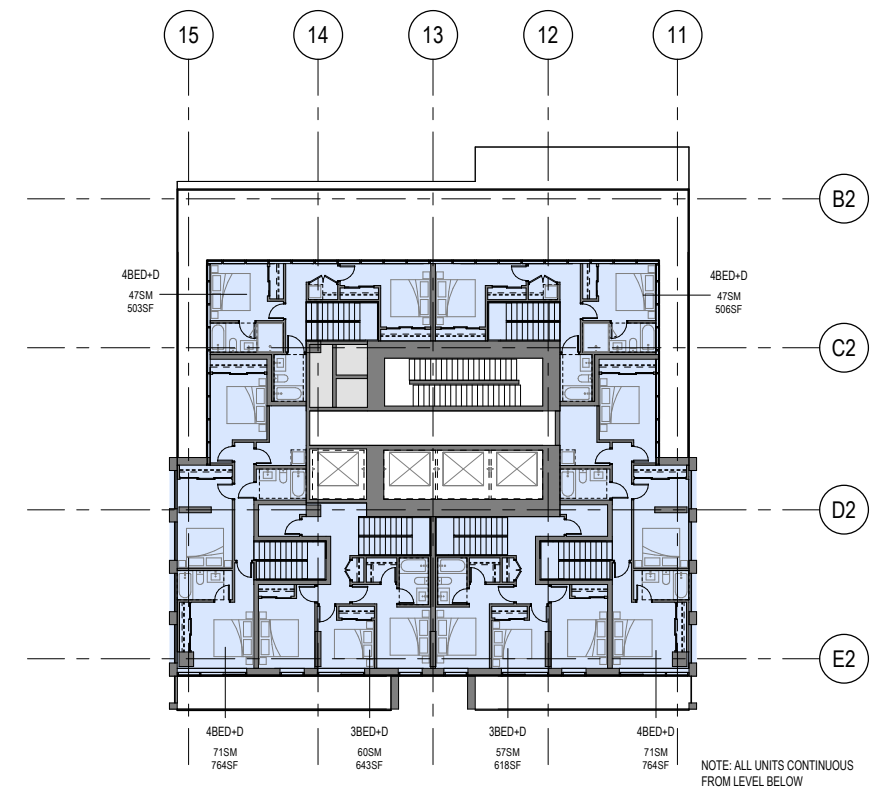
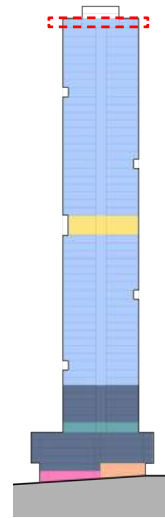
West Tower Penthouse Plans (WPH1, WPH2)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

**WEST PENTHOUSE 1 (WPH1)
(LOWER LEVEL)**



**WEST PENTHOUSE 2 (WPH2)
(UPPER LEVEL)**



PLAN SCALE

Scale 1:800

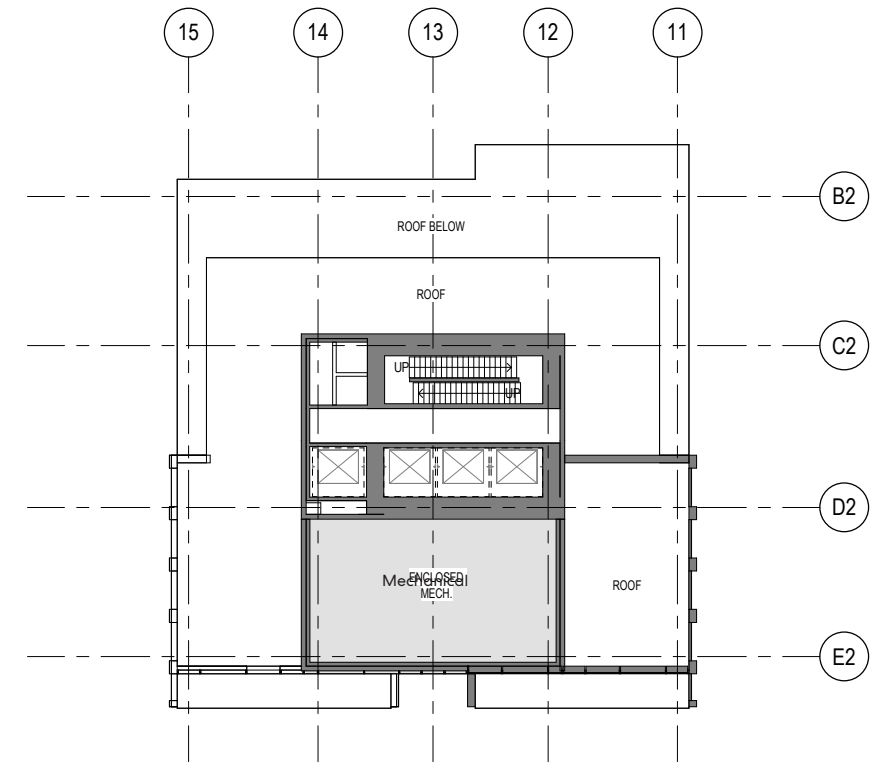


Floor Plans

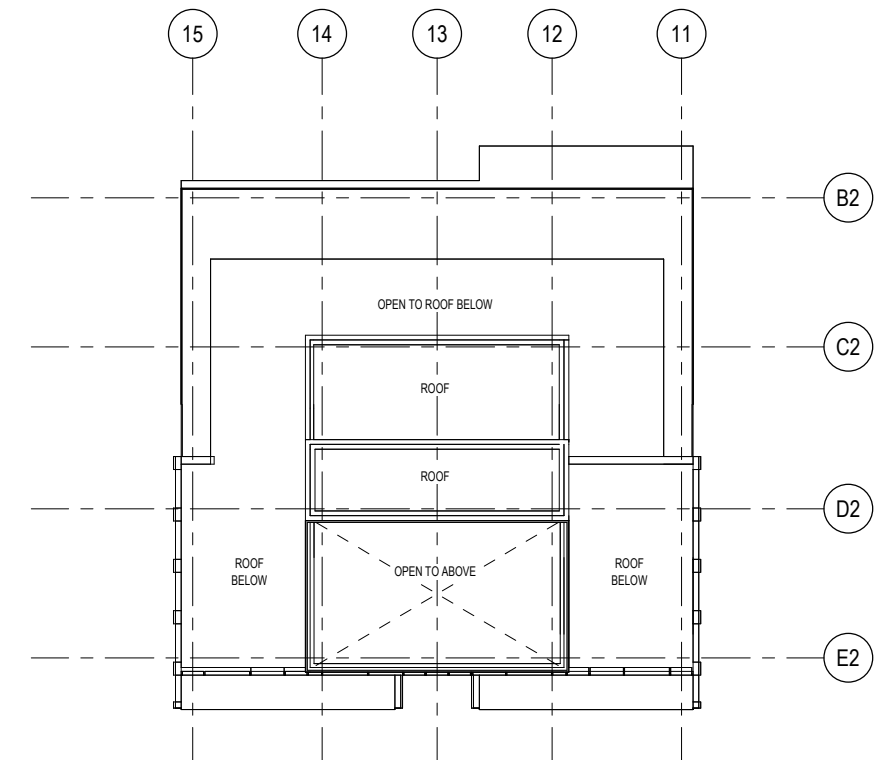
West Tower Roof Plans

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Day Care
- Retail
- Lobby
- Back of House (BOH)

WEST ROOF 1 (WR1)
(MECHANICAL)



WEST ROOF 2 (WR2)
(ELEVATOR OVERRUN)



PLAN SCALE
Scale 1:800



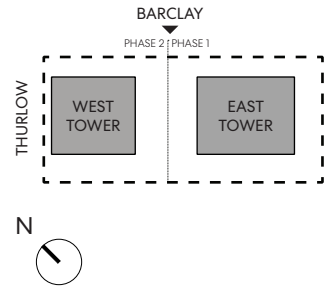
7.6 Elevations

North Elevation

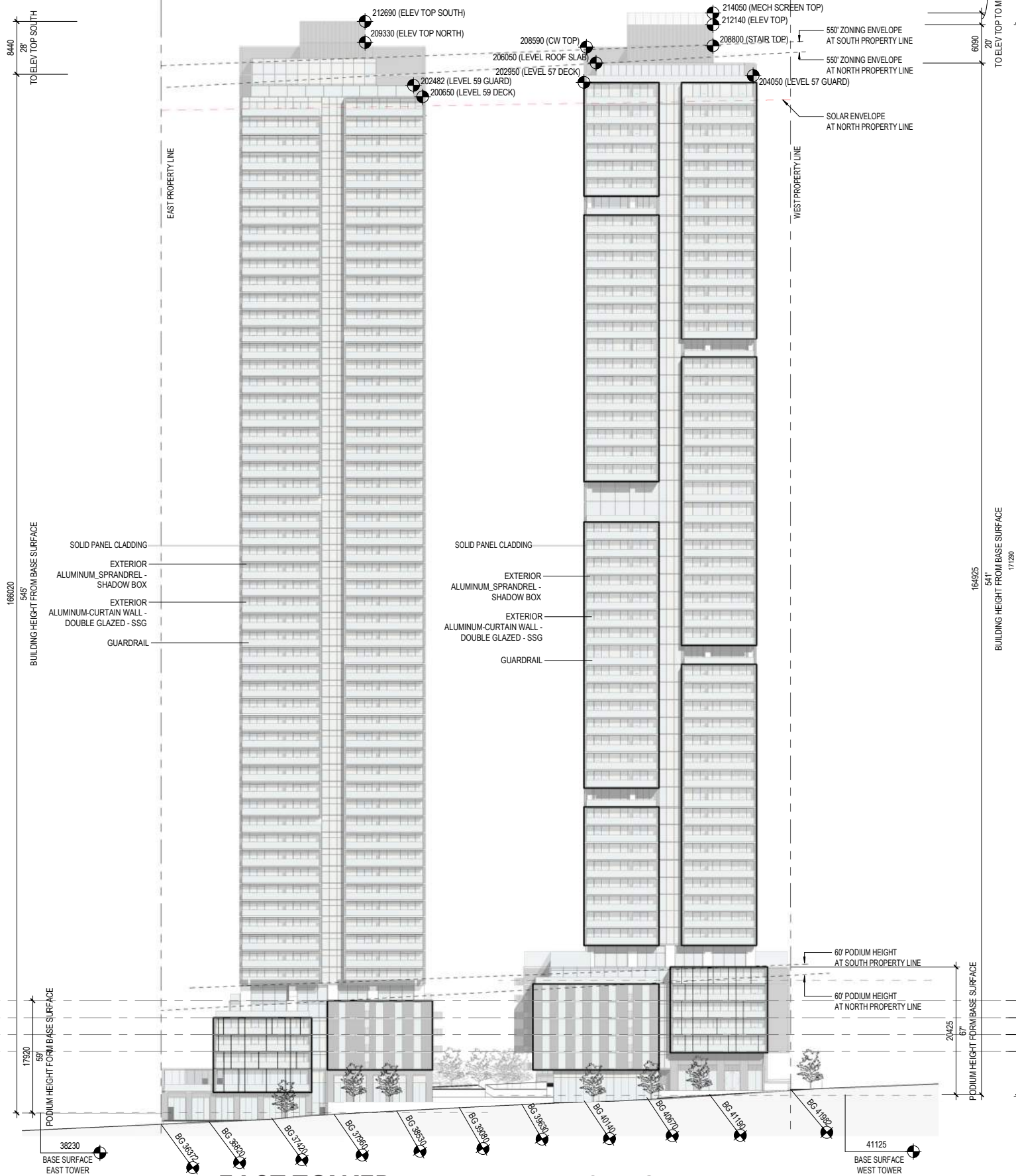
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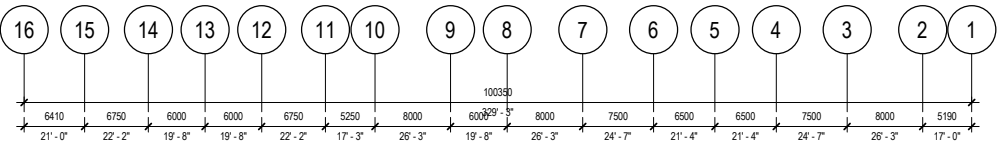
Key Plan



LEVEL ELEV E (SOUTH)	212690
LEVEL ELEV E (NORTH)	209330
LEVEL ROOF E	204230
LEVEL 59E	200650
LEVEL 58E	197700
LEVEL 57E	194750
LEVEL 56E	191800
LEVEL 55E	188850
LEVEL 54E	185900
LEVEL 53E	182950
LEVEL 52E	180000
LEVEL 51E	177050
LEVEL 50E	174100
LEVEL 49E	171150
LEVEL 48E	168200
LEVEL 47E	165250
LEVEL 46E	162300
LEVEL 45E	159350
LEVEL 44E	156400
LEVEL 43E	153450
LEVEL 42E	150500
LEVEL 41E	147550
LEVEL 40E	144600
LEVEL 39E	141650
LEVEL 38E	138700
LEVEL 37E	135750
LEVEL 36E	132800
LEVEL 35E	129850
LEVEL 34E	126900
LEVEL 33E	123950
LEVEL 32E	121000
LEVEL 31E	118050
LEVEL 30E	115100
LEVEL 29E	112150
LEVEL 28E	109200
LEVEL 27E	106250
LEVEL 26E	103300
LEVEL 25E	100350
LEVEL 24E	97400
LEVEL 23E	94450
LEVEL 22E	91500
LEVEL 21E	88550
LEVEL 20E	85600
LEVEL 19E	82650
LEVEL 18E	79700
LEVEL 17E	76750
LEVEL 16E	73800
LEVEL 15E	70850
LEVEL 14E	67900
LEVEL 13E	64950
LEVEL 12E	62000
LEVEL 11E	59050
LEVEL 10E	56100
LEVEL 09E	53150
LEVEL 08E	50200
LEVEL 07E	47250
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LEVEL 05E	41350
LEVEL 04E	38400
LEVEL 03E	35450
LEVEL 02E	32500
LEVEL 01E	29550
LEVEL 00E	26600



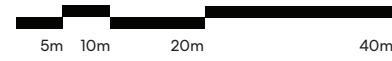
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LEVEL ROOF W	206650
LEVEL 57W	203700
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LEVEL 51W	186000
LEVEL 50W	183050
LEVEL 49W	180100
LEVEL 48W	177150
LEVEL 47W	174200
LEVEL 46W	171250
LEVEL 45W	168300
LEVEL 44W	165350
LEVEL 43W	162400
LEVEL 42W	159450
LEVEL 41W	156500
LEVEL 40W	153550
LEVEL 39W	150600
LEVEL 38W	147650
LEVEL 37W	144700
LEVEL 36W	141750
LEVEL 35W	138800
LEVEL 34W	135850
LEVEL 33W	132900
LEVEL 32W	129950
LEVEL 31W	127000
LEVEL 30W	124050
LEVEL 29W	121100
LEVEL 28W	118150
LEVEL 27W	115200
LEVEL 26W	112250
LEVEL 25W	109300
LEVEL 24W	106350
LEVEL 23W	103400
LEVEL 22W	100450
LEVEL 21W	97500
LEVEL 20W	94550
LEVEL 19W	91600
LEVEL 18W	88650
LEVEL 17W	85700
LEVEL 16W	82750
LEVEL 15W	79800
LEVEL 14W	76850
LEVEL 13W	73900
LEVEL 12W	70950
LEVEL 11W	68000
LEVEL 10W	65050
LEVEL 09W	62100
LEVEL 08W	59150
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LEVEL 03E	44400
LEVEL 02W	41450
LEVEL 01W	38500



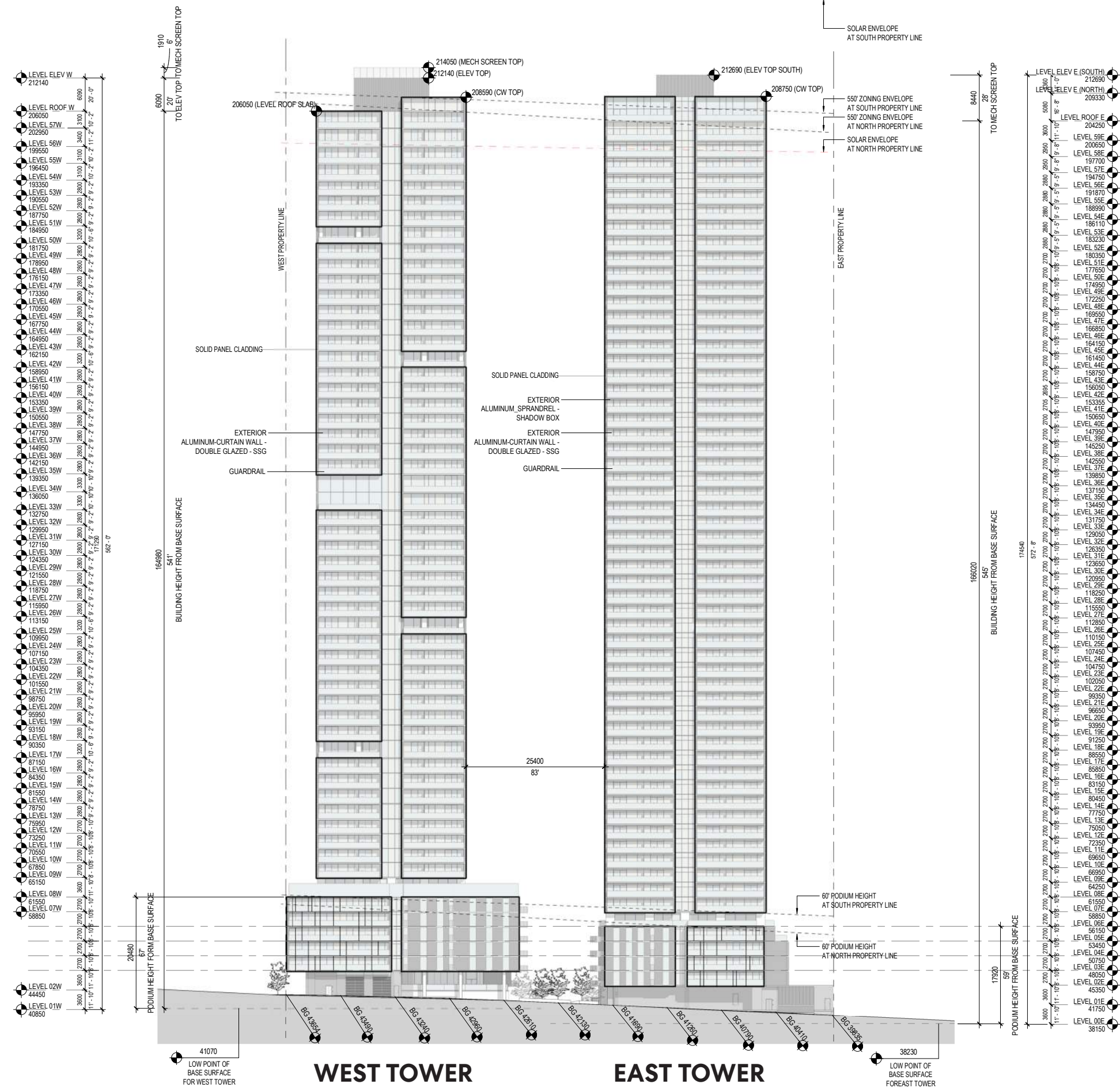
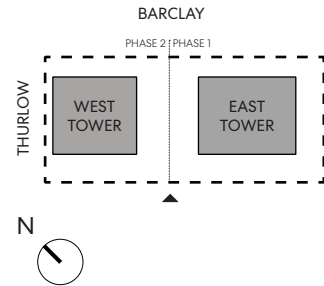
Elevations

South Elevation

Scale 1:800



Key Plan



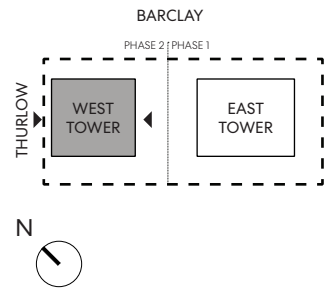
Elevations

West & East Elevation (West Tower)

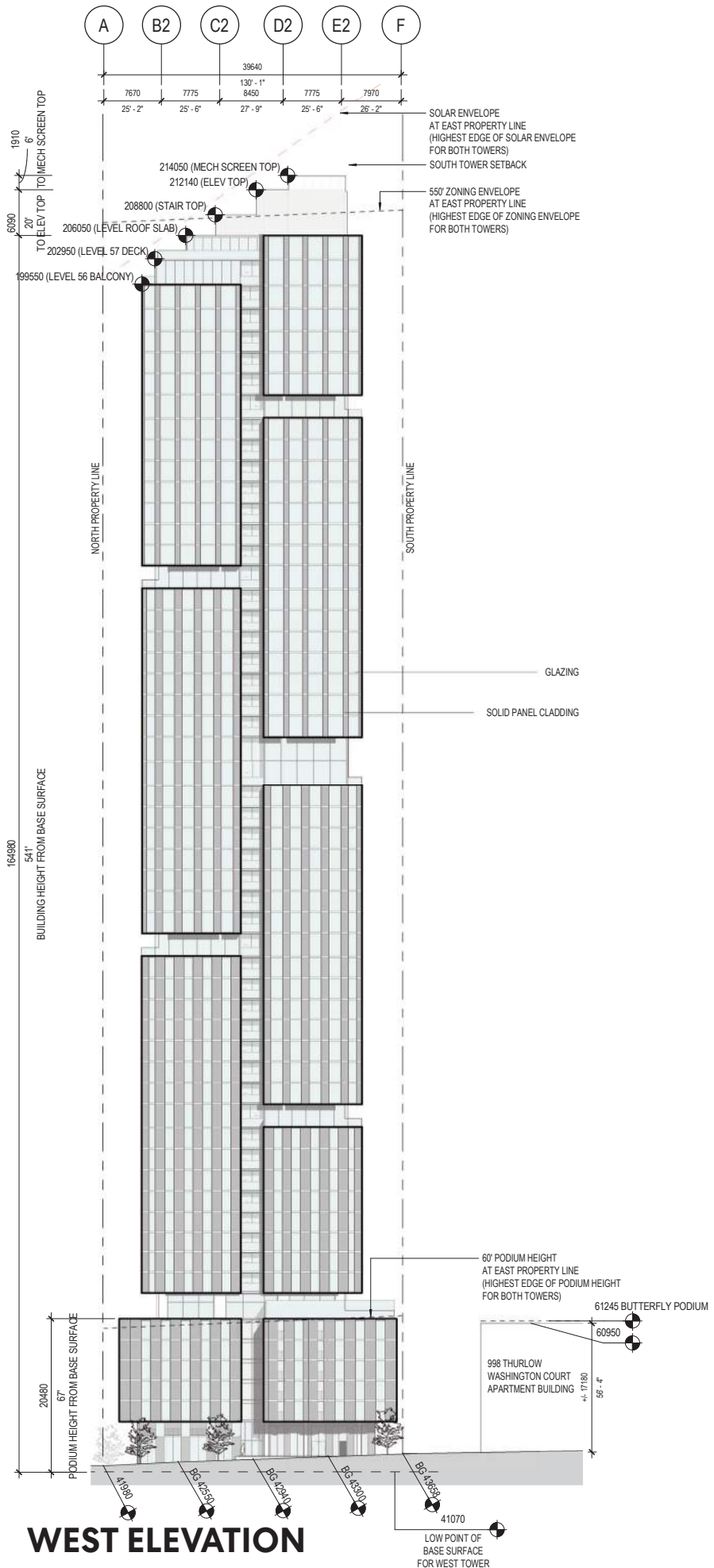
Scale 1:800



Key Plan

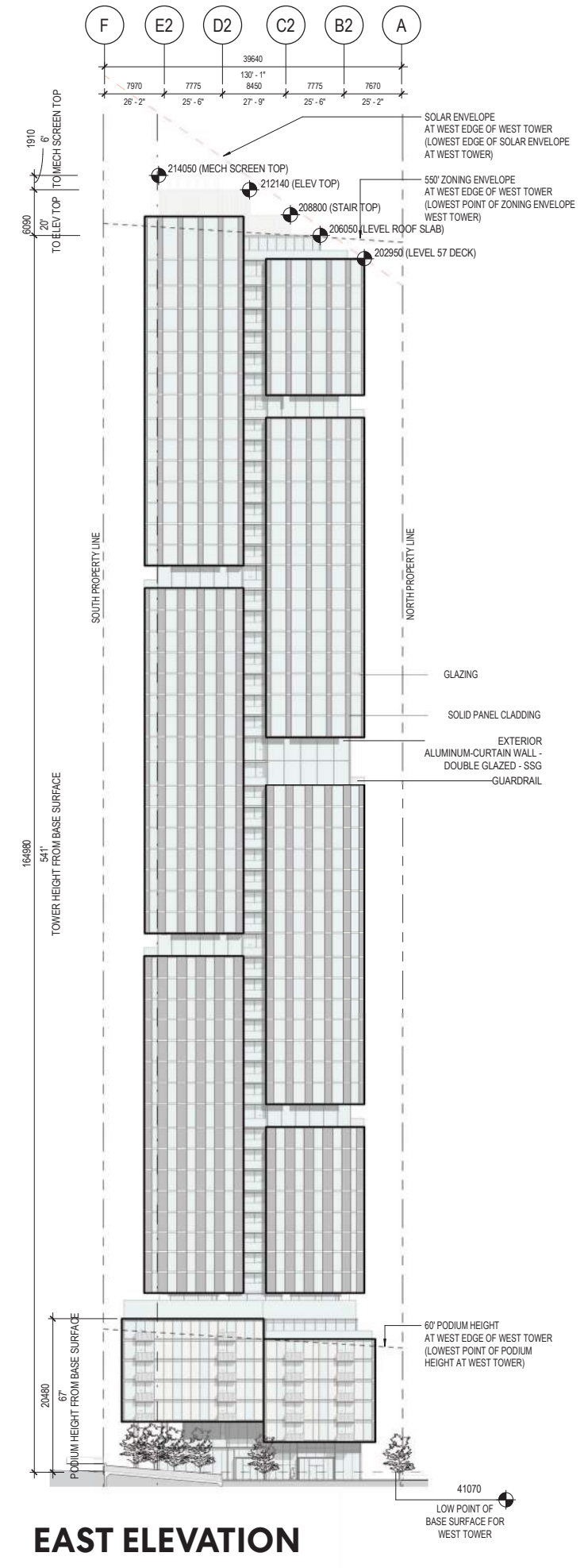


LEVEL ELEV W	212140
LEVEL ROOF W	206050
LEVEL 57W	202950
LEVEL 56W	199550
LEVEL 55W	196450
LEVEL 54W	193350
LEVEL 53W	190550
LEVEL 52W	187750
LEVEL 51W	184950
LEVEL 50W	181750
LEVEL 49W	178950
LEVEL 48W	176150
LEVEL 47W	173350
LEVEL 46W	170550
LEVEL 45W	167750
LEVEL 44W	164950
LEVEL 43W	162150
LEVEL 42W	159350
LEVEL 41W	156550
LEVEL 40W	153750
LEVEL 39W	150950
LEVEL 38W	148150
LEVEL 37W	145350
LEVEL 36W	142550
LEVEL 35W	139750
LEVEL 34W	136950
LEVEL 33W	134150
LEVEL 32W	131350
LEVEL 31W	128550
LEVEL 30W	125750
LEVEL 29W	122950
LEVEL 28W	120150
LEVEL 27W	117350
LEVEL 26W	114550
LEVEL 25W	111750
LEVEL 24W	108950
LEVEL 23W	106150
LEVEL 22W	103350
LEVEL 21W	100550
LEVEL 20W	97750
LEVEL 19W	94950
LEVEL 18W	92150
LEVEL 17W	89350
LEVEL 16W	86550
LEVEL 15W	83750
LEVEL 14W	80950
LEVEL 13W	78150
LEVEL 12W	75350
LEVEL 11W	72550
LEVEL 10W	69750
LEVEL 09W	66950
LEVEL 08W	64150
LEVEL 07W	61350
LEVEL 06E	58550
LEVEL 05E	55750
LEVEL 04E	52950
LEVEL 03E	50150
LEVEL 02W	47350
LEVEL 01W	44550
LEVEL 00	41750



WEST ELEVATION

LEVEL ELEV W	212140
LEVEL ROOF W	206050
LEVEL 56W	199550
LEVEL 55W	196450
LEVEL 54W	193350
LEVEL 53W	190550
LEVEL 52W	187750
LEVEL 51W	184950
LEVEL 50W	181750
LEVEL 49W	178950
LEVEL 48W	176150
LEVEL 47W	173350
LEVEL 46W	170550
LEVEL 45W	167750
LEVEL 44W	164950
LEVEL 43W	162150
LEVEL 42W	159350
LEVEL 41W	156550
LEVEL 40W	153750
LEVEL 39W	150950
LEVEL 38W	148150
LEVEL 37W	145350
LEVEL 36W	142550
LEVEL 35W	139750
LEVEL 34W	136950
LEVEL 33W	134150
LEVEL 32W	131350
LEVEL 31W	128550
LEVEL 30W	125750
LEVEL 29W	122950
LEVEL 28W	120150
LEVEL 27W	117350
LEVEL 26W	114550
LEVEL 25W	111750
LEVEL 24W	108950
LEVEL 23W	106150
LEVEL 22W	103350
LEVEL 21W	100550
LEVEL 20W	97750
LEVEL 19W	94950
LEVEL 18W	92150
LEVEL 17W	89350
LEVEL 16W	86550
LEVEL 15W	83750
LEVEL 14W	80950
LEVEL 13W	78150
LEVEL 12W	75350
LEVEL 11W	72550
LEVEL 10W	69750
LEVEL 09W	66950
LEVEL 08W	64150
LEVEL 07W	61350
LEVEL 06E	58550
LEVEL 05E	55750
LEVEL 04E	52950
LEVEL 03E	50150
LEVEL 02W	47350
LEVEL 01W	44550
LEVEL 00	41750



EAST ELEVATION

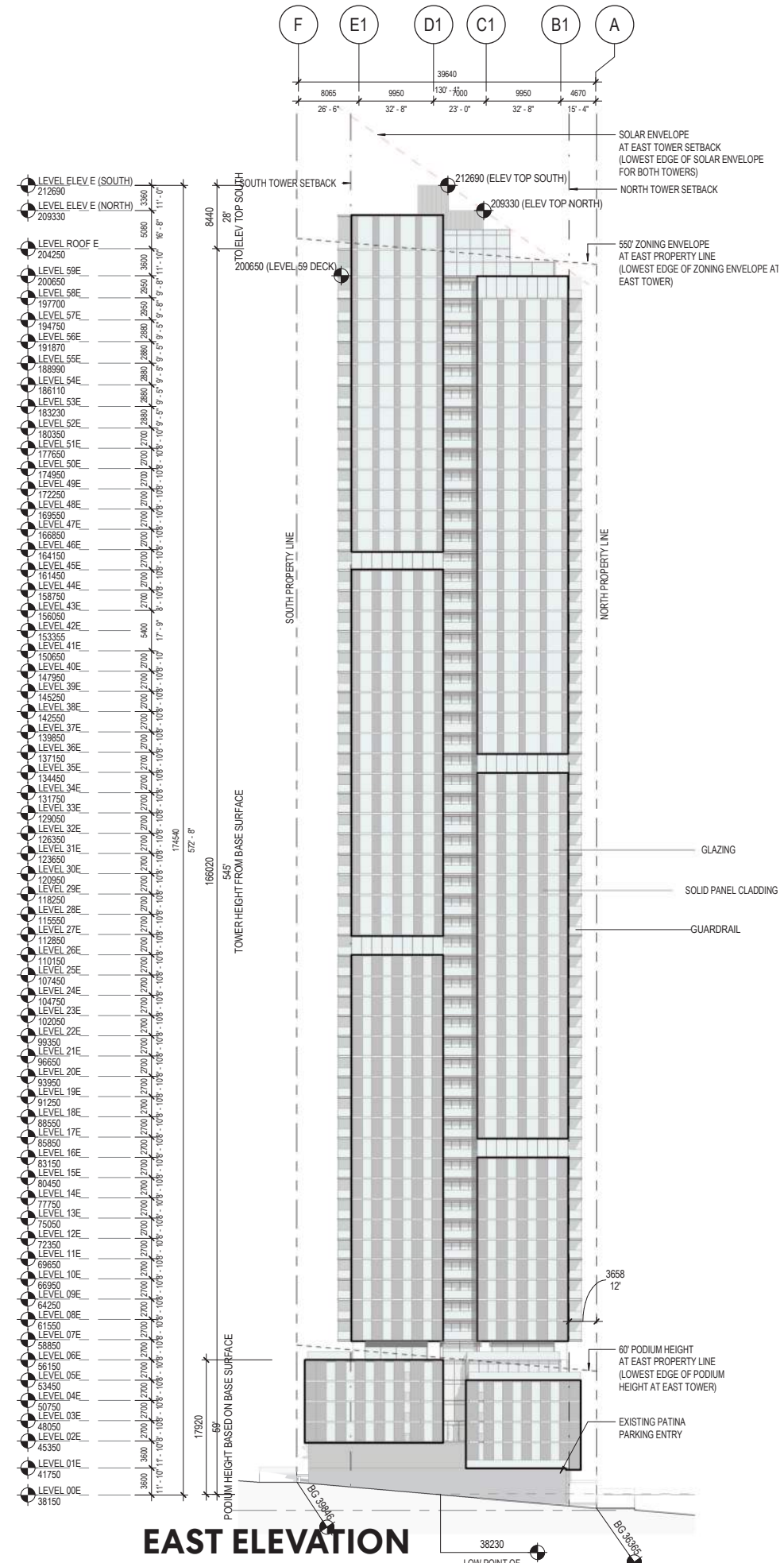
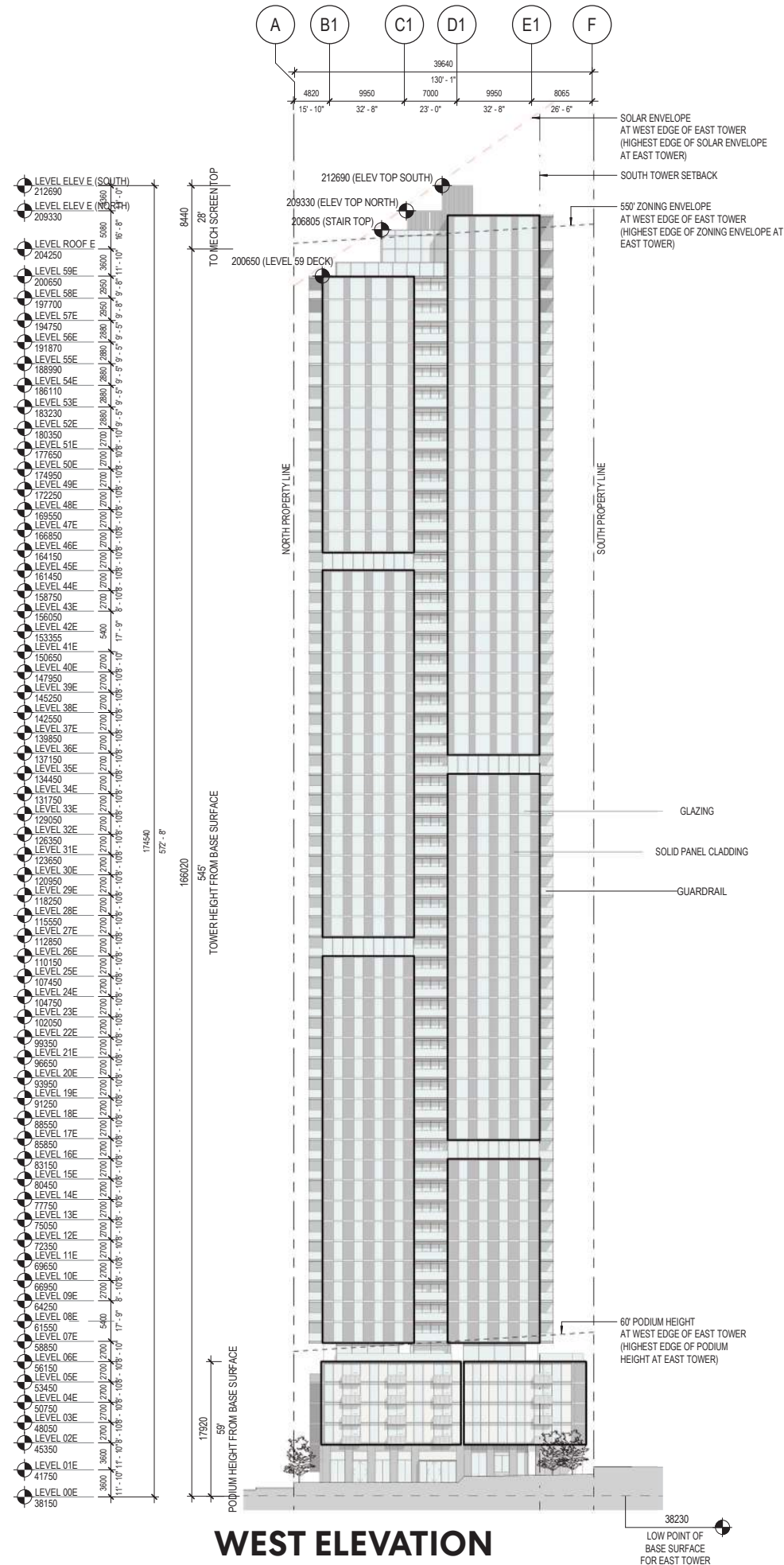
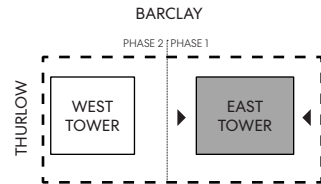
Elevations

East and West Elevation (East Tower)

Scale 1:800



Key Plan



7.7 Sections

East West Section

Scale 1:1000



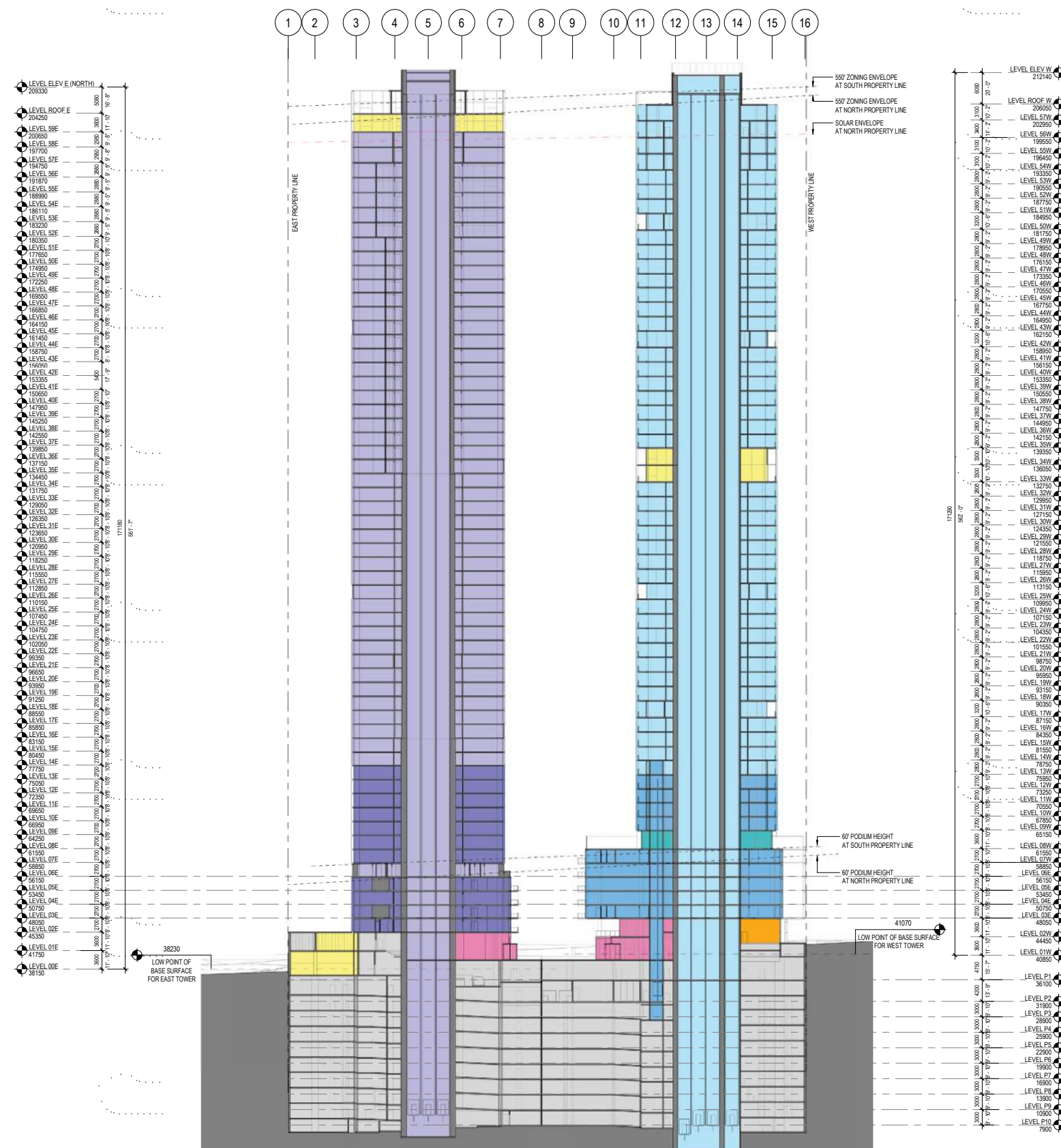
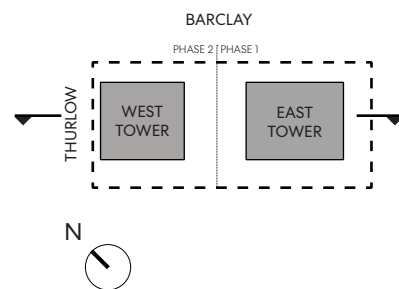
EAST TOWER PLAN TYPE PER LEVEL

LEVEL	PLAN TYPE	FTF (MM)	FTF (FT)
LEVEL 59	ERA	3600	11'-10"
LEVEL 58	EMP	2950	9'-8"
LEVEL 57	EMP	2950	9'-8"
LEVEL 56	EMP	2880	9'-6"
LEVEL 55	EMP	2880	9'-6"
LEVEL 54	EMP	2880	9'-6"
LEVEL 53	EMP	2880	9'-6"
LEVEL 52	EMP	2880	9'-6"
LEVEL 51	EMU	2700	8'-10"
LEVEL 50	EMU	2700	8'-10"
LEVEL 49	EMU	2700	8'-10"
LEVEL 48	EMU	2700	8'-10"
LEVEL 47	EMU	2700	8'-10"
LEVEL 46	EMU	2700	8'-10"
LEVEL 45	EMU	2700	8'-10"
LEVEL 44	EMU	2700	8'-10"
LEVEL 43	EMU	2700	8'-10"
LEVEL 42	EMU	2700	8'-10"
LEVEL 41	EMU	2700	8'-10"
LEVEL 40	EMU	2700	8'-10"
LEVEL 39	EMU	2700	8'-10"
LEVEL 38	EMU	2700	8'-10"
LEVEL 37	EMU	2700	8'-10"
LEVEL 36	EMU	2700	8'-10"
LEVEL 35	EMU	2700	8'-10"
LEVEL 34	EMU	2700	8'-10"
LEVEL 33	EML	2700	8'-10"
LEVEL 32	EML	2700	8'-10"
LEVEL 31	EML	2700	8'-10"
LEVEL 30	EML	2700	8'-10"
LEVEL 29	EML	2700	8'-10"
LEVEL 28	EML	2700	8'-10"
LEVEL 27	EML	2700	8'-10"
LEVEL 26	EML	2700	8'-10"
LEVEL 25	EML	2700	8'-10"
LEVEL 24	EML	2700	8'-10"
LEVEL 23	EML	2700	8'-10"
LEVEL 22	EML	2700	8'-10"
LEVEL 21	EML	2700	8'-10"
LEVEL 20	EML	2700	8'-10"
LEVEL 19	EML	2700	8'-10"
LEVEL 18	EML	2700	8'-10"
LEVEL 17	EML	2700	8'-10"
LEVEL 16	EML	2700	8'-10"
LEVEL 15	EMB	2700	8'-10"
LEVEL 14	EMB	2700	8'-10"
LEVEL 13	EBM	2700	8'-10"
LEVEL 12	EBM	2700	8'-10"
LEVEL 11	EBM	2700	8'-10"
LEVEL 10	EBM	2700	8'-10"
LEVEL 9	EBM	2700	8'-10"
LEVEL 8	EBM	2700	8'-10"
LEVEL 7	EBM	2700	8'-10"
LEVEL 6	EGS	2700	8'-10"
LEVEL 5	EP3	2700	8'-10"
LEVEL 4	EP2	2700	8'-10"
LEVEL 3	EP2	2700	8'-10"
LEVEL 2	EP1	2700	8'-10"
LEVEL 1	EG1	3600	11'-10"
LEVEL 0	EGO	3600	11'-10"

WEST TOWER PLAN TYPE PER LEVEL

LEVEL	PLAN TYPE	FTF (MM)	FTF (FT)
LEVEL 57	WPH2	3100	10'-2"
LEVEL 56	WPH1	3400	11'-2"
LEVEL 55	WSPH	3100	10'-2"
LEVEL 54	WSPH	3100	10'-2"
LEVEL 53	WCU	2800	9'-2"
LEVEL 52	WCU	2800	9'-2"
LEVEL 51	WCU	2800	9'-2"
LEVEL 50	WH4	3200	10'-5"
LEVEL 49	WCU	2800	9'-2"
LEVEL 48	WCU	2800	9'-2"
LEVEL 47	WCU	2800	9'-2"
LEVEL 46	WCU	2800	9'-2"
LEVEL 45	WCU	2800	9'-2"
LEVEL 44	WCU	2800	9'-2"
LEVEL 43	WCU	2800	9'-2"
LEVEL 42	WH3	3200	10'-5"
LEVEL 41	WCU	2800	9'-2"
LEVEL 40	WCU	2800	9'-2"
LEVEL 39	WCU	2800	9'-2"
LEVEL 38	WCU	2800	9'-2"
LEVEL 37	WCU	2800	9'-2"
LEVEL 36	WCU	2800	9'-2"
LEVEL 35	WCU	2800	9'-2"
LEVEL 34	WA2	3300	10'-8"
LEVEL 33	WA1	3300	10'-8"
LEVEL 32	WCL	2800	9'-2"
LEVEL 31	WCL	2800	9'-2"
LEVEL 30	WCL	2800	9'-2"
LEVEL 29	WCL	2800	9'-2"
LEVEL 28	WCL	2800	9'-2"
LEVEL 27	WCL	2800	9'-2"
LEVEL 26	WCL	2800	9'-2"
LEVEL 25	WH1	3200	10'-5"
LEVEL 24	WCL	2800	9'-2"
LEVEL 23	WCL	2800	9'-2"
LEVEL 22	WCL	2800	9'-2"
LEVEL 21	WCL-M	2800	9'-2"
LEVEL 20	WCL	2800	9'-2"
LEVEL 19	WCL	2800	9'-2"
LEVEL 18	WCL	2800	9'-2"
LEVEL 17	WH2	3200	10'-5"
LEVEL 16	WCB	2800	9'-2"
LEVEL 15	WCB	2800	9'-2"
LEVEL 14	WCB	2800	9'-2"
LEVEL 13	WCB-O	2820	9'-3"
LEVEL 12	WSH	2700	8'-10"
LEVEL 11	WSH	2700	8'-10"
LEVEL 10	WSH	2700	8'-10"
LEVEL 9	WSH-O	2700	8'-10"
LEVEL 8	WDC	3600	11'-10"
LEVEL 7	WP2	2700	8'-10"
LEVEL 6	WP1	2700	8'-10"
LEVEL 5	WP1	2700	8'-10"
LEVEL 4	WP1	2700	8'-10"
LEVEL 3	WP1	2700	8'-10"
LEVEL 2	WG2	3600	11'-10"
LEVEL 1	WG1	3600	11'-10"

Key Plan



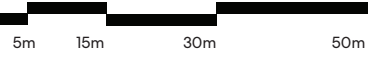
East Tower

West Tower

Sections

North South Sections

Scale 1:1000



EAST TOWER PLAN TYPE PER LI

###-M: MECH. ROOM PLAN TYPE
##-O: ELEV. OVERRUN PLAN TYPE

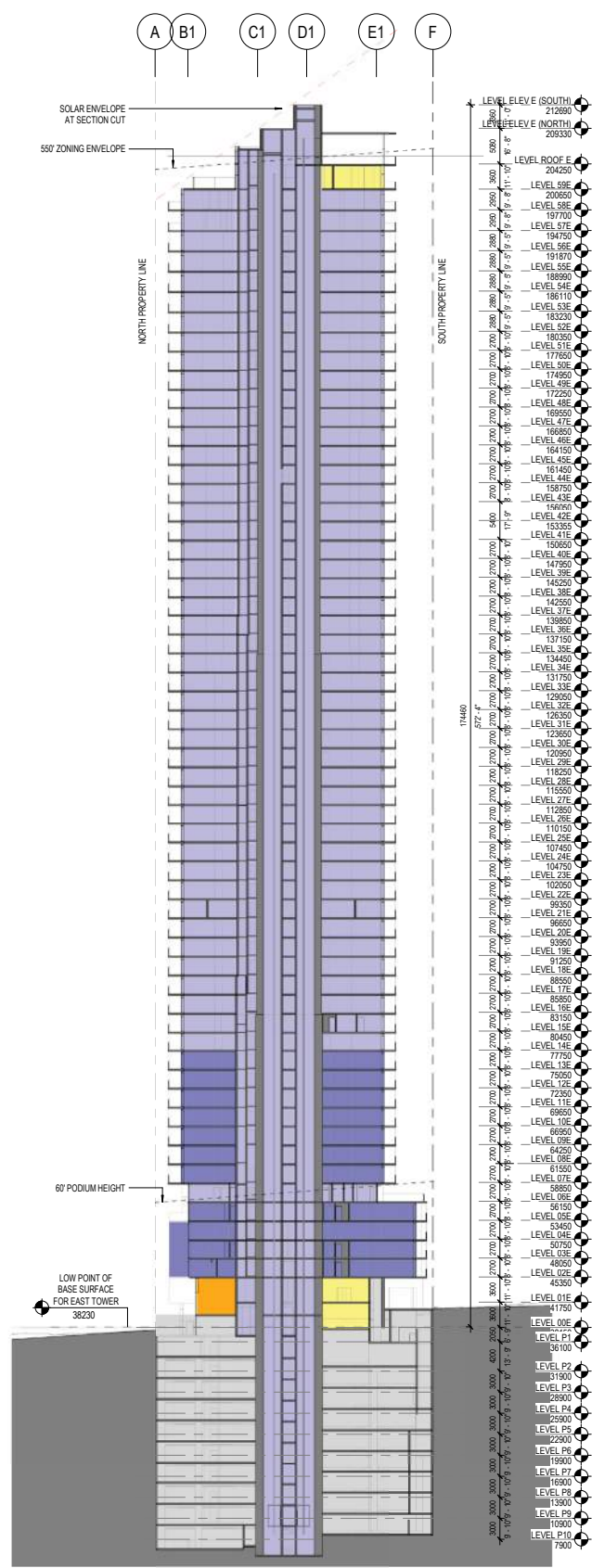
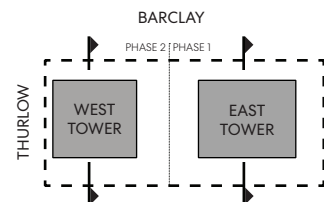
LEVEL	PLAN TYPE	FTF (MM)	FTF (FT)
LEVEL 59	ERA	3600	11'-10"
LEVEL 58	EMP	2950	9'-8"
LEVEL 57	EMP	2950	9'-8"
LEVEL 56	EMP	2880	9'-6"
LEVEL 55	EMP	2880	9'-6"
LEVEL 54	EMP	2880	9'-6"
LEVEL 53	EMP	2880	9'-6"
LEVEL 52	EMP	2880	9'-6"
LEVEL 51	EMU	2700	8'-10"
LEVEL 50	EMU	2700	8'-10"
LEVEL 49	EMU	2700	8'-10"
LEVEL 48	EMU	2700	8'-10"
LEVEL 47	EMU	2700	8'-10"
LEVEL 46	EMU	2700	8'-10"
LEVEL 45	EMU	2700	8'-10"
LEVEL 44	EMU	2700	8'-10"
LEVEL 43	EMU	2700	8'-10"
LEVEL 42	EMU	2700	8'-10"
LEVEL 41	EMU	2700	8'-10"
LEVEL 40	EMU	2700	8'-10"
LEVEL 39	EMU	2700	8'-10"
LEVEL 38	EMU	2700	8'-10"
LEVEL 37	EMU	2700	8'-10"
LEVEL 36	EMU	2700	8'-10"
LEVEL 35	EMU	2700	8'-10"
LEVEL 34	EMJ	2700	8'-10"
LEVEL 33	EML	2700	8'-10"
LEVEL 32	EML	2700	8'-10"
LEVEL 31	EML	2700	8'-10"
LEVEL 30	EML	2700	8'-10"
LEVEL 29	EML	2700	8'-10"
LEVEL 28	EML	2700	8'-10"
LEVEL 27	EML	2700	8'-10"
LEVEL 26	EML	2700	8'-10"
LEVEL 25	EML	2700	8'-10"
LEVEL 24	EML	2700	8'-10"
LEVEL 23	EML	2700	8'-10"
LEVEL 22	EML	2700	8'-10"
LEVEL 21	EML	2700	8'-10"
LEVEL 20	EML	2700	8'-10"
LEVEL 19	EML	2700	8'-10"
LEVEL 18	EML	2700	8'-10"
LEVEL 17	EML	2700	8'-10"
LEVEL 16	EML	2700	8'-10"
LEVEL 15	EML	2700	8'-10"
LEVEL 14	EMB	2700	8'-10"
LEVEL 13	EBM	2700	8'-10"
LEVEL 12	EBM	2700	8'-10"
LEVEL 11	EBM	2700	8'-10"
LEVEL 10	EBM	2700	8'-10"
LEVEL 9	EBM	2700	8'-10"
LEVEL 8	EBM	2700	8'-10"
LEVEL 7	EBM	2700	8'-10"
LEVEL 6	EBM	2700	8'-10"
LEVEL 5	EGS	2700	8'-10"
LEVEL 4	EP3	2700	8'-10"
LEVEL 3	EP2	2700	8'-10"
LEVEL 2	EP1	2700	8'-10"
LEVEL 1	EG1	3600	11'-10"
LEVEL 0	EGO	3600	11'-10"

WEST TOWER PLAN TYPE PER LEV

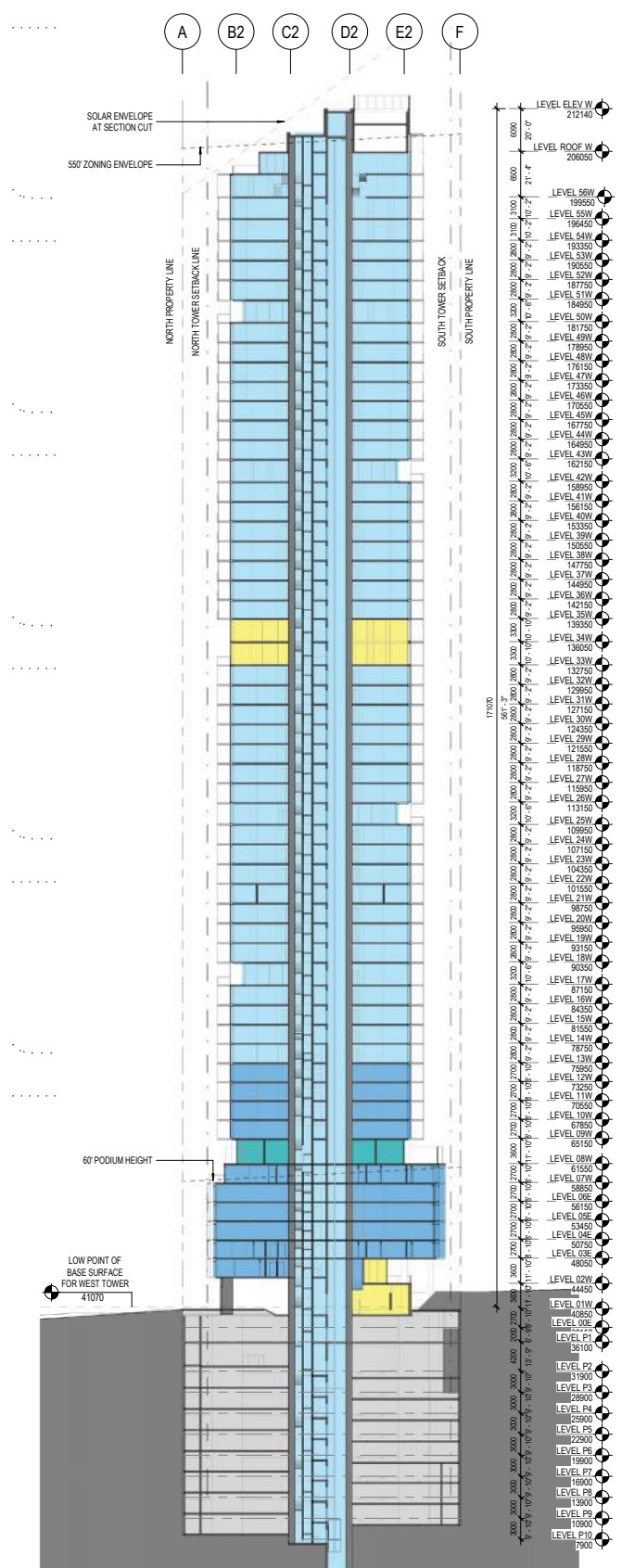
###-M: MECH. ROOM PLAN TYPE
##-O: ELEV. OVERRUN PLAN TYPE

LEVEL	PLAN TYPE	FTF (MM)	FTF (FT)
LEVEL 57	WPH2	3100	10'-2"
LEVEL 56	WPH1	3400	11'-2"
LEVEL 55	WSPH	3100	10'-2"
LEVEL 54	WSPH	3100	10'-2"
LEVEL 53	WCU	2800	9'-2"
LEVEL 52	WCU	2800	9'-2"
LEVEL 51	WCU	2800	9'-2"
LEVEL 50	WH4	3200	10'-5"
LEVEL 49	WCU	2800	9'-2"
LEVEL 48	WCU	2800	9'-2"
LEVEL 47	WCU	2800	9'-2"
LEVEL 46	WCU	2800	9'-2"
LEVEL 45	WCU	2800	9'-2"
LEVEL 44	WCU	2800	9'-2"
LEVEL 43	WCU	2800	9'-2"
LEVEL 42	WH3	3200	10'-5"
LEVEL 41	WCU	2800	9'-2"
LEVEL 40	WCU	2800	9'-2"
LEVEL 39	WCU	2800	9'-2"
LEVEL 38	WCU	2800	9'-2"
LEVEL 37	WCU	2800	9'-2"
LEVEL 36	WCU	2800	9'-2"
LEVEL 35	WCU	2800	9'-2"
LEVEL 34	WA2	3300	10'-8"
LEVEL 33	WA1	3300	10'-8"
LEVEL 32	WCL	2800	9'-2"
LEVEL 31	WCL	2800	9'-2"
LEVEL 30	WCL	2800	9'-2"
LEVEL 29	WCL	2800	9'-2"
LEVEL 28	WCL	2800	9'-2"
LEVEL 27	WCL	2800	9'-2"
LEVEL 26	WCL	2800	9'-2"
LEVEL 25	WH1	3200	10'-5"
LEVEL 24	WCL	2800	9'-2"
LEVEL 23	WCL	2800	9'-2"
LEVEL 22	WCL	2800	9'-2"
LEVEL 21	WCL-M	2800	9'-2"
LEVEL 20	WCL	2800	9'-2"
LEVEL 19	WCL	2800	9'-2"
LEVEL 18	WCL	2800	9'-2"
LEVEL 17	WH2	3200	10'-5"
LEVEL 16	WCB	2800	9'-2"
LEVEL 15	WCB	2800	9'-2"
LEVEL 14	WCB	2800	9'-2"
LEVEL 13	WCB-O	2820	9'-3"
LEVEL 12	WSH	2700	8'-10"
LEVEL 11	WSH	2700	8'-10"
LEVEL 10	WSH	2700	8'-10"
LEVEL 9	WSH-O	2700	8'-10"
LEVEL 8	WDC	3600	11'-10"
LEVEL 7	WP2	2700	8'-10"
LEVEL 6	WP1	2700	8'-10"
LEVEL 5	WP1	2700	8'-10"
LEVEL 4	WP1	2700	8'-10"
LEVEL 3	WP1	2700	8'-10"
LEVEL 2	WG2	3600	11'-10"
LEVEL 1	WG1	3600	11'-10"

Key Plan



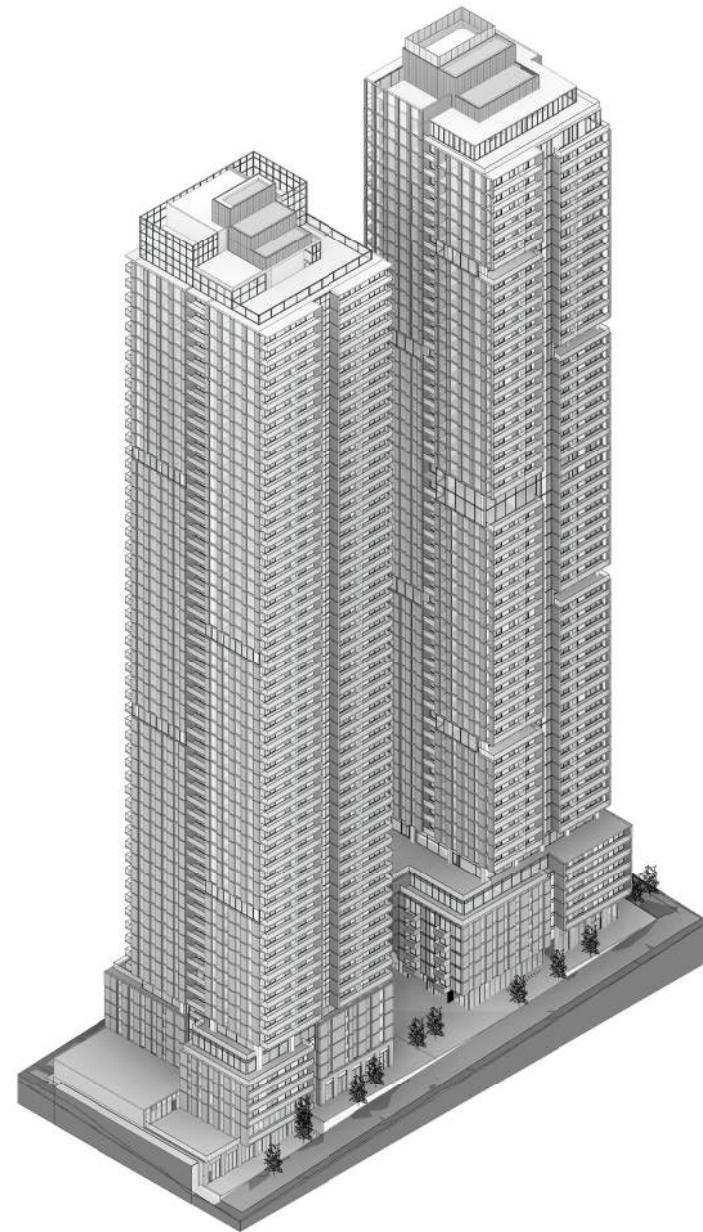
East Tower



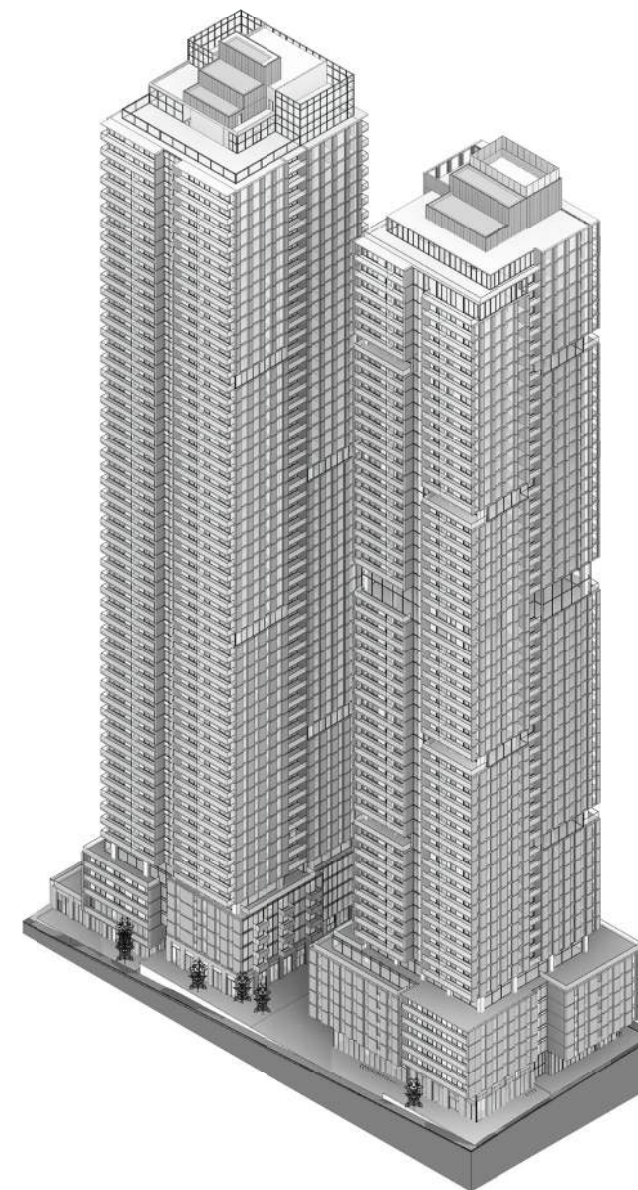
West Tower

7.8 Axos

North Axos



North East Axo



North West Axo

South Axos



South East Axo

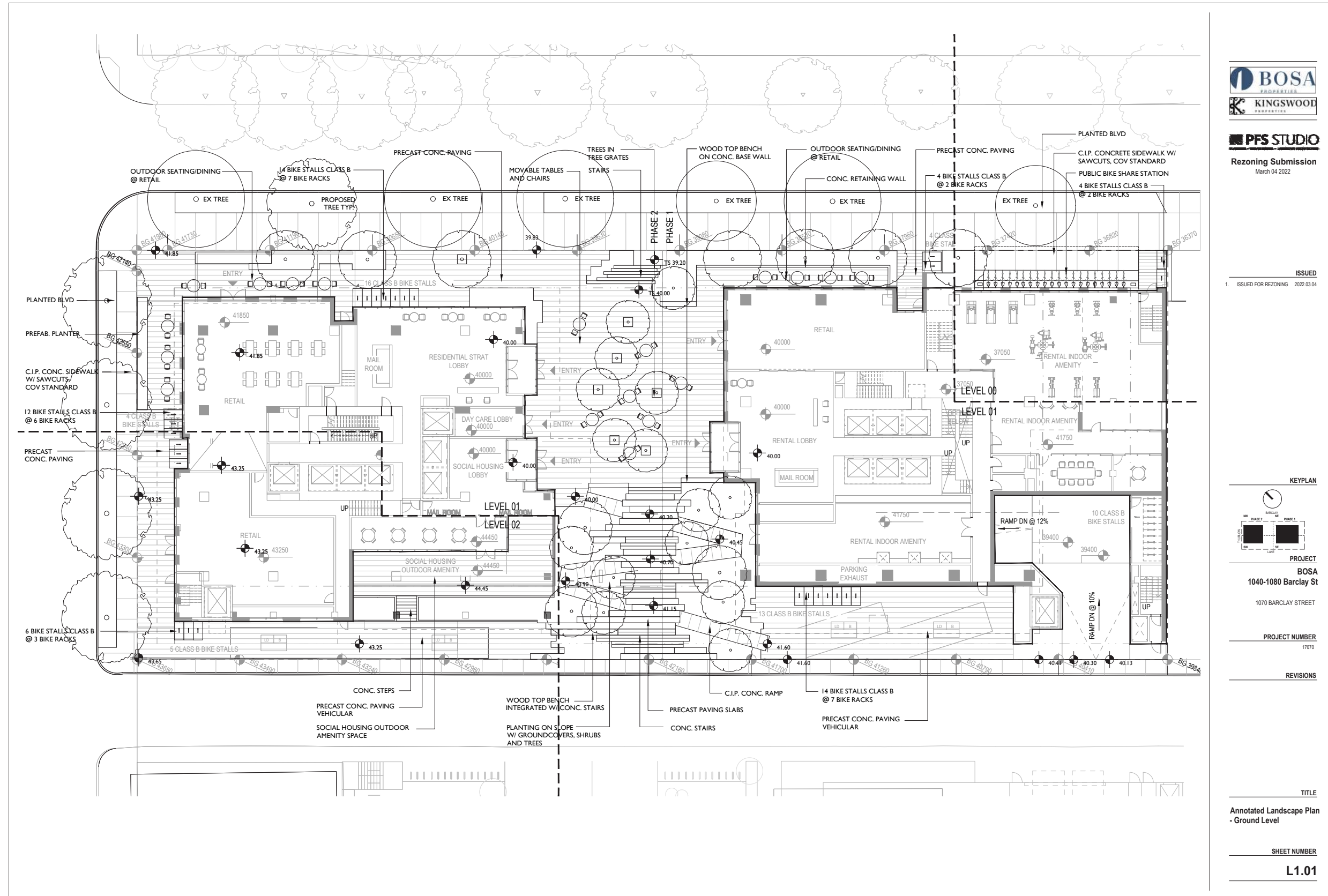


South West Axo



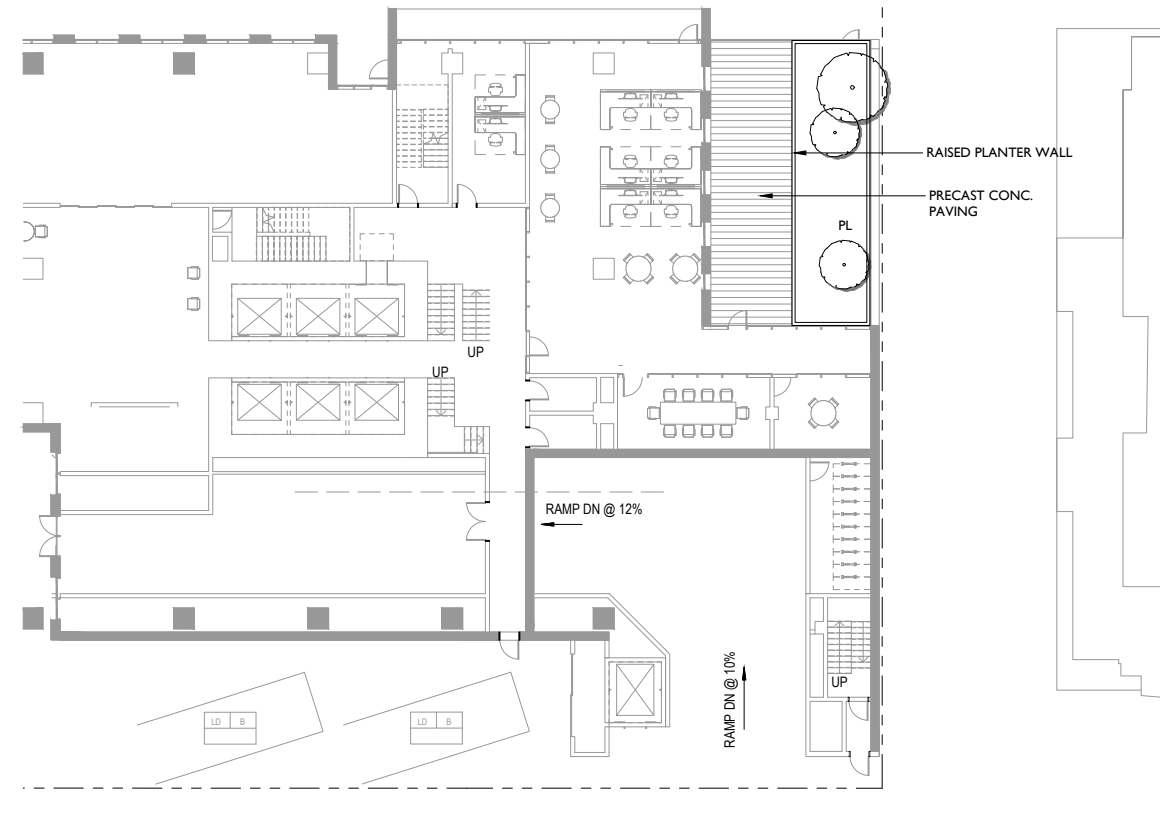
View of the childcare

7.9 Landscape Drawings

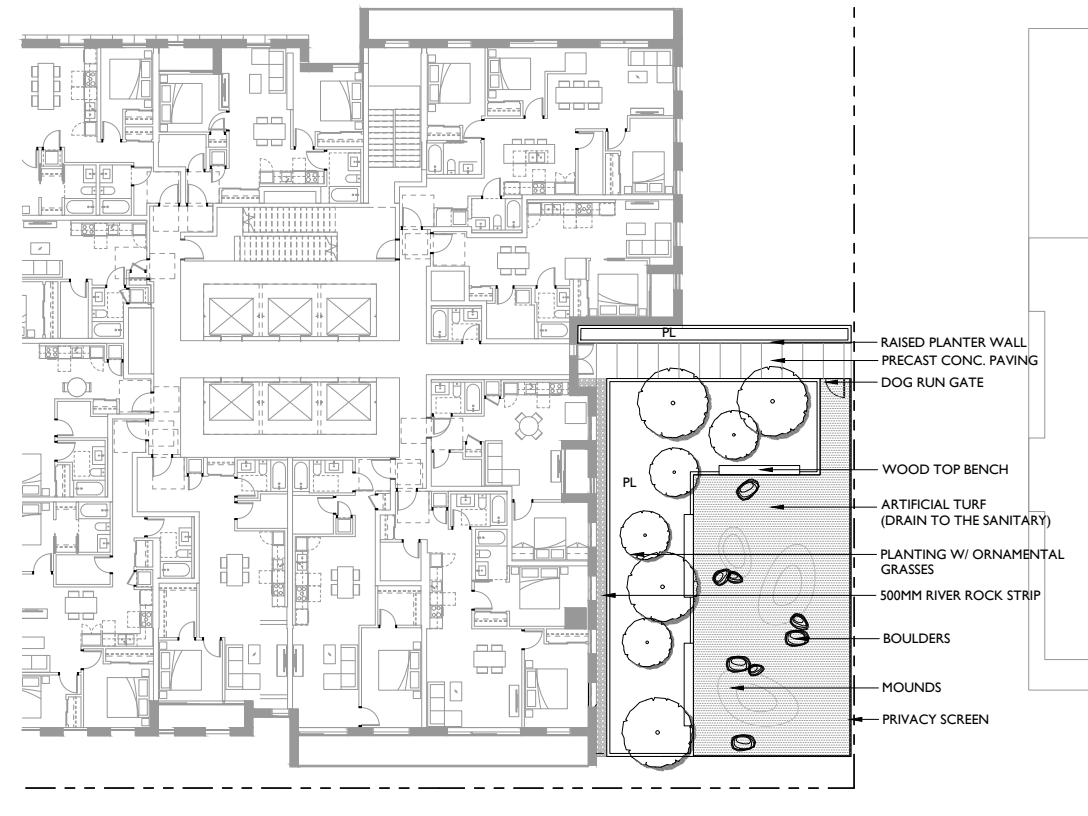


PFS STUDIO
Res zoning Submission
March 04 2022

ISSUED
1. ISSUED FOR REZONING 2022.03.04



1 Level 1 EAST TOWER - AMENITY SPACE
SCALE: 1:150

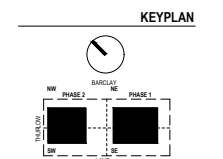


2 Level 2 EAST TOWER - AMENITY SPACE
SCALE: 1:150



Rezoning Submission
March 04 2022

ISSUED
1. ISSUED FOR REZONING 2022.03.04



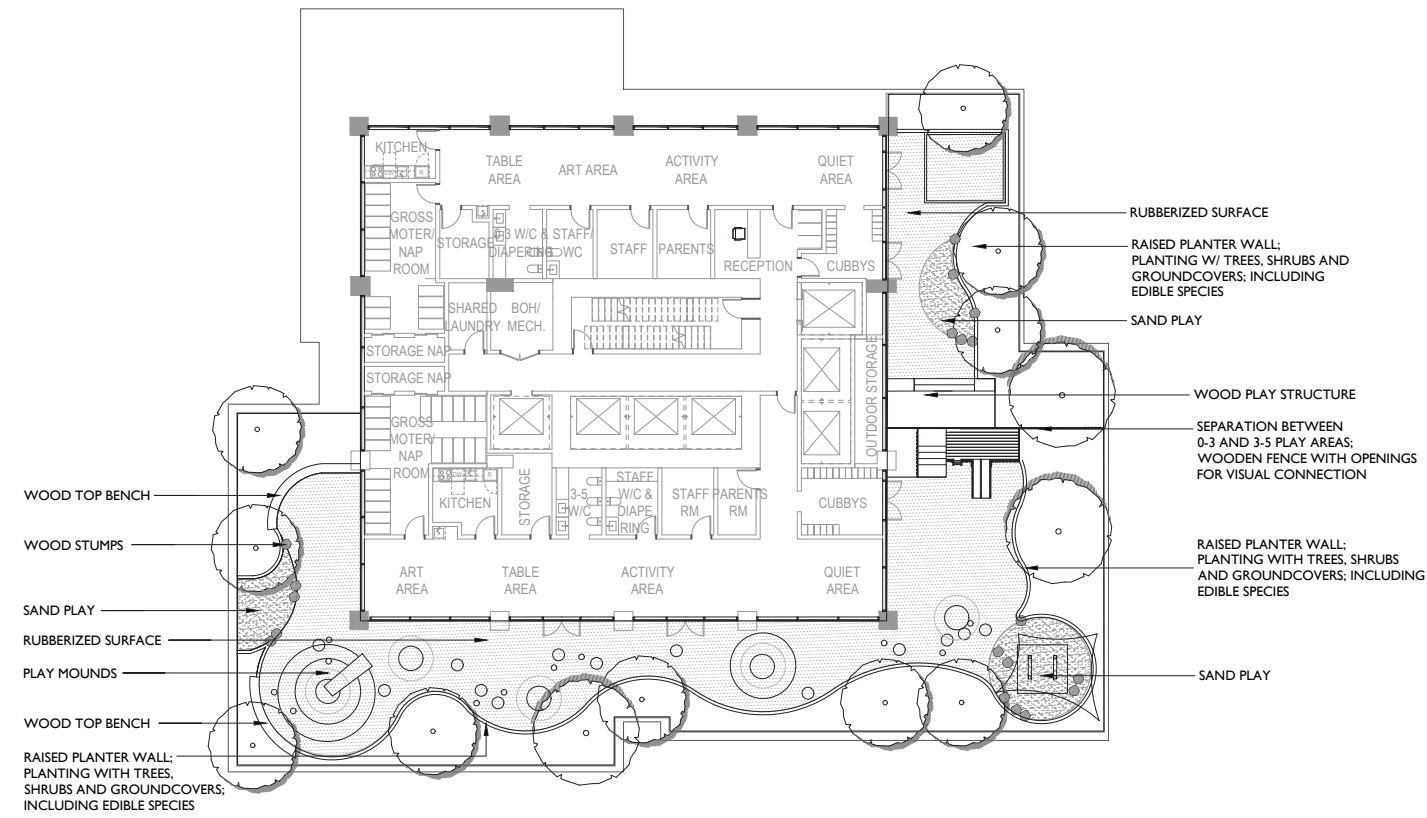
PROJECT
BOSA
1040-1080 Barclay St
1070 BARCLAY STREET

PROJECT NUMBER
17070

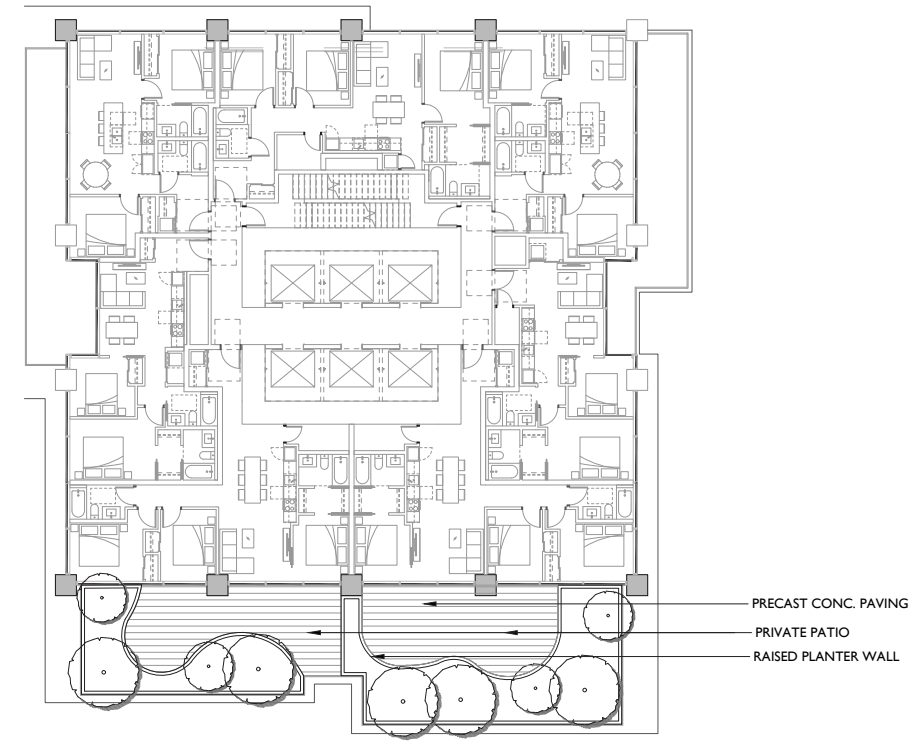
REVISIONS

TITLE
Annotated Landscape Plan
- Amenity Space
Level 1 & 2

SHEET NUMBER
L1.02



1 Level 8 WEST TOWER - DAYCARE OUTDOOR SPACE
SCALE: 1:150

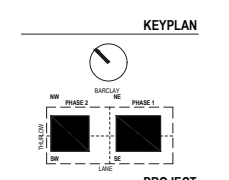


2 Level 6 EAST TOWER - PRIVATE PATIOS
SCALE: 1:150



Rezoning Submission
March 04 2022

ISSUED
1. ISSUED FOR REZONING 2022.03.04



PROJECT
BOSA
1040-1080 Barclay St
1070 BARCLAY STREET

PROJECT NUMBER
17070

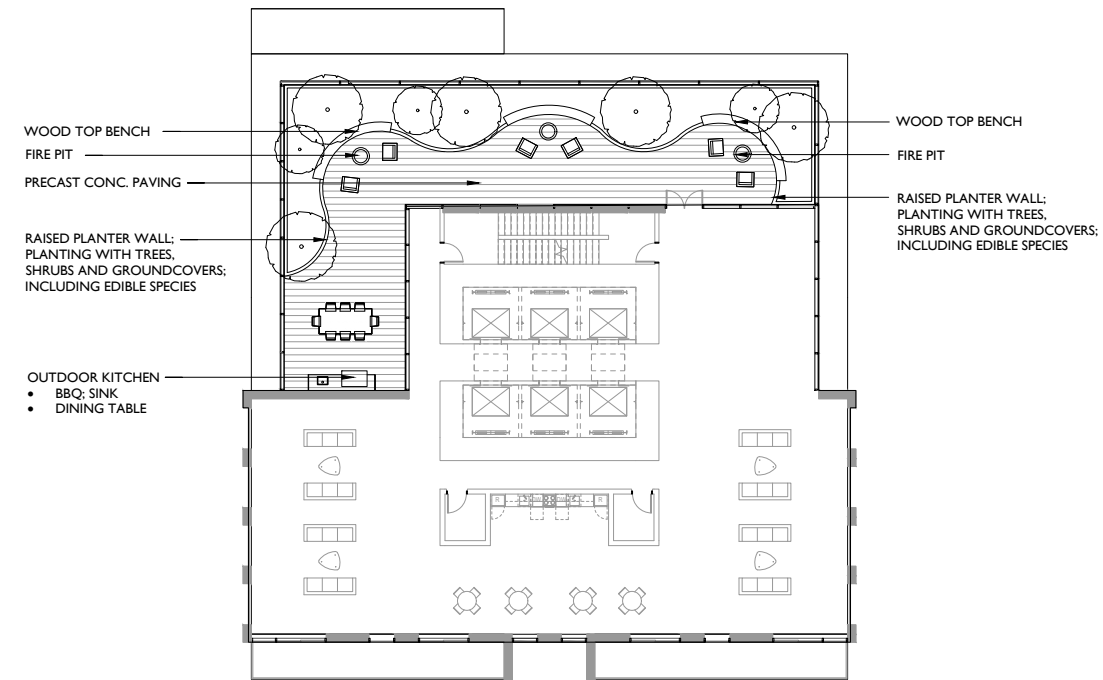
REVISIONS

TITLE

Annotated Landscape Plan
- Private Patios Level 6
& Level 8 Daycare

SHEET NUMBER

L1.03

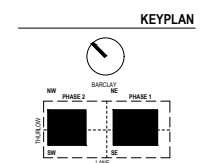


Level 58 EAST TOWER - AMENITY SPACE
SCALE: 1:150



Rezoning Submission
March 04 2022

ISSUED
1. ISSUED FOR REZONING 2022.03.04



PROJECT
BOSA
1040-1080 Barclay St
1070 BARCLAY STREET

PROJECT NUMBER
17070

REVISIONS

TITLE
Annotated Landscape Plan
- Amenity Space Level 58

SHEET NUMBER
L1.04

MATERIALITY

- PRECAST CONC. PAVING**
- SLABS
 - LIGHT GRAY COLOUR
 - LINEAR PATTERN W/ BANDS



- C.I.P. CONCRETE STAIRS AND RAMPS**
- PRECAST CONC. SLABS IN VARIOUS LENGTH
 - LIGHT GRAY COLOUR



- BENCHES**
- INTEGRATED WITH CONC. STAIRS
 - WOOD TOP



- MOVABLE FURNISHING**
- BISTRO TABLES AND CHAIRS



PLANTING PALETTE

- BARCLAY & THURLOW STREET TREE**
- MATCH EXISTING
 - MAPLE SP.



- BARCLAY STREET FRONTAGE**
- FLOWERING TREES
 - SEASONAL INTEREST
 - PRUNUS X YEDOENSIS 'AKEBONO' - AKEBONO CHERRY TREE



- PLAZA**
- BLACK LOCUST 'FRISIA'
 - SEASONAL INTEREST: FLOWERING; FALL FOLIAGE
 - LUSH GROUNDCOVERS; EVERGREENS, ORNAMENTAL GRASSES



ROBINIA PSEUDOACACIA 'FRISIA' - BLACK LOCUST FRISIA



ORNAMENTAL GRASSES

EVERGREEN SHRUBS

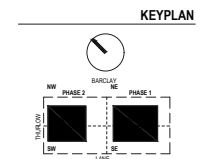
RED TWIG DOGWOOD

- THURLOW STREET PLANTED BOULEVARD**
- BUFFER FROM THURLOW STREET TRAFFIC
 - MIX OF GROUNDCOVERS, EVERGREENS AND ORNAMENTAL GRASSES



Rezoning Submission
March 04 2022

ISSUED
1. ISSUED FOR REZONING 2022.03.04



PROJECT
BOSA
1040-1080 Barclay St
1070 BARCLAY STREET

PROJECT NUMBER
17070

REVISIONS

TITLE
Landscape
Precedent Images

SHEET NUMBER
L1.05



View of the childcare outdoor area

Perkins&Will

1220 Homer Street
Vancouver, British Columbia
CANADA V6B 2Y5