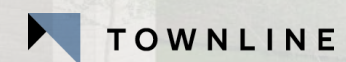




# 1188 CARDERO

Rezoning Application  
December 8, 2023





CARDERO STREET

SEE-EM-IA LANE

DAVIE STREET

NICOLA STREET

Aerial view of the site from the corner of Davie and Nicola Street

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View on Davie street looking west toward English Bay



# 1.0

# Introduction

# Project Overview

- The proposed development consists of a 22-storey residential building located at the northeast corner of Davie Street and Cardero Street in the Lower Davie area of the West End.
- Replaces a former four-storey strata apartment building.
- The proposed program is 100% rental housing, including 20% below-market rental rates.
- Includes a range of unit types including studios, 1-bedroom homes, and 2-bedroom and 3-bedroom family suites.
- Project massing includes a tower above a small 4-storey podium element arranged around a courtyard that seeks to maintain existing trees in the southeast corner of the site.
- The entrance lobby is on the southwest corner of the site.
- Includes a range of indoor and outdoor tenant amenities on level 1 and level 22.
- All vehicle and loading functions occur on the north laneway.



View on Davie street looking west

# Project Team



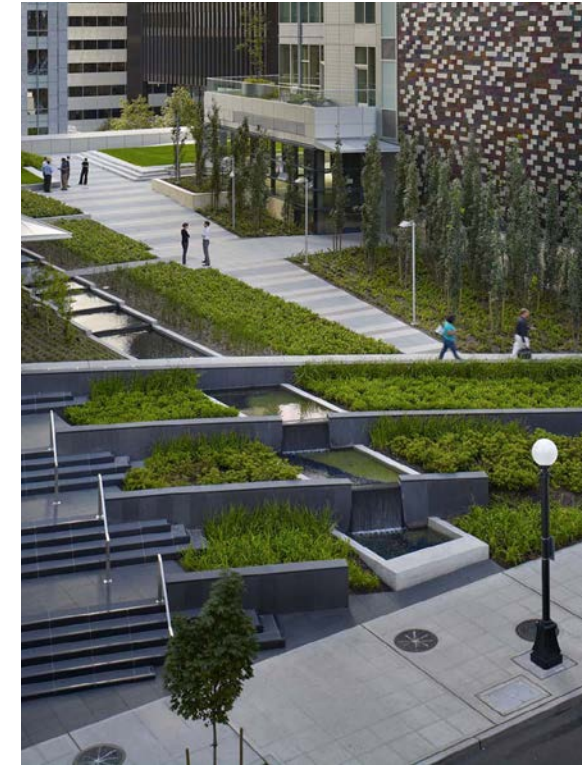
## Townline

Town line is known for its innovative living solutions and unparalleled attention to detail. For over 40 years, every Townline project – from single-family homes and townhomes to concrete high-rise towers and mixed-use communities – has been defined by a strong focus on homeowner and tenant experience, purposeful design, and an unwavering commitment to enriching the cities and communities we build in. This is the Townline Way.



## Boniface Oleksiuk Politano Architects

BOP is built on a history of great projects spanning 30 years across North America. Our team has designed and built numerous projects with a broad range of clients. From large-scale master plans to more intimate community-based projects, and from project conception to opening day, we have done it all. In all our work we are focused on creating lasting communities: places that are vibrant, sustainable and walkable. Our work is based on a belief in the connectivity of buildings to their surroundings; that structures support the life of the street, and that a vibrant public realm creates better living environments.



## PFS Studio

PFS Studio is a leading planning, urban design, and landscape architecture firm based in Vancouver, BC. PFS undertakes projects both for the private and public sectors, throughout Canada, the United States, Europe, Southeast Asia and China. Over the past 30 years, the firm has received numerous awards demonstrating its ability to create memorable and engaging public spaces. These awards confirm the company's commitment to sustainability, innovation, iconic public spaces, technical advancement and cost effective design solutions.

## Rezoning Intent

A previous DP application for this site was originally submitted by Townline in 2022, proposing a residential high-rise containing 96 market condominiums and 32 social housing units to a maximum tower height of 196.79 feet. The design as presented aligned with key principles in the West End Community Plan (WECP) including environmental benefits, supporting a range of affordable rental housing options and fostering resilient, sustainable, safe and healthy communities.

This new rezoning application remains committed to the principles of the West End Community Plan but looks to the modifications contained in the Nov. 5, 2020 'Interim Rezoning Policy, Criteria for 100% Secured Rental, with 20% being Below-Market Rental as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan' and its increased emphasis on the delivery of higher density affordable rental housing over high-end strata housing.

That report provides a policy precedent aimed at making rental housing more viable through rezonings with larger floorplate size and density in the West End, provided that 20% of the residential floor area is secured as below-market rental housing. The proposal for 1188 Cardero follows on this concept that a more viable delivery of rental housing can be achieved on this site through a larger floorplate size and density increase. The proposed variances to the current zoning involve the change of allowable housing tenure and an increase in FSR (from 7.0 to 8.01) through a 20% increase in floorplate size over the base zoning's 5500 SF limit (to 6600 SF) and an increase in building height (from 58m to 68.85m).

Converting the housing tenure of the zone from Strata + Social Housing to Market + Below-market Housing allows a more cost-effective means of delivering significantly more housing units without the inefficiencies of duplicate infrastructure within each tenure for mechanical and electrical equipment, elevators, lobbies, amenities, building management, etc. It creates a more integrated and equitable use of building features and amenities by all tenants regardless of housing tenure.

Despite the proposed increase in tower floorplate size, the proposed site coverage is less than that of the existing building and is currently under the maximum 50% coverage per the RM-5D District Schedule for a smaller floor plate. This proposal retains the openness of the SE corner, allowing for tree retention, green space at grade, and ground-oriented children's play and outdoor amenity. The tower position also maintains a 40' setback from the East property line and centre of the North Lane.

The proposed increase in height remains below View Cone #20, reaching a similar height to the recent redevelopment of the Safeway site directly across the street (C-5A zoning). The increased height allows for two additional storeys from the base zoning, which contributes to more rental housing in the West End (approximately 20 units).

An increase in height allows for a significant improvement in livability for tenants: higher ceiling heights can better accommodate mechanical cooling -a critical part of climate change adaptation for the proposed rental homes; it allows the ability to provide a rooftop common indoor amenity space and shared outdoor roof deck for all residents to enjoy, enhancing the opportunity for social connection and access to views within the building. This increased height also accommodates fully-screened and enclosed mechanical equipment for heating, cooling and domestic hot water provision that would otherwise be pushed into the below-grade levels -adding cost, concrete (and embodied carbon) and excavation to the development.

The resultant housing mix of the enlarged building form exceeds the required 25% of market housing units per the West End Community Plan. Family units are approx. 35% of both market and below-market rental units. A large portion of family units are located lower to the ground, with all BMR family units in the podium, allowing for proximity to the children's play area as recommended by the High-density Housing for Families with Children Guidelines. The strata condominium version (DP package) favoured large units higher up in the tower; in contrast, rental allows for a more equitable mix of more modest-sized units at all levels.



# Proposal Summary

	CURRENT	PROPOSED REZONING
<b>ZONING</b>	RM-5D	CD-1 (REZONING)
<b>USE</b>	Multiple Dwelling: 80% market housing (strata condominium) 20% social housing  POLICY: RM-5D	Multiple Dwelling: <b>80% market rental</b> <b>20% below market rental</b>
<b>HEIGHT</b>	58.0 m If social housing is developed as min. 20% of floor area included in the calculation of FSR  POLICY: RM-5D	<b>68.85 m height (under 93.9 m geodetic viewcone)</b>
<b>TOWER FLOOR PLATE</b>	5,500 sf  POLICY: West End - Tower Form, Siting and Setbacks	<b>6,600 sf</b>
<b>TOWER DIMENSIONS</b>	26 m (85 ft) depth 21.3 m - 24.4 m (70 ft - 80 ft) width 24.4 m (80 ft) setback from existing/future towers  POLICY: West End Tower Form, Siting and Setbacks - Corner sites w/130+ ft. frontage	93.3 ft (28.35 m) depth 76 ft (23.16 m) width 80 ft (24.4 m) setback from existing/future towers
<b>FAMILY UNITS (2 &amp; 3-BED)</b>	25% of market housing units 50% of social housing units  POLICY: West End Community Plan - 8.2.2 & 8.2.3	35% total family units
<b>FSR</b>	7.00 if social housing is developed as min. 20% of floor area included in the calculation of FSR  POLICY: RM-5D	<b>8.01</b>



View from the corner of Cardero and Davie Street



2.0

# Rezoning Rationale

# Rezoning Rationale

## USE

**Multiple Dwelling:**  
 80% market rental  
 20% below market rental

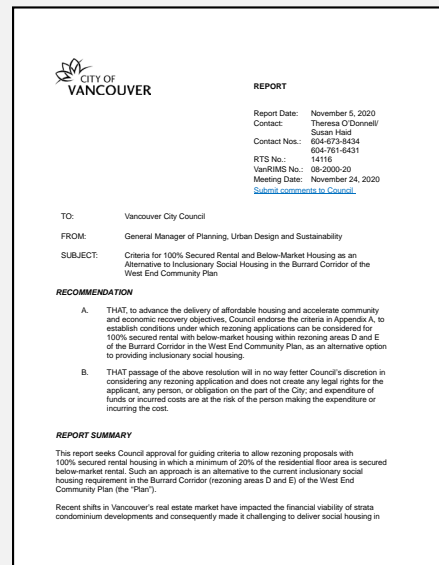
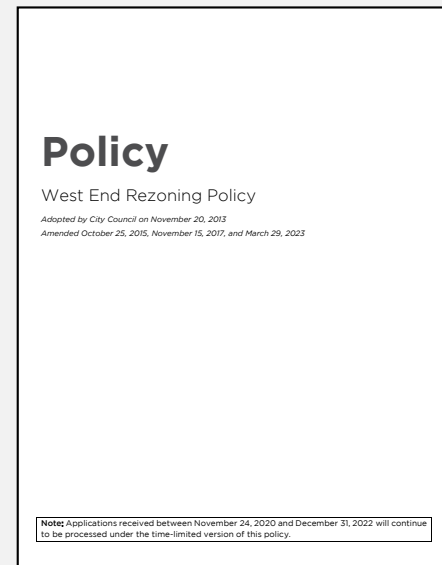
### POLICY PRECEDENTS:

- Rezoning Policy for the West End
- COV Report: Criteria for 100% Secured Rental and Below-Market Housing(...)

### RATIONALE:

The 100% Secured Rental report provides a **policy precedent for increased density through rezoning in the West End that provide 20% residential floor area as secured below-market rental.**

This proposal is in line with a variety of COV policies and guidelines that support the development of rental housing within the West End, and to the overall housing stock within the city.



## HEIGHT

**68.85 m (93.9 m geodetic elevation)**

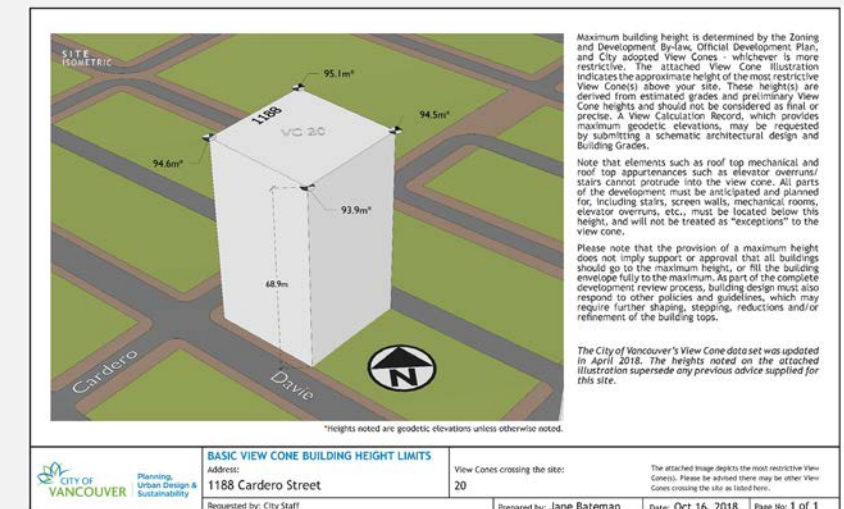
### POLICY PRECEDENTS:

- View Cone #20 (Granville Street view)

### RATIONALE:

The increase in height remains below View Cone #20. The proposed building form reaches a similar height to the recent redevelopment of the Zephyr Building directly across the street (C-5A zoning).

**The increase in height allows for a significant improvement of livability for the suites and tenants.** Higher ceiling heights can better accommodate mechanical cooling required within the suites. The increased height allows for two additional storeys from the base zoning, which allows more rental housing in the West End (approximately 20 units). It allows the ability to provide a common amenity space and shared roof deck for all residents, enhancing the opportunity for social connection and access to views within the building. This increased height also accommodates fully screened or enclosed mechanical equipment for heating, cooling and domestic hot water provision that would otherwise be pushed into the below-grade levels -adding cost, concrete, and excavation to the development.



### TOWER FLOOR PLATE

6,600 sf

**POLICY PRECEDENTS:**

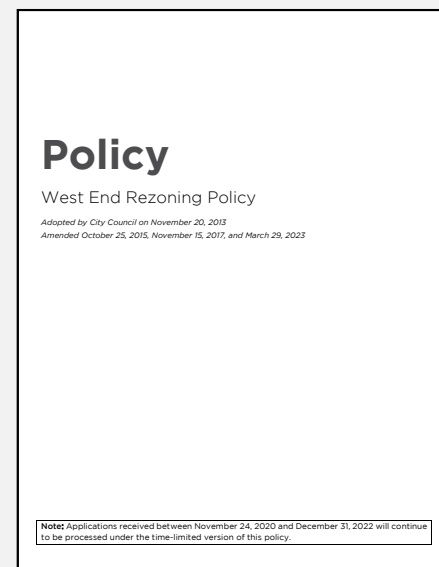
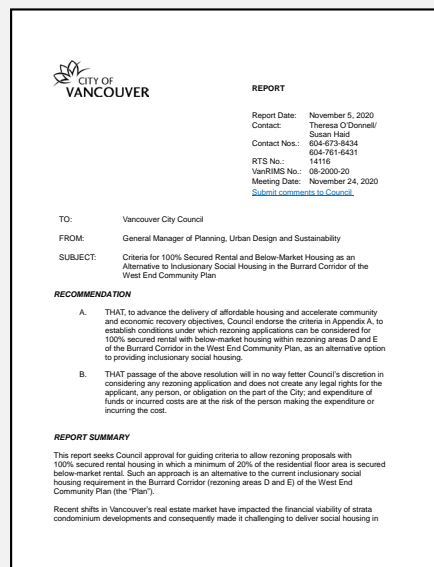
- COV Report: Criteria for 100% Secured Rental and Below-Market Housing(...)
- West End Rezoning Policy

**RATIONALE:**

The 100% Secured Rental report also serves as a **policy precedent for the floor plate increase** when 100% rental (with 20% BMR) is provided. The proposed 6,600 sf tower floor plate is derived from the suggested 20% rental bonus applied to the 5,500 sf floor plate:

**5,500 sf + 20% = 6,600 sf**

The West End Rezoning Policy provides a path for increased density of market residential with 6,500 sf floor plates in Area C, demonstrating a **precedent of increased density through rezoning in the West End.**



### TOWER DIMENSIONS

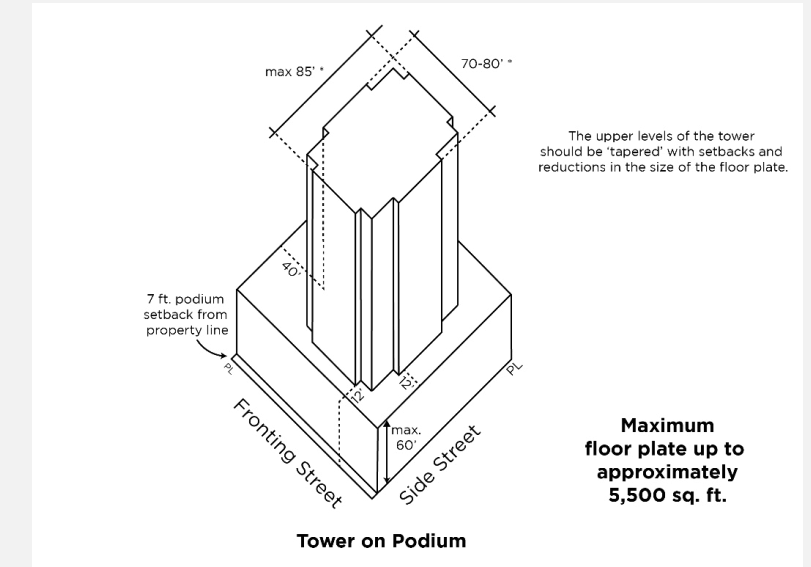
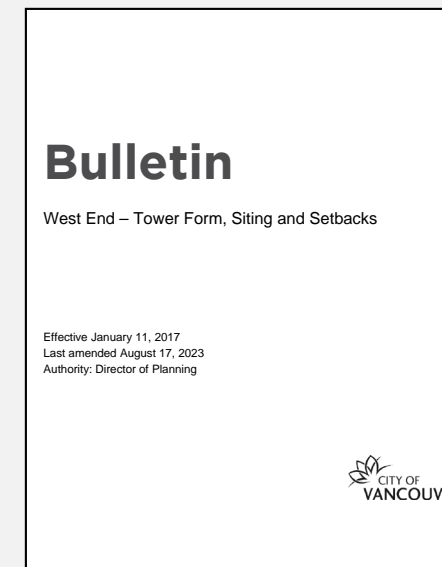
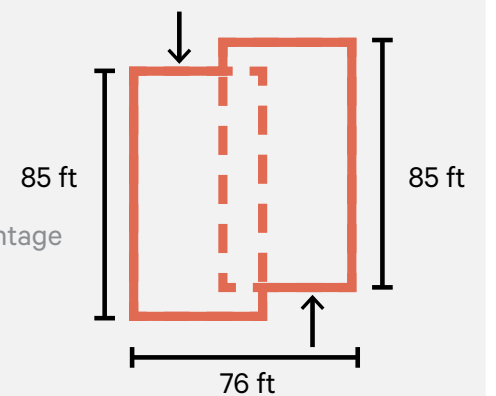
- 93.3 ft (28.35 m) depth
- 76 ft (23.16 m) width
- 80 ft (24.4 m) setback from existing/future towers

**POLICY PRECEDENTS:**

- West End Tower Form, Siting and Setbacks - Corner sites w/130+ ft. frontage

**RATIONALE:**

The tower form is split into two masses of 85 ft depth at an offset of approximately 9 ft (93'-4" total depth) to **slim down the appearance so that the individual frontages on each side follow the intent of the guidelines.** This siting strategy allows for the 6,600 sf plate while breaking down the massing visually.



# Rezoning Rationale

## FAMILY UNITS

35% total family units

### POLICY PRECEDENTS:

- Housing Mix Policy for Rezoning Projects (2016) - 3.0 Policy 2
- High-density Housing for Families with Children Guidelines
- West End Community Plan - 8.2.3

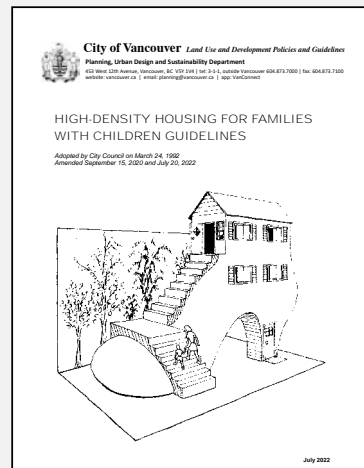
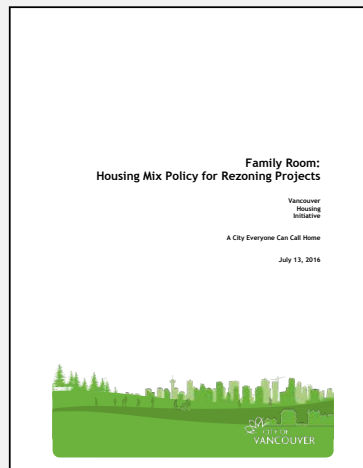
### RATIONALE:

Family units **exceed the required 25%** of market housing units per the West End Community Plan.

Family units **exceed the recommended 35%** of market rental units per the Housing Mix Policy for Rezoning.

**A large portion of family units are located lower to the ground**, with all BMR family units at level 5 and below, allowing for proximity to the children’s play area as recommended by the High-density Housing for Families with Children Guidelines.

The strata condominium version (DP package) favoured large units higher up in the tower; in contrast, rental allows for an equitable mix of more modest-sized units at all levels.



## FSR

8.01

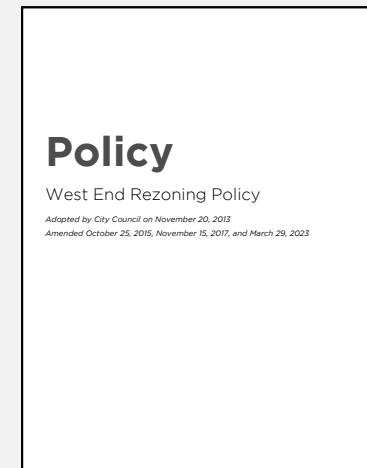
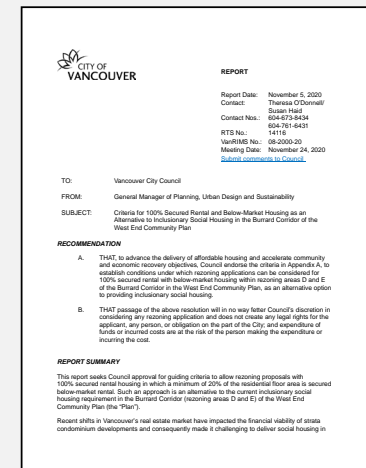
### POLICY PRECEDENTS:

- COV Report: Criteria for 100% Secured Rental and Below-Market Housing(...)
- West End Rezoning Policy

### RATIONALE:

The FSR increase follows from the tower floor plate and height increases.

This project aims to provide **100% secured rental, including 20% of floor area as below market rental**, in line with the vision for the West End’s growth and development as set by various policy precedents, and helps to address Vancouver’s current need for housing.



VIEW FROM DAVIE

**SITE COVERAGE**

50 % (approx.)

**POLICY PRECEDENTS:**

- RM-5D - 3.1.2.5 & 3.1.2.11 (50% max. site coverage; DOP/Board discretion to vary regulation)

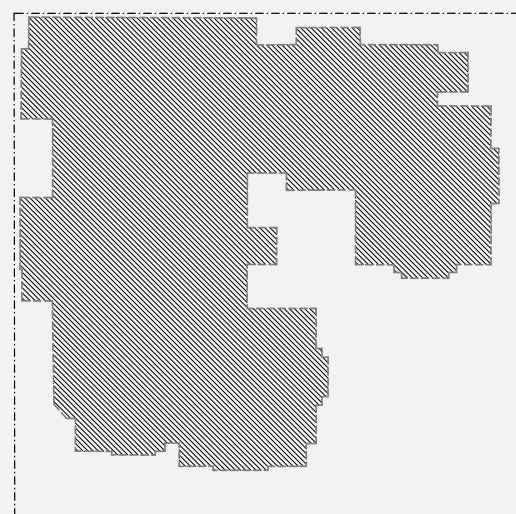
**RATIONALE:**

Site area = 17,296.5 sf

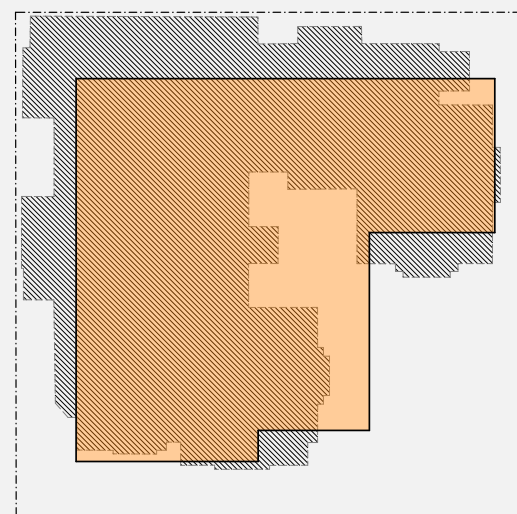
Existing building = 10,098 sf / 17,296.5 sf = 58 %

Proposed rezoning = 8,700 sf / 17,296.5 sf = 50% (approx.)

The proposed site coverage is **less than that of the existing building**, and is currently **under the maximum 50% coverage** per the RM-5D District Schedule for a smaller floor plate. This proposal retains the openness of the SE corner, allowing for tree retention, green space at grade, and ground-oriented children’s play and outdoor amenity.

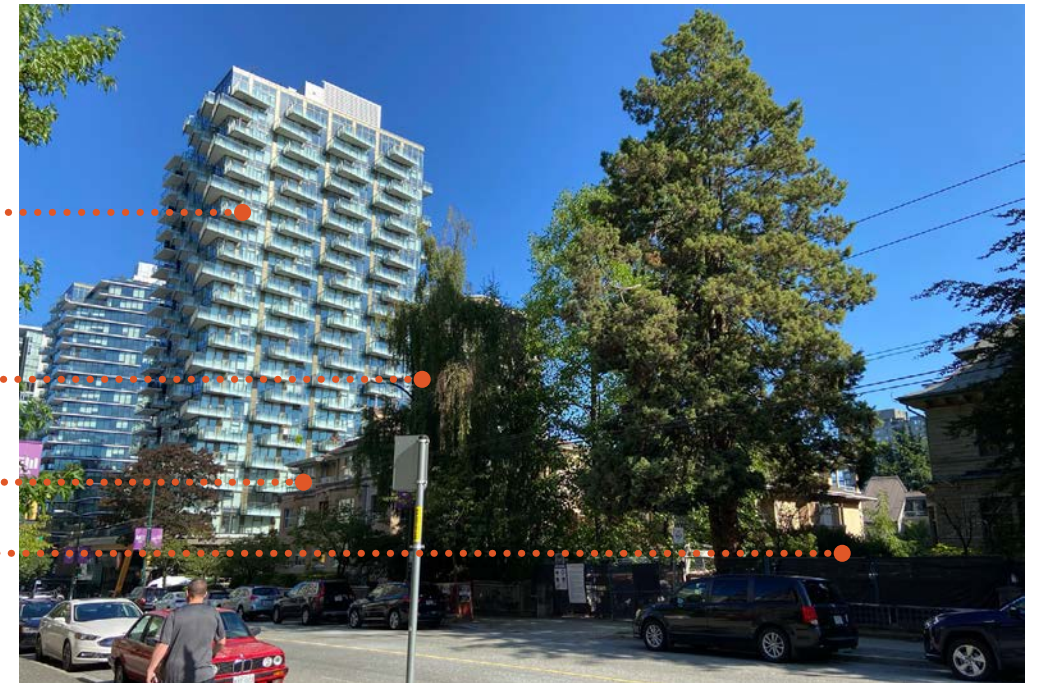


**EXISTING**

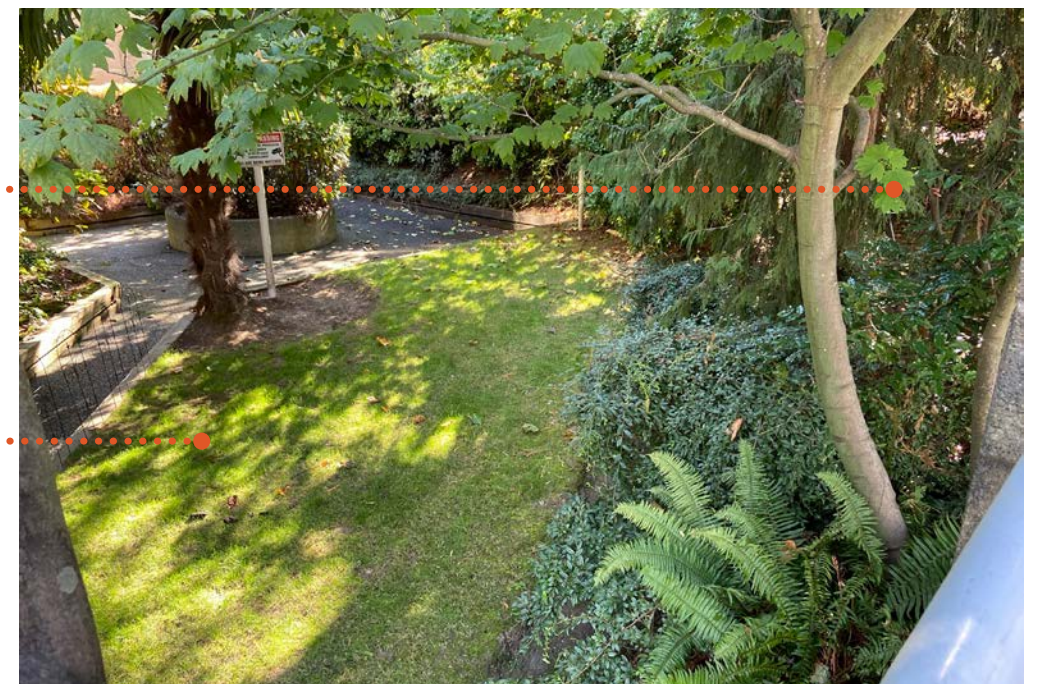


**PROPOSED**

- ZEPHYR BUILDING .....
- THREE EXISTING TREES TO RETAIN .....
- 1188 CARDERO SITE .....
- NEIGHBOURING ROGERS MANSION SITE .....



- THREE EXISTING TREES TO RETAIN .....
- EXISTING COURTYARD AND GREEN SPACE ALONG DAVIE .....

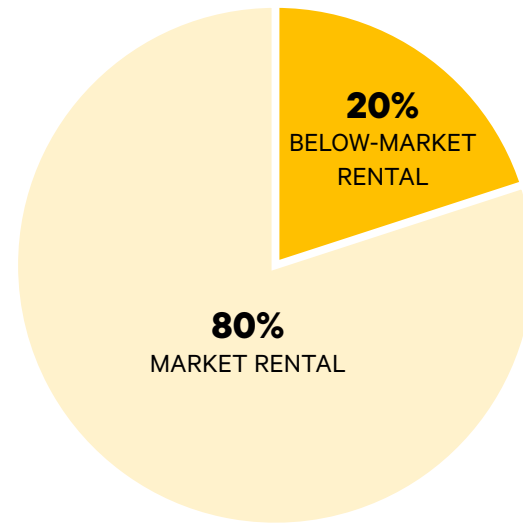


# Project Data Summary

## PROGRAM

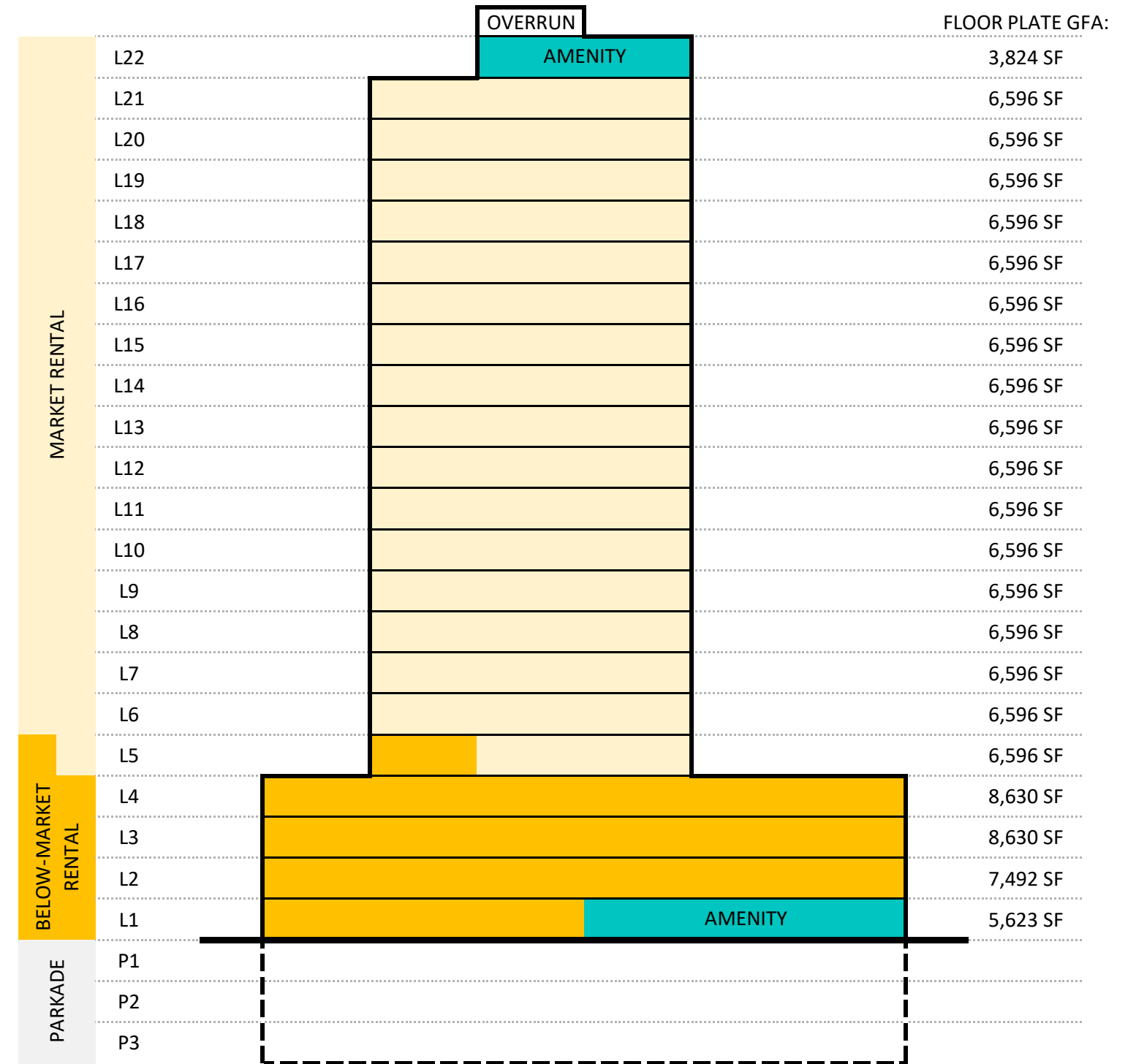
80% MARKET RENTAL  
20% BELOW-MARKET RENTAL

198 TOTAL UNITS  
22 STOREYS } 37 OF WHICH ARE BMR



## PROJECT DATA SUMMARY

	BELOW-MARKET RENTAL	MARKET RENTAL	TOTAL
PROGRAM (% of total floor area)	20%	80%	100%
TOTAL SUITE AREA (SF)	20,979	83,683	104,662
# UNITS	37	161	198
# FAMILY UNITS	16	53	69
% FAMILY UNITS	43%	33%	35%





# Rationale Summary

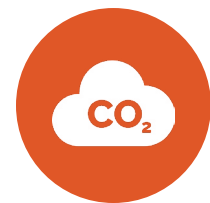
## Requirements for Proposed Rezoning

- 1 FSR 8.01
- 2 20% below-market rental  
80% market rental
- 3 68.85 m height (under 93.9 m geodetic view cone)
- 4 6,600 sf tower floor plate
- 5 93'-4" tower depth (broken down into smaller faces)

## Benefits of Proposed Rezoning



**Affordability benefits** due to increased efficiency from shared spaces/services (mechanical, elevator, lobby, amenity); reduced parking and more efficient layout; and optimized unit layout and simplified form



**Environmental benefits** due to no duplication of spaces/services (mechanical, elevator, lobby, amenity), and reduced embodied carbon due to two fewer levels in concrete parkade



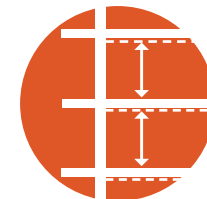
**Social benefits** due to more equitable use distribution (no longer separating below-market and market) and access to shared amenity spaces for all residents



**Increased rental housing supply** (including below-market rental) in the city, contributing to the lively, vibrant character of the West End



**Family units** above the requirement, with emphasis on larger units lower down in the podium



Better **livability** floor to floor, with mechanical cooling for all units



**Unlikely redevelopment** of neighbouring heritage building (Rogers Mansion) beyond current form



**Negligible shadow impact** on neighbouring sites, including the school field to the north



**Tree retention** at SE site corner and greenspace retention of courtyard as outdoor amenity space

# West End Community Plan Response

## POLICY GOALS

## PROPOSED REZONING

### Principle 1

Achieve a green, environmentally sustainable urban pattern.

Provides tree retention (SE corner), open area at grade (courtyard), and rooftop greened areas. Efficiencies gained through rental scheme (e.g., more units, shared amenities, reduced parkade), lowering the environment impact per person.

### Principle 2

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

Adds secured rental housing including below market units; provides considerably more rental housing opportunities than DP configuration.

### Principle 3

Foster a robust, resilient economy.

Walkable housing for CBD supports local economy, plus construction jobs and growing work from home needs. Local businesses are supported by new patrons in the neighbourhood.

### Principle 4

Enhance culture, heritage and creativity in the city.

Explore public art opportunities - discuss specific opportunities with Planning.

### Principle 5

Provide and support a range of sustainable transportation options.

Will provide housing along transit route plus a range of bike storage with enhanced repair space as an amenity.

### Principle 6

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

Tree retention and re-creation of the existing courtyard, laneway public improvements, and increased setbacks to add landscaped/green space around the building.

### Principle 7

Foster resilient, sustainable, safe and healthy communities.

The podium contains a mix of unit types and family units overlooking children's play area. This walkable neighbourhood is well-served by transit and provides numerous recreation opportunities, including the nearby Seawall.

## BUILT FORM GUIDING PRINCIPLES

## PROPOSED REZONING

### Principle 1

Appropriate form and scale to reinforce the dome-shaped skyline.

Follows view cone limitations and locally established height precedents.

### Principle 2

Strengthen the urban frame. Reinforce the edges of the West End in contrast with the existing neighbourhoods.

Consistent with area plan that increases height and density along Davie St.

### Principle 3

Adhere to prevailing view corridors. Protect view corridors and recognize spatial separation.

Proposal complies with general guidance on tower dimensions, setbacks, and separation and will continue to protect the view corridor designated by View Cone #20.

### Principle 4

Recognize transitional role in form and scale. Urban design to mediate between established development and respective sites.

4-storey podium elements mediate from tower to adjacent 3-4 storey buildings; courtyard and widened setbacks improve at-grade experience.

### Principle 5

Ensure public open space and village area have solar access.

Shadow impact negligible on open green space, commercial sidewalks, and corner of school yard to the north.

### Principle 6

Building forms to be responsive to adjacent and nearby private views.

The tower mass is subdivided into individual elevations to give the tower a unique appearance while individual frontages respect tower form guidelines.

### Principle 7

New development to contribute to ground-oriented focus in uses and public realm quality.

Widened and greened building frontages, ground-oriented units at corner of lane and Cardero, residential lobby at Cardero and Davie, and indoor/outdoor amenity spaces help animate ground level.



**Bulletin: West End – Tower Form, Siting And Setbacks**

- Minimum Distance between towers: 24.m (80’) minimum – proposal is compliant.
- Size and Width of frontage: Min. 39.6m (130’) – Site frontage is 40.2m (132’).
- Tower on Podium: The tower sits on a 4-storey (approx. 40’ high) podium consistent with the current 4-storey building. The footprint of the proposed podium is similar to that of the existing structure with the intent of maintaining the identified existing tree at the southeast corner of the site plus 2 additional trees within the sidewalk widening.
- Additional public realm setback of 7’ along the Davie frontage is maintained.

**High-Density Housing for Families with Children Guidelines**

The site is located in an area well served by access to parks, recreation, beaches, schools, transit and commercial uses that are compatible with the proposed development. A large percentage of family units are proposed (approx. 35%). Program layout, unit mix and building amenities provide opportunities for private and common outdoor spaces, at-grade outdoor play space, urban agriculture and social spaces with good solar access on the south and east sides of the building footprint. Secured vehicle and bike parking are provided below grade.

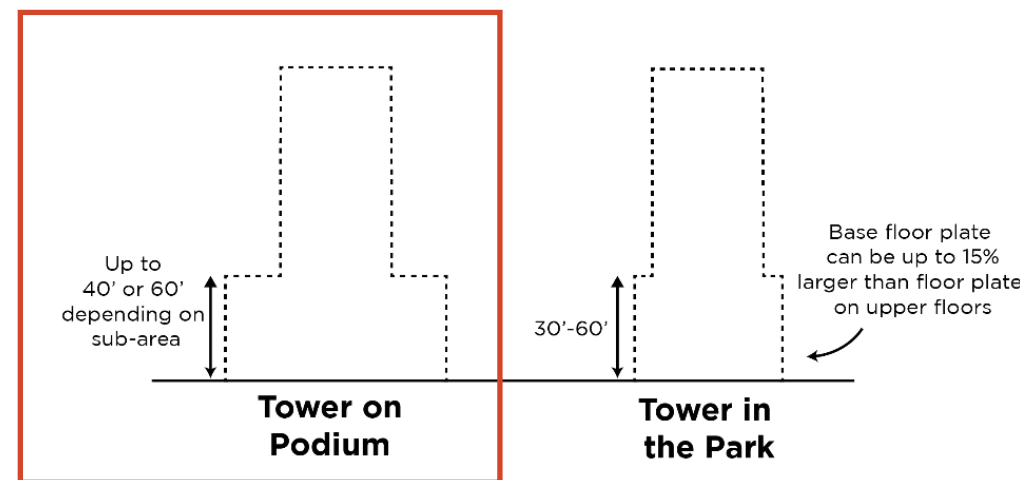
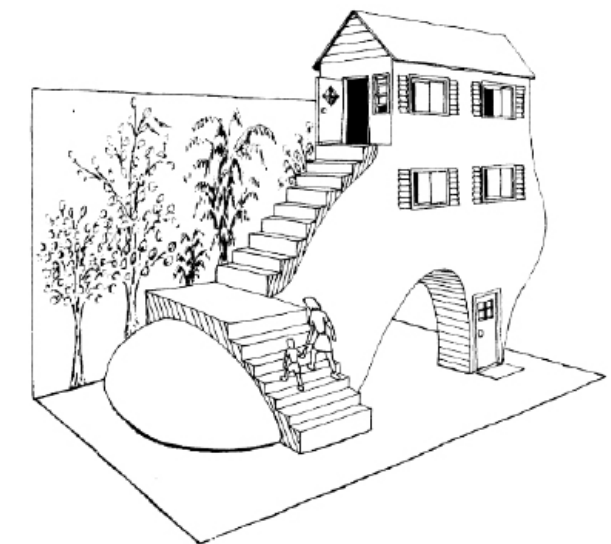


**City of Vancouver** Land Use and Development Policies and Guidelines  
 Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 • 604.673.7944 Fax 604.673.7080  
 planning@vancouver.ca

\$2

**HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES**

Adopted by City Council on March 24, 1992  
 Amended on September 15, 2020



# Sustainability

## Sustainability

### On building form:

The building is designed with efficient thermal massing to minimize heat loss surfaces as well as linear interfaces. Additionally, the flat facades and squared floor plate makes more efficient use of structural and envelope materials, thus lowering embodied emissions. Transparent openings size and placement are carefully selected to maintain views and daylighting while keeping heat loss to an acceptable level. The approximate glazed area is 45% of the vertical envelope area.

### On building systems:

The project intends to utilize a high efficiency heat pump system for space heating and cooling. The system is able to recycle excess heat from a zoning in cooling to heat a nearby space. The system is able to benefit from the suites facing different orientations and having diversity in cooling/heating load demand in Vancouver’s climate zone.

Additionally, the suite ventilation air is tempered via exhaust air energy recovery. This greatly reduces the ventilation heating energy consumption.

### On parkade:

By converting the building to a 100% purpose-built rental building, we are also able to reduce the amount of parking provided in this highly walkable neighbourhood, as our internal data shows that our tenants use transit, walk, or cycle as a means of transportation and have a lower reliance on cars. As we are reducing our parking by 2 full levels from the original application, and do not have to build two elevator shafts and cores, we will be using significantly less concrete in this proposal and thus reduce our embodied emissions to the same degree.

### On landscape:

The tower design prioritizes significant tree retention at the southeast corner of the site, along with a green roof at the L5 podium, and a rooftop community garden for residents’ use. Achieving meaningful green areas in the project design is a Townline standard.

The three-dimensional building geometry from the IES-VE simulation is shown in Figure 1.1 and Figure 1.2.

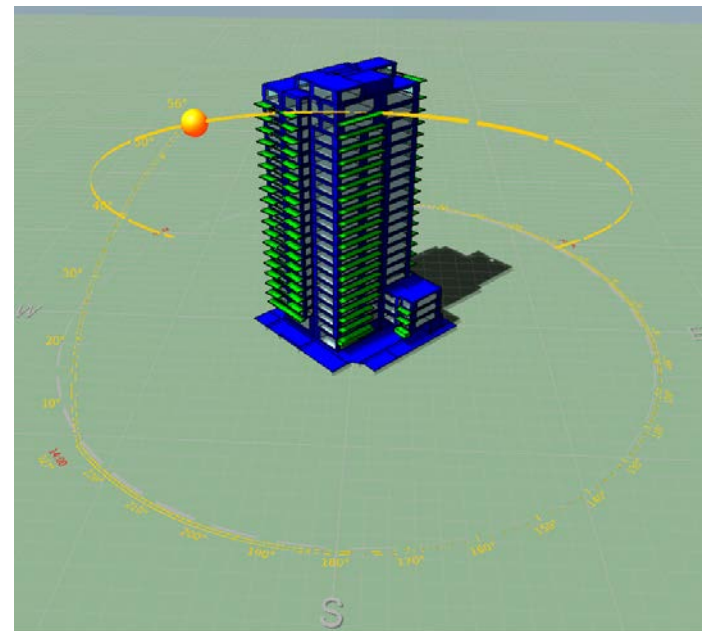


Figure 1.1 IES-VE Building Simulation Geometry – South View

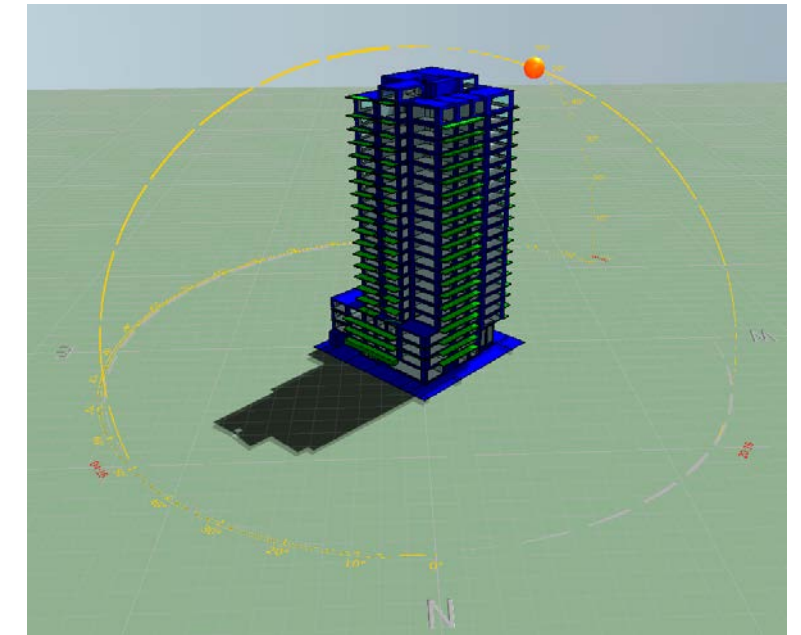


Figure 1.2 IES-VE Building Simulation Geometry – N View

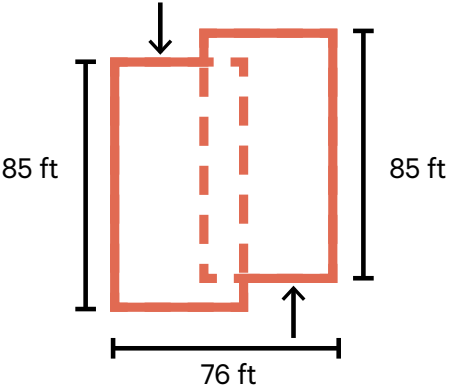
Table 2.1 Simulation Results Summary

Performance Metric	VBBL Part 10 Requirement	Energy Simulation Output	Credit for Corridor Pressurization	Proposed Building Simulation Results
TEUI (kWh/m <sup>2</sup> -Year)	120	105.7	-5.26	100.4
TEDI (kWh/m <sup>2</sup> -Year)	30	33.3	-5.26	28.1
GHGI (kg CO <sub>2</sub> / m <sup>2</sup> -Year)	6	2.62	-0.97	1.65

# Setbacks + View Cones

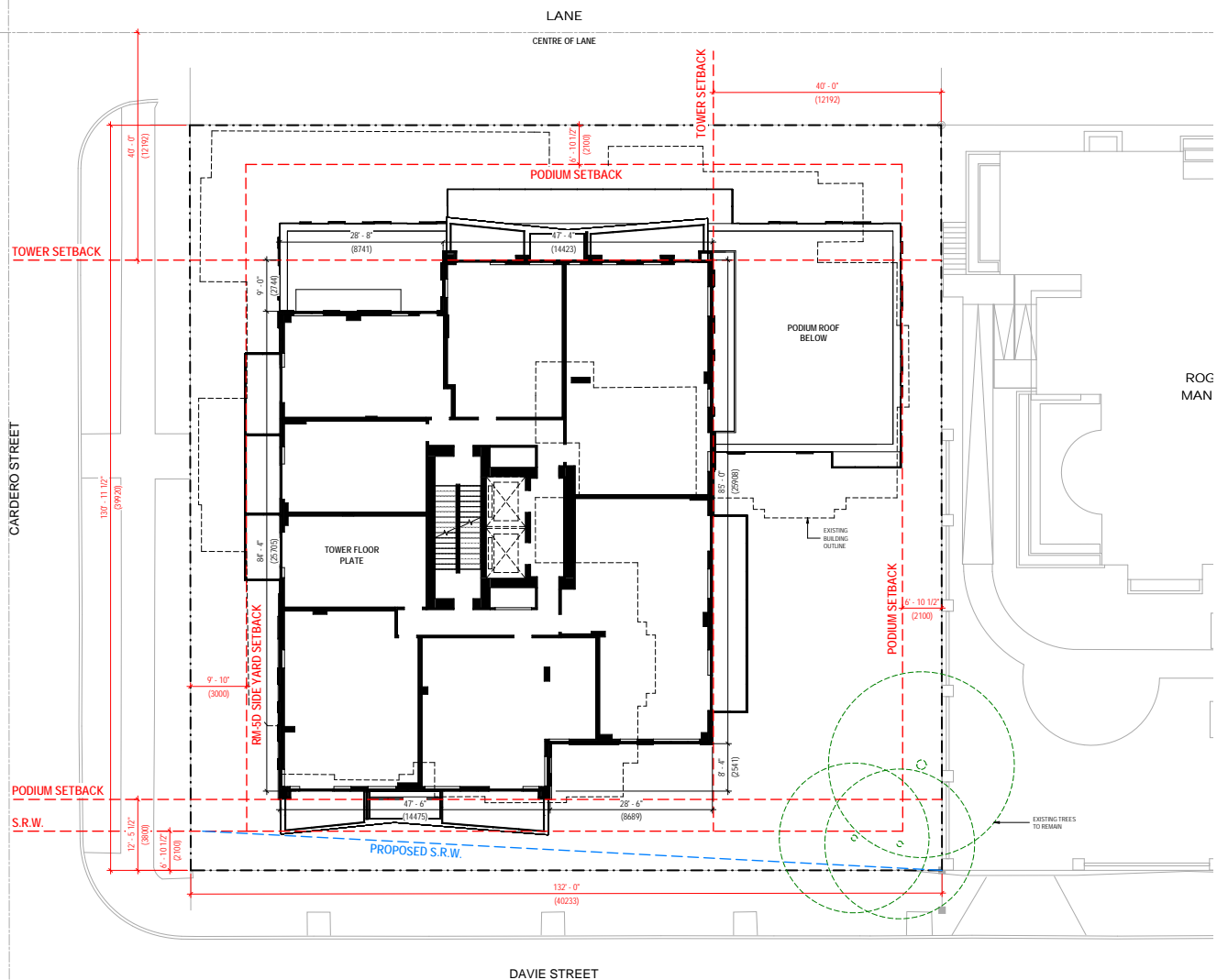
## Setbacks and Envelope

- **Front Yard:** 7' (2.1m) on Davie (WETFG)
- **Rear Yard:** 2.1m (RM-5D)
- **West Side Yard:** not less than 3m (not more than 6m) (RM-5D)
- **East Side Yard:** 2.1m (RM-5D)
- **Height:** 68.85 m height (under 93.9 m geodetic view cone)
- **Max. tower dimensions:** 93'-4" x 76'



## View Cones

View Cone 2.0 passes well above the allowable 190' height limit. Elevator overrun, mechanical units and screening do not exceed the view cone.



Maximum building height is determined by the Zoning and Development By-law, Official Development Plan, and City adopted View Cones - whichever is more restrictive. The attached View Cone Illustration indicates the approximate height of the most restrictive View Cone(s) above your site. These height(s) are derived from estimated grades and preliminary View Cone heights and should not be considered as final or precise. A View Calculation Record, which provides maximum geodetic elevations, may be requested by submitting a schematic architectural design and Building Grades.

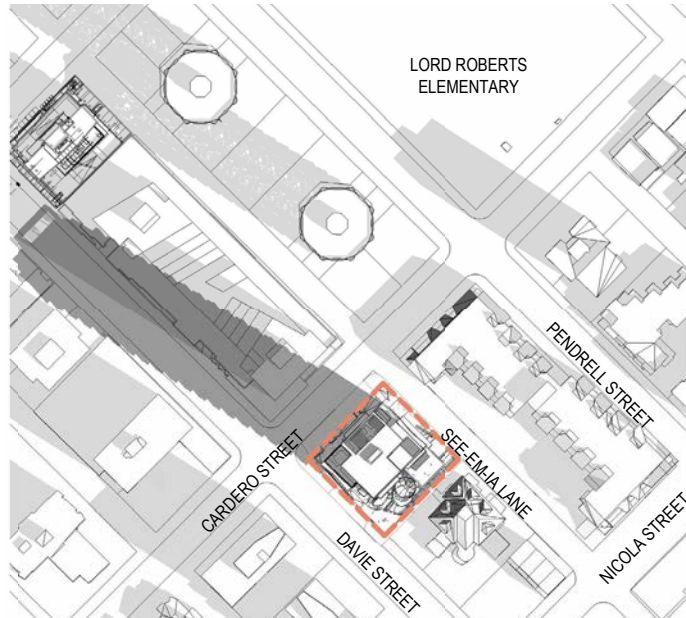
Note that elements such as roof top mechanical and roof top appurtenances such as elevator overruns/ stairs cannot protrude into the view cone. All parts of the development must be anticipated and planned for, including stairs, screen walls, mechanical rooms, elevator overruns, etc., must be located below this height, and will not be treated as "exceptions" to the view cone.

Please note that the provision of a maximum height does not imply support or approval that all buildings should go to the maximum height, or fill the building envelope fully to the maximum. As part of the complete development review process, building design must also respond to other policies and guidelines, which may require further shaping, stepping, reductions and/or refinement of the building tops.

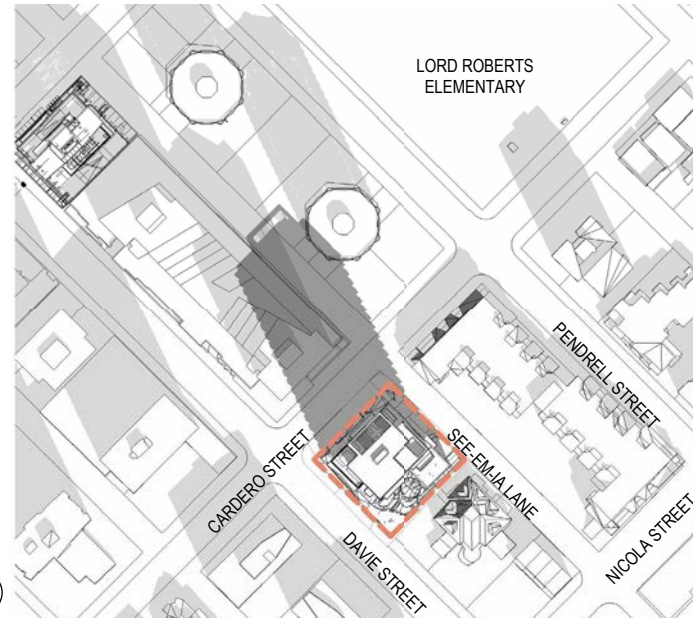
*The City of Vancouver's View Cone data set was updated in April 2018. The heights noted on the attached illustration supersede any previous advice supplied for this site.*

	<b>BASIC VIEW CONE BUILDING HEIGHT LIMITS</b>		
	Address: 1188 Cardero Street	View Cones crossing the site: 20	The attached image depicts the most restrictive View Cone(s). Please be advised there may be other View Cones crossing the site as listed here.
Requested by: City Staff	Prepared by: Jane Bateman	Date: Oct 16, 2018	Page No: 1 of 1

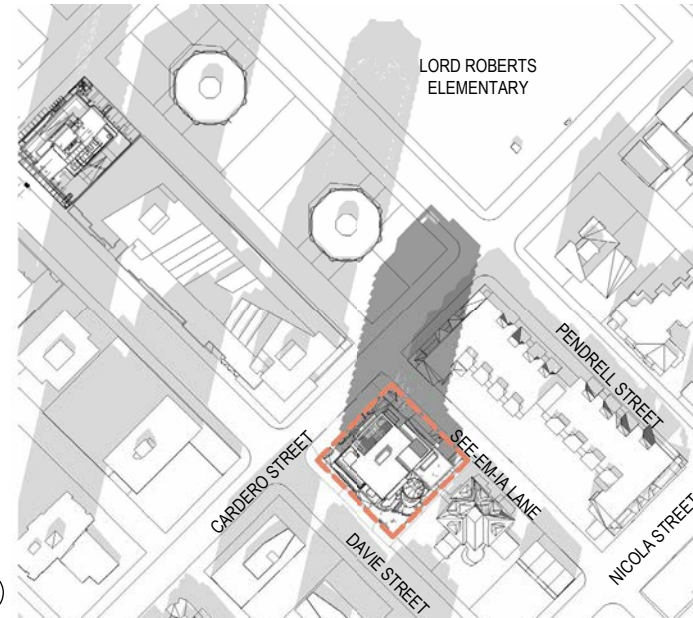
# Shadow Studies



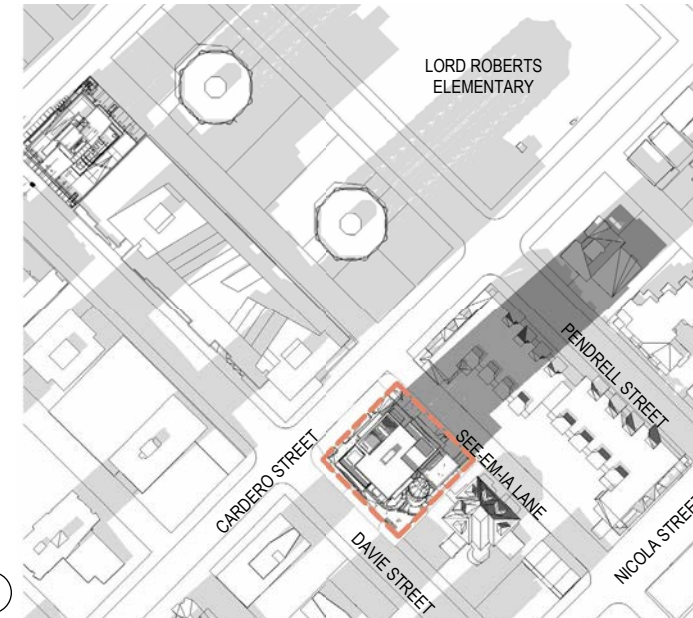
10AM March 21



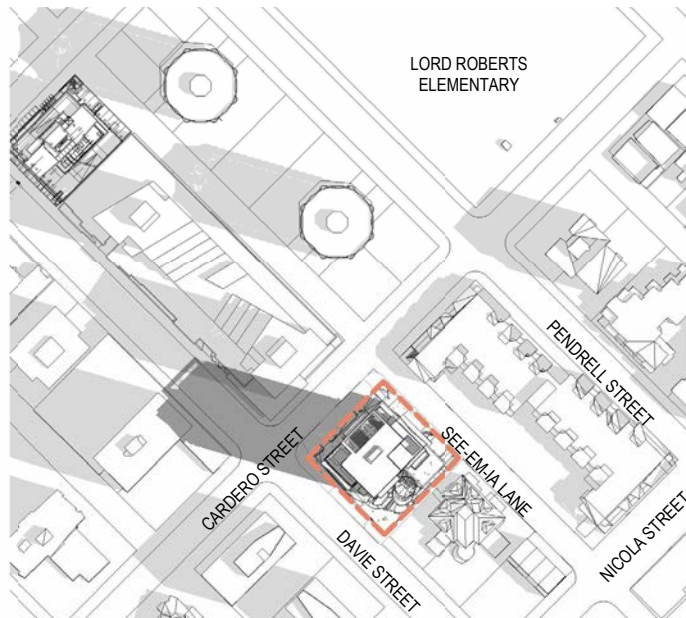
12PM March 21



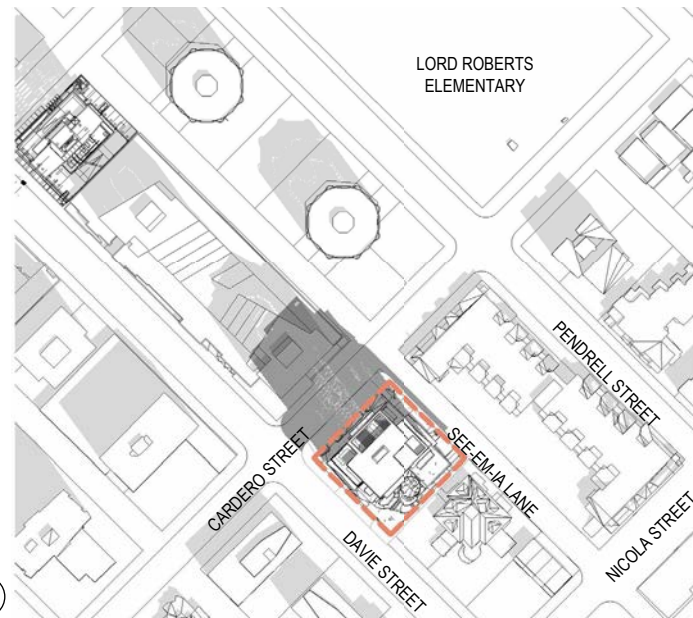
2PM March 21



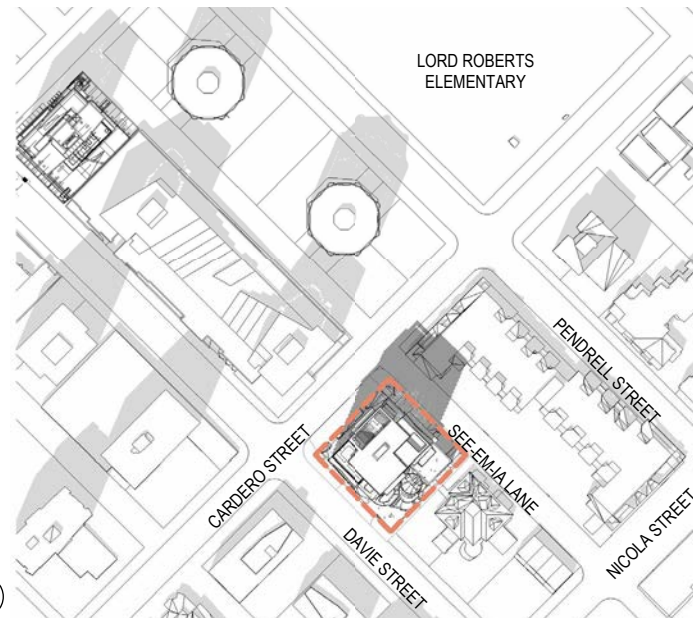
4PM March 21



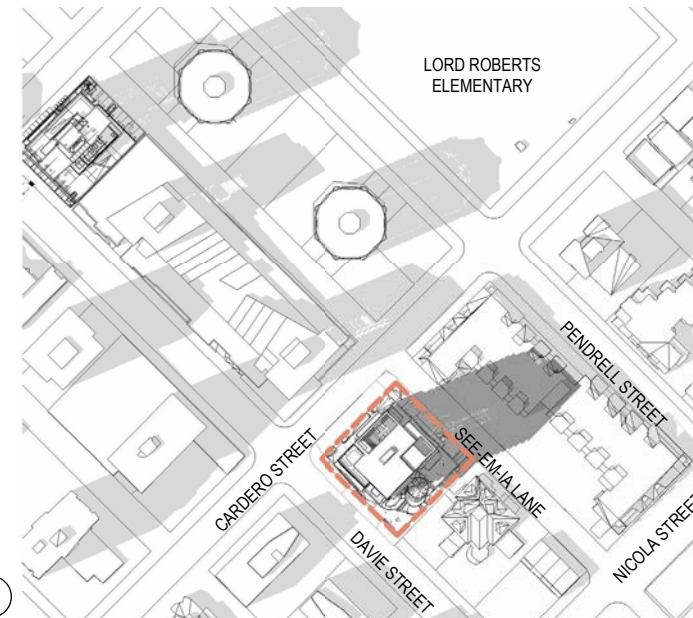
10AM June 21



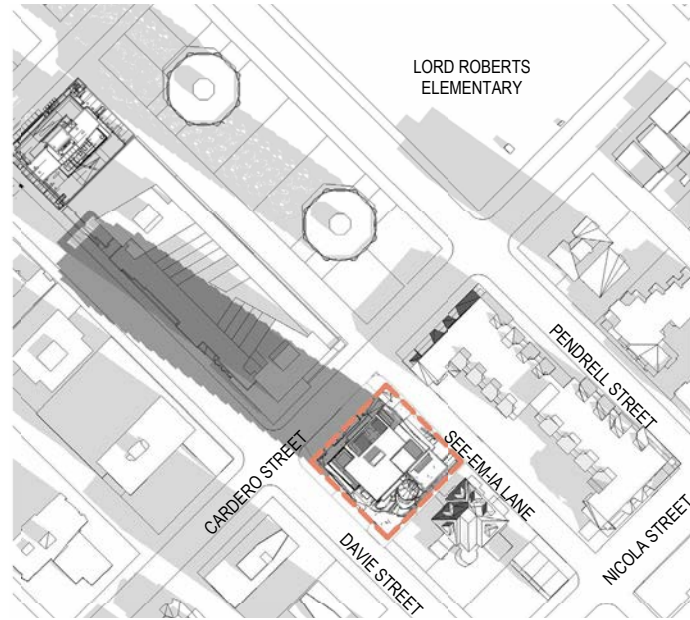
12PM June 21



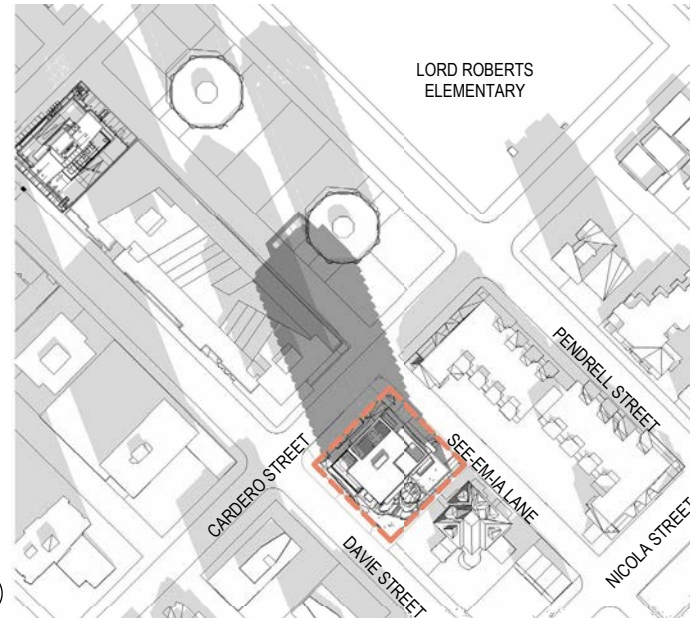
2PM June 21



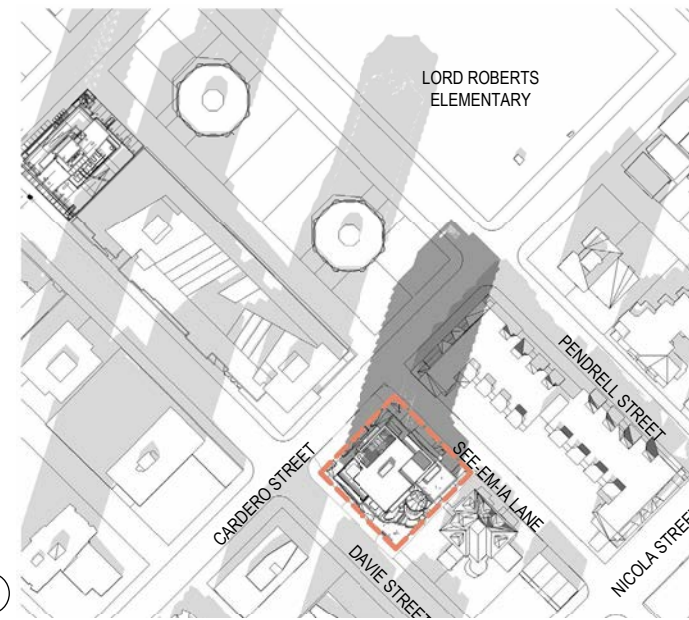
4PM June 21



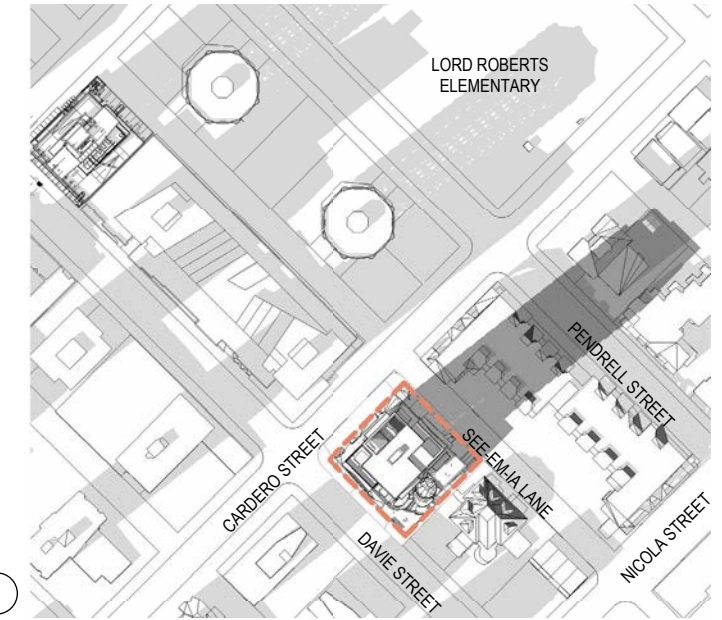
10AM September 21



12PM September 21



2PM September 21



4PM September 21

# Project Statistics

## PROJECT SUMMARY

PROPOSED ZONING	CD-1 (EXISTING RM-5D)	
SITE AREA	1606.9 m <sup>2</sup>	17,296.5 SF
PROPOSED FSR	8.01	
FLOOR AREA PERMITTED	12,871.3 m <sup>2</sup>	138,545 SF
PROPOSED UNIT COUNT TOTAL	198	
BELOW MARKET UNITS (RES-BMR)	37	
MARKET RENTAL UNITS (RES-MR)	161	
NUMBER OF STOREYS	22	
ROOF T.O.P. ELEVATION	91.44 m	
LOWEST BASE SURFACE ELEVATION	23.59 m	
BUILDING HEIGHT	68.85 m	

## AREA SUMMARY

AREAS - TOTAL GROSS (GFA)	
Total Area (m2)	Total Area (sf)
13595.2 m <sup>2</sup>	146337 SF

AREAS - TOTAL NET (FSR)		
Total Area (m2)	Total Area (sf)	FSR
12871.0 m <sup>2</sup>	138543 SF	8.01

## UNIT BREAKDOWN

UNIT AVERAGES EXCL. STORAGE				
Name	Unit Count	%	Avg Area excl. Storage	Max. Avg Unit Size (DCL Waiver)
0BD	61	31%	385 SF	450 SF
1BD	68	34%	468 SF	600 SF
2BD	58	29%	679 SF	830 SF
3BD	11	6%	907 SF	1044 SF
198				

NOTE:  
 - SUITE AREA MEASURED TO INSIDE FACE OF FINISHED WALL  
 - AVERAGE SUITE SIZE EXCLUDES STORAGE FOR DCL CALCULATION

TOTAL FAMILY UNIT %		
Name	Count	%
0BD	61	31%
1BD	68	34%
	129	65%
2BD	58	29%
3BD	11	6%
	69	35%
TOTAL	198	100%

BELOW MARKET FAMILY UNIT %		
Name	Count	%
0BD	14	38%
1BD	7	19%
	21	57%
2BD	10	27%
3BD	6	16%
	16	43%
TOTAL	37	100%

MARKET FAMILY UNIT %		
Name	Count	%
0BD	47	29%
1BD	61	38%
	108	67%
2BD	48	30%
3BD	5	3%
	53	33%
TOTAL	161	100%



AREAS - GROSS BY LEVEL						
Level Group	# Levels	Area Use	Name	Area by Level	Total Area (sf)	Total Area (m2)
LEVEL 1	1	RES-MR	CIRC/SERVICE	2734 SF	2734 SF	254.0 m <sup>2</sup>
LEVEL 1	1	RES-MR	X-AMENITY	2888 SF	2888 SF	268.3 m <sup>2</sup>
				5623 SF	5623 SF	522.4 m <sup>2</sup>
LEVEL 2	1	RES-BMR	0BD	1111 SF	1111 SF	103.2 m <sup>2</sup>
LEVEL 2	1	RES-BMR	1BD	526 SF	526 SF	48.8 m <sup>2</sup>
LEVEL 2	1	RES-BMR	2BD	2109 SF	2109 SF	195.9 m <sup>2</sup>
LEVEL 2	1	RES-BMR	3BD	1812 SF	1812 SF	168.4 m <sup>2</sup>
LEVEL 2	1	RES-BMR	CIRC/SERVICE	1711 SF	1711 SF	158.9 m <sup>2</sup>
LEVEL 2	1	RES-BMR	X-STOR	222 SF	222 SF	20.7 m <sup>2</sup>
				7492 SF	7492 SF	696.0 m <sup>2</sup>
LEVEL 3-4	2	RES-BMR	0BD	1903 SF	3805 SF	353.5 m <sup>2</sup>
LEVEL 3-4	2	RES-BMR	1BD	987 SF	1973 SF	183.3 m <sup>2</sup>
LEVEL 3-4	2	RES-BMR	2BD	2010 SF	4020 SF	373.5 m <sup>2</sup>
LEVEL 3-4	2	RES-BMR	3BD	1812 SF	3625 SF	336.7 m <sup>2</sup>
LEVEL 3-4	2	RES-BMR	CIRC/SERVICE	1710 SF	3421 SF	317.8 m <sup>2</sup>
LEVEL 3-4	2	RES-BMR	X-STOR	208 SF	416 SF	38.7 m <sup>2</sup>
				8630 SF	17260 SF	1603.5 m <sup>2</sup>
LEVEL 5	1	RES-BMR	0BD	397 SF	397 SF	36.9 m <sup>2</sup>
LEVEL 5	1	RES-MR	0BD	397 SF	397 SF	36.9 m <sup>2</sup>
LEVEL 5	1	RES-BMR	1BD	920 SF	920 SF	85.5 m <sup>2</sup>
LEVEL 5	1	RES-MR	1BD	479 SF	479 SF	44.5 m <sup>2</sup>
LEVEL 5	1	RES-BMR	2BD	680 SF	680 SF	63.2 m <sup>2</sup>
LEVEL 5	1	RES-MR	2BD	1337 SF	1337 SF	124.2 m <sup>2</sup>
LEVEL 5	1	RES-MR	3BD	815 SF	815 SF	75.7 m <sup>2</sup>
LEVEL 5	1	RES-BMR	CIRC/SERVICE	1442 SF	1442 SF	133.9 m <sup>2</sup>
LEVEL 5	1	RES-BMR	X-STOR	25 SF	25 SF	2.3 m <sup>2</sup>
LEVEL 5	1	RES-MR	X-STOR	104 SF	104 SF	9.7 m <sup>2</sup>
				6596 SF	6596 SF	612.8 m <sup>2</sup>
LEVEL 6-19	14	RES-MR	0BD	1156 SF	16182 SF	1503.4 m <sup>2</sup>
LEVEL 6-19	14	RES-MR	1BD	1856 SF	25989 SF	2414.4 m <sup>2</sup>
LEVEL 6-19	14	RES-MR	2BD	2035 SF	28484 SF	2646.2 m <sup>2</sup>
LEVEL 6-19	14	RES-MR	CIRC/SERVICE	1460 SF	20435 SF	1898.5 m <sup>2</sup>
LEVEL 6-19	14	RES-MR	X-STOR	90 SF	1259 SF	117.0 m <sup>2</sup>
				6596 SF	92349 SF	8579.5 m <sup>2</sup>
LEVEL 20-21	2	RES-MR	0BD	795 SF	1589 SF	147.6 m <sup>2</sup>
LEVEL 20-21	2	RES-MR	1BD	974 SF	1948 SF	181.0 m <sup>2</sup>
LEVEL 20-21	2	RES-MR	2BD	1369 SF	2738 SF	254.4 m <sup>2</sup>
LEVEL 20-21	2	RES-MR	3BD	1862 SF	3725 SF	346.0 m <sup>2</sup>
LEVEL 20-21	2	RES-MR	CIRC/SERVICE	1415 SF	2831 SF	263.0 m <sup>2</sup>
LEVEL 20-21	2	RES-MR	X-STOR	181 SF	362 SF	33.6 m <sup>2</sup>
				6596 SF	13193 SF	1225.6 m <sup>2</sup>
LEVEL 22	1	RES-MR	CIRC/SERVICE	1306 SF	1306 SF	121.4 m <sup>2</sup>
LEVEL 22	1	RES-MR	X-AMENITY	2518 SF	2518 SF	233.9 m <sup>2</sup>
				3824 SF	3824 SF	355.3 m <sup>2</sup>
				45358 SF	146337 SF	13595.2 m <sup>2</sup>

AREAS - NET BY LEVEL (FSR)						
Level Group	# Levels	Area Use	Name	Area by Level	Total Area (sf)	Total Area (m2)
LEVEL 1	1	RES-MR	CIRC/SERVICE	2734 SF	2734 SF	254.0 m <sup>2</sup>
				2734 SF	2734 SF	254.0 m <sup>2</sup>
LEVEL 2	1	RES-BMR	0BD	1111 SF	1111 SF	103.2 m <sup>2</sup>
LEVEL 2	1	RES-BMR	1BD	526 SF	526 SF	48.8 m <sup>2</sup>
LEVEL 2	1	RES-BMR	2BD	2109 SF	2109 SF	195.9 m <sup>2</sup>
LEVEL 2	1	RES-BMR	3BD	1812 SF	1812 SF	168.4 m <sup>2</sup>
LEVEL 2	1	RES-BMR	CIRC/SERVICE	1711 SF	1711 SF	158.9 m <sup>2</sup>
				7269 SF	7269 SF	675.3 m <sup>2</sup>
LEVEL 3-4	2	RES-BMR	0BD	1903 SF	3805 SF	353.5 m <sup>2</sup>
LEVEL 3-4	2	RES-BMR	1BD	987 SF	1973 SF	183.3 m <sup>2</sup>
LEVEL 3-4	2	RES-BMR	2BD	2010 SF	4020 SF	373.5 m <sup>2</sup>
LEVEL 3-4	2	RES-BMR	3BD	1812 SF	3625 SF	336.7 m <sup>2</sup>
LEVEL 3-4	2	RES-BMR	CIRC/SERVICE	1710 SF	3421 SF	317.8 m <sup>2</sup>
				8422 SF	16844 SF	1564.8 m <sup>2</sup>
LEVEL 5	1	RES-BMR	0BD	397 SF	397 SF	36.9 m <sup>2</sup>
LEVEL 5	1	RES-MR	0BD	397 SF	397 SF	36.9 m <sup>2</sup>
LEVEL 5	1	RES-BMR	1BD	920 SF	920 SF	85.5 m <sup>2</sup>
LEVEL 5	1	RES-MR	1BD	479 SF	479 SF	44.5 m <sup>2</sup>
LEVEL 5	1	RES-BMR	2BD	680 SF	680 SF	63.2 m <sup>2</sup>
LEVEL 5	1	RES-MR	2BD	1337 SF	1337 SF	124.2 m <sup>2</sup>
LEVEL 5	1	RES-MR	3BD	815 SF	815 SF	75.7 m <sup>2</sup>
LEVEL 5	1	RES-BMR	CIRC/SERVICE	1442 SF	1442 SF	133.9 m <sup>2</sup>
				6467 SF	6467 SF	600.8 m <sup>2</sup>
LEVEL 6-19	14	RES-MR	0BD	1156 SF	16182 SF	1503.4 m <sup>2</sup>
LEVEL 6-19	14	RES-MR	1BD	1856 SF	25989 SF	2414.4 m <sup>2</sup>
LEVEL 6-19	14	RES-MR	2BD	2035 SF	28484 SF	2646.2 m <sup>2</sup>
LEVEL 6-19	14	RES-MR	CIRC/SERVICE	1460 SF	20435 SF	1898.5 m <sup>2</sup>
				6506 SF	91090 SF	8462.6 m <sup>2</sup>
LEVEL 20-21	2	RES-MR	0BD	795 SF	1589 SF	147.6 m <sup>2</sup>
LEVEL 20-21	2	RES-MR	1BD	974 SF	1948 SF	181.0 m <sup>2</sup>
LEVEL 20-21	2	RES-MR	2BD	1369 SF	2738 SF	254.4 m <sup>2</sup>
LEVEL 20-21	2	RES-MR	3BD	1862 SF	3725 SF	346.0 m <sup>2</sup>
LEVEL 20-21	2	RES-MR	CIRC/SERVICE	1415 SF	2831 SF	263.0 m <sup>2</sup>
				6416 SF	12831 SF	1192.0 m <sup>2</sup>
LEVEL 22	1	RES-MR	CIRC/SERVICE	1306 SF	1306 SF	121.4 m <sup>2</sup>
				1306 SF	1306 SF	121.4 m <sup>2</sup>
				39121 SF	138543 SF	12871.0 m <sup>2</sup>

**BALCONIES**

BALCONIES - BY LEVEL					
Level	Count per Level	Level Multiplier	Area per Level	Total Area (m2)	Total Area (sf)
LEVEL 2	9	1	816 SF	75.8 m <sup>2</sup>	816 SF
LEVEL 3-4	12	2	1020 SF	189.5 m <sup>2</sup>	2040 SF
LEVEL 5	7	1	649 SF	60.3 m <sup>2</sup>	649 SF
LEVEL 6-19	9	14	835 SF	1086.1 m <sup>2</sup>	11690 SF
LEVEL 20-21	8	2	835 SF	155.2 m <sup>2</sup>	1670 SF
TOTAL			4155 SF	1566.8 m <sup>2</sup>	16865 SF

TOTAL BALCONY PERCENTAGE = 12%

BALCONY MAXIMUM (RM-5D) = 12% OF GFA

**BICYCLE PARKING**

BICYCLE STALLS REQUIRED (CLASS A)		
BYLAW 6.2.1.2 (RESIDENTIAL)	UNITS	STALLS REQUIRED
< 65 m <sup>2</sup> = 1.5 STALLS / UNIT	186	279
65 - 105 m <sup>2</sup> = 2.5 STALLS / UNIT	12	30
> 105 m <sup>2</sup> = 3.0 STALLS / UNIT	0	0
TOTAL CLASS A STALLS REQUIRED		<b>309</b>

BICYCLE STALLS PROVIDED (CLASS A)				
Description	Tag	Count	Quantity	%
HORIZONTAL LOCKER	L	39	39	13%
HORIZONTAL STACKED	ST	54	108	35%
HORIZONTAL STANDARD	H	102	102	33%
OVERSIZED	OV	16	16	5%
VERTICAL	V	44	44	14%
TOTAL PROVIDED			309	

MIN. 10% LOCKERS  
MAX. 60% VERTICAL + STACKED  
MIN. 5% OVERSIZED  
MAX. 30% VERTICAL

**BULK STORAGE**

BULK STORAGE REQUIRED		
BULK STORAGE & IN-SUITE STORAGE - MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS BULLETIN	UNITS	SPACES REQUIRED
1 SPACE (MIN. 5.7 m <sup>3</sup> ) / UNIT	198	198

STORAGE PROVIDED - BELOW GRADE	
Level	Count
LEVEL P1	6
LEVEL P3	32
LEVEL P5	81
TOTAL	119

STORAGE PROVIDED - ABOVE GRADE	
Level	Count
LEVEL 2	7
LEVEL 3-4	14
LEVEL 5	4
LEVEL 6-19	42
LEVEL 20-21	12
TOTAL	79

TOTAL STORAGE PROVIDED (BELOW + ABOVE GRADE) = 198

BICYCLE STALLS REQUIRED (CLASS B)		
BYLAW 6.2.1.2 (RESIDENTIAL)	UNITS	STALLS REQUIRED
2 SPACES FOR FIRST 20 UNITS + 1 ADDITIONAL SPACE / ADDITIONAL 20 UNITS	198	11
TOTAL CLASS B STALLS REQUIRED		<b>11</b>

BICYCLE STALLS PROVIDED (CLASS B)		
Description	Tag	Quantity
HORIZONTAL STANDARD	B	11
TOTAL PROVIDED		11

**OFF-STREET VEHICLE PARKING**

<b>OFF-STREET PARKING REQUIRED</b>			
BYLAW 4.3.3 (RESIDENTIAL) WEST END & ROBSON NORTH PERMIT AREA	UNITS	AREA (m <sup>2</sup> )	STALLS REQUIRED
LESSER OF 1 STALL FOR EACH 140 m2 GFA AND 1 STALL PER UNIT	198	12871.0 m <sup>2</sup>	92

<b>ACCESSIBLE PARKING REQUIRED</b>		
BYLAW 4.8.4 (MULTIPLE DWELLING)	UNITS	STALLS REQUIRED
1 PER FIRST 7 UNITS + 0.034 PER ADDITIONAL UNIT	198	7

THE FIRST AND EVERY 10TH ACCESSIBLE PARKING SPACE PROVIDED MUST BE A VAN ACCESSIBLE SPACE.

<b>VISITOR PARKING REQUIRED</b>		
BYLAW 4.3.4 (RESIDENTIAL - DOWNTOWN)	UNITS	STALLS REQUIRED
LESSER OF 5% OF THE TOTAL PARKING SPACES AND 0.05 SPACES PER UNIT	198	6

REFER TO BUNT REPORT FOR FURTHER DETAIL.

<b>VEHICLE STALLS PROVIDED</b>				
Parking Stall Type	Tag	Count	Quantity (ACC x2)	%
RES	SM	12	12	17%
RES	SM WIDE	1	1	1%
RES	STANDARD	41	41	57%
RES	WIDE	1	1	1%
		55	55	
RES ACCESSIBLE	ACC	6	12	17%
RES ACCESSIBLE	ACC VAN	1	2	3%
		7	14	
VISITOR	SM	3	3	4%
		3	3	
TOTAL PROVIDED		65	72	

SMALL CAR  
MAX. 25%

NOTE: PROVIDED PARKING HAS BEEN REDUCED DUE TO THE NEW COV POLICY ELIMINATING PARKING MINIMUMS FROM THE WEST END.

PLEASE REFER TO BUNT REPORT FOR FURTHER DETAIL.

**LOADING**

<b>OFF-STREET LOADING STALLS REQUIRED</b>			
	BYLAW 5.2.1 (DWELLING USE)	UNITS	STALLS REQUIRED
CLASS A	NO REQUIREMENT	-	0
CLASS B	<100 UNITS = 0 STALLS; 100-299 UNITS = 1 STALL	198	1
CLASS C	NO REQUIREMENT	-	0

<b>PASSENGER SPACE STALLS REQUIRED</b>			
	BYLAW 7.2.1 (DWELLING USE)	UNITS	STALLS REQUIRED
CLASS A	50-125 UNITS = 1 STALL, + 1 FOR EVERY ADD. 150 UNITS	198	1
CLASS B	NO REQUIREMENT	-	0
CLASS C	NO REQUIREMENT	-	0

<b>LOADING STALLS PROVIDED</b>		
Description	Tag	Count
CLASS B LOADING STALL	LOADING (B)	1
PASSENGER LOADING	PASSENGER (A)	1
		2



Aerial view of the site looking toward Stanley Park and English Bay



# 3.0

## Site Analysis

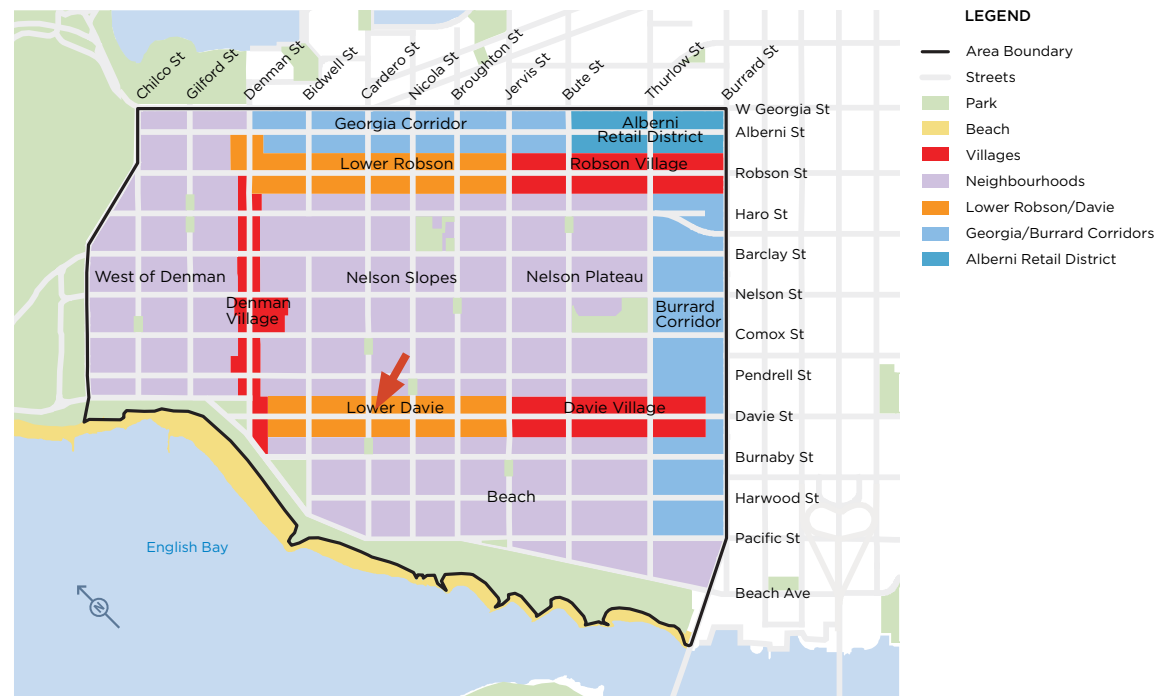
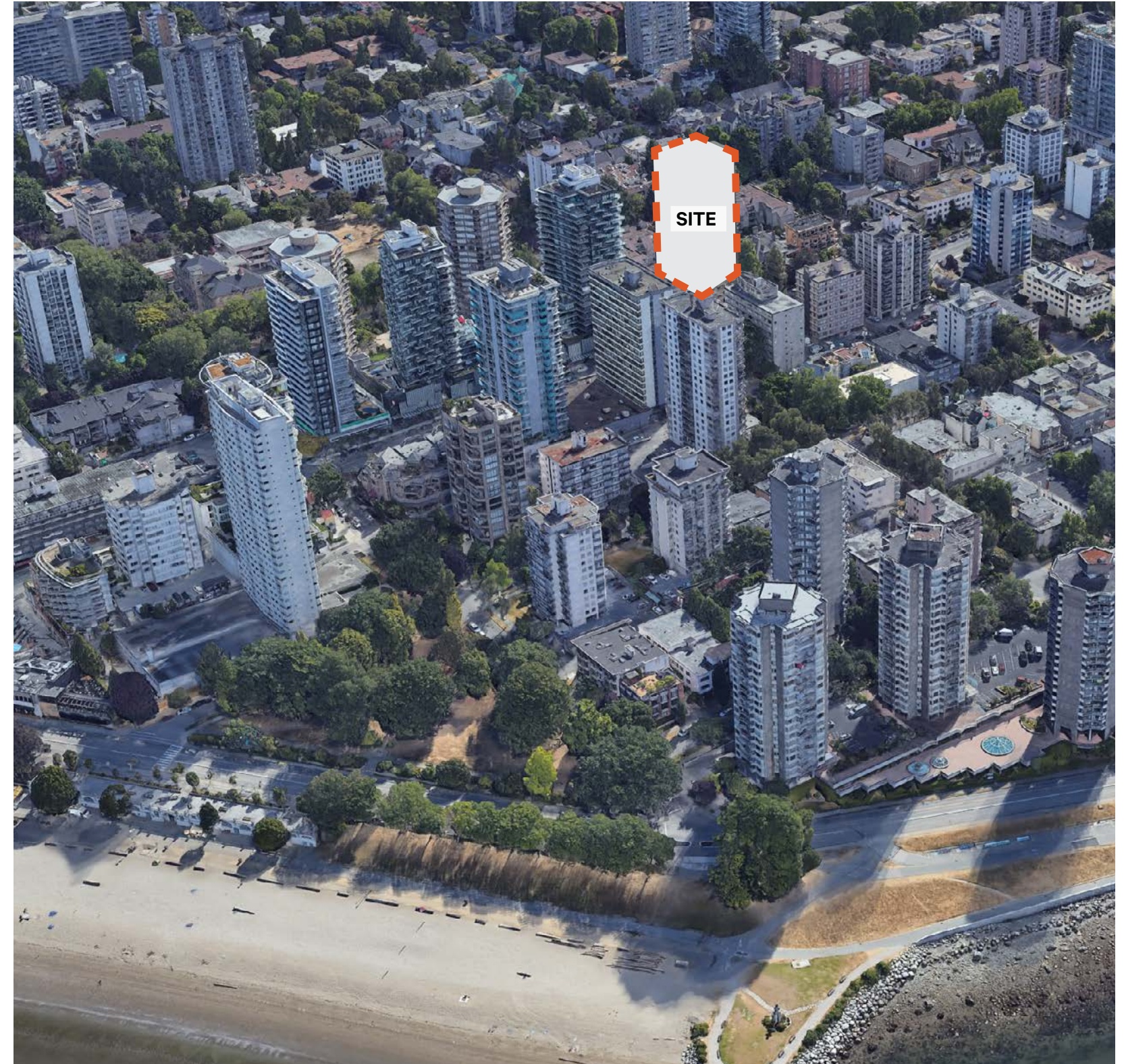
# Site Context

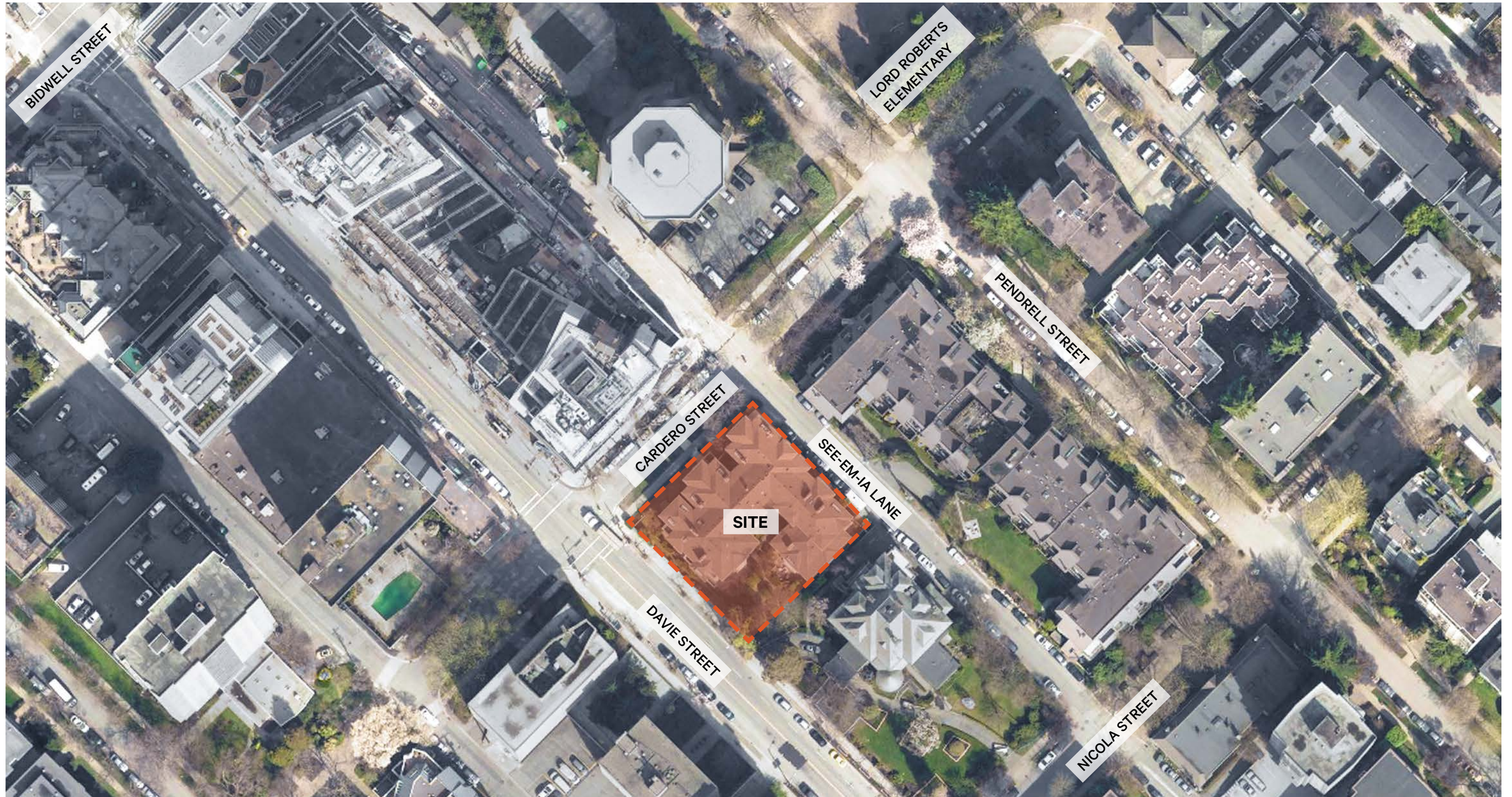
## Site Context:

The site is located at the corner of Davie and Cardero Streets in the Lower Davie sub-area of the West End Community Plan. The proposal joins a series of recent redevelopments of sites along Davie between Denman and Jarvis Street. The scale and expression of the project are in keeping with the established forms of development of the neighbourhood both old and new.

## Current Use on Site and Adjacent Sites:

1188 Cardero is currently a four-storey wood-framed market strata building with 33 residential units, built in 1989. Floor plates are approximately 8500 SF. The property shares the block with the historic Rogers Mansion (recently renovated and redeveloped to add townhomes) and is across from the large recent redevelopments on Davie between Bidwell and Cardero.





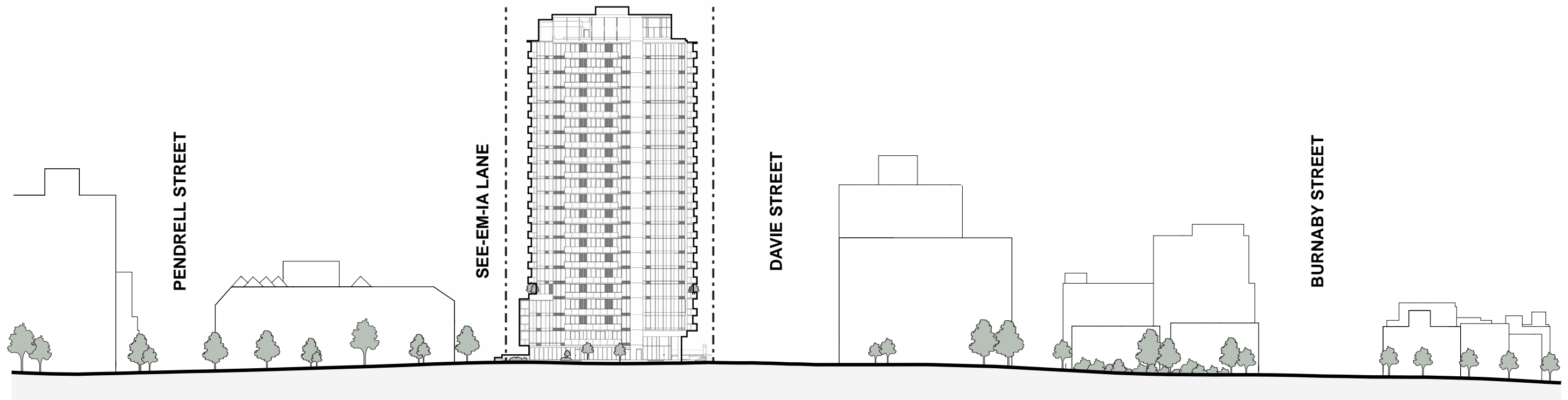
# Streetscape



LANE

SITE

DAVIE STREET



SITE





CARDERO STREET

SITE



Similar height as the adjacent Zephyr Building across the street

SITE



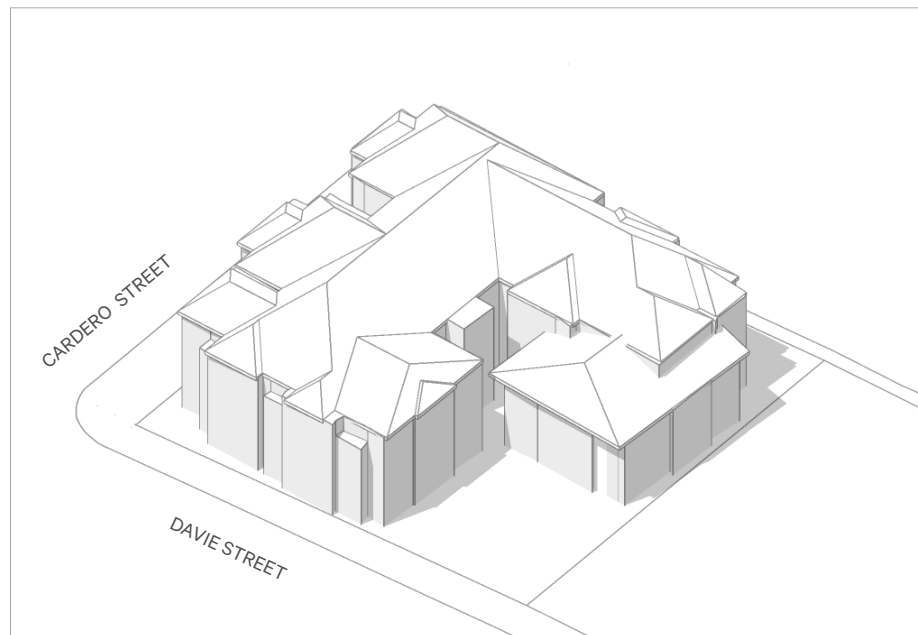
View of the lobby entrance from the corner of Davie and Cardero street



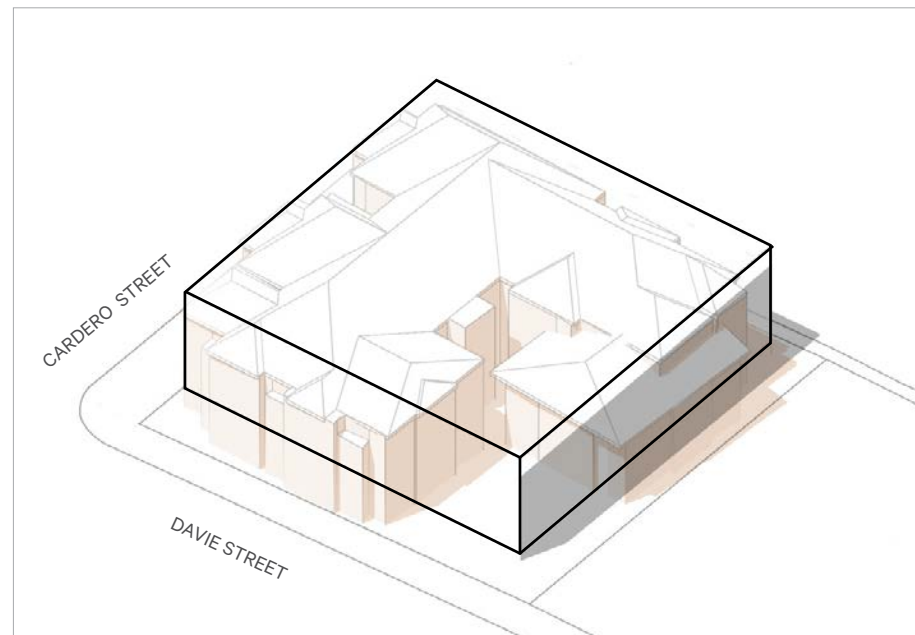
# 4.0

## Design Rationale

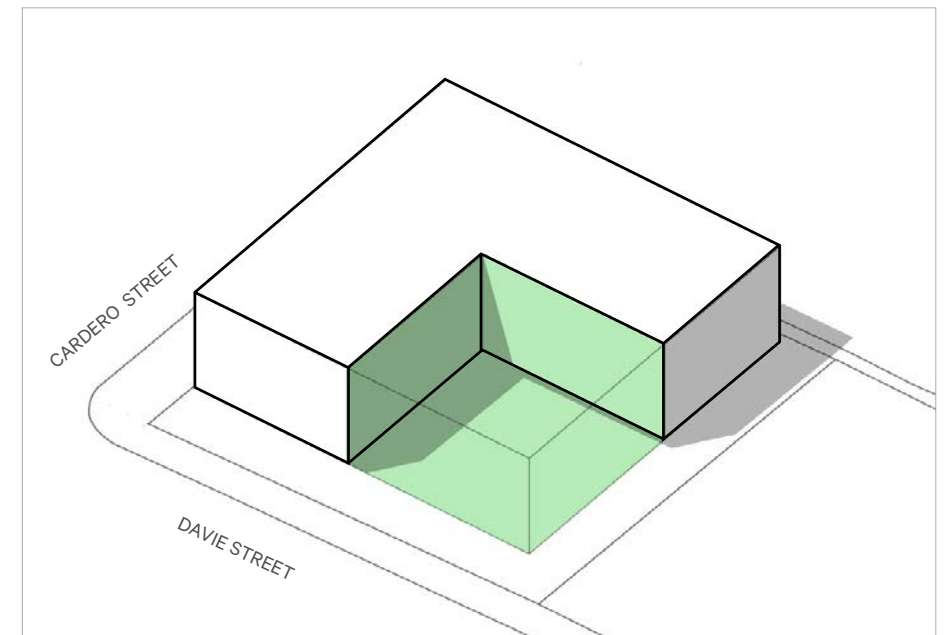
# Massing & Response to Site



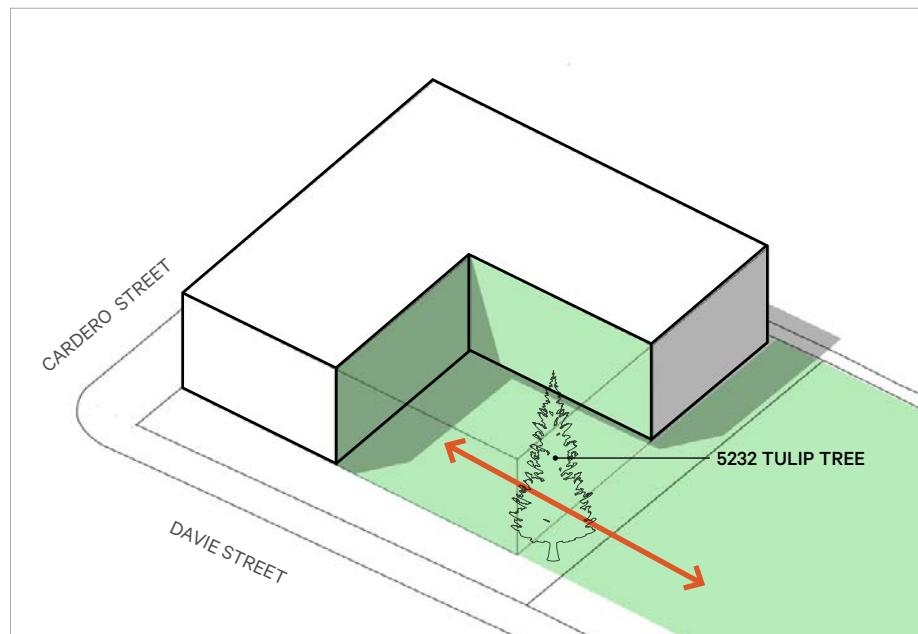
Existing Building (4 Storeys)



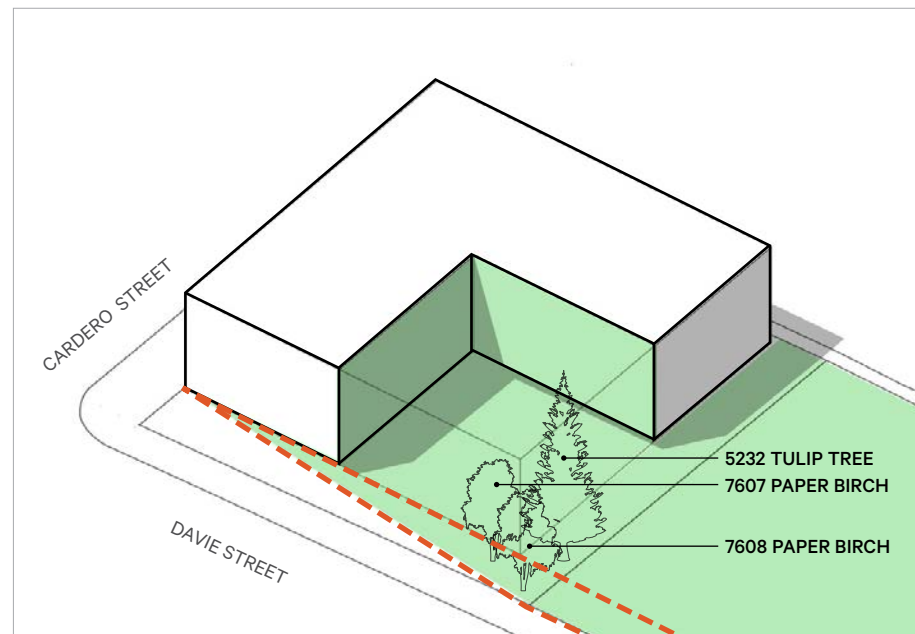
Existing Building (4 Storeys) Overlay



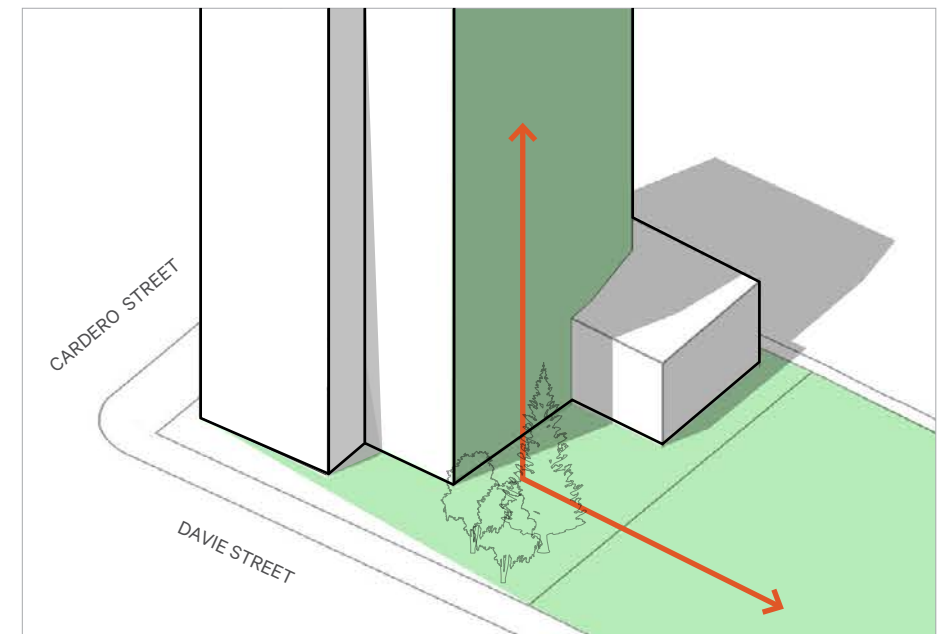
4 Storey Podium Massing Carved Out



Greenery Connection to Adjacent Site (Rogers Mansion)



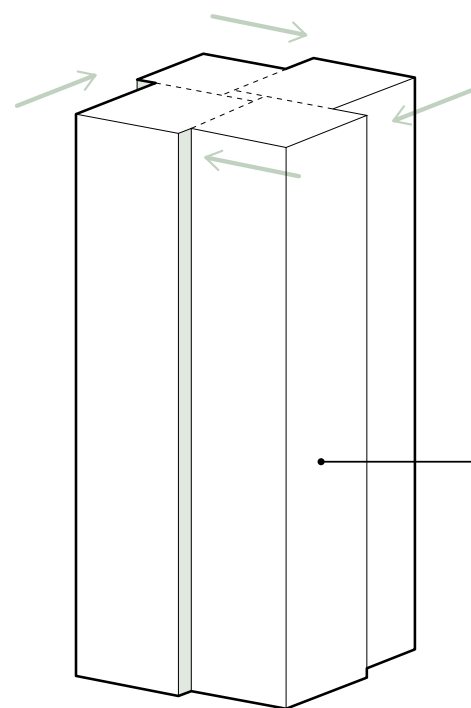
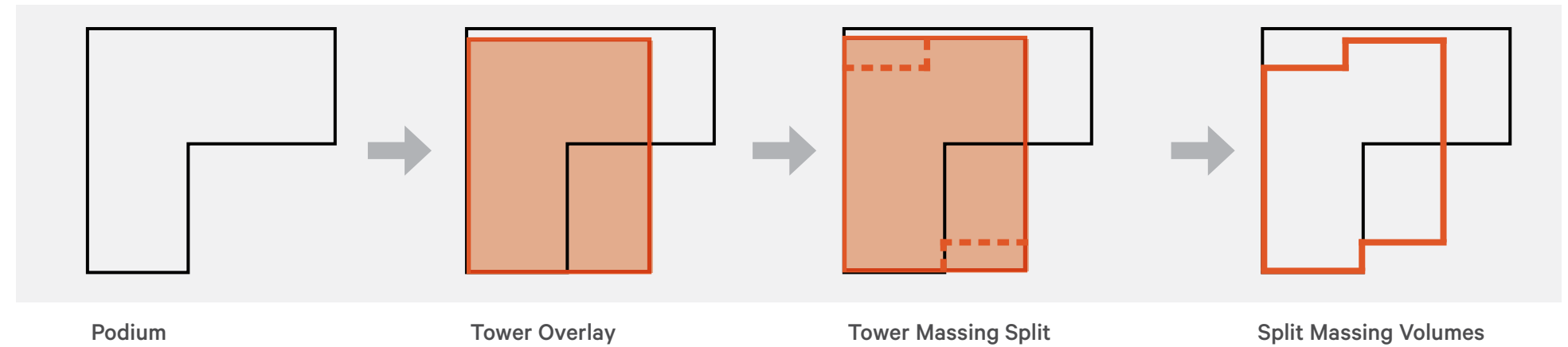
Smooth Transition of Landscape and Additional Tree Retention through SRW Addition



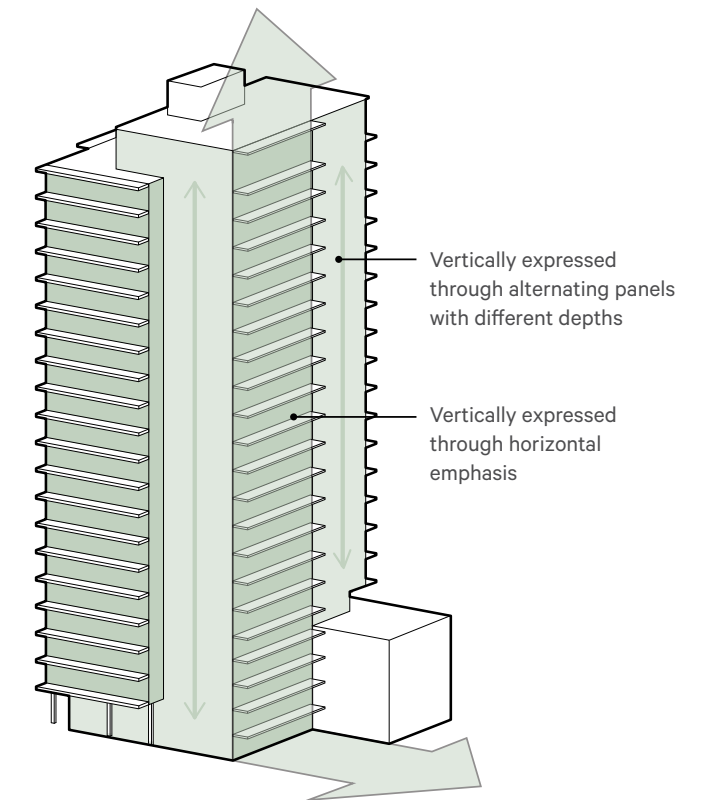
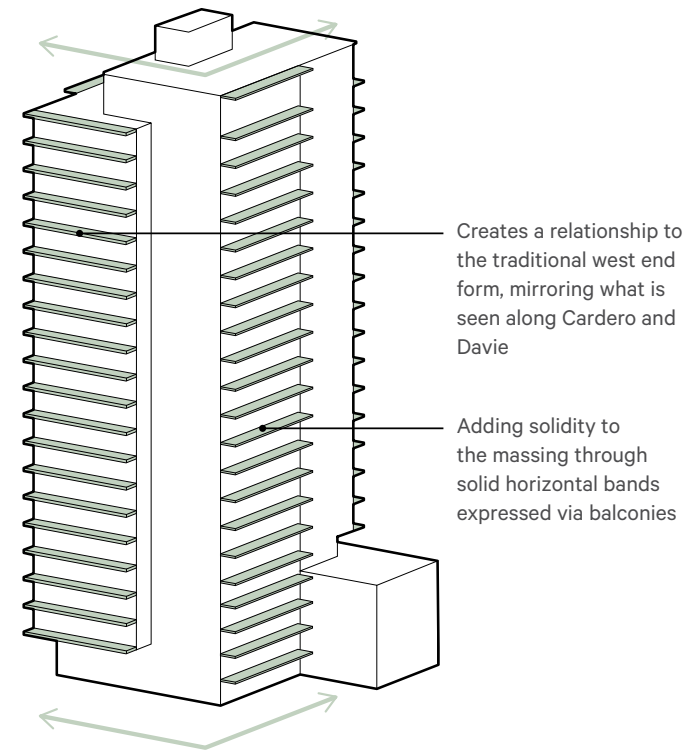
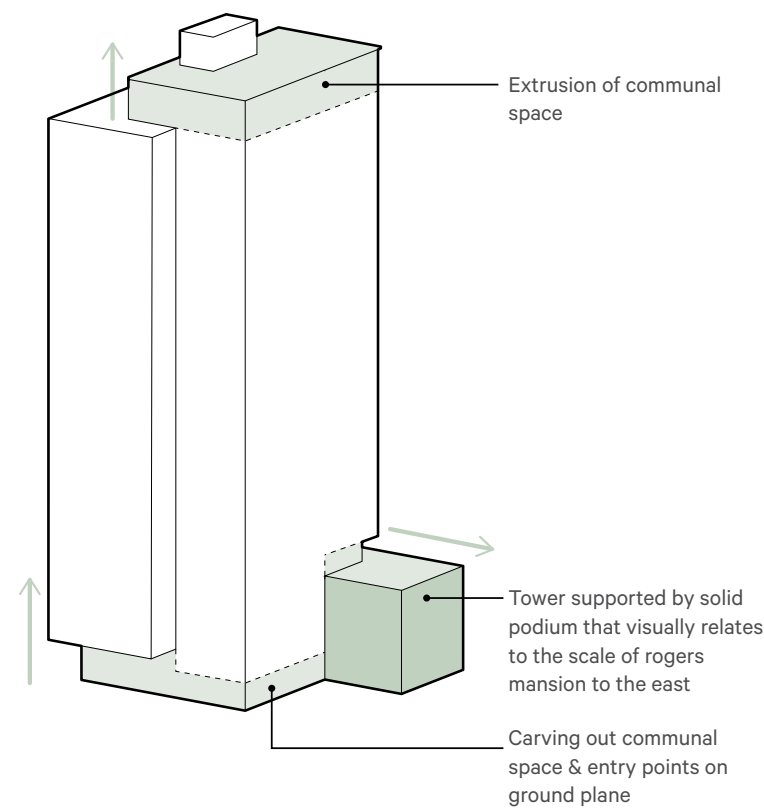
Nature Continuing Up the Spine Expressed through Materials and Design of Facade

# Form of Development

The building form has evolved from the simple compact rectangular floor plan suggested by required tower setbacks and form guidelines to a more varied massing. The tower is broken down into 4 quadrants and 2 exterior cladding expressions. Heights of the different quadrants shift vertically to add interest to the roofline, while angular and accentuated horizontal balcony edges reference similar motifs of nearby mid-century buildings.



The geometric division into quadrants helps break down the massing as the floor plate increases



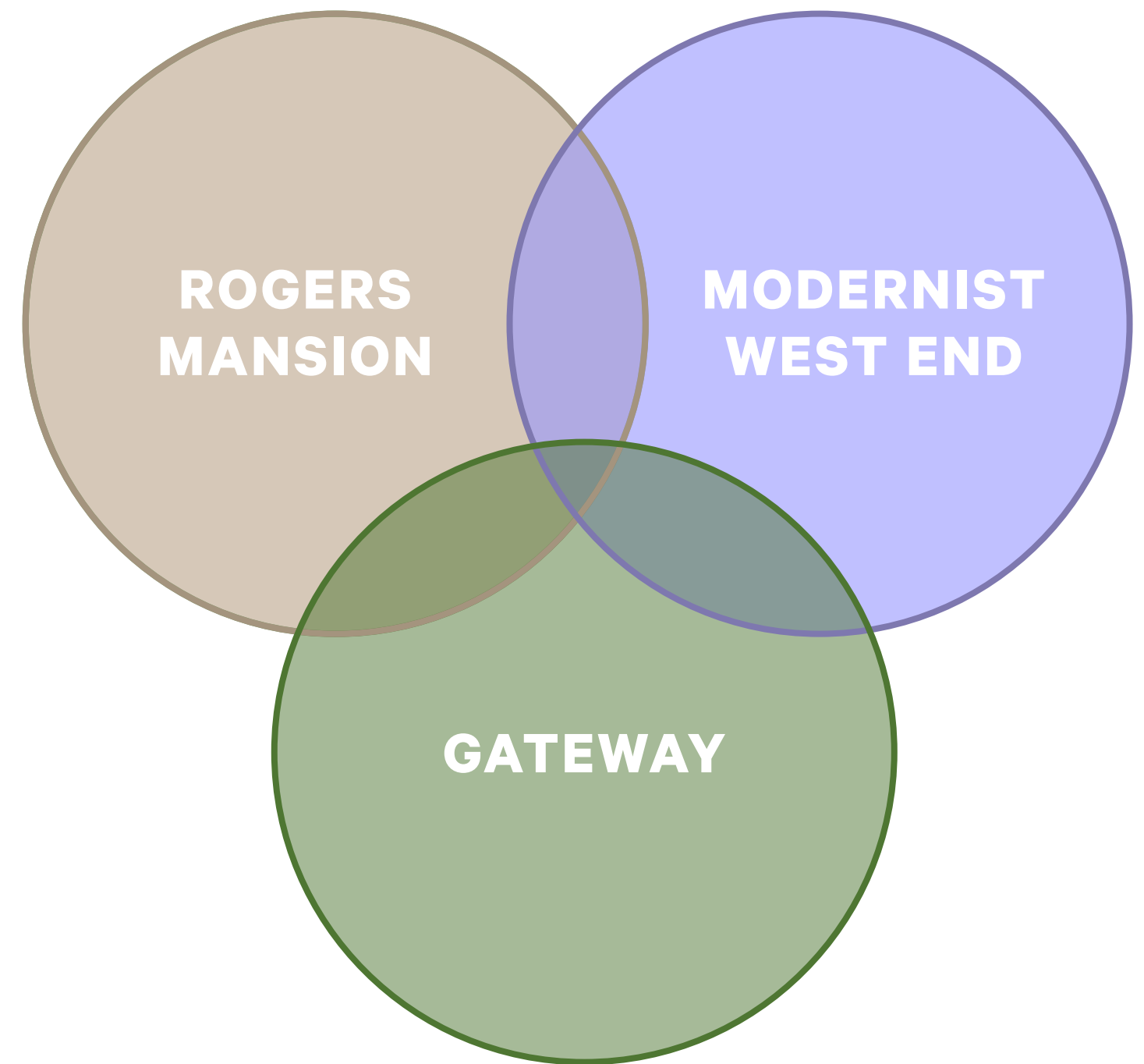
# Architectural Concept Overview

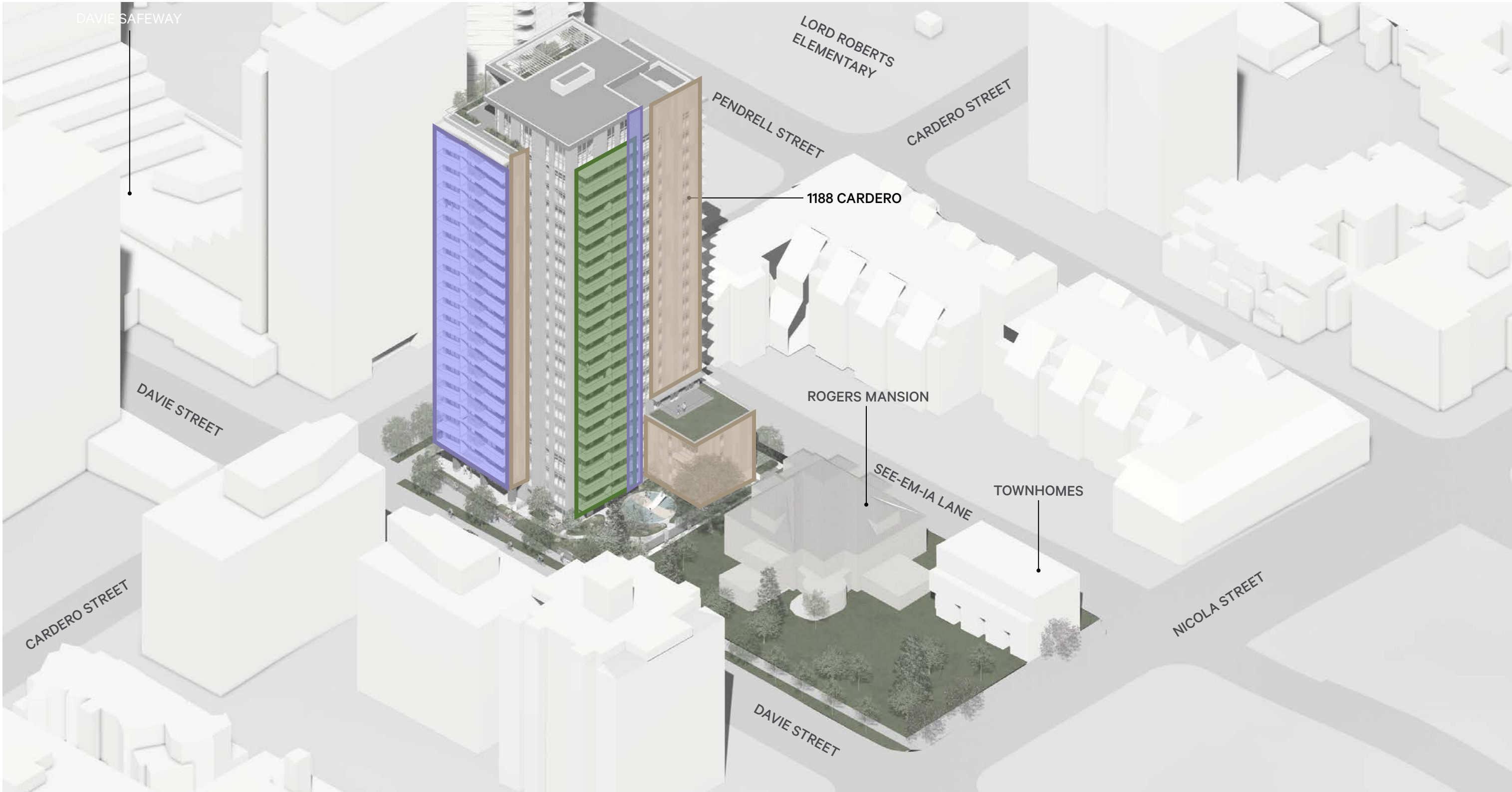
## Architectural Concept Overview:

The architectural response proposed for 1188 Cardero draws from three primary areas of influence that all come from the relationship to site and setting within the West End: the immediate connection to the historic Rogers Mansion to the east; the gateway position of the site on the downward slope of Davie street leading into English Bay and the Lower Davie village; and the rich context of mid-century modern apartment blocks that characterize the architectural language of the neighbourhood.



View looking down Davie Street toward English Bay





## Gateway

The Rogers Mansion site provides a low-rise foreground to the project site that positions the new tower at 1188 Cardero as a gatepost with a prominent east-facing elevation that announces arrival into the West End's Lower Davie and English Bay area.

As a gateway to the West End, the beach and Stanley Park, the expression of the east façade takes on a particular importance. The design response for this elevation draws inspiration from the heavily treed foreground of the Rogers Mansion grounds and a desire to connect to the natural aspects of the West End and the exciting built context.

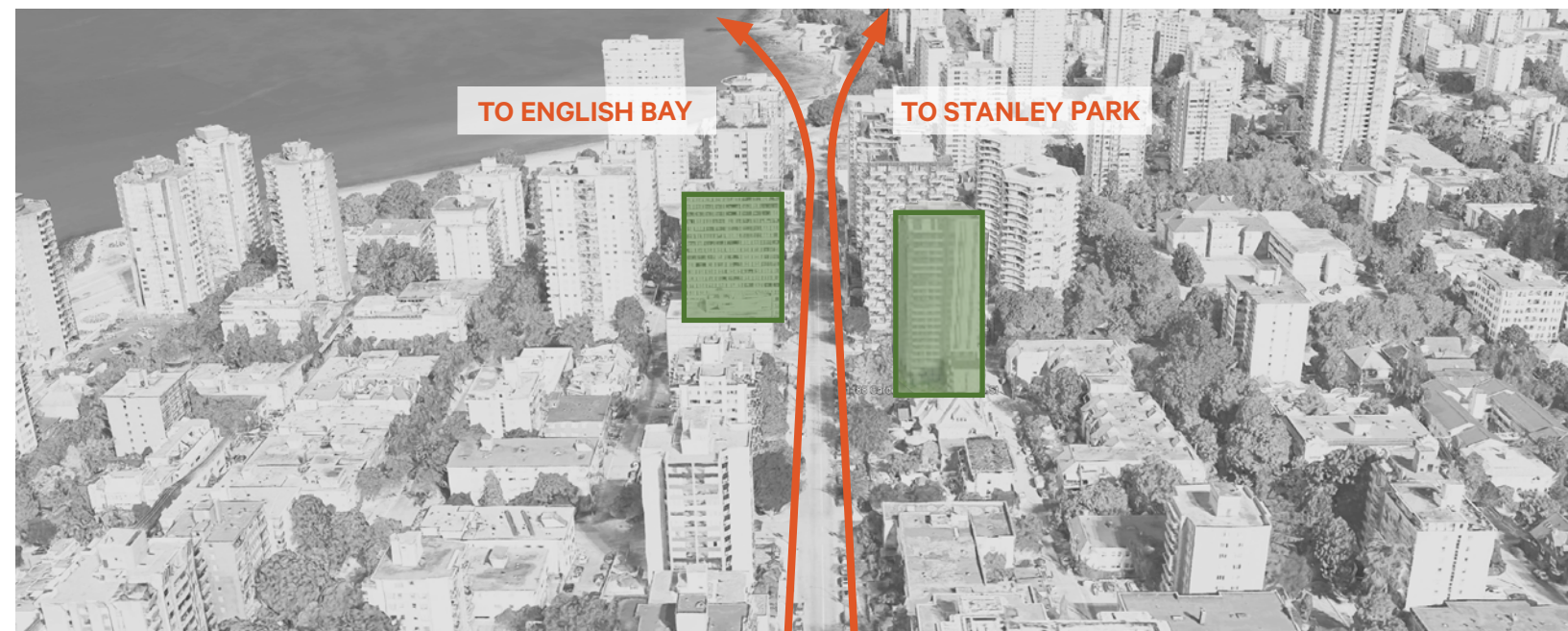
On the right side of the East facade, metal panels of varying tone and depth draw colour and texture cues from the mansion's masonry exterior and are reminiscent of the rough textures of tree trunks.

The left side features horizontal banding to match the ribbon windows of 1225 Cardero across the intersection. Together they create twin gateposts that frame the view down the Davie slope to the water.

In the centre of the facade, a strip of pre-cast concrete relief panels features geometric patterning drawn from natural forms and mid-century motifs.







# Modernist West End

The proposed exterior features of the project draw from several characteristic elements observed in buildings throughout the neighbourhood from the mid-20th Century. Flared or butterfly-shaped balcony edges alongside strong horizontal ribbon windows define much of the residential architecture of the West end. Often paired with these horizontal bands is a vertical feature -sometimes embellished with mosaic tile or a textural element such as embossed or patterned concrete or a geometric motif. Lobby areas are often accented by a stone or other textural feature.

The proposed design combines angular balconies on the south and north elevations, horizontal banding on the east and west, a unique geometric relief panel used as a vertical band that also extends into the double-height lobby area and feature columns along the Davie sidewalk.



1122 Gilford



989 Nelson (BC Electric) - Detail



West End Microcosm



Ocean Towers 1957



BC Electric 1957



2050 Nelson



1201 W. Pender



Ribbon Windows/Horizontal Bands

Symmetry

Butterfly Balconies

Vertical Accent Band

Stone/Texture Accent at Lobby

Recessed Lobby with Free-Standing Columns

1203 Broughton

1414 Davie

# Rogers Mansion

The podium of the project responds to the Rogers Mansion in height, massing and material expression. Both the Mansion and podium are 4-storeys in height maintaining a relationship of height and proximity carried forward from the existing building on the site. The proposed massing preserves the existing courtyard space in the south east corner of the site and allows retention of trees and a contiguous extension of the Mansion grounds as a foreground to the new design. The Mansion also provides a strong material reference for the project in its use of highly-textured and articulated Gabriola Brown Sandstone exterior. The proposal's podium and the north and south tower elevations use a panelized cladding system incorporating textural and colour variation that evokes the rough textures of the mansion stonework or the bark of a tree.

Inspired by the materiality and textures of the Gabriola (Rogers) Mansion site and its park-like landscape, combined with a desire to retain existing on-site trees and open space on the project site, the building proposes features like the textured cladding and a tower design that grows out of the greened site with a sculptural spine of insulated precast panels cast in a relief pattern abstracted from the shapes of cedar branches.



View of Rogers Mansion

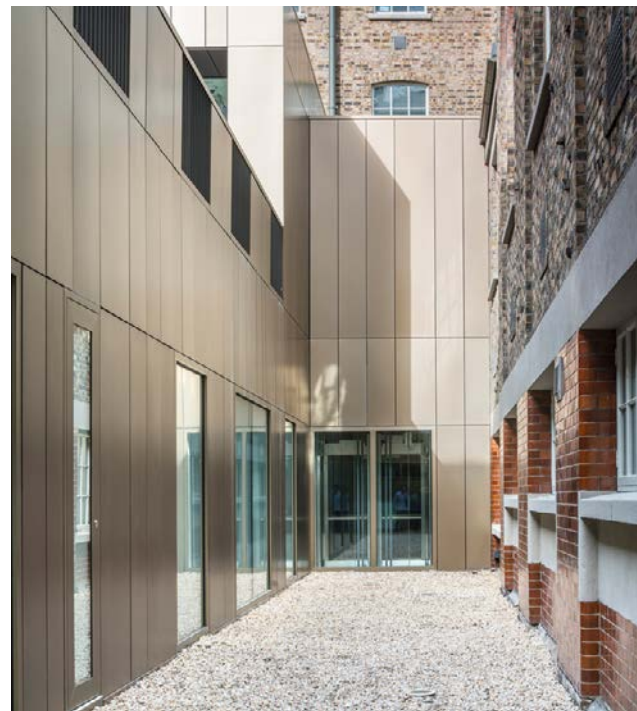


Facade details of Rogers Mansion

Overall Section Indicating Height Relationship



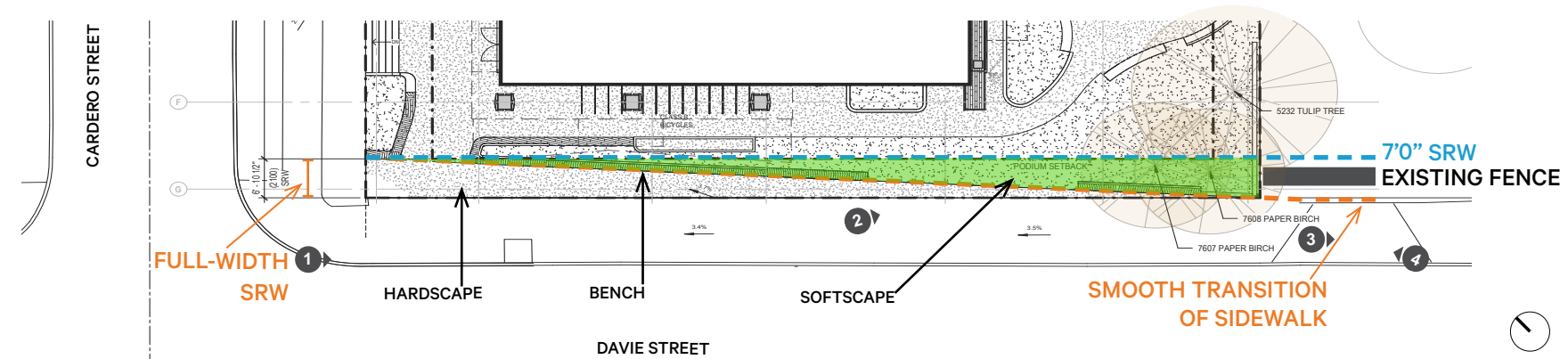
Metal Panel Materials to Color-Match the Sandstone



# Public Realm

## Davie Street:

The statutory right of way to widen the sidewalk along Davie Street is called for in the Neighbourhood plan and presents some unique challenges on this site. The existing slopes along Davie and existing landscape conditions within the site and the neighbouring Rogers Mansion site call for a unique approach beyond a simple widening of the pavement. There is a significant grade drop from the Davie sidewalk down into the site at the southeast corner that is associated with an area of existing trees that is connected to the Rogers site. In order to preserve at least one significant tree, the soil levels should not change. To avoid an abrupt drop from the sidewalk into the tree base area, more space is needed between the tree and the sidewalk to mediate the grade change. Maintaining a wider soil area at the southeast corner also allows retention of 2 more trees (7607+7608 Paper Birch). The proposed solution tapers the new right-of-way from the existing stone fence of the Rogers Mansion property gradually widening to the intersection at Cardero and Davie. This accomplishes a gentle transition from narrower sidewalk to wider commercial sidewalks further west on Davie while allowing on site tree retention and a softer transition from pavement to landscaped courtyard of the project. Street furniture and planted edges offer further amenity to the sidewalk along Davie.



View of the courtyard from Davie Street



Existing interface at southeast corner with existing fence



Significant grade drop from sidewalk to existing roots of tree to be maintained

### Corner of Davie and Cardero:

The widening sidewalk along Davie is defined by benching and a low planter that helps to mediate the grade change between sidewalk and existing site grade. It also contains the outdoor common amenity courtyard and the Class B bike parking area. The bench opens up at the corner to provide an accessible level entry to the main lobby of the building and connects to a slightly elevated walkway along the Cardero frontage. This walkway connects the lobby and the entrance to the leasing office for the building further north along Cardero. The change of elevation to the interior programs and a deep landscaped strip along Cardero allow a sense of privacy for the ground-level programs like the guest suites and fitness centre while allowing some activity and eyes on the street.



View of the lobby entrance from Davie Street

### Laneway:

While the laneway is obliged to accommodate many functional requirements of the project, it can also improve the pedestrian and visual experience of the laneway. The amenity fitness centre at grade is highly glazed and wraps the corner of the lane and Cardero. The landscape design adds considerable on site landscaping to the corner and extends into the laneway around the loading areas. A bicycle maintenance lounge amenity and lane-access for the main lobby for move-in is located on the north side. By extending programming, glazing and landscape features along the lane, the pedestrian experience is improved. Parking entrance, fire exit and a gated access to the interior courtyard at the northeast corner help to maintain regular activity and surveillance of the laneway, as do the residential units and balconies overlooking from above.



View of the laneway and amenity space from Cardero Street



View of the courtyard from Davie Street





# 5.0

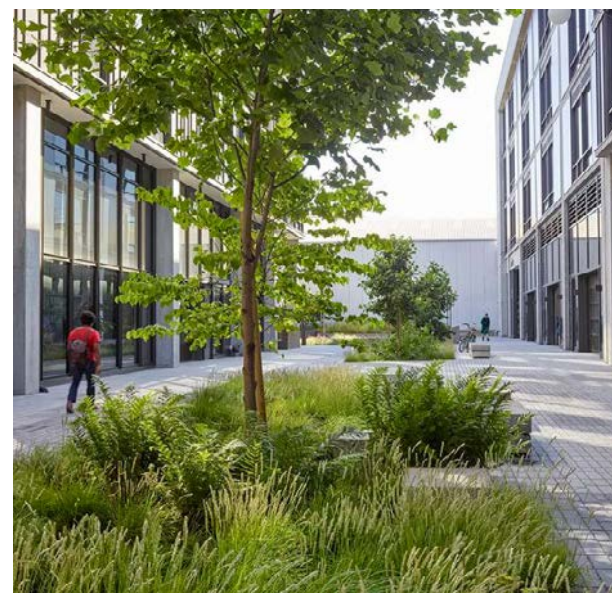
## Landscape Design

# Landscape Design Rationale

The landscape design creates a welcoming urban edge to Davie Street and urban oasis for residents with amenity spaces and pathways embedded in lush plantings. Contemporary materials, native and adaptive species with multi-season interest, use of wood, and sinuous curves define the character of the landscape which is well suited to its context in Vancouver's beloved West End Neighbourhood.

The primary entry is accessed from Cardero Street near the intersection with Davie where highly visible building signage and a generous stair announces the entrance. Barrier free access from Davie Street uses the natural slope of existing sidewalks to create a less than 5% path to the main entrance. Adjacent the main lobby are 10 class B bicycle stalls all of which are covered, highly visible, and easily accessed from Davie.

Along Davie Street, wood-top seat walls are aligned with a widened pedestrian R.O.W. to create a social edge to the project. A change in paving signals a shift from fully public to semi-public spaces along the building's perimeter. Along the south facade the space transitions again at a gate that demarcates the private amenity space at the southeast corner of the site. The ground level amenity space is nestled within planting, retaining the existing slope and a number of mature trees that provide a green backdrop and separation from the street. The ground-level outdoor amenity program includes game and activity tables, social seating, terraced benches, and a children's play area that is supplemented by a playground 130m away at Lord Roberts Elementary. Topography within the landscape is used to create visual interest, animate the children's play area, and provide soil depth for trees. The design intent of the ground level landscape is to create a number of social spaces that are highly complimentary to interior amenity spaces, creating a friendly and welcoming atmosphere.



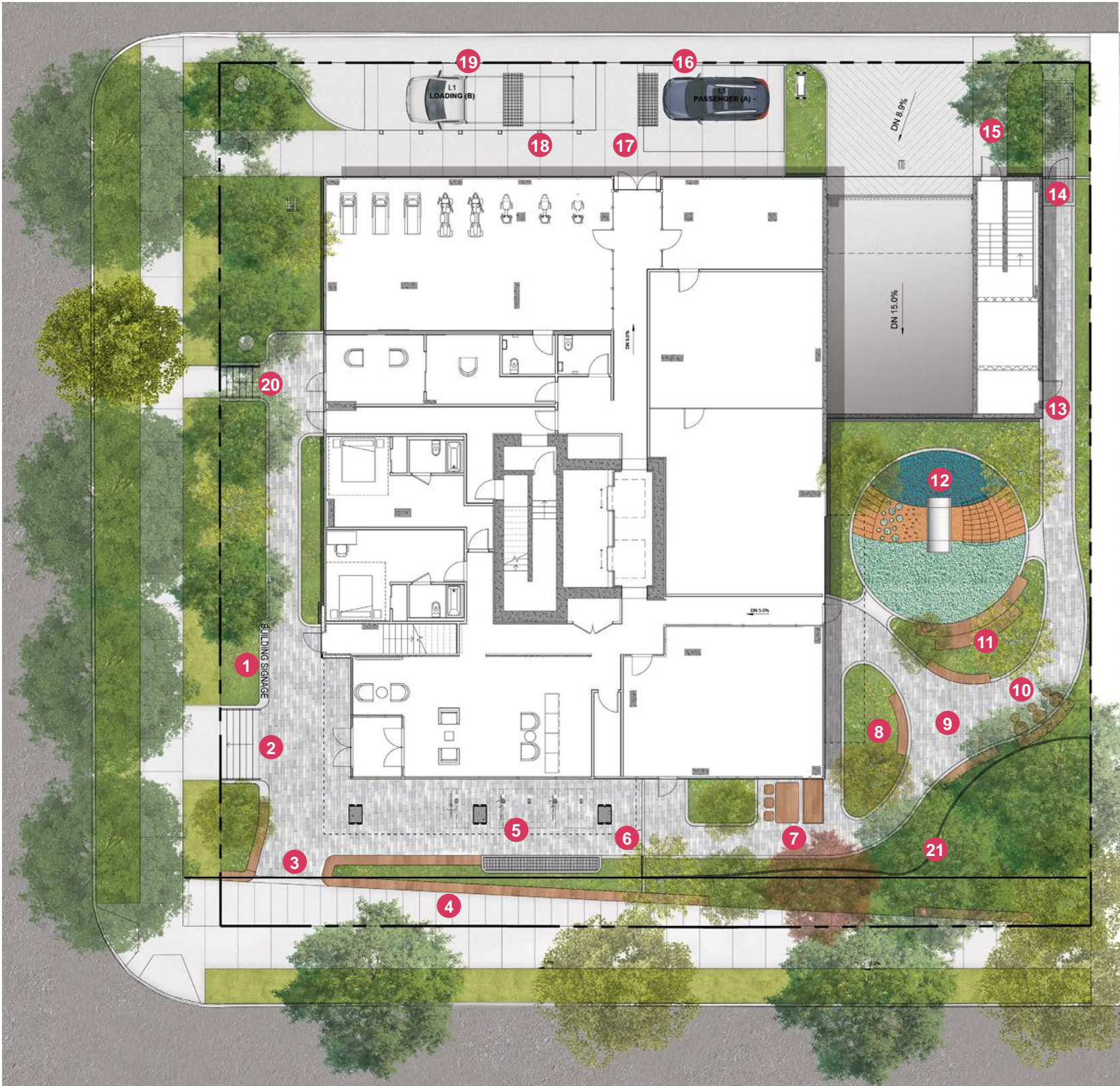
Landscape precedents

# Landscape Plans

## Ground Floor Plan:



Landscape precedents



- 1 Building Signage
- 2 Entry Stair
- 3 Barrier-free Access
- 4 Seat Wall
- 5 Class B Bike Parking (10 Stalls)
- 6 Ground-level Amenity Entry
- 7 Activity Table
- 8 Mounded Planting
- 9 Social Seating
- 10 Game Tables
- 11 Terraced Seating
- 12 Children's Play on Slope
- 13 Outdoor Storage Access
- 14 Laneway Access Gate
- 15 Egress Pathway
- 16 Class A Passenger Stall
- 17 Bike Room and Move-in Access
- 18 Bollard Separation
- 19 Class 'B' Loading
- 20 Leasing Office Access
- 21 Metal Fence

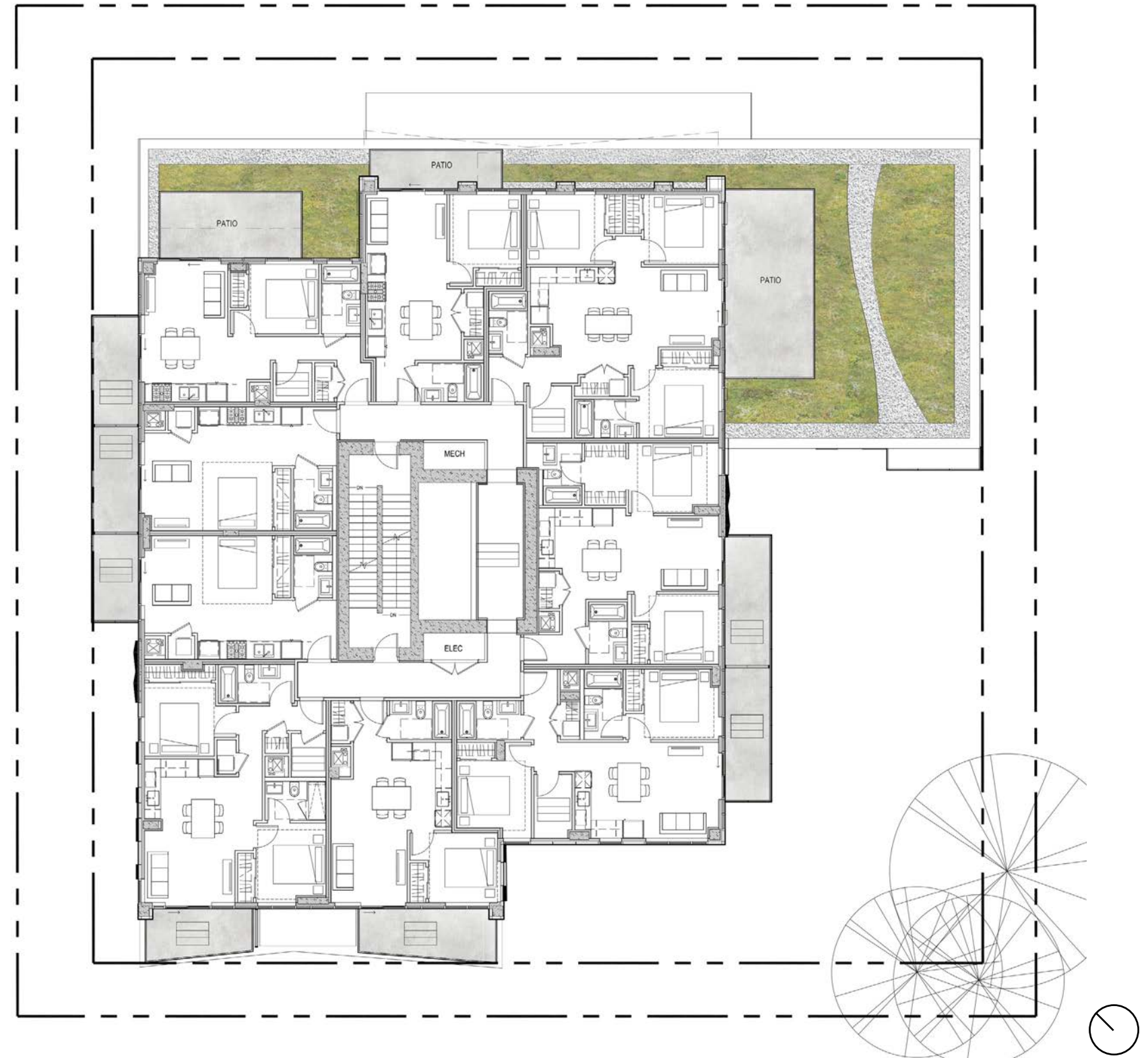
# Landscape Plans

## Roof Plan - L5:

The podium roof on level 5 is planted with sedum trays to create a more attractive view for residents on higher floors and surrounding buildings, while simultaneously addressing part of the sites storm water needs. The sinuous curves of gravel access paths mirror those found throughout the project and create a more striking visual from surrounding upper floors while providing maintenance access. This low maintenance and resilient treatment will ensure there is visible green year round.



Sedum roof precedent



**Roof Plan - L22:**

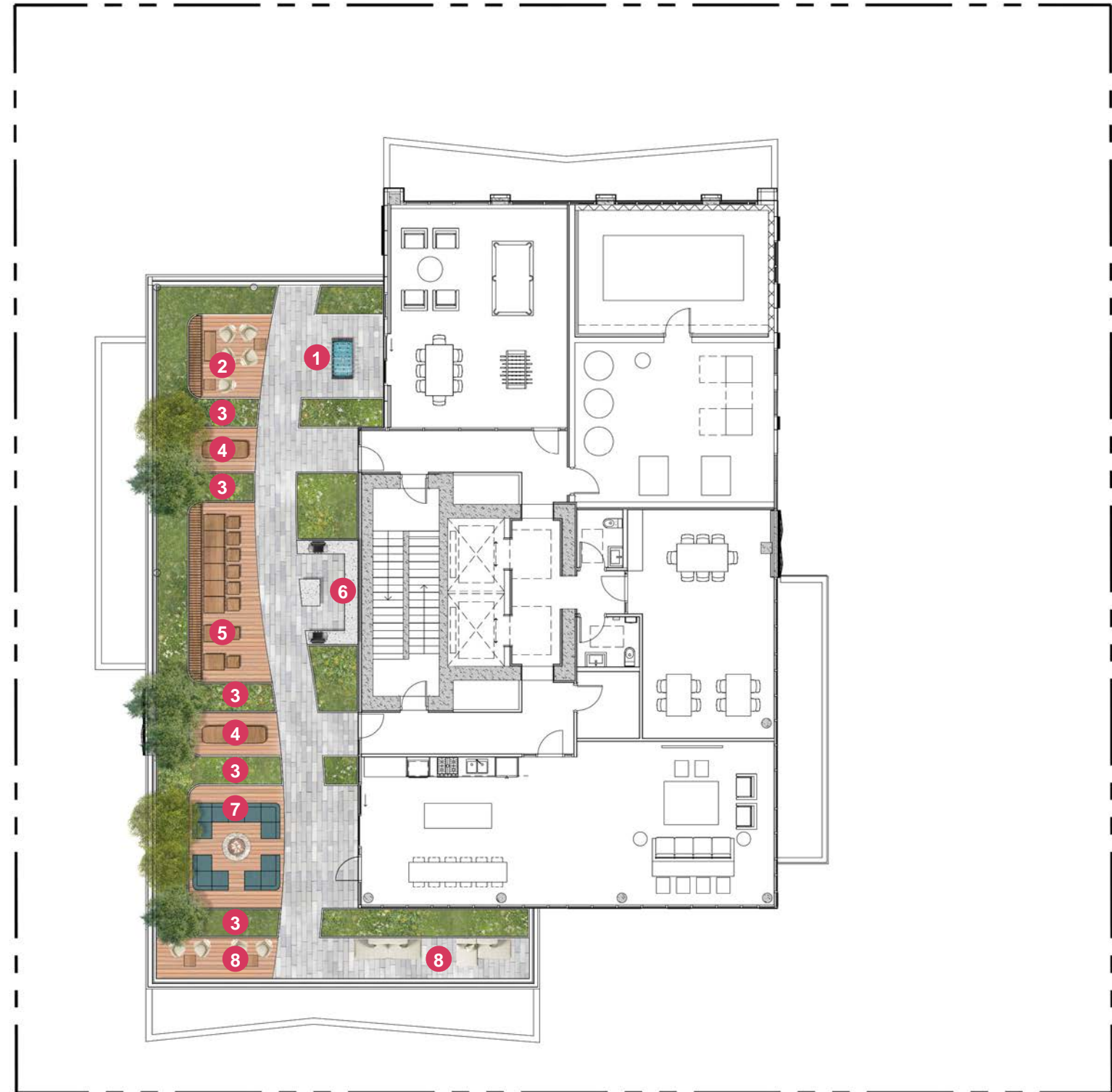
The 22nd floor rooftop amenity space offers spectacular views and provides a contemporary, comfortable, and well programmed space for residents to socialize, play, cook, garden, and relax. Interior and exterior programmed spaces are complimentary with the games room extending onto the roof deck with exterior games table and adjoining lounge. An outdoor kitchen and dining space is nestled between elevated urban agriculture plots that delineate programmed spaces and are integrated with raised planters that run the length of the building. A mix of decking in lounge and dining spaces and slab pavers in high traffic areas are used to support their intended use and carry through curvilinear design language making the space feel unified.



- 1 Games Table
- 2 Game Lounge
- 3 Urban Agriculture Bed
- 4 Urban Agriculture Table/Storage
- 5 Outdoor Dining
- 6 Outdoor Kitchen
- 7 Outdoor Gathering Space
- 8 Ocean View Lounge



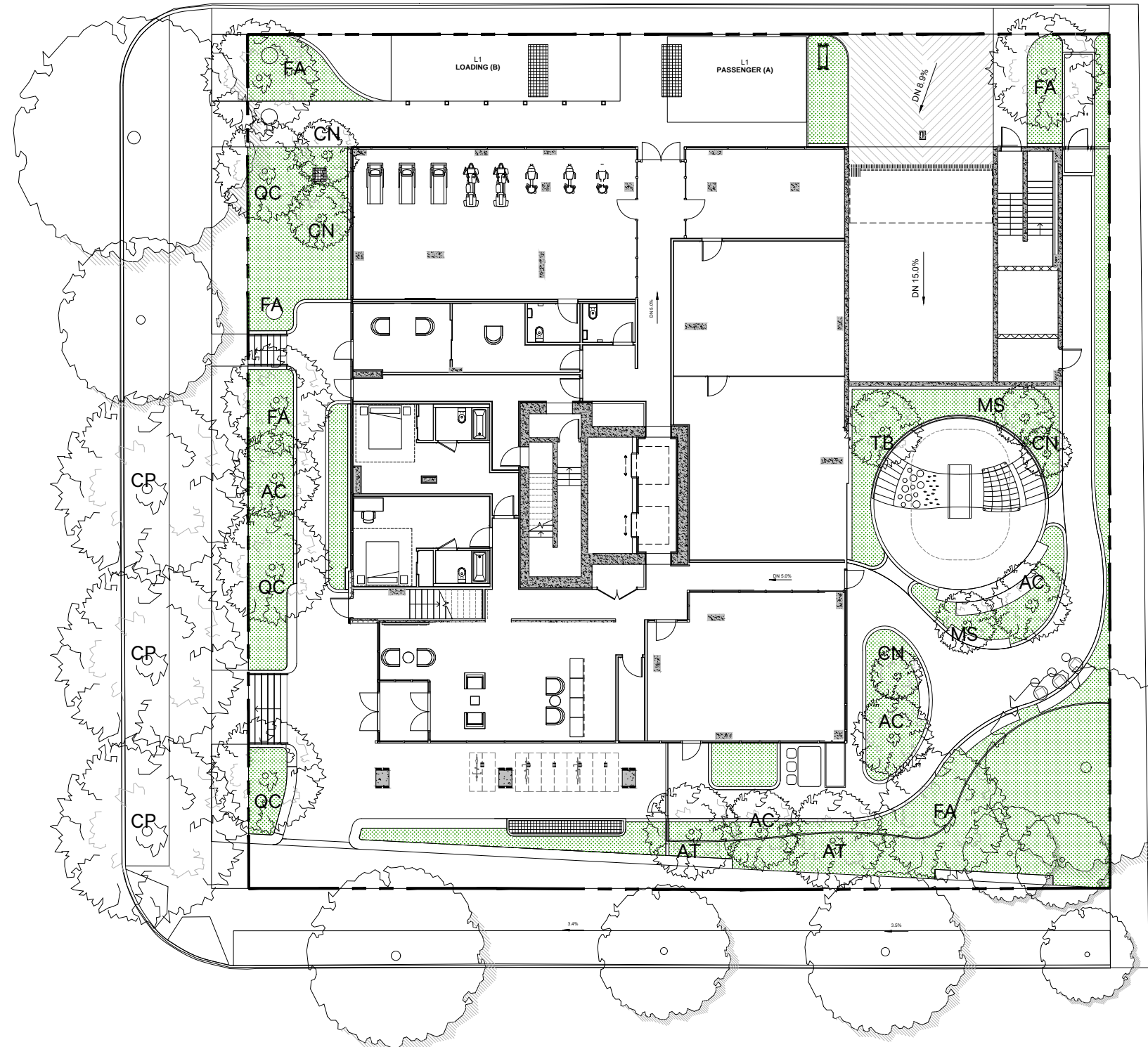
Landscape precedents



# Planting Scheme

## Ground Floor Planting:

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>				
AC 04	ACER CIRCINATUM	VINE MAPLE	8cm CAL.	
AT 02	ACER TRUNCATUM x PLATANOIDES 'WARRENRED'	PACIFIC SUNSET MAPLE	8cm CAL.	
CN 04	CORNUS NUTTALLII	PACIFIC DOGWOOD	7cm CAL.	
CP 03	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	8cm CAL.	
FA 03	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	8cm CAL.	
MS 02	MAGNOLIA STELLATA	STAR MAGNOLIA	7cm CAL.	
QC 03	QUERCUS COCCINEA	SCARLET OAK	8cm CAL.	
TB 01	TAXUS BREVIFOLIA	PACIFIC YEWE	8cm CAL.	
<b>SHRUBS</b>				
ad XX	ARUNCUS DIOICUS	GOATSBEARD	#3 POT	90cm
aj XX	AZALIA JAPONICA 'GUMPO WHITE'	DWARF AZALEA	#3 POT	90cm
ap XX	ADIANTUM PEDATUM	MAIDENHAIR FERN	#1 POT	60cm
bs XX	BLECHNUM SPICANT	DEER FERN	#1 POT	60cm
cm XX	CAMELIA SASANQUA 'MINE-NO-YUKI'	CAMELIA WHITE DOVES	#3 POT	90cm
cs XX	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT	90cm
gs XX	GAULTHIA SHALLON	SALAAL	#1 POT	60cm
ln XX	LONICERA NITIDA	BOXLEAF HONEYSUCKLE	#2 POT	60cm
mn XX	MAHONIA NERVOSA	DWARF OREGON GRAPE	#1 POT	60cm
rs XX	RUBUS SPECTABILIS	SALMONBERRY	#3 POT	90cm
sb XX	SPIRAEA BETULIFOLIA SUBSP. LUCIDA	BIRCHLEAF SPIRAEA	#3 POT	90cm
sc XX	SANTONLINA CHAMAECYPARISSUS	LAVENDER COTTON	#1 POT	45cm
sj XX	SKIMMIA JAPONICA	JAPANESE SKIMMIA	#2 POT	60cm
vo XX	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT	90cm
<b>PERENNIALS / GRASSES</b>				
am XX	ACHILLEA MILLEFOLIUM	YARROW	#2	45cm
cm XX	CAREX MUSKINGUMENSIS	PALM SEDGE	#2 POT	45cm
mf XX	MONARDA FISTULOSA	WILD BERGAMOT	#1 POT	45cm



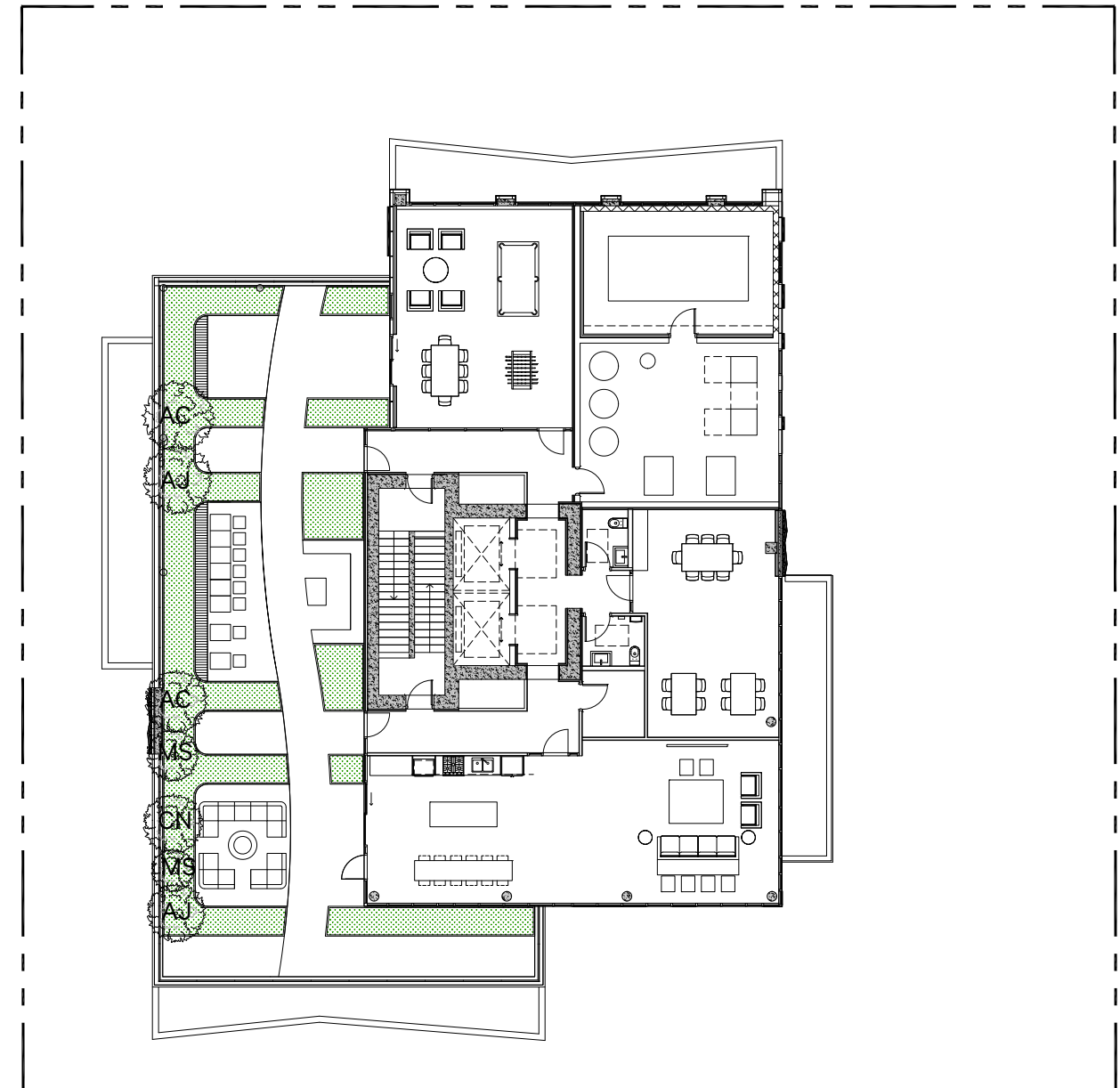
Planting precedents

**Roof Planting - L22:**

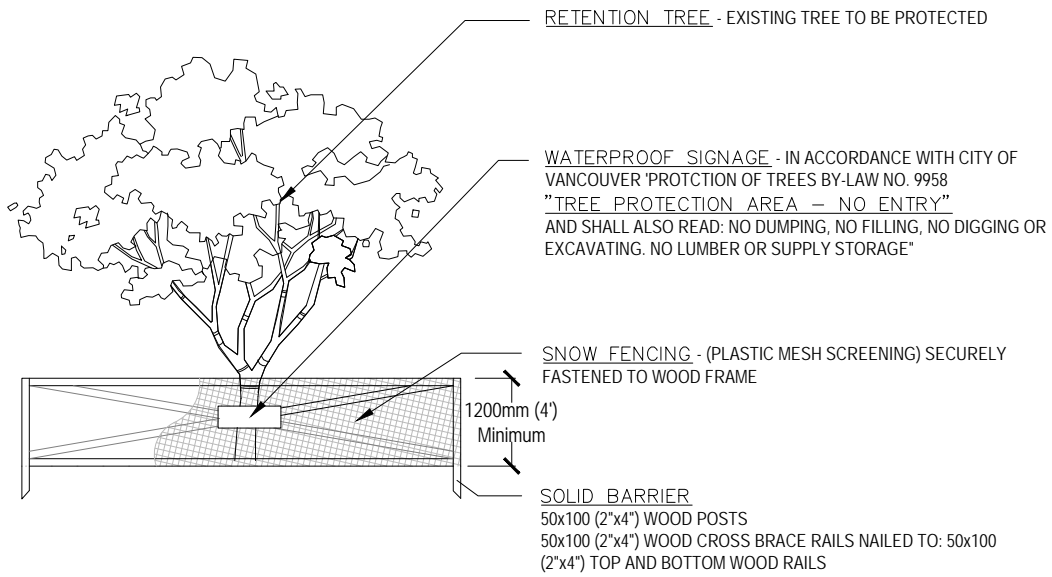
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>					
AC	02	ACER CIRCINATUM	VINE MAPLE	8" CAL.	
AJ	02	ACER JAPONICUM	FULL MOON MAPLE	7" CAL.	
CN	01	CORNUS NUTTALLII	PACIFIC DOGWOOD	7" CAL.	
MS	02	MAGNOLIA STELLATA	STAR MAGNOLIA	7" CAL.	
<b>SHRUBS</b>					
aj	XX	AZALIA JAPONICA 'GUMPO WHITE'	DWARF AZALEA	#3 POT	90cm
ap	XX	ADIANTUM PEDATUM	MAIDENHAIR FERN	#1 POT	60cm
bs	XX	BLECHNUM SPICANT	DEER FERN	#1 POT	60cm
cm	XX	CAMELIA SASANQUA 'MINE-NO-YUKI'	CAMELIA WHITE DOVES	#3 POT	90cm
cs	XX	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT	90cm
In	XX	LONICERA NITIDA	BOXLEAF HONEYSUCKLE	#2 POT	60cm
pl	XX	PHILADELPHUS LEWISII	LEWIS'S MOCK ORANGE	#3 POT	90cm
sc	XX	SANTONLINA CHAMAECYPARISSUS	LAVENDER COTTON	#1 POT	45cm
sj	XX	SKIMMIA JAPONICA	JAPANESE SKIMMIA	#2 POT	60cm
<b>PERENNIALS / GRASSES</b>					
ap	XX	ASCLEPAIS TUBEROSA	BUTTERFLY MILKWEED	#2 POT	60cm
cm	XX	CAREX MUSKINGUMENSIS	PALM SEDGE	#2 POT	45cm
ep	XX	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 POT	30cm
la	XX	LAVANDULA ANQUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	45cm
pa	XX	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#3 POT	90cm
tp	XX	THYMUS PRAECOX 'PURPLE CARPET'	PURPLE CARPET THYME	#2 POT	45cm
gc	XX	GILIA CAPITATA	BLUEHEAD GLIA	#2 POT	60cm
pv	XX	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#2 POT	60cm



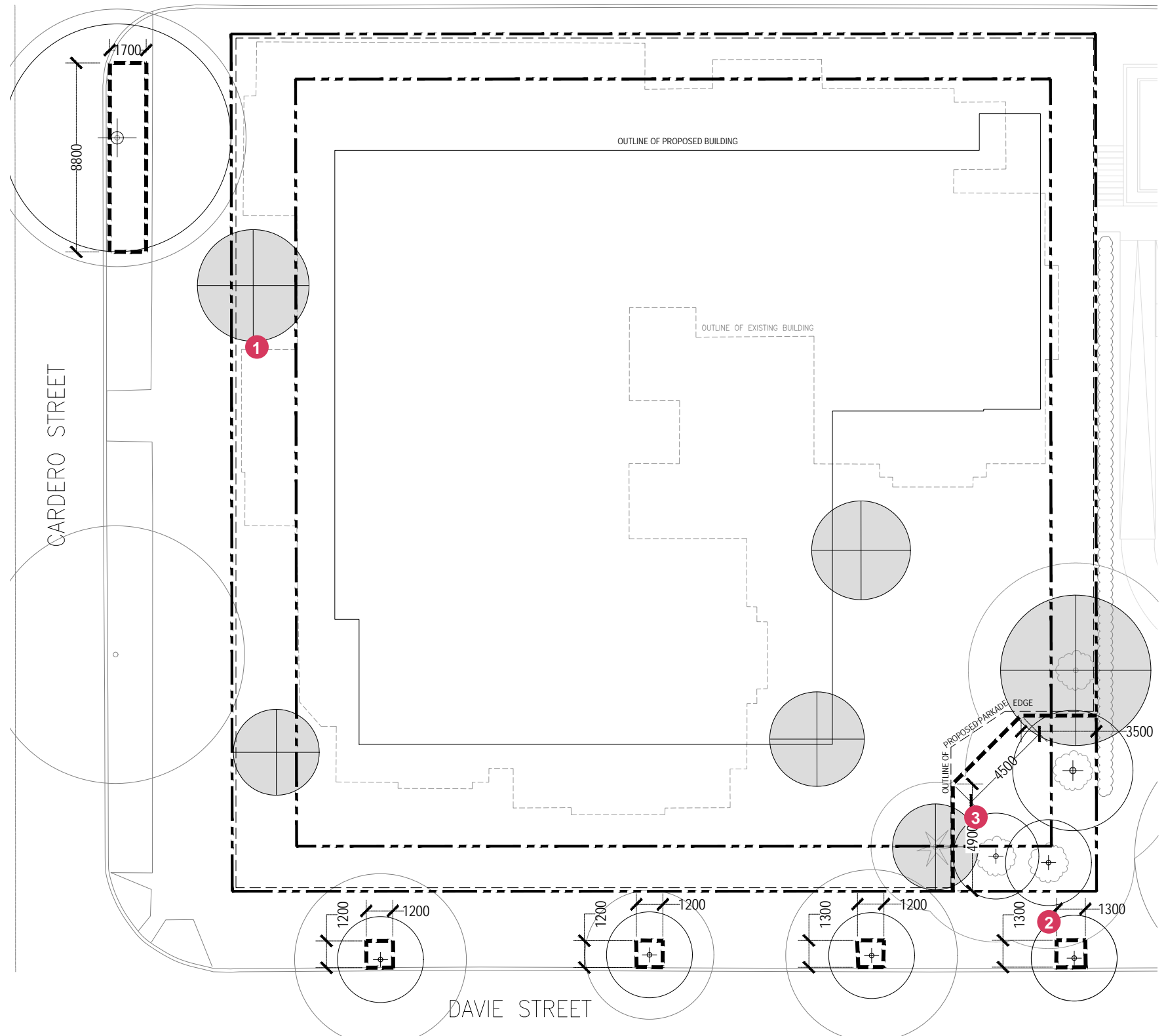
\*All shrub, perennials, and grasses to be irrigated.



# Tree Management Plan



- 1 Tree to be Removed
- 2 Tree to be Retained
- 3 Protection Fence







The rooftop is designed as a place for conversation and socialization amongst residents with an excellent view of the mountains and surrounding cityscape.

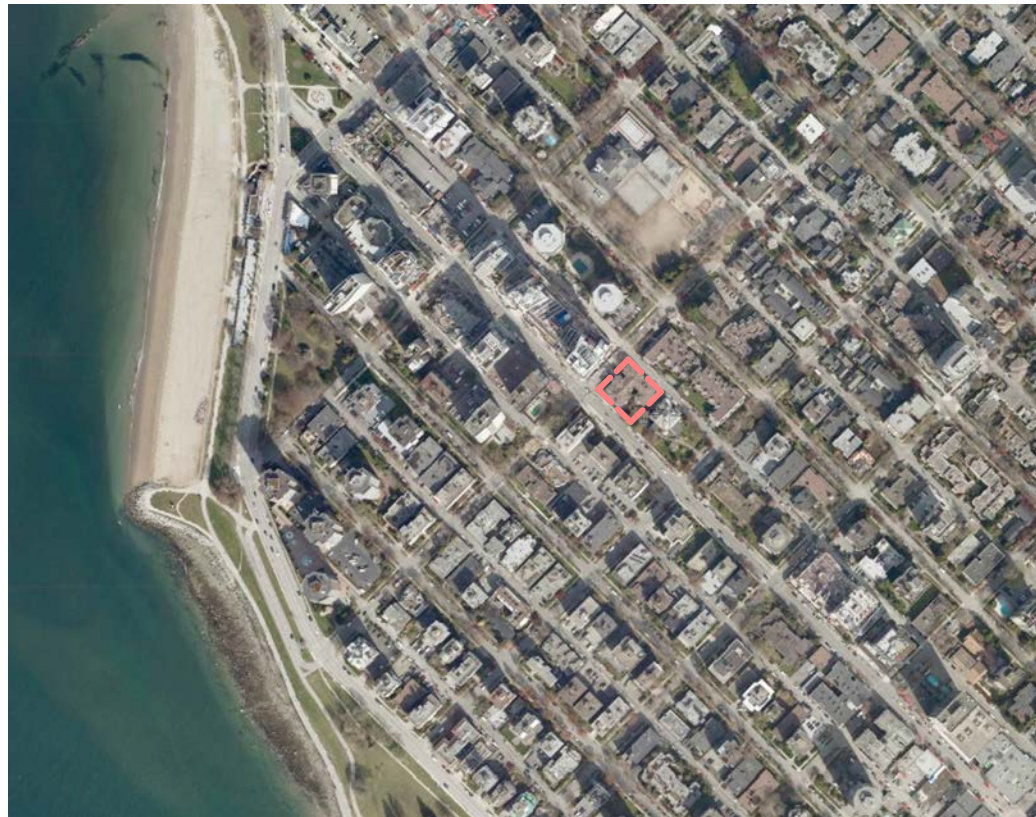


View of the facade looking up from the courtyard



# 6.0

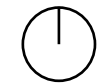
## Project Drawings



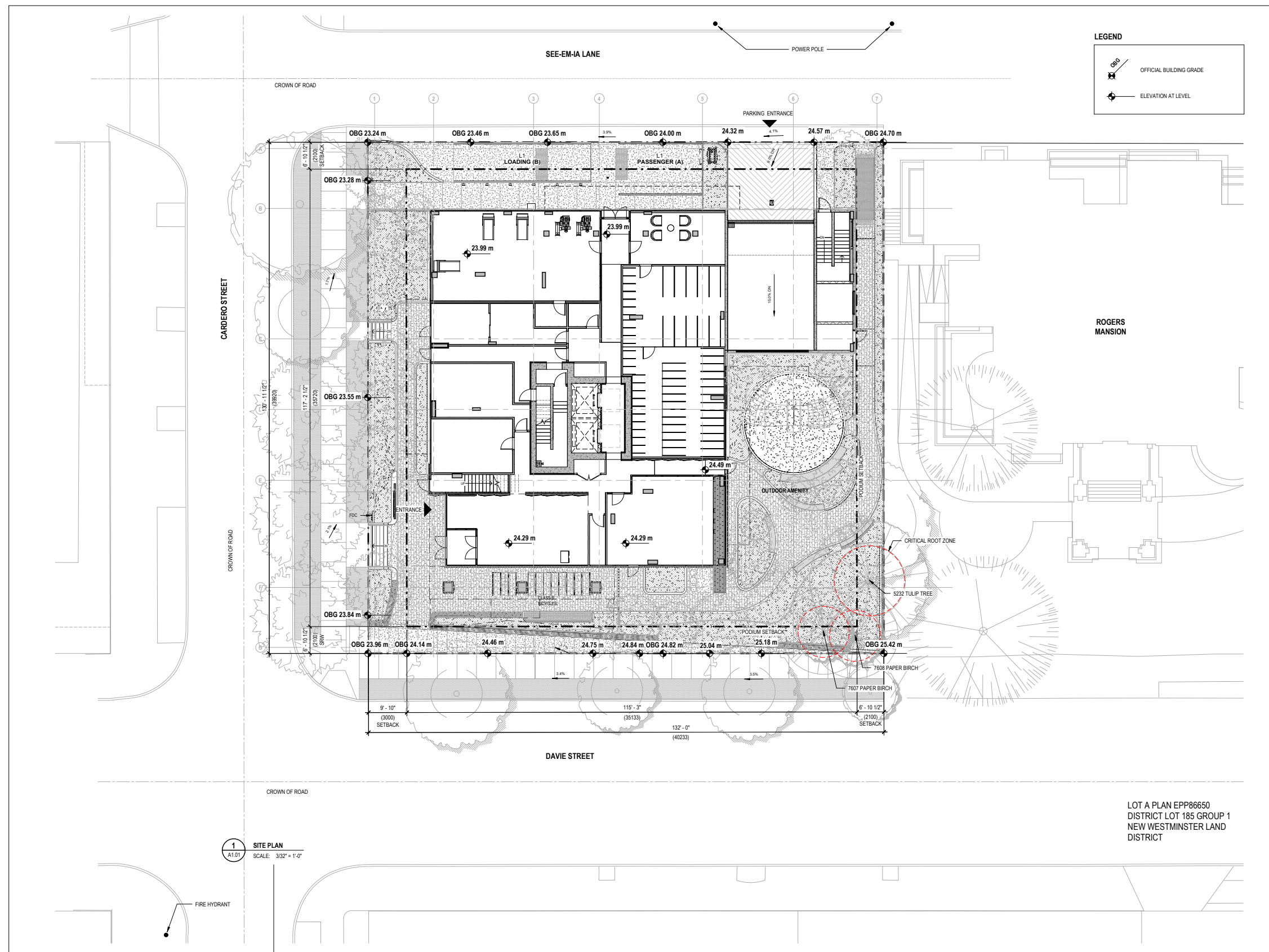
1 CONTEXT PLAN  
A101 1:4000



2 CONTEXT PLAN  
A101 1:1500



NTS



**LEGEND**

- OBG OFFICIAL BUILDING GRADE
- ELEVATION AT LEVEL

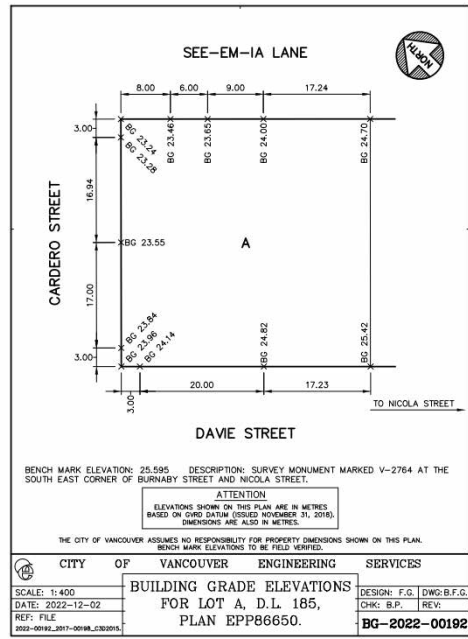
1 SITE PLAN  
SCALE: 3/32" = 1'-0"

LOT A PLAN EPP86650  
DISTRICT LOT 185 GROUP 1  
NEW WESTMINSTER LAND  
DISTRICT

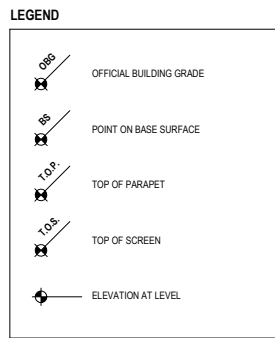
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# 6.3 BASE SURFACE PLAN



OFFICIAL COV BUILDING GRADES (NTS)

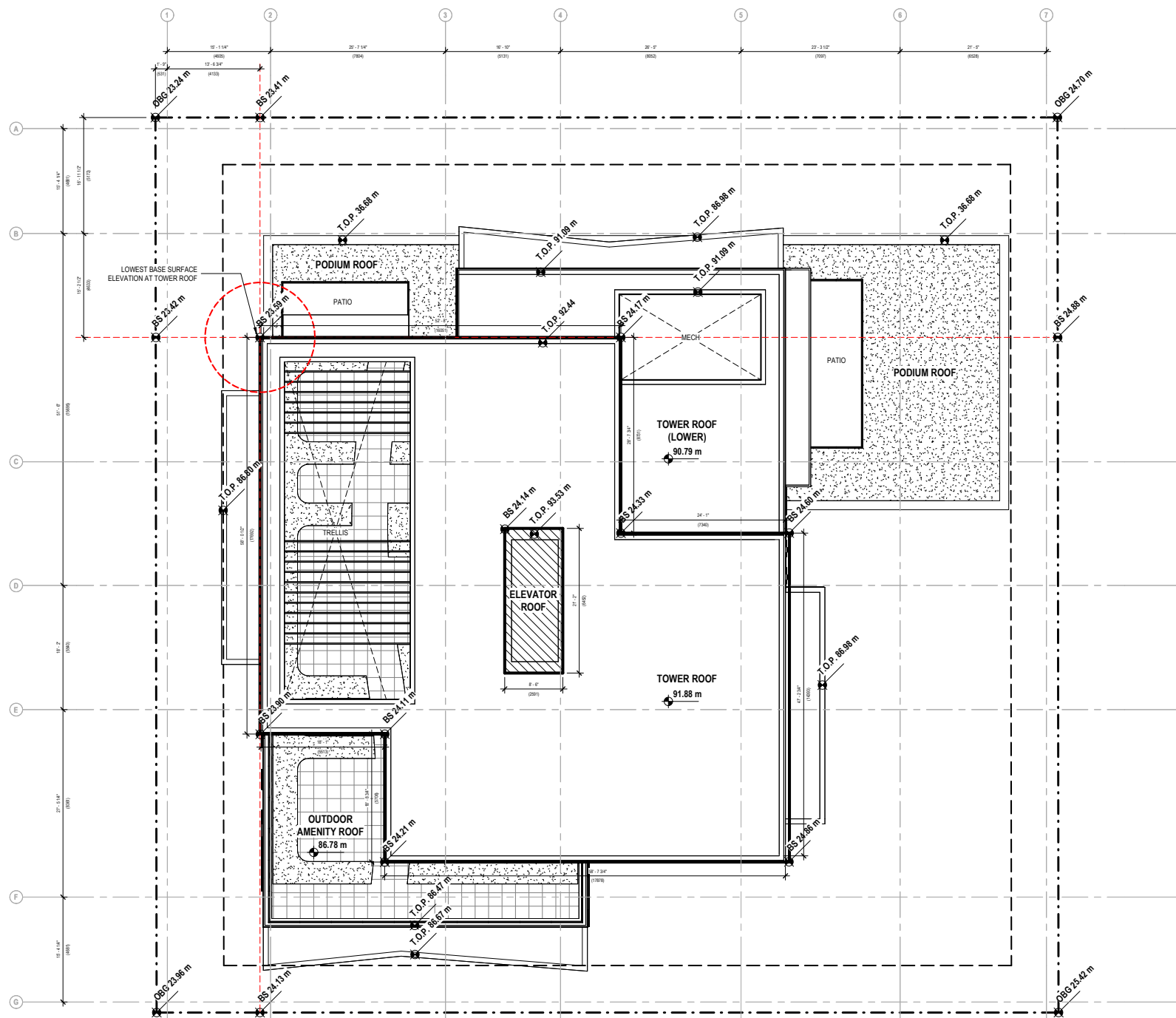


**BUILDING HEIGHT**

TOP OF PARAPET (TOWER ROOF)	92.44 m
— LOWEST BASE SURFACE ELEVATION	23.59 m
HEIGHT OF BUILDING	68.85 m

**OVERHEIGHT ROOF**

TOWER ROOF AREA	4900.6 SF
10% OVERHEIGHT ROOF PERMITTED	490.1 SF
ELEVATOR ROOF AREA (OVERHEIGHT)	179.9 SF
% OVERHEIGHT ROOF PROPOSED	3.7 %



NTS





1 MARCH 21 - 10 AM  
SCALE: 1" = 160'-0"

2 MARCH 21 - 12 PM  
SCALE: 1" = 160'-0"

3 MARCH 21 - 2 PM  
SCALE: 1" = 160'-0"

4 MARCH 21 - 4 PM  
SCALE: 1" = 160'-0"

5 JUNE 21 - 10 AM  
SCALE: 1" = 160'-0"

6 JUNE 21 - 12 PM  
SCALE: 1" = 160'-0"

7 JUNE 21 - 2 PM  
SCALE: 1" = 160'-0"

8 JUNE 21 - 4 PM  
SCALE: 1" = 160'-0"

9 SEPTEMBER 21 - 10 AM  
SCALE: 1" = 160'-0"

10 SEPTEMBER 21 - 12 PM  
SCALE: 1" = 160'-0"

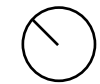
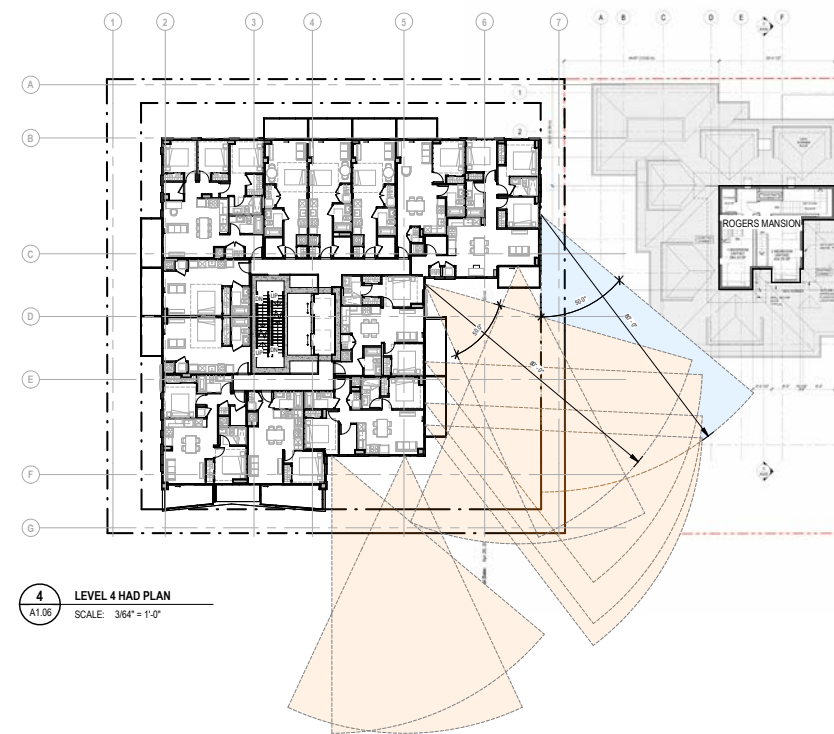
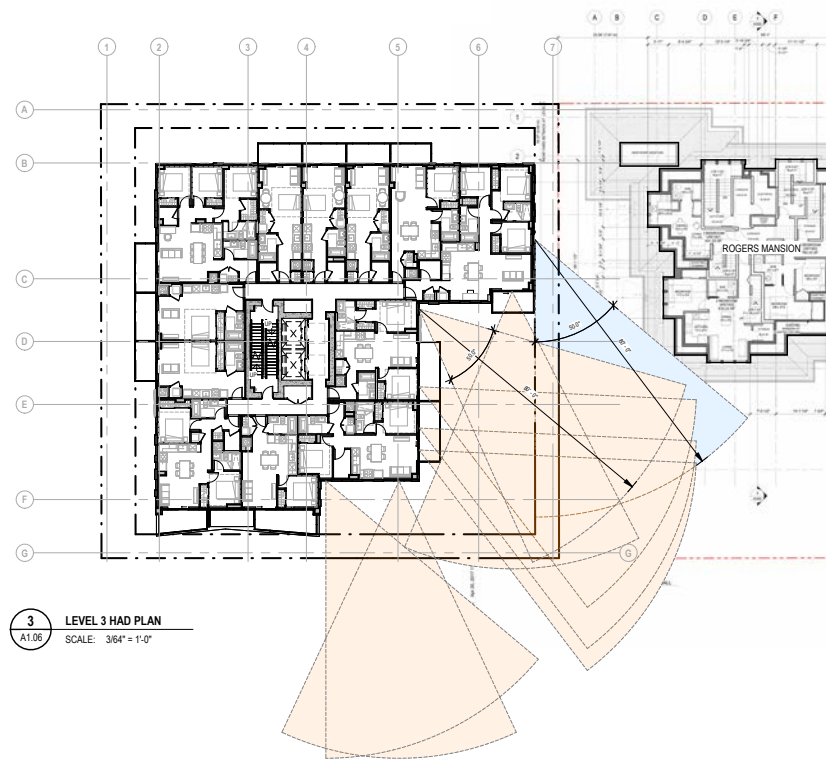
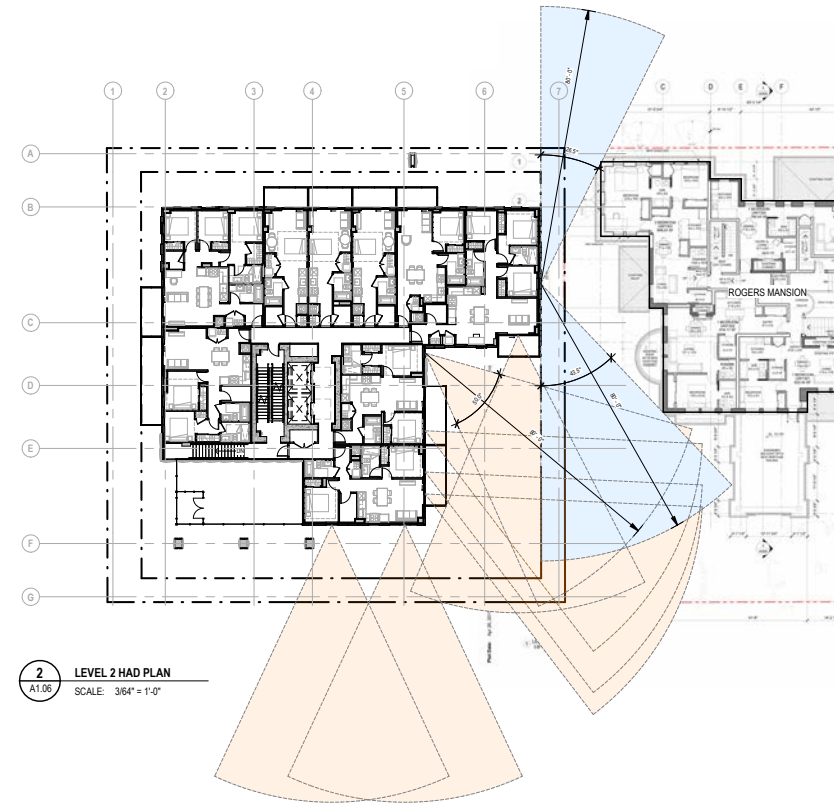
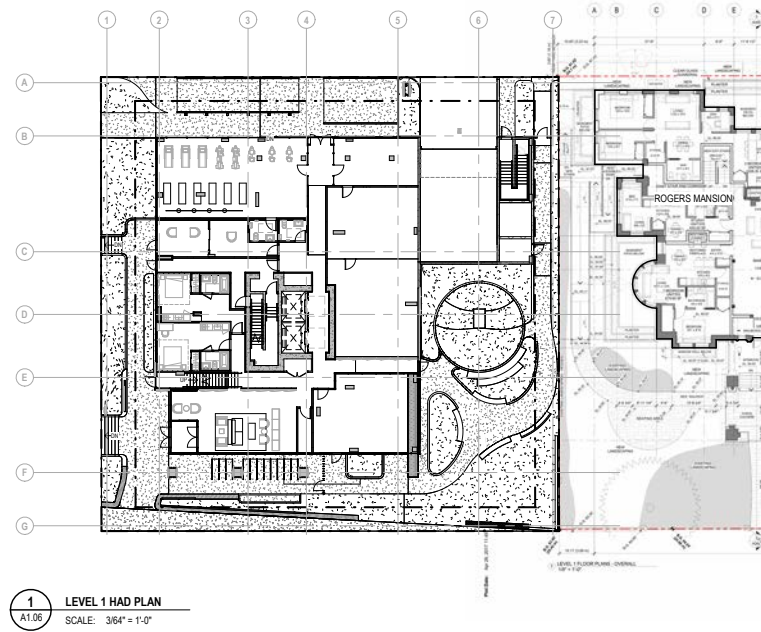
11 SEPTEMBER 21 - 2 PM  
SCALE: 1" = 160'-0"

12 SEPTEMBER 21 - 4 PM  
SCALE: 1" = 160'-0"



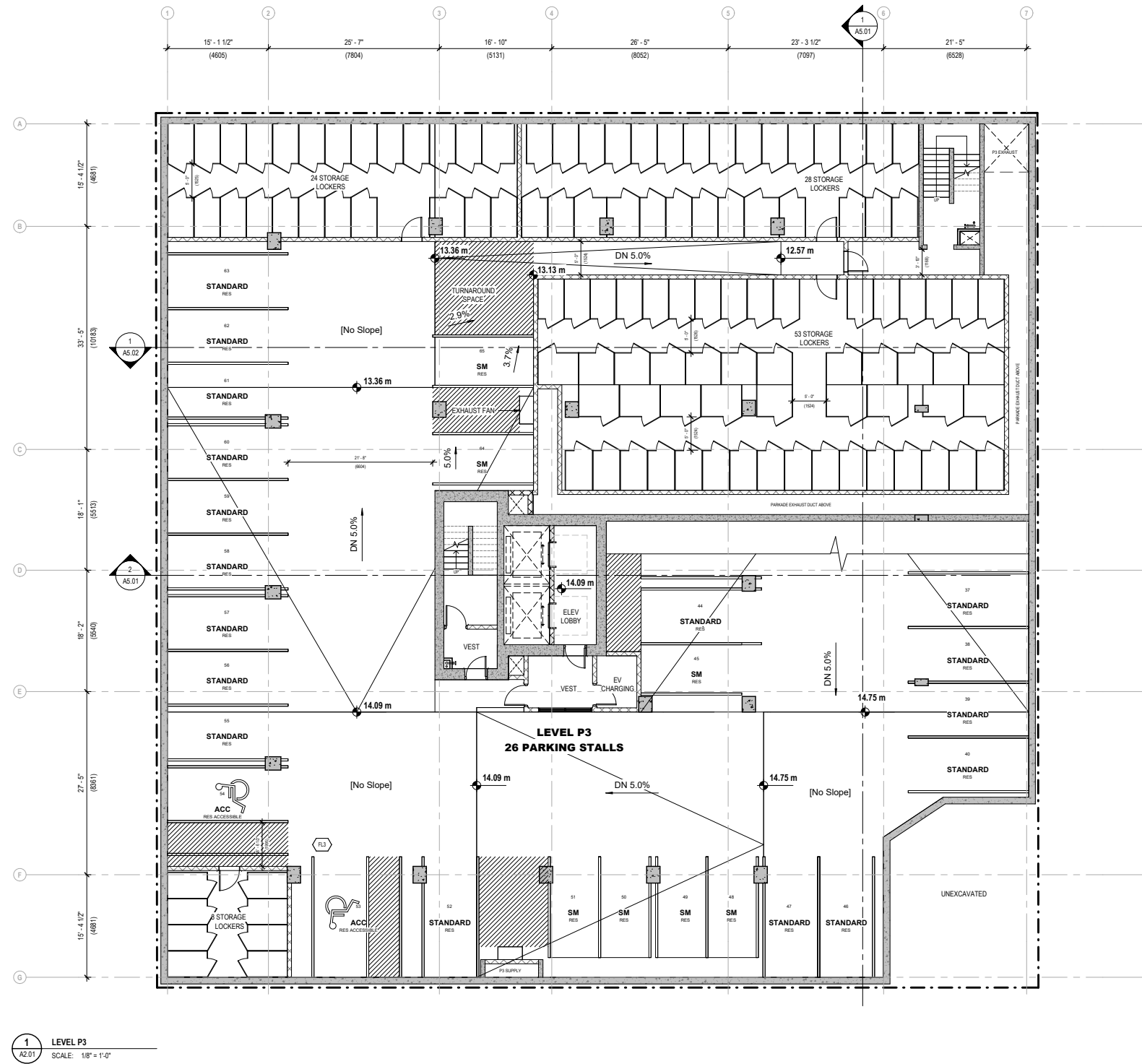
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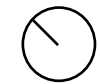
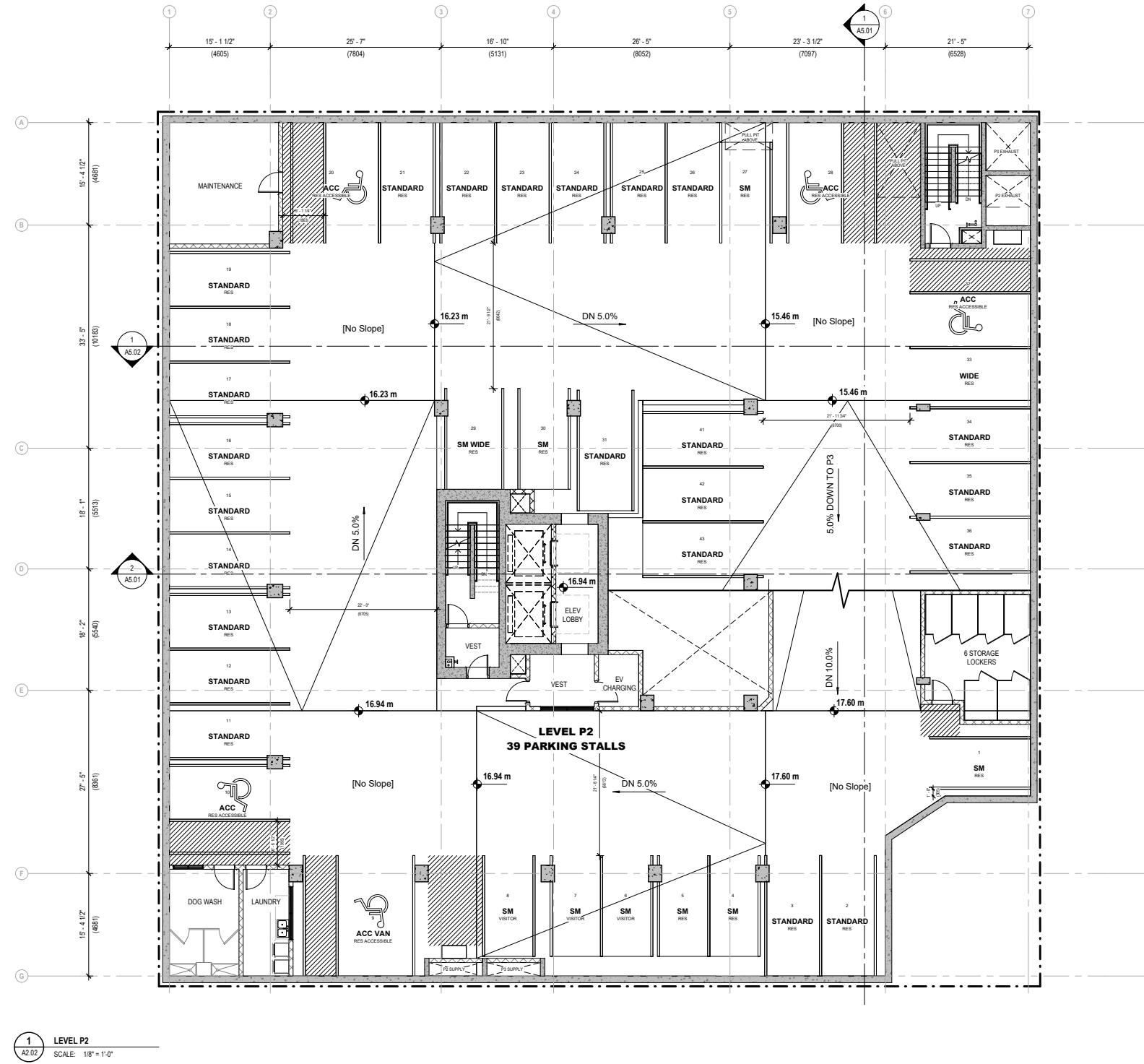




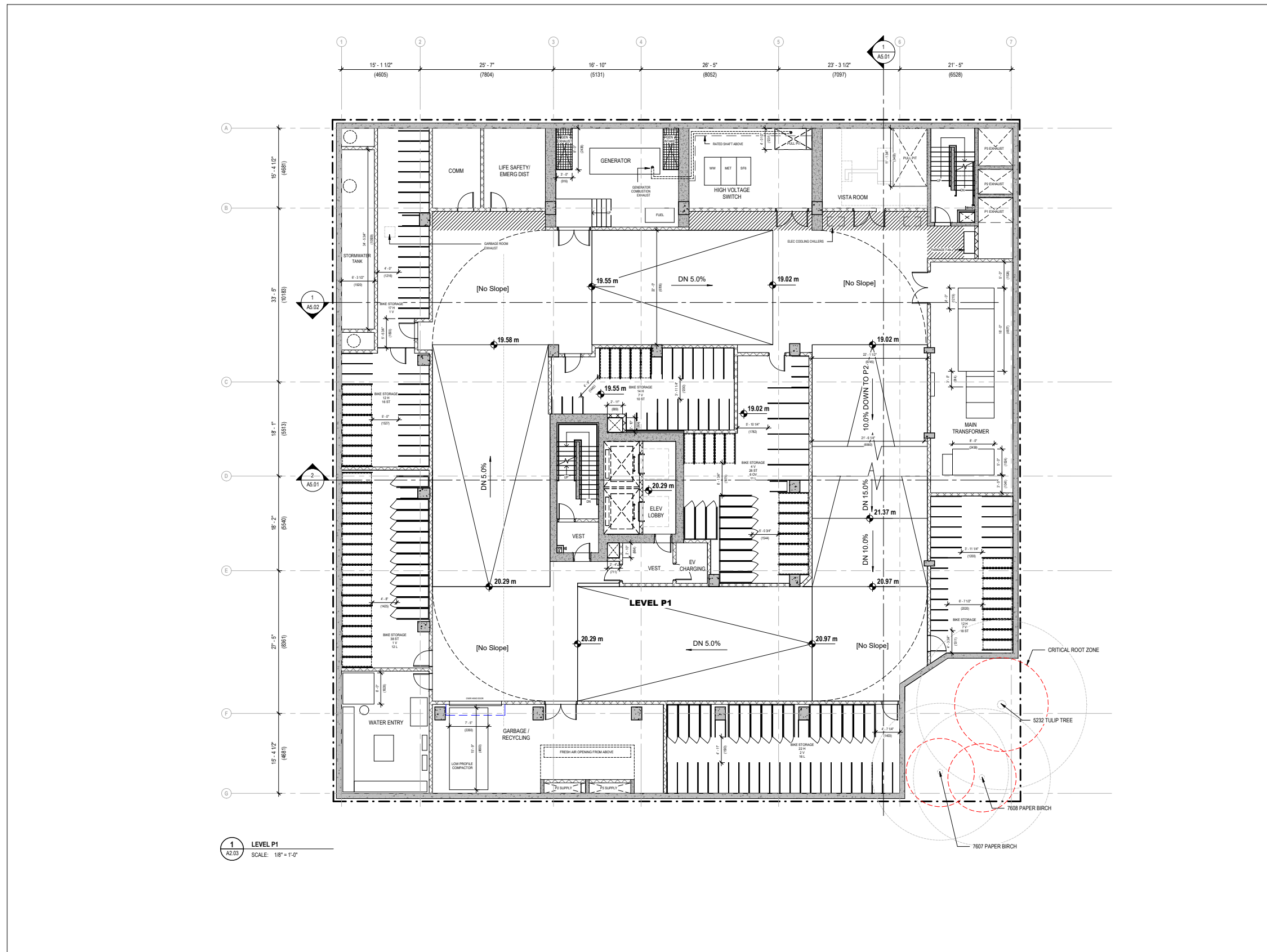
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6.5 FLOOR PLAN



NTS

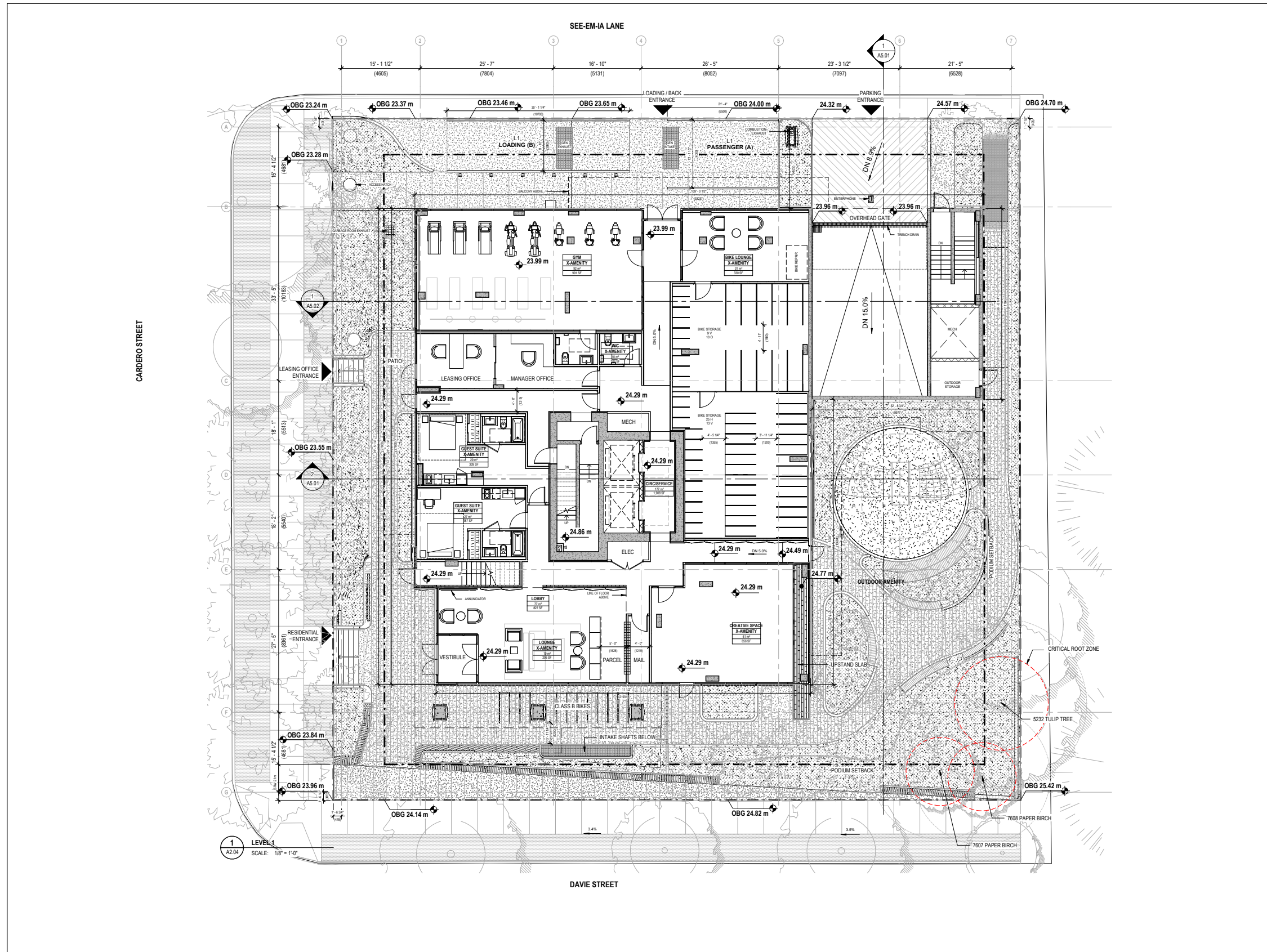


1 LEVEL P1  
 A2.03 SCALE: 1/8" = 1'-0"

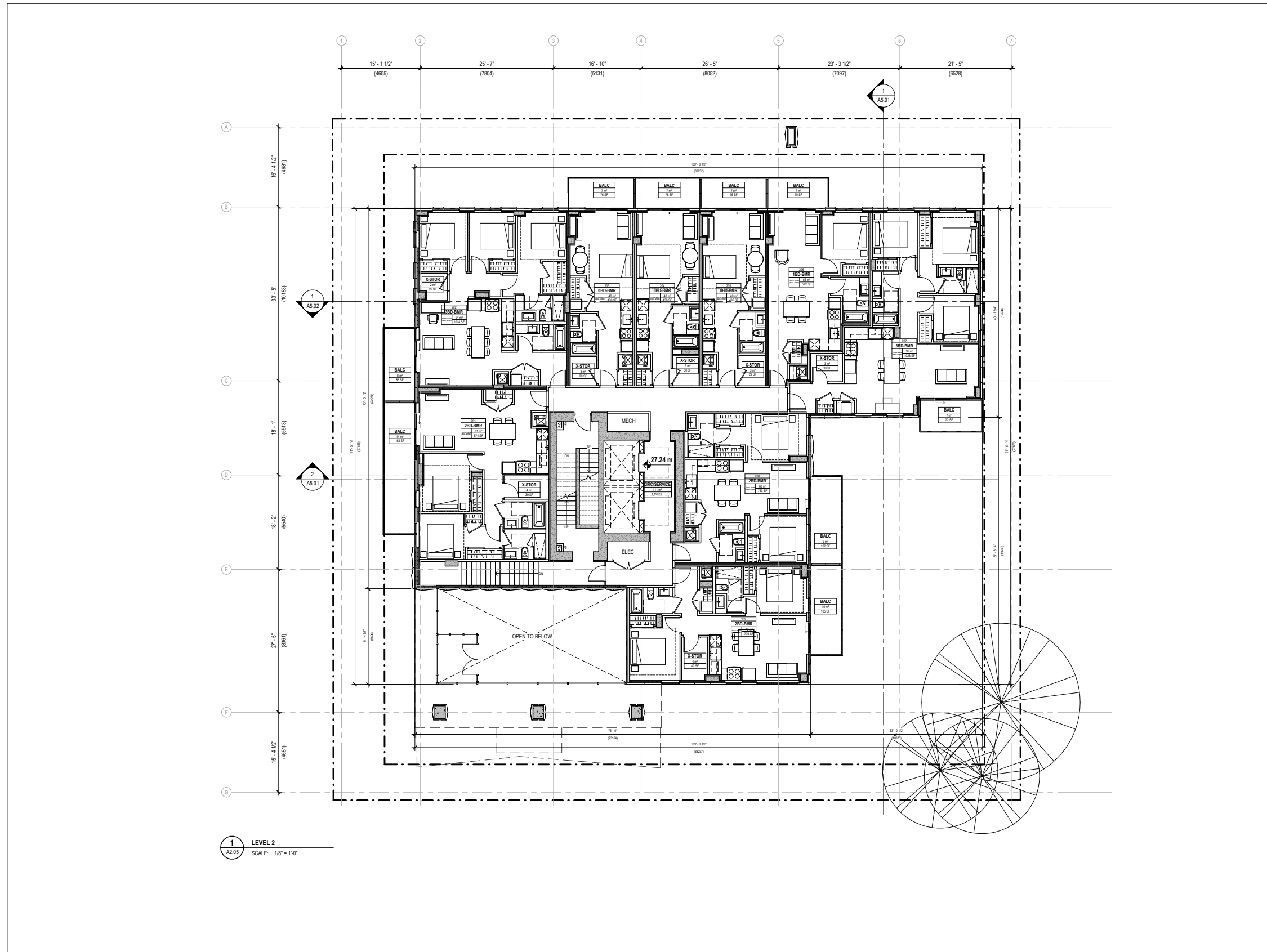
NTS

NTS

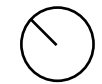
# 6.5 FLOOR PLAN



NTS



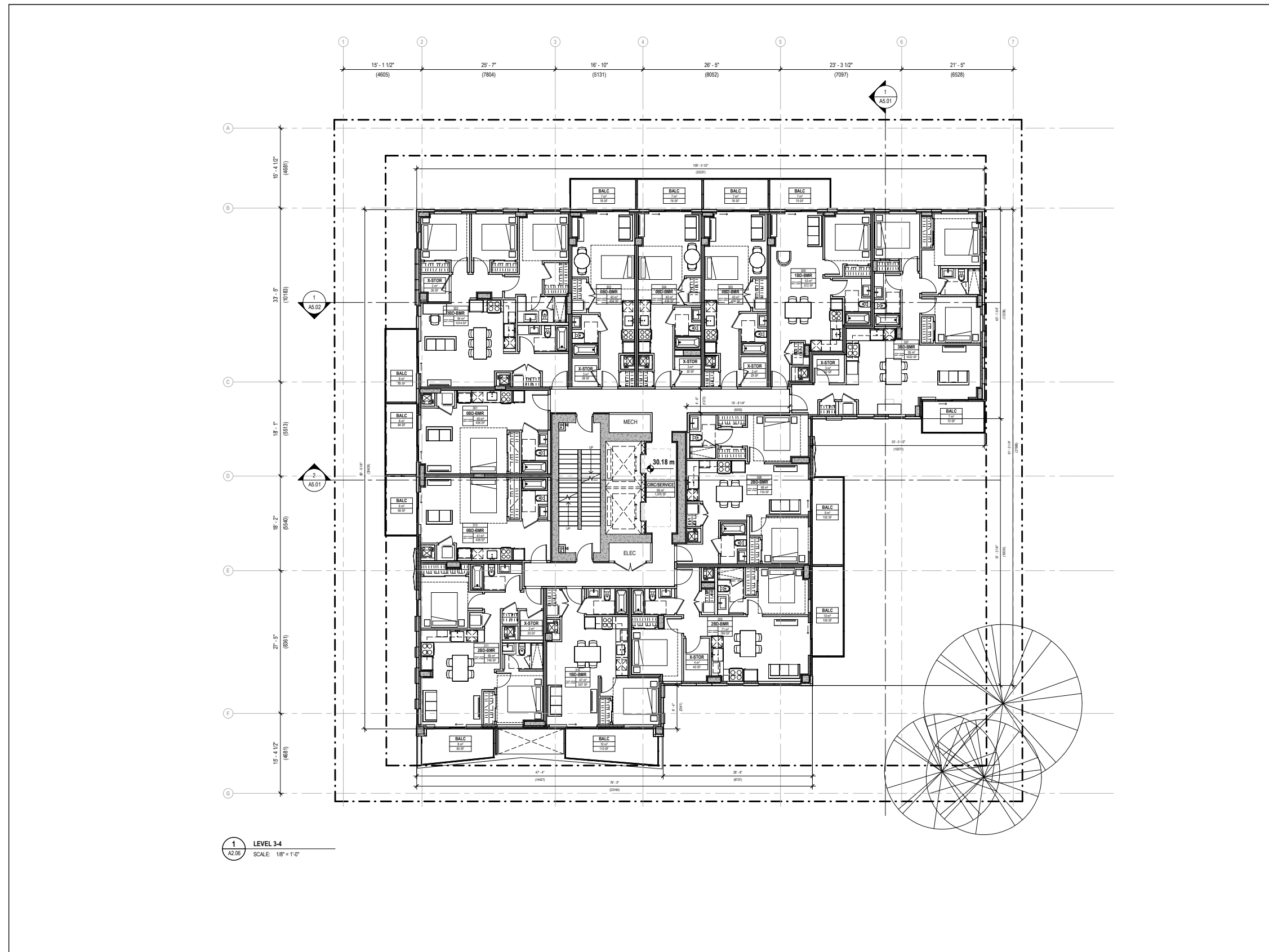
1 LEVEL 2  
A2.05 SCALE: 1/8" = 1'-0"



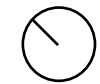
NTS

NTS

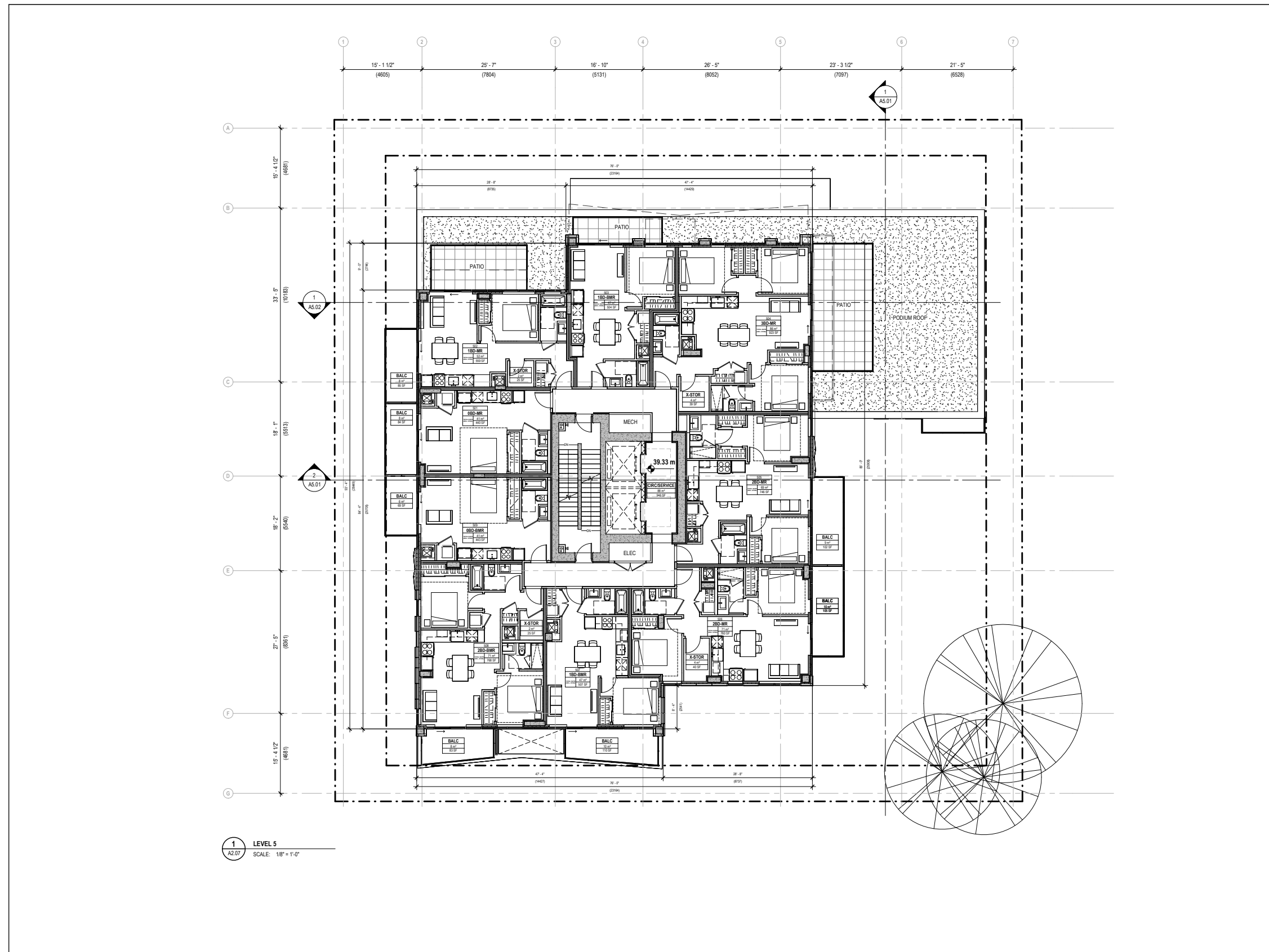
6.5 FLOOR PLAN



1 LEVEL 34  
A2.06 SCALE: 1/8" = 1'-0"



NTS

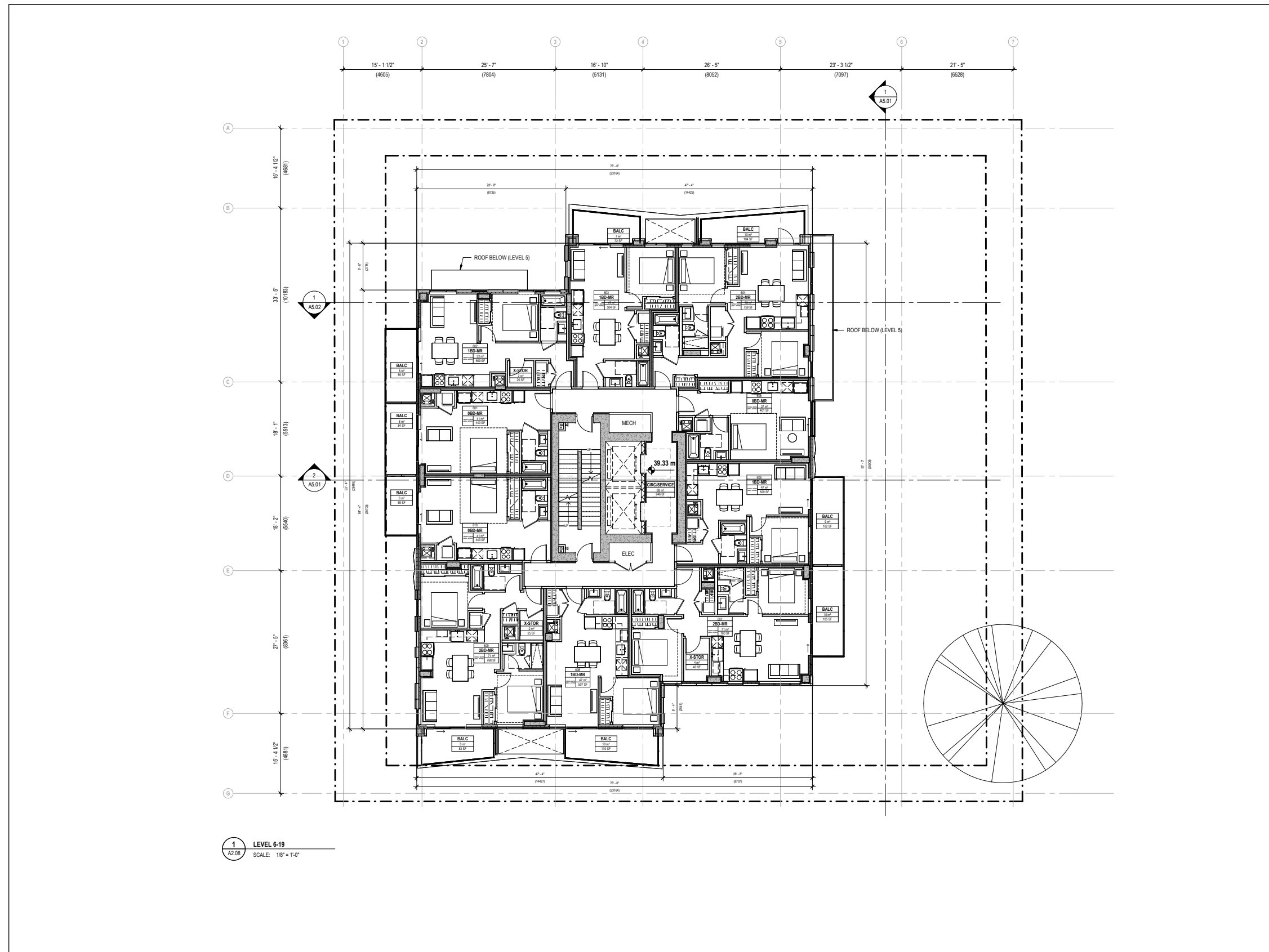


NTS



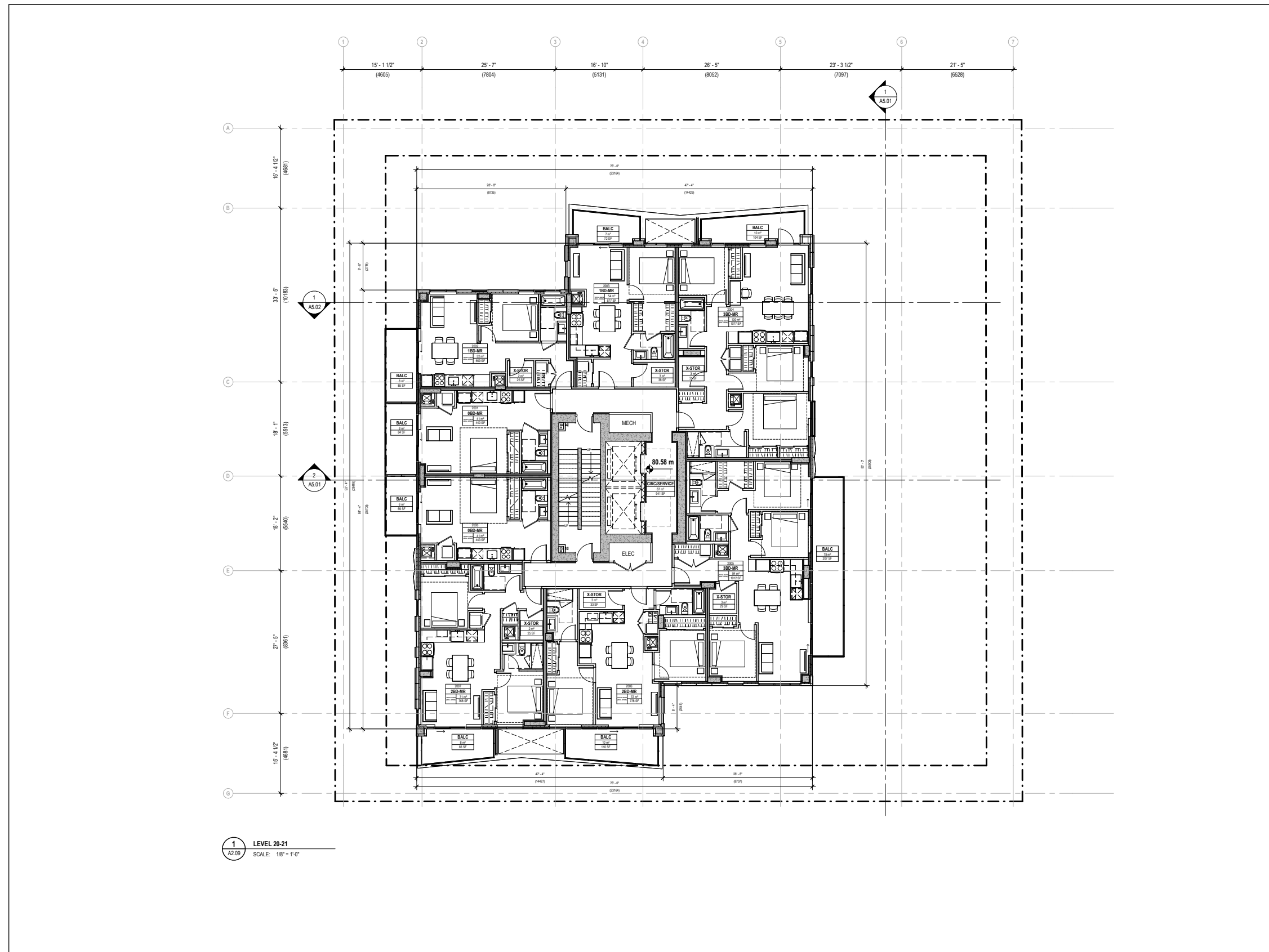
NTS

6.5 FLOOR PLAN



NTS





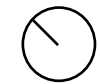
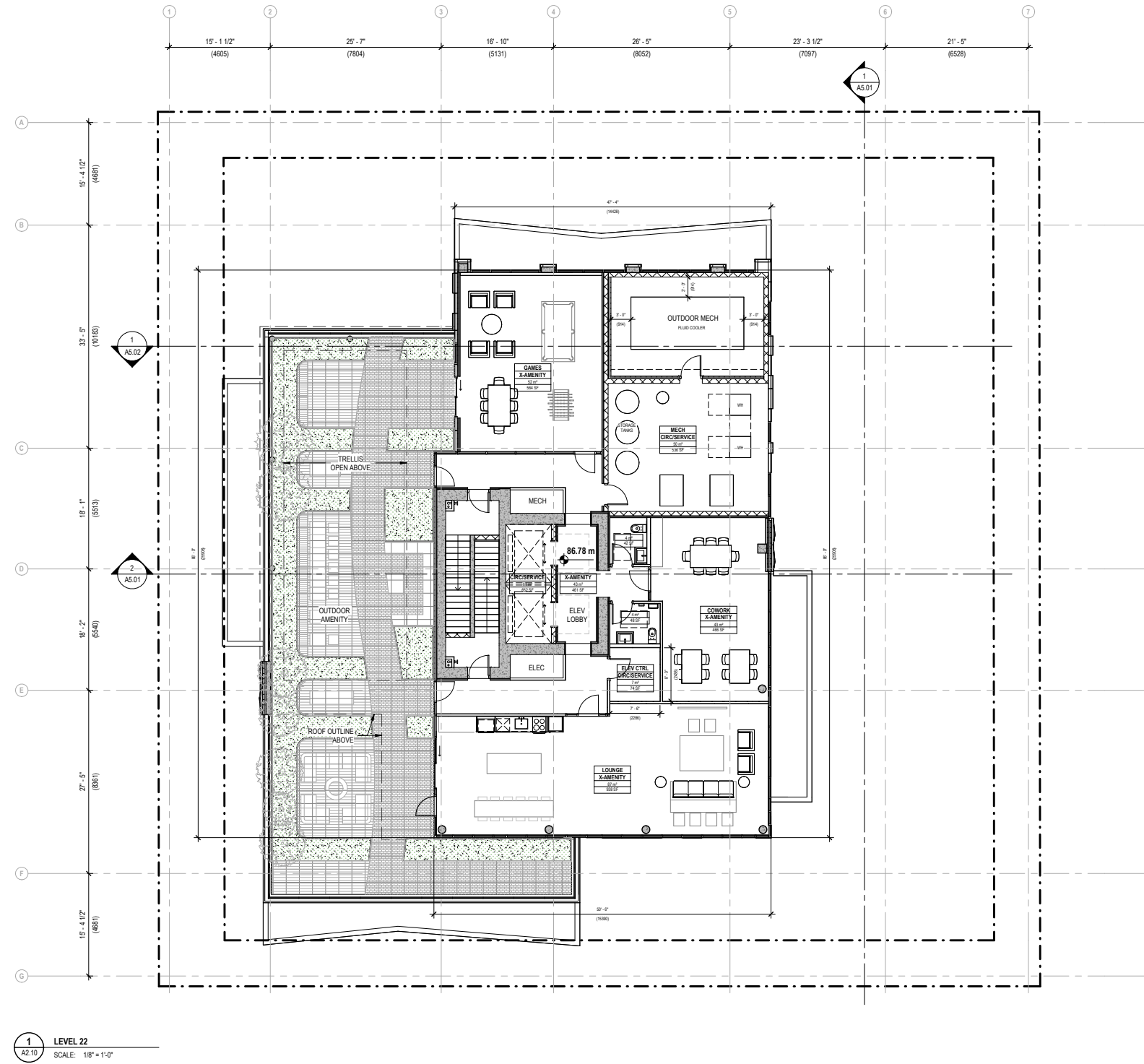
1 LEVEL 20-21  
A2.09 SCALE: 1/8" = 1'-0"



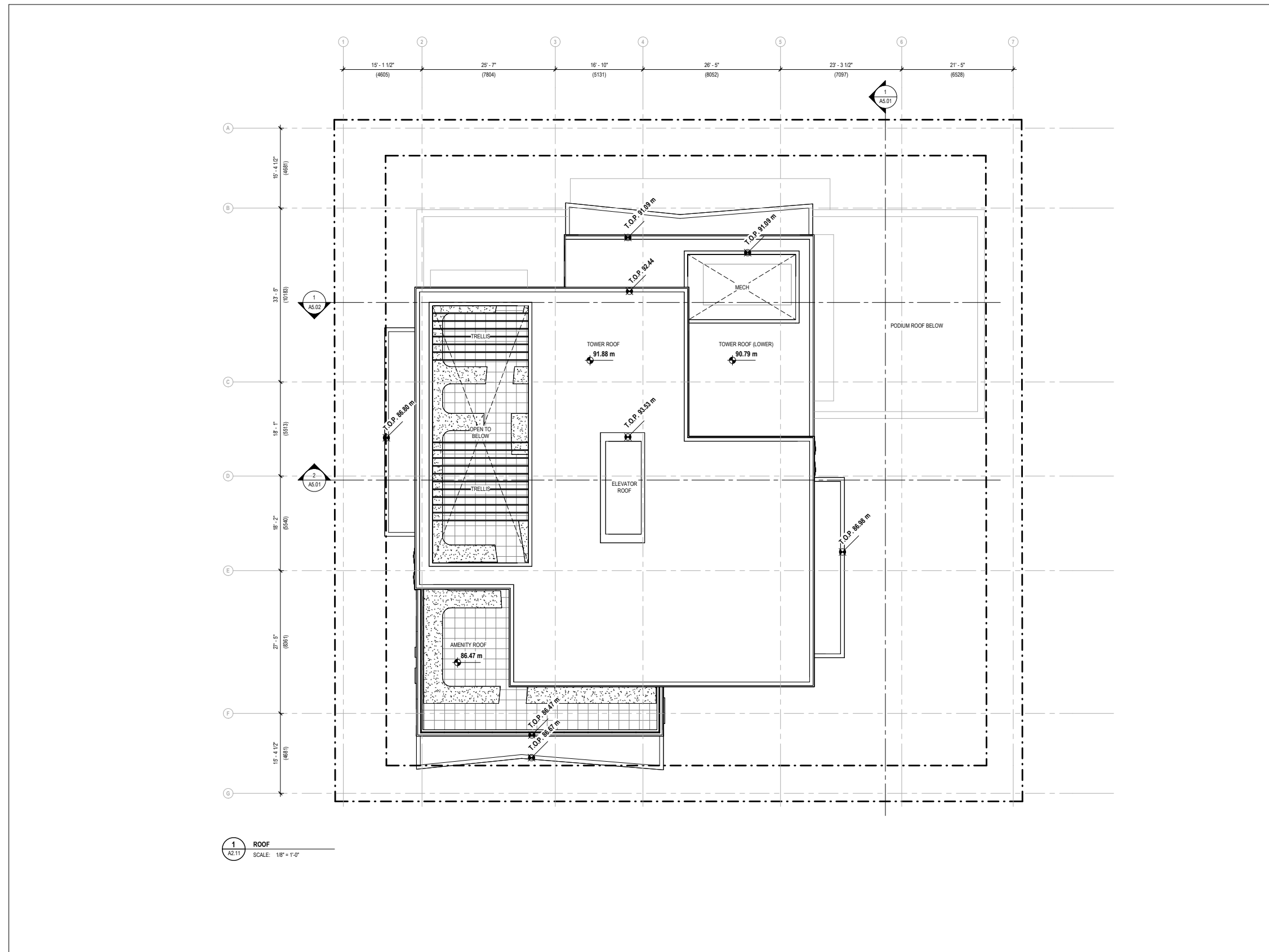
NTS

NTS

6.5 FLOOR PLAN



NTS



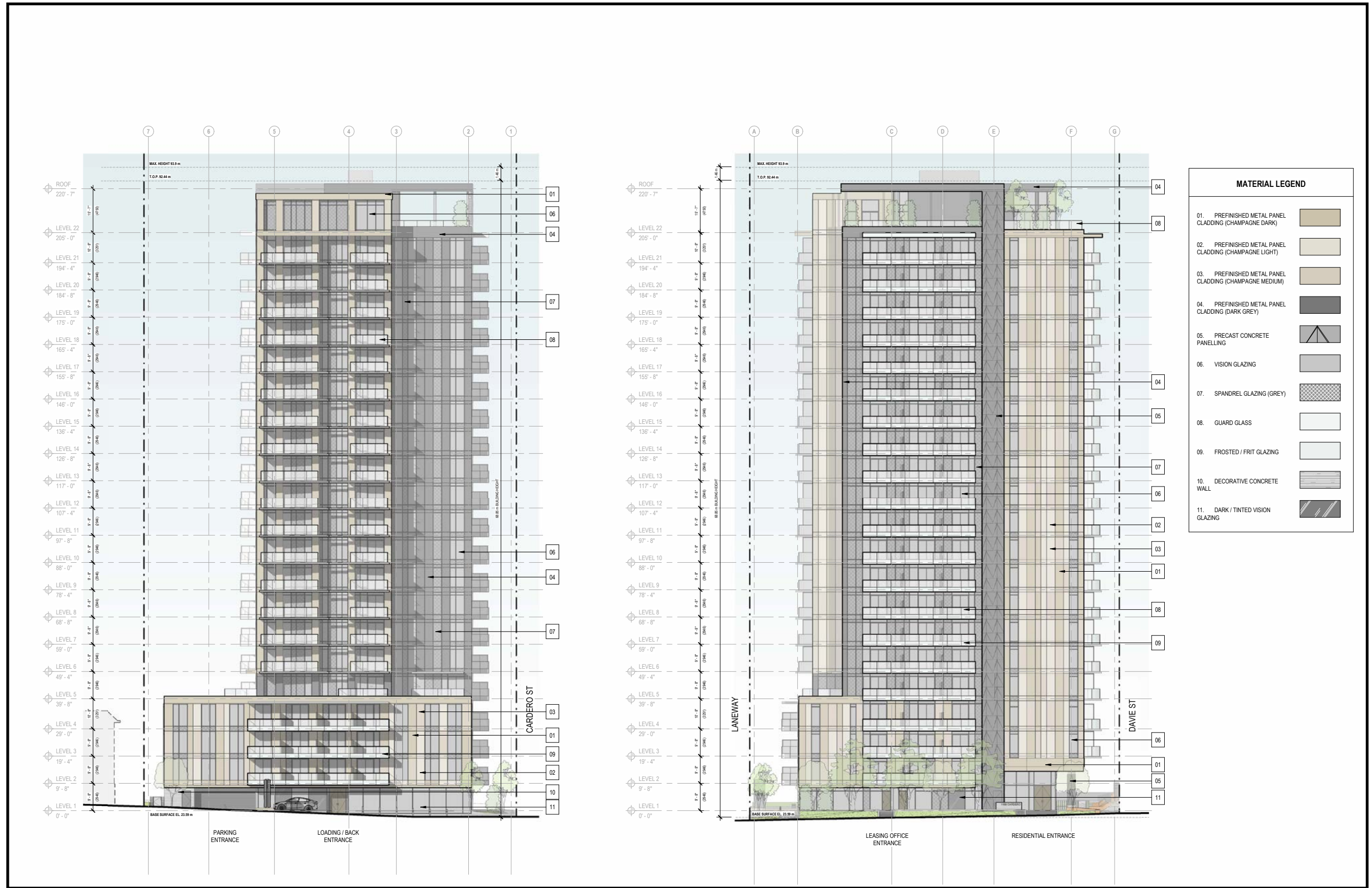
1 ROOF  
A2.11  
SCALE: 1/8" = 1'-0"



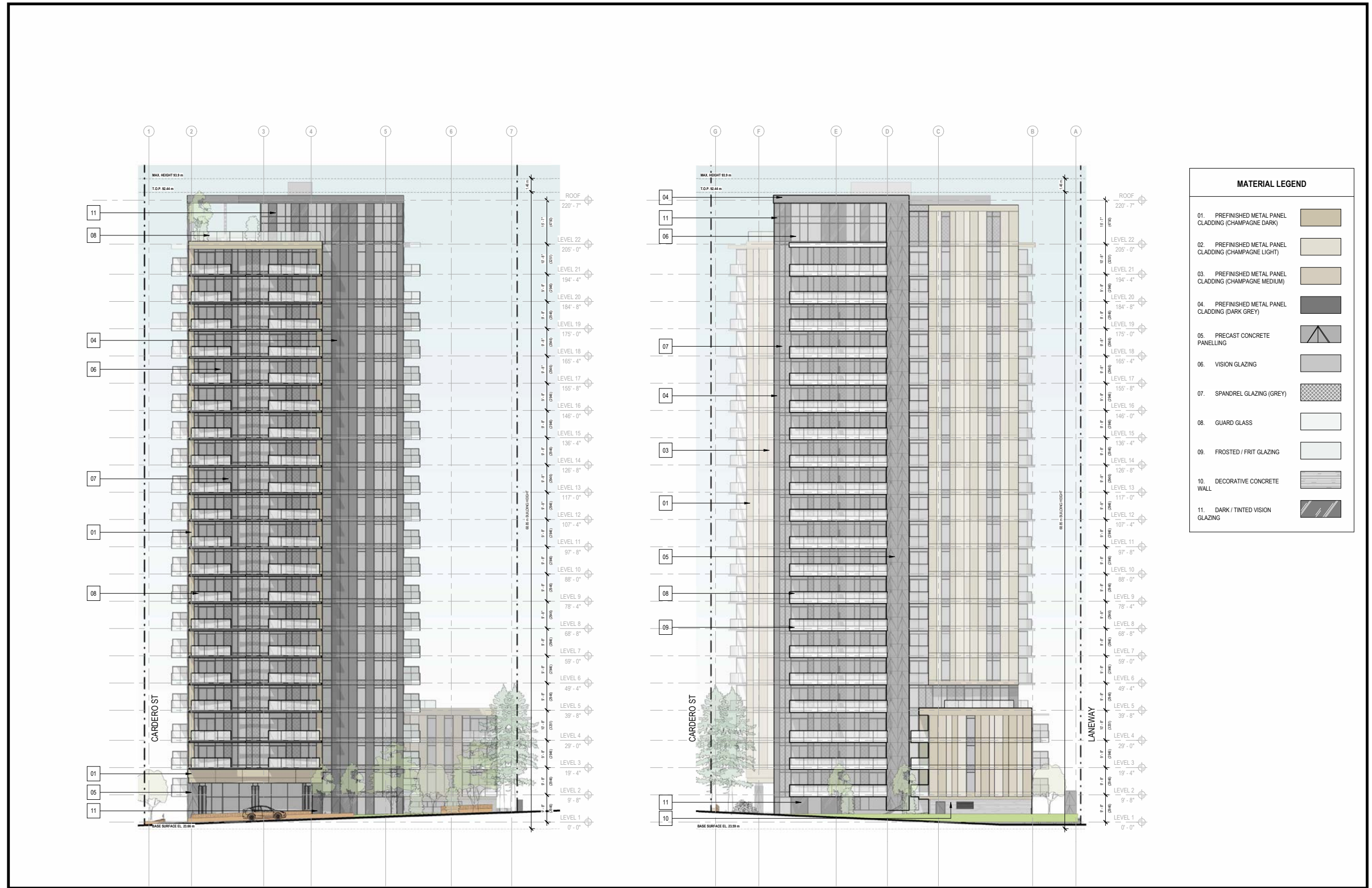
NTS

NTS

# 6.5 ELEVATIONS

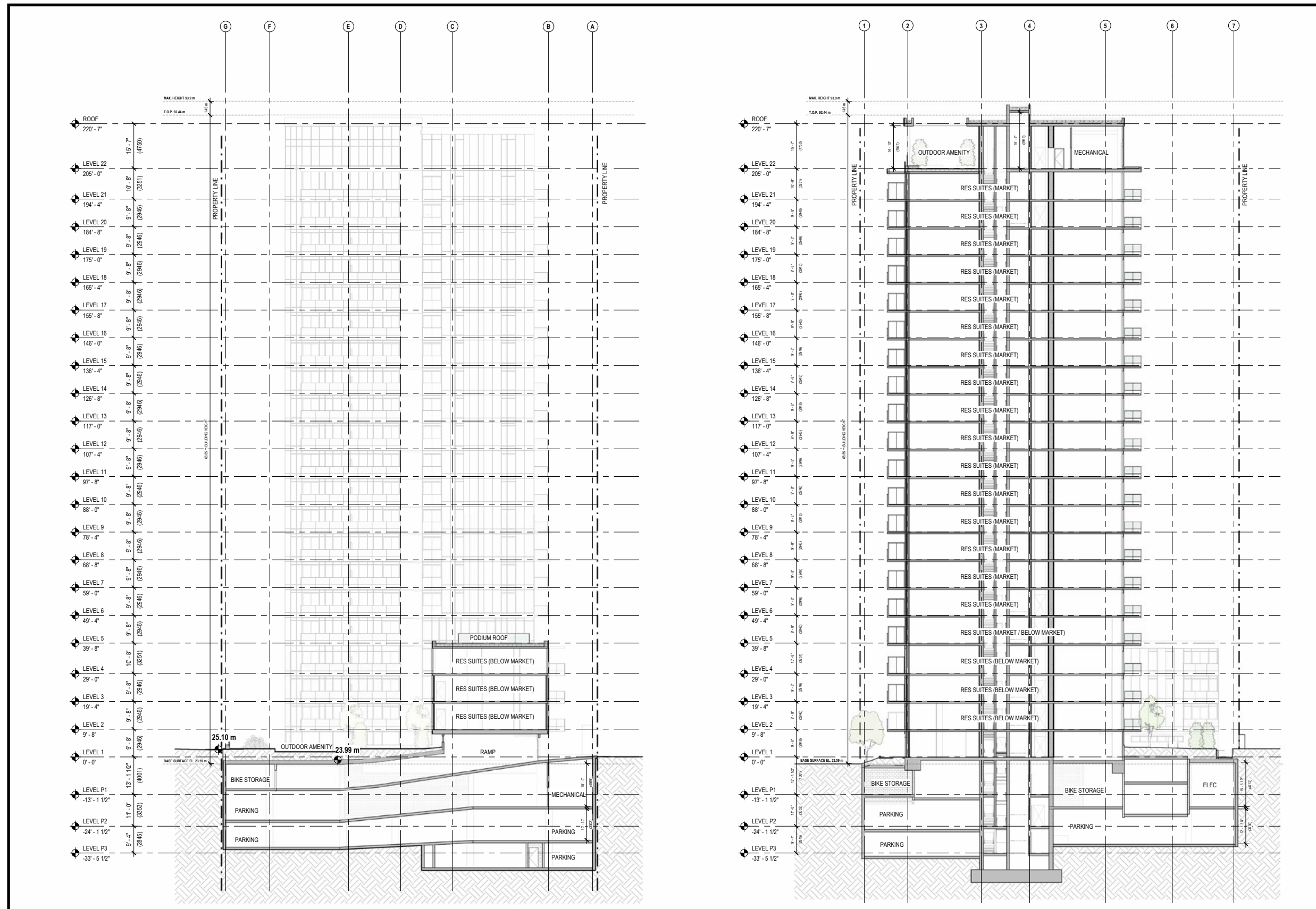


NTS

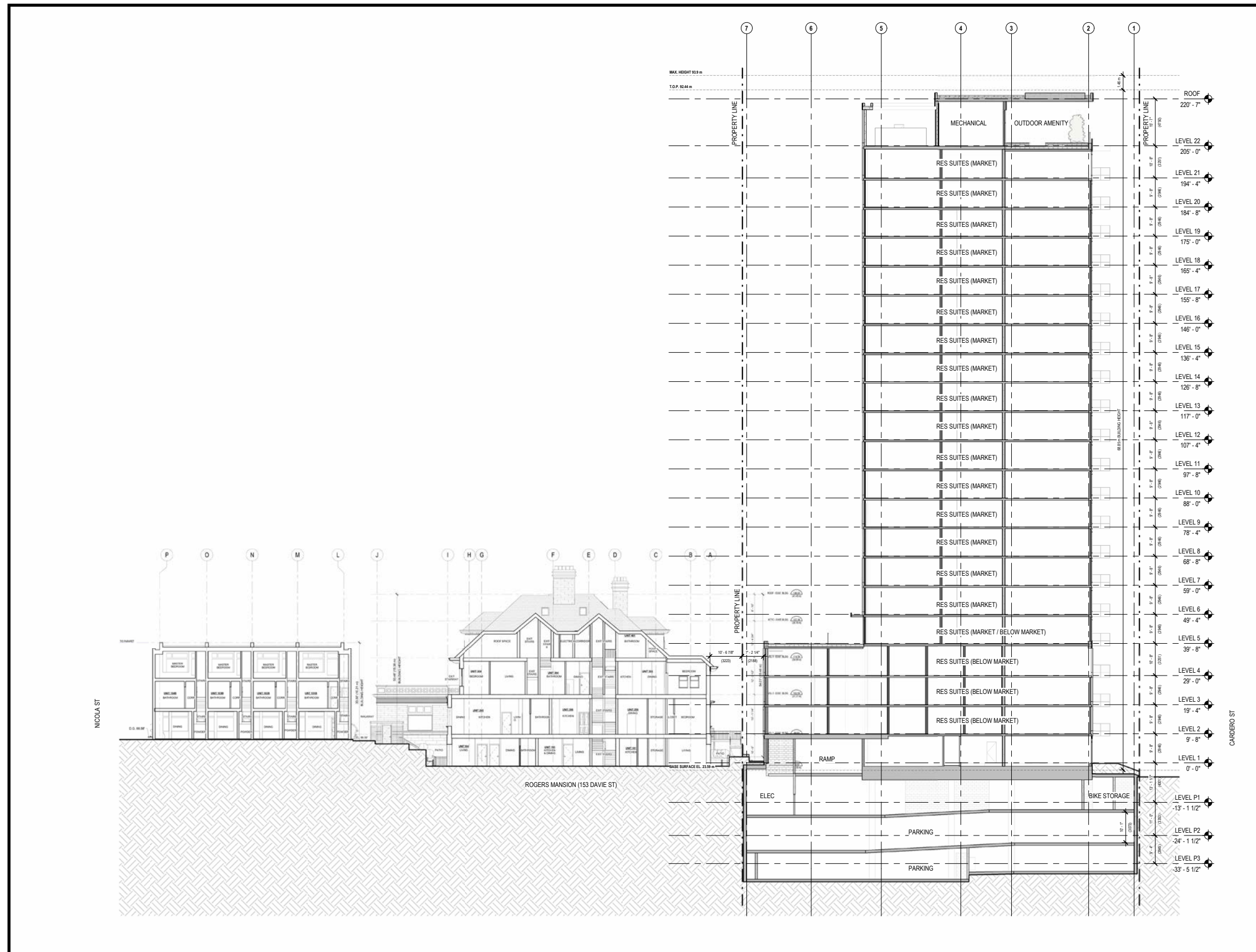


NTS

6.7 SECTIONS



NTS



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