



815 HORNBY ST

APPLICATION FOR REZONING R1

June 12, 2025

 **RELIANCE**
PROPERTIES

 **sh p**

 **Borlase
Ottavio
Pulitano
Architects**

 **PFS STUDIO**
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE





Project team:

Owner

Reliance Properties
SUITE 305 - 111 WATER ST
VANCOUVER, BC V6B 1A7

Architects

SHoP Architects
233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279, USA

Boniface Oleksiuk
Politano Architects
180-510 NICOLA ST.
VANCOUVER, BC V6G 3J7

Landscape

PFS Studio
1777 W 3rd Ave,
Vancouver, BC V6J 1K7

Structural

RJC
1285 W Broadway #300,
Vancouver, BC V6H 3X8

Mechanical

WSP
1000 840 Howe Street,
Robson St,
Vancouver, BC V6Z 2M1

Electrical

WSP
1000 840 Howe Street,
Robson St,
Vancouver, BC V6Z 2M1

Civil

Aplin Martin
1818-1177 West Hastings St
Vancouver, BC V6E 2K3

Code Consultant

TCCP
769 Roslyn Boulevard
North Vancouver, BC V7G 1P4

Transportation

CTS
101A - 1952 Kingsway Avenue
Port Coquitlam, BC V3C 6C2

Geotechnical

GeoPacific
1779 W 75th Ave,
Vancouver, BC V6P 6P2

Arborist

Diamond Head
3559 Commercial Street
Vancouver, BC V5N 4E8

Contents

1.0 Introduction

1.1 Letter of Intent	6
1.2 Project Team	7
1.3 Rezoning Intent.....	8
1.4 Project Statistics	9

2.0 Site Analysis

2.1 Site Context & Basic Information.....	18
2.2 Neighbourhood Context.....	22
2.3 Context Pluralism - Cornerstone	24

3.0 Policies & Guidelines

3.1 Applicable Policies & Guidelines	28
3.2 Sustainability.....	29
3.3 Shadow Studies	30

4.0 Design Rationale

4.1 Design Rationale.....	34
---------------------------	----

5.0 Architectural Drawings

5.1 Siteplan & Separation	60
5.2 Plans	62
5.3 Sections & Elevations	86

6.0 Landscape Drawings

6.1 Landscape - Site Context.....	92
6.2 Landscape - Design Context.....	93
6.3 Landscape Inspiration.....	94
6.4 Landscape Concept & Precedent.....	95
6.5 Materiality	104
6.6 Planting Strategy	106

7.0 FSR Overlays

7.1 FSR Overlays	114
------------------------	-----





1.0

Introduction

Letter of Intent



305-111 WATER STREET
VANCOUVER, BC
CANADA V6B 1A7
GENERAL 604-683 2404
FAX 604-683 6719
WWW.RELIANCEPROPERTIES.CA

Planning, Urban Design and Sustainability
City of Vancouver
West Annex
515 West 10th Avenue
Vancouver, British Columbia
V5Y 1V4

May 9th, 2025

To whom It may concern,

RE: Rezoning Application Submission – 815 Hornby Street, Vancouver

We are pleased to submit a formal rezoning application to the City of Vancouver for a mixed-use development located at the prominent corner of Hornby and Robson in downtown Vancouver. Reliance Properties submitted a Letter of Rezoning Enquiry in 2024 and have since received a response letter from staff noting support of the proposed development. The site is currently occupied by a six-storey commercial building, constructed in the late 70s, with retail at grade and office space above.

Reliance acquired the property in 2021, recognizing its unique position within a dynamic and high-profile area surrounded by major hotels, retail destinations, and civic landmarks such as Robson Square. This location is uniquely suitable for a hospitality and residential redevelopment that responds directly to the City's need for new hotel rooms and housing.

From a zoning perspective, this property is located in the Area H of the Downtown Official Development Plan (DODP) which requires a minimum commercial density at 2.0 FSR while allowing residential uses. In this context, the submission seeks to rezone this site from their existing zoning to CD-1 and to rezone from existing density of 3.9 FSR to approximately 15 FSR.

The proposed mixed-use development consists of a 35-storey tower with eight levels of underground parking. There will be a two-level retail space along Robson Street, a hotel from L2 to L11 with 160 rooms, residential strata condos from L13 to L35 with 176 units, as well as ample indoor and outdoor amenity spaces for both uses. The hotel and residential lobbies are both located along the Hornby Street frontage. A generous setback at the Robson-Hornby intersection has been provided to enhance the public realm and create an active, pedestrian-friendly corner.

The proposal is designed in compliance with the City's View Cone and Shadow policies and is aligned with the recently approved Hotel Development Policy aimed at encouraging the development of a diverse hotel supply and supporting Vancouver as a top tier global destination.

We strongly believe that this proposal supports the City's vision of promoting tourism, stimulating economic growth, and increasing housing supply in downtown Vancouver. We look forward to working collaboratively with staff on this proposal.

Yours truly,

Joanna Kwan
Director of Development
Reliance Properties Ltd.



View from the corner of Robson and Hornby street - Street Trees Omitted for Clarity

Project Team



Owner Reliance Properties Ltd.

SUITE 305 - 111 WATER ST
VANCOUVER, BC V6B 1A7

Reliance Properties Ltd. is focused on enhancing the urban experience in Vancouver through creative solutions to development challenges.

Reliance Properties is a privately owned company that has been contributing to Vancouver's architectural heritage for more than fifty years. From Coal Harbour luxury to award-winning heritage restorations, Reliance continues to create innovative residential and office developments designed to enhance the urban experience.



Design Architect SHoP Architects

233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279, USA

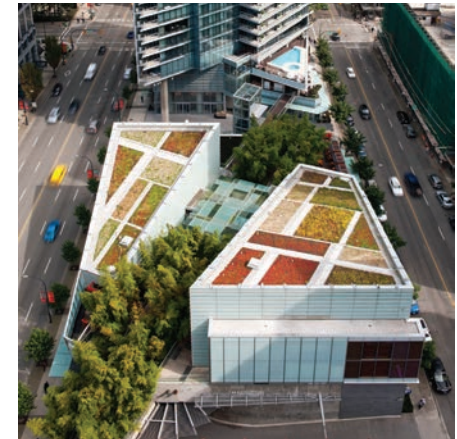
SHoP Architects is a New York-based global design leader, with iconic projects completed or underway across more than 72 million square feet on five continents. We work with the world's most important and innovative companies across a wide range of industries to create award-winning projects of international renown. We take a high-performance approach to design and planning that introduces definitive new and enduring architecture to the great city skylines and streetscapes. Our practice forefronts the activation of dynamic public spaces, the use of technology to imaginatively reinterpret authentic building materials, a results-driven sustainability imperative and an emphasis on the research and deployment of adaptive methods of project delivery.



Associate Architect BOP Architects

180-510 NICOLA ST.
VANCOUVER, BC V6G 3J7

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 that the connectivity of buildings to their surroundings and their ability to provide the structures that support the life of the street and a vibrant public realm, is what makes for better living environments.



Landscape Architect PFS Studio

1777 W 3rd Ave,
Vancouver, BC V6J 1K7

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 produces award-winning work from its Vancouver and Toronto offices. PFS Studio has led or been centrally involved in many large-scale planning and design projects throughout Canada, the US, China, and many locations abroad. The firm has been recognized by numerous planning, urban design, heritage, and landscape architecture awards over the years exemplifying the partnership's commitment to innovation, technical advancement and cost-effective design solutions.

Rezoning Intent

Introduction

815 Hornby Street is located on an 18,659 square foot site in Area 'H' of the Downtown Official Development Plan (DODP). The proposal aims to introduce a new 35 Story (appx. 367 6 7/8"/112.03m, at the top of the mechanical roof's parapet). Mix-Use Building, replacing the 6 storey existing retail and office building.

The project consists of an 11 storey podium with a 2 storey retail use on L1 and L2, 11 storeys of hotel use, with 160 keys, and a 24 storey market residential tower, with 176 units. The developments aims to strengthen and enhance Vancouver's livability, sustainability and economic success.

Site Conditions

Site Dimensions:

155.49' x 120'
 Site Area: 1,732.9 sqm, 18,653.4 sf
 Permitted FSR: 6 FSR Achieved: 14.53

Zoning:

DD (Sub Area H) / CBD Shoulder
 Permitted Uses: Retail, Office, Hotel, Residential

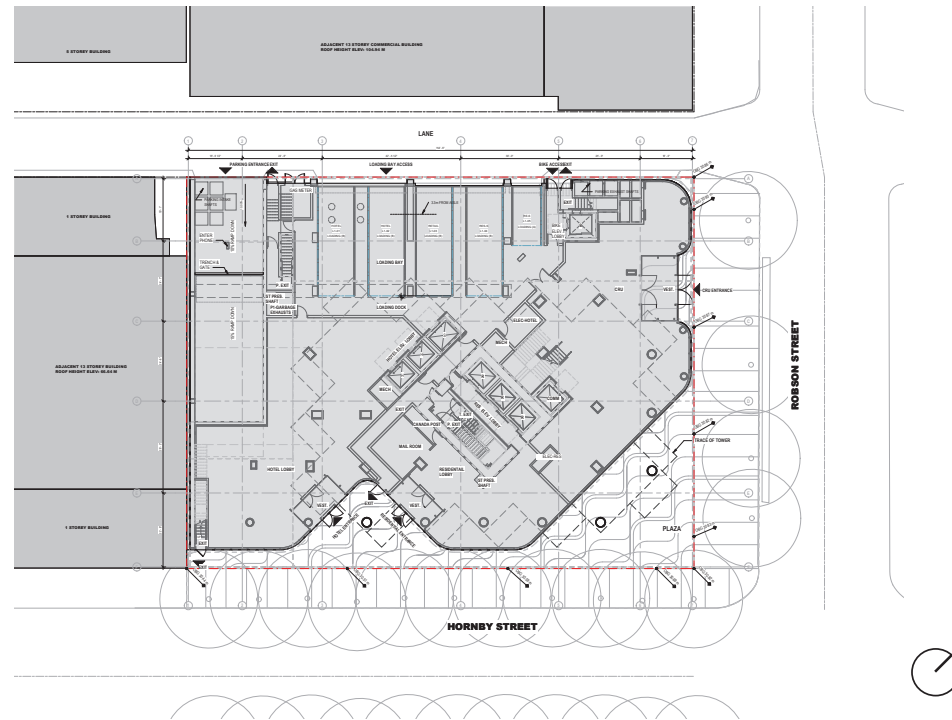
Permitted Height:

The project is located at area 5 of District Map, the building height limit is 91.4m (299.87') but after considering the criteria, the Development Permit Board may increase the basic maximum height to no more than 137.2 m (450.13').

The subject falls also under the following view cone, which impose restriction to the maximum height of the building, as follow:

- Geodetic
 - From Grade
- Viewcone 3.2.1 (Queen Elizabeth Park) 142.64m (467.83 ft) 111.97m (367.35 ft)

Proposed Site Plan



Project Statistics

Project Description:

35-Storey Mixed use development consisting of retail, hotel, and market residential condo

Civic Address:

815 Hornby St

Legal Addresses:

PID: 005-679-427, 005-679-443, 005-679-486, 005-679-494, 005-679-516, 005-679-532 (STRATA LOTS 1-7 DISTRICT LOT 541 STRATA PLAN VR. 693)

Current Zoning:

DD-sub area H

Permitted Uses:

Residential, office, retail, service & institutional uses

Current Use:

6-Storey office building with retail at grade

Adjacent Zoning:

DD-sub area H

Rezoned to:

CD-1

Transit:

Bus Lines on Robson; and within 500m of Skytrain

SITE AREA CALCULATIONS

	Site Area	
	Metric (m2)	Imperial (ft2)
815 HORNBY	1,732.9	18,652.8
Dedications		
Net Site Area (Gross minus dedications)	1,732.9	18,652.8
Site area for calculation of density (Gross)	1,732.9	18,652.8

FLOOR AREA (FAR) CALCULATIONS

DD	FAR	FAR Area	
		Metric (m2)	Imperial (ft2)
Permitted FSR ratio (outright)	6.00	10,397.4	111,916.7
Min. Commercial FSR	2.00	3,465.8	37,305.6
Sub Total	6.00	10,397.4	111,916.7

Proposed FSR	14.53
Commercial	6.68
Residential	7.86

FLOOR AREA BREAKDOWN

Component	Gross Area		Exclusions		FAR Density	
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
Residential	14,652.9	157,723	1,036.2	11,154	13,616.7	146,569
Retail	796.3	8,571	21.2	228	775.1	8,343
Hotel	10,851.4	116,804	55.7	600	10,795.7	116,204
Total	26,300.6	283,097.6	1,113.1	11,981	25,187.5	271,116

SITE DIMENSIONS

	Gross	
	Metric (m)	Imperial (ft)
Width (Hornby)	47.39	155.49
Depth (Robson)	36.58	120

SITE COVERAGE

	Metric (m2)	Imperial (ft2)
Gross Site Area	1,733.4	18,658.7
Largest building footprint (podium)	1,448.9	15,596.0
Site Coverage %		84%

TOTAL BALCONY AREA

	Metric (m2)	Imperial (ft2)	%
GFA	26,300.6	283,097.6	
Balcony area permitted	3,156.1	33,971.7	12%
Balcony Provided	3,092.9	33,292.0	11.8%

HEIGHT OF BUILDING, measured from base-point

Note: Area 5 DD Plan

Height Permitted	Metric (m)	Imperial (ft)
Max Height (Basic Max Height)	91.4	299.9
View Cone Height (3.2.1)	111.97	367.35
Max Height (DP Board Discretion)	137.2	450.1

Height Provided	Tower	
	Metric (m)	Imperial (ft)
Number of floors	35	
Top of last occupied level	108.1	354.6
Top of appurtenance	112.0	367.5
Top of podium height	36.9	121.0
Base Point	30.58	100.3

Project Statistics

FSR SUMMARY

PRINCIPAL USE	LEVELS	GFA (SF)			GFA Total	EXCLUSIONS (SF)				FSR (SF) (GFA-EXCL)
		RETAIL	HOTEL	RESIDENTIAL		MECHANICAL	AMENITY	STORAGE	SUB TOTAL	
ROOF										
MECH		0	-	1,586	1,586	1585.5	0	-	1,586	-
PH RESIDENTIAL	35	0	-	3,735	3,735	24	0	80	104	3,631
RESIDENTIAL	34	0	-	6,369	6,369	24	0	238	262	6,107
RESIDENTIAL	33	0	-	6,369	6,369	24	0	232	256	6,113
RESIDENTIAL	32	0	-	6,369	6,369	24	0	238	262	6,107
RESIDENTIAL	31	0	-	6,369	6,369	24	0	232	256	6,113
RESIDENTIAL	30	0	-	6,369	6,369	24	0	238	262	6,107
RESIDENTIAL	29	0	-	6,369	6,369	24	0	232	256	6,113
RESIDENTIAL	28	0	-	6,369	6,369	24	0	238	262	6,107
RESIDENTIAL	27	0	-	6,369	6,369	24	0	232	256	6,113
RESIDENTIAL	26	0	-	6,369	6,369	24	0	232	256	6,113
RESIDENTIAL	25	0	-	6,369	6,369	24	0	191	215	6,153
RESIDENTIAL	24	0	-	6,369	6,369	24	0	232	256	6,113
RESIDENTIAL	23	0	-	6,369	6,369	24	0	191	215	6,153
RESIDENTIAL	22	0	-	6,369	6,369	24	0	232	256	6,113
RESIDENTIAL	21	0	-	6,369	6,369	24	0	191	215	6,153
RESIDENTIAL	20	0	-	6,369	6,369	24	0	232	256	6,113
RESIDENTIAL	19	0	-	6,369	6,369	24	0	191	215	6,153
RESIDENTIAL	18	0	-	6,369	6,369	24	0	232	256	6,113
RESIDENTIAL	17	0	-	6,369	6,369	24	0	191	215	6,153
RESIDENTIAL	16	0	-	6,369	6,369	24	0	232	256	6,113
RESIDENTIAL	15	0	-	6,369	6,369	24	0	191	215	6,153
RESIDENTIAL	14	0	-	6,369	6,369	24	0	232	256	6,113
RESIDENTIAL	13	0	-	6,369	6,369	24	0	191	215	6,153
RESI AMENITY/MECH	12	0	613	6,261	6,874	1242	2976	-	4,218	2,657
HOTEL	11	0	11,214	334	11,548	39	0	-	39	11,509
HOTEL	10	0	11,215	334	11,549	39	0	-	39	11,510
HOTEL	9	0	11,215	334	11,549	39	0	-	39	11,510
HOTEL	8	0	11,215	334	11,549	39	0	-	39	11,510
HOTEL	7	0	11,215	334	11,549	39	0	-	39	11,510
HOTEL	6	0	11,215	334	11,549	39	0	-	39	11,510
HOTEL	5	0	11,215	334	11,549	39	0	-	39	11,510
HOTEL	4	0	11,214	334	11,548	39	0	-	39	11,509
HOTEL AMENITY	3	0	12,615	334	12,949	39	0	-	39	12,910
HOTEL F&B/RETAIL	2	5,182	10,081	334	15,597	267	0	-	267	15,330
LOBBY/RETAIL	1	3,389	3,776	2,688	9,853	87	0	-	87	9,766
TOTAL (SF.)		8,571	116,804	157,723	283,097	4,086	2,976	4,919	11,981	271,116

GROSS AREA

LEVELS	GFA COMMERCIAL		GFA HOTEL		GFA STRATA		GFA TOTAL	
	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)
L1	3389 ft²	314.9 m²	3776 ft²	350.8 m²	2688 ft²	249.7 m²	9853 ft²	915.4 m²
L2	5182 ft²	481.4 m²	10081 ft²	936.5 m²	334 ft²	31.0 m²	15596 ft²	1448.9 m²
L3	0 ft²	0.0 m²	12615 ft²	1171.9 m²	334 ft²	31.0 m²	12948 ft²	1202.9 m²
L4	0 ft²	0.0 m²	11214 ft²	1041.8 m²	334 ft²	31.0 m²	11548 ft²	1072.8 m²
L5,7,9	0 ft²	0.0 m²	33645 ft²	3125.8 m²	1001 ft²	93.0 m²	34646 ft²	3218.8 m²
L6,8,10	0 ft²	0.0 m²	33645 ft²	3125.8 m²	1001 ft²	93.0 m²	34646 ft²	3218.8 m²
L11	0 ft²	0.0 m²	11214 ft²	1041.8 m²	334 ft²	31.0 m²	11548 ft²	1072.8 m²
L12	0 ft²	0.0 m²	613 ft²	57.0 m²	6261 ft²	581.7 m²	6874 ft²	638.6 m²
L13	0 ft²	0.0 m²	0 ft²	0.0 m²	6369 ft²	591.7 m²	6369 ft²	591.7 m²
L14,16,18,20,22,24,26	0 ft²	0.0 m²	0 ft²	0.0 m²	44582 ft²	4141.8 m²	44582 ft²	4141.8 m²
L15,17,19,21,23,25	0 ft²	0.0 m²	0 ft²	0.0 m²	38213 ft²	3550.1 m²	38213 ft²	3550.1 m²
L27,29,31,33	0 ft²	0.0 m²	0 ft²	0.0 m²	25476 ft²	2366.8 m²	25476 ft²	2366.8 m²
L28,30,32,34	0 ft²	0.0 m²	0 ft²	0.0 m²	25476 ft²	2366.8 m²	25476 ft²	2366.8 m²
L35	0 ft²	0.0 m²	0 ft²	0.0 m²	3735 ft²	347.0 m²	3735 ft²	347.0 m²
L36	0 ft²	0.0 m²	0 ft²	0.0 m²	1586 ft²	147.3 m²	1586 ft²	147.3 m²
	8571 ft²	796.3 m²	116804 ft²	10851.4 m²	157723 ft²	14652.9 m²	283097 ft²	26300.6 m²

Area Use	Total Area (sf)	Total Area (m2)
HOTEL	116804 ft²	10851.4 m²
RES-S	157723 ft²	14652.9 m²
RETAIL	8571 ft²	796.3 m²
	283097 ft²	26300.6 m²

Area Use	Total Area (sf)	Total Area (m2)	FSR
HOTEL	116204 ft²	10795.74 m²	6.23
RES-S	146569 ft²	13616.67 m²	7.86
RETAIL	8343 ft²	775.08 m²	0.45
	271116 ft²	25187.48 m²	14.53

EXCLUSIONS

AMENITY	MECHANICAL		STORAGE		TOTAL EXCLUSIONS		
	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	
0 ft²	0.0 m²	87 ft²	8.0 m²	0 ft²	0.0 m²	87 ft²	8.0 m²
0 ft²	0.0 m²	267 ft²	24.8 m²	0 ft²	0.0 m²	267 ft²	24.8 m²
0 ft²	0.0 m²	39 ft²	3.6 m²	0 ft²	0.0 m²	39 ft²	3.6 m²
0 ft²	0.0 m²	39 ft²	3.6 m²	0 ft²	0.0 m²	39 ft²	3.6 m²
0 ft²	0.0 m²	118 ft²	10.9 m²	0 ft²	0.0 m²	118 ft²	10.9 m²
0 ft²	0.0 m²	118 ft²	10.9 m²	0 ft²	0.0 m²	118 ft²	10.9 m²
0 ft²	0.0 m²	39 ft²	3.6 m²	0 ft²	0.0 m²	39 ft²	3.6 m²
2976 ft²	276.5 m²	1242 ft²	115.4 m²	0 ft²	0.0 m²	4218 ft²	391.9 m²
0 ft²	0.0 m²	24 ft²	2.2 m²	191 ft²	17.8 m²	215 ft²	20.0 m²
0 ft²	0.0 m²	168 ft²	15.6 m²	1622 ft²	150.7 m²	1790 ft²	166.3 m²
0 ft²	0.0 m²	144 ft²	13.4 m²	1148 ft²	106.7 m²	1292 ft²	120.0 m²
0 ft²	0.0 m²	96 ft²	8.9 m²	928 ft²	86.2 m²	1024 ft²	95.1 m²
0 ft²	0.0 m²	96 ft²	8.9 m²	950 ft²	88.2 m²	1046 ft²	97.2 m²
0 ft²	0.0 m²	24 ft²	2.2 m²	80 ft²	7.4 m²	104 ft²	9.7 m²
0 ft²	0.0 m²	1586 ft²	147.3 m²	0 ft²	0.0 m²	1586 ft²	147.3 m²
2976 ft²	276.5 m²	4087 ft²	379.7 m²	4919 ft²	457.0 m²	11981 ft²	1113.1 m²

Name	Unit Count	%
OBD-S	42	23.9%
1BD-S	72	40.9%
2BD-S	44	25.0%
3BD-S	18	10.2%
TOTAL	176	100.0%

Name	Total Area	Total Rooms
HOTEL RM	67964 ft²	160
Grand total	67964 ft²	160

	Required	Provided
Overall	35% min	35.2%
2 bedroom units	25% min	25.0%
3 bedroom units	10% min	10.2%

Project Statistics

NET AREA

LEVELS	NET COMMERCIAL		NET HOTEL		NET RES-L STRATA		NET TOTAL	
	Level Group	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Total Area (sf)
L1	3389 ft²	314.9 m²	3737 ft²	347.1 m²	2640 ft²	245.3 m²	9766 ft²	907.3 m²
L2	4954 ft²	460.2 m²	10042 ft²	932.9 m²	334 ft²	31.0 m²	15329 ft²	1424.1 m²
L3	0 ft²	0.0 m²	12575 ft²	1168.3 m²	334 ft²	31.0 m²	12909 ft²	1199.3 m²
L4	0 ft²	0.0 m²	11175 ft²	1038.2 m²	334 ft²	31.0 m²	11509 ft²	1069.2 m²
L5,7,9	0 ft²	0.0 m²	33528 ft²	3114.8 m²	1001 ft²	93.0 m²	34529 ft²	3207.8 m²
L6,8,10	0 ft²	0.0 m²	33528 ft²	3114.8 m²	1001 ft²	93.0 m²	34529 ft²	3207.8 m²
L11	0 ft²	0.0 m²	11175 ft²	1038.2 m²	334 ft²	31.0 m²	11509 ft²	1069.2 m²
L12	0 ft²	0.0 m²	445 ft²	41.3 m²	2211 ft²	205.5 m²	2656 ft²	246.8 m²
L13	0 ft²	0.0 m²	0 ft²	0.0 m²	6154 ft²	571.7 m²	6154 ft²	571.7 m²
L14,16,18,20,22,24,26	0 ft²	0.0 m²	0 ft²	0.0 m²	42793 ft²	3975.6 m²	42793 ft²	3975.6 m²
L15,17,19,21,23,25	0 ft²	0.0 m²	0 ft²	0.0 m²	36921 ft²	3430.1 m²	36921 ft²	3430.1 m²
L27,29,31,33	0 ft²	0.0 m²	0 ft²	0.0 m²	24452 ft²	2271.6 m²	24452 ft²	2271.6 m²
L28,30,32,34	0 ft²	0.0 m²	0 ft²	0.0 m²	24430 ft²	2269.6 m²	24430 ft²	2269.6 m²
L35	0 ft²	0.0 m²	0 ft²	0.0 m²	3631 ft²	337.3 m²	3631 ft²	337.3 m²
L36	0 ft²	0.0 m²	0 ft²	0.0 m²	0 ft²	0.0 m²	0 ft²	0.0 m²
	6343 ft²	775.1 m²	116204 ft²	10795.7 m²	146569 ft²	13616.7 m²	271116 ft²	25187.5 m²

AMENITY AREAS (RECOMMENDED)

INDOOR AMENITY REQUIRED: MIN. 1.2m² / DWELLING UNIT

OUTDOOR AMENITY REQUIRED: MIN. 2.0m² / DWELLING UNIT

AMENITY - INDOOR - RECOMMENDED			AMENITY - INDOOR - PROVIDED	
Unit Count	Area (sf)	Area (sm)	Total Area (sf)	Total Area (sm)
176	2274 ft²	211 m²	2976 ft²	276.5 m²

AMENITY - OUTDOOR - RECOMMENDED			AMENITY - OUTDOOR - PROVIDED	
Unit Count	Area (sf)	Area (sm)	Total Area (sf)	Total Area (sm)
176	3789 ft²	352 m²	2729 ft²	253.5 m²

BALCONIES + ROOF DECKS

AREAS - BALCONY MAX % (FSR)		
GFA (sf)	GFA (sm)	Max. Balcony (12%)
283097 ft²	26300.6 m²	3,156.07 m²

PROPOSED BALCONY AREA	
Total Area (sf)	Total Area (sm)
33292 ft²	3092.9 m²
33292 ft²	3092.9 m²

11.8% OF TOTAL GFA

AREAS - BALCONY BY LEVEL (FSR)	
Level Group	Excl. Balcony (sf)
L5,7,9	2166 ft²
L6,8,10	1925 ft²
L11	722 ft²
L12	642 ft²
L13	882 ft²
L14,16,18,20,22,24,26	8985 ft²
L15,17,19,21,23,25	7701 ft²
L27,29,31,33	5134 ft²
L28,30,32,34	5134 ft²
	33292 ft²

STORAGE

BELOW GRADE STORAGE		
Level	Size	Count
LEVEL P6	6 x 5	4
LEVEL P7	6 x 5	4
LEVEL P8	6 x 5	42
Grand total		50

ABOVE GRADE STORAGE	
Level Group	Storage Unit Count
L13	5
L14,16,18,20,22,24,26	42
L15,17,19,21,23,25	30
L27,29,31,33	24
L28,30,32,34	24
L35	2
Grand total	127

TOTAL (ABOVE & BELOW) : 177

ROOF DECK AREA	
Total Area (sf)	Total Area (sm)
9772 ft²	907.8 m²
9772 ft²	907.8 m²

AREAS - ROOF DECK BY LEVEL	
Level Group	Roof deck area (sf)
L3	4007 ft²
L12	2729 ft²
L13	401 ft²
L35	2634 ft²
	9772 ft²

BICYCLE PARKING

REQUIRED BICYCLE SPACES:	BYLAW SUMMARY	TOTAL MINIMUM REQUIREMENT	TOTAL PROVIDED
6.2.1.2 REQUIRED CLASS 'A' BICYCLE SPACES: FOR MULTIPLE DWELLING	1.5 SPACES FOR EACH DWELLING UNIT UNDER 65 M ² (700 FT ²) 2.5 SPACES FOR EACH DWELLING UNIT OVER 65 M ² (700 FT ²) AND UNDER 105 M ² (1130 FT ²) 3.0 SPACES FOR EACH DWELLING UNIT OVER 105 M ² (1130 FT ²)	142 UNITS X 1.5 SPACES/UN. 213 32 UNITS X 2.5 SPACES/UN. 80 2 UNITS X 3.0 SPACES/UN. 6 TOTAL 299	TOTAL PROVIDED C BEFORE TDM: 299
6.2.1.2 MULTIPLE DWELLING REQUIRED CLASS 'B' BICYCLE SPACES:	A MINIMUM OF 2 SPACES FOR ANY DEVELOPMENT CONTAINING AT LEAST 20 DWELLING UNITS, ONE ADDITIONAL SPACE FOR EVERY ADDITIONAL 20 DWELLING UNITS.	FIRST 20 UNITS: 2 REMAINING 1/4-20 UNITS 8 TOTAL RES CLASS "B" 10	CLASS "B" = 10 PROVIDED @ L1 OUTDOOR
6.2.5.1 REQUIRED RETAIL BICYCLE SPACES:	CLASS A: MIN 1 SPACE FOR EACH 340 M2 CLASS B: MIN OF 6 STALLS IN BUILDING LARGER THAN 1000 M2	RETAIL m ² / 340 m ² 2 RETAIL SQM 775.1 <1000 SQM N/A	CLASS "A" = 3 (TO MEET TDM PLAN B REQUIREMENTS) PROVIDED @ P1 CLASS "B" = N/A
6.2.5.1 HOTEL REQUIRED BICYCLE SPACES:	CLASS A: 1 SPACE FOR EVERY 30 DU/SLEEPING CLASS B: MIN 6 PER DEVELOPMENT WITH 75 DU/ SLEEPING	=160/30 5.3 6	CLASS "A" = 5 PROVIDED @ P1 CLASS "B" = 6 PROVIDED @ L1 OUTDOOR
SUBTOTAL REQUIREMENTS (BEFORE ADDING TDM)	CLASS A CLASS B	TOTAL CLASS "A" =307 TOTAL CLASS "B" =16	
5.3 TDM PLAN B. BIKE INFRASTRUCTURE PACKAGE	30% ADDITIONAL CLASS "A"	=307X 30% TDM= 92 SUB TOTAL=307+92=399	
6.2.5.1 BICYCLE PARKING BY TYPE:	HORIZONTAL SPACES (NO REQUIREMENT) 5.3.2.1 BICYCLE LOCKERS (TOTAL OF 20% OF CLASS "A") AFTER ADDING TDM-PLAN B 5.3.3.1 OVERSIZED SPACES (TOTAL OF 10% OF CLASS "A") AFTER ADDING TDM-PLAN B STACKED + VERTICAL SPACES (30% MAX VERTICAL AND COMBINED MAX. 60% OF REQ'D)	HORIZONTAL: REQUIREMENT = NO LOCKERS: = 399X20%= 80 OVERSIZED = 399X10%= 40 STACKED + VERTICAL = 399X60%=240 SUB TOTAL CLASS "A" REQUIRED= 399	HORIZONTAL: = 55 LOCKERS: = 84 OVERSIZED = 40 STACKED + VERTICAL = 221 SUB TOTAL CLASS "A" PROVIDED=400

END OF TRIP FACILITIES

(6.5.A) RETAIL AND SERVICE	WATER CLOSETS	WASH BASINS	SHOWERS	CLOTHING LOCKERS
	1 WATER CLOSET FOR EVERY 10 CLASS A BICYCLE SPACES UP TO 50 SPACES AND ONE FOR EVERY 20 SPACES ABOVE 50	1 WASH BASIN FOR ANY DEVELOPMENT REQUIRING BETWEEN 5 AND 10 CLASS A BICYCLE PARKING SPACES, PLUS ONE FOR EVERY ADDITIONAL 20 SPACES UP TO 50 SPACES AND ONE FOR EVERY 40 SPACES ABOVE 50	1 SHOWER FOR ANY DEVELOPMENT REQUIRING BETWEEN 5 AND 10 CLASS A BICYCLE SPACES, PLUS ONE FOR EVERY 40 SPACES ABOVE 10	FOR A NON-DWELLING USE: 1/4 X CLASS "A" REQUIREMENTS
TOTAL CLASS "A" HOTEL & RETAIL = 3+5=8	8 STALLS <10 = N/A	10 > 8 STALLS >5 = 1 W.B. PROVIDED @ P1	10 > 8 STALLS >5 = 1 SHOWER PROVIDED @ P1	8 CLASS "A" X 1.4 = 11.2 = 11 CLOTHING LOCKER PROVIDED @ P1

BULK STORAGE - BELOW GRADE

BULK-STORAGE & IN-SUITE STORAGE	BYLAW SUMMARY	TOTAL MINIMUM REQUIRED	TOTAL PROVIDED
BULLETIN: BULK STORAGE AND IN-SUITE STORAGE – MULTIPLE DWELLING RESIDENTIAL DEVELOPMENTS NOV 2022	1 STORAGE SPACE (MIN 5.7m ²) / DWELLING UNIT	176	127 IN-SUITE 50 BELOW GRADE (49 REQUIRED)

PARKING - BIKE STALLS CLASS A						
Comments	Description	Tag	Count	Quantity	Percentage	
CLASS A - HOTEL	HORIZONTAL STANDARD	H	2	2	1%	
CLASS A - HOTEL	VERTICAL	V	3	3	1%	
CLASS A - RES	HORIZONTAL LOCKER	L	84	84	21%	
CLASS A - RES	HORIZONTAL STACKED	ST	109	218	55%	
CLASS A - RES	HORIZONTAL STANDARD	H	50	50	13%	
CLASS A - RES	OVERSIZED	OV	40	40	10%	
CLASS A - RETAIL	HORIZONTAL STANDARD	H	3	3	1%	
				400	100%	

PARKING - BIKE STALLS / LEVEL						
Levels	Comments	Description	Tag	Count	Quantity	Percentage
LEVEL P5	CLASS A - RES	HORIZONTAL STACKED	ST	4	8	2%
LEVEL P5	CLASS A - RES	OVERSIZED	OV	6	6	2%
					14	
LEVEL P4	CLASS A - RES	HORIZONTAL LOCKER	L	5	5	1%
LEVEL P4	CLASS A - RES	HORIZONTAL STACKED	ST	10	20	5%
LEVEL P4	CLASS A - RES	OVERSIZED	OV	4	4	1%
					29	
LEVEL P3	CLASS A - RES	HORIZONTAL LOCKER	L	19	19	5%
					19	
LEVEL P2	CLASS A - RES	HORIZONTAL LOCKER	L	26	26	7%
LEVEL P2	CLASS A - RES	HORIZONTAL STACKED	ST	84	168	42%
LEVEL P2	CLASS A - RES	HORIZONTAL STANDARD	H	40	40	10%
LEVEL P2	CLASS A - RES	OVERSIZED	OV	20	20	5%
					254	
LEVEL P1	CLASS A - HOTEL	HORIZONTAL STANDARD	H	2	2	1%
LEVEL P1	CLASS A - HOTEL	VERTICAL	V	3	3	1%
					5	
LEVEL P1	CLASS A - RES	HORIZONTAL LOCKER	L	34	34	9%
LEVEL P1	CLASS A - RES	HORIZONTAL STACKED	ST	11	22	6%
LEVEL P1	CLASS A - RES	HORIZONTAL STANDARD	H	10	10	3%
LEVEL P1	CLASS A - RES	OVERSIZED	OV	10	10	3%
					76	
LEVEL P1	CLASS A - RETAIL	HORIZONTAL STANDARD	H	3	3	1%
					3	
					400	

PARKING - BIKE STALLS			
Description	Tag	Count	Quantity
HORIZONTAL LOCKER	L	84	84
HORIZONTAL STACKED	ST	109	218
HORIZONTAL STANDARD	H	55	55
OVERSIZED	OV	40	40
VERTICAL	V	3	3
Total:			400

Project Statistics

VEHICLES + LOADING

REQUIRED PARKING SPACES :	BYLAW SUMMARY	TOTAL MINIMUM REQUIRED	TOTAL PROVIDED
4.1 RESIDENTIAL	NO MIN REQUIREMENT EXCEPT FOR VISITOR AND ACCESSIBLE SPACES	NO REQUIREMENT	RESIDENTIAL EXCL. VISITOR 213
4.2.5 NON-RESIDENTIAL IN DT PLAN	MAX: 1 STALL /115 SQM OF GFA MAX HOTEL: MAX RETAIL:	MIN = N/A MAX HOTEL (94) MAX RETAIL (7)	HOTEL 25 RETAIL 7
4.1.3 RESIDENTIAL VISITOR	FOR DWELLING USES, MIN 0.05 SPACES AND MAXIMUM 0.1 PER DWELLING UNIT.	MIN:176 X 0.05 = 9 SPACES MAX:176 X 0.10 = 18 SPACES	RES-VISITOR 9
4.1.4 ACCESSIBLE RESIDENTIAL	FOR MULTIPLE DWELLING USE IN BUILDING THAT CONTAIN AT LEAST 7 UNITS, MIN 1 PLUS 0.034/ EACH ADDITIONAL UNIT	=1 + (176-7) X 0.034 = 7	7
4.1.4B ACCESSIBLE NON RESIDENTIAL	1/500 SQM GFA PLUS 0.4 SPACE /EACH 1000 SQM GFA 500 SQM *HOTEL GFA/1000*0.4+1 500 SQM *RETAIL GFA /1000 SQM + 1	HOTEL: 5 RETAIL: 1	5 1
4.11.1 EV CHARGING REQUIREMENT RESIDENTIAL	FOR DWELLING USES, LEVEL 2 CHARGING OR HIGHER MUST BE INSTALLED IN EACH PARKING SPACE, EXCLUDING VISITOR PARKING		PROVIDED
4.11.2 EV CHARGING REQUIREMENT NON-RESIDENTIAL (EXCEPT HOTEL)	ENERGIZED OUTLET FOR 45% , OF WHICH 5% LEVEL 2 OR HIGHER OR MIN 2		PROVIDED
4.11.3 EV CHARGING REQUIREMENT HOTEL	LEVEL 2 CHARGING OR HIGHER MUST BE INSTALLED IN EACH PARKING		PROVIDED
TOTAL SPACES BY TYPE: STANDARD SPACES SMALL SPACES (MAX 25%)		MAX 25% SMALL	254 STALLS INCL: 9 RES-VISITORS 213 RES (INCL 7 ACC.) 25 HOTEL (INCL 5 ACC.) 7 RETAIL (INCL 1 ACC.)
LOADING SPACES : 5.2.1 RESIDENTIAL	CLASS A: AT LEAST 1 SPACE FOR 50 TO 299 DWELLING UNITS. CLASS B: AT LEAST ONE SPACE FOR 100 TO 299 DWELLING UNITS CLASS C: N/A	CLASS A:1 CLASS B:1 CLASS C: N/A	CLASS A: 1 CLASS B: 1
5.2.2 HOTEL	CLASS A: 1 SPACE/ HOTEL WITH MIN 150 SLEEPING CLASS B: 2 SPACES/ HOTEL WITH MIN75-399 SLEEPING CLASS C: N/A	CLASS A:1 CLASS B:2 CLASS C: N/A	CLASS A: 1 CLASS B: 2
5.2.6 RETAIL	CLASS A: N/A CLASS B: A MIN OF 1 SPACE FOR THE FIRST 2325 M ² OF GFA PLUS 1 ANY PORTION/ EXT 2325 M ² . CLASS C: NO REQUIREMENT FOR GFA LESS THAN 1900 M ²	CLASS A: N/A CLASS B:1 CLASS C: N/A	CLASS B: 1
PASSENGER SPACES : 7.2.1 RESIDENTIAL	CLASS A: 1 SPACE FOR ANY DEVELOPMENT WITH 50 TO 125 DWELLING UNITS, PLUS 1 SPACE FOR EVERY ADDITIONAL 150 UNITS. CLASS B : N/A CLASS C : N/A	CLASS A: 1	CLASS A: 1
7.2.2 HOTEL	CLASS A: MIN 1 SPACE/ 50 SLEEPING UP TO 200 SLEEPING ROOM CLASS B : N/A CLASS C: MIN. 1 SPACE/EVERY 200 SL UP TO 400	CLASS A: 3 CLASS B: N/A CLASS C: N/A	CLASS A: 3
7.2.5.1 RETAIL	CLASS A: 1 SPACE/ EVERY 4000 SQM GFA CLASS B : N/A CLASS C : N/A	CLASS A: N/A CLASS B: N/A CLASS C: N/A	CLASS A: 0

PARKING - VEHICLE STALLS / USE			
Use	Stall Type	Tag	Count
RETAIL	ACCESSIBLE STALL	ACC	1
RETAIL	REGULAR STALL	REG	2
RETAIL	SMALL CAR STALL	SM	4
			7
RES-S VISITOR	REGULAR STALL	REG	4
RES-S VISITOR	SMALL CAR STALL	SM	5
			9
RES-S	ACCESSIBLE STALL	ACC	7
RES-S	REGULAR STALL	REG	165
RES-S	SMALL CAR STALL	SM	41
			213
HOTEL	ACCESSIBLE STALL	ACC	5
HOTEL	REGULAR STALL	REG	16
HOTEL	SMALL CAR STALL	SM	4
			25
			254

PARKING - LOADING STALLS		
Description	Tag	Count
CLASS A LOADING STALL	LOADING (A)	2
CLASS A PASSENGER LOADING STALL	PASSENGER (A)	4
CLASS B LOADING STALL	LOADING (B)	4
		10

PARKING - VEHICLE STALLS /TYPE			
Stall Type	Tag	Count	%
SMALL CAR STALL	SM	54	20%
REGULAR STALL	REG	187	70%
ACCESSIBLE STALL	ACC	13	10%
		254	100%

PARKING - VEHICLE STALLS/LEVEL			
Level	Stall Type	Tag	Count
LEVEL P2	ACCESSIBLE STALL	ACC	1
LEVEL P2	REGULAR STALL	REG	2
LEVEL P2	SMALL CAR STALL	SM	4
			7
LEVEL P3	ACCESSIBLE STALL	ACC	5
LEVEL P3	REGULAR STALL	REG	20
LEVEL P3	SMALL CAR STALL	SM	9
			34
LEVEL P4	ACCESSIBLE STALL	ACC	1
LEVEL P4	REGULAR STALL	REG	33
LEVEL P4	SMALL CAR STALL	SM	9
			43
LEVEL P5	ACCESSIBLE STALL	ACC	2
LEVEL P5	REGULAR STALL	REG	34
LEVEL P5	SMALL CAR STALL	SM	9
			45
LEVEL P6	ACCESSIBLE STALL	ACC	2
LEVEL P6	REGULAR STALL	REG	34
LEVEL P6	SMALL CAR STALL	SM	9
			45
LEVEL P7	ACCESSIBLE STALL	ACC	1
LEVEL P7	REGULAR STALL	REG	38
LEVEL P7	SMALL CAR STALL	SM	8
			47
LEVEL P8	ACCESSIBLE STALL	ACC	1
LEVEL P8	REGULAR STALL	REG	28
LEVEL P8	SMALL CAR STALL	SM	6
			33
			254

PAGE LEFT INTENTIONALLY BLANK





2.0

Site Analysis

Site Context & Basic Information

Civic Address

815 Hornby Street

Legal Address

PID: 005-679-427, 005-679-443, 005-679-486, 005-679-494, 005-679-516, 005-679-532 (STRATA LOTS 1-7 DISTRICT LOT 541 STRATA PLAN VR. 693)

Basic Site Information

The subject property is located on the southwest corner of Robson Street and Hornby Street in the heart of Downtown Vancouver directly adjacent to the newly renovated Robson Plaza, the Art Gallery, and the Arthur Erickson designed Law Courts.

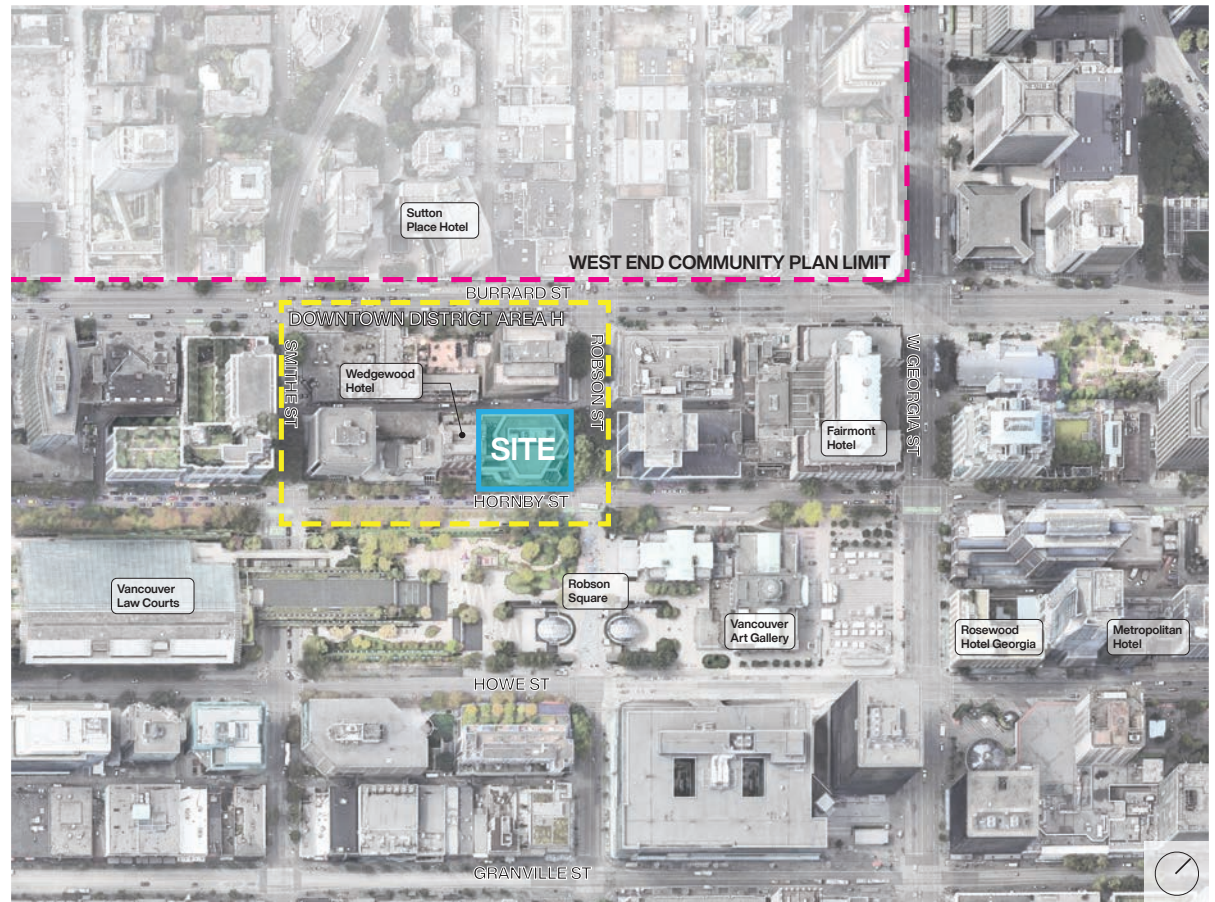
The site is part of the Central Business District Shoulder and Area "H" of the Downtown Official Development Plan, allowing rezoning applications containing market residential, provided that at least 2.0 FSR is dedicated to non-residential uses. The Queen Elizabeth view cone limits the height of any redevelopment to 111.97m (367.35 ft) from grade.

Conforming to the height limitation, this proposal explores the development of a 35-storey mixed use tower with an overall area of 271,116 sf and a 14.53 FSR.

The commercial podium occupies the first 11 floors with an approximate net area of 124,547 SF. The podium is divided in approximately 8,343 SF of retail in levels 1 and 2, and a 160 key hotel with 116,205 SF on levels 4 to 11.

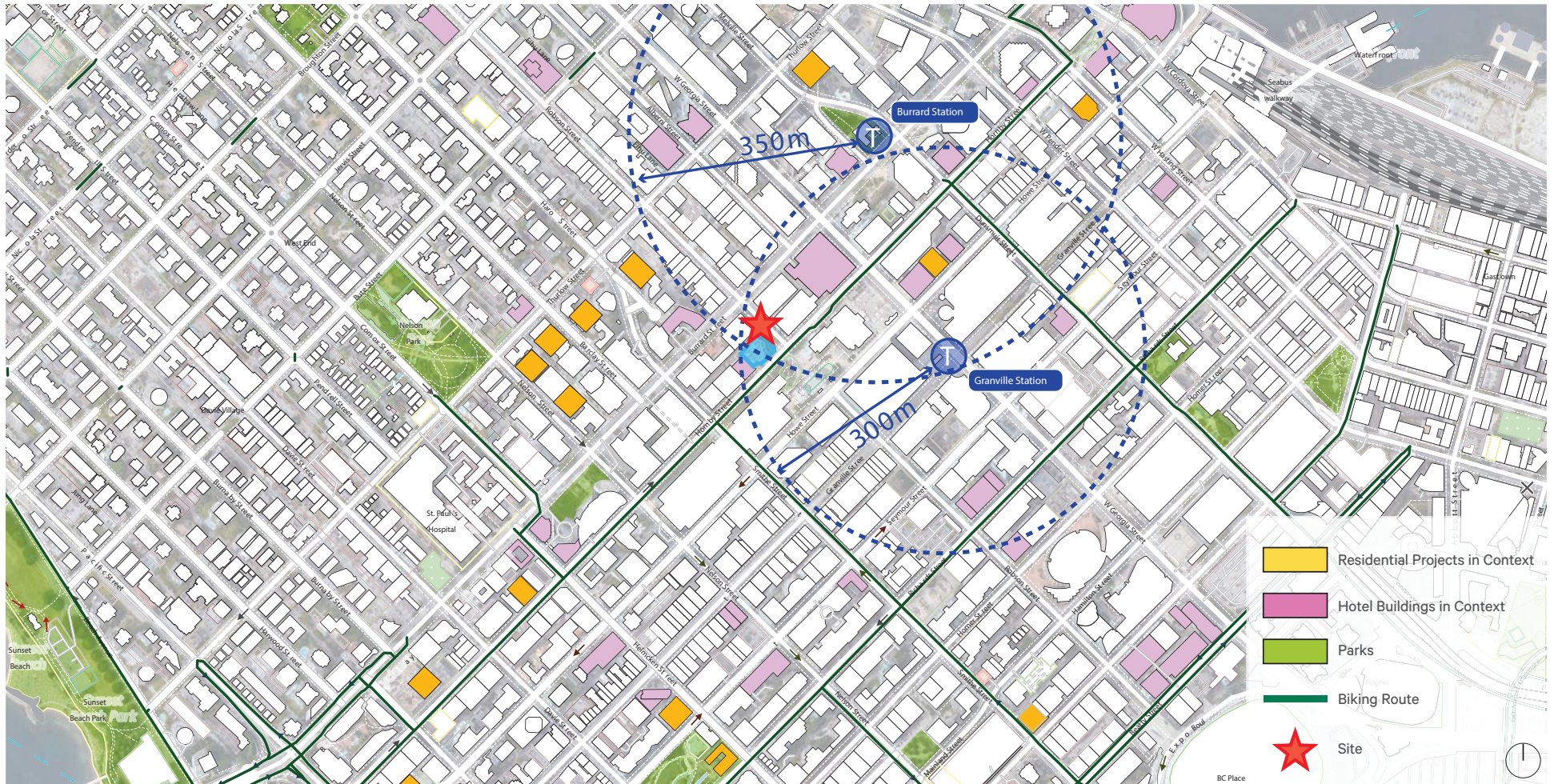
The remaining 24 floors contain 176 residential units and a residential amenity in 146,569 SF. The tower has an average floor plate size of 6,369 SF.

The residential floors provide a balance mixed of units from studios to 3 bedrooms in line with the city of Vancouver family unit design guidelines.



2.1 Site Context & Basic Information

Proximity to Public Transportation



PAGE LEFT INTENTIONALLY BLANK

Neighbourhood Context

Current Use

A six storey concrete structure with one level of underground parking, currently occupies the site. The existing building was built in 1980. L1 is dedicated to retail uses, while L2-L6 are dedicated to office space. The primary office access is fronting Hornby, while the entrance to the parking is through the rear lane.

Building Proposal

The current proposal consists of a mixed-use building having: commercial at grade, an 11 storey hotel podium, and a 24 storey residential tower. Overall the building is 35 storeys high. The tower presents a succession of steps and is rotated 45 degrees from the city grid to minimize the impact of shadowing on the adjacent public spaces and provide a distinct facade to Robson Square.

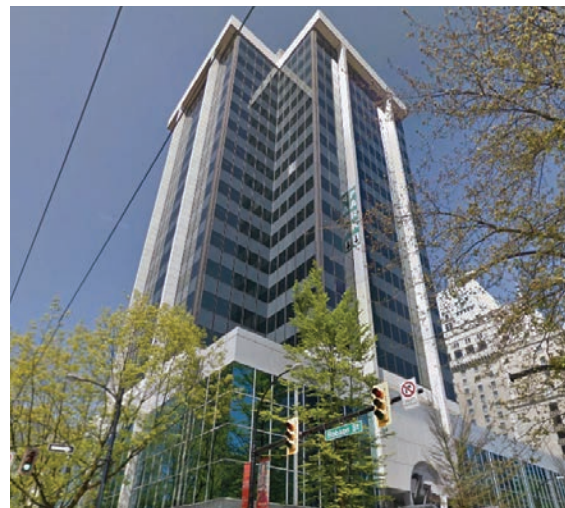
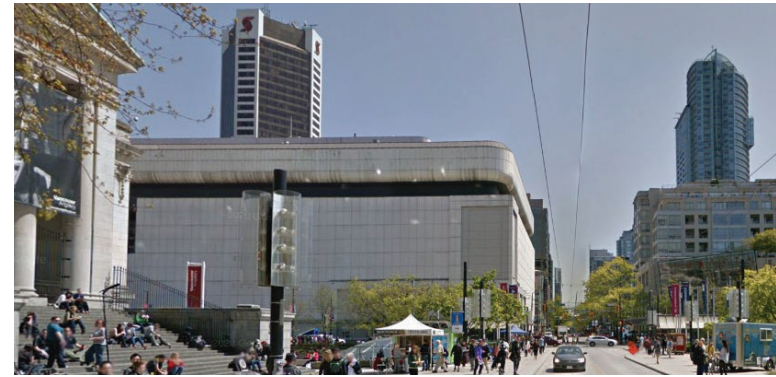
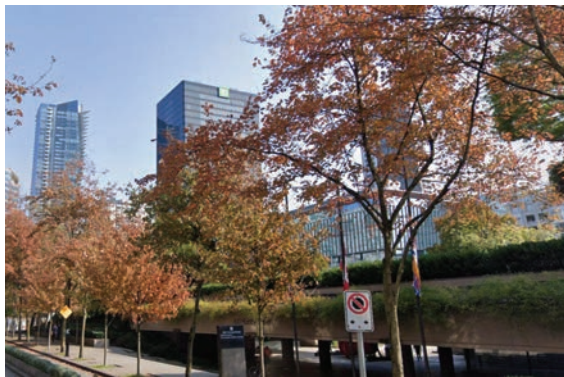
The ground plane is activated by the residential/hotel lobby, commercial uses, and a small plaza at Robson Street and Hornby Street Intersection.



View From Robson Square



View from Robson Street at Burrard St



Context Pluralism - Cornerstone

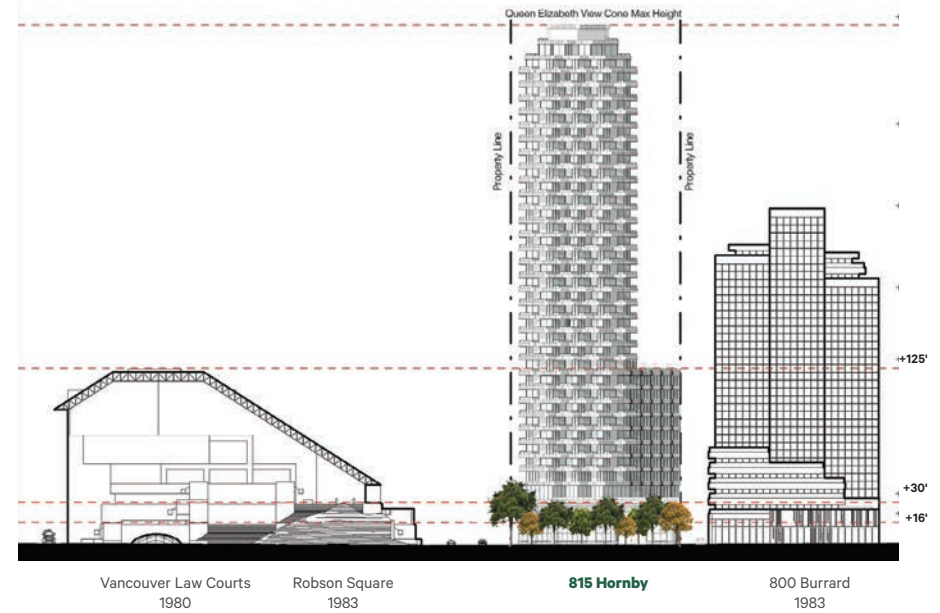
The area around the 815 Hornby site has been the physical manifestation of the city's evolution during Vancouver's short urban history. What is known today as Robson Square is framed by buildings that reflect several periods of time along the city's urban development timeline. Robson Square's street wall is formed by a number of historically significant buildings in Vancouver along with several office, retail and hospitality buildings spanning from the 1910's until today. The plethora of architectures, styles, and uses is most evident along Robson and Hornby street, the intersection of which marks the location of the project. The two street elevations shaped by Erickson's Law Courts and Robson Square along with the Hotel Vancouver, the Wedgewood Hotel and 777 Hornby, create a highly varied skyline and street wall, with little to no correspondence in building or podium elevations.

815 Hornby functions as a catalyst that consolidates the plural nature of its surroundings, aligning with multiple vertical datums exhibited in its eclectic context. The project's first two levels and canopy correspond to the heights set by Robson Square as well as the podium of Chancery Place while conversing with the first cornice above the entrance to the Hotel Vancouver.

The podium of the proposal matches the height of the adjacent Wedgewood Hotel and Vancouver's 1980's Law Courts while closely corresponding to the Hotel Vancouver's first setback.

Further up, the project's terraces correspond to various datums set by the Hotel Vancouver, 777 Hornby and 800 Burrard.

At its crown, 815 Hornby corresponds to the Hotel Vancouver's peak, respecting both one of Vancouver's most important heritage buildings as well as the Queen Elizabeth View Cone.



Robson Street Elevation



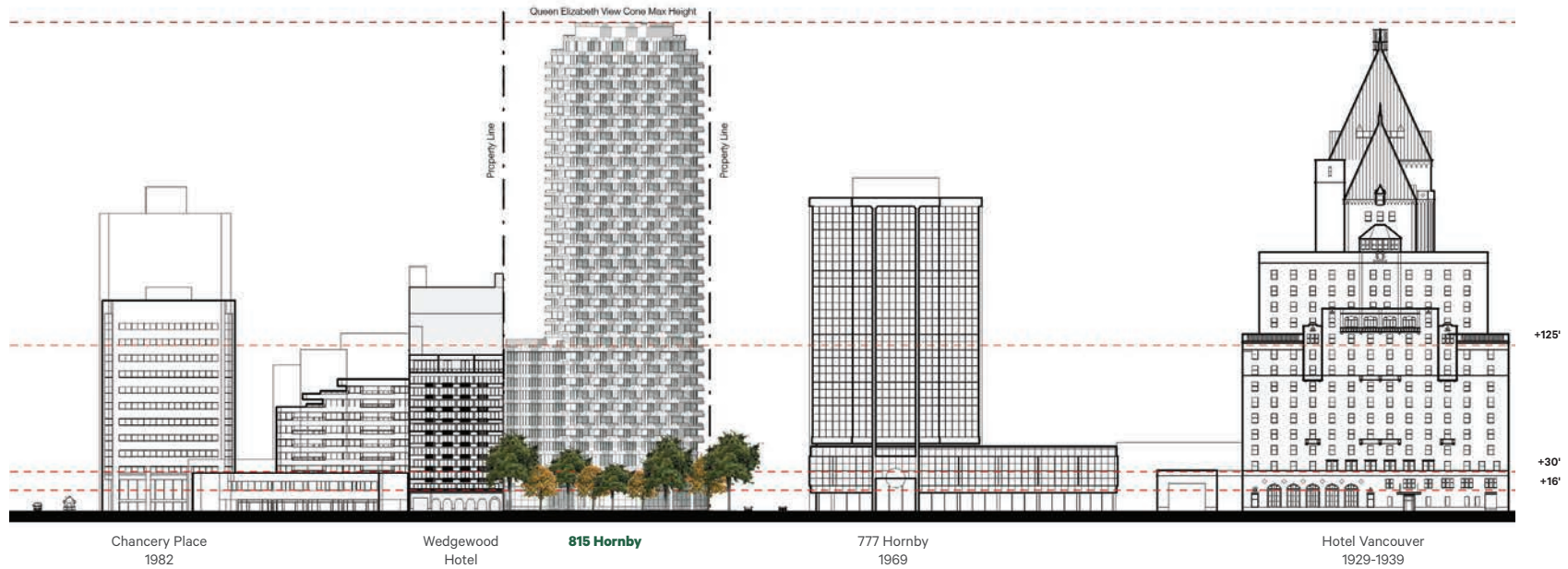
Robson Square - First Two Levels Correspond to the Project's Entry and Canopy



Vancouver Law Courts - 815 Hornby's Podium corresponds to the Courts Overall Height



800 Burrard - Corresponds to Various Setbacks Created By the Project



Hornby Street Elevation



Chancery Place - The Building's Podium Corresponds to the canopy created at 815 Hornby



Wedgewood Hotel - Height Matches the Project's Podium



777 Hornby - Corresponds to 815 Hornby's Setbacks



Hotel Vancouver - Corresponds to multiple datums created by the project





3.0

Policies & Guidelines

Sustainability

Sustainable Design

The proposed scheme seeks to meet all required sustainability policies and be a leader in advanced sustainable design. As a mixed-use project, many synergies can be exploited with energy sharing between components, and zero commute time for residents who may work in the same or adjacent buildings. A primary focus will be the exploration of a high-performance envelope that will maximize glazing while providing optimal user comfort and reduction in energy expenditure.

In addition to meeting the requirements of the Green Buildings Policy for Rezonings (2024) and addressing Green and Resilient Building Measures, the project also aims to pursue the following enhanced sustainability initiatives:

Access to Nature

The proposed development provides residents and visitors with ample connections to nature, as the site is adjacent to Robson Square and within proximity to Art Phillips Park and Nelson Park. Residents and visitors of the proposed tower are about an eight-minute biking distance from the waterfront and Coal Harbour.

Sustainable Food Systems

Edible landscape will be explored where possible for instance, providing an opportunity for a urban agriculture at level 12.

Energy Targets

Building heating, cooling, ventilation, hot water systems, lighting and building envelope will be designed to comply with:

VBBL 2019 with January 1, 2025 Updates
NECB 2020
TEUI, TEDI, GHGI targets for each occupancy type

Green Buildings Policy for Rezoning

In keeping with Green Buildings Policy for Rezoning the application includes an Embodied Carbon Design Report, a Resilient Buildings Planning Worksheet and commitments to complete an Enhanced Commissioning process and incorporate Energy System sub-metering.

Rainwater Management Plan

The project will incorporate measures to comply with Building By-law rainwater management requirements at the plumbing permit application stage.

Green Mobility

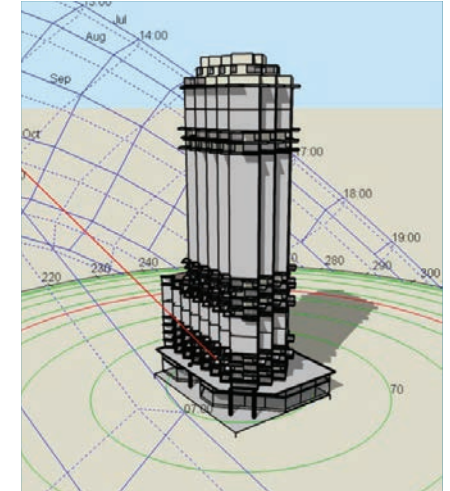
Bicycle parking for residents and visitors will be provided on site. Additional bicycle storage as part of TDM Option B being proposed. Bicycle infrastructure also includes a bike elevator, electric charging, bike maintenance room and bike wash facilities. Electric plug-in parking, car sharing and opportunities for parking synergies between the hotel building and proposed residential tower during business hours will be explored. By introducing residential space to the downtown core, residents will be in close walking distance to employment, thus reducing urban sprawl. The site has a walk score of 95 and a transit score of 100, making it a desirable location for a mixed-use development.

Zero Waste Planning

Each user group will be given tools necessary to stream waste to allow recycling and collection. Plans will be investigated to target zero-waste operation.

Public Transit

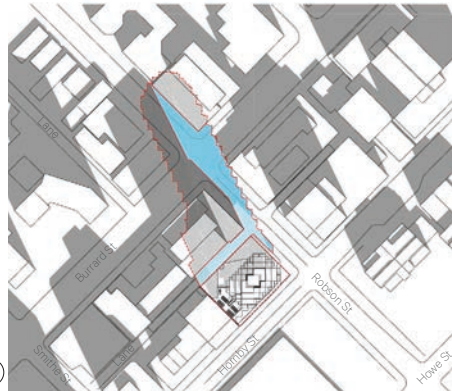
The project is located just 300m away from the Granville Street SkyTrain Station, and 350m from the Burrard Station which provides access to the Canada Line and Expo Line, as well as numerous bus lines.



Shadow Studies



10:00 AM March 21



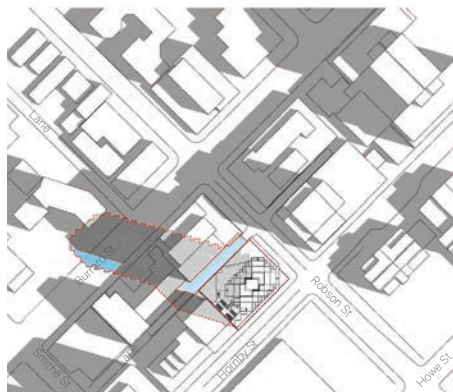
12:00 PM March 21



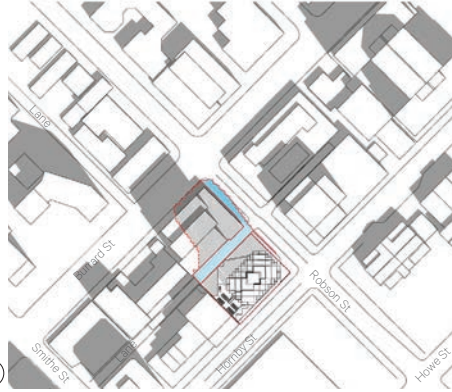
2:00 PM March 21



4:00 PM March 21



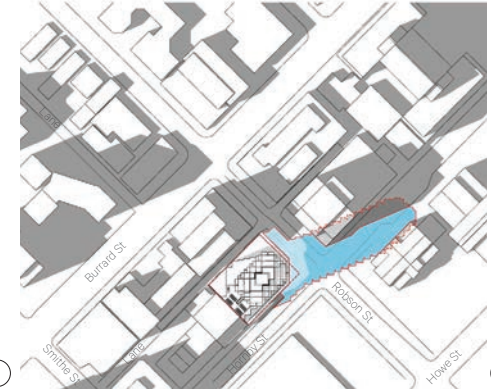
10:00 AM June 21



12:00 PM June 21



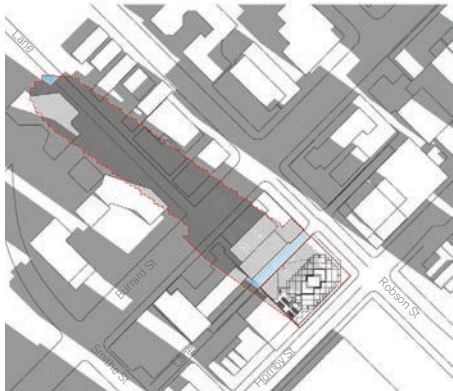
2:00 PM June 21



4:00 PM June 21

Shadow Studies Legend

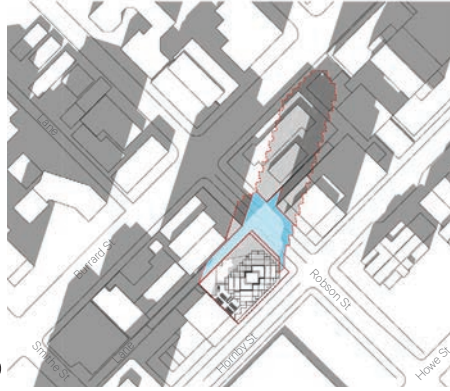
- ▭ Additional Shadow Cast on the Street/Public Realm by 815 Hornby
- ▭ *Shadow Cast by Existing Building is Excluded
- ▭ Existing Building Shadow - Excluded
- ▭ Trace of 815 Hornby Shadow



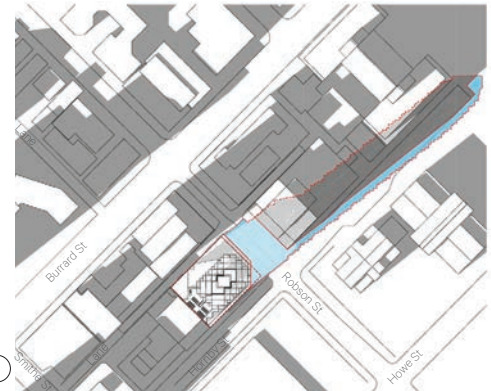
10:00 AM September 21



12:00 PM September 21



2:00PM September 21



4:00PM September 21

Shadow Studies Legend

- Additional Shadow Cast on the Street/Public Realm by 815 Hornby
- *Shadow Cast by Existing Building is Excluded
- Existing Building Shadow - Excluded
- Trace of 815 Hornby Shadow





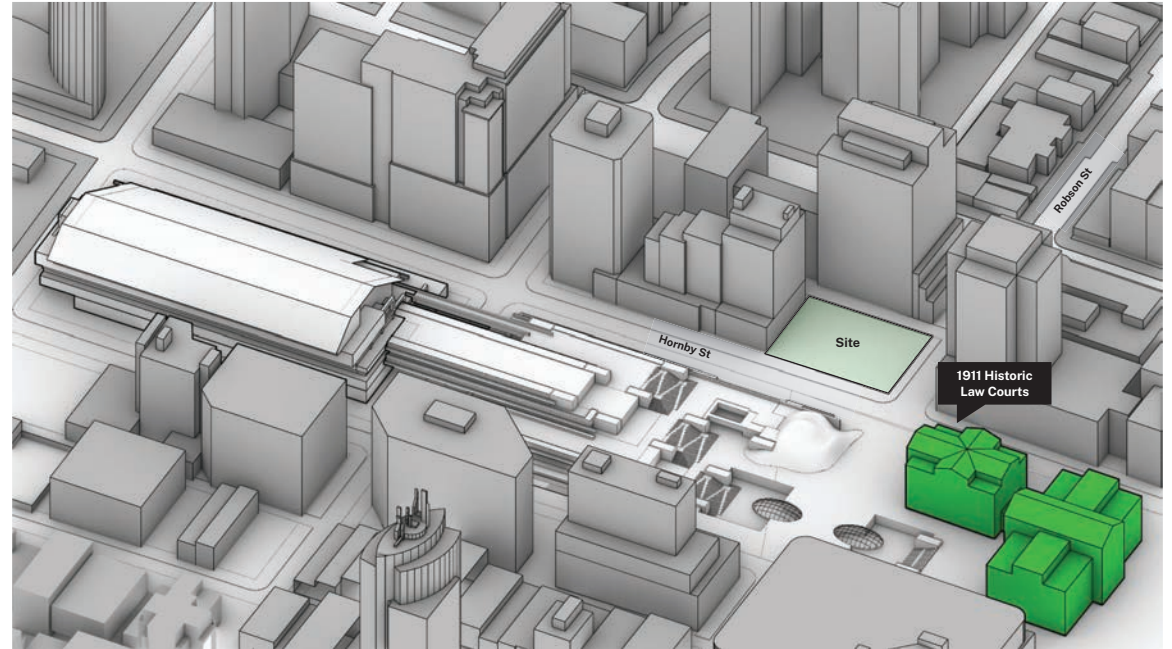
4.0

Design Rationale

Design Rationale

Attention to context and history - 1911 Historic Law Courts

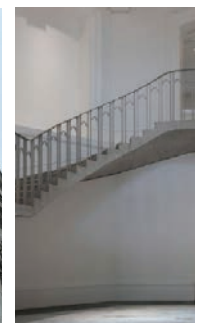
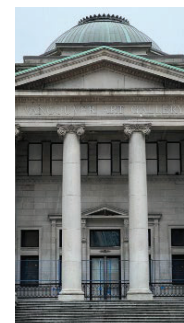
The 815 Hornby site sits at one of the most important civic crossroads in Vancouver. Robson Square and the buildings that surround it reflect a broad range of historic periods and encompass an equally interesting palette of materials and styles. The oldest of these buildings, sitting diagonally to the 815 Hornby site, is the Old Law Courts (1911), which currently house the Vancouver Art Gallery. These law courts, designed by Francis Rattenbury in a Beaux-Arts style, privilege concepts of spatial volume, symmetry, and sculptural plasticity. The use of sculpted stone, a natural material, achieves a level of articulation that is both monumental, but also human in scale. These sculptural elements, and the depth that they create at the facade of the building, also create a dynamic play of light and shadow that changes the appearance of this building over the course of the day as the sun moves across the sky. Other important elements of this building include the projecting pediments, which create covered space adjacent to the entries to the buildings, and the monumental access stairs, which have become a place for Vancouverites to sit and participate in the theater of their city.



1911 Historic Law Courts



The Historic Vancouver Law Courts, Circa 1912

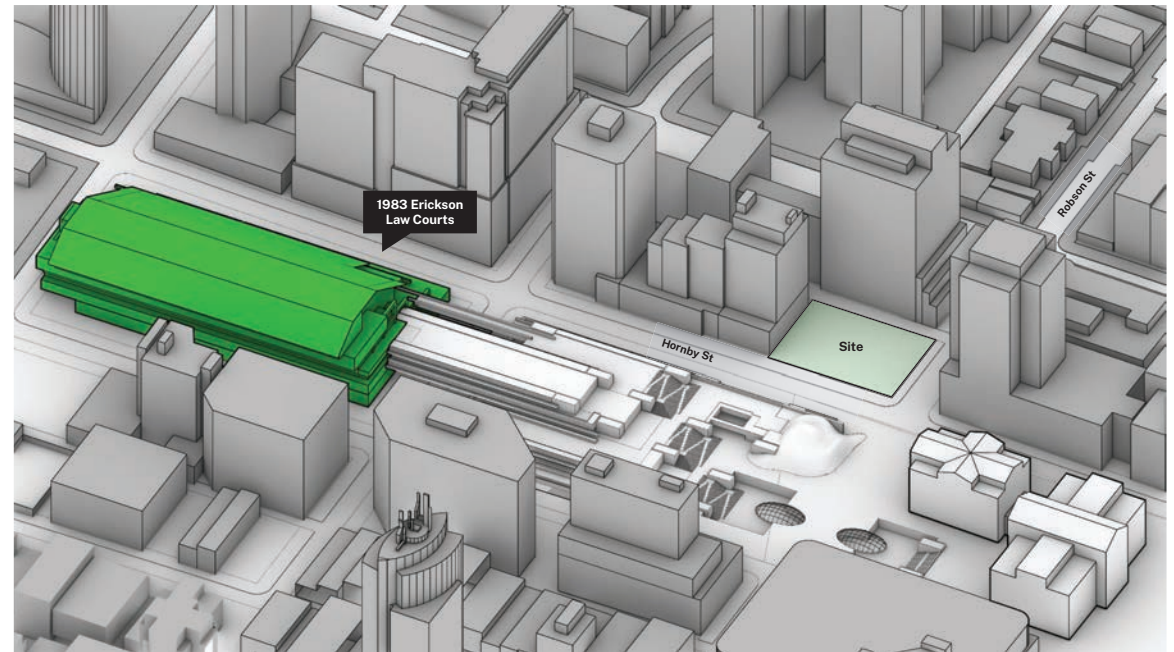


Material and sculptural details, including the play of light and shadow on the depth of the facade

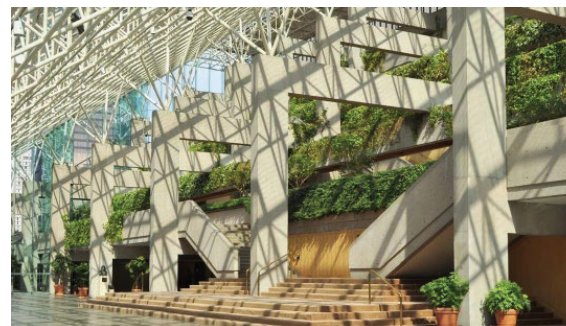
Attention to context and history - 1983 Arthur Erickson New Law Courts

Sitting diagonal to the site at the opposite end of the square are Arthur Erickson's New Law Courts. While the building was completed in 1983, and couldn't be more different stylistically than the old law courts, it maintains many of the characteristics of its historic counterpart. The brutalist expression of the building maintains a sculptural quality in concrete instead of stone; the rectangular concrete buttresses and horizontal terracing of the building are good examples of this. While there is none of the filigreed sculpture of the historic building, Erickson makes up for this through the use of biophilia throughout the building, as well as a structural steel spaceframe over the central atrium, its latticed members projecting shadows across the surfaces of its interior volume over the course of the day.

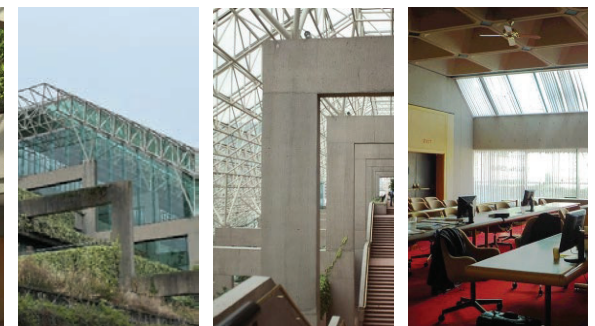
Interestingly, the original design for the New Law Courts was intended as a vertical tower typology, and it was Erickson's idea to turn this concept on its side, and have people walk all over it. The 815 Hornby site is perhaps an opportunity to reinvestigate this vertical typology, as a companion to Erickson's design.



1983 Arthur Erickson New Law Courts



Interior of the New Law Courts, with Terraced Balconies, Concrete Buttresses and Space Frame

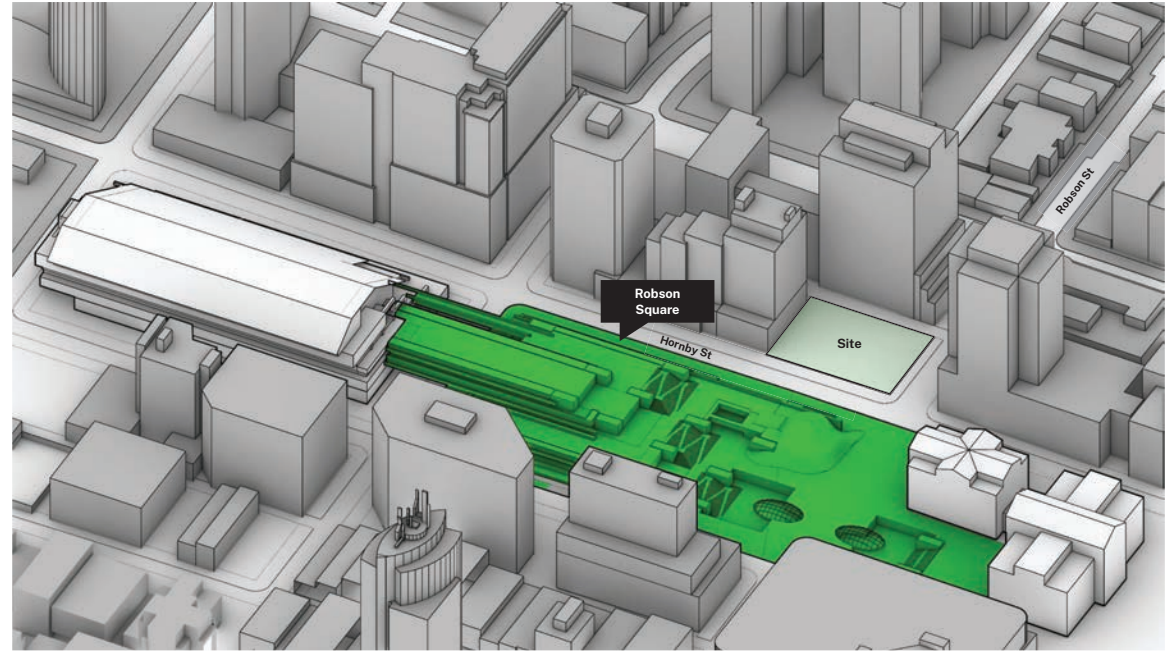


Interior of the New Law Courts, designed by Arthur Erickson

Design Rationale

Attention to context and history - Robson Square

Then there is the square itself, which extends from the New Law Courts towards Robson Street. Before the completion of the new law courts, this was a built-up block in Vancouver's urban fabric. It is a space that, while civic in scale, was never intended to host large groups of people. Its vast surfaces broken up into more manageable pockets of horizontally terraced spaces for employees or passersby seeking a moment of respite. Designed to thwart large gatherings, it is also one of the central places of protest in the city of Vancouver—and one of the few large open spaces in the downtown peninsula that is bordered on all sides by buildings, and that does not touch the ocean. Being apart from real nature, the square creates a synthetic natural environment in its place. Through the blurring between the built environment, open space, and this synthetic nature, Erickson is able to tuck pockets of program into the square, whether offices, the skating rink, or small seating areas buffered by planting. The square is also interesting for the variety of spaces it creates: in some areas, covered, to provide shelter from rain; in other locations lifted and open to the sky. It is the opposite of a blank canvas.



Robson Square



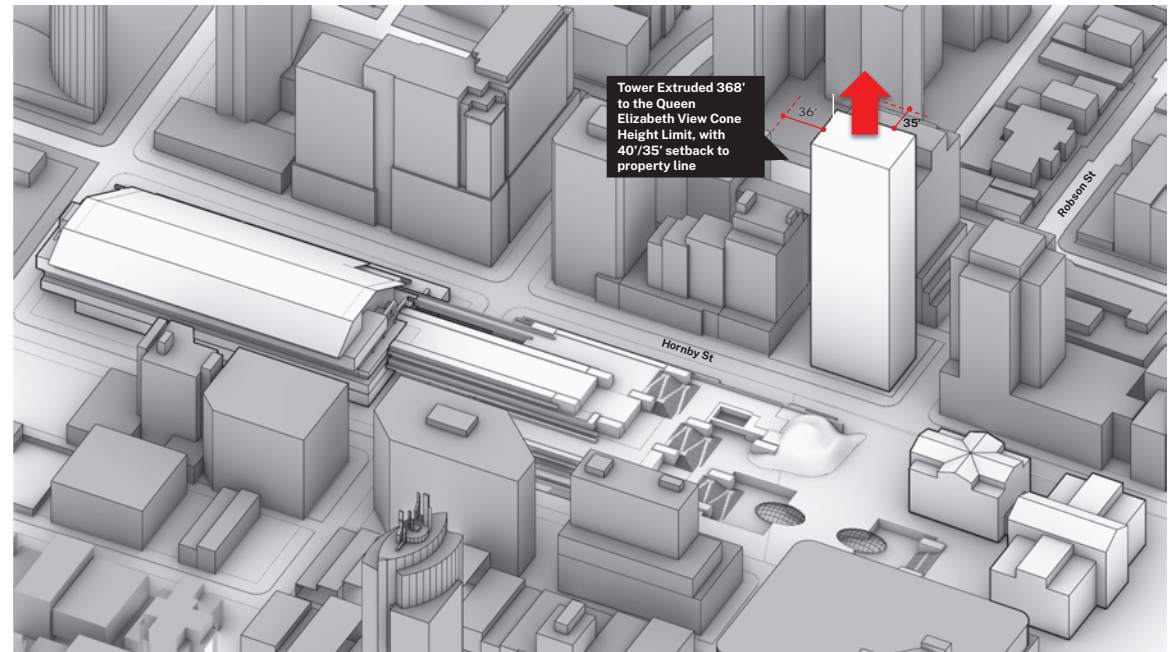
The portion of Robson Square between Robson and Smithe streets was occupied by buildings in 1965



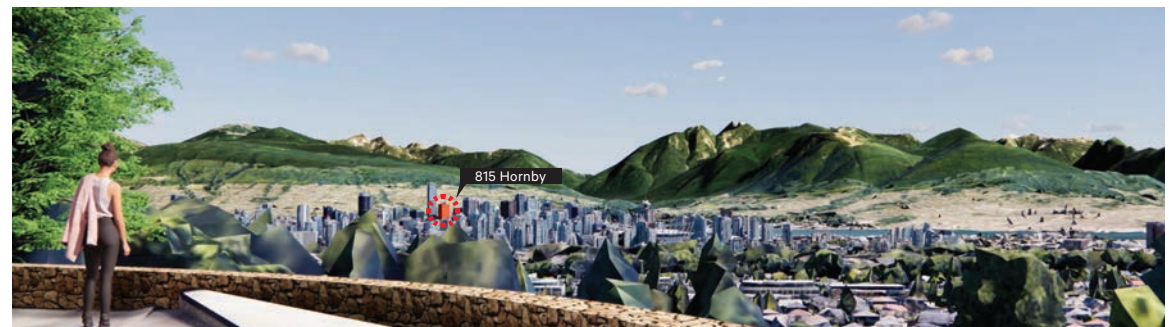
Material and sculptural details, including the contrast between buildings and synthetic nature

Respecting the Queen Elizabeth View Cone height limit

One of the first constraints we explored was the impact of the building on the various view cones that intersect with the site. The Queen Elizabeth view cone, which maintains a pristine view of the mountains from Queen Elizabeth Park, is the lowest of the view planes that intersects with the site, and the proposed building is designed to comply with this maximum height cap.



The tower is extruded 368' to the Queen Elizabeth View Cone height limit



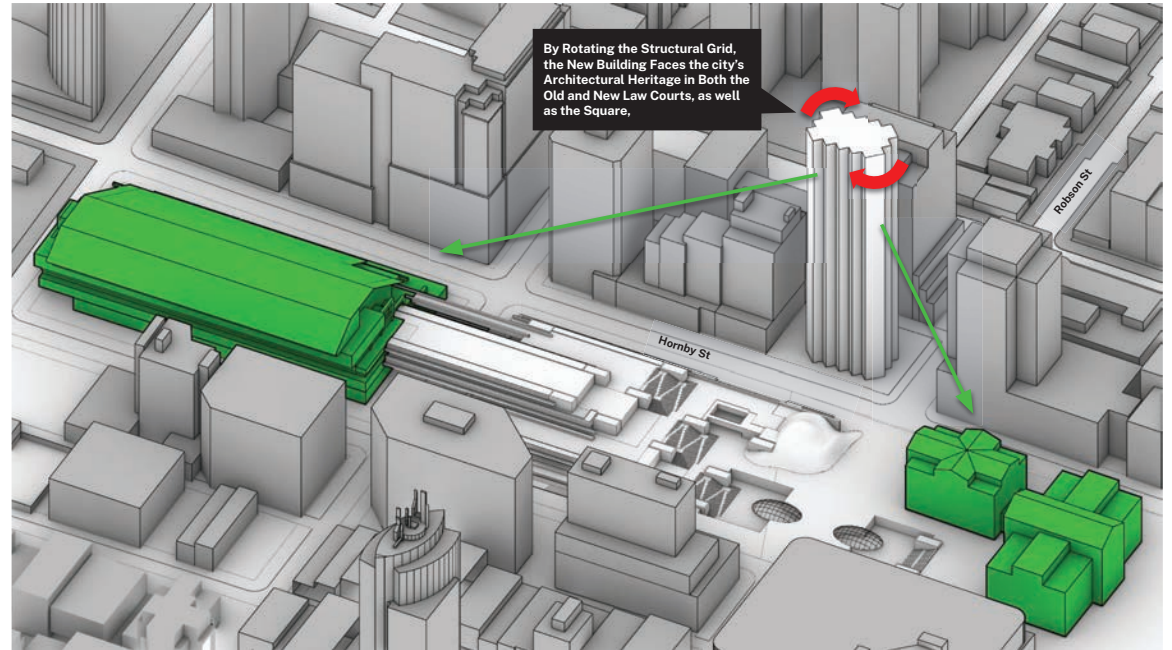
Rendered view of a generic mass, in red, extending to the height of the Queen Elizabeth view cone

Design Rationale

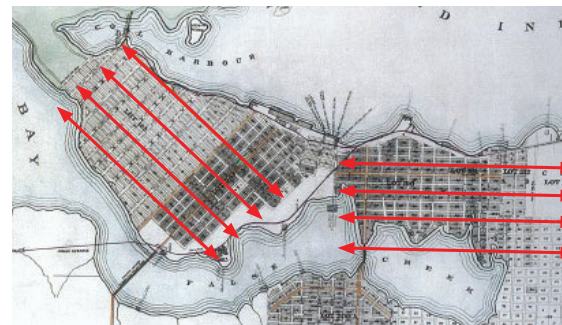
Framing Robson Square

As we have previously explored, the site sits next to some of the most important buildings in Vancouver, and fronts one of the most charged and beloved open spaces in the downtown peninsula. In order to pay respect to the significance of the site, we have proposed to rotate the building's structural grid by 45 degrees in order to create a tangible relationship between this new building, the historic law court, the new law courts, and the open space that they front. The rotation undoes the original rotation of the downtown peninsula street grid (the rest of the city is aligned N/S), which was optimized for single family housing, a typology no longer reflected in the built environment of this central part of the city. The proposed rotation was vetted through augmented reality at the site from the earliest stages in the project, with the result that it effectively frames Robson Square and its adjacent streets—the proposed building seeming to always face the viewer as they traverse this environment. The rotation also means that views out of the building also intentionally frame the old and new law courts, resulting in new ways of experiencing these important monuments.

The resulting crenelated facade of the building creates a vertically oriented version of the horizontal terracing that occurs at the New Law Courts, as well as referencing the sculptural plasticity of the Historic Law Courts. The ins and outs of the facade are also anticipated to create a dynamic surface for the play of light and shadow, that will result in a building that looks different from every side, and varies its appearance depending on the time of day.



By rotating the structural grid, the new building faces both the old and new law courts, as well as the square, paying tribute to these important sites

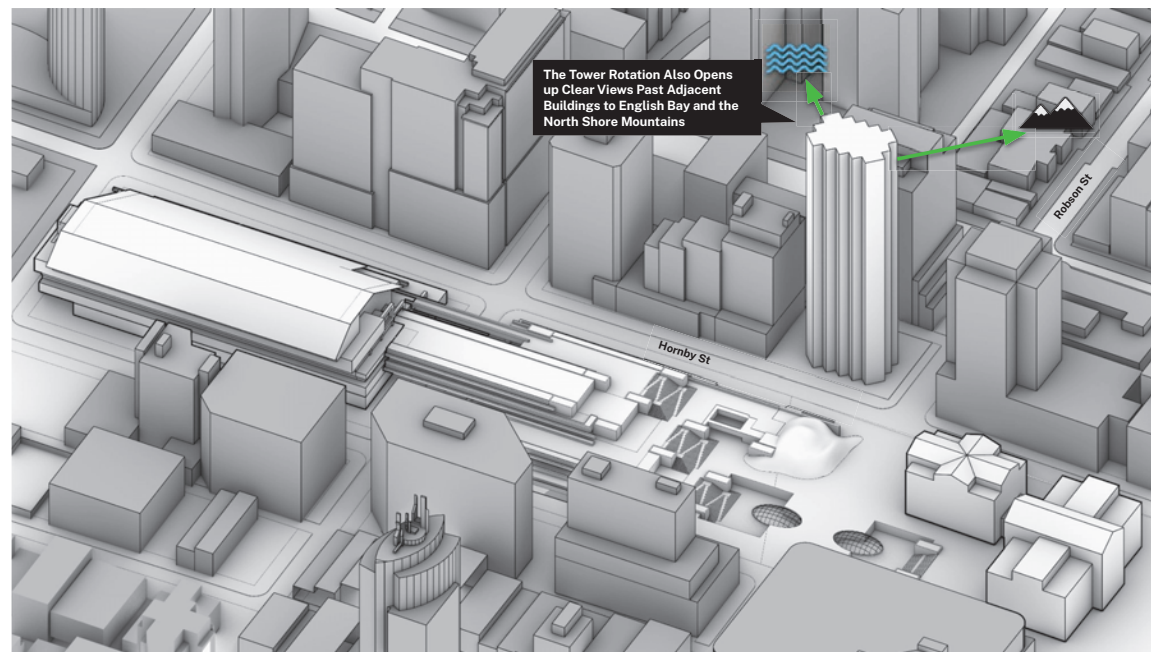


45 degree rotation of the downtown peninsula relative to the rest of the street grid of Vancouver

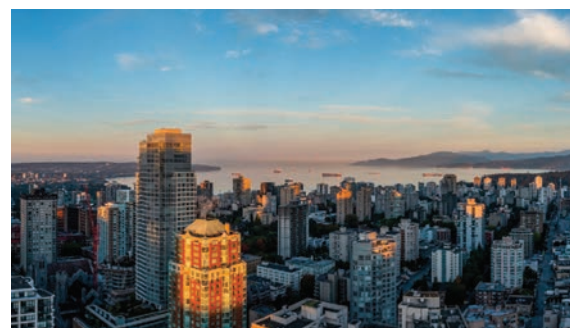


Framing Views Out to Nature

In addition to framing views to Vancouver's most important landmarks, the rotation of the buildings structural grid also provides clear views out from a congested site, by rotating to face away from its closest neighbors, and viewing them in the oblique instead of straight-on. This opens up breathtaking views to the North shore Mountains and English Bay, and provides quality views at lower levels where they would otherwise be blocked by the existing context.



By rotating the structural grid, the new building frames views to the North Shore Mountains and English Bay



Drone View West Towards English Bay

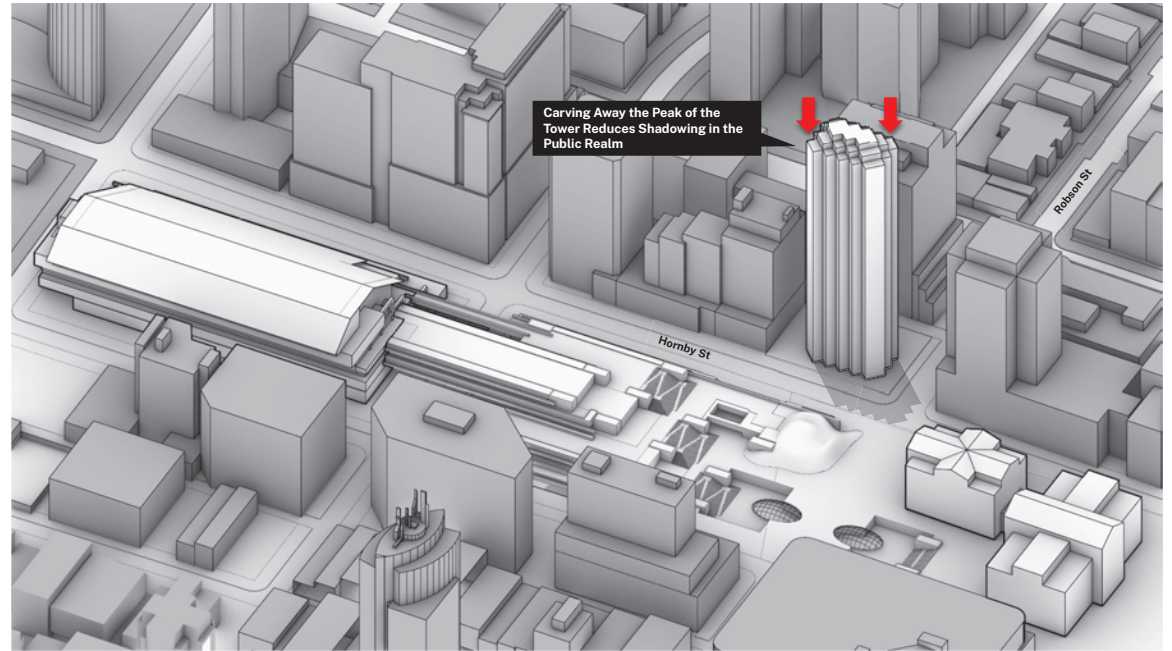


Drone View North Towards the North Shore Mountains

Design Rationale

Sculpting the Tower Crown

Carving away the peak of the tower softens its silhouette in the skyline, while camouflaging the expression of the building's mechanical equipment. The curve also provides larger exterior terraces at penthouse levels, taking advantage of the expansive views at the top of the building.



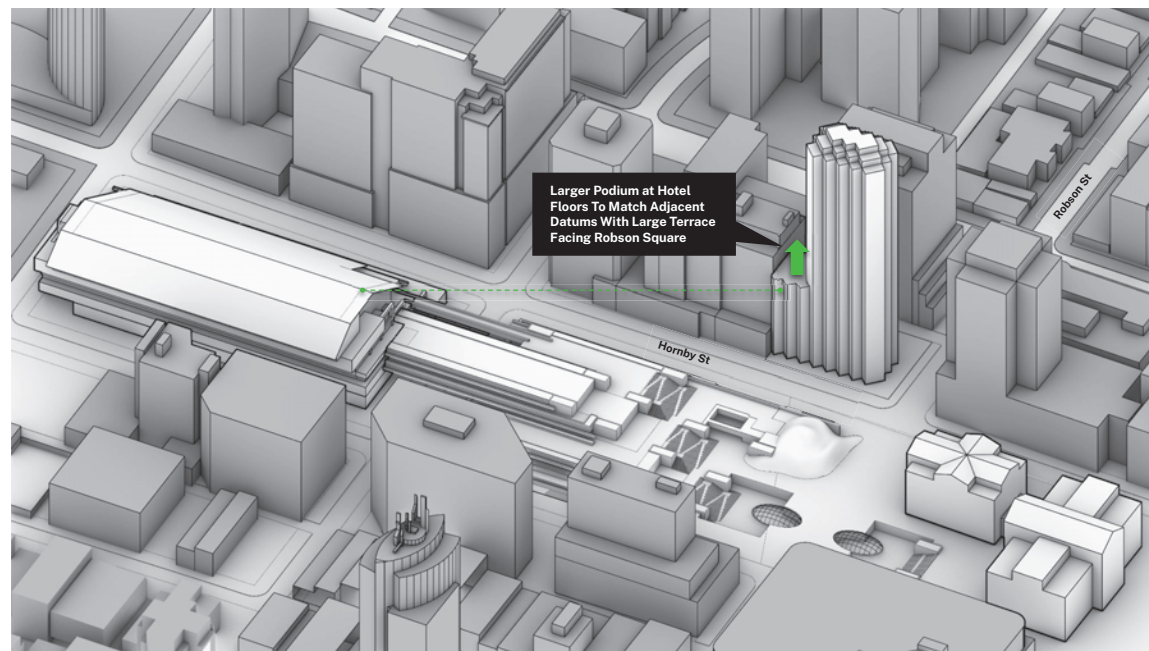
Carving away the laminations of the tower reduces shadowing in the public realm



View of the building crown in the skyline

Hotel Podium

A larger podium footprint, to be programmed as a hotel, extends between the adjacent property and the proposed tower footprint. The height of this podium is aligned to the top of the new law courts, to ensure that it does not overwhelm this important landmark. The rooftop of the podium is planned as an amenity terrace for the residents of the tower, which will have commanding views over the adjacent square and Robson Street.



Terraces provide outdoor space for building residents and visitors



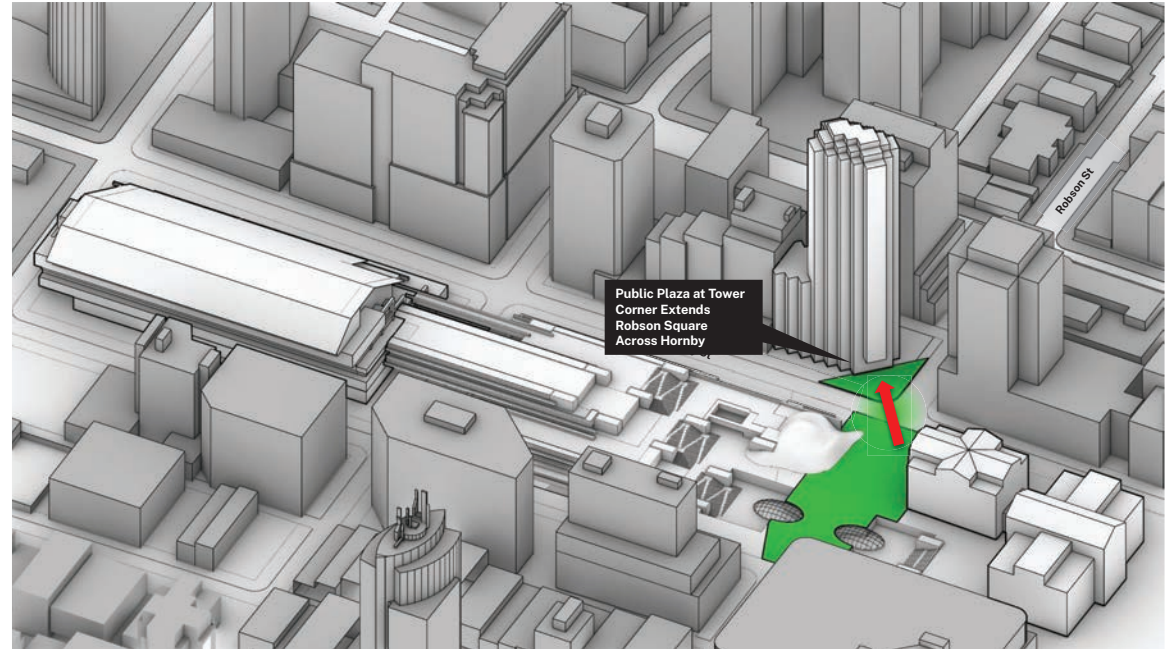
Alignment to the new law courts

Alignment to Hornby context

Design Rationale

A plaza carved out of the lower levels of the tower extends Robson Square across Hornby Street

The rotation of the building's structural grid also allowed the design team to open up the corner of the site at ground level, in order to expand Robson Square's open space across Hornby street. Similar to the way in which Robson Square creates pockets of space, this gesture would extend that human-scaled principle into the adjoining city fabric.



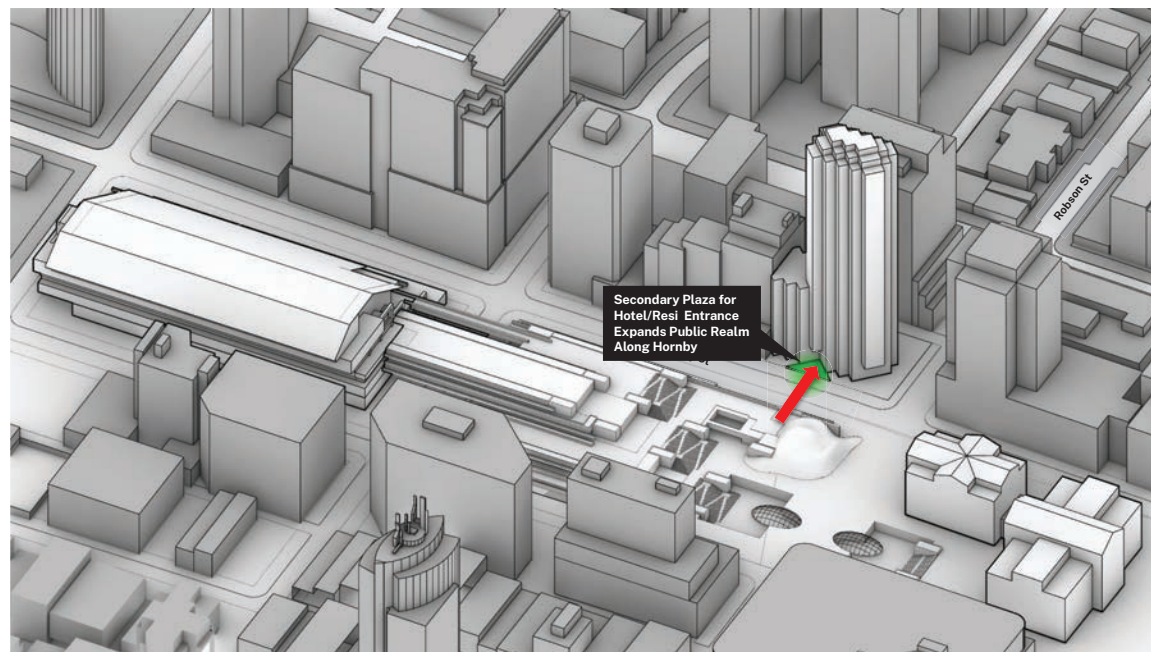
A plaza carved out of the lower levels extends Robson Square across Hornby Street



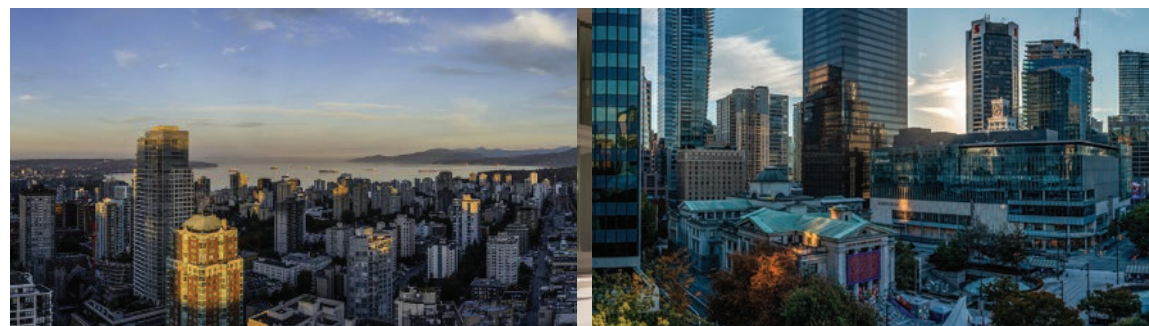
Existing Robson Square adjacent to the site.

A secondary plaza along Hornby Street provides lobby access

Along Hornby, which is a quieter street, a secondary plaza creates an intentional entry point for the hotel and residential lobbies, away from the bustle of Robson Street. This secondary sheltered plaza further extends the open space adjacent to Robson Square and results in a more generous public realm. The drop off for the hotel is also intended adjacent to this plaza along Hornby Street, as well as food and beverage programming at the interior of the hotel.



A secondary plaza along Hornby Street provides lobby access

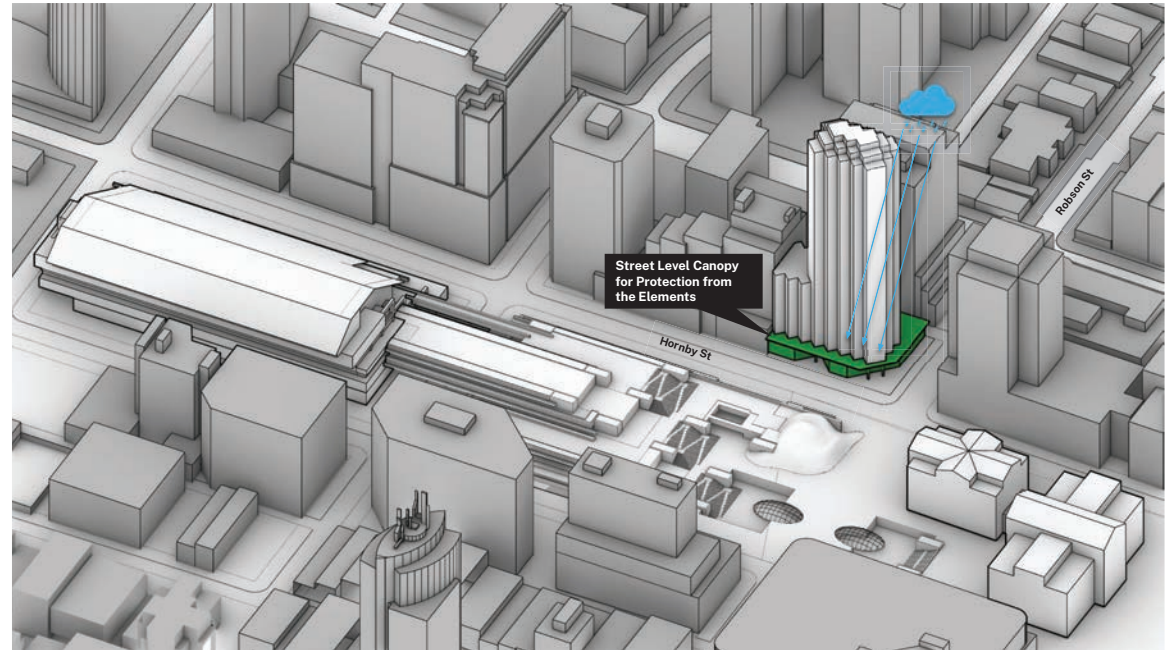


Rendering of the lobby entry plaza along Hornby Street -Street Trees Omitted for Clarity

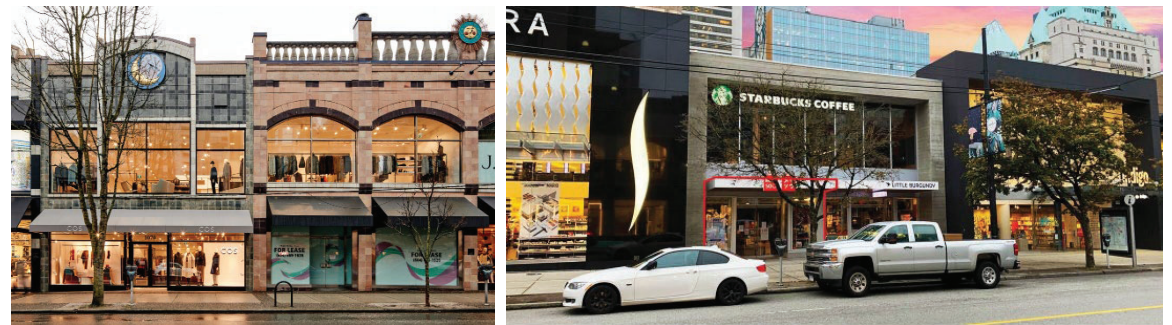
Design Rationale

Retail at grade with a continuous canopy

The first two floors of the building maximize the parcel boundaries, excluding the proposed plaza cut-outs in order to create a significant retail presence along the building's Robson Street frontage, at a scale that aligns with the rest of the retail along that street. Above these two retail levels is a continuous canopy that creates a clean transition between the retail and lobby entries at the ground floor and the tower above, while also providing shelter to pedestrians.



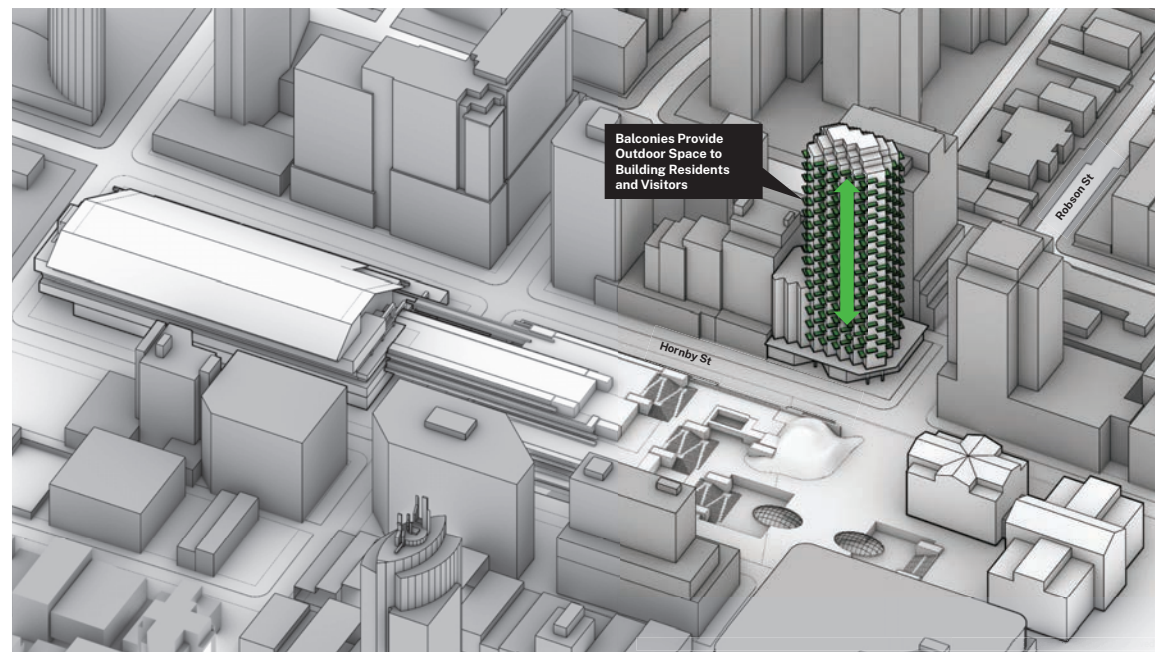
The first two floors are proposed as retail, at a scale that aligns with the adjacent urban fabric of Robson Street



Two story retail, which is typical to Robson Street

Balconies provide access to nature to all residents

The design of the building proposes significant exterior balcony space for residents. Private balcony space is maximized under existing design guidelines by provided approximately 12% of balcony area compared to project GFA.

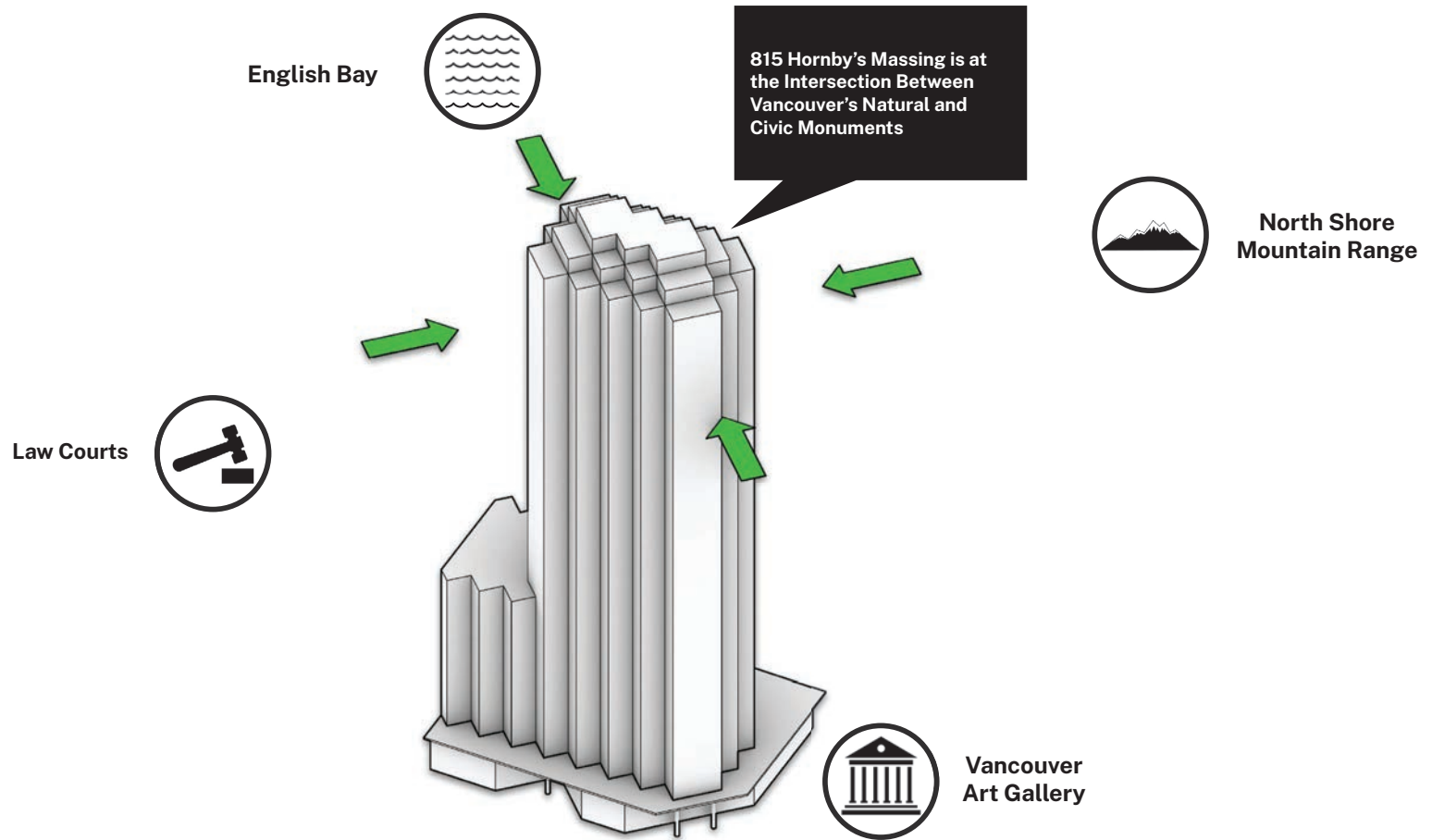


Balconies provide access to nature to residents of the tower



Rendering of the proposed balcony articulation

Design Rationale



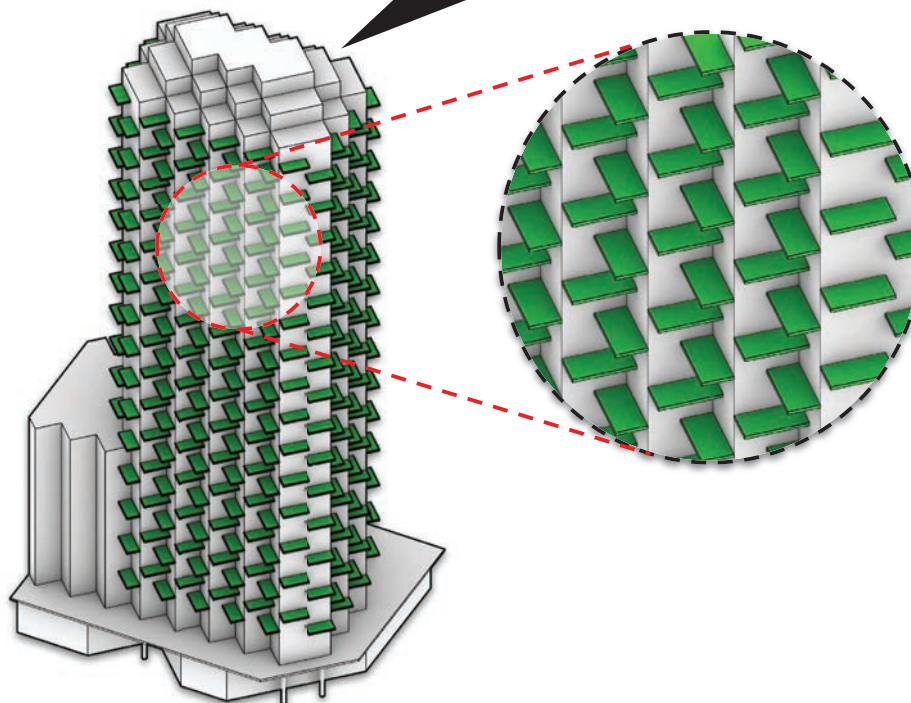


Law Courts



Evergreen Building

Drawing From Arthur Erickson's Rational Complexity, Balconies are Arranged in an Alternating Pattern Across the Tower Mass



Design Rationale

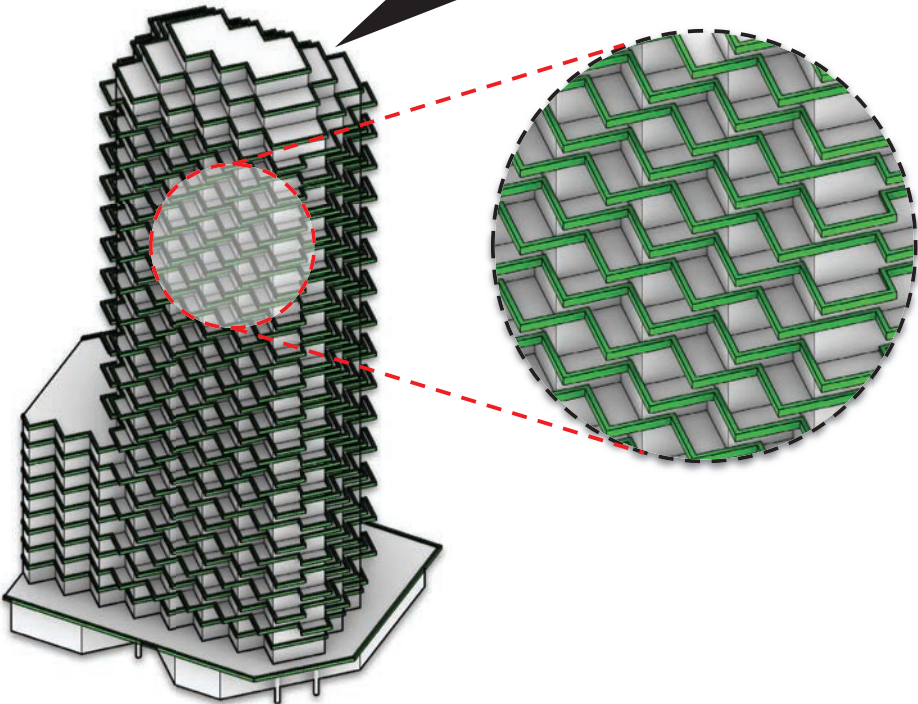


Robson Square



Law Courts

Solid Horizontal Banded Guardrails at the Balconies, Draw Inspiration from the Horizontality and Terracing of the Adjacent Square



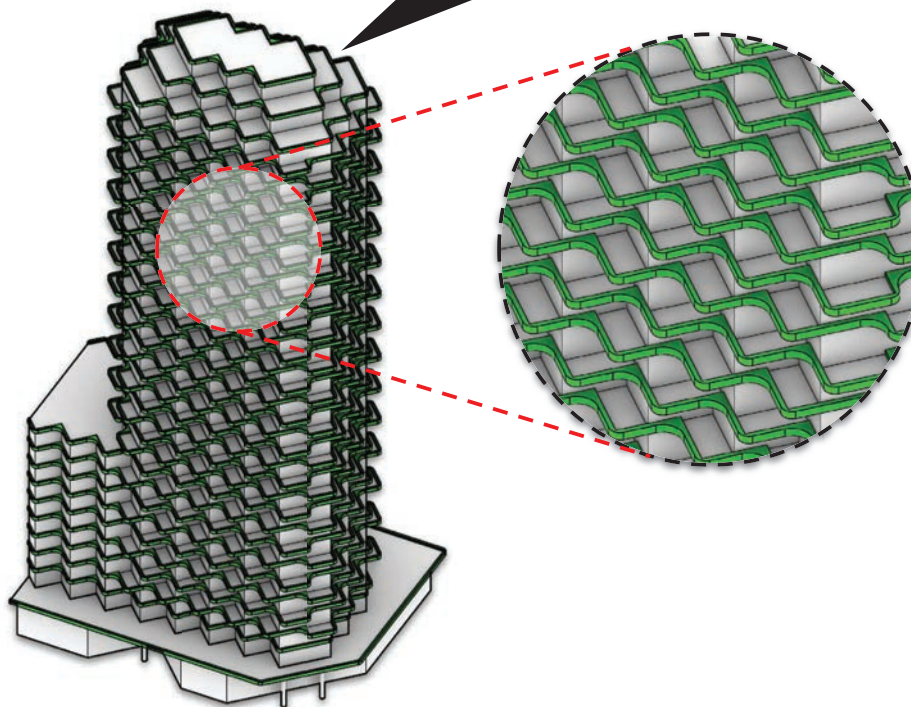


North Shore Mountain Range



Stanley Park Seawall

The Corners of these Horizontal Bands are Softened by Drawing from the City's Connection to Nature, Creating an Organic Undulating Effect when Viewed from the Square



Design Rationale

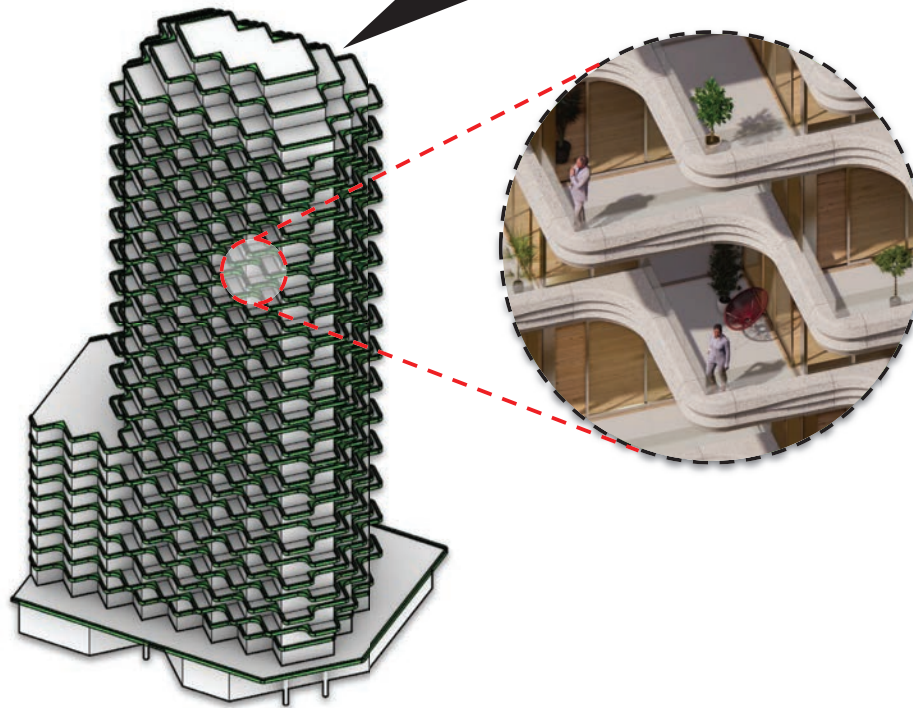


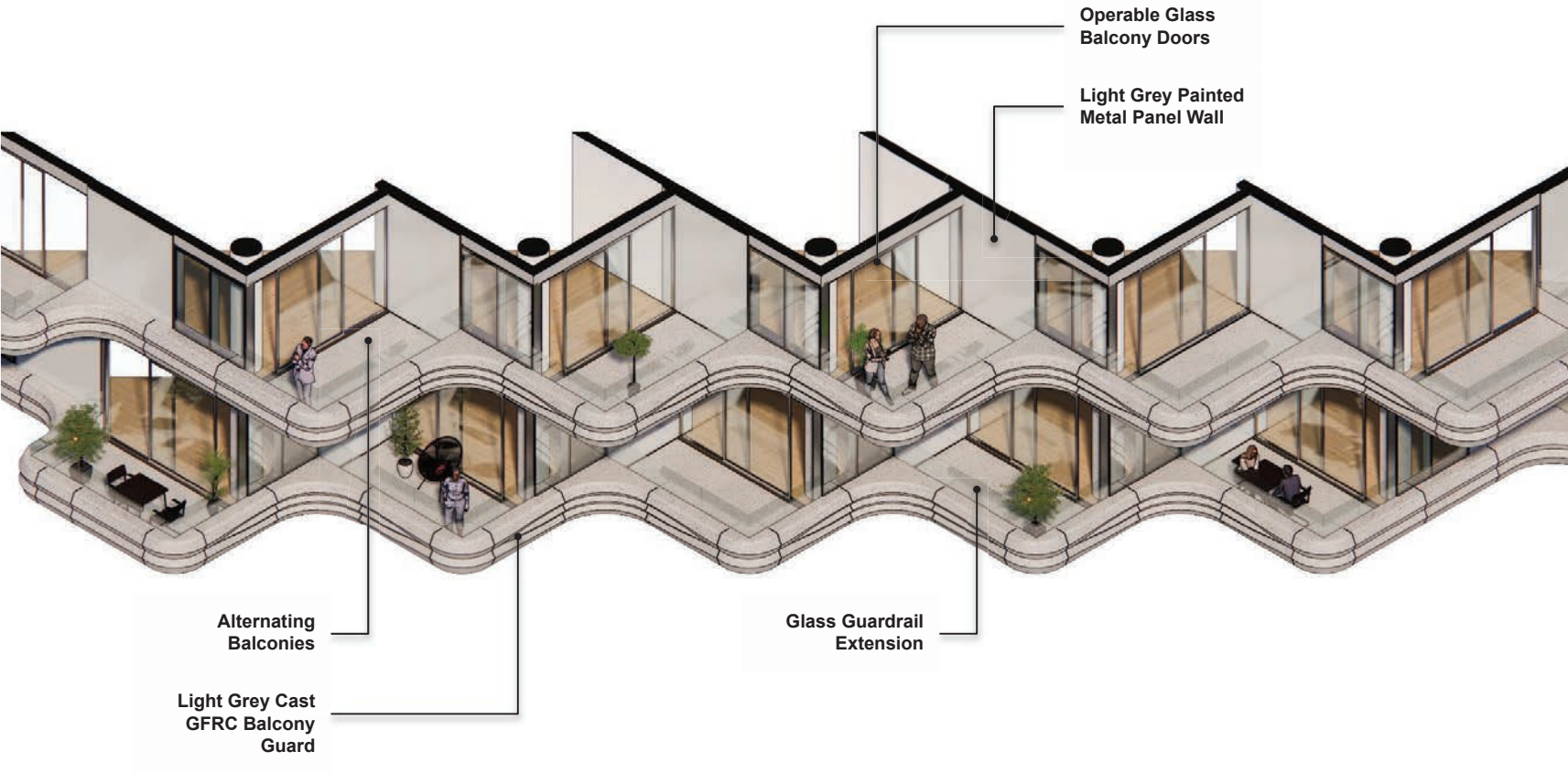
Spanish Banks Tidal Sand Pattern



Old Law Courts

The Articulation of the Waved Bands Draws Cues from the Play of Light and Shadow in the Carvings of the Old Law Courts, in a Pattern that References Vancouver's Ocean Tides.





Conceptual Design Intent Only



View from Robson Square towards the site - Street Trees Omitted for Clarity



View from the corner of Robson and Hornby street - Street Trees Omitted for Clarity



View from Robson Street and Burrard, towards the site - Street Trees Omitted for Clarity



View along Robson Street adjacent to the site - Street Trees Omitted for Clarity



View to the site from Hornby street, adjacent to the law courts - Street Trees Omitted for Clarity



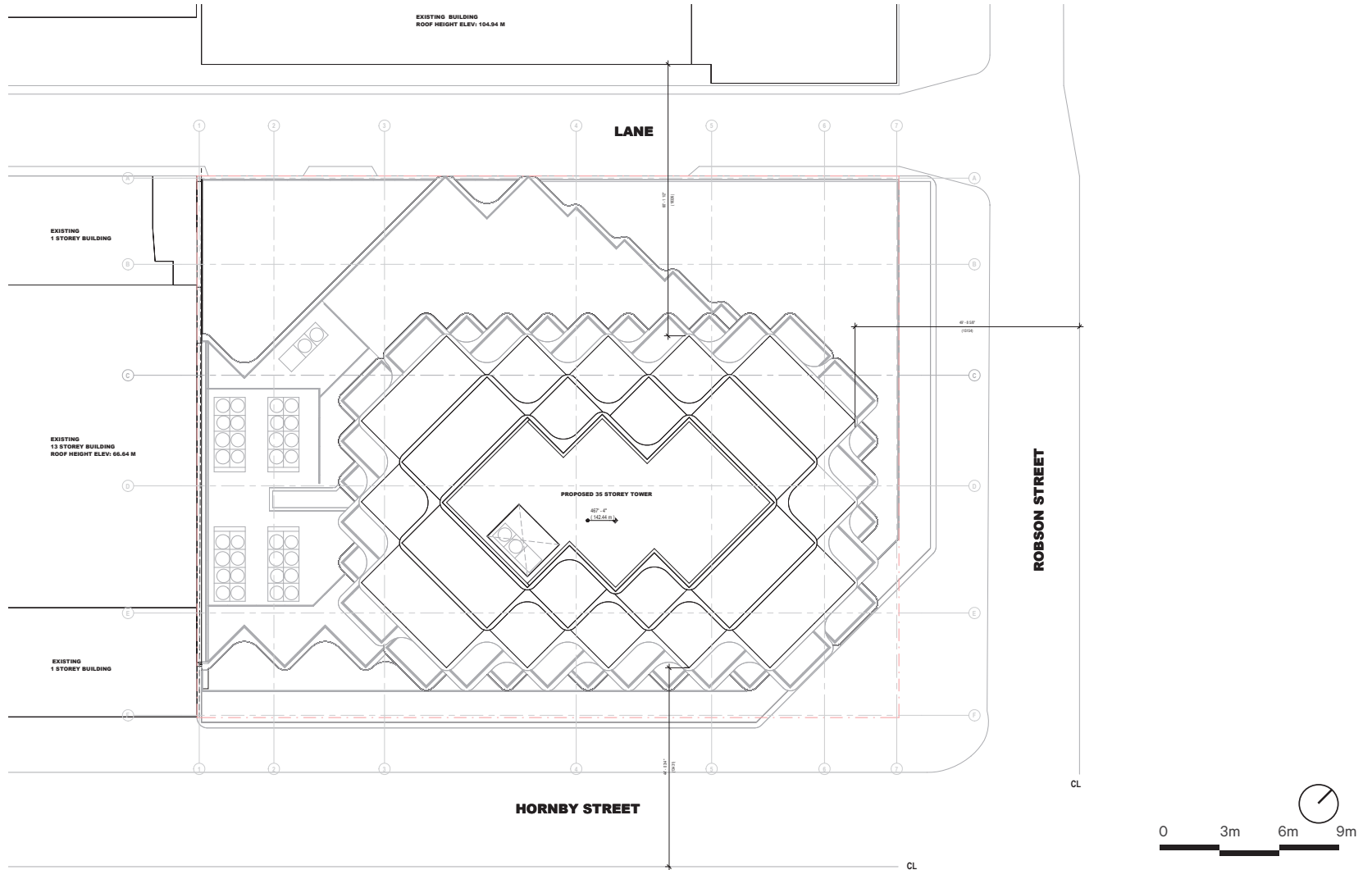
View of the hotel and residential lobby entrances along Hornby Street - Street Trees Omitted for Clarity

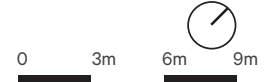
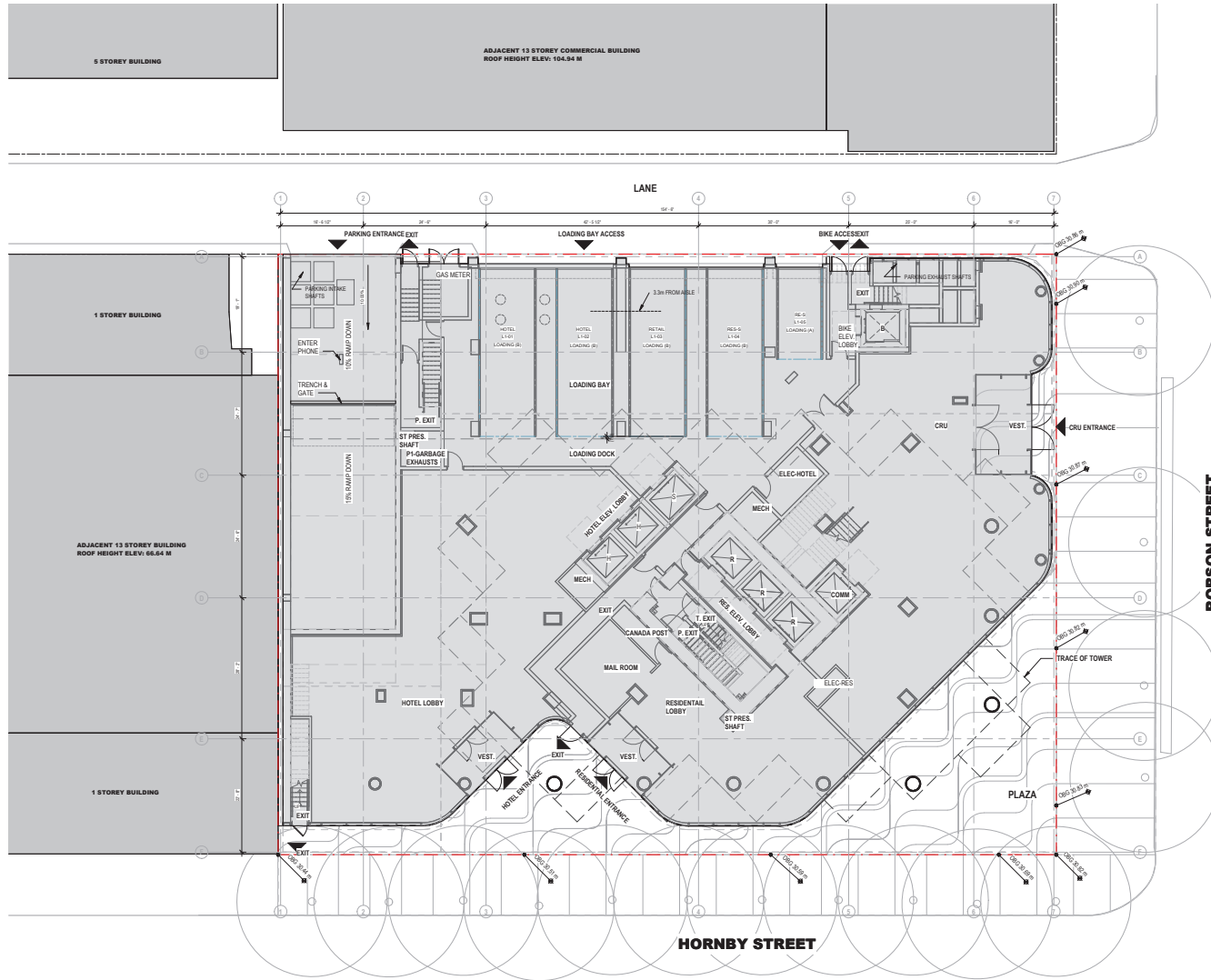


5.0

Architectural Drawings

5.1 Siteplan & Separation





Site Plan

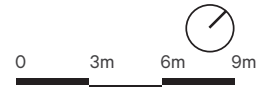
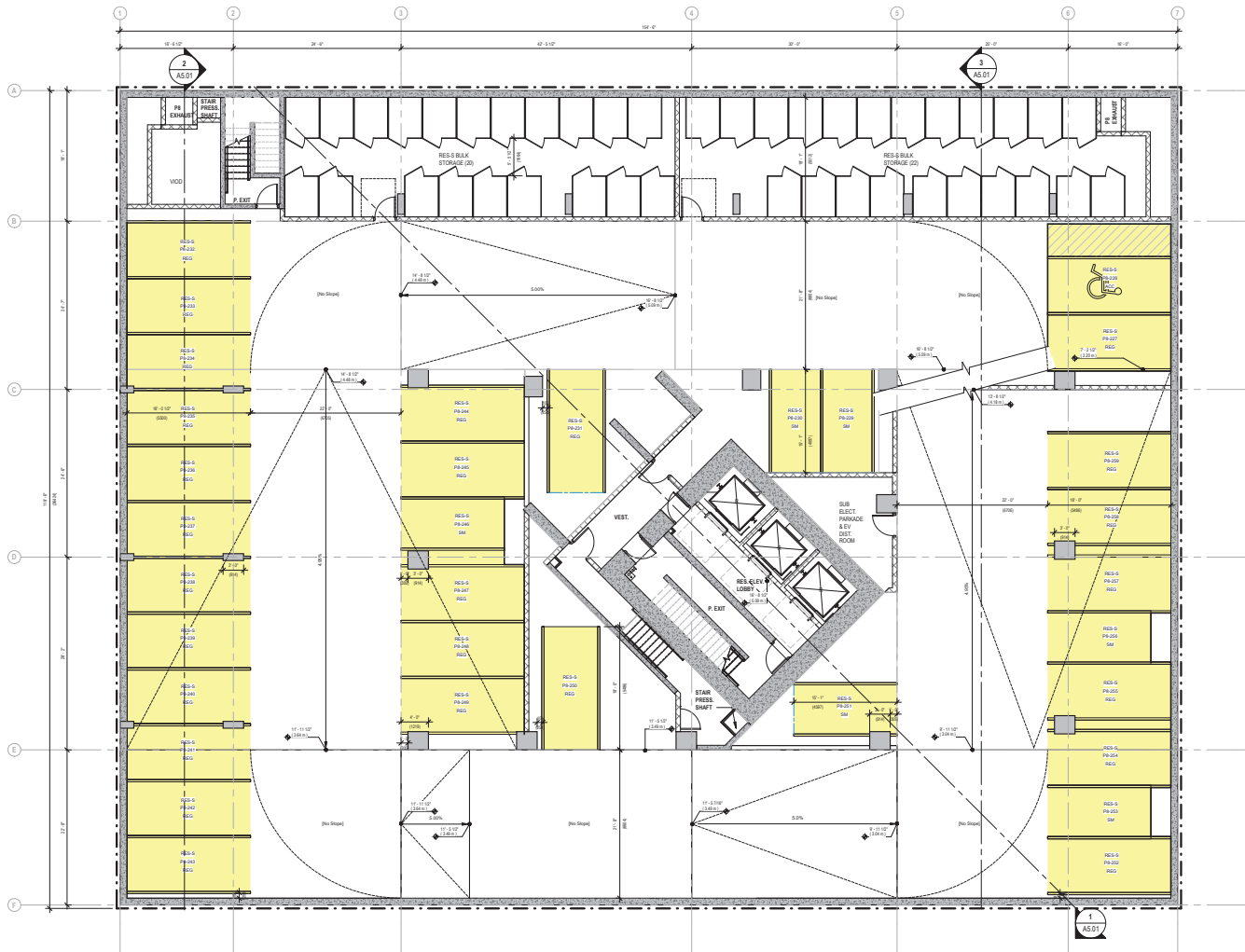
5.2 Plans

PARKING - VEHICLE STALLS/LEVEL

Level	Stall Type	Tag	Count
LEVEL P2	ACCESSIBLE STALL	ACC	1
LEVEL P2	REGULAR STALL	REG	2
LEVEL P2	SMALL CAR STALL	SM	4
			7
LEVEL P3	ACCESSIBLE STALL	ACC	5
LEVEL P3	REGULAR STALL	REG	20
LEVEL P3	SMALL CAR STALL	SM	9
			34
LEVEL P4	ACCESSIBLE STALL	ACC	1
LEVEL P4	REGULAR STALL	REG	33
LEVEL P4	SMALL CAR STALL	SM	9
			43
LEVEL P5	ACCESSIBLE STALL	ACC	2
LEVEL P5	REGULAR STALL	REG	34
LEVEL P5	SMALL CAR STALL	SM	9
			45
LEVEL P6	ACCESSIBLE STALL	ACC	2
LEVEL P6	REGULAR STALL	REG	34
LEVEL P6	SMALL CAR STALL	SM	9
			45
LEVEL P7	ACCESSIBLE STALL	ACC	1
LEVEL P7	REGULAR STALL	REG	38
LEVEL P7	SMALL CAR STALL	SM	8
			47
LEVEL P8	ACCESSIBLE STALL	ACC	1
LEVEL P8	REGULAR STALL	REG	28
LEVEL P8	SMALL CAR STALL	SM	6
			33
			254

PARKADE PLANS

 RESIDENTIAL PARKING STALLS

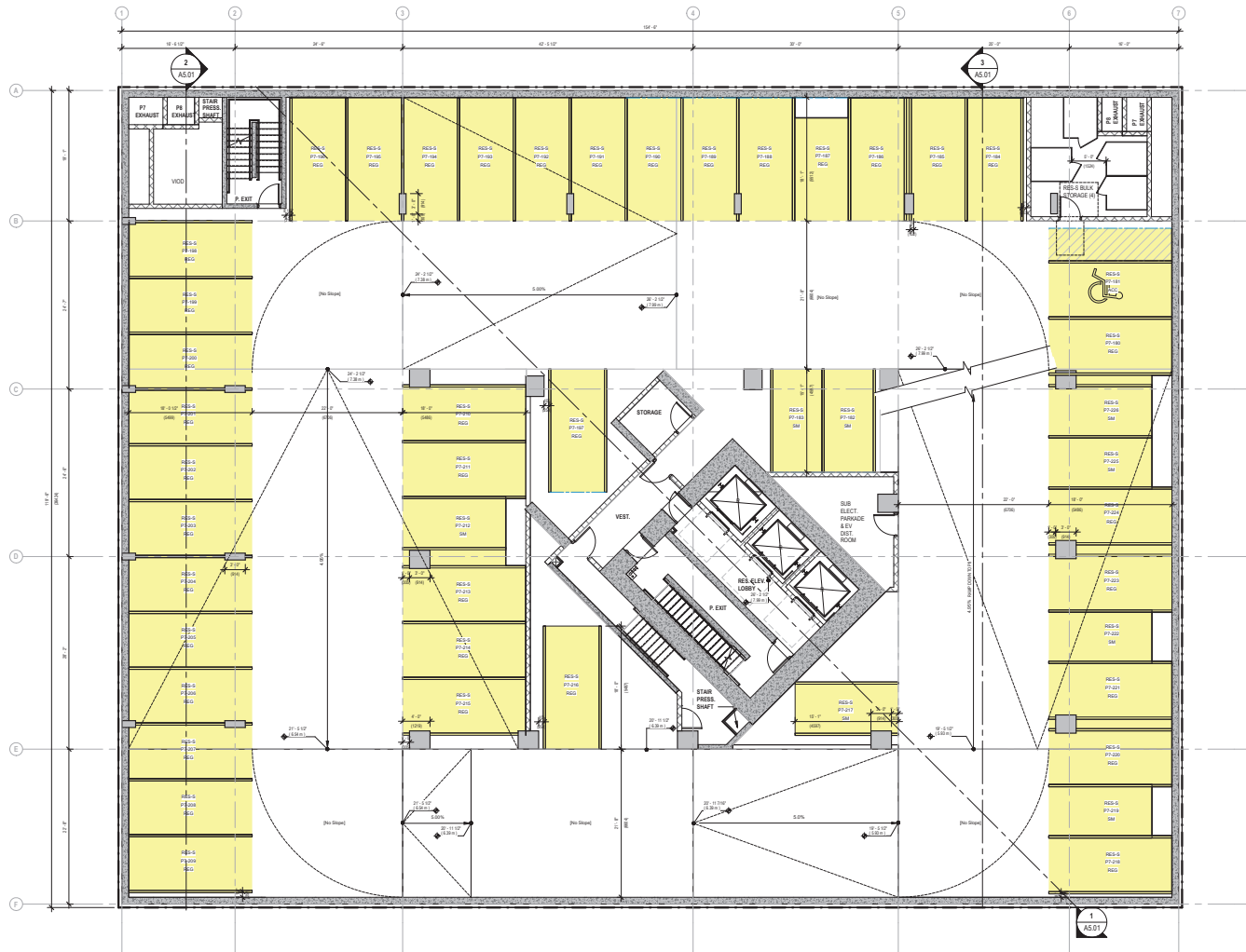


P8 Plan

PARKING - VEHICLE STALLS/LEVEL			
Level	Stall Type	Tag	Count
LEVEL P2	ACCESSIBLE STALL	ACC	1
LEVEL P2	REGULAR STALL	REG	2
LEVEL P2	SMALL CAR STALL	SM	4
			7
LEVEL P3	ACCESSIBLE STALL	ACC	5
LEVEL P3	REGULAR STALL	REG	20
LEVEL P3	SMALL CAR STALL	SM	9
			34
LEVEL P4	ACCESSIBLE STALL	ACC	1
LEVEL P4	REGULAR STALL	REG	33
LEVEL P4	SMALL CAR STALL	SM	9
			43
LEVEL P5	ACCESSIBLE STALL	ACC	2
LEVEL P5	REGULAR STALL	REG	34
LEVEL P5	SMALL CAR STALL	SM	9
			45
LEVEL P6	ACCESSIBLE STALL	ACC	2
LEVEL P6	REGULAR STALL	REG	34
LEVEL P6	SMALL CAR STALL	SM	9
			45
LEVEL P7	ACCESSIBLE STALL	ACC	1
LEVEL P7	REGULAR STALL	REG	38
LEVEL P7	SMALL CAR STALL	SM	8
			47
LEVEL P8	ACCESSIBLE STALL	ACC	1
LEVEL P8	REGULAR STALL	REG	28
LEVEL P8	SMALL CAR STALL	SM	6
			33
			254

PARKADE PLANS

RESIDENTIAL PARKING STALLS

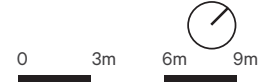
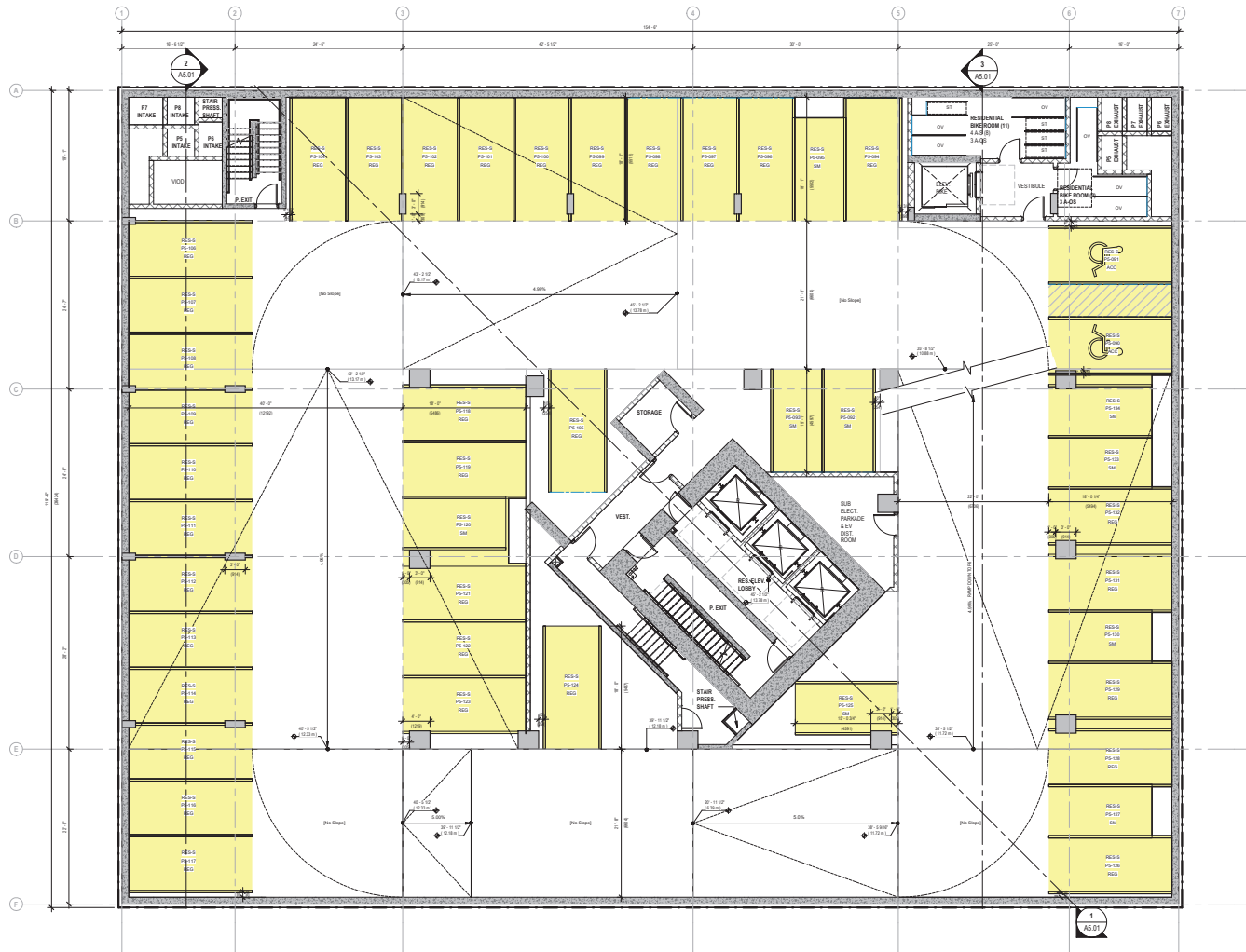


P7 Plan

PARKING - VEHICLE STALLS/LEVEL			
Level	Stall Type	Tag	Count
LEVEL P2	ACCESSIBLE STALL	ACC	1
LEVEL P2	REGULAR STALL	REG	2
LEVEL P2	SMALL CAR STALL	SM	4
			7
LEVEL P3	ACCESSIBLE STALL	ACC	5
LEVEL P3	REGULAR STALL	REG	20
LEVEL P3	SMALL CAR STALL	SM	9
			34
LEVEL P4	ACCESSIBLE STALL	ACC	1
LEVEL P4	REGULAR STALL	REG	33
LEVEL P4	SMALL CAR STALL	SM	9
			43
LEVEL P5	ACCESSIBLE STALL	ACC	2
LEVEL P5	REGULAR STALL	REG	34
LEVEL P5	SMALL CAR STALL	SM	9
			45
LEVEL P6	ACCESSIBLE STALL	ACC	2
LEVEL P6	REGULAR STALL	REG	34
LEVEL P6	SMALL CAR STALL	SM	9
			45
LEVEL P7	ACCESSIBLE STALL	ACC	1
LEVEL P7	REGULAR STALL	REG	38
LEVEL P7	SMALL CAR STALL	SM	8
			47
LEVEL P8	ACCESSIBLE STALL	ACC	1
LEVEL P8	REGULAR STALL	REG	28
LEVEL P8	SMALL CAR STALL	SM	6
			33
			254

PARKADE PLANS

RESIDENTIAL PARKING STALLS



P5 Plan

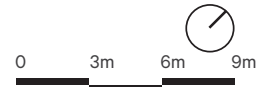
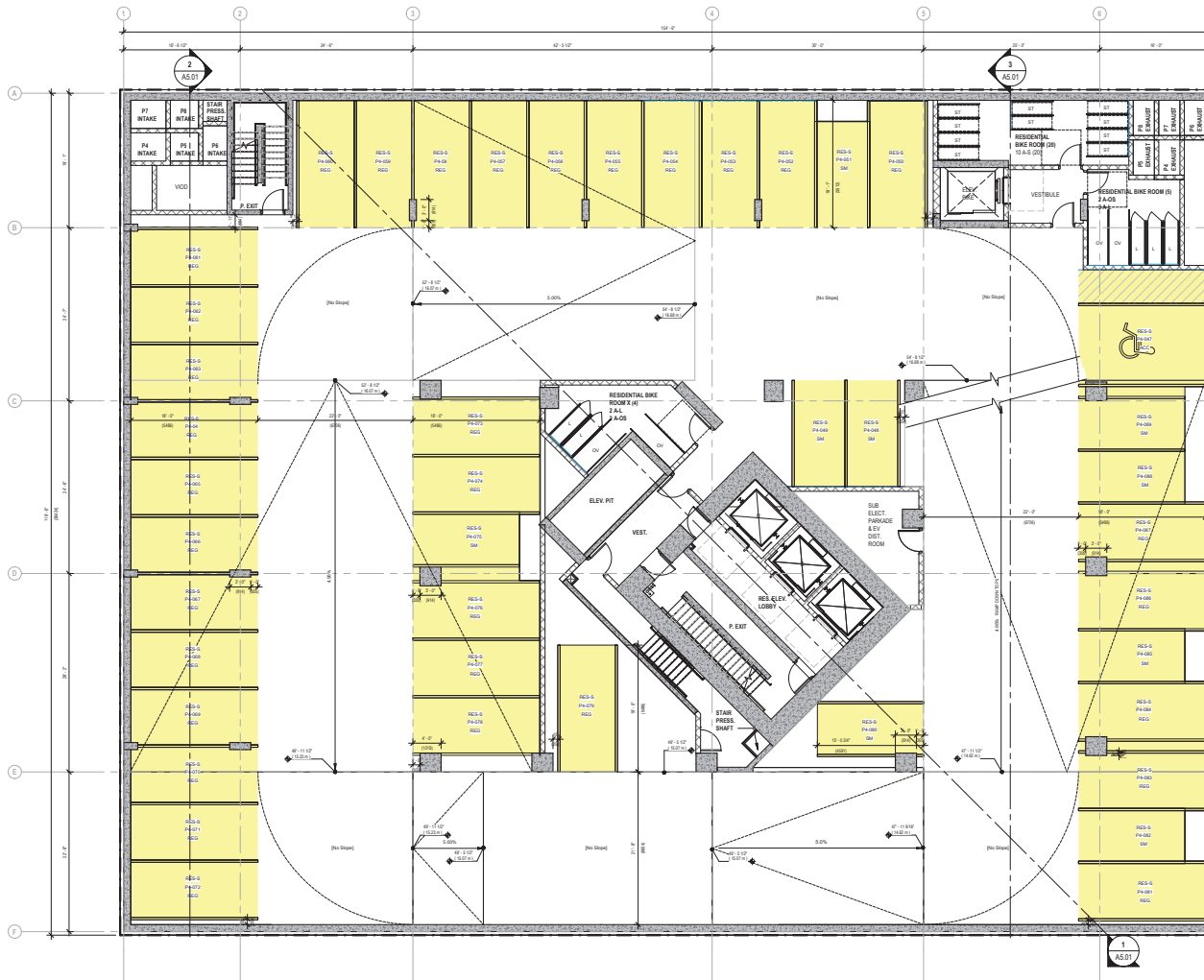
5.2 Plans

PARKING - VEHICLE STALLS/LEVEL

Level	Stall Type	Tag	Count
LEVEL P2	ACCESSIBLE STALL	ACC	1
LEVEL P2	REGULAR STALL	REG	2
LEVEL P2	SMALL CAR STALL	SM	4
			7
LEVEL P3	ACCESSIBLE STALL	ACC	5
LEVEL P3	REGULAR STALL	REG	20
LEVEL P3	SMALL CAR STALL	SM	9
			34
LEVEL P4	ACCESSIBLE STALL	ACC	1
LEVEL P4	REGULAR STALL	REG	33
LEVEL P4	SMALL CAR STALL	SM	9
			43
LEVEL P5	ACCESSIBLE STALL	ACC	2
LEVEL P5	REGULAR STALL	REG	34
LEVEL P5	SMALL CAR STALL	SM	9
			45
LEVEL P6	ACCESSIBLE STALL	ACC	2
LEVEL P6	REGULAR STALL	REG	34
LEVEL P6	SMALL CAR STALL	SM	9
			45
LEVEL P7	ACCESSIBLE STALL	ACC	1
LEVEL P7	REGULAR STALL	REG	38
LEVEL P7	SMALL CAR STALL	SM	8
			47
LEVEL P8	ACCESSIBLE STALL	ACC	1
LEVEL P8	REGULAR STALL	REG	28
LEVEL P8	SMALL CAR STALL	SM	6
			33
			254

PARKADE PLANS

 RESIDENTIAL PARKING STALLS

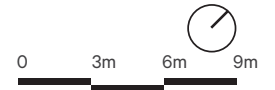
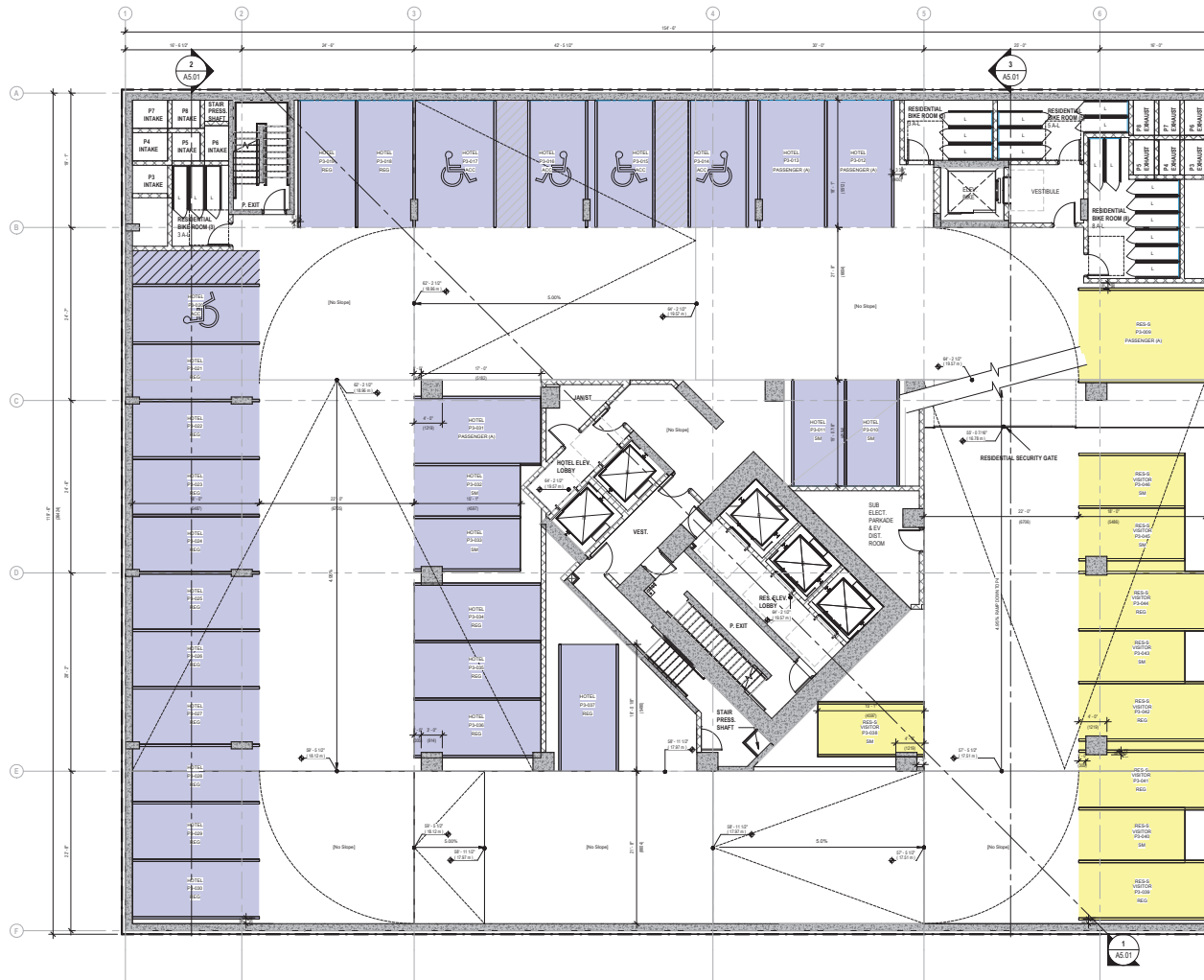


P4 Plan

PARKING - VEHICLE STALLS/LEVEL			
Level	Stall Type	Tag	Count
LEVEL P2	ACCESSIBLE STALL	ACC	1
LEVEL P2	REGULAR STALL	REG	2
LEVEL P2	SMALL CAR STALL	SM	4
			7
LEVEL P3	ACCESSIBLE STALL	ACC	5
LEVEL P3	REGULAR STALL	REG	20
LEVEL P3	SMALL CAR STALL	SM	9
			34
LEVEL P4	ACCESSIBLE STALL	ACC	1
LEVEL P4	REGULAR STALL	REG	33
LEVEL P4	SMALL CAR STALL	SM	9
			43
LEVEL P5	ACCESSIBLE STALL	ACC	2
LEVEL P5	REGULAR STALL	REG	34
LEVEL P5	SMALL CAR STALL	SM	9
			45
LEVEL P6	ACCESSIBLE STALL	ACC	2
LEVEL P6	REGULAR STALL	REG	34
LEVEL P6	SMALL CAR STALL	SM	9
			45
LEVEL P7	ACCESSIBLE STALL	ACC	1
LEVEL P7	REGULAR STALL	REG	38
LEVEL P7	SMALL CAR STALL	SM	8
			47
LEVEL P8	ACCESSIBLE STALL	ACC	1
LEVEL P8	REGULAR STALL	REG	28
LEVEL P8	SMALL CAR STALL	SM	6
			33
			254

PARKADE PLANS

- RESIDENTIAL PARKING STALLS
- HOTEL PARKING STALLS



P3 Plan

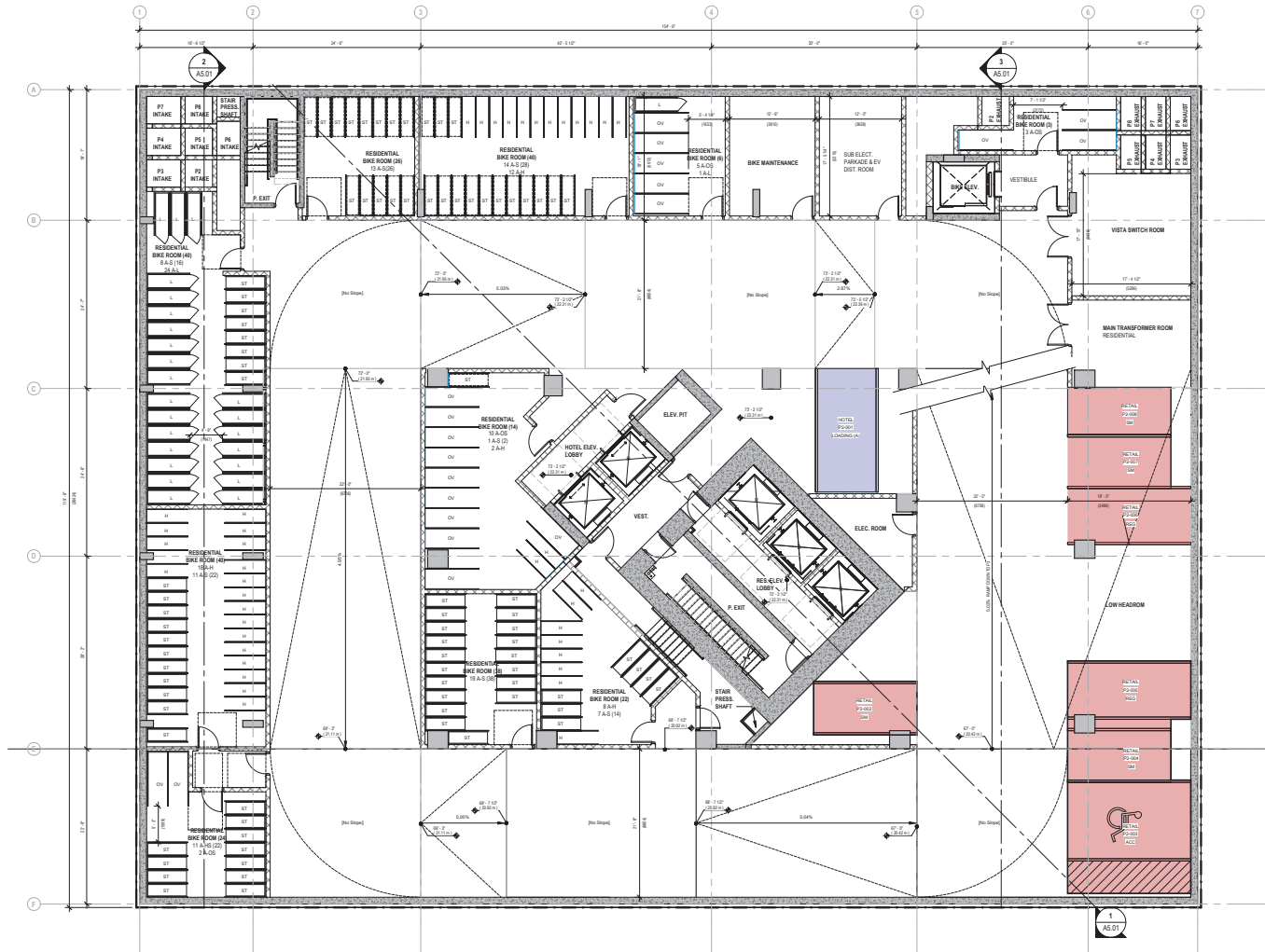
5.2 Plans

PARKING - VEHICLE STALLS/LEVEL

Level	Stall Type	Tag	Count
LEVEL P2	ACCESSIBLE STALL	ACC	1
LEVEL P2	REGULAR STALL	REG	2
LEVEL P2	SMALL CAR STALL	SM	4
			7
LEVEL P3	ACCESSIBLE STALL	ACC	5
LEVEL P3	REGULAR STALL	REG	20
LEVEL P3	SMALL CAR STALL	SM	9
			34
LEVEL P4	ACCESSIBLE STALL	ACC	1
LEVEL P4	REGULAR STALL	REG	33
LEVEL P4	SMALL CAR STALL	SM	9
			43
LEVEL P5	ACCESSIBLE STALL	ACC	2
LEVEL P5	REGULAR STALL	REG	34
LEVEL P5	SMALL CAR STALL	SM	9
			45
LEVEL P6	ACCESSIBLE STALL	ACC	2
LEVEL P6	REGULAR STALL	REG	34
LEVEL P6	SMALL CAR STALL	SM	9
			45
LEVEL P7	ACCESSIBLE STALL	ACC	1
LEVEL P7	REGULAR STALL	REG	38
LEVEL P7	SMALL CAR STALL	SM	8
			47
LEVEL P8	ACCESSIBLE STALL	ACC	1
LEVEL P8	REGULAR STALL	REG	28
LEVEL P8	SMALL CAR STALL	SM	6
			35
			254

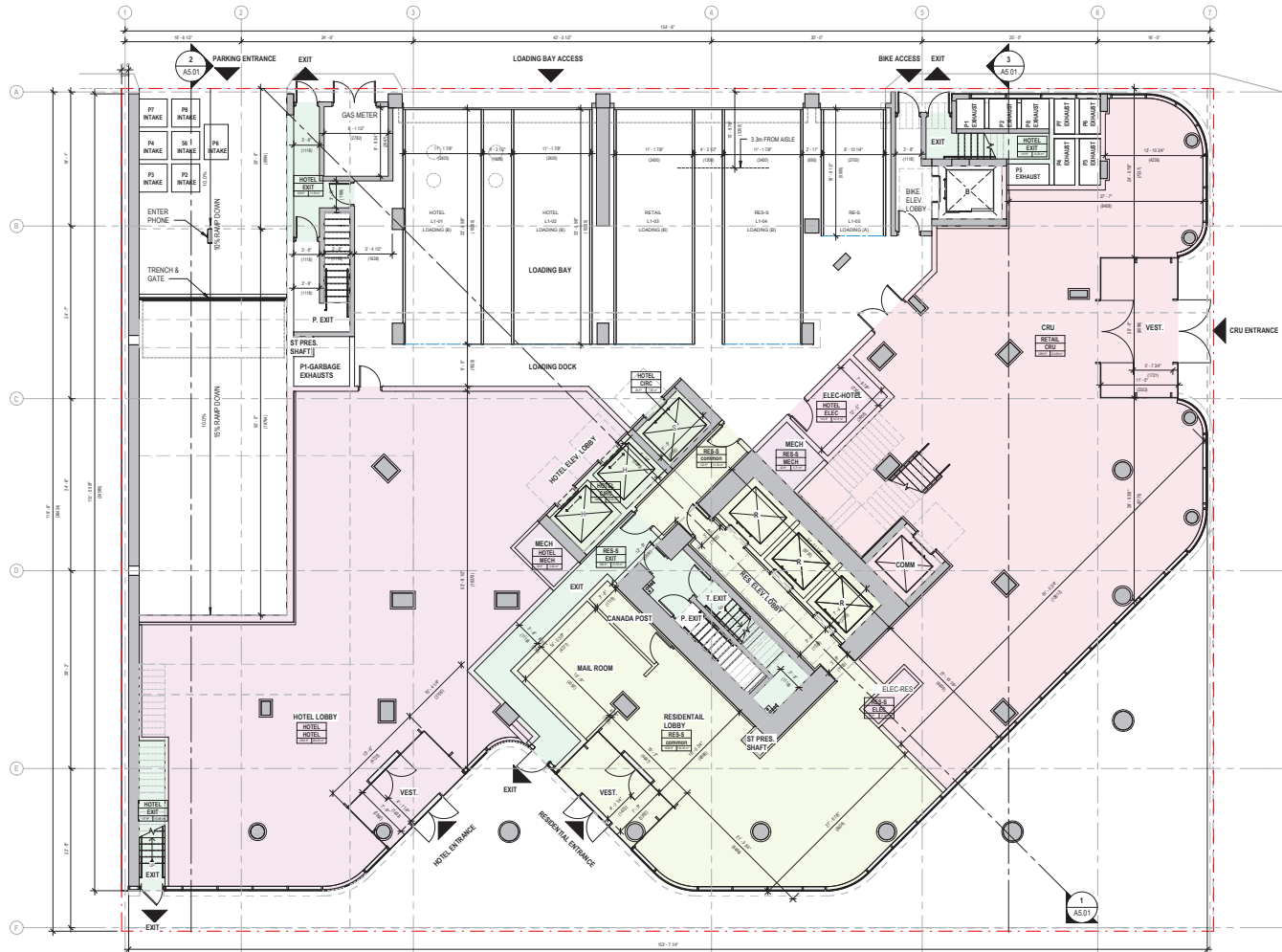
PARKADE PLANS

- RETAIL PARKING STALLS
- HOTEL PARKING STALLS

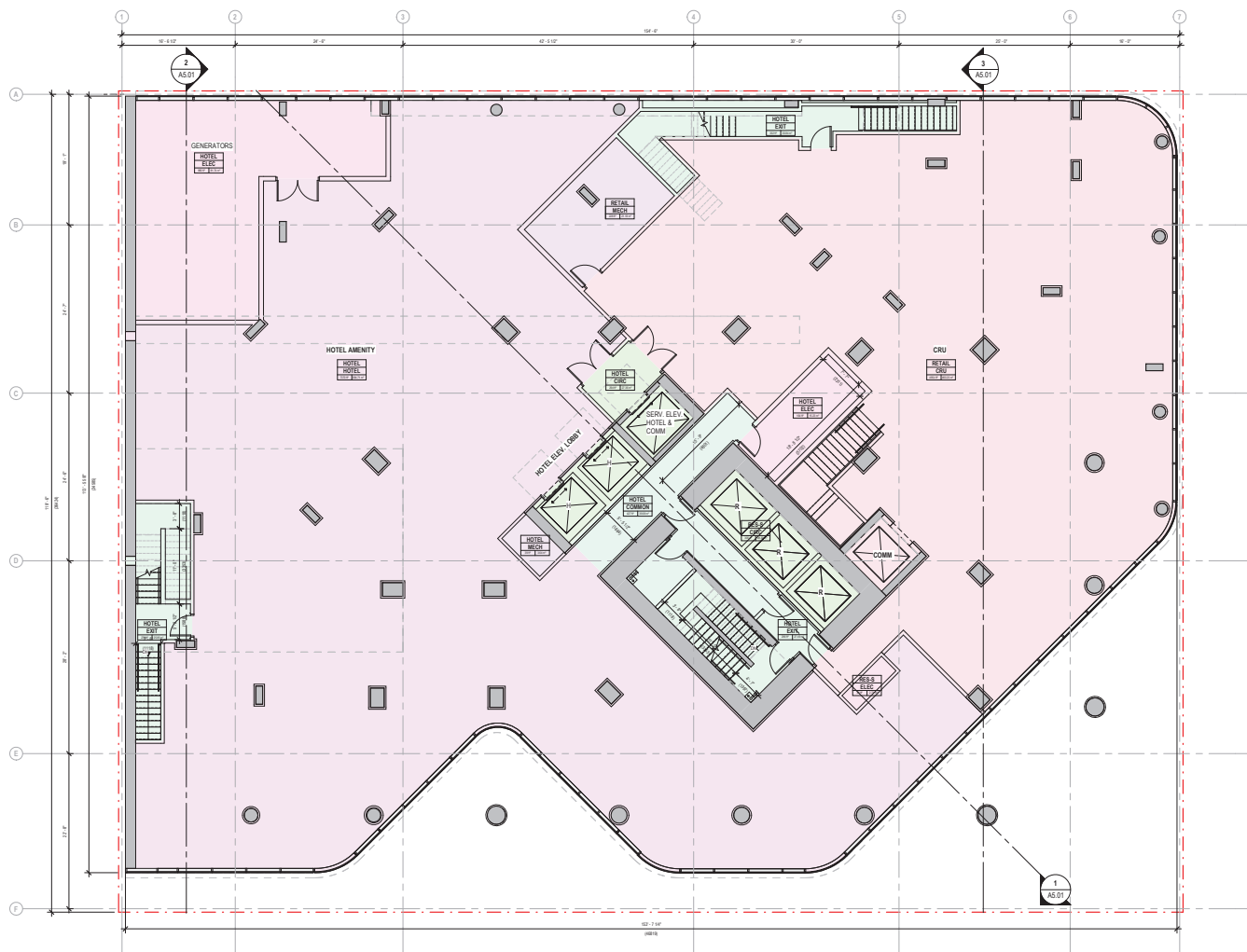


P2 Plan

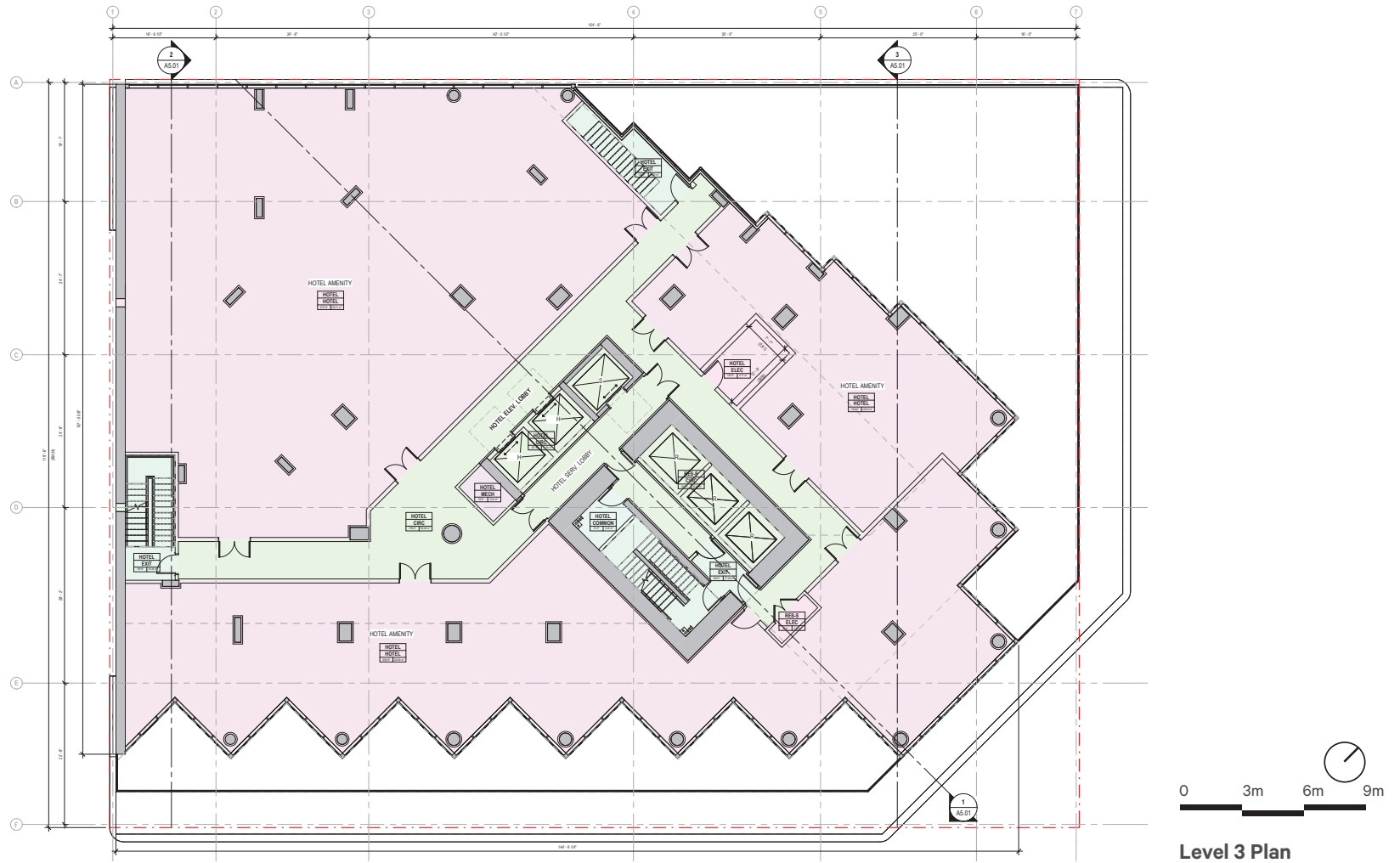
5.2 Plans



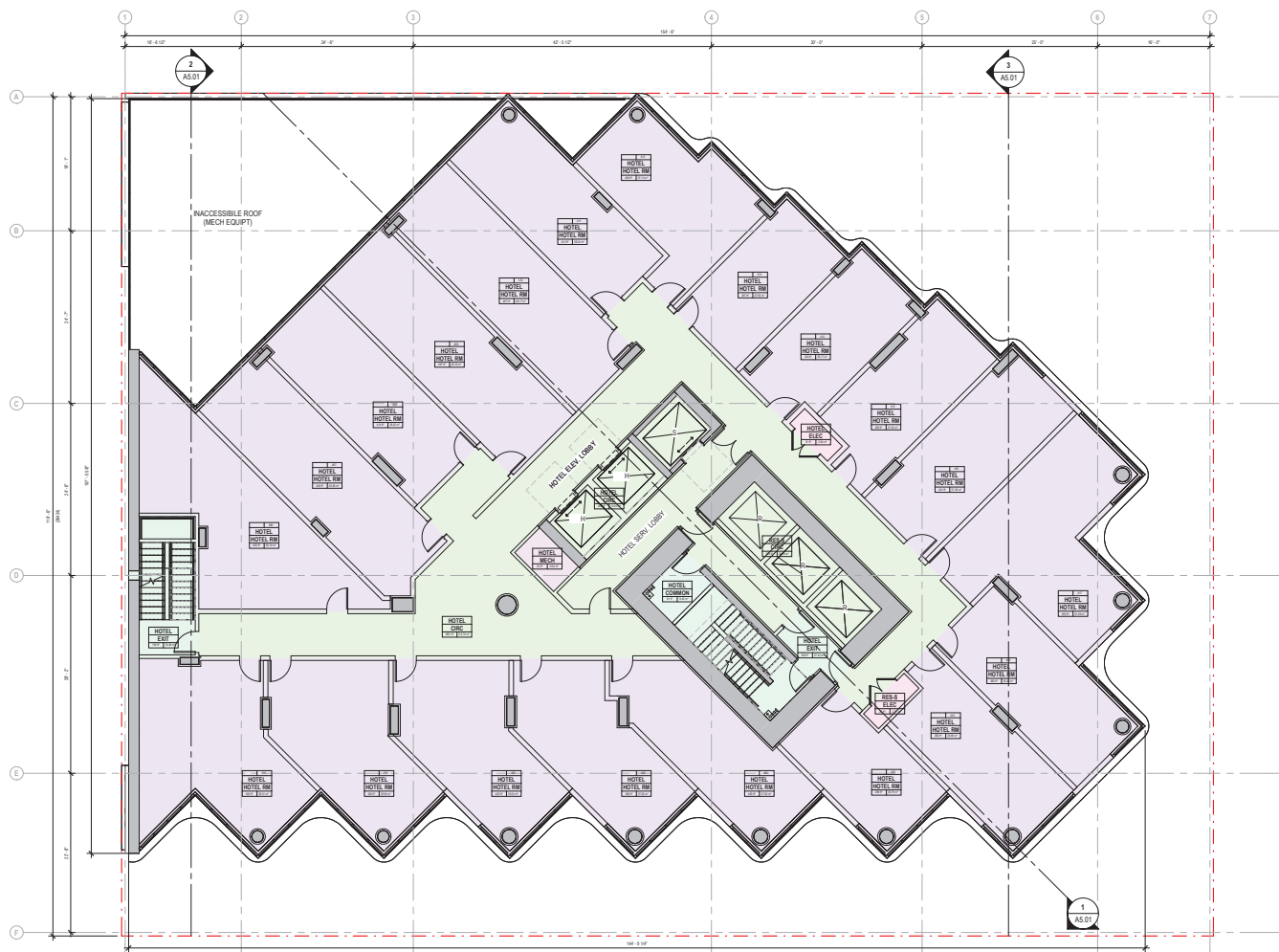
Level 1 Plan



Level 2 Plan

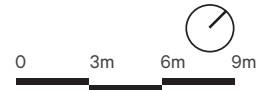
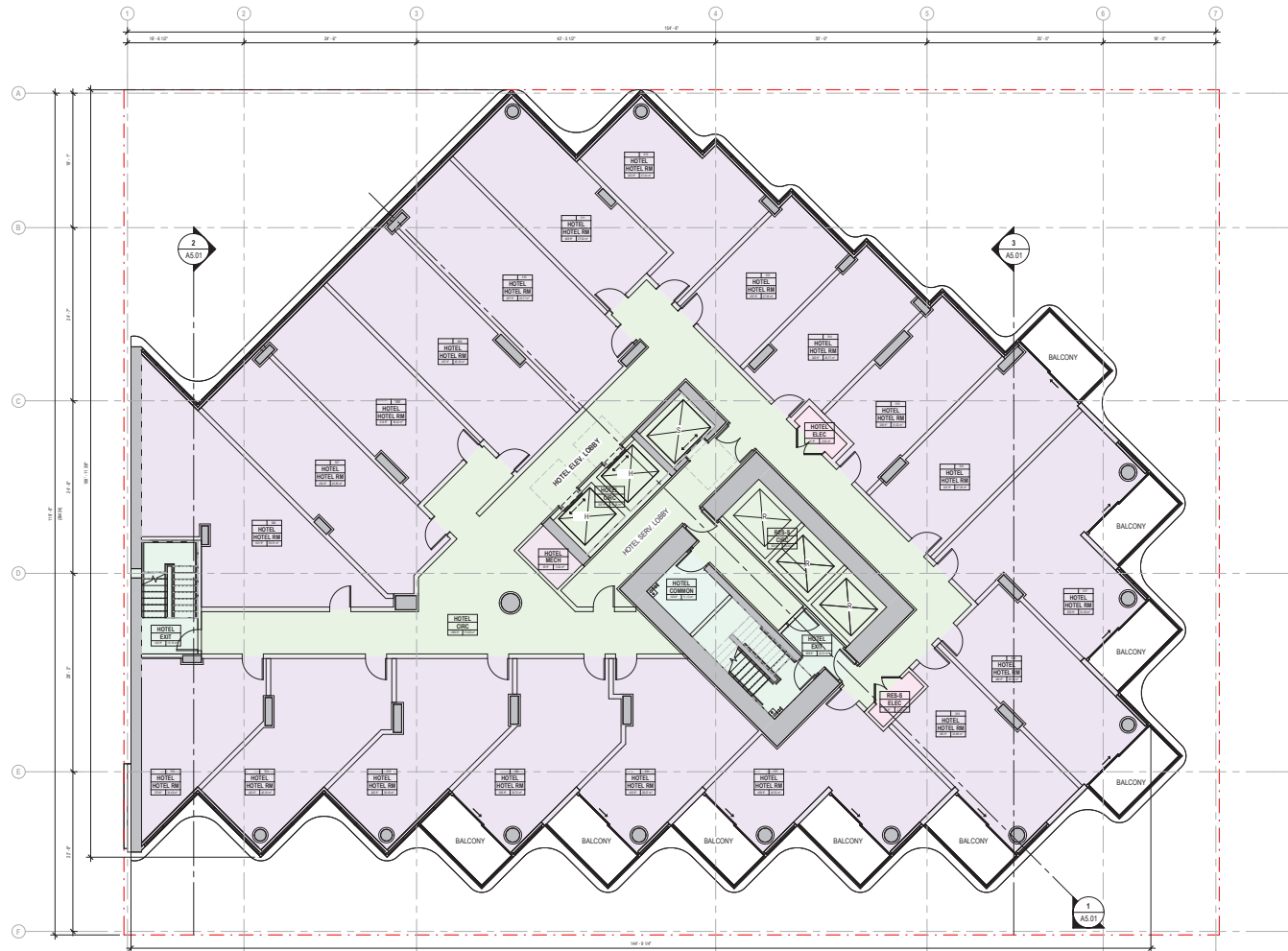


Level 3 Plan

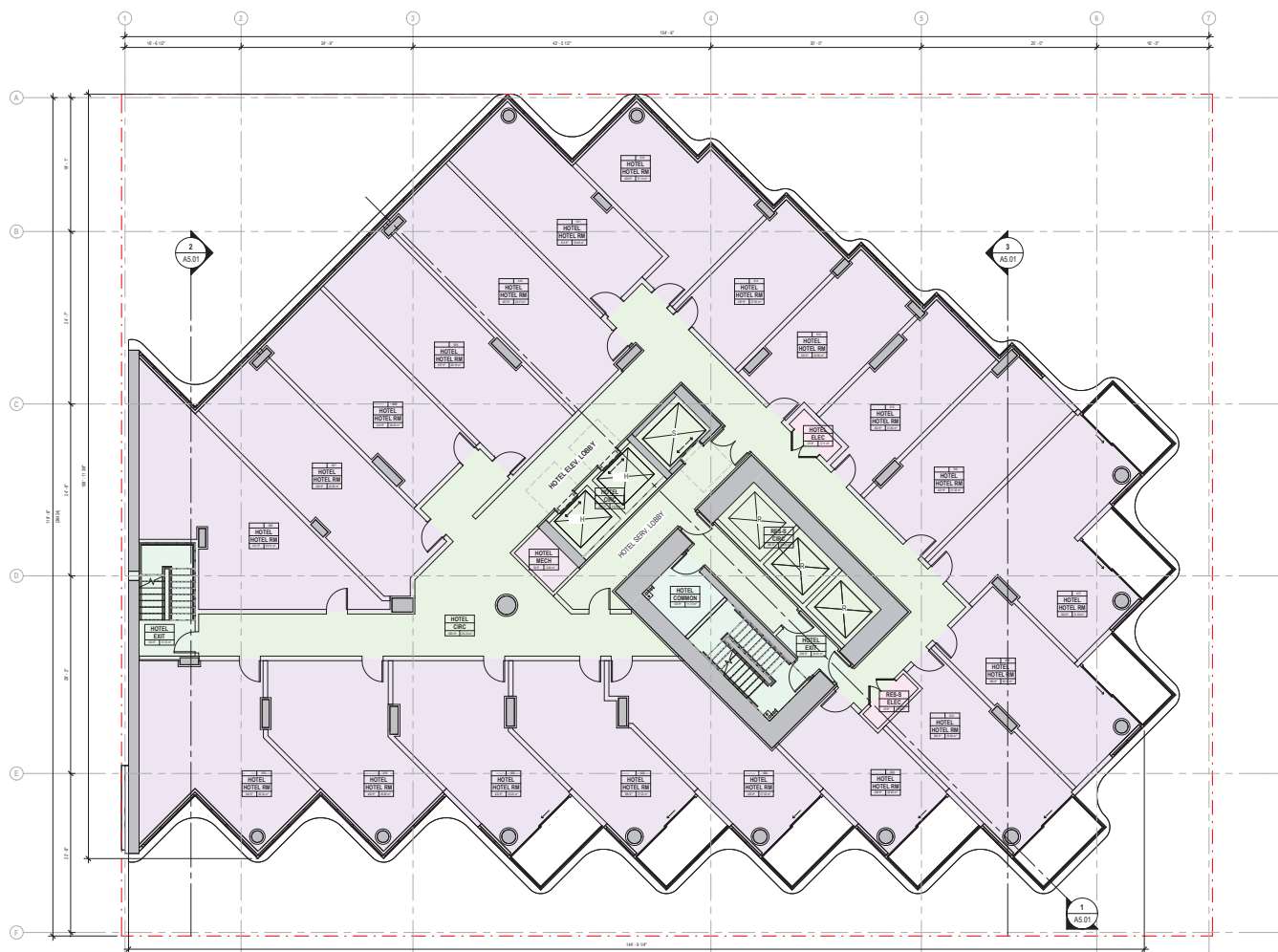


Level 4 Plan

5.2 Plans

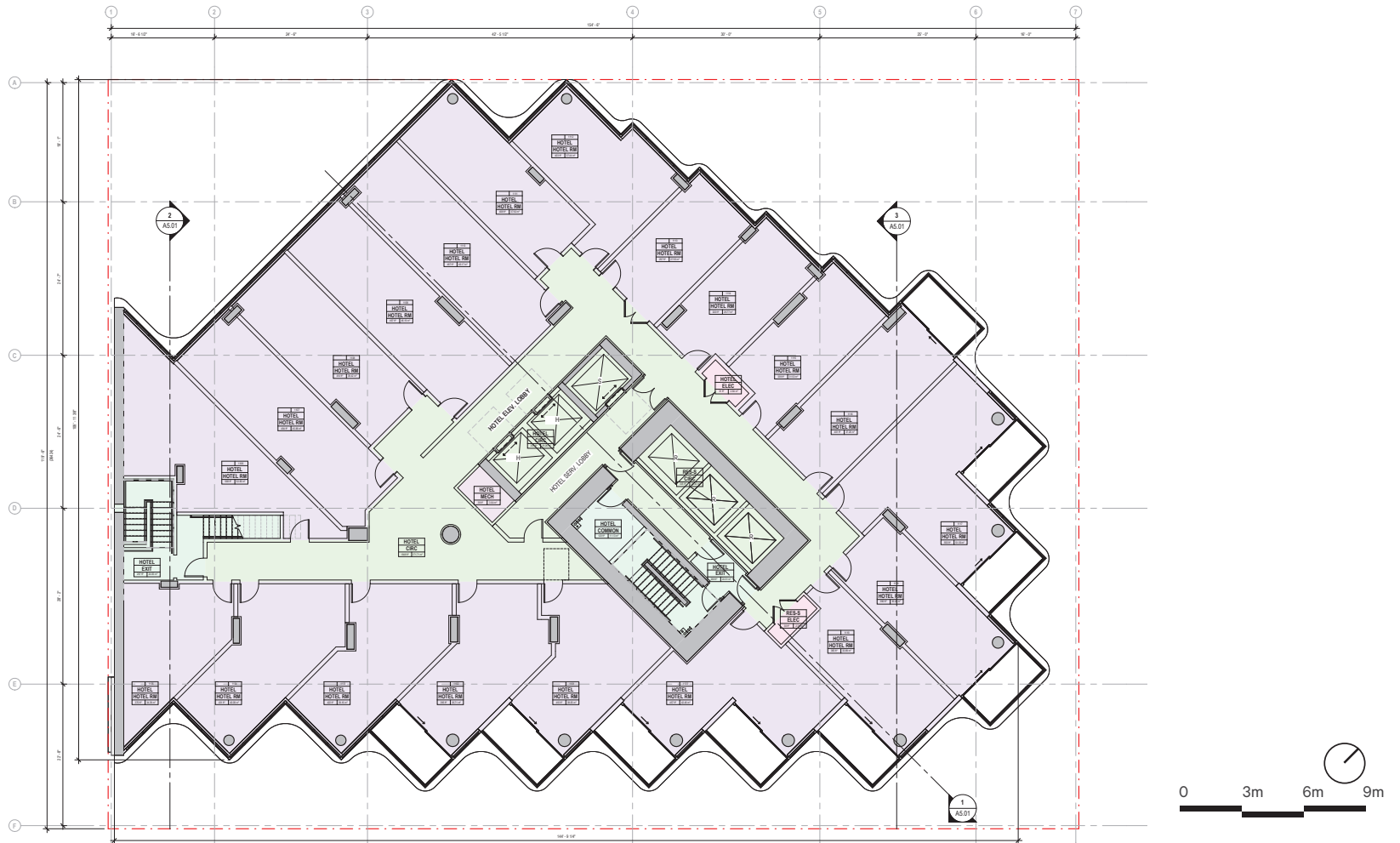


Level 5, 7, 9 Plan

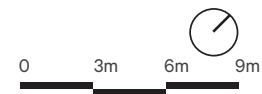
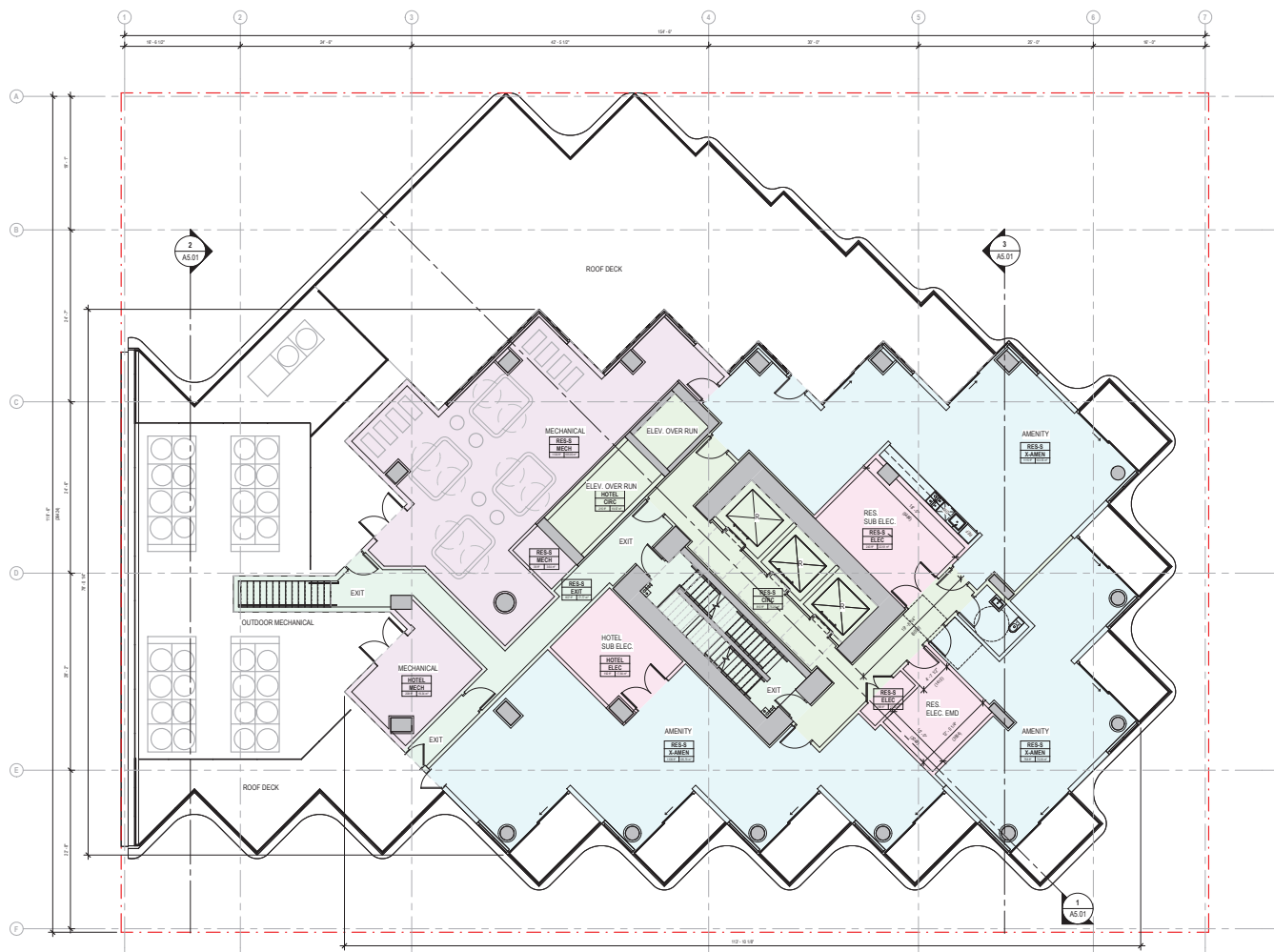


Level 6, 8, 10 Plan

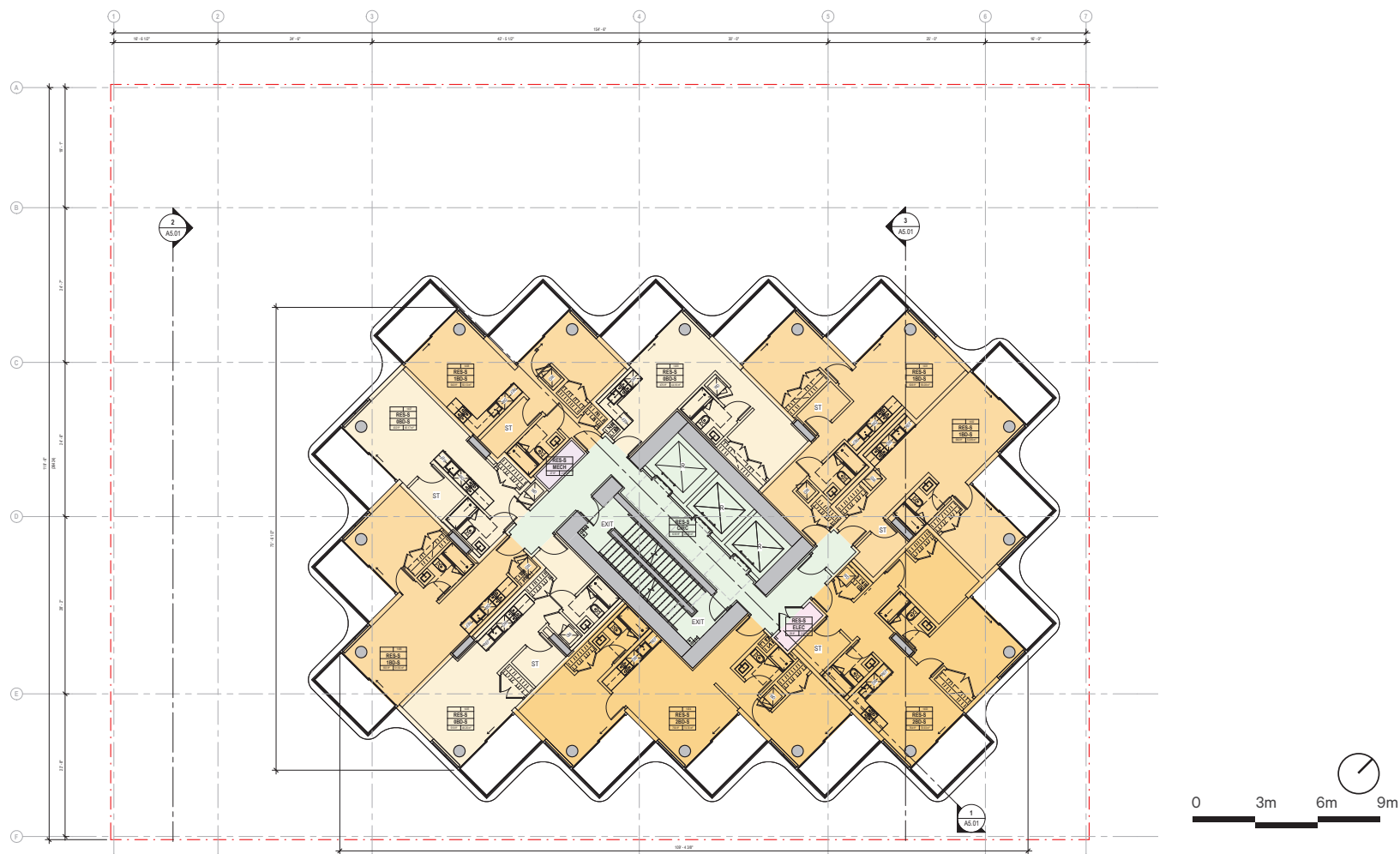
5.2 Plans



Level 11 Plan



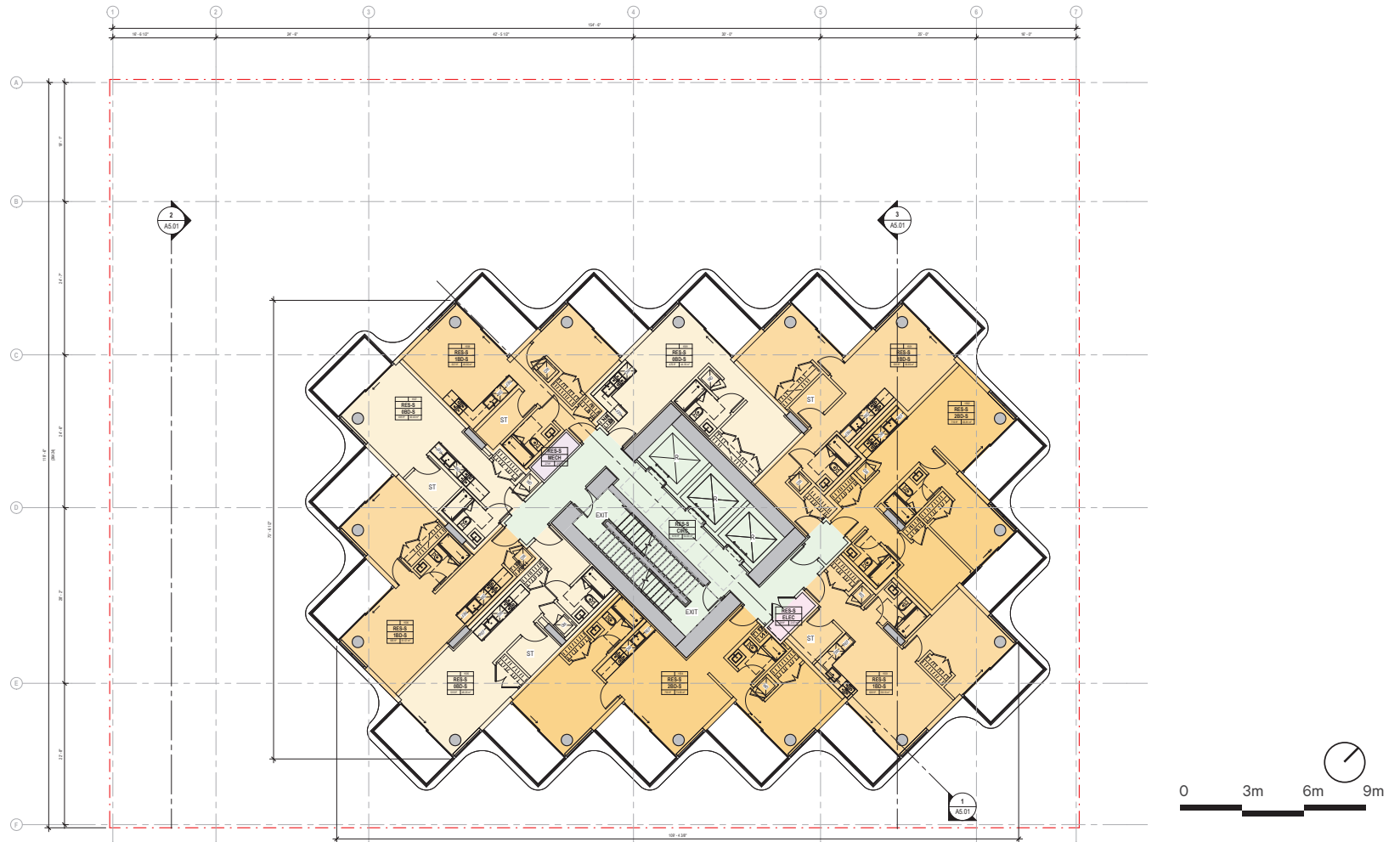
Level 12 Plan



Refer to FSR overlay drawing series for the net unit areas.

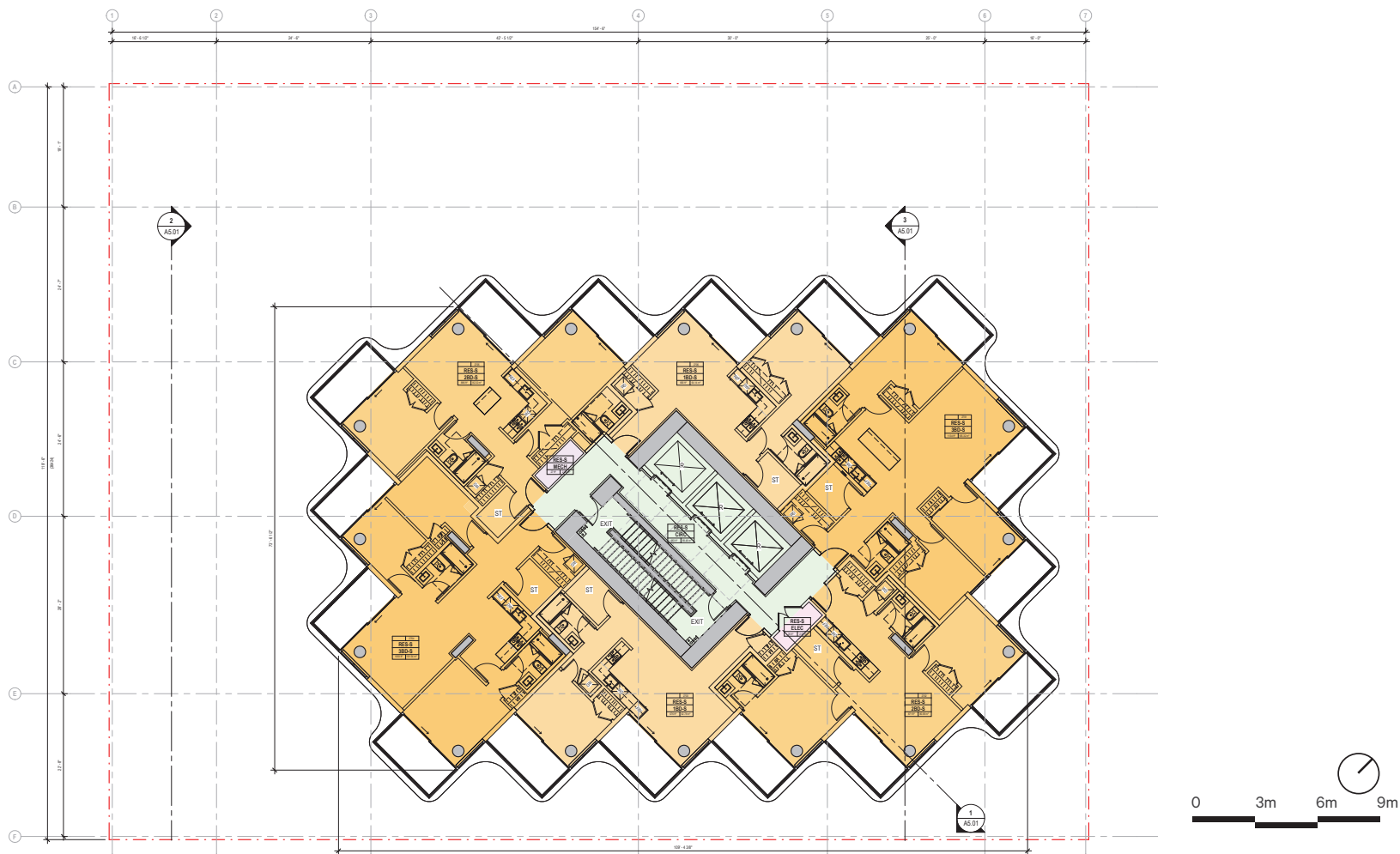
Even-Levels 14-26 Plan

5.2 Plans



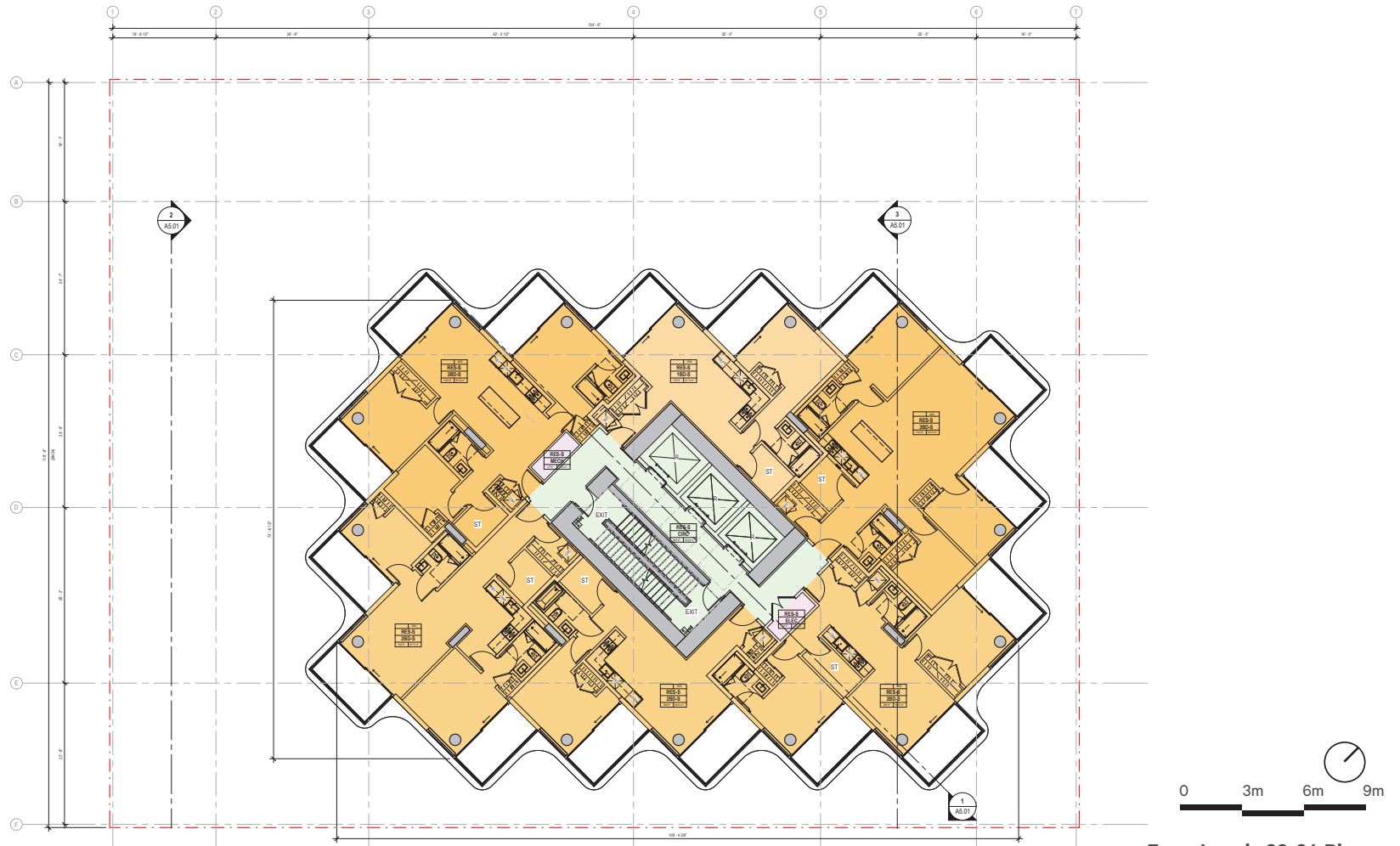
Refer to FSR overlay drawing series for the net unit areas.

Odd-Levels 15-25 Plan



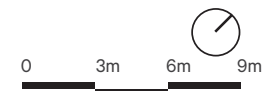
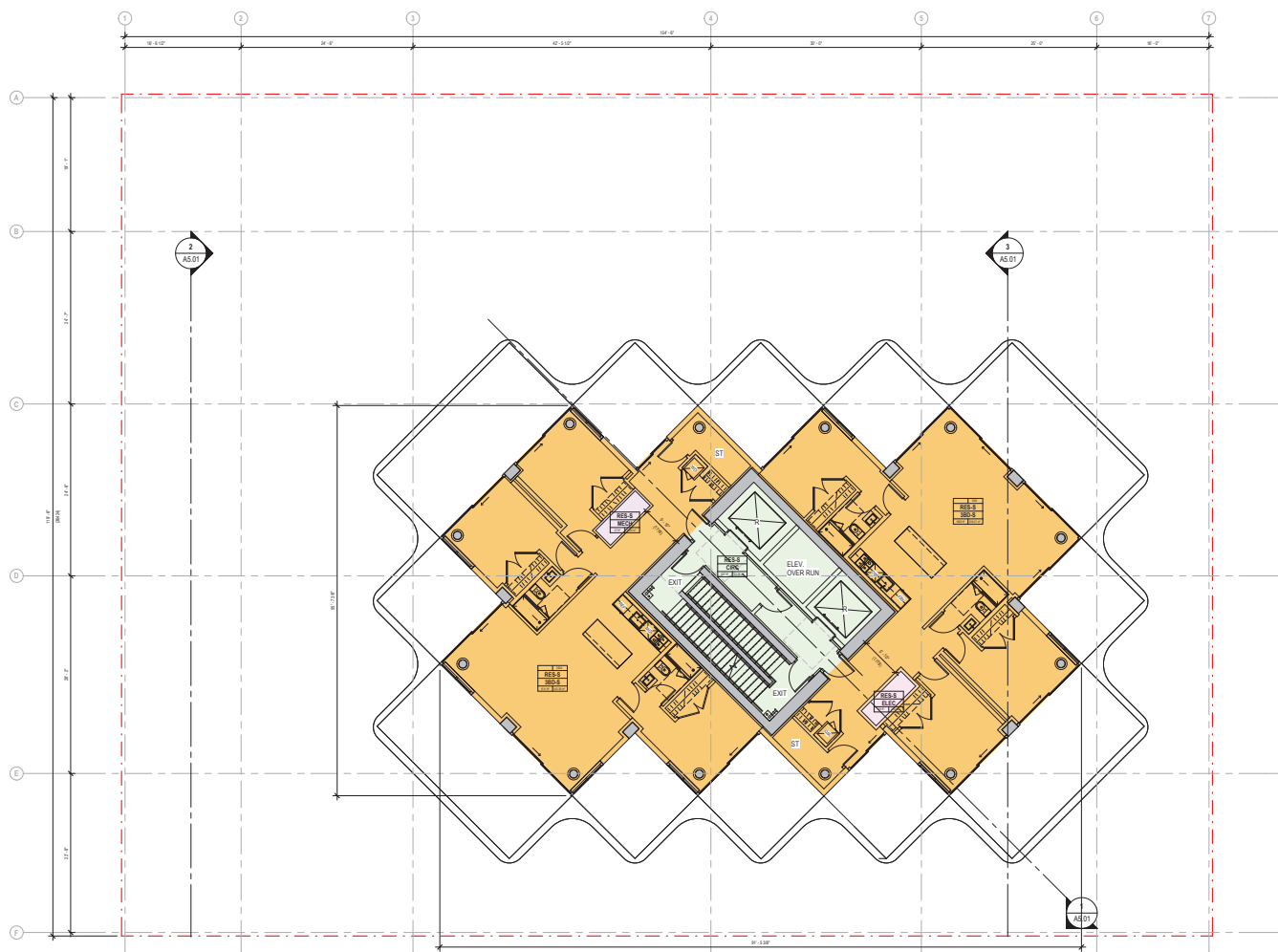
Refer to FSR overlay drawing series for the net unit areas.

Odd-Levels 27-33 Plan



Refer to FSR overlay drawing series for the net unit areas.

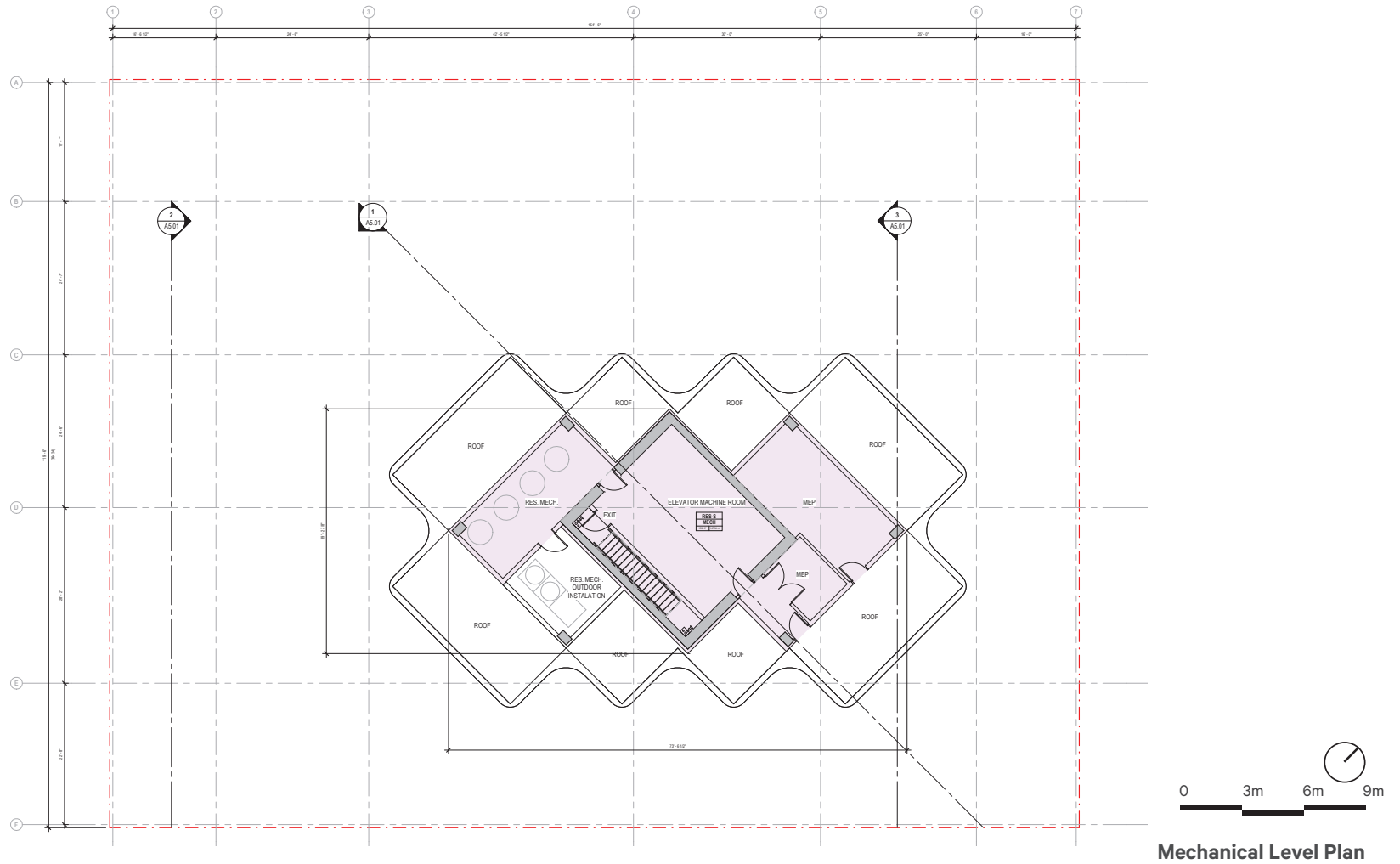
Even-Levels 28-34 Plan



Level 35 Plan

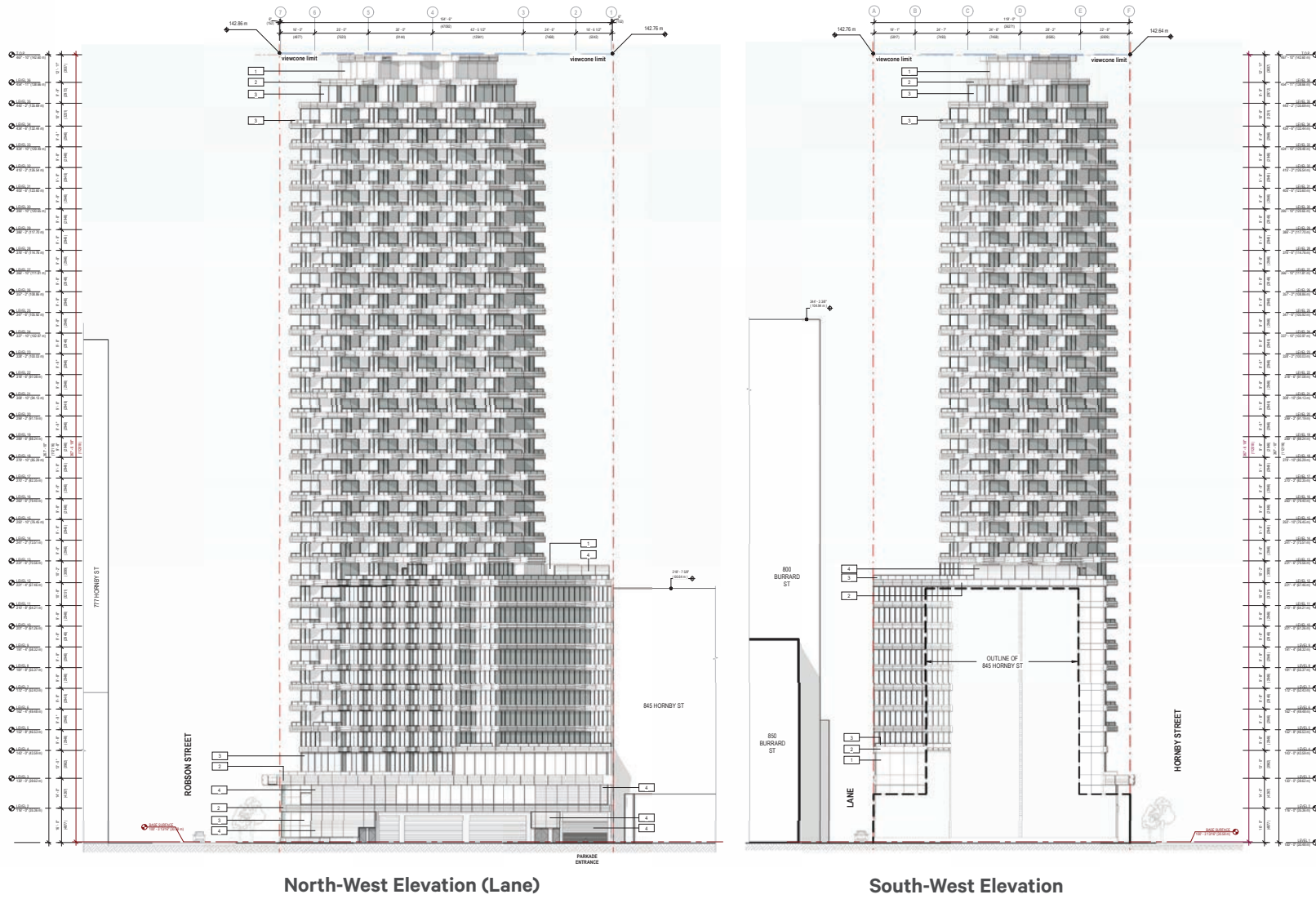
Refer to FSR overlay drawing series for the net unit areas.

5.2 Plans

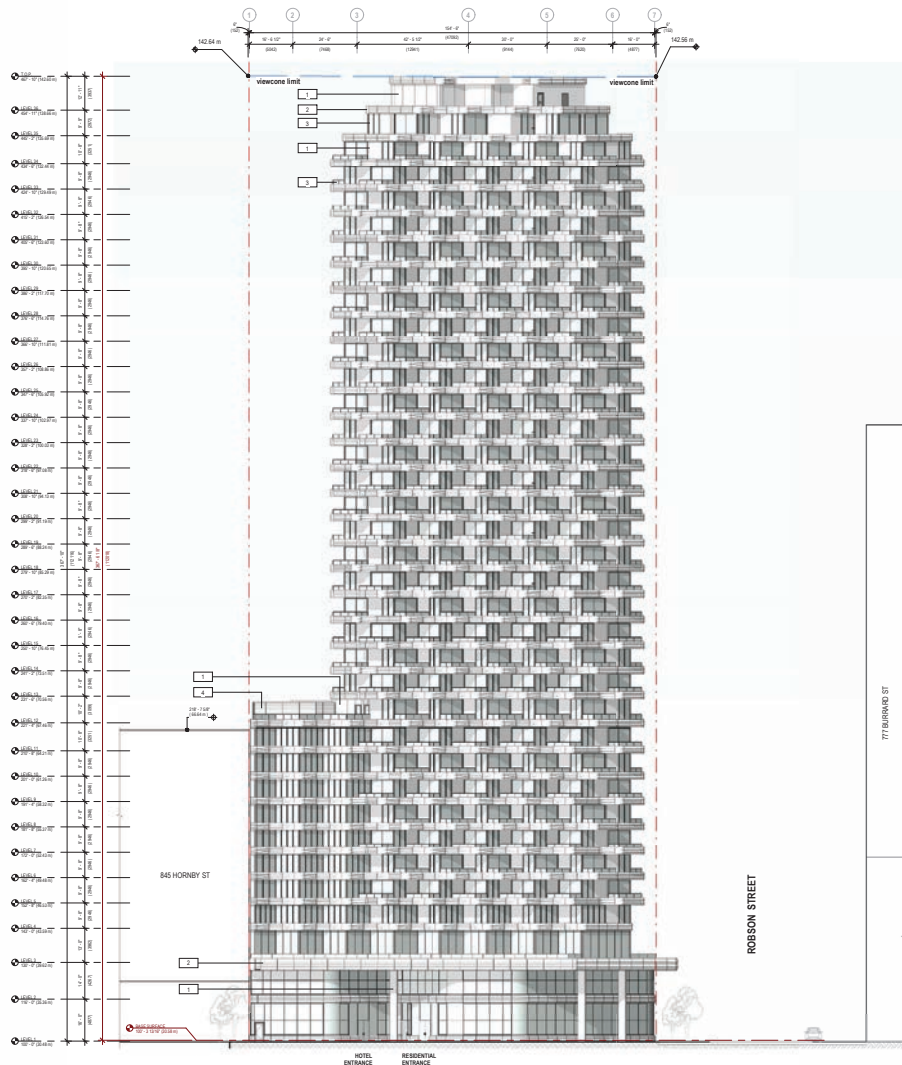


Mechanical Level Plan

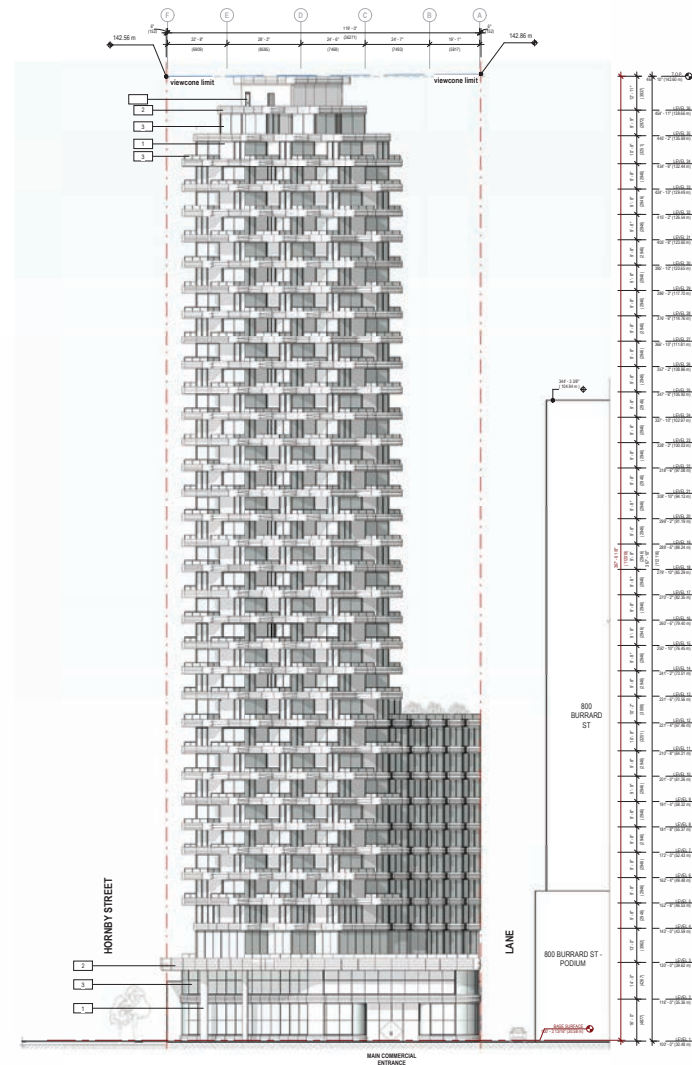
5.3 Sections & Elevations



N.T.S

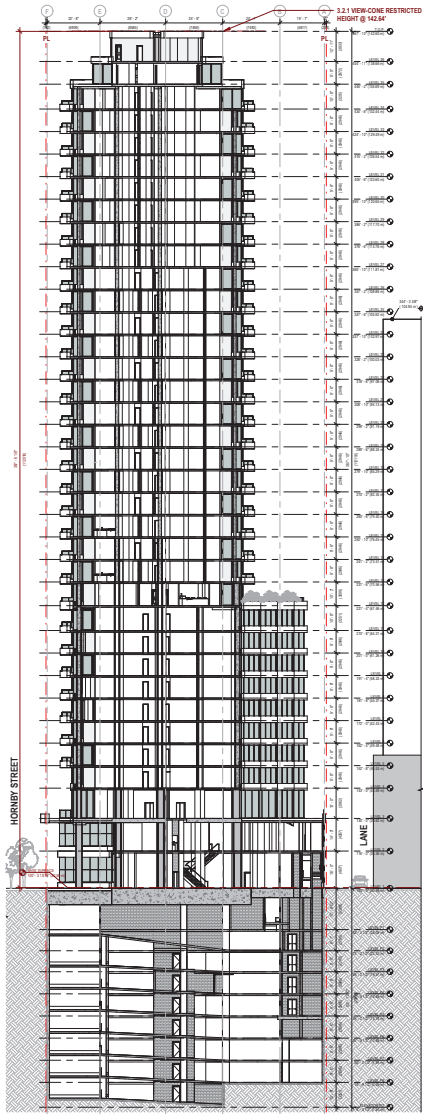


South-East Elevation (Hornby Street)

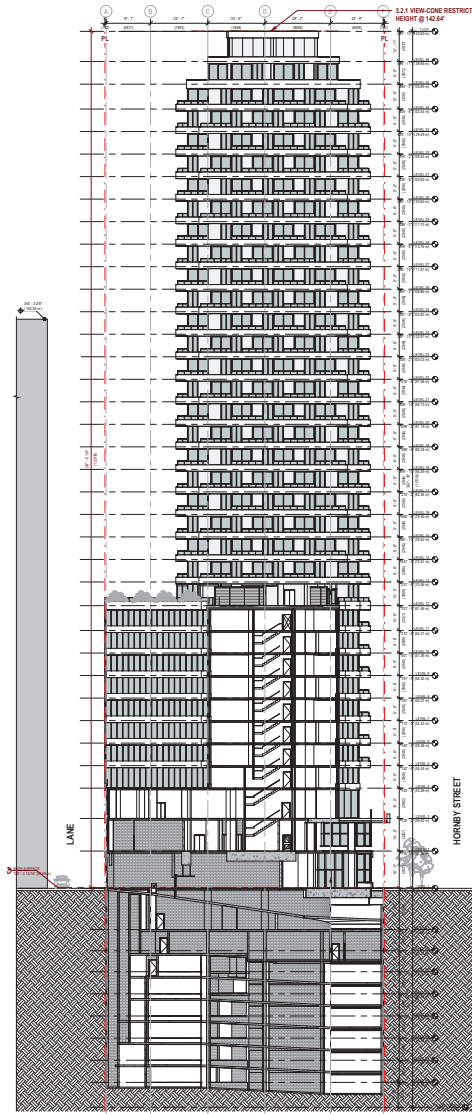


North-East Elevation (Robson Street)

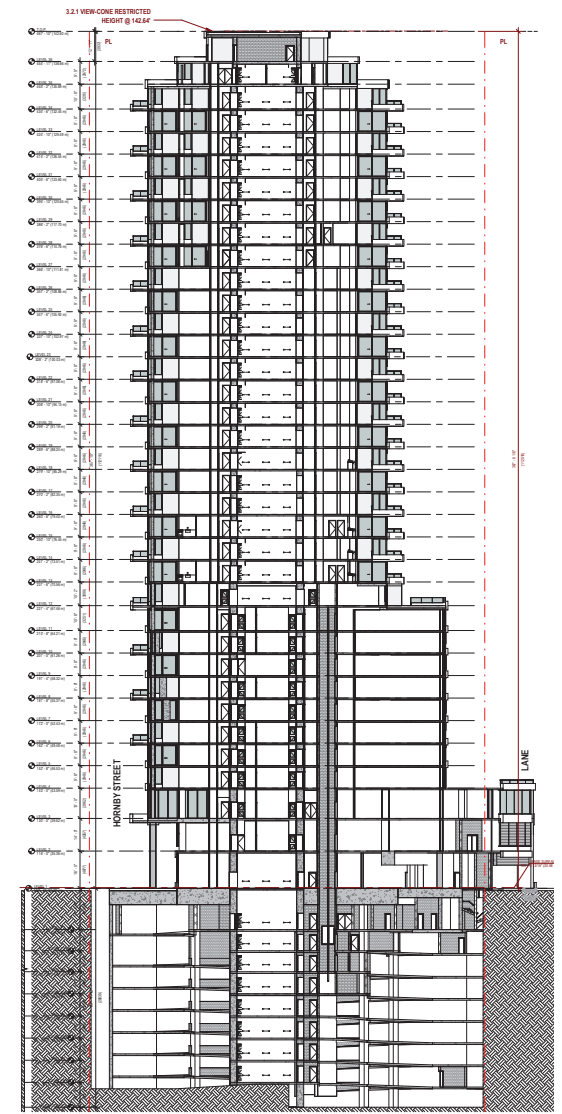
5.3 Sections & Elevations



Longitudinal Section



Longitudinal Section



Longitudinal Section

N.T.S

PAGE LEFT INTENTIONALLY BLANK





6.0

Landscape Drawings






Site Context

The site is bound by two of Downtown Vancouver's most prominent high streets connecting it to 800 Block of Robson pedestrian plaza, the Robson Square, and Law Courts complex.

As well as being on major pedestrian circulation corridors, the site is supported by an active transportation corridor along Hornby Street.

The distinct character of the streetscape along the Law Courts across the project frontage on Hornby Street creates a unique urban design context in this part of Downtown Vancouver.

Additionally, the project site location across from Robson Plaza as one of Downtown core's most activated and vibrant urban open spaces, creates a great opportunity for establishing urban connectivity and presence.

-  Major Pedestrian Route
-  Pedestrian Route
-  Bike Lane
-  Public Space
-  Public Art

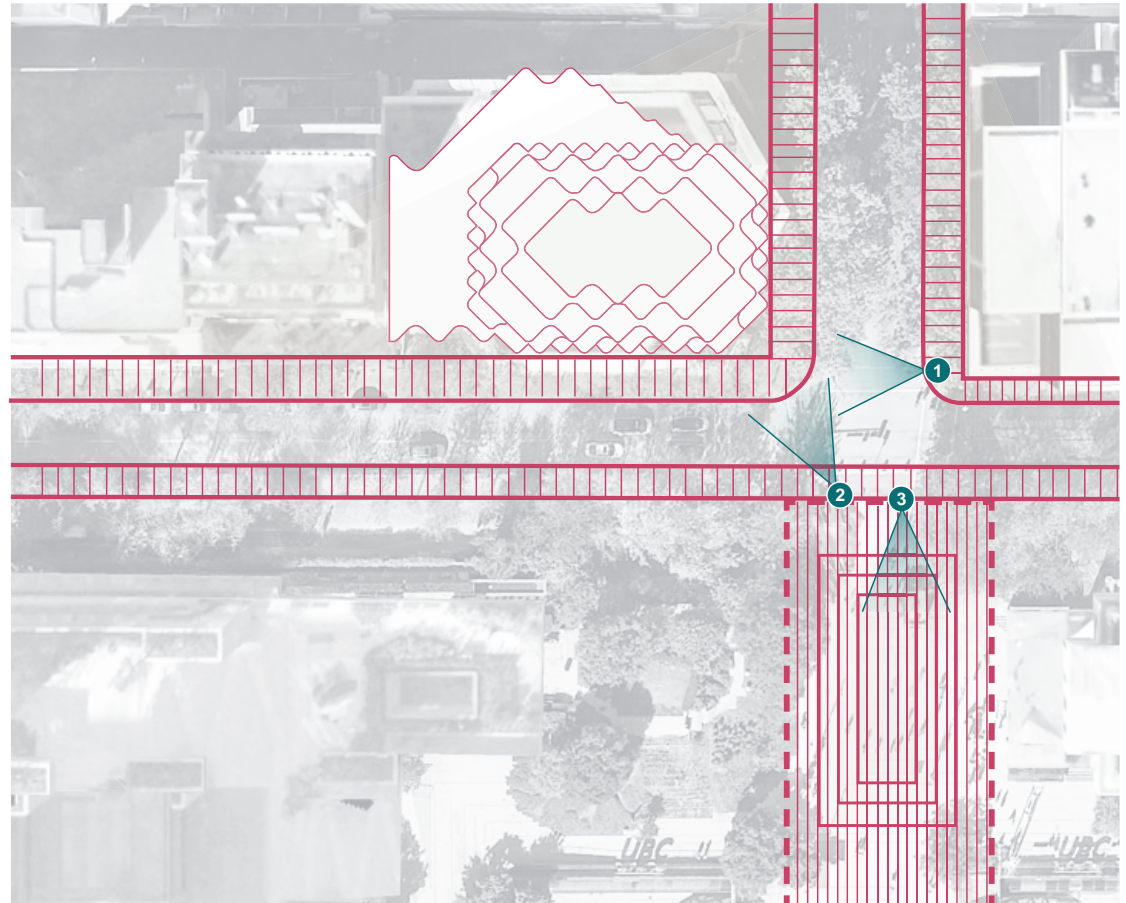


Design Context

The site is surrounded with a number of distinct design characters with orthogonal grids being the primary pattern. Robson Square and 800 Block of Robson with their special approach and unified paving treatments that is maintained through out the complex emphasize this octagonal grid.

815 Hornby project’s architecture creates a new arrangement within the downtown grid with the introduction of a rotated grid that not only shapes the massing of the building but is carried through an exquisitely crafted and refined texture throughout the facade.

Landscape design for the project enforces this change in pattern within the grid on the ground plain by introducing a ‘wave’ as a special moment within the orthogonal context and by rotating the pattern to enforce the rotation in the building massing. Simplicity of the landscape design while introducing an intricate paving pattern as the primary design response, further strengthens this approach.



Landscape Inspiration

Sinuous patterns created by the tidal movements over sandy shores of British Columbia served as inspiration for the design of the landscape. Play of light and shadow and sinuous forms create a rich texture that is represented in the landscape design through a simple yet carefully intricate pattern. Use of natural materials, variations in colour and in texture and rigour in geometry, evoke this organic texture in a highly urban setting.



Landscape Concept - Site Plan

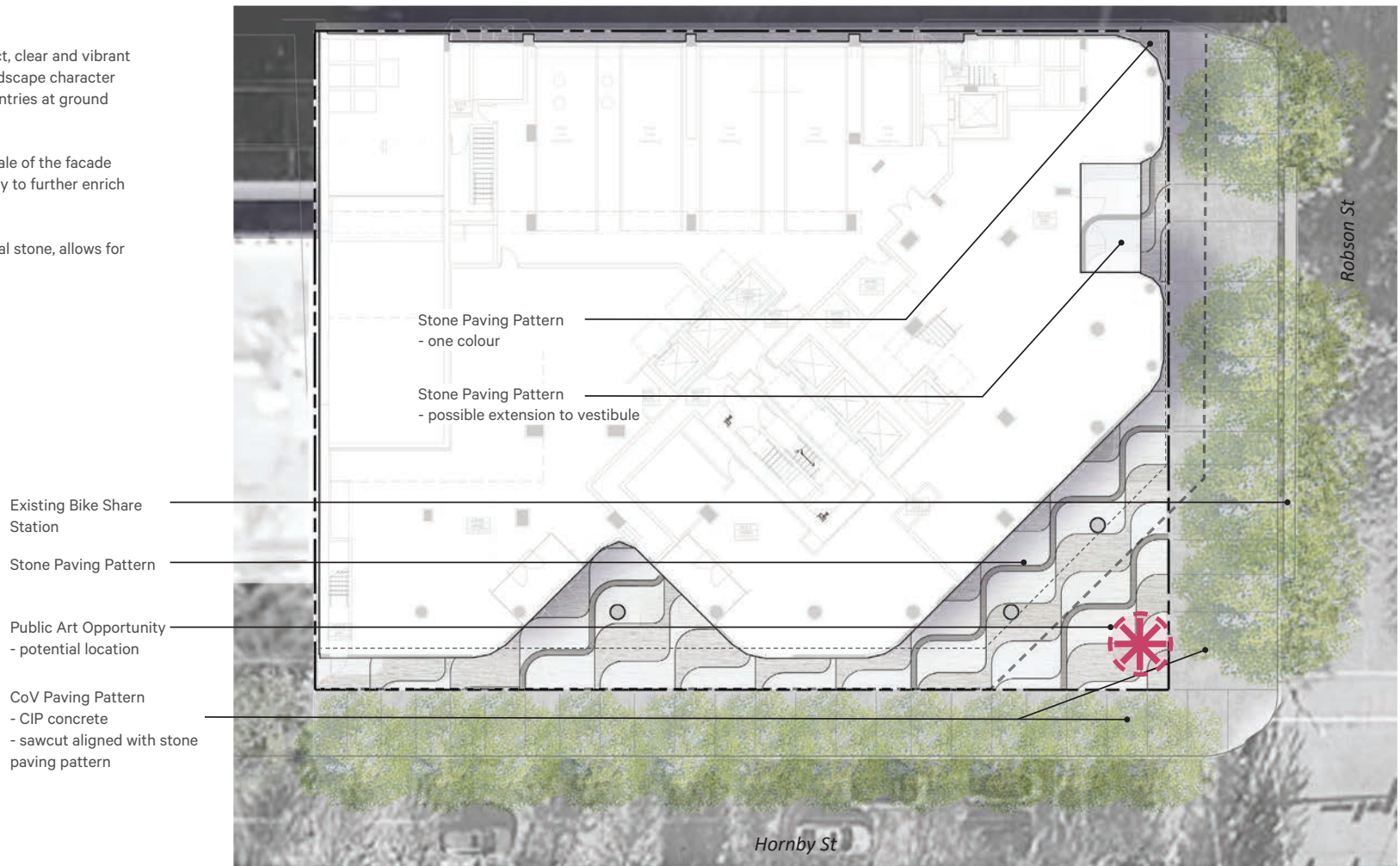


Landscape Concept - Ground Level

The paving treatment introduces a distinct, clear and vibrant frontage zone that creates a cohesive landscape character for the project and its multiple uses and entries at ground level.

This pattern maintains the rhythm and scale of the facade modules while adding a layer of complexity to further enrich the design.

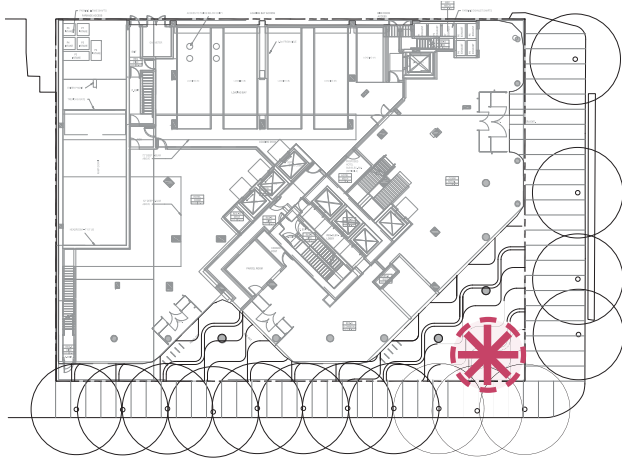
Use of high quality material such as natural stone, allows for a simple yet elevated urban experience.



Precedents



Public Art Opportunities



Public Art Potential Location



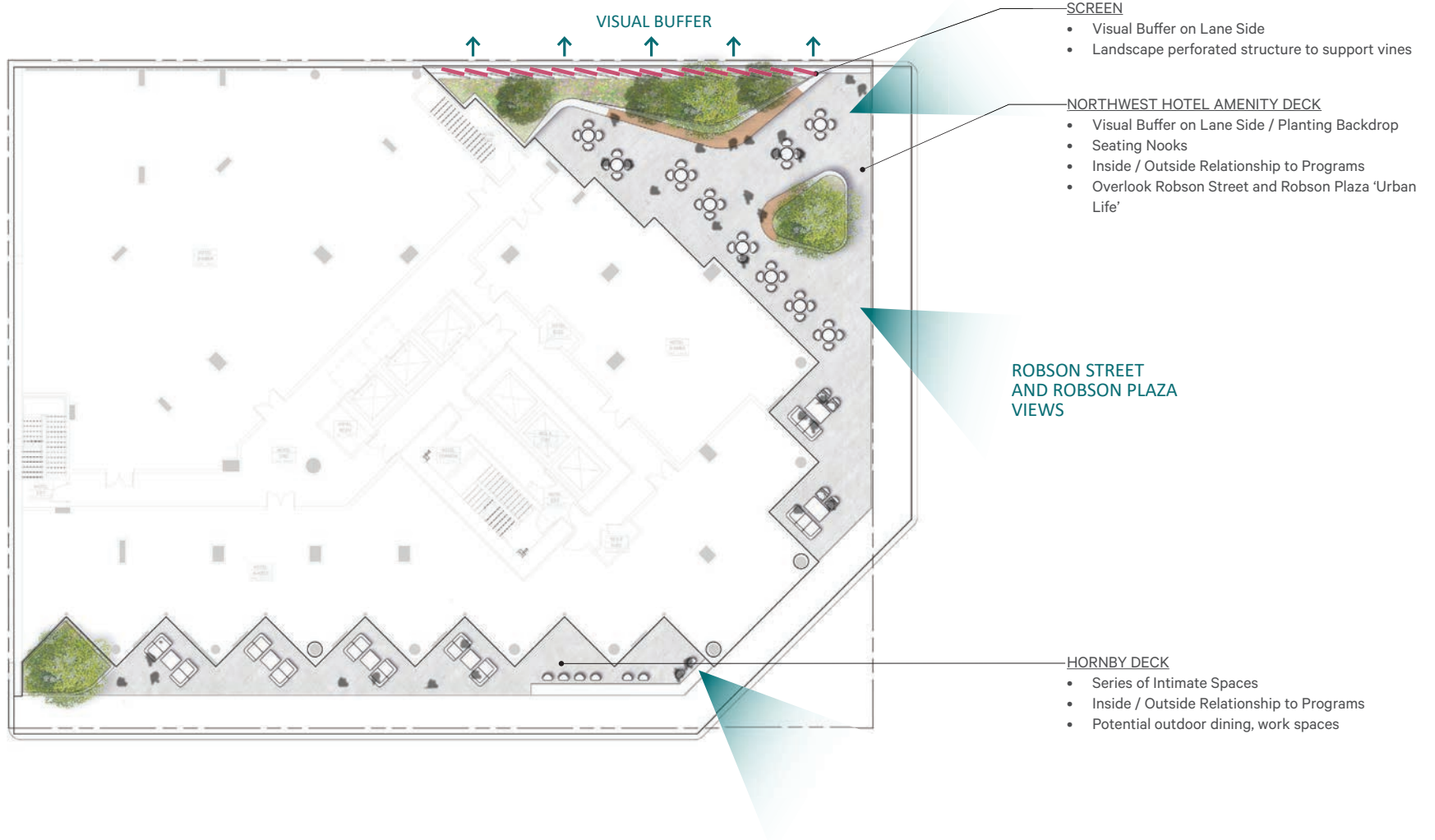
Corner Plaza

The prominent location and presence of the corner plaza at Robson and Hornby Streets intersection offers a great opportunity for placement of public art contributing to the urban life in this already vibrant area of Downtown.

SCULPTURE/OBJECT



Landscape Concept - Level 3



Precedents

PAVING



CONCRETE PLANTERS W/ BENCHES



Precedents

SCREEN



OUTDOOR BAR/DINING



Landscape Concept - Level 12



Precedents

CONCRETE PLANTERS W/ SEATING EDGES



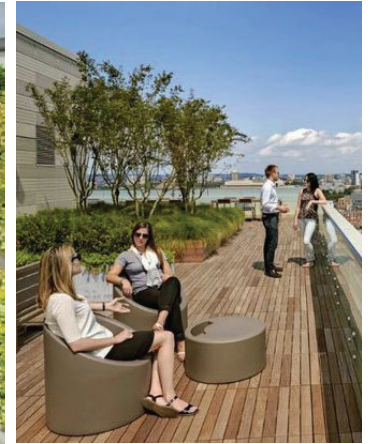
CONCRETE PLANTERS W/ SEATING EDGES



URBAN AGRICULTURE



SOCIAL SPACE



CHILDREN PLAYGROUND



CHILDREN PLAYGROUND



SOCIAL SPACE

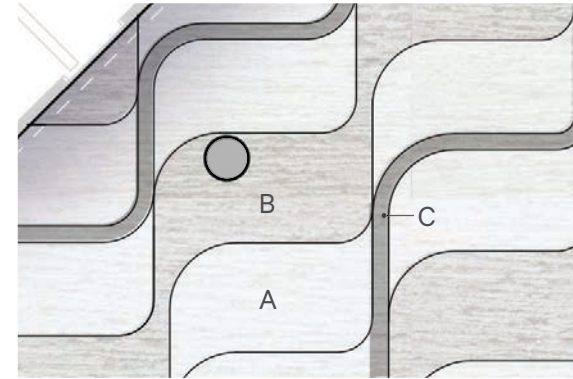


Materiality

Conceptual Approach

LEVEL 1

Paving - Natural Stone in Different Shades of Light Grey and Finishes



Stone type A
Stone type B
Stone type C

LEVEL 3 and 12

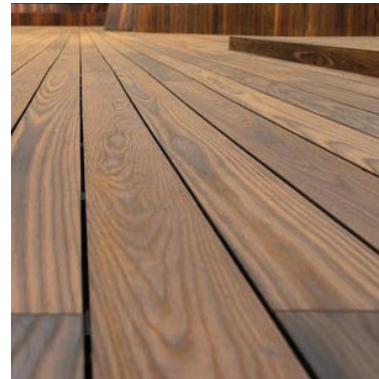
GFRC Concrete



Porcelain Pavers



Thermally Modified Wood



Simplicity is the key in the selection of the materials at ground level. A low contrast selection of natural stones with varying shades and even textures, creates the intricate pattern of paving design at the ground level while offering a high quality and durable landscape.

Materials on roof terraces take their inspiration from the architectural material palette such as light colour GFRC concrete that would suit the sinuous and organic forms of planters and seating elements. High quality precast pavers maintain a light coloured and simple surface allowing for the terrace planters and forms to stand out. Finally natural material such as wood will add warmth and comfort to the social spaces on the roof terraces.

Planting Strategy

Planting Concept - Ground Level

STREET TREES

ROBSON ST - TO BE RETAINED (TBD)

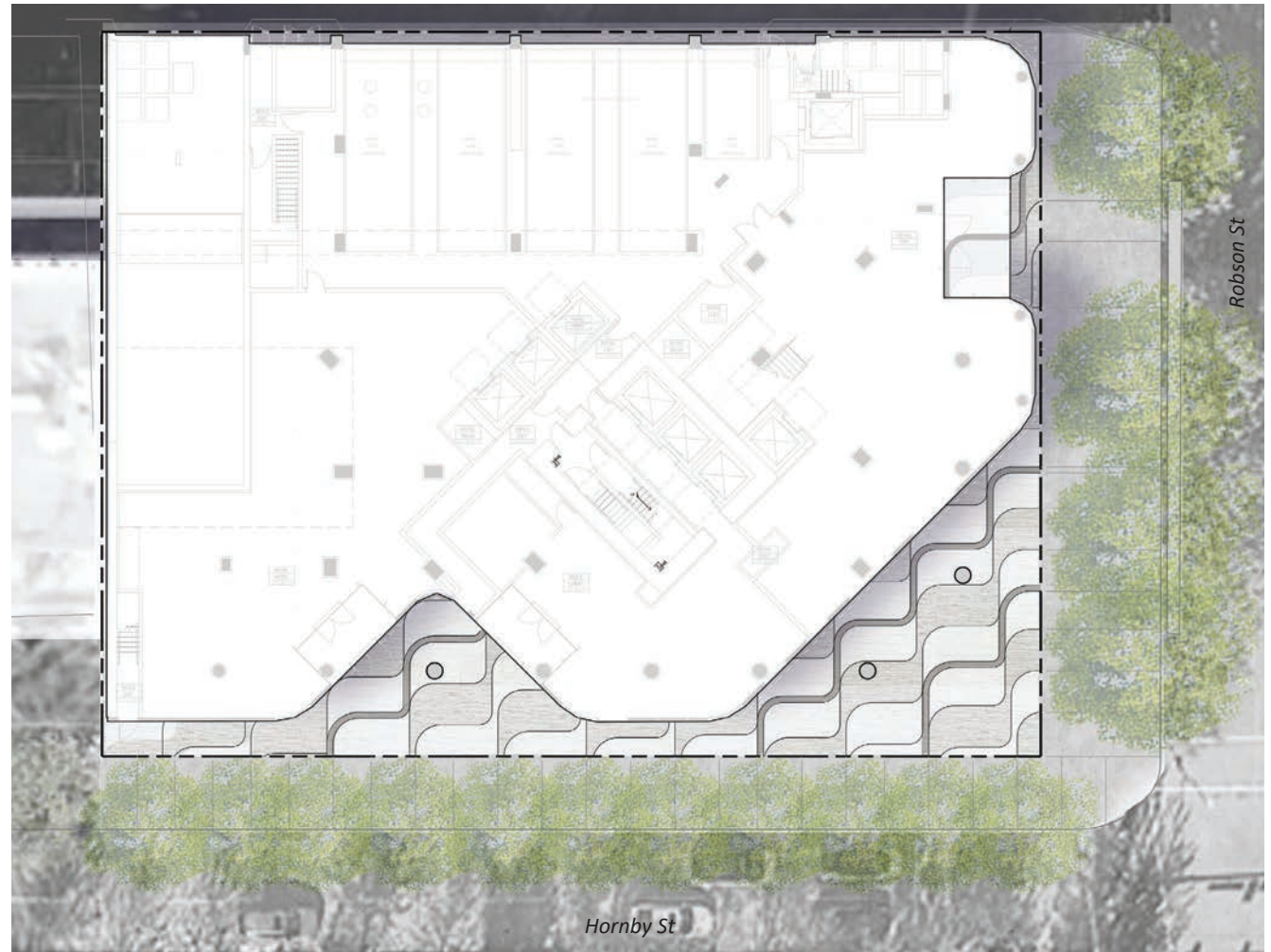


Oak Tree

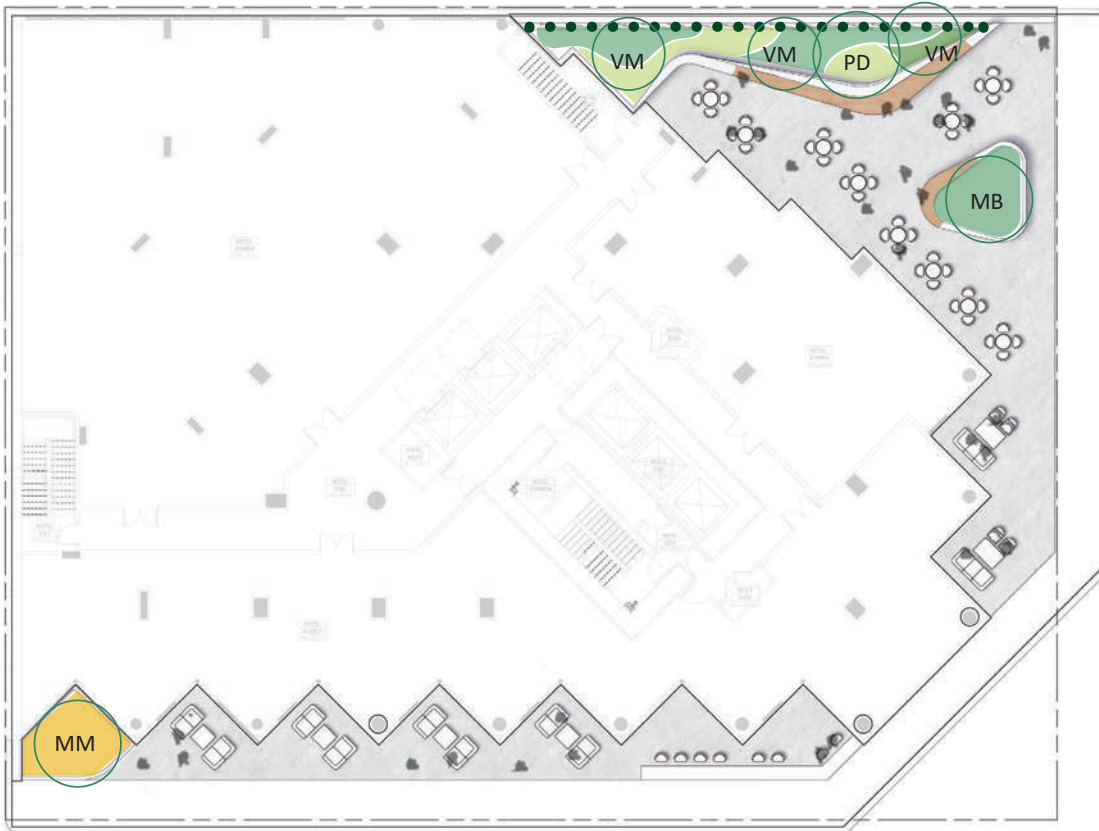
HORNBY ST - TO BE REPLACED (TBD)



Beech Tree



Planting Concept - Level 3



Trees

- VM Vine Maple
- PD Pagoda Dogwood
- MM Magnolia Moonglow
- MB Magnolia Black Tulip

Shrubs / Groundcovers

- Sword Fern
- Japanese Spurge
- Monroe's White Lily Turf

Grass

- New Zealand Sedge

Vine

- Sausage Vine

A simple palette with emphasis on variations of the colour green and textures.

Planting Palette

TREES



Vine Maple
Acer circinatum



Pagoda Dogwood
Cornus alternifolia



Magnolia Moonglow
Magnolia virginiana 'Moonglow'



Magnolia Black Tulip
Magnolia 'Black Tulip'



SHRUBS/ GROUNDCOVERS



Sword Fern
Polystichum munitum



Japanese Spurge
Pachysandra terminalis



Monroe's White Lily Turf
Liriope muscari 'Monroe's White'

GRASSES



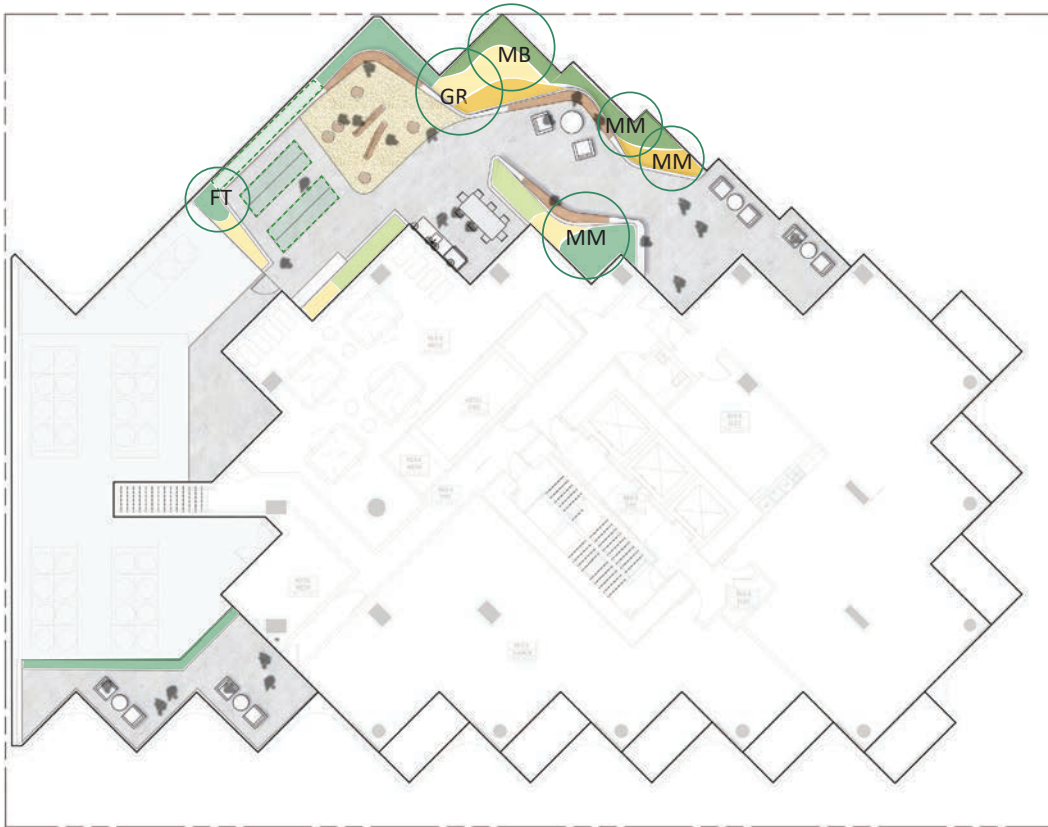
New Zealand Sedge
Carex testacea

VINES



Sausage Vine
Holboellia coriacea

Planting Concept - Level 12



Trees

- GR Golden Raindrops Crabapple
- FT Fig Tree
- MM Magnolia Moonglow
- MB Magnolia Black Tulip

Shrubs / Groundcovers

- Eternal Fragrance Daphne
- Privet Honeysuckle
- Rosemary / Sage

Grass

- Mexican Feathergrass
- New Zealand Sedge

- Urban Agriculture

A vibrant palette with emphasis on blooms and fragrance and inclusion of edible plants.

Planting Palette

TREES



Golden Raindrops
Crabapple
Malus transitoria 'Golden Raindrops'



Fig Tree
Ficus carica



Magnolia Moonglow
Magnolia virginiana 'Moonglow'



Magnolia Black Tulip
Magnolia 'Black Tulip'



SHRUBS/ GROUNDCOVERS



Eternal Fragrance Daphne
Daphne x transatlantica
'Eternal Fragrance'



Privet Honeysuckle
Lonicera pileata



Rosemary
Rosmarinus officinalis



Sage
Salvia officinalis

GRASSES



Mexican Feathergrass
Stipa tenuissima



New Zealand Sedge
Carex testacea





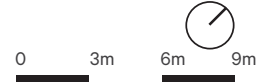
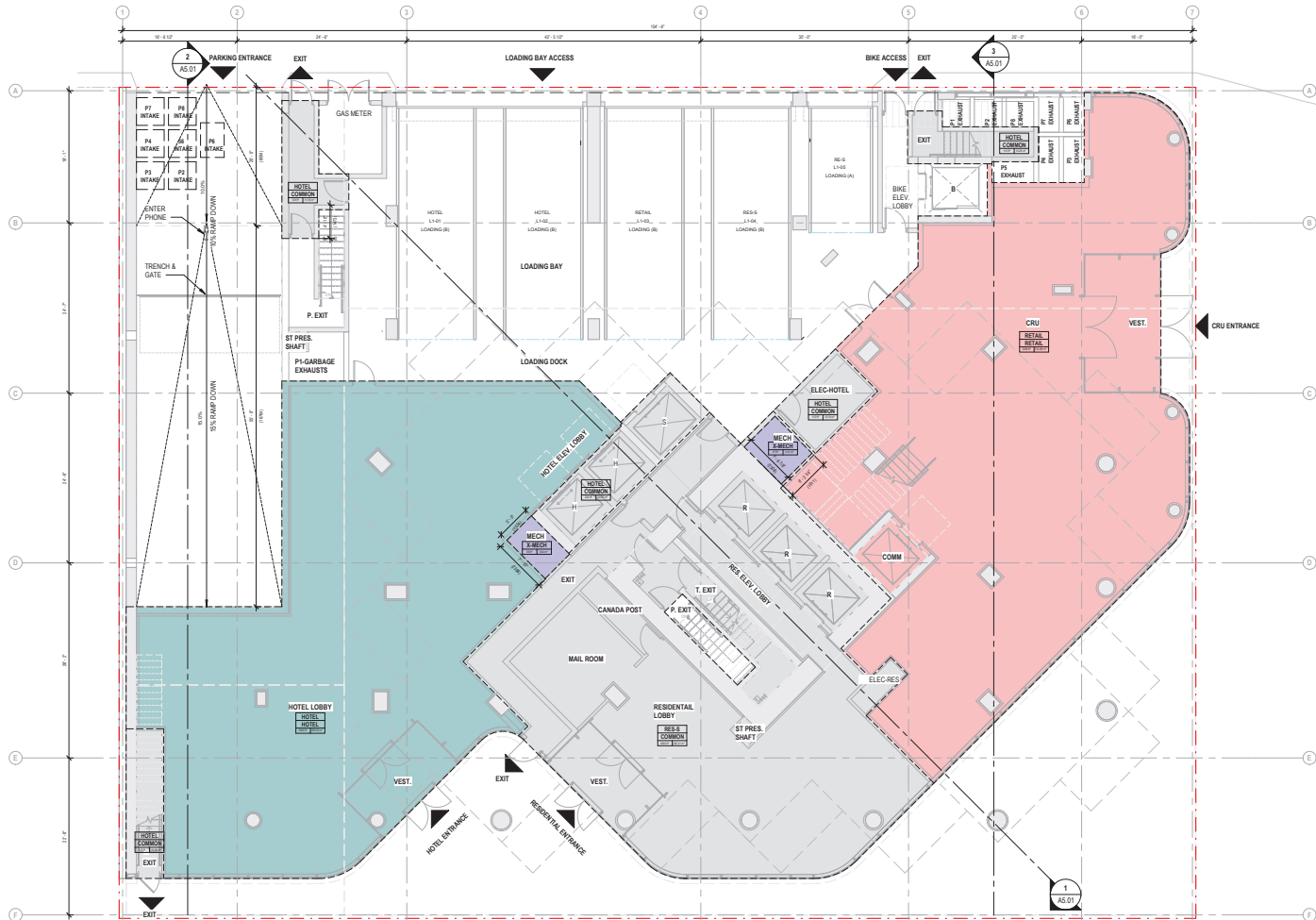
7.0

FSR Overlays

7.1 FSR Compliance Overlays

AREA SUMMARY

GROSS AREA						EXCLUSIONS				NET AREA							
GFA COMMERCIAL		GFA HOTEL		GFA STRATA		MECHANICAL		TOTAL EXCLUSIONS		NET COMMERCIAL		NET HOTEL		NET RES-L STRATA		NET TOTAL	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
2222 SF	214.9 m ²	2779 SF	257.8 m ²	2882 SF	268.7 m ²	282 SF	26.3 m ²	282 SF	26.3 m ²	2222 SF	214.9 m ²	2222 SF	214.9 m ²	2882 SF	268.7 m ²	2222 SF	214.9 m ²



Level 1 Plan

AREA SUMMARY

GROSS AREA

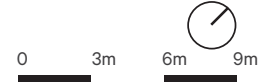
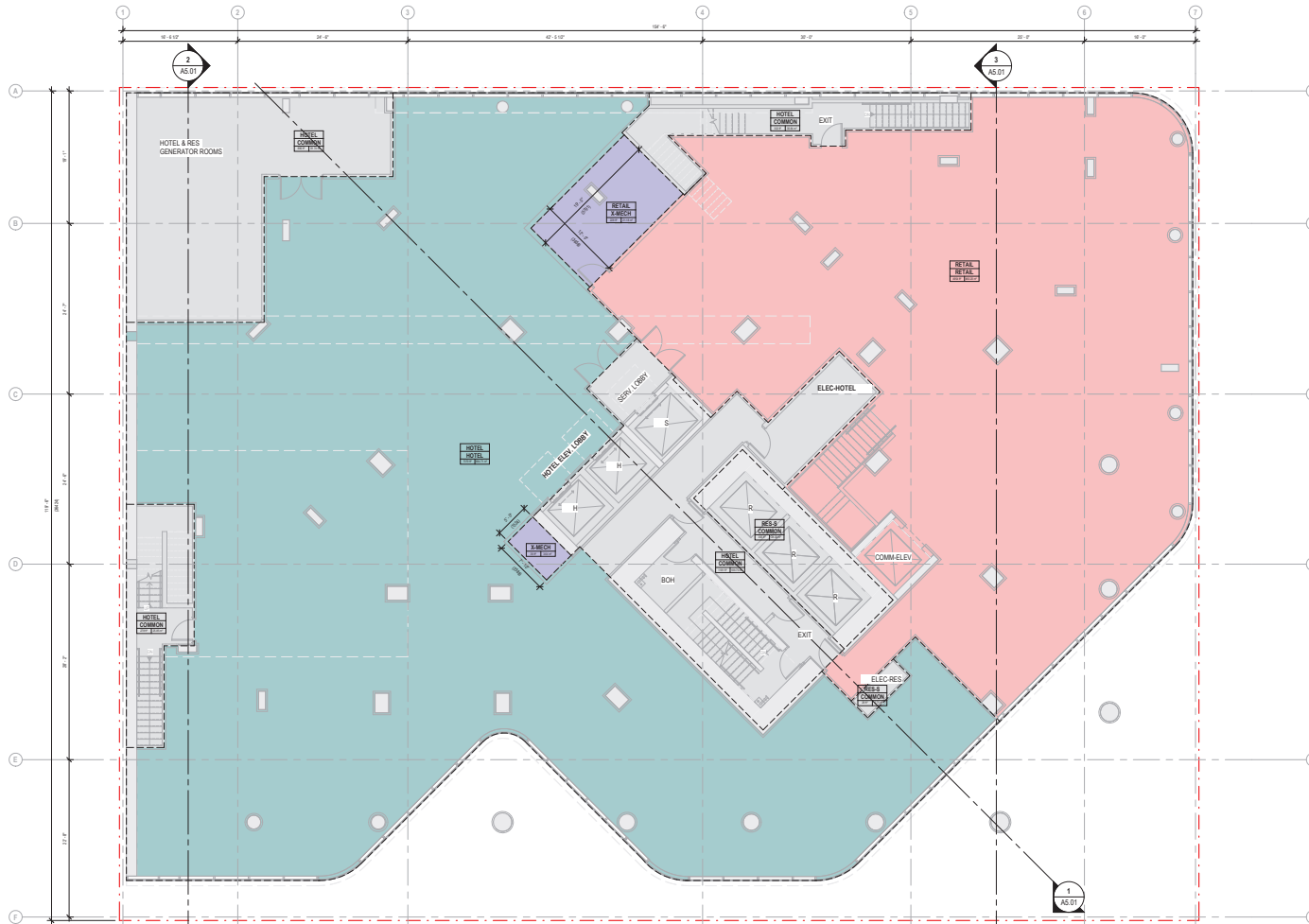
GFA COMMERCIAL		GFA HOTEL		GFA STRATA		GFA TOTAL	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
1922 SF	181.4 m ²	2081 SF	193.5 m ²	334 SF	31.0 m ²	4337 SF	405.9 m ²

EXCLUSIONS

MECHANICAL		TOTAL EXCLUSIONS	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
267 SF	24.8 m ²	267 SF	24.8 m ²

NET AREA

NET COMMERCIAL		NET HOTEL		NET RES-L STRATA		NET TOTAL	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
1654 SF	152.2 m ²	2052 SF	192.5 m ²	334 SF	31.2 m ²	4040 SF	375.9 m ²

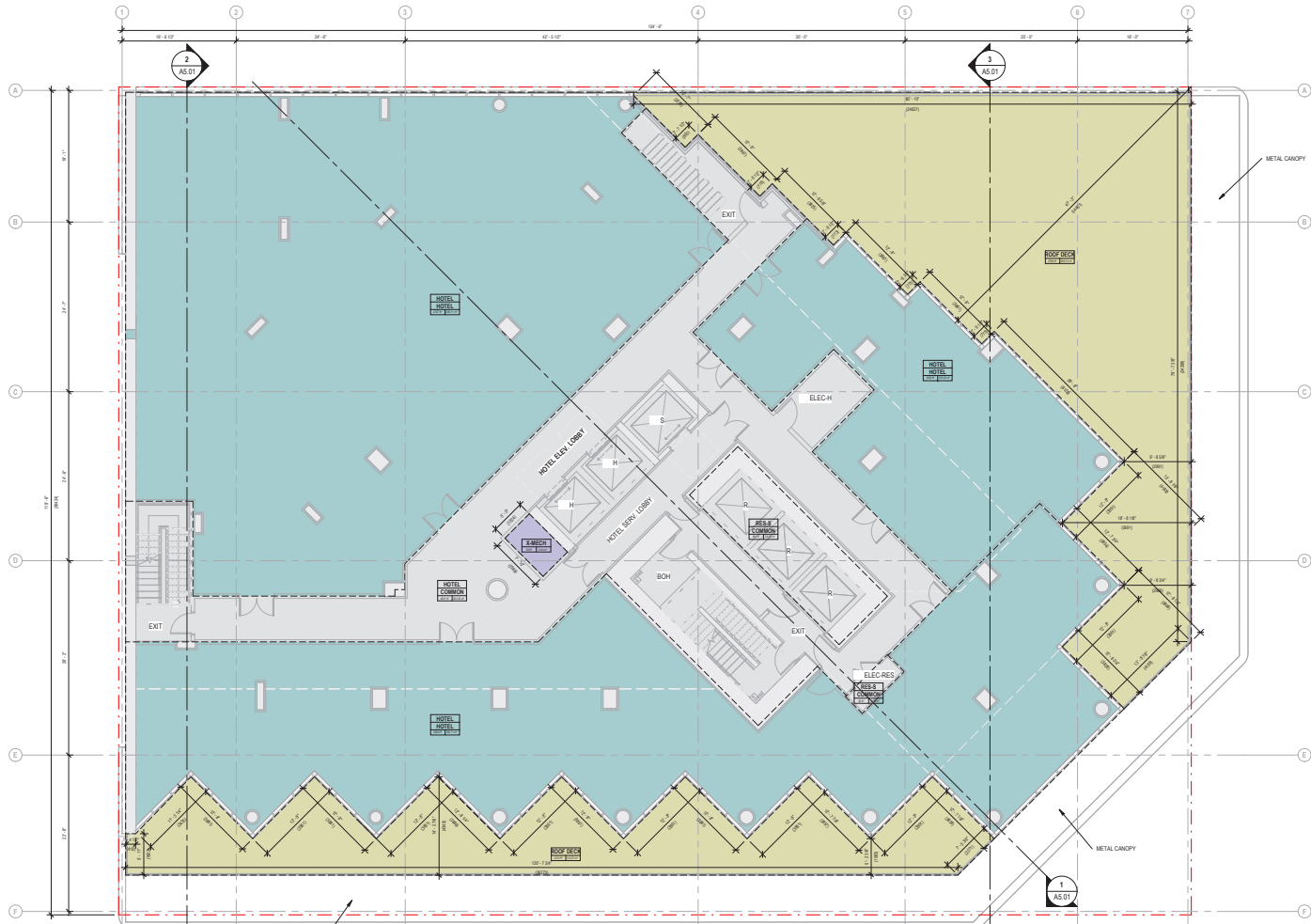


Level 2 Plan

7.1 FSR Compliance Overlays

AREA SUMMARY

GROSS AREA						EXCLUSIONS			NET AREA						
GFA HOTEL		GFA STRATA		GFA TOTAL		MECHANICAL		TOTAL EXCLUSIONS	NET HOTEL		NET RES-L STRATA		NET TOTAL		
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)		
2932.8'	1713.9 m ²	324.8'	11.3 m ²	3258.6'	2023.9 m ²	39.8'	1.8 m ²	39.8'	1.8 m ²	2973.0'	1712.3 m ²	324.8'	11.3 m ²	3297.8'	2025.2 m ²

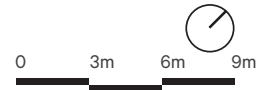
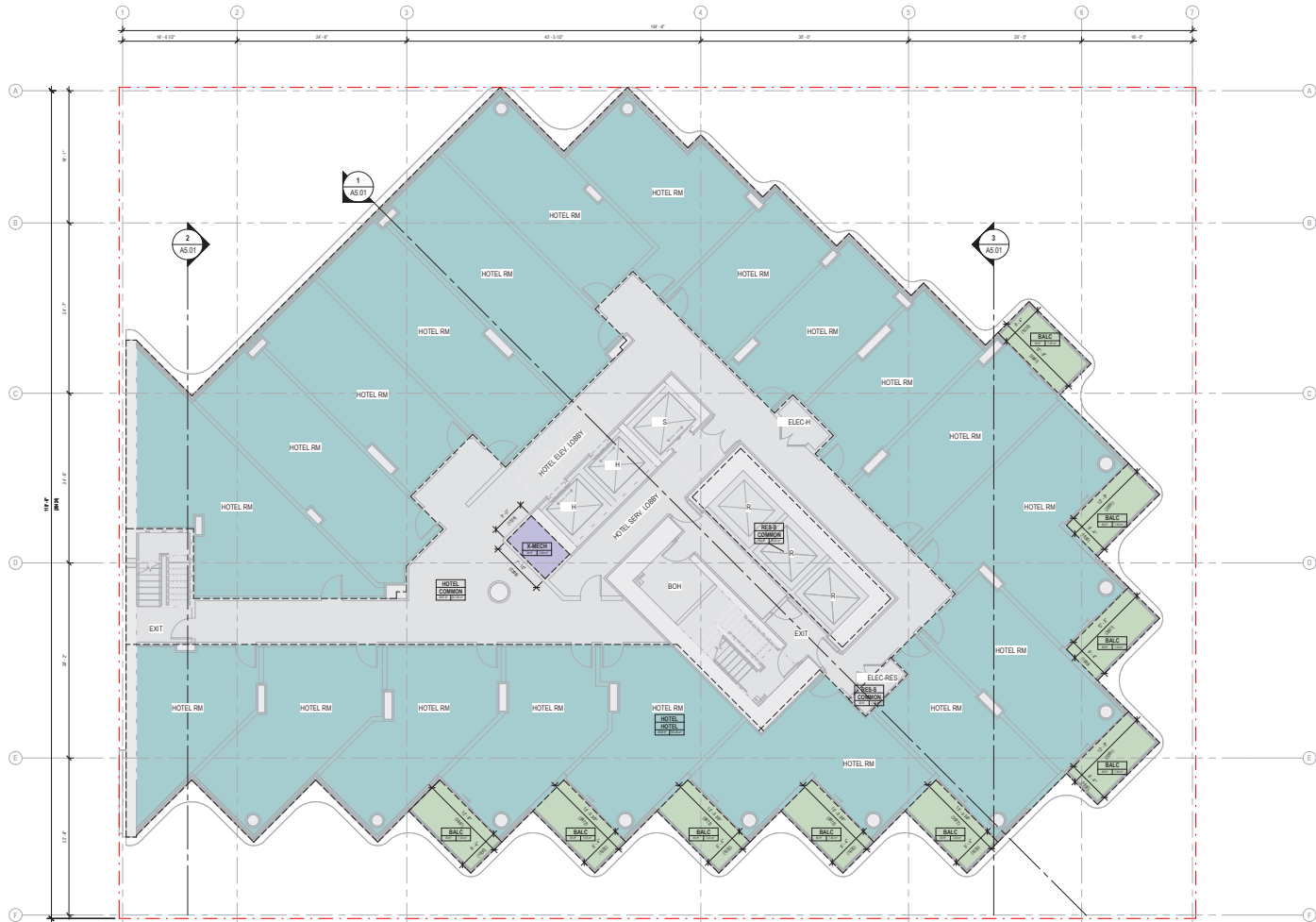


Level 3 Plan

7.1 FSR Compliance Overlays

AREA SUMMARY

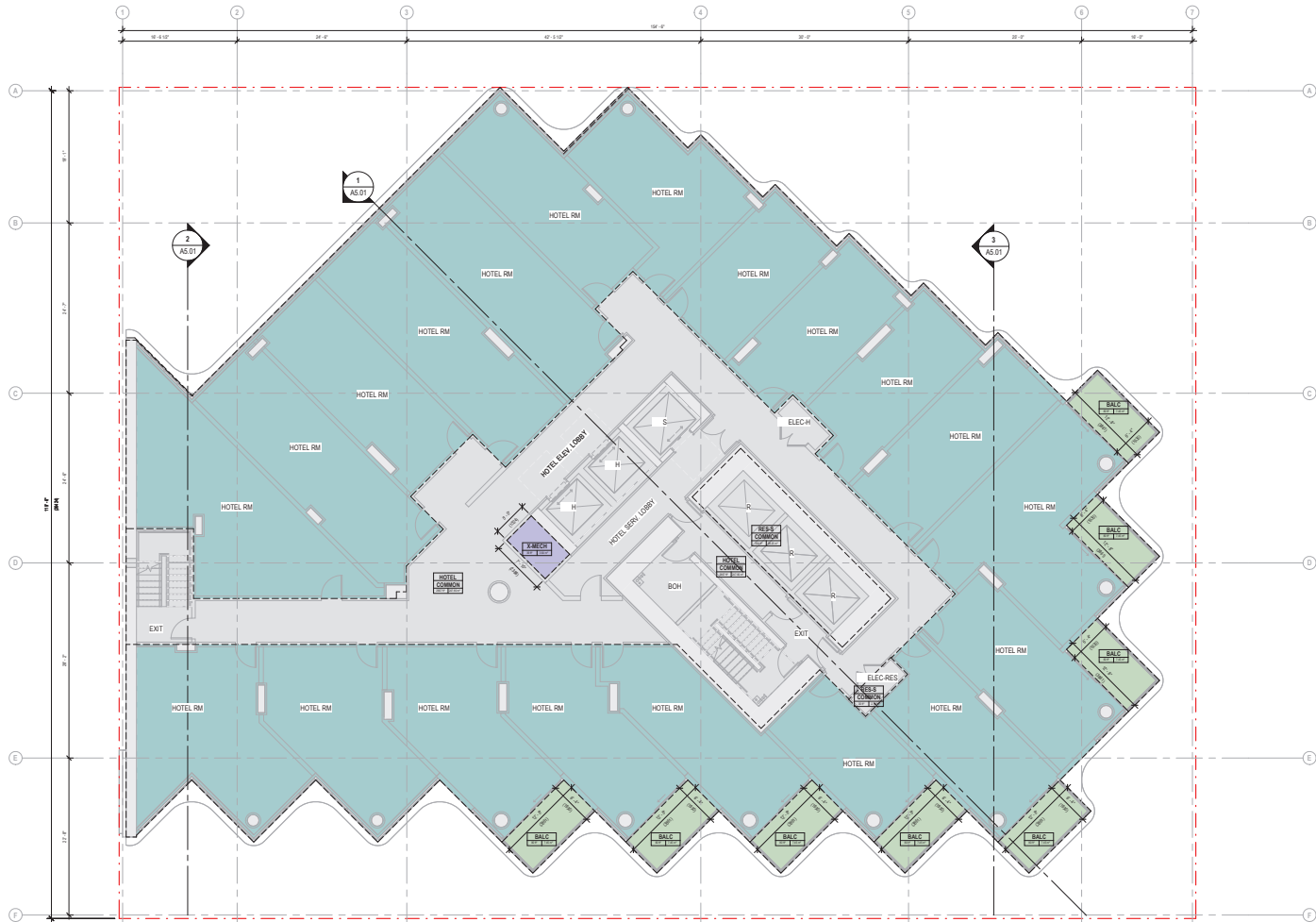
GROSS AREA				EXCLUSIONS				NET AREA					
GFA HOTEL		GFA STRATA		MECHANICAL		TOTAL EXCLUSIONS		NET HOTEL		NET RES-L STRATA		NET TOTAL	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
19562 SF	1725.8 m ²	384 SF	35.3 m ²	18 SF	1.6 m ²	39 SF	3.6 m ²	19524 SF	1714.8 m ²	346 SF	31.9 m ²	19870 SF	1846.7 m ²



Level 5, 7, 9 Plan

AREA SUMMARY

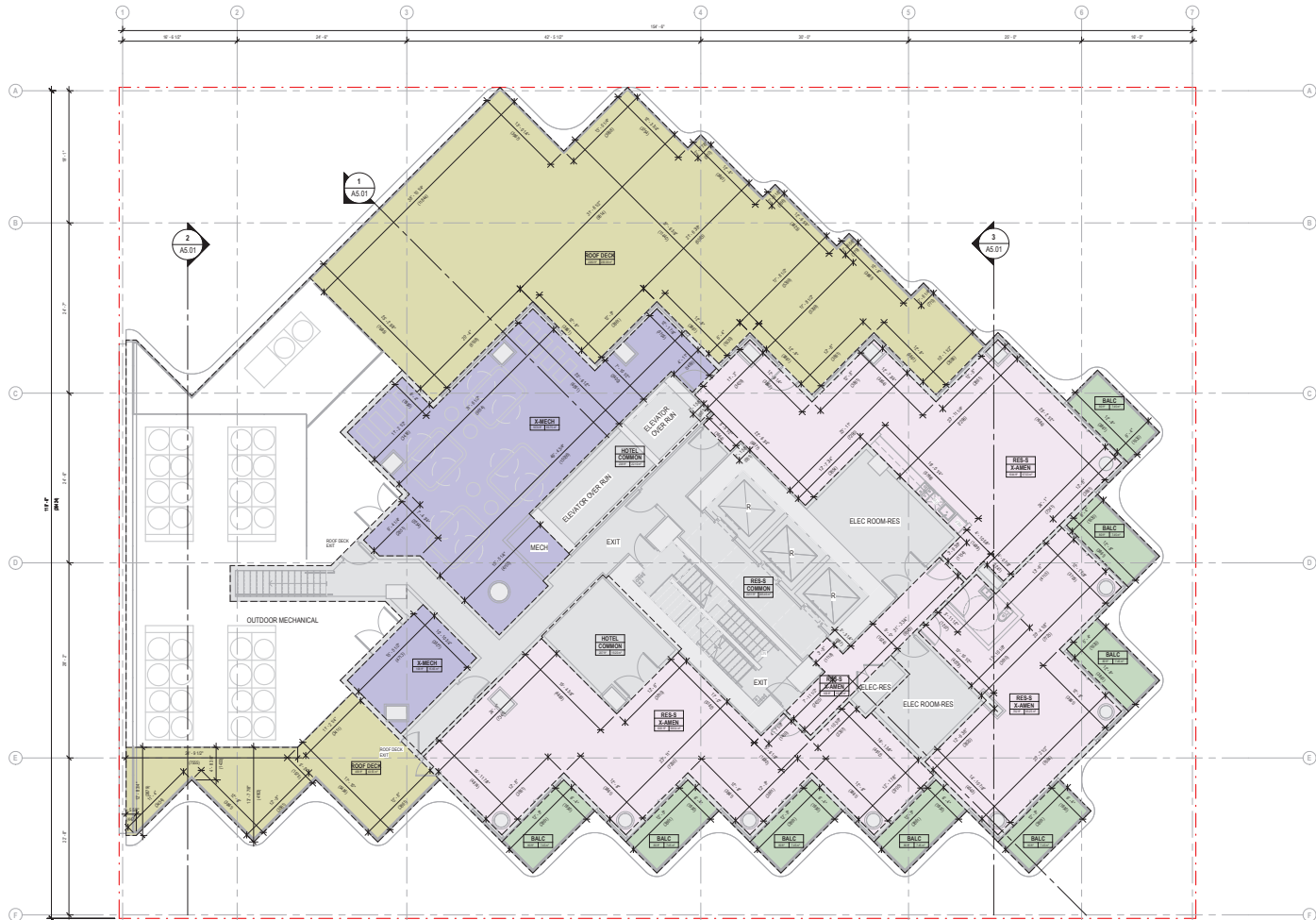
GROSS AREA				EXCLUSIONS				NET AREA					
GFA HOTEL		GFA STRATA		MECHANICAL		TOTAL EXCLUSIONS		NET HOTEL		NET RES-L STRATA		NET TOTAL	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
19542 SF	1792.5 m ²	324 SF	30.0 m ²	195 SF	18.1 m ²	324 SF	30.0 m ²	19542 SF	1792.5 m ²	324 SF	30.0 m ²	19542 SF	1792.5 m ²



Level 6, 8, 10 Plan

AREA SUMMARY

GROSS AREA				EXCLUSIONS						NET AREA			
GFA STRATA		GFA TOTAL		AMINITY		MECHANICAL		TOTAL EXCLUSIONS		NET RES-L STRATA		NET TOTAL	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
281.7	26.1	282.9	26.2	270.5	25.1	115.4	10.7	219.9	20.3	221.9	20.5	259.9	23.8

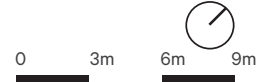
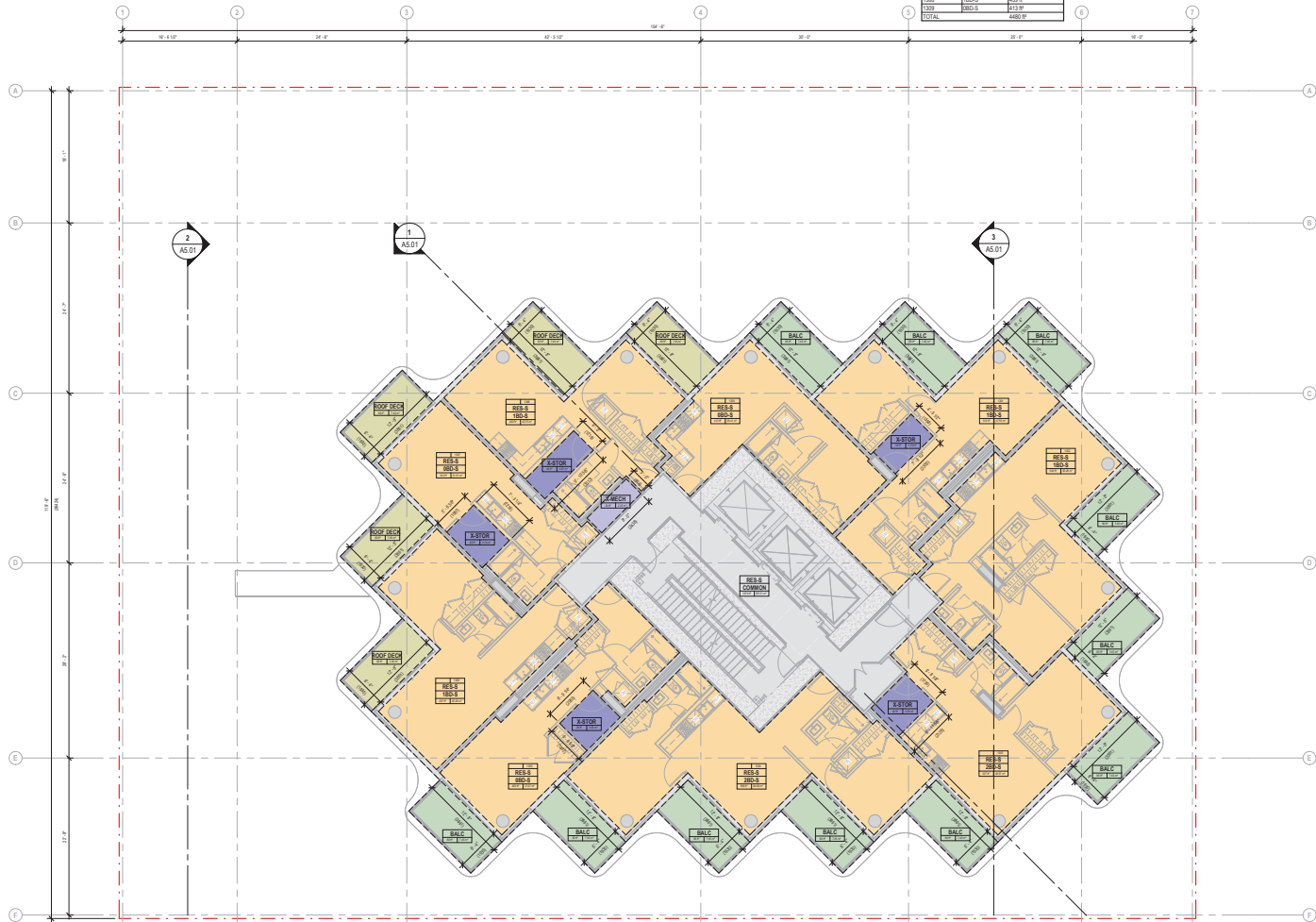


Level 12 Plan

7.1 FSR Compliance Overlays

AREA AND UNIT SUMMARY

GROSS AREA				EXCLUSIONS				NET AREA				UNITS				
GFA STRATA		GFA TOTAL		MECHANICAL		STORAGE		TOTAL EXCLUSIONS		NET RES-L STRATA		NET TOTAL		AREAS - L13 - UNITS (FSR)		
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Number	Name	Area
4828 SF	447.7 m ²	4828 SF	447.7 m ²	112 SF	10.4 m ²	178 SF	16.4 m ²	290 SF	26.8 m ²	4538 SF	420.9 m ²	4538 SF	420.9 m ²	1301	RES-S	516 SF
														1302	RES-S	469 SF
														1303	RES-S	527 SF
														1304	RES-S	292 SF
														1305	RES-S	429 SF
														1306	RES-S	487 SF
														1307	RES-S	525 SF
														1308	RES-S	429 SF
														1309	RES-S	413 SF
														TOTAL		4480 SF



Level 13 Plan

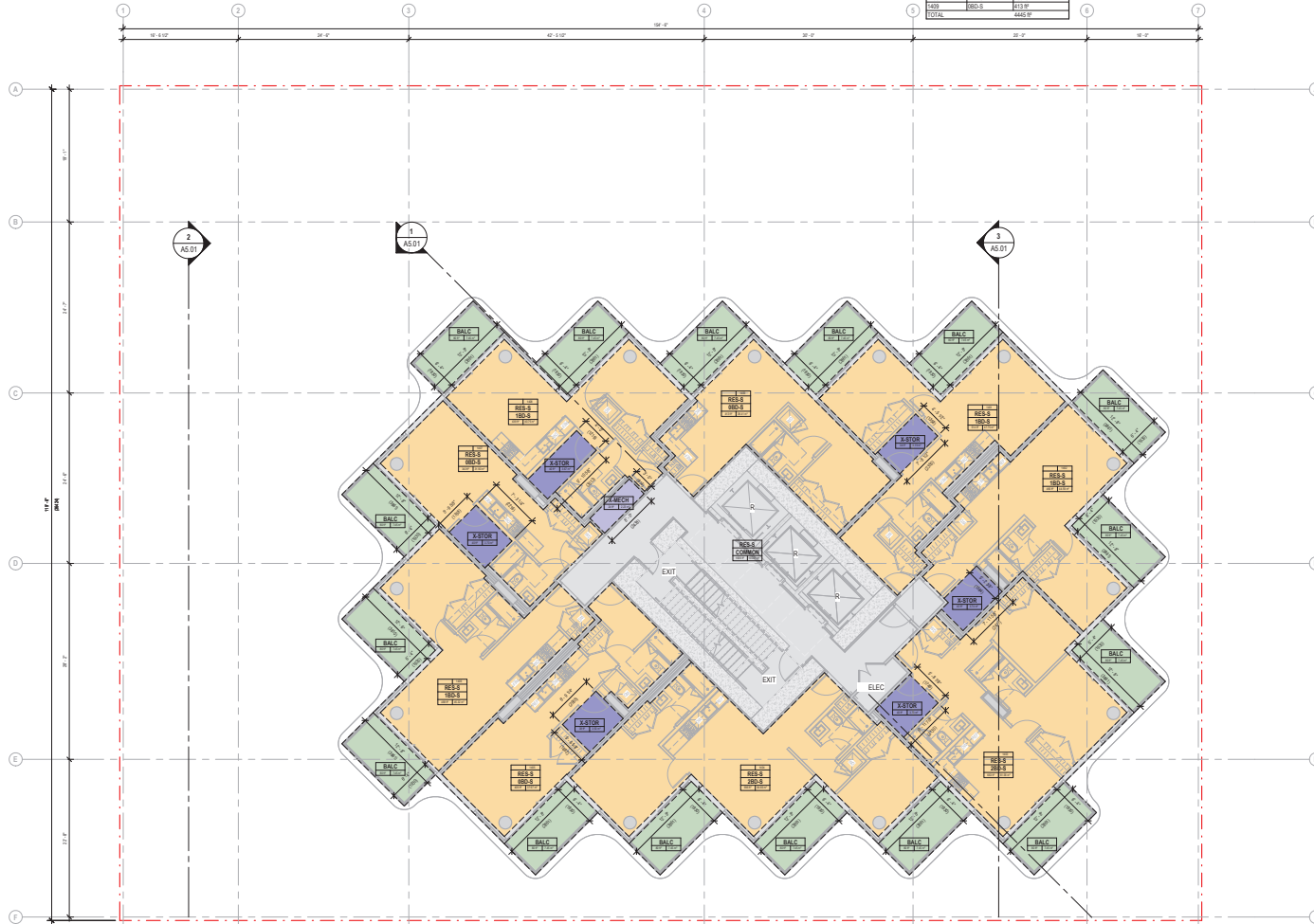
AREA AND UNIT SUMMARY

GROSS AREA		GFA STRATA		GFA TOTAL	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
3222 SF	297.7 m ²	2622 SF	242.7 m ²	600 SF	55.0 m ²

EXCLUSIONS					
MECHANICAL		STORAGE		TOTAL EXCLUSIONS	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
34 SF	3.1 m ²	222 SF	20.5 m ²	256 SF	23.6 m ²

NET AREA			
NET RES-L STRATA		NET TOTAL	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
2813 SF	260.3 m ²	2813 SF	260.3 m ²

UNITS		
AREAS - L14 - UNITS		
Number	Name	Area
1401	RES-S	512 SF
1402	RES-S	493 SF
1403	RES-S	503 SF
1404	RES-S	503 SF
1405	RES-S	499 SF
1406	RES-S	488 SF
1407	RES-S	493 SF
1408	RES-S	493 SF
1409	RES-S	413 SF
1410	RES-S	445 SF
TOTAL	RES-S	4445 SF

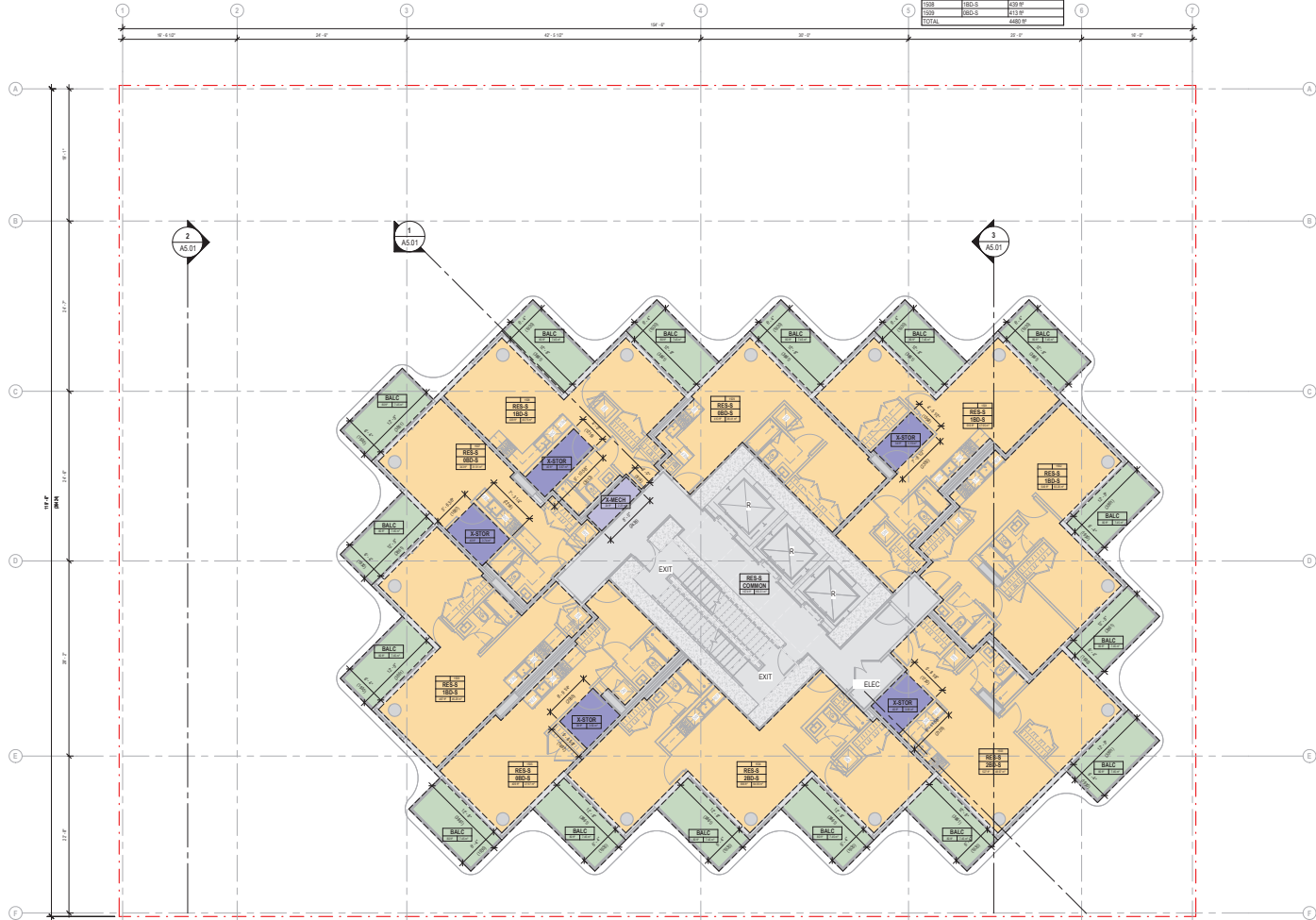


Even-Levels 14-26 Plan

7.1 FSR Compliance Overlays

AREA AND UNIT SUMMARY

GROSS AREA				EXCLUSIONS				NET AREA				UNITS				
GFA STRATA		GFA TOTAL		MECHANICAL		STORAGE		TOTAL EXCLUSIONS		NET RES-L STRATA		NET TOTAL		AREAS - L16 - UNITS (PSR)		
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Number	Name	Area
8528 SF	791.7 m ²	8528 SF	791.7 m ²	34 SF	3.2 m ²	22 SF	2.1 m ²	56 SF	5.3 m ²	8194 SF	771.7 m ²	8194 SF	771.7 m ²	1501	RES-S	516 SF
														1502	RES-S	549 SF
														1503	RES-S	527 SF
														1504	RES-S	526 SF
														1505	RES-S	498 SF
														1506	RES-S	457 SF
														1507	RES-S	454 SF
														1508	RES-S	439 SF
														1509	RES-S	413 SF
														TOTAL		440 SF



Odd-Levels 15-25 Plan

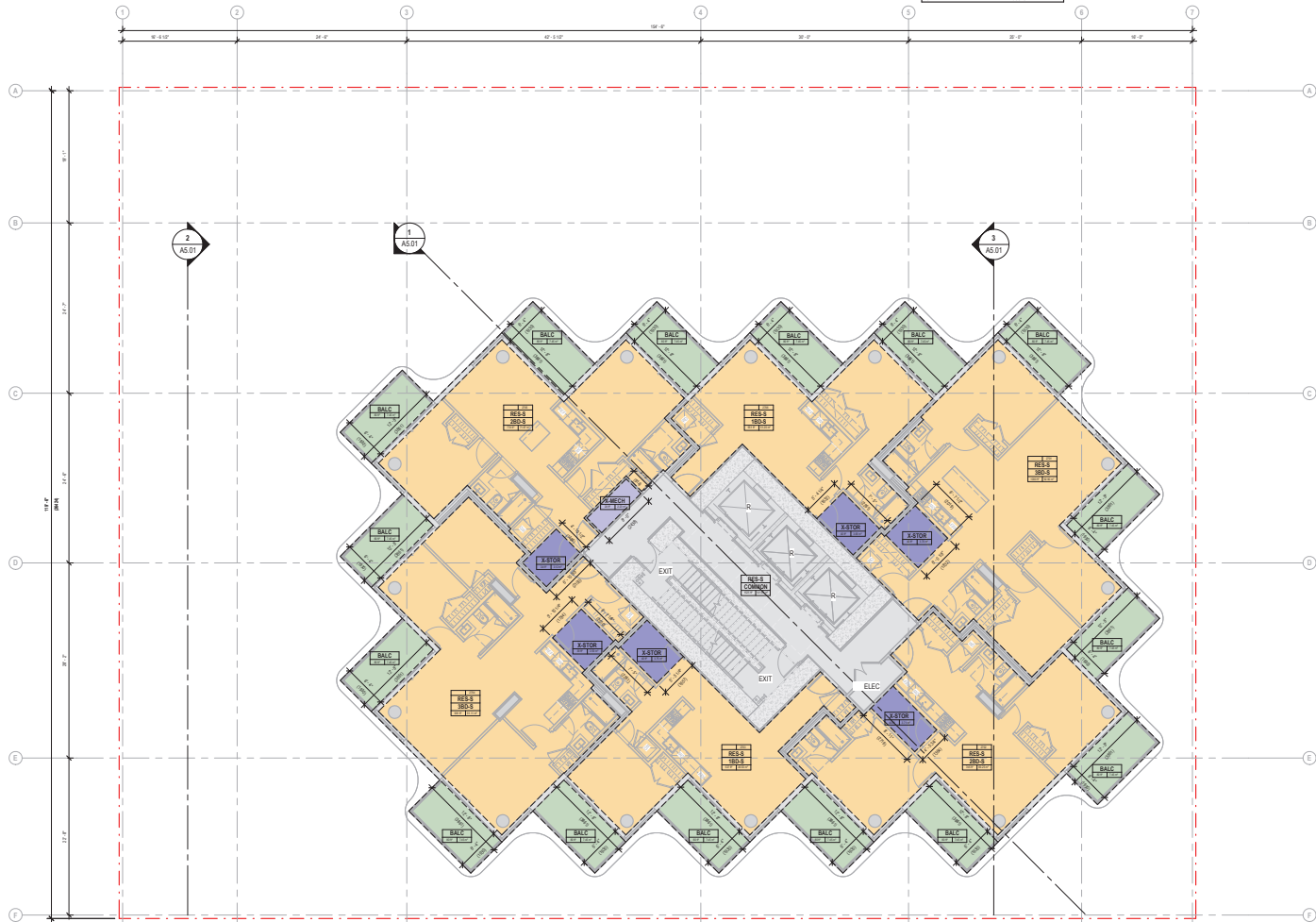
AREA AND UNIT SUMMARY

GROSS AREA		GFA STRATA		GFA TOTAL	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
3929 SF	362.7 m ²	3929 SF	362.7 m ²	3929 SF	362.7 m ²

EXCLUSIONS					
MECHANICAL		STORAGE		TOTAL EXCLUSIONS	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
94 SF	8.7 m ²	222 SF	20.6 m ²	316 SF	29.3 m ²

NET AREA			
NET RES-L STRATA		NET TOTAL	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
3835 SF	354.0 m ²	3835 SF	354.0 m ²

UNITS		
AREAS - L27 - UNITS		
Number	Name	Area
2701	RES-S	1000 SF
2702	RES-S	745 SF
2703	RES-S	527 SF
2704	RES-S	581 SF
2705	RES-S	734 SF
2706	RES-S	651 SF
2707	RES-S	651 SF
TOTAL		4588 SF

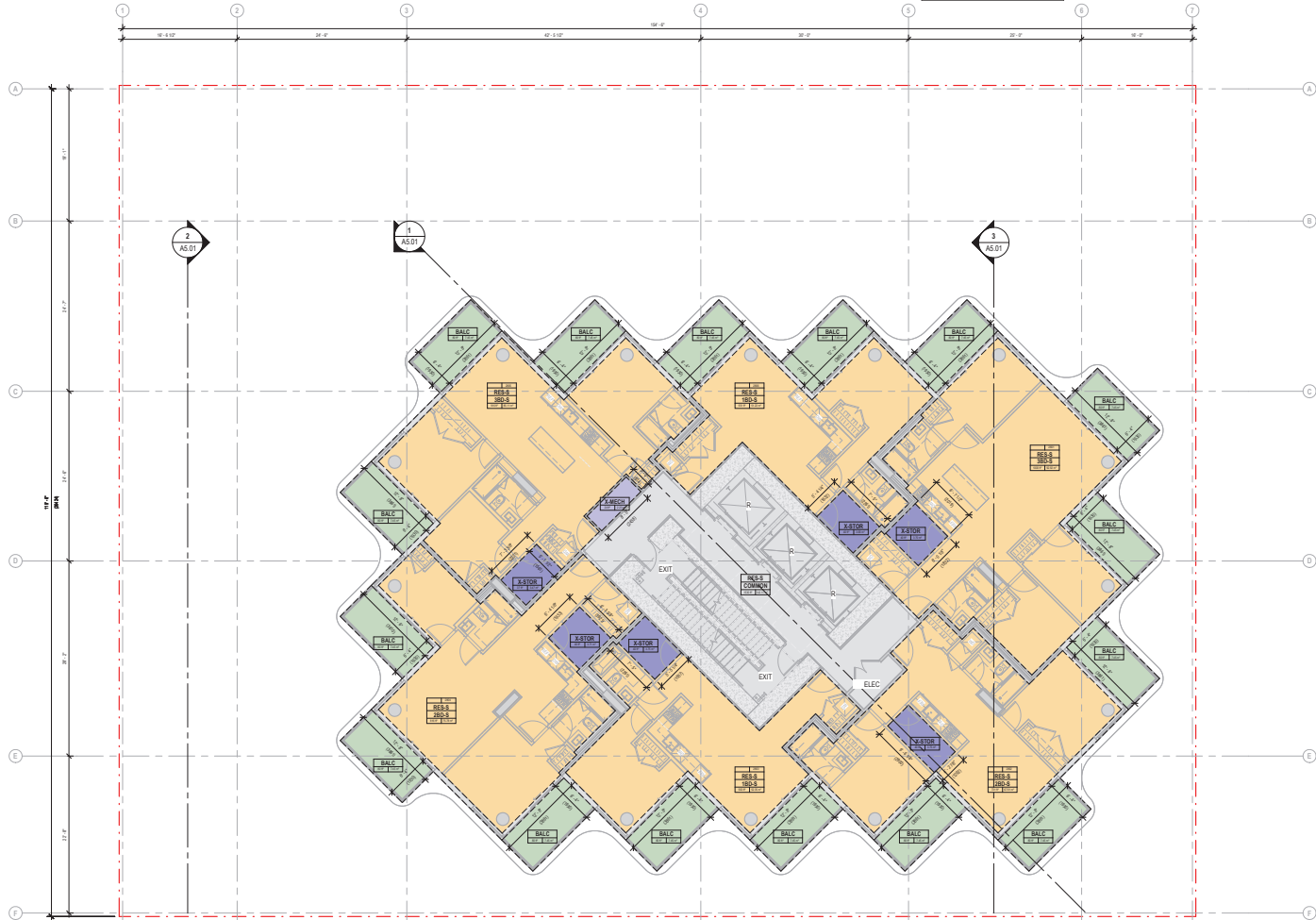


0 3m 6m 9m
Odd-Levels 27-33 Plan

7.1 FSR Compliance Overlays

AREA AND UNIT SUMMARY

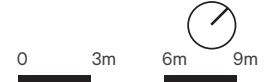
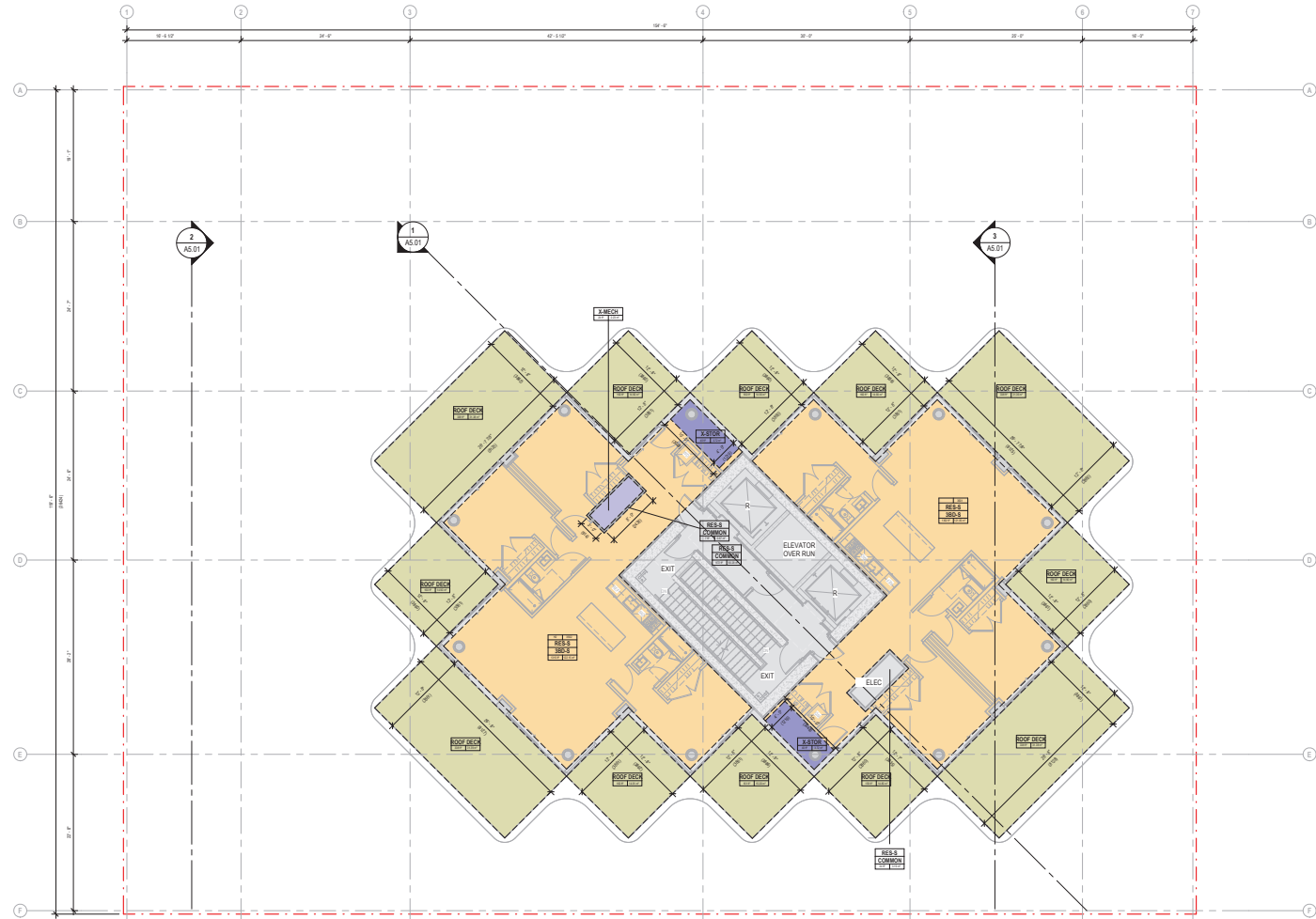
GROSS AREA				EXCLUSIONS						NET AREA				UNITS		
GFA STRATA		GFA TOTAL		MECHANICAL		STORAGE		TOTAL EXCLUSIONS		NET RES-L. STRATA		NET TOTAL		AREAS - L28-UNITS (FSR)		
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Number	Name	Area
5029 SF	467.7 m ²	5029 SF	467.7 m ²	341 SF	31.7 m ²	221 SF	20.5 m ²	562 SF	52.2 m ²	4467 SF	415.5 m ²	4467 SF	415.5 m ²	2801	RES-S	1000 SF
														2802	RES-S	721 SF
														2803	RES-S	251 SF
														2804	RES-S	318 SF
														2805	RES-S	236 SF
														2806	RES-S	251 SF
														2807	RES-S	251 SF
														TOTAL		4528 SF



Even-Levels 28-34 Plan

AREA AND UNIT SUMMARY

GROSS AREA			EXCLUSIONS						NET AREA			UNITS		
GFA STRATA		GFA TOTAL	MECHANICAL		STORAGE		TOTAL EXCLUSIONS		NET RES-L STRATA		NET TOTAL	AREAS - L36-UNITS (FSR)		
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)	Total Area (m ²)	Number	Name	Area
1728.9'	147.3 m ²	1728.9'	12.2	1.1	7.4	6.7	104.9'	9.1 m ²	1517.3	127.3	127.3	3	RES-S	1302.0'
												3	RES-E	1315.0'
												TOTAL		2617.0'



Level 35 Plan

7.1 FSR Compliance Overlays

AREA SUMMARY

GROSS AREA			
GFA STRATA		GFA TOTAL	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
147.3 m ²	1366 m ²	147.3 m ²	1366 m ²

EXCLUSIONS			
MECHANICAL		TOTAL EXCLUSIONS	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)
147.3 m ²	1366 m ²	147.3 m ²	1366 m ²

NET AREA			
NET RES-L STRATA		NET TOTAL	
Total Area (sf)	Total Area (m ²)	Total Area (sf)	Total Area (m ²)

