

# 902 DAVIE / REZONING APPLICATION

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November 1, 2023

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Reliance Developments (902 Davie) Ltd.  
Neil M. Denari Architects  
Bingham + Hill Architects



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# 0.1 Project Team

## OWNER

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(Architect of Record)

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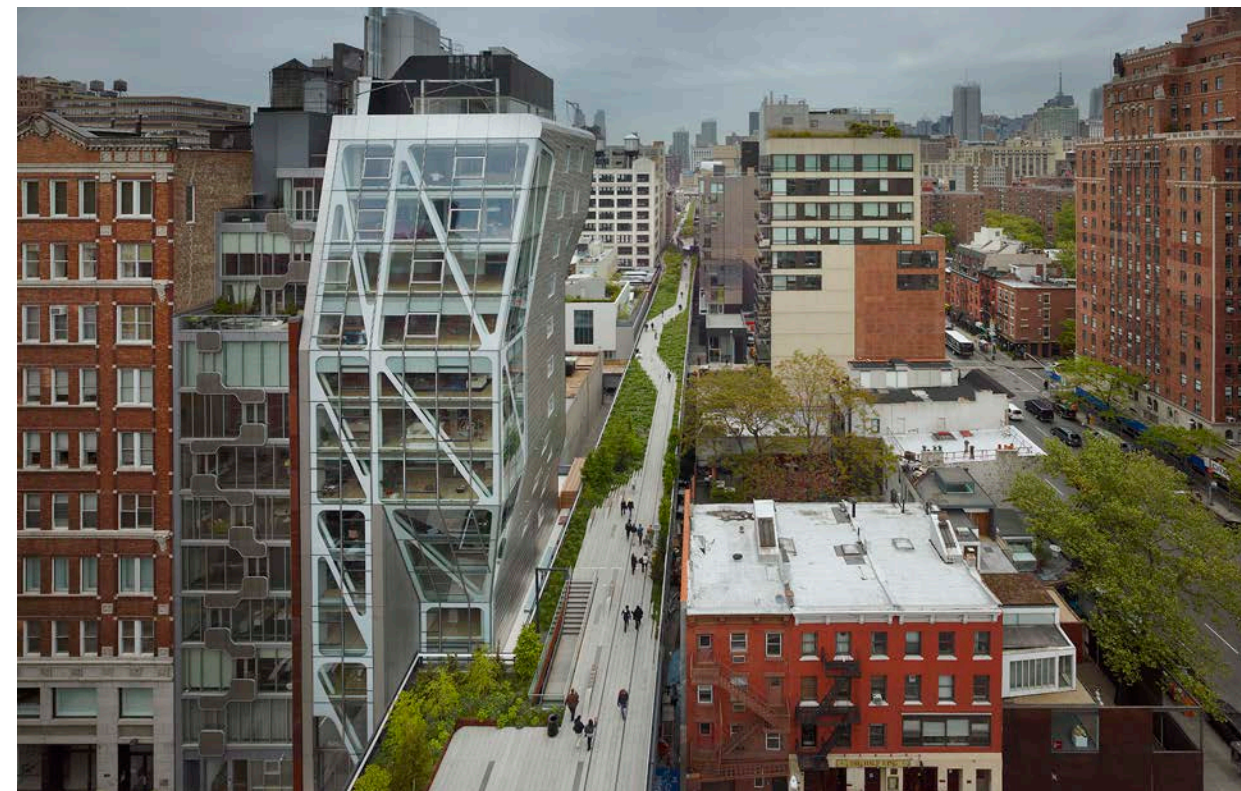
[dnelson@bharch.ca](mailto:dnelson@bharch.ca)



One Burrard Place, Vancouver. Reliance Properties



Capitol Residences, Vancouver. Bingham+ Hill



HL23, New York. NMDA



2 Burrard Place, Vancouver. Reliance Properties, NMDA + Bingham + Hill





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November 1st, 2023

Dear Allison,

**RE: Rezoning Application Submission – 902 Davie Street**

We are pleased to submit a formal Rezoning Application to the City of Vancouver for a residential mixed-use development at 902 Davie Street. This submission is made following receipt of the Rezoning Enquiry Response Letter dated December 14<sup>th</sup> 2022, in which Staff reviewed the proposal and were supportive in principle of a mixed-use development at this location.

This property is located in the Area N of the Downtown Official Development Plan (DODP). In this context the submission seeks to consolidate and rezone the 904, 910, and 920 Davie sites, owned by Reliance Developments (902 Davie) Ltd., from their existing zoning to CD-1. Currently, there are no residential tenants at these existing properties.

An LOE was originally submitted in 2015 and re-submitted in 2017 after incorporating various updates, with a Pre-application Open House carried out in 2018. The latest LOE submission was made in August, 2022 and included changing the residential portion of the development from rental to strata, as well as updating the view cone, site, and context studies with the latest information available. The current rezoning application builds upon the feedback received from City Staff in Rezoning Enquiry Response Letter and increases the proposed building height while minimizing potential shadowing impacts onto the Davie Village.

The project has been designed for clear compliance to existing View Cones and Shadow policies and guidelines, both of which are currently under review by City Council and staff. Should these policies change in a way that allows the project to become larger or taller the applicant will likely make the permitted changes to this application.

The proposed mixed-use project would include a modern 29-storey tower with elegant architecture comprised of 179 residential suites, 4,716 sf of ground-oriented retail space, 36,708 sf of office from L2 to L6, and 9 levels of underground parking.

The envisioned project aims to provide much needed housing stock within the Downtown neighbourhood while simultaneously improving walkability and mitigating traffic congestion given to its close proximity to the Canada Line (650m).

Thank you for your consideration of our application, we look forward to continuing to work with City staff on this proposal.

Yours truly,

Joanna Kwan  
Director of Development  
Reliance Developments (902 Davie) Ltd.

In 2008, Council approved the *Potential “Benefit Capacity” in Downtown Policy* encouraging site specific rezonings in the Downtown South district. As such, the proposed project at 902 Davie looks to rezone the site to develop 179 new market residential units and over 4,697.2 sf of new ground floor retail and 36,666.8 sf of new office space. The regulations for the proposed project fall under the *Downtown Official Development Plan (DODP)- Area N (2018)* and *Downtown South Guidelines (excluding Granville Street) (2004)*. The proposed project is replacing 1 and 2 storey CRU’s. The architectural resolution of 902 Davie uniquely responds to the view cone and shadowing restrictions on the site while presenting the downtown core with a strikingly elegant form. 902 Davie is the final property to be developed as part of the Burrard Place Development and will continue the success’ already achieved by the recently completed adjacent developments.

The following variances and relaxations are sought as part of the CD-1 Rezoning application.

**Downtown Official Development Plan (Section 4 – Height of Buildings):**

The project conforms to the View Cone requirements onsite (View Cones B1, C1, and 3.2.1). The residential spaces are located below the maximum permitted (300’) height. The portion of building form exceeding the maximum permitted (approximately 48’) is a sculpted profile to a pointed ridge, under which is housed 2 levels of service spaces and rooftop mechanical equipment. The upper tower form and material treatment provide a strong design resolution to the building form, while integrating and screening all service spaces.

**Vancouver Parking By-Law - Section 6 (6.3.6)**

The Vancouver Parking By-Law Section 6 Off-street Bicycle Space Regulations subsection 6.3.6 states that Class A bike spaces cannot be located below the first full level of parking unless an elevator designed to accommodate the loading and unloading of two bicycles is provided. Due to limited area and extensive service room requirements, the proposed layout of 902 Davie locates Class A bike storage on parkade levels down to P3. An 5000lb elevator with direct exterior access has been included in the design to facilitate the bike storage access to and from P1, P2 and P3.



# SECTION 01 / DEVELOPMENT PROPOSAL

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- 1.1 Zoning Context
- 1.2 Neighbourhood Context
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- 1.6 Project Program



# 1.1 Zoning Context




### CURRENT ZONING

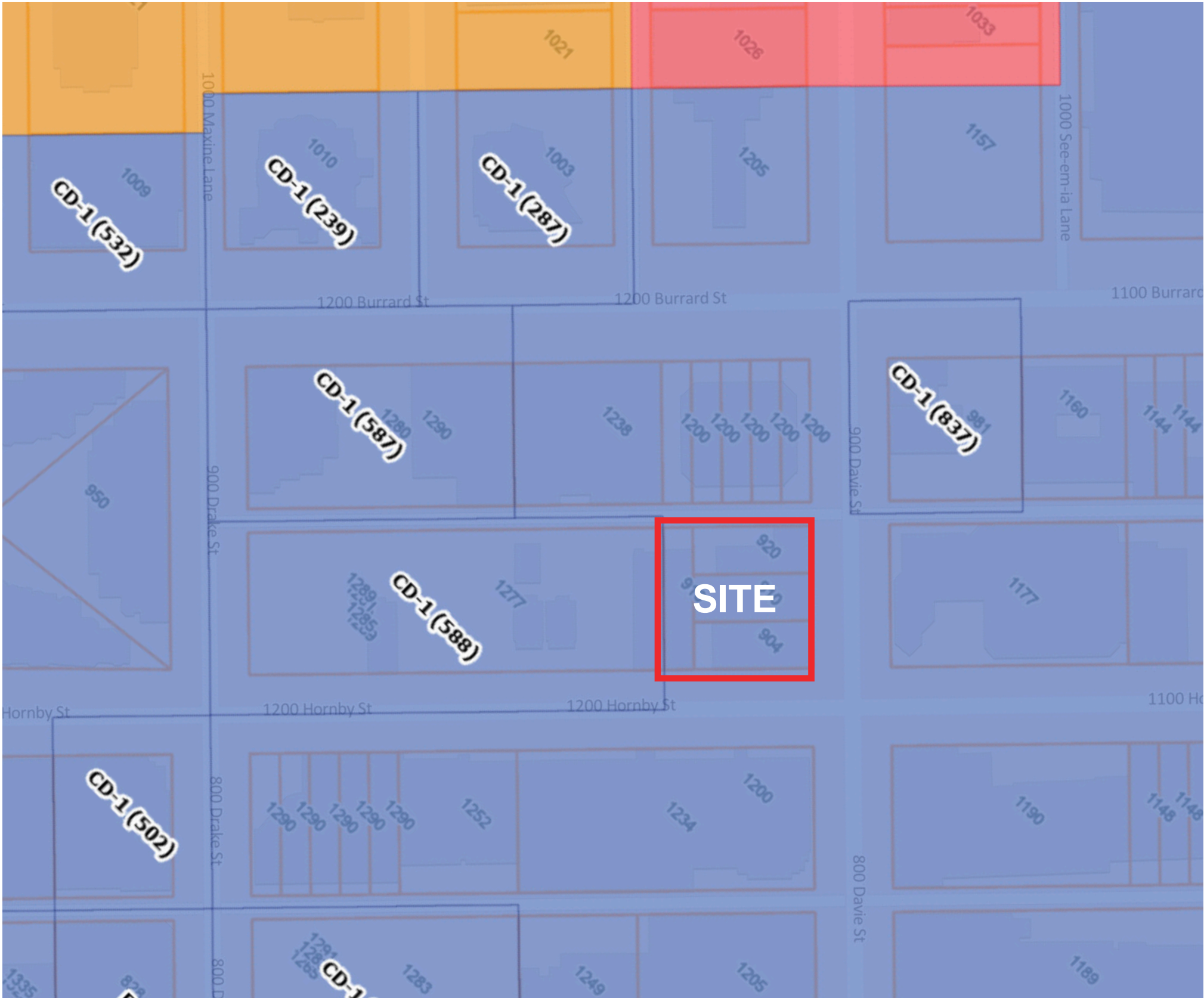
DD-Sub Area N

### PROPOSED ZONING

CD-1

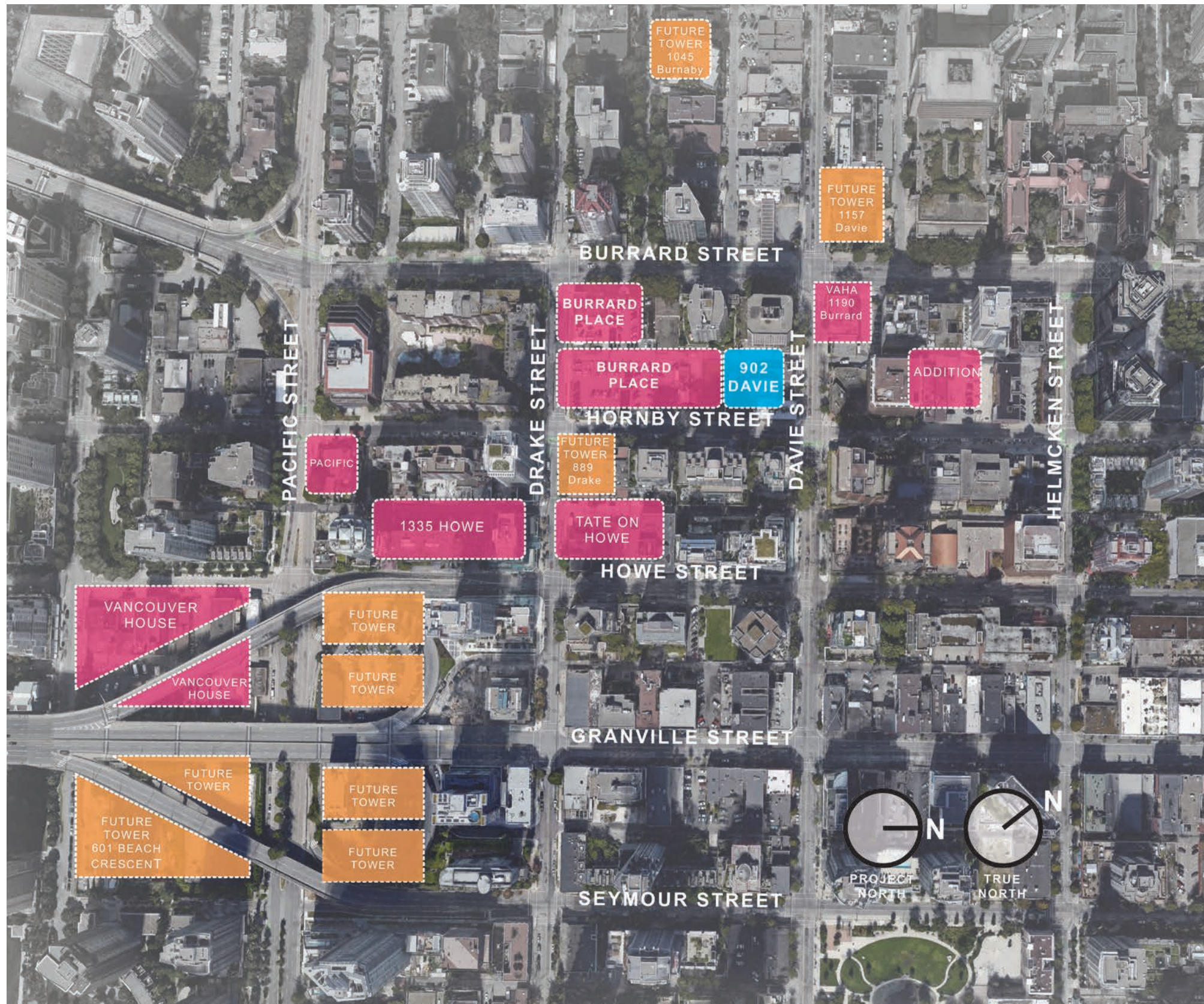
### LEGEND

-  DD-Comprehensive Development District -Downtown District
-  RM-5A - Residential Multiple Dwelling District
-  C-5 - Commercial District





# 1.2 Neighbourhood Context



Burrard Place



1190 Burrard Street



1157 Davie Street

- 902 Davie (Proposed)
- In-stream Application
- Recently completed or under construction



# 1.3 Context Plan

**PROPOSED CIVIC ADDRESS**

902 Davie Street

**PROPOSED ZONING**

CD-1

**CURRENT CIVIC ADDRESSES**

904 Davie Street  
 910 Davie Street  
 920 Davie Street

**CURRENT LEGAL ADDRESSES**

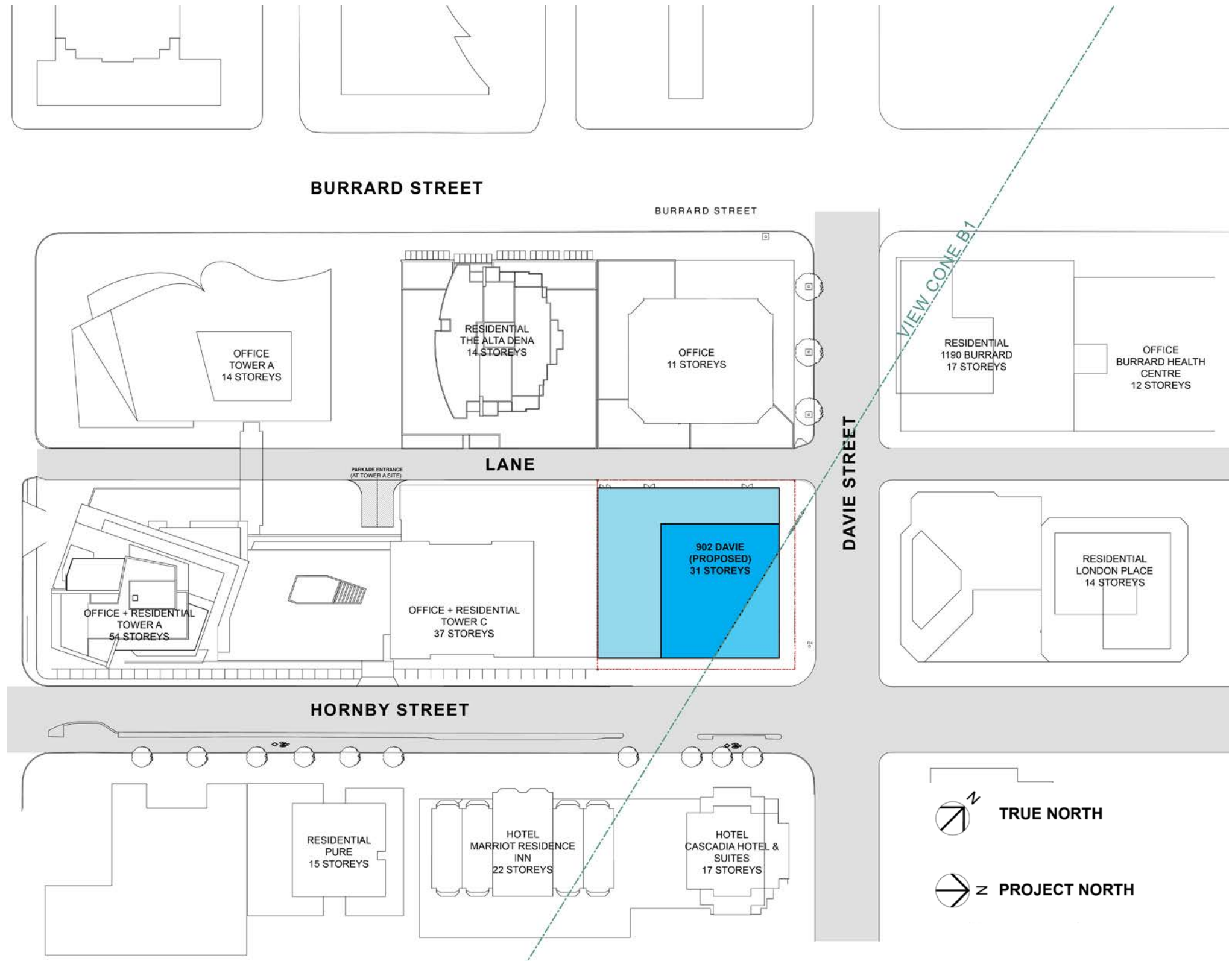
LOT A BLOCK 100 PLAN VAP210 DIST RICT LOT 541  
 NWD (REF PL 1044) OF LOTS 35 TO 38

LOT B BLOCK 100 PLAN VAP210 DIST RICT LOT 541  
 NWD GROUP 1, (REF PL 118) OF LOTS 35 TO 38,  
 LOT 34, BLOC K 100, PLAN VAP210, DISTRICT LOT  
 54 1, GROUP 1, NEW WESTMINSTER LAND DI

LOT C BLOCK 100 PLAN VAP210 DIST RICT LOT 541  
 NWD (SEE 379718L) OF LOTS 35 TO 38

**CURRENT ZONING**

DD-Sub Area N

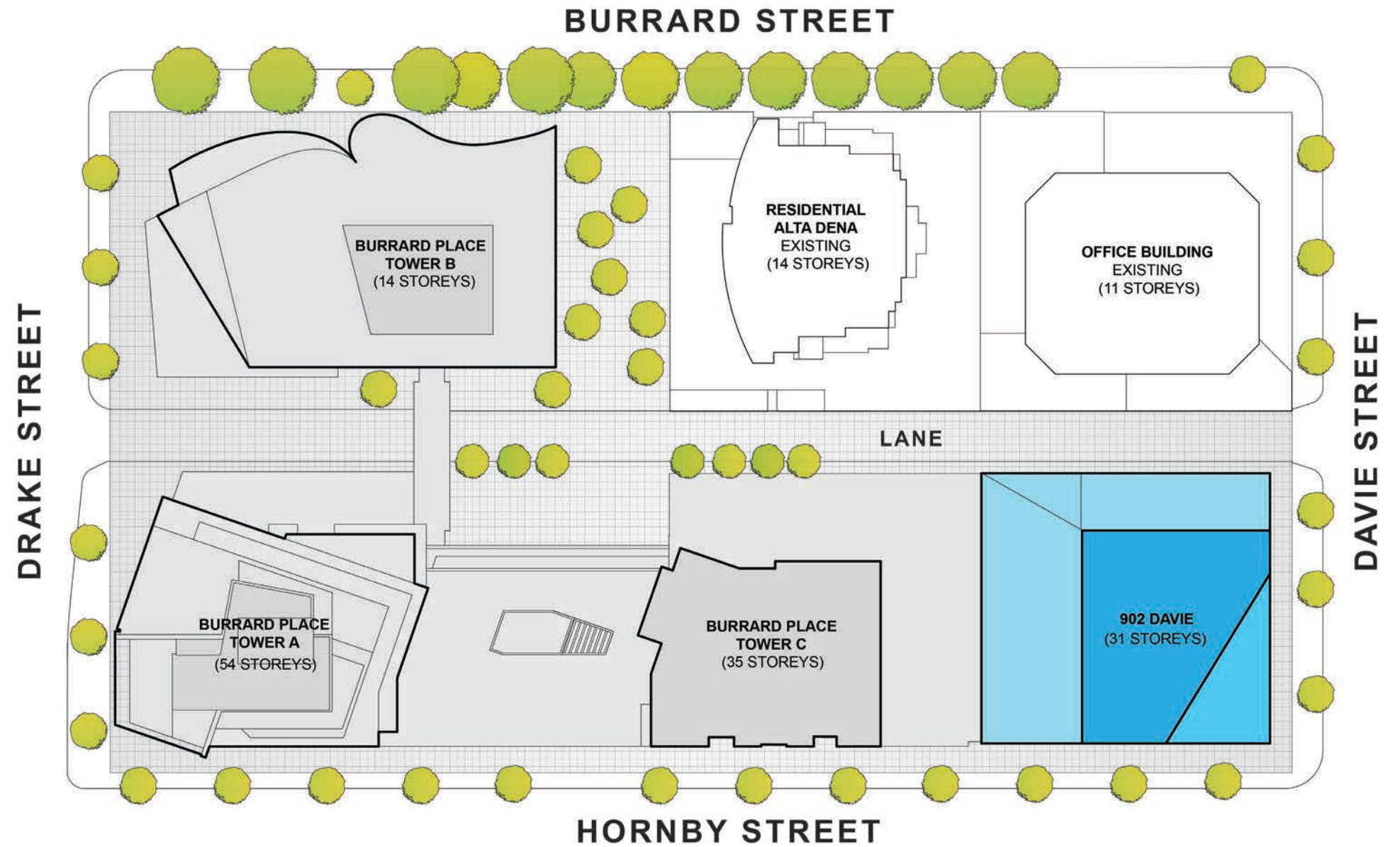




## 1.4 Burrard Place Development

### DEVELOPMENT OVERVIEW

- 902 Davie is to the immediate North of the Burrard Place CD-1 Rezoning
- Burrard Place Tower A and Tower B are now complete
- Burrard Place Tower C has commenced construction
- It is anticipated the Burrard Place Tower C will be built prior to the construction of 902 Davie
- The development of Burrard Place (i.e. Tower A, B and C) is a joint venture of Reliance Properties and Jim Pattison Development.
- The development of this proposal at 902 Davie is by Reliance Development (902 Davie) Ltd. only.





# 1.5 Existing Site



Looking north along Hornby Street



Looking west along Davie Street



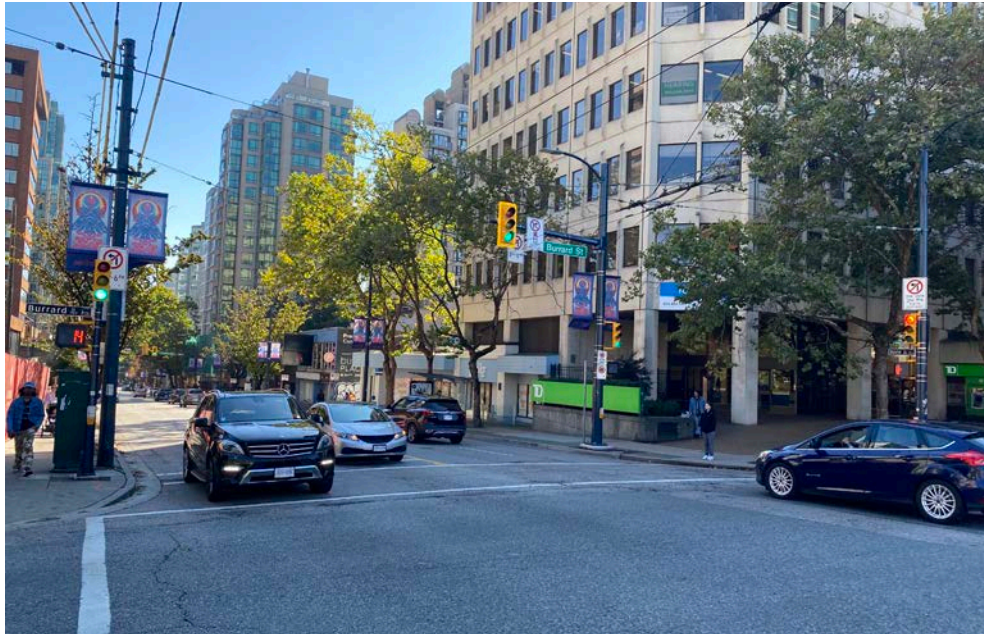
Corner of Hornby Street and Davie Street



Looking south down lane from Davie Street



Looking east along Davie Street



Corner of Davie Street and Burrard Street



# 1.6 Project Program

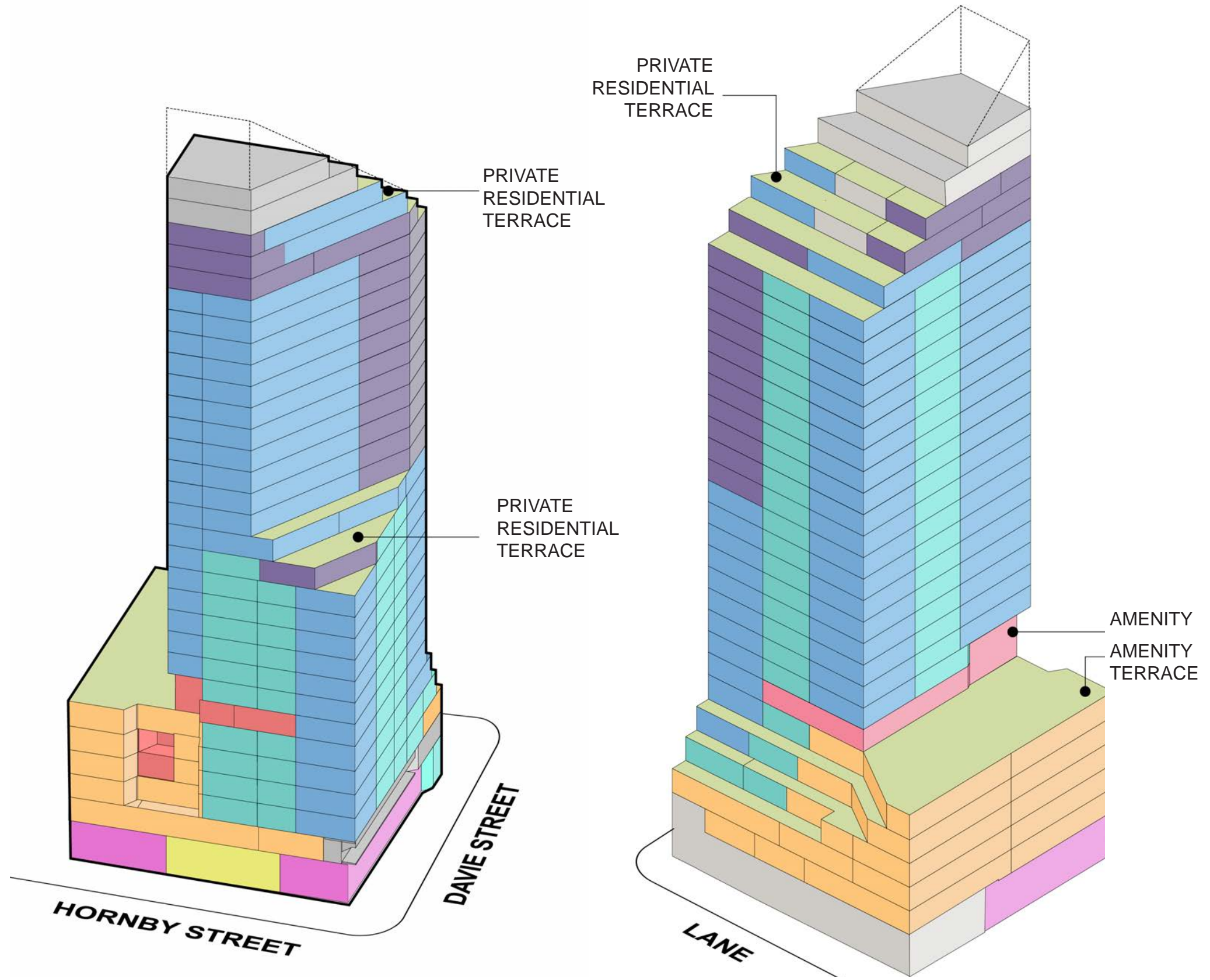
## CURRENT USE

1 AND 2-STOREY RETAIL BUILDINGS

## PROPOSED USE

- 179 RESIDENTIAL UNITS
- 22 STUDIOS
- 67 ONE-BEDROOM UNITS
- 73 TWO-BEDROOM UNITS
- 17 THREE-BEDROOM UNITS
- LARGE RESIDENTIAL TERRACES
- RESIDENTIAL AMENITY SPACE
- 36,708.4 SF OF OFFICE SPACE (GFA)
- 4,716.0 SF RETAIL SPACE (GFA)
- TOTAL FSR DENSITY OF 12.91

- RESIDENTIAL TERRACE
- 3 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM + STUDIO UNIT
- AMENITY
- OFFICE
- LOBBY
- RETAIL
- SERVICE



# SECTION 02 / URBAN DESIGN PRINCIPLES

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- 2.1 Applicable Plans, Policies, and Guidelines
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- 2.7 Horizontal Angle of Daylight
- 2.8 Skyline Studies
- 2.9 Site Sections
- 2.10 Site Frontage and Access
- 2.11 Neighbourhood Amenity Analysis



## 2.1 Applicable Plans, Policies, and Guidelines

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A number of City of Vancouver policies have informed the design of the project site and have been addressed in this report including:

Downtown Official Development Plan (DODP)  
November 4, 1975 (Update July 2022)

Downtown South Goals and Policies  
May 16, 1991 and November 4, 1975

Downtown South Guidelines  
July 30, 1991- last amended June 10, 2004 (Update Sept 2019)

View Protection Guidelines  
December 12, 1989 - last amended February 1, 2011  
View B1 Charleston Seawall - Updated 2018

Family Room: Housing Mix Policy for Rezoning Projects  
July 13, 2016

High-Density Housing for Families with Children  
March 24, 1992 (Update Sept 2020)

Green Buildings Policy for Rezoning  
July 22, 2010-amended May 17, 2022

Public Art Policy and Procedures for Rezoned Developments  
July 23, 2014

Greenest City 2020 Action Plan Part Two: 2015-2020

Vancouver Economic Action Strategy (Phase 3) 2016

Bird Friendly Design Guidelines  
Sept 2014

Vancouver Neighbourhood Energy Strategy (2012)

Metro Core Jobs and Economy Land Use Plan: Issues and Directions  
Report (2007)

Community Amenity Contributions - Through Rezonings (1999, last amended 2021)

Low-carbon energy systems policy (2017)

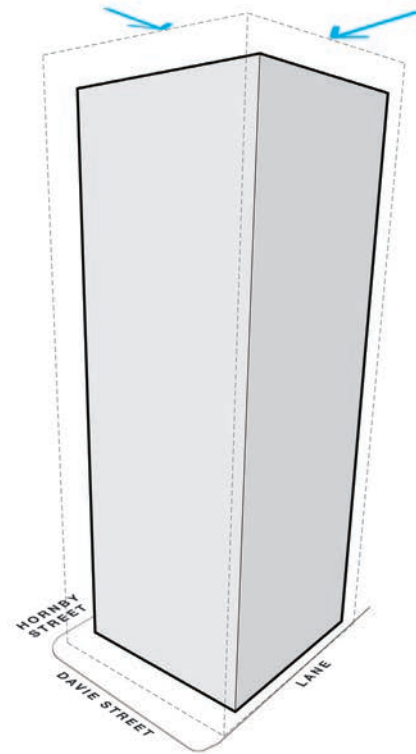
Zero Emissions Building Catalyst Policy (2018, amended 2019)

Relevant Guidelines for this site include:

Garbage and Recycling Storage Amenity Design Supplement (2011, Amended 2016)

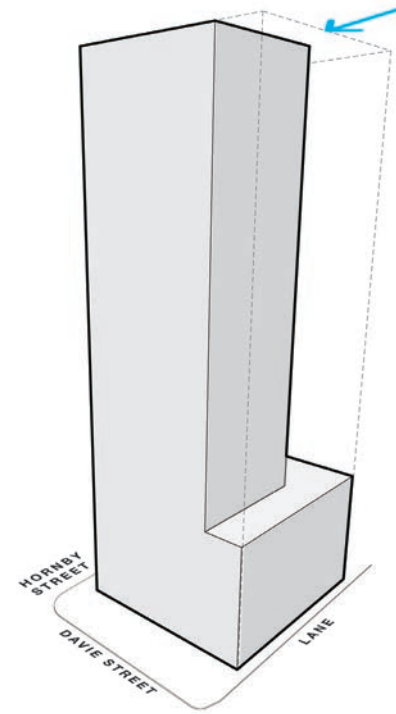
Waterwise Landscape Design guidelines (2009)

## 2.2 Project Massing



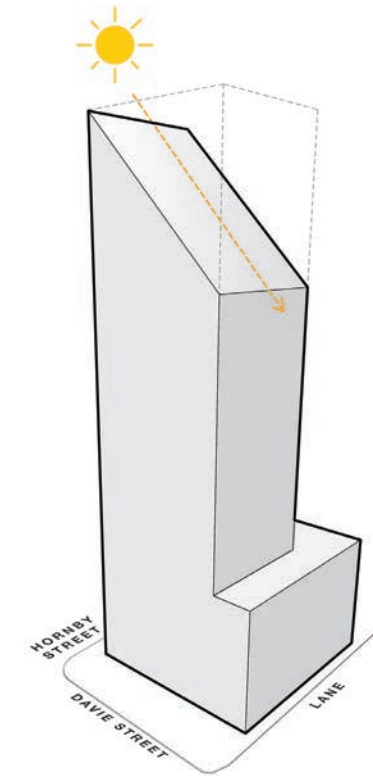
### FOOTPRINT EXTRUSION

A resultant footprint, after required setbacks and alignment to adjacent development, was extruded to the maximum allowable



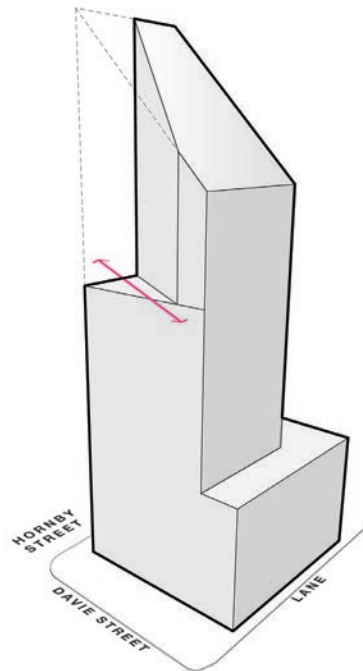
### TOWER SETBACKS

Required setbacks from adjacent towers (80') and the office tower across the lane (60') reduce the tower floorplate



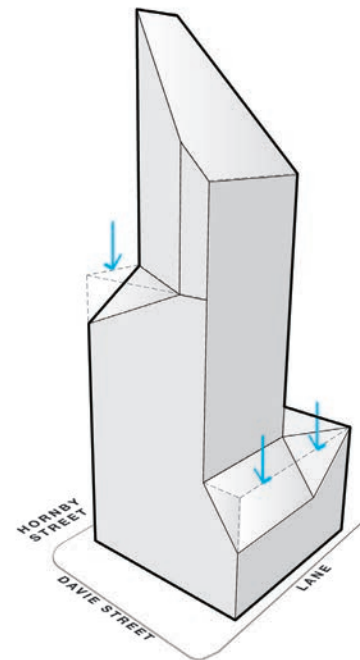
### SHADOWING CONSIDERATION

The tower form is sloped to allow daylight and mitigate the shadowing into the Davie Village.



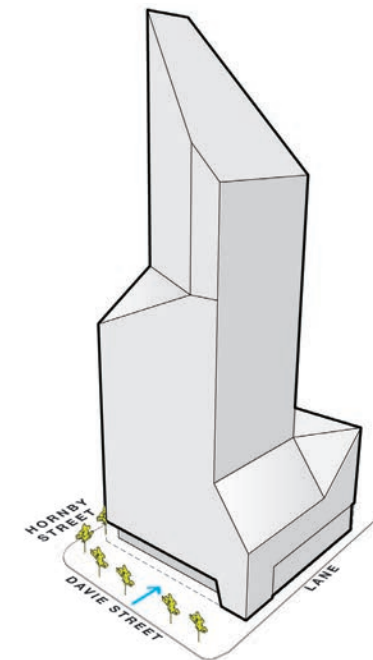
### VIEW CONE ALLOWANCE

The tower is trimmed on an oblique angle to allow for the City view Cone B1 (Charleston Seawall to Lions).



### SLOPED SURFACING

Horizontal surfaces of the form are sloped to allow for better light penetration into units, reducing the obstruction of terrace view lines and creating dynamic private outdoor space.



### STREET LEVEL ACTIVATION

The street level facade is pulled back to allow for covered outdoor areas, landscaping and an approachable pedestrian scale to the architecture.



## 2.3 Tower Separation

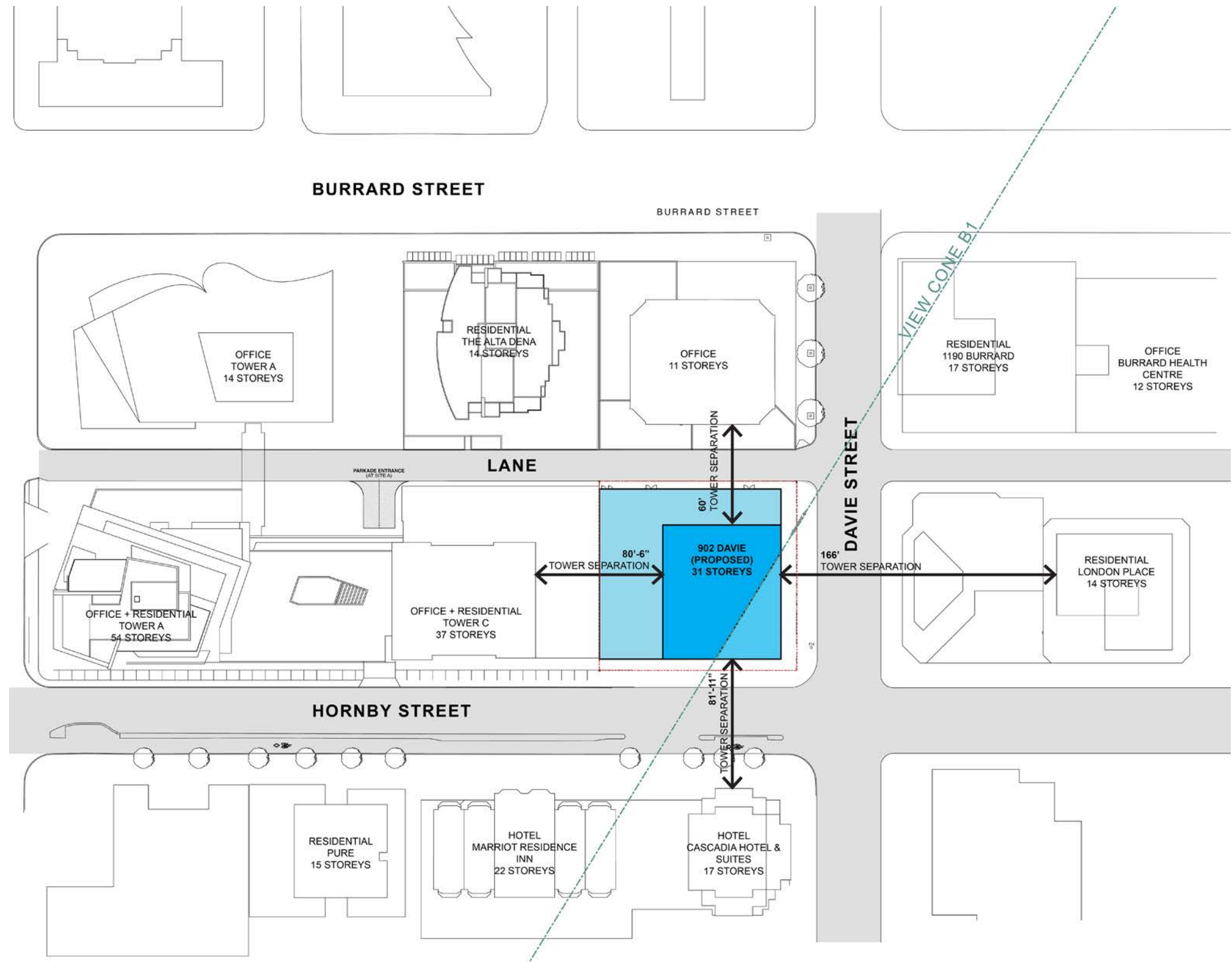
### PROPOSED TOWER SEPARATION

Tower Separation to Project North: 165'

Tower Separation to Project East: 81'-11"

Tower Separation to Project South: 80'-6"

Tower Separation to Project West: 60'





## 2.4 Shadow Studies

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The 902 Davie Application meets the relevant policies outlined in the Downtown Official Development Plan, Downtown South Guidelines, and the West End - Tower Form, Siting, and Setbacks Bulletin:

### **1. Downtown Official Development Plan (Section 4 – Height of Buildings):**

The proposed project meets the maximum permitted height allowance by not providing any residential space above the maximum allowable height for the designated area. Additionally, the project conforms to the View Cone requirements onsite (View Cones B1, C1, and 3.2.1)

### **2. Downtown South Guidelines - Light and Ventilation (2.6) and General Shadow Criteria (2.6.1):**

The project complies with the guidelines for light and ventilation as the design intentionally works to minimize shadow impact on various prioritized spaces as per the policy. 902 Davie, as proposed, does not generate any shadow on park spaces aligning with the policy of preserving light and ventilation for public open spaces. By doing so, it enhances the livability and attractiveness of these areas, making them more inviting for residents and visitors.

### **3. West End - Tower Form, Siting, and Setbacks (Shadowing of the North Sidewalk):**

Despite the subject site not being within the West End area. The project's design takes into account the specific hours and seasons during which shadow impact is critical. At the Spring and Fall Equinox, none of the "Davie Village" area is shadowed whatsoever. This aligns with the policy of minimizing shadowing on the West End "Villages" during those hours, ensuring that shadows do not extend beyond the curb of the sidewalks on the north side of the street.

The shadow diagrams on the following pages outline the impact of the tower as described above.



## 2.4 Shadow Studies



MARCH 20 10 AM



MARCH 20 10:30 AM



MARCH 20 11:30 AM



MARCH 20 12 PM







MARCH 20 2 PM



MARCH 20 4 PM

### LEGEND

 PROPOSED DEVELOPMENT  
 PROJECT SHADOW OUTLINE

 NEWLY ADDED SHADOW AREA  
 DAVIE VILLAGE EXTENT

902 DAVIE STREET



PROJECT NORTH



TRUE NORTH



# 2.4 Shadow Studies



JUNE 21 10 AM



JUNE 21 10:30 AM



JUNE 21 11:30 AM



JUNE 21 12 PM



JUNE 21 2 PM



JUNE 21 4 PM

### LEGEND

- PROPOSED DEVELOPMENT
- PROJECT SHADOW OUTLINE

- NEWLY ADDED SHADOW AREA
- DAVIE VILLAGE EXTENT

902 DAVIE STREET



PROJECT NORTH



TRUE NORTH



# 2.4 Shadow Studies



SEPTEMBER 22 10 AM



SEPTEMBER 22 10:30 AM



SEPTEMBER 22 11:30 AM



SEPTEMBER 22 12 PM



SEPTEMBER 22 2 PM



SEPTEMBER 22 4 PM

### LEGEND

- PROPOSED DEVELOPMENT
- PROJECT SHADOW OUTLINE

- NEWLY ADDED SHADOW AREA
- DAVIE VILLAGE EXTENT

902 DAVIE STREET



PROJECT NORTH



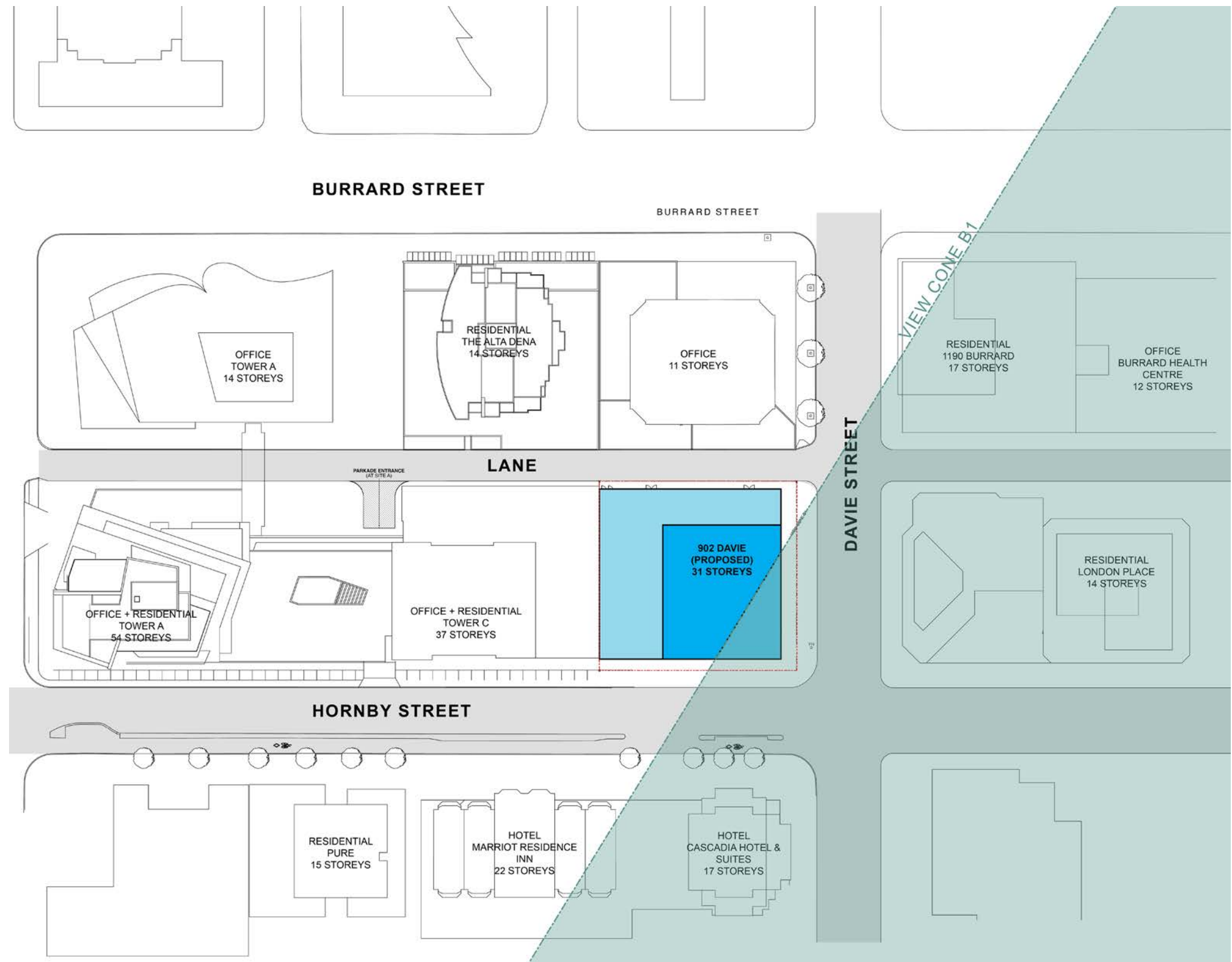
TRUE NORTH



## 2.5 View Cones

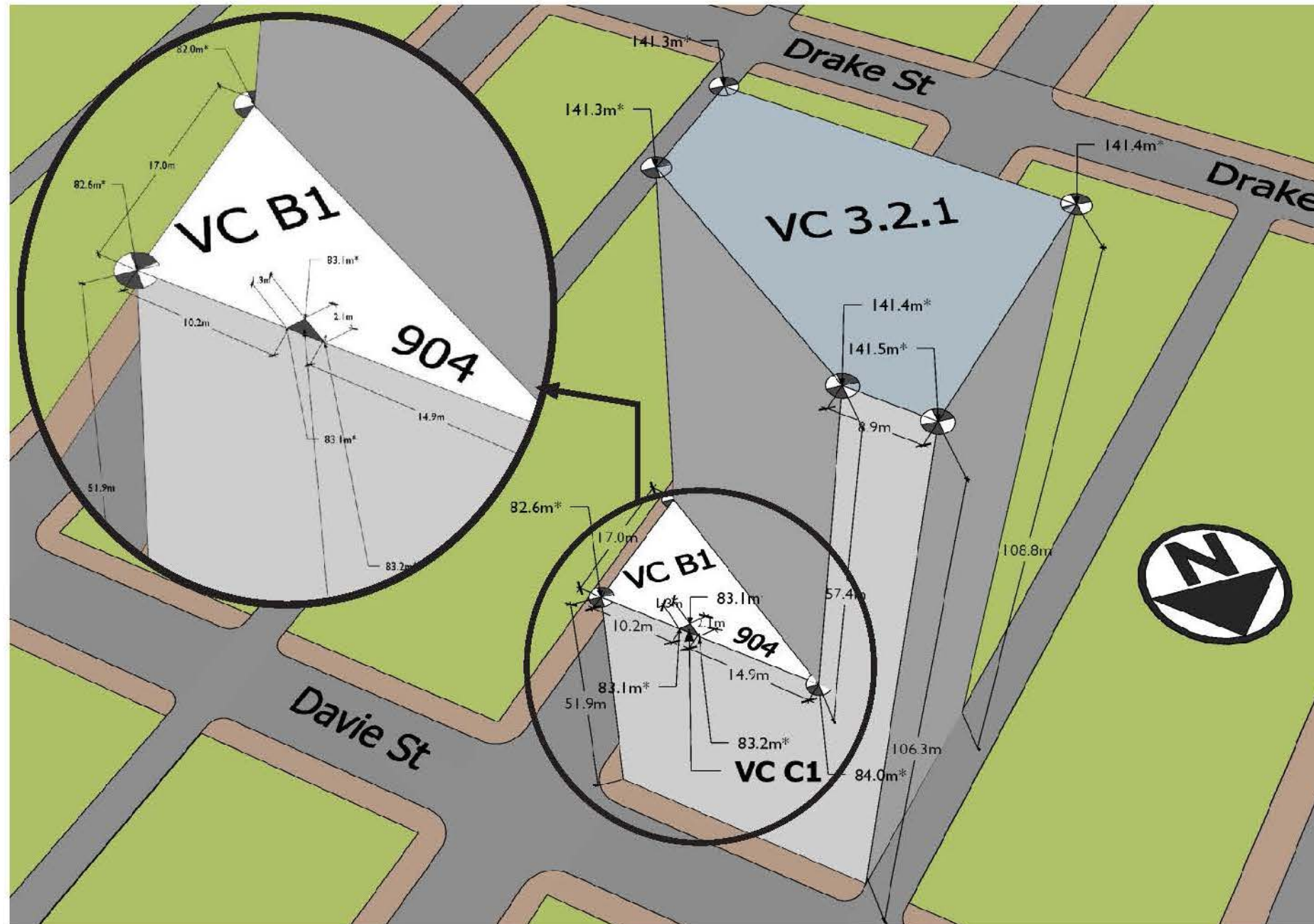
### FALSE CREEK VIEW CONES

The project site is bisected diagonally by View Cone B1 and View Cone C1. View Cone B1 is more restrictive, and thus governs the height and massing of the project. Conformance to the view cone contributes to the project's unique massing and form expression.





## 2.5 View Cones




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

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

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

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

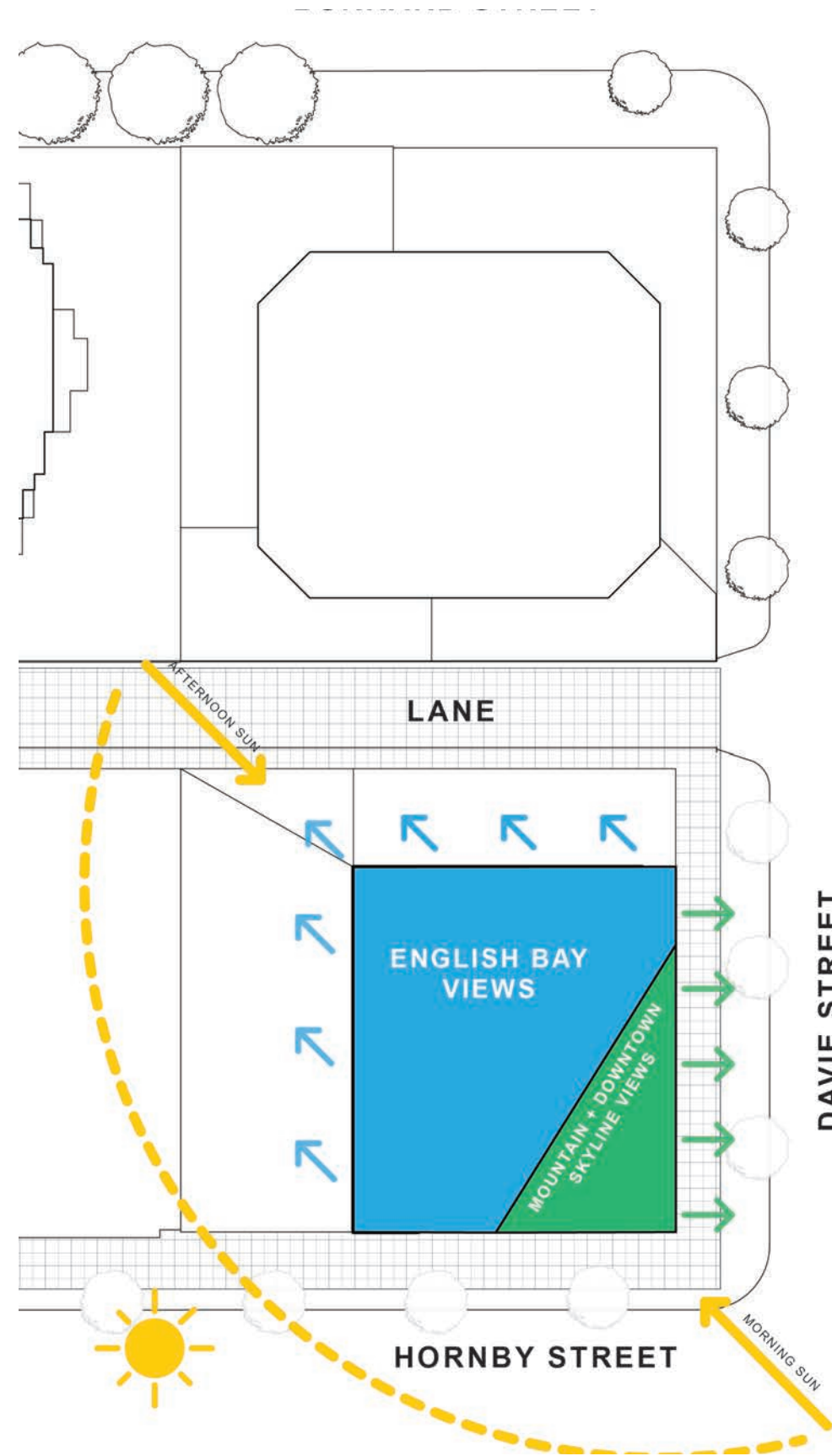
\*Heights noted are geodetic elevations unless otherwise noted.

 <b>CITY OF VANCOUVER</b> Planning, Urban Design & Sustainability	<b>BASIC VIEW CONE BUILDING HEIGHT LIMITS</b> Address: <b>904 Davie</b>	View Cones crossing the site: <b>B1, C1, 3.2.1</b>	The attached image depicts the most restrictive View Cone(s). Please be advised there may be other View Cones crossing the site as listed here.
	Originally requested by: Bingham + Hill Architects (Doug Nelson)	Prepared by: Sahar Hakimi	Date: Feb.18, 2022



## 2.6 Views and Orientation

Organized around the City's view cone and shadow requirements, the sloped surface at the top of tower has been designed into residential terraces. The project has reserved these premium outdoor spaces for family units. All terraces at the tower's upper levels are for 2 or 3 bedroom units. Terraces distribute views across the city and to the mountains beyond for as many units as possible. The tower has been designed to provide as many units as possible with outdoor space and access to direct sunlight. Eastern facing terraces receive morning light, while western terraces receive light in the afternoon.



English Bay Views



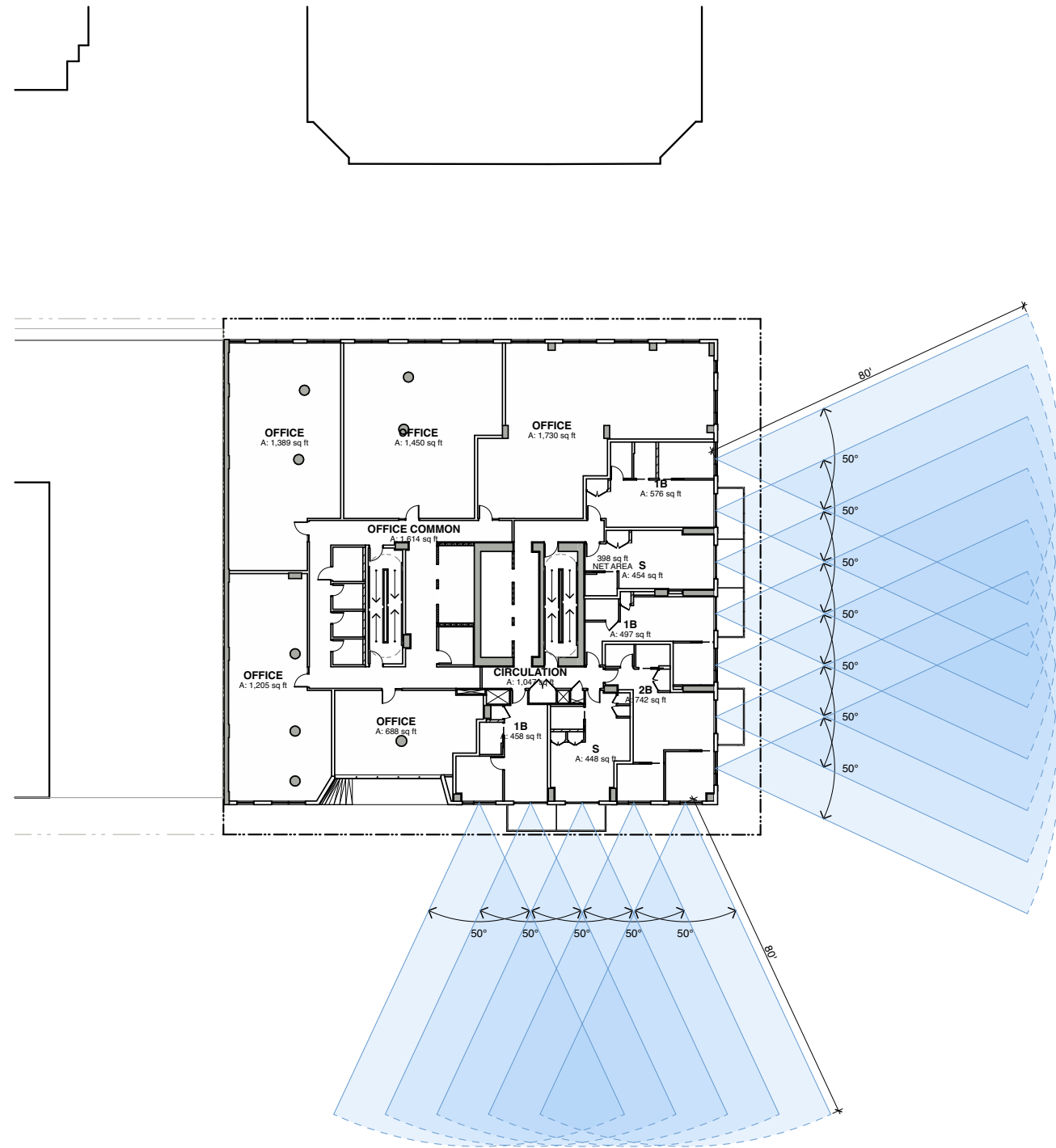
Mountain Views



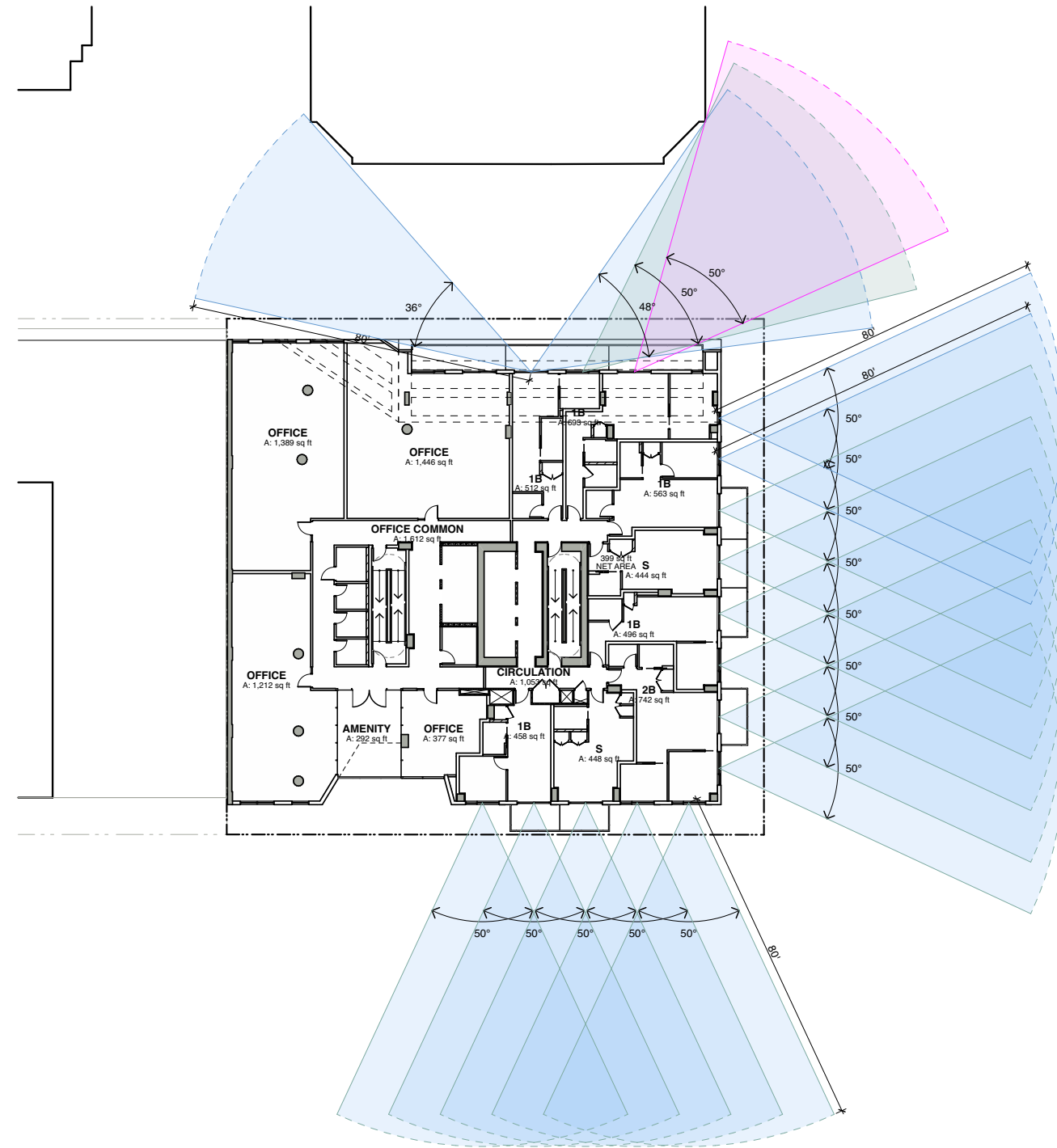
Downtown Skyline Views



## 2.7 Horizontal Angle of Daylight



LEVEL 3

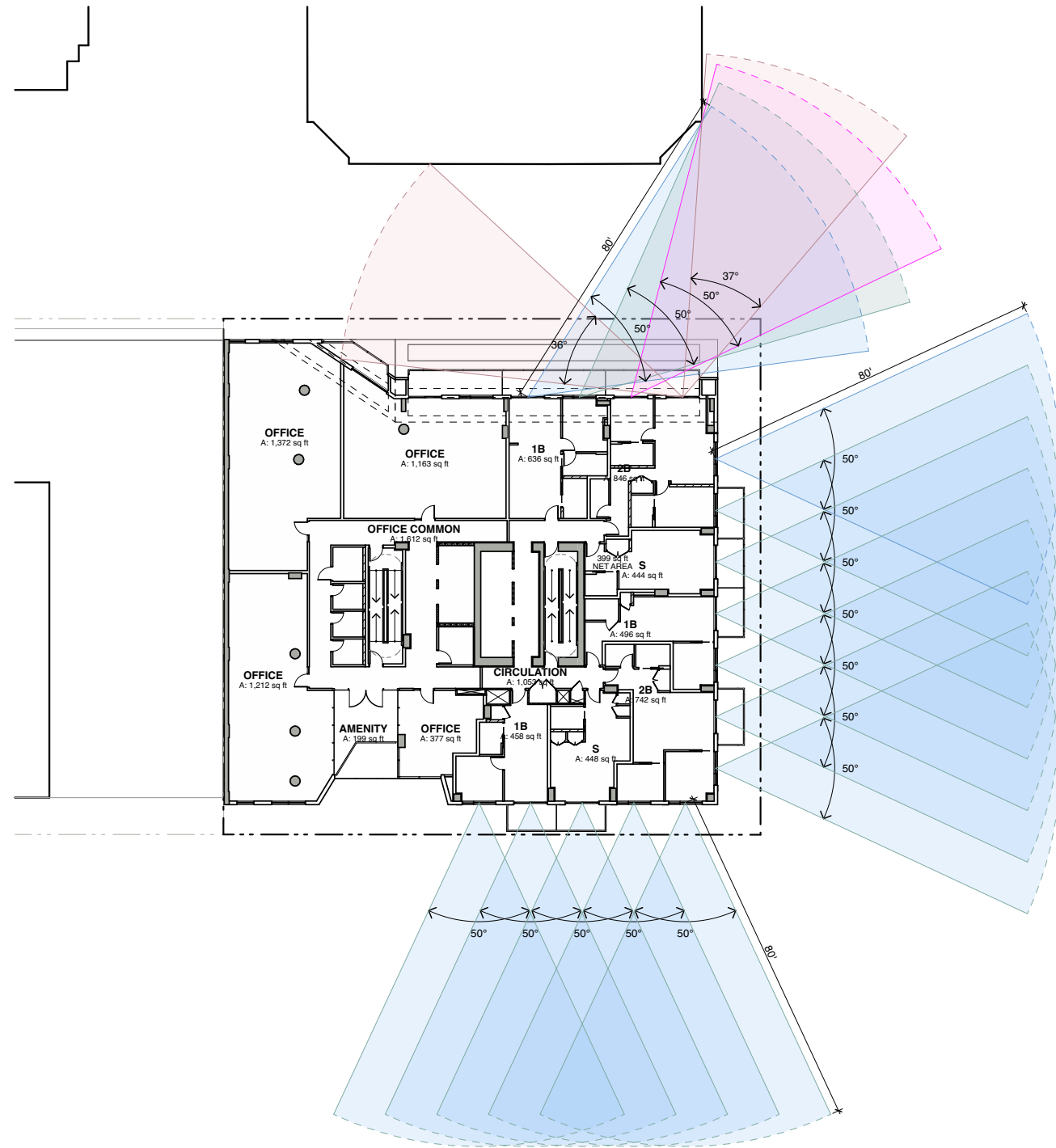


LEVEL 4

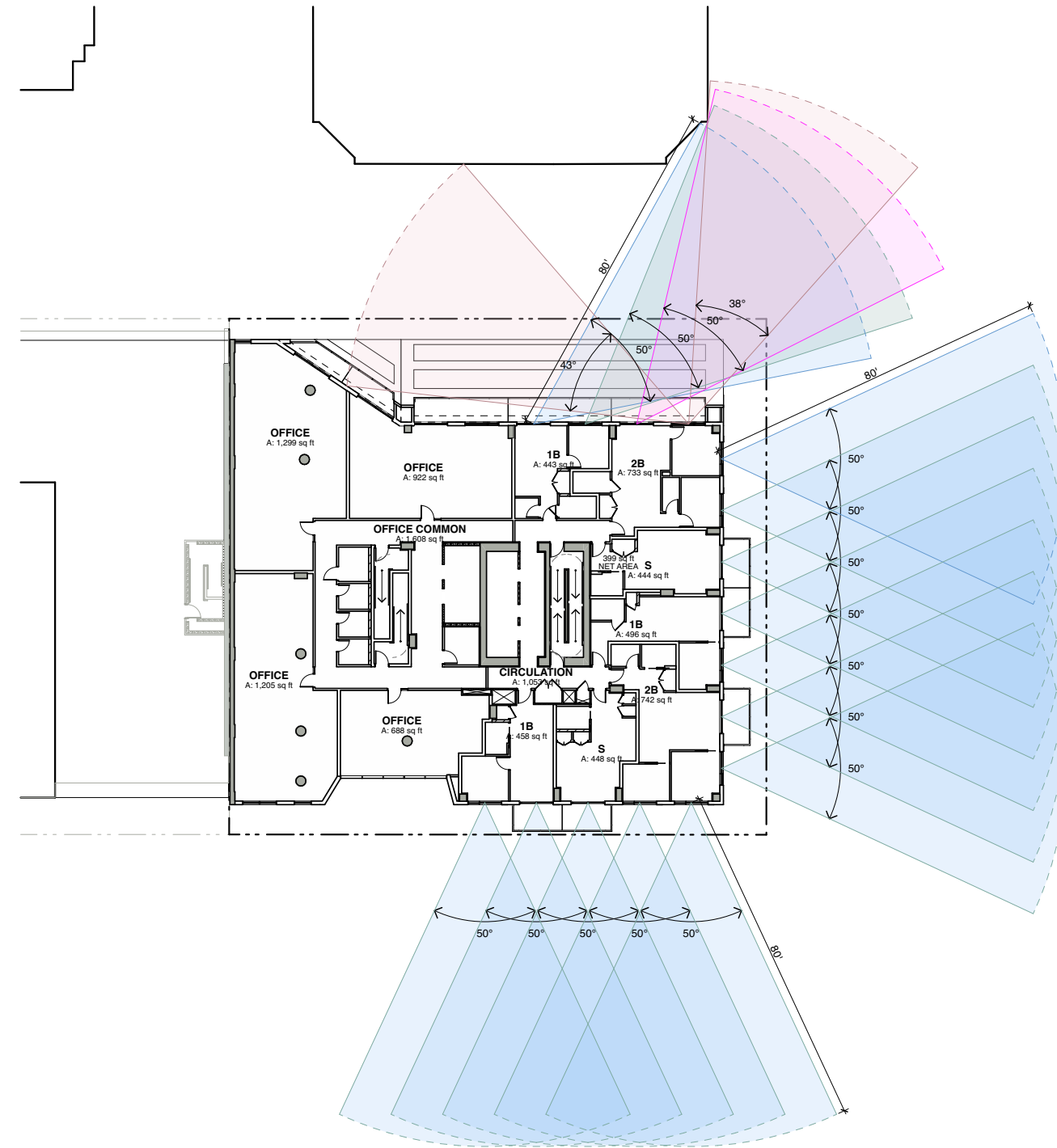
**LEGEND**  
 IMPACTED AREA OF DAYLIGHT ANGLE  
 ARC



## 2.7 Horizontal Angle of Daylight



LEVEL 5



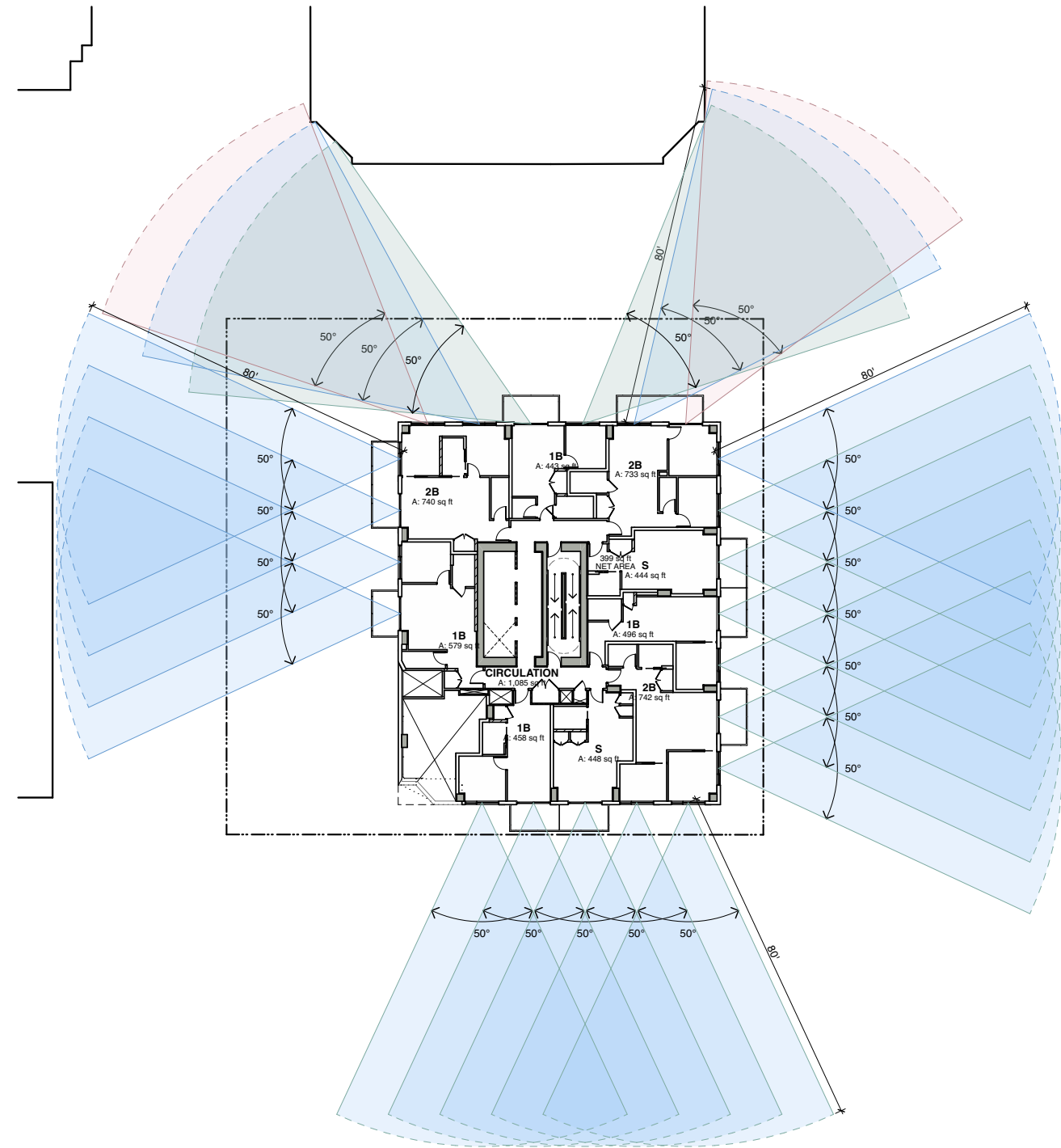
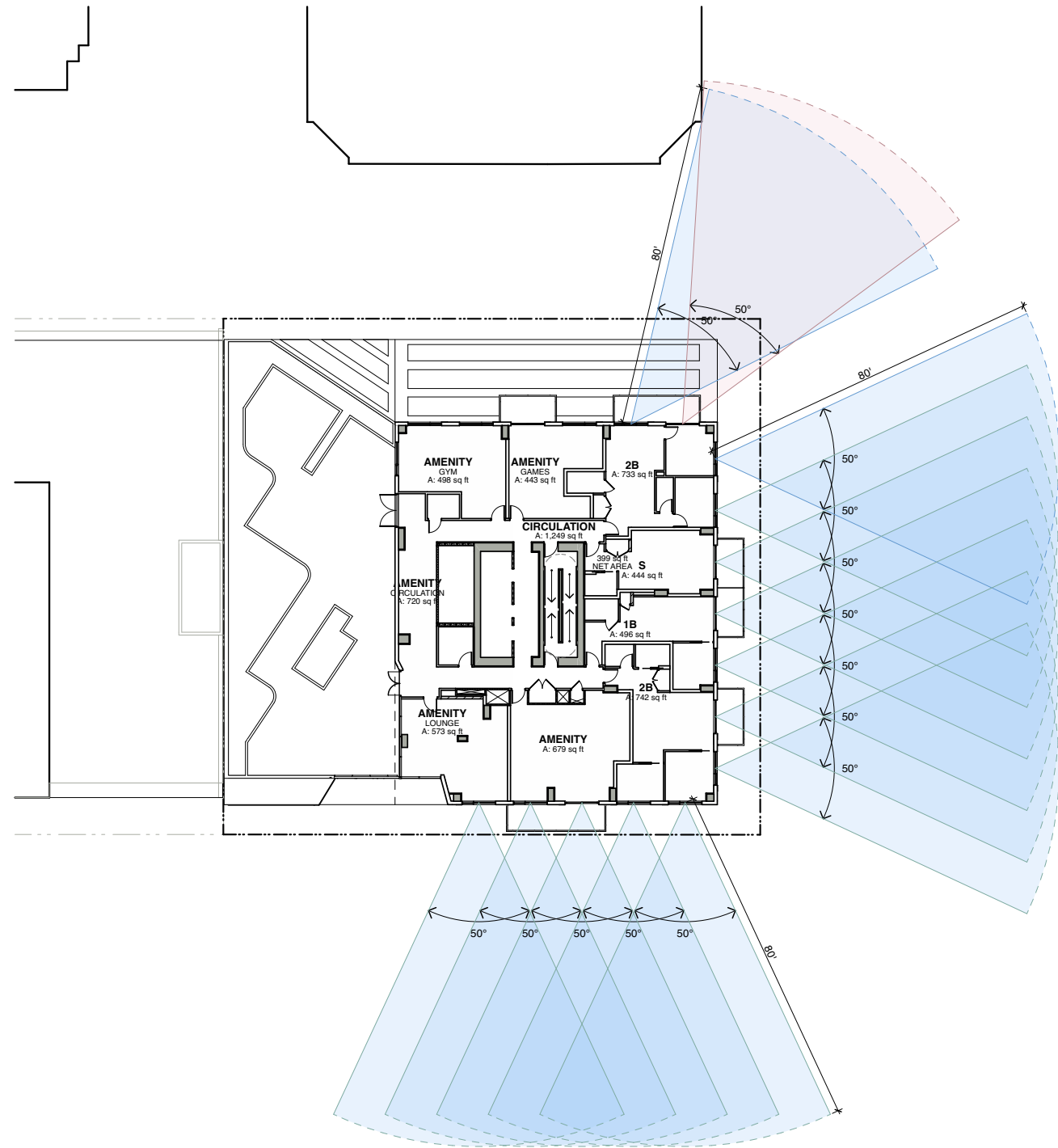
LEVEL 6

**LEGEND**  
 IMPACTED AREA OF DAYLIGHT ANGLE ARC





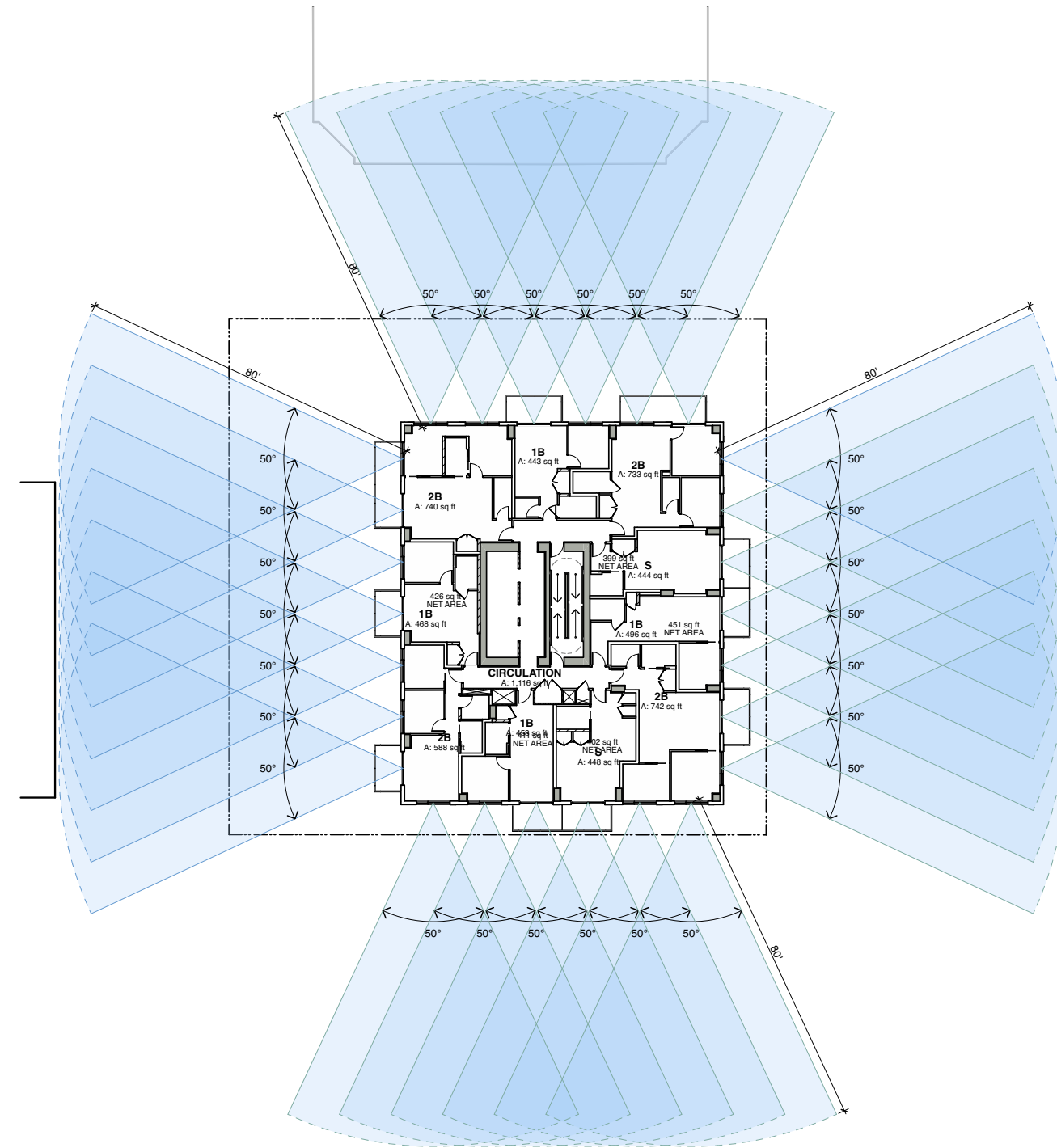
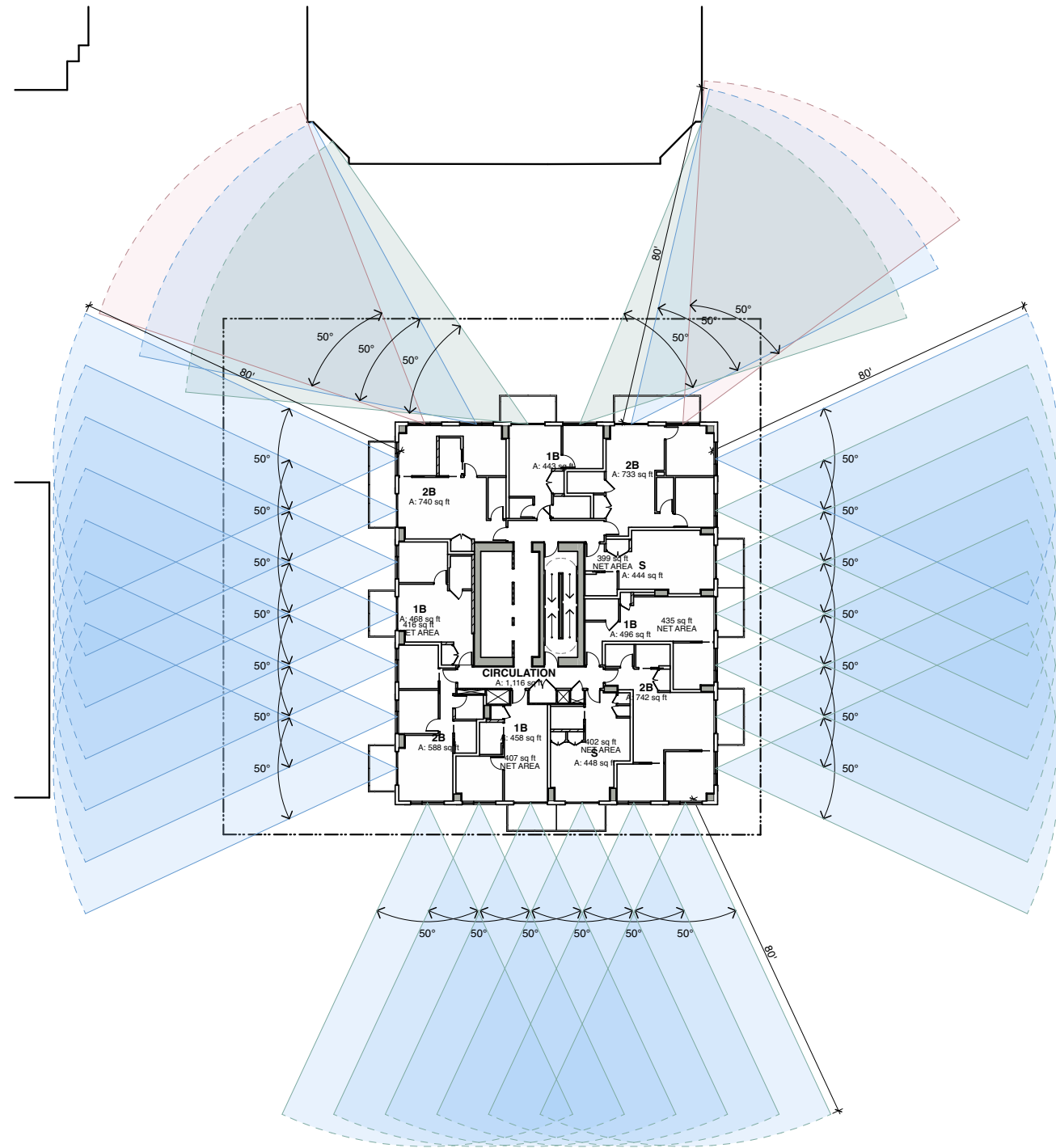
## 2.7 Horizontal Angle of Daylight



**LEGEND**  
 IMPACTED AREA OF DAYLIGHT ANGLE ARC

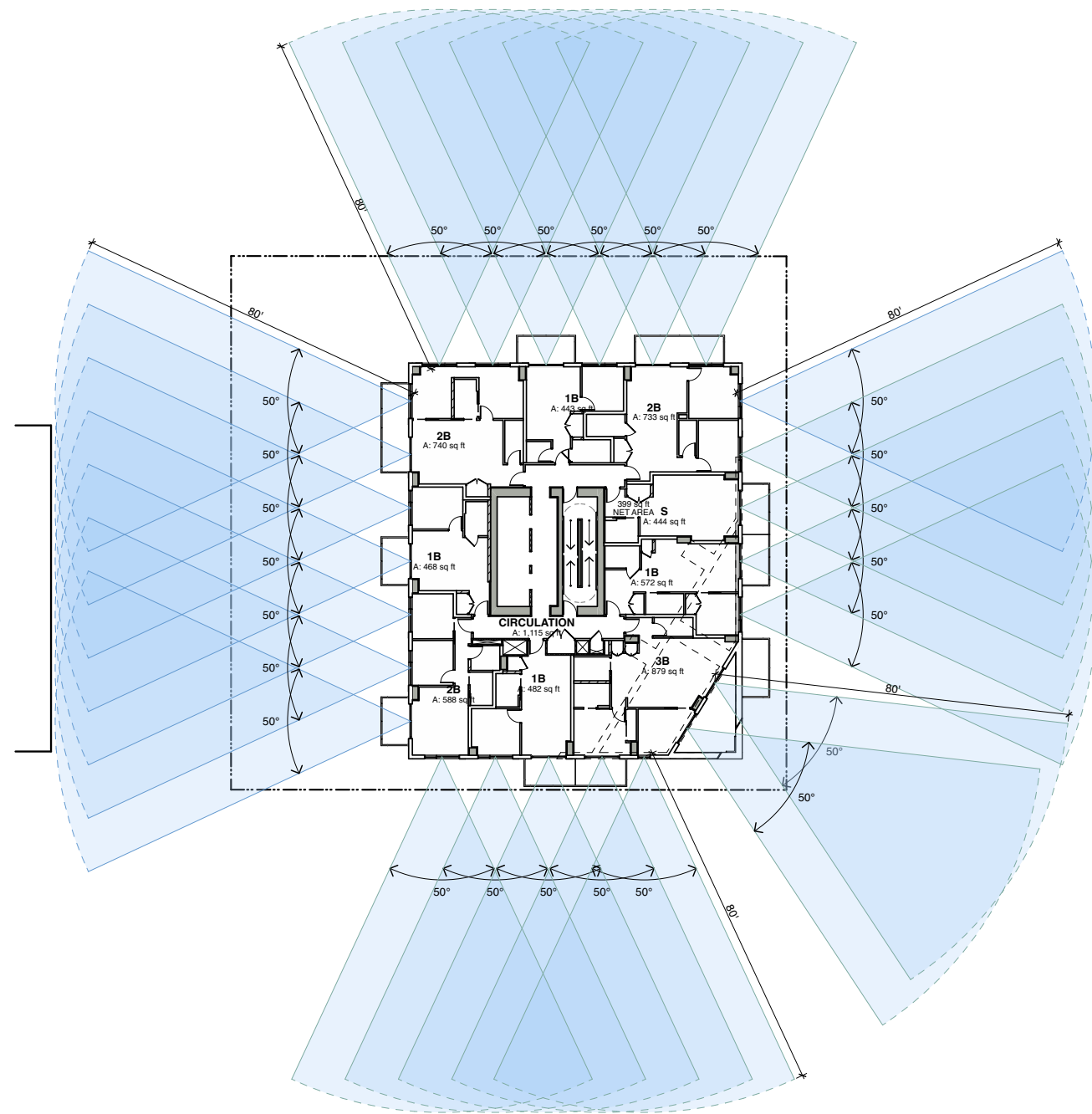


## 2.7 Horizontal Angle of Daylight

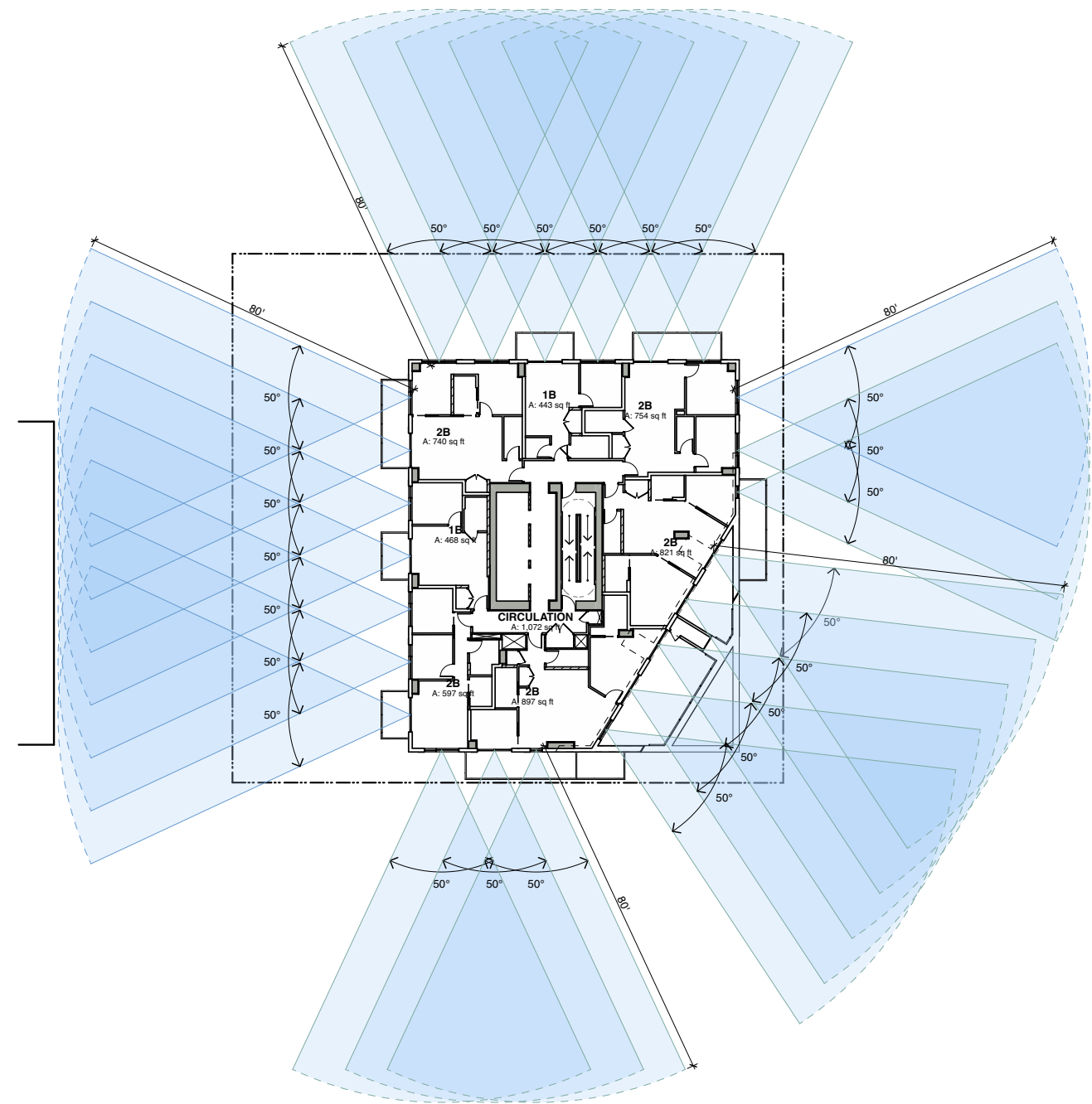




## 2.7 Horizontal Angle of Daylight



LEVEL 14



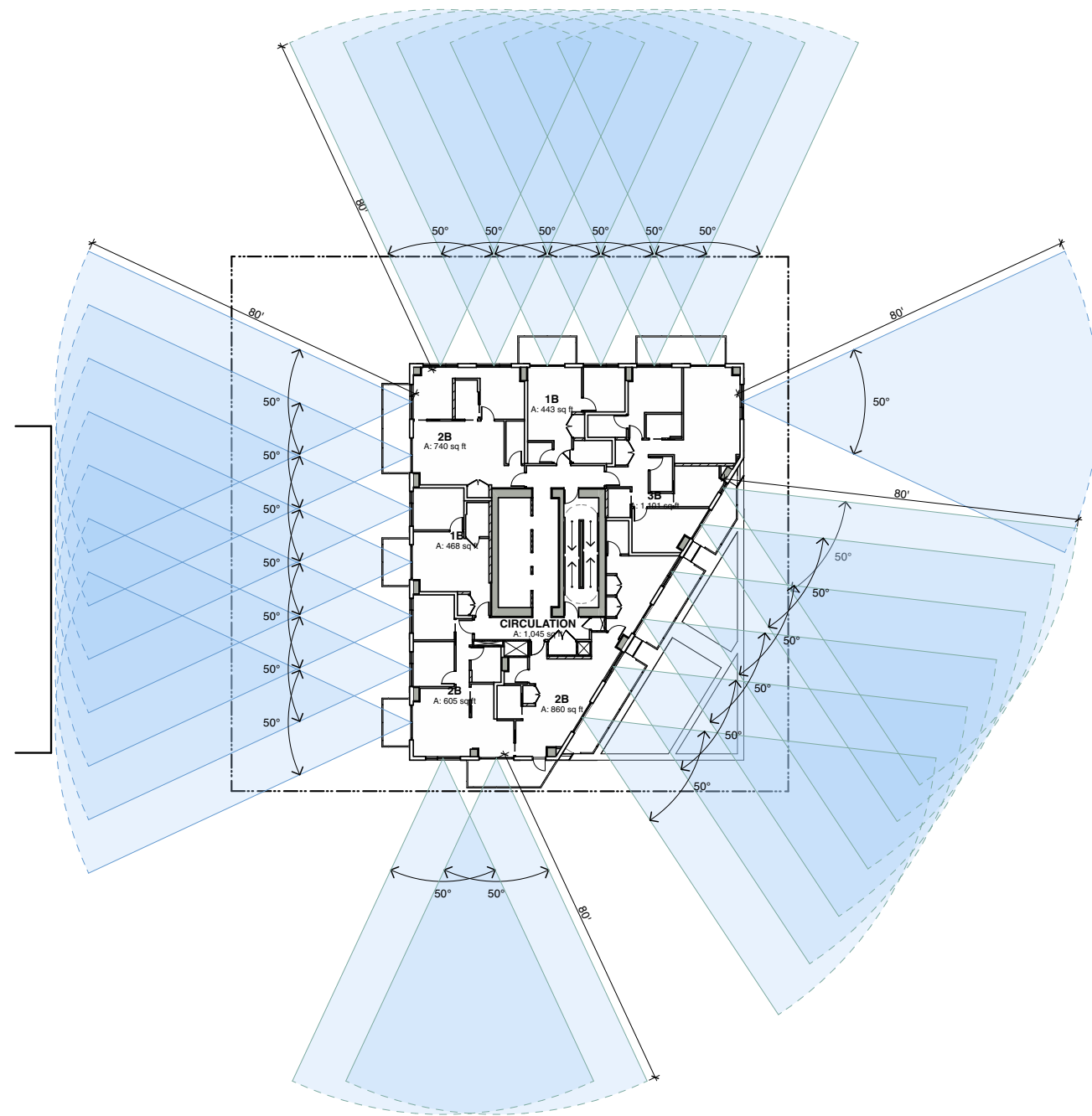
LEVEL 15

**LEGEND**  
 IMPACTED AREA OF DAYLIGHT ANGLE ARC

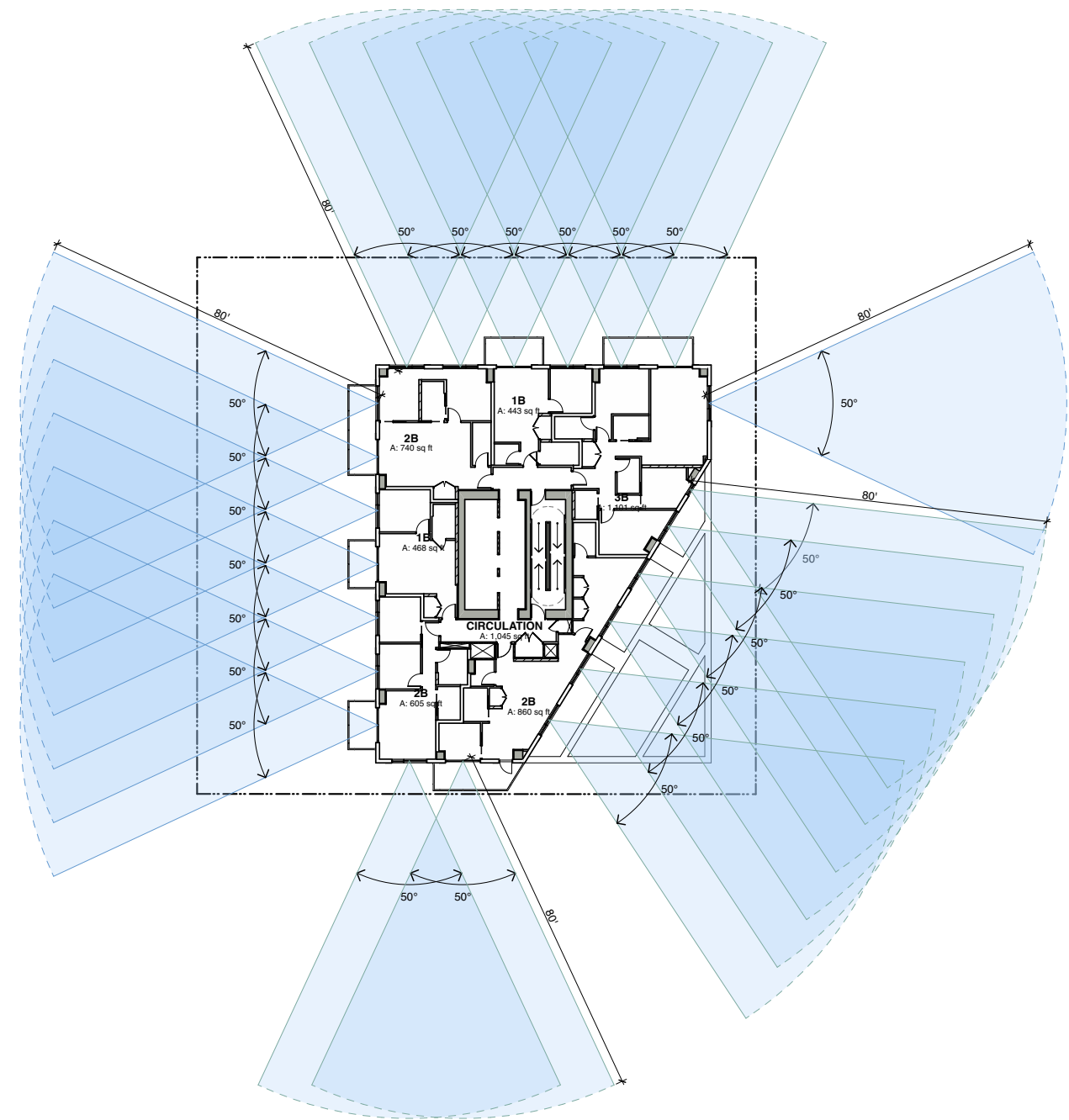




## 2.7 Horizontal Angle of Daylight



LEVEL 16



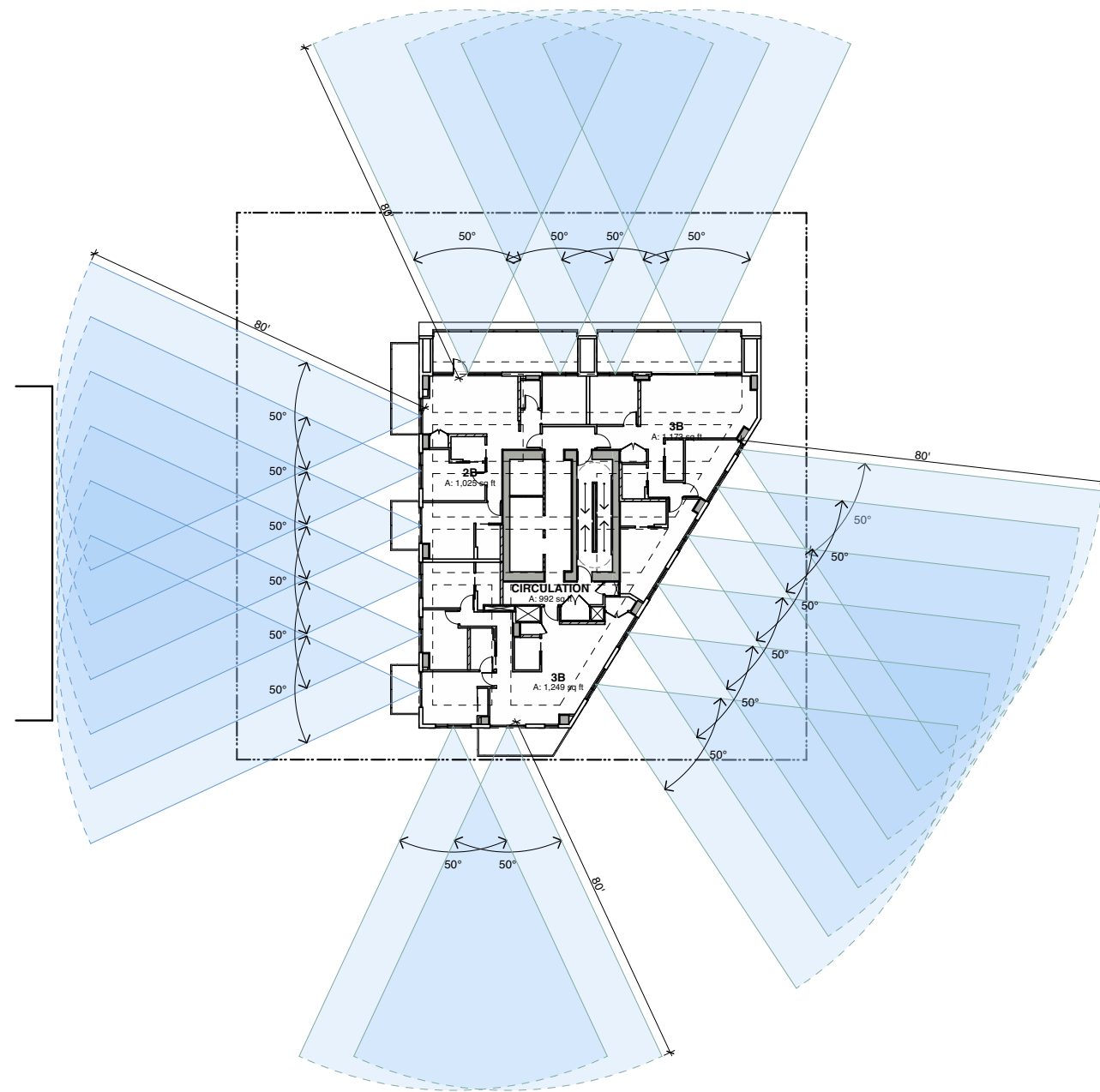
LEVEL 17-26

**LEGEND**  
IMPACTED AREA OF DAYLIGHT ANGLE ARC

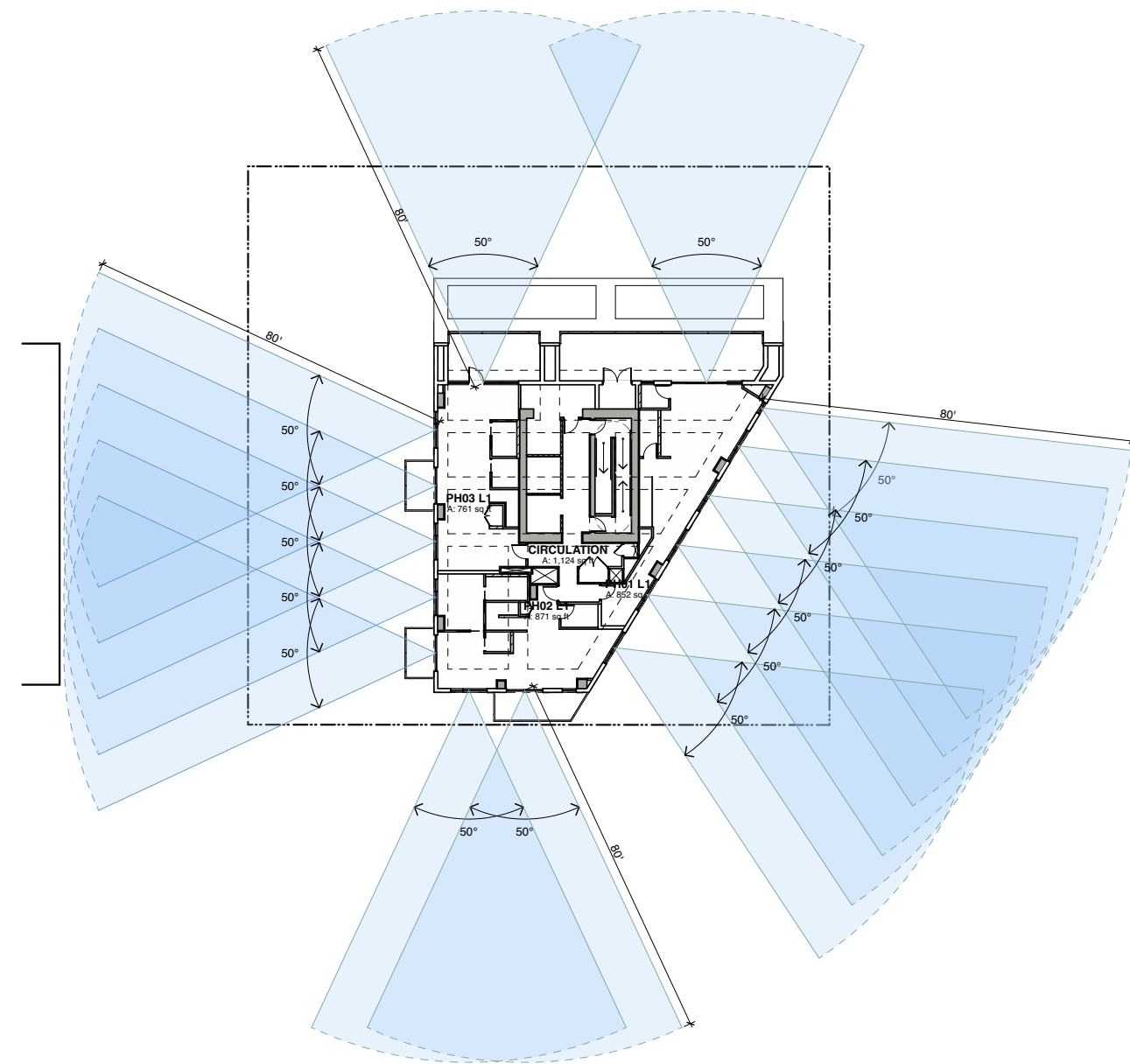




## 2.7 Horizontal Angle of Daylight



LEVEL 27

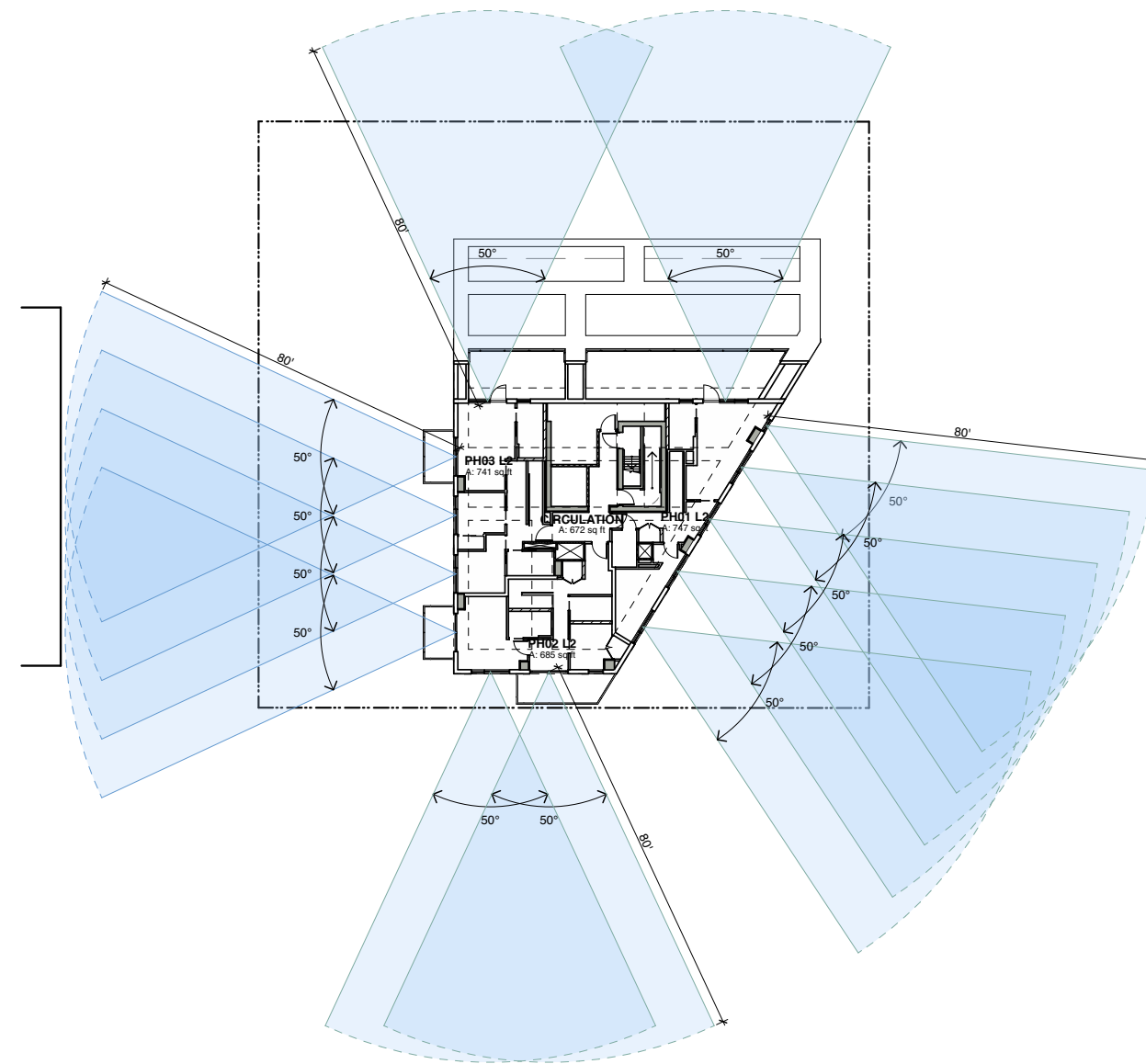


LEVEL 28

**LEGEND**  
IMPACTED AREA OF DAYLIGHT ANGLE ARC



## 2.7 Horizontal Angle of Daylight



LEVEL 29

**LEGEND**

IMPACTED AREA OF DAYLIGHT ANGLE ARC

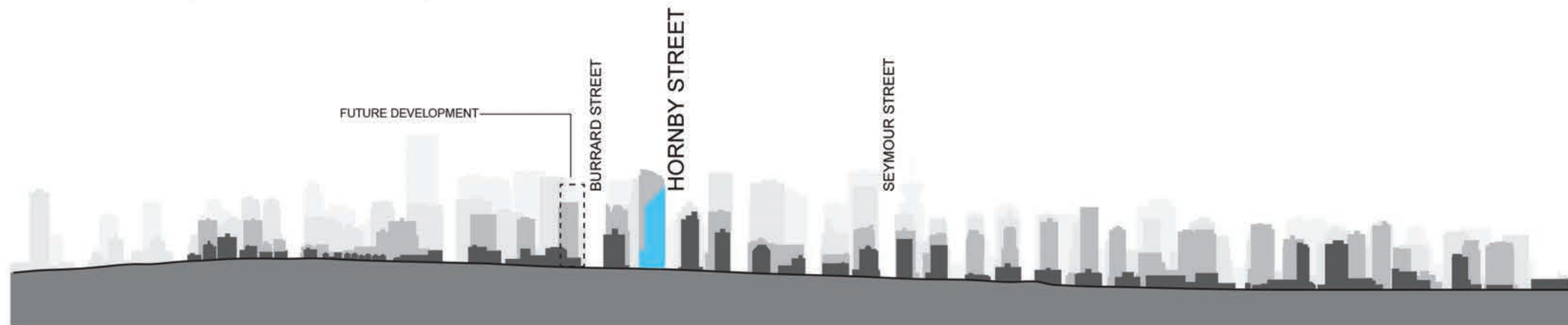




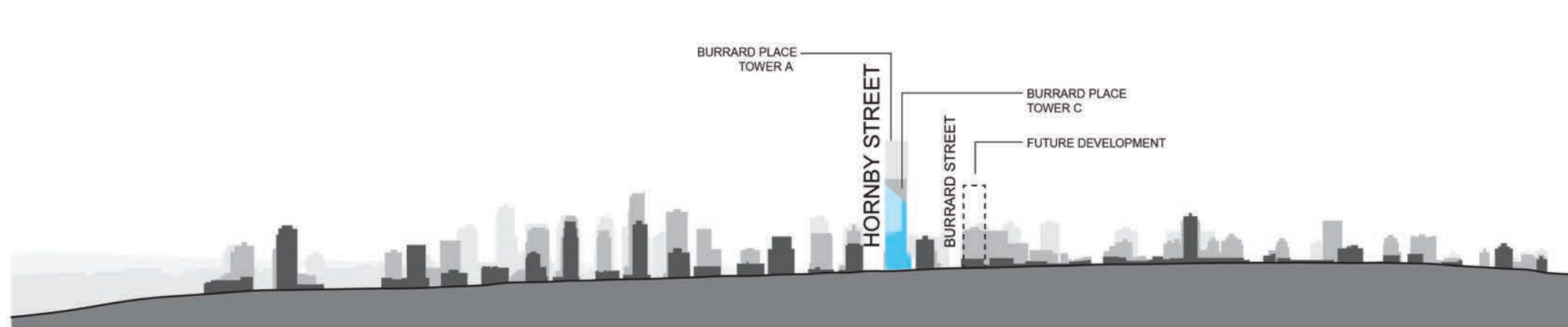
## 2.8 Skyline Studies



CITY SECTION A (VIEW TOWARDS WEST)

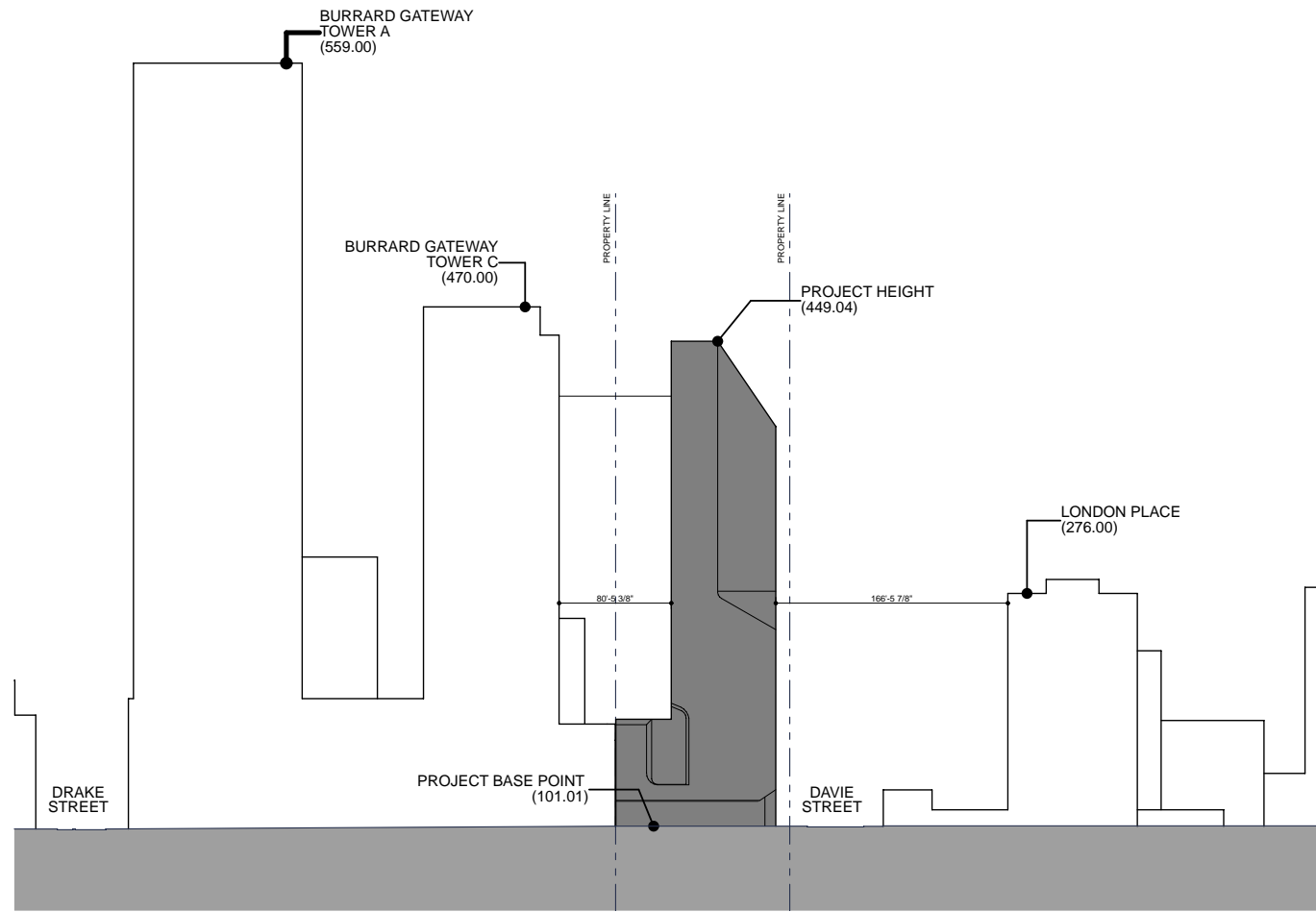


CITY SECTION B (VIEW TOWARDS NORTH)

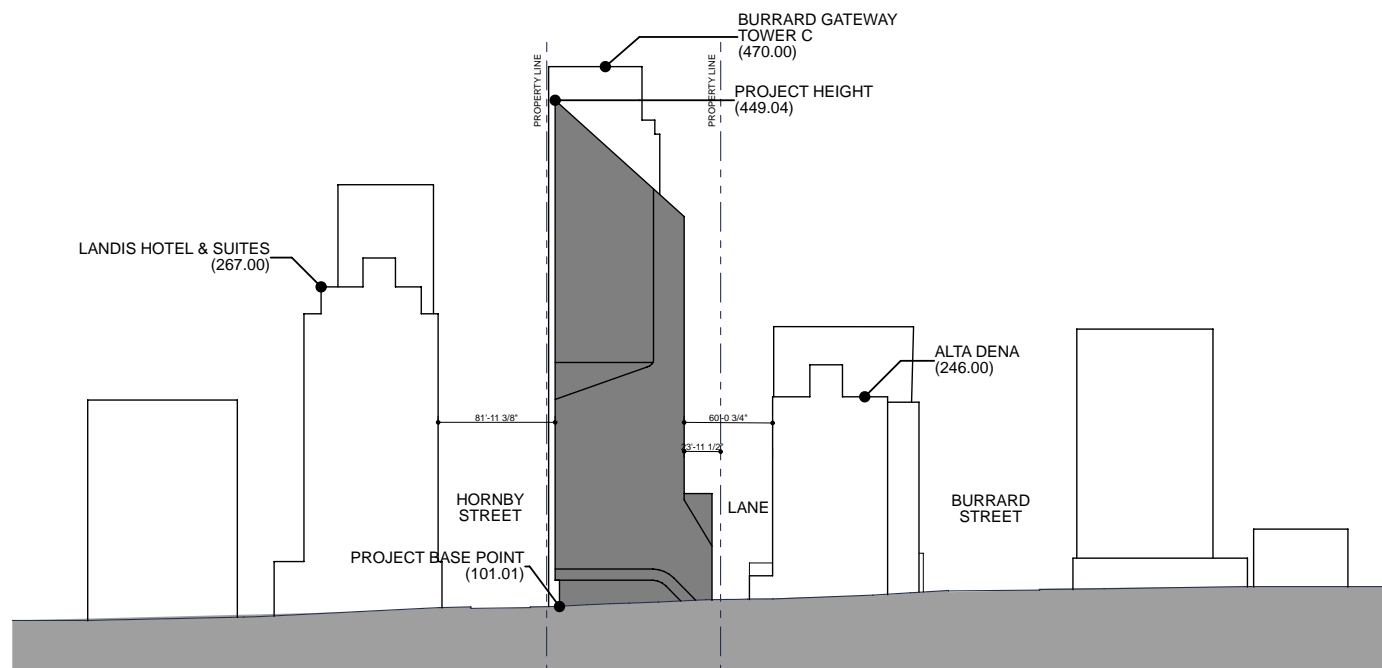


CITY SECTION C (VIEW TOWARDS SOUTH)

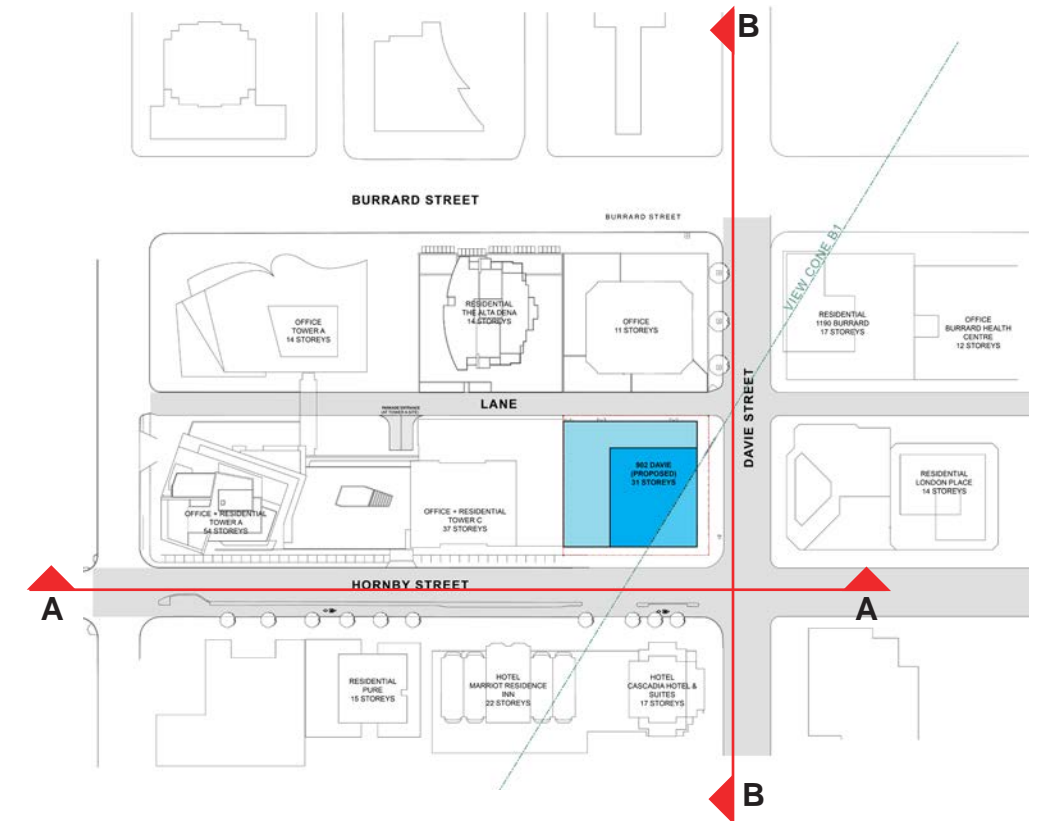
# 2.9 Street Sections



STREET SECTION A



STREET SECTION B  
902 DAVIE STREET





## 2.10 Site Frontage and Access

### ACTIVE STREET FRONTAGE

A 10' setback along Davie Street is provided in accordance with the Downtown South Guidelines. The guidelines also describe Davie Street as an important shopping street intended for concentrated commercial activity. A large expanse of glazing and a dynamic sloped soffit overhang are provided along Davie Street. These design elements are intended to activate the streetscape and enhance the retail space. A 6' setback is provided along Hornby Street in accordance with the Downtown South Guidelines. The entrance to one retail space and the entrances to office and residential lobbies are both provided along Hornby Street. Like the Davie Street Frontage, a large amount of glazing and a dynamic sloped soffit enhance the streetscape.

### BICYCLES

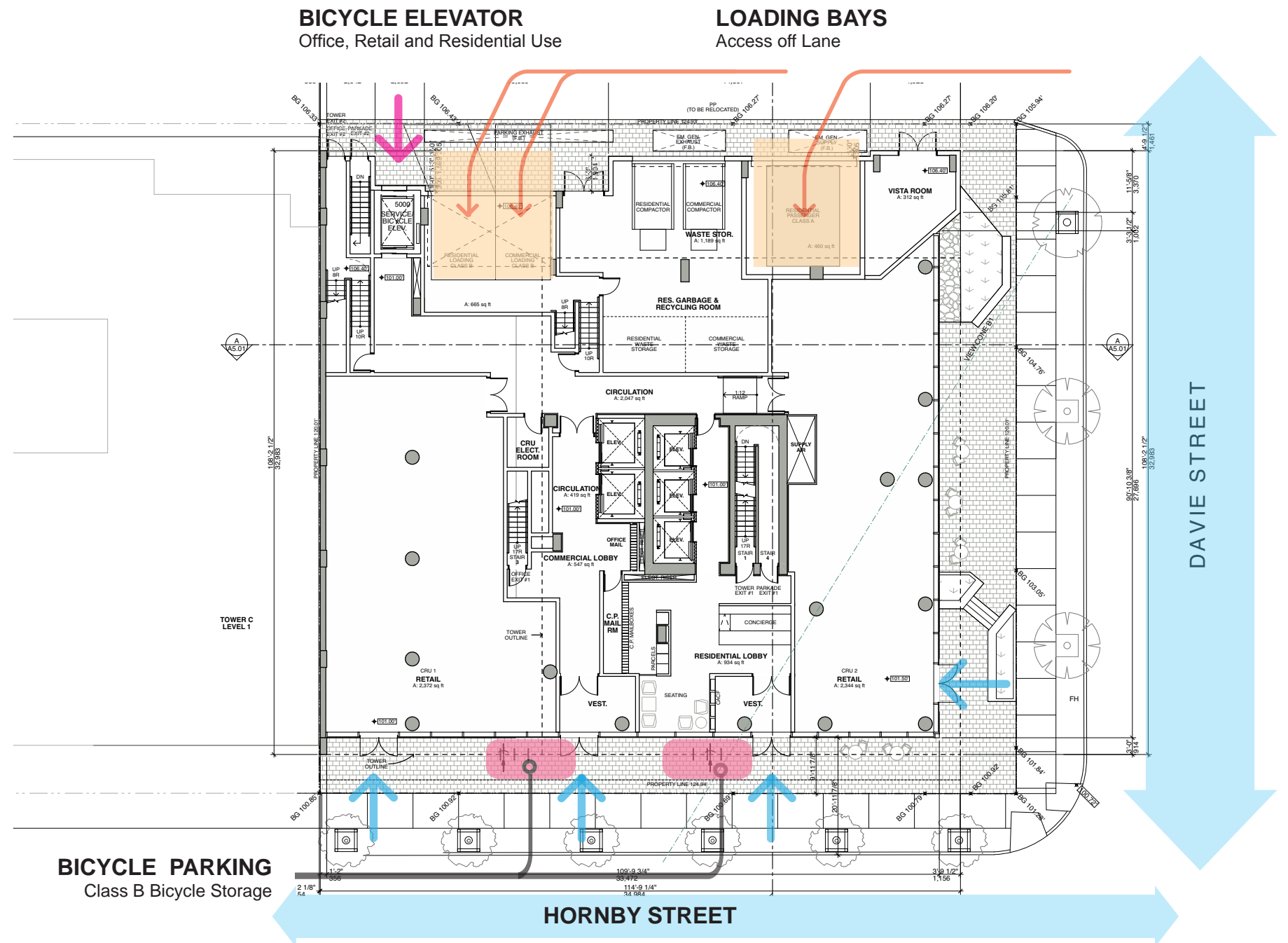
Class A bicycle spaces and lockers are located below grade on P1 to P3. Access to the bicycle storage area is provided via a secure elevator off the lane. Class B bicycle spaces are provided adjacent the office and residential lobby entrance.

### CARS

Car parking spaces are accessed via a ramp off the lane on the Tower A property and through the Burrard Place Tower C parking level to a single access point at P1. This access point has an existing registered access agreement between the proposed 902 Davie project and Burrard Place Tower C. All other parking levels of 902 Davie are accessed via internal ramping independent of the neighbouring project.

### LOADING + SANITATION PICKUP

Required Class B loading spaces are provided with required throat access at grade off the lane. The loading spaces are covered and enclosed with a security gate. Pickup and removal of garbage, compost and recycling is also accessed via the the lane. Prior to removal, all waste items are stored in dedicated rooms with secure gates. The finishes of all the openings along the lane edge are integrated into the material expression of the building.

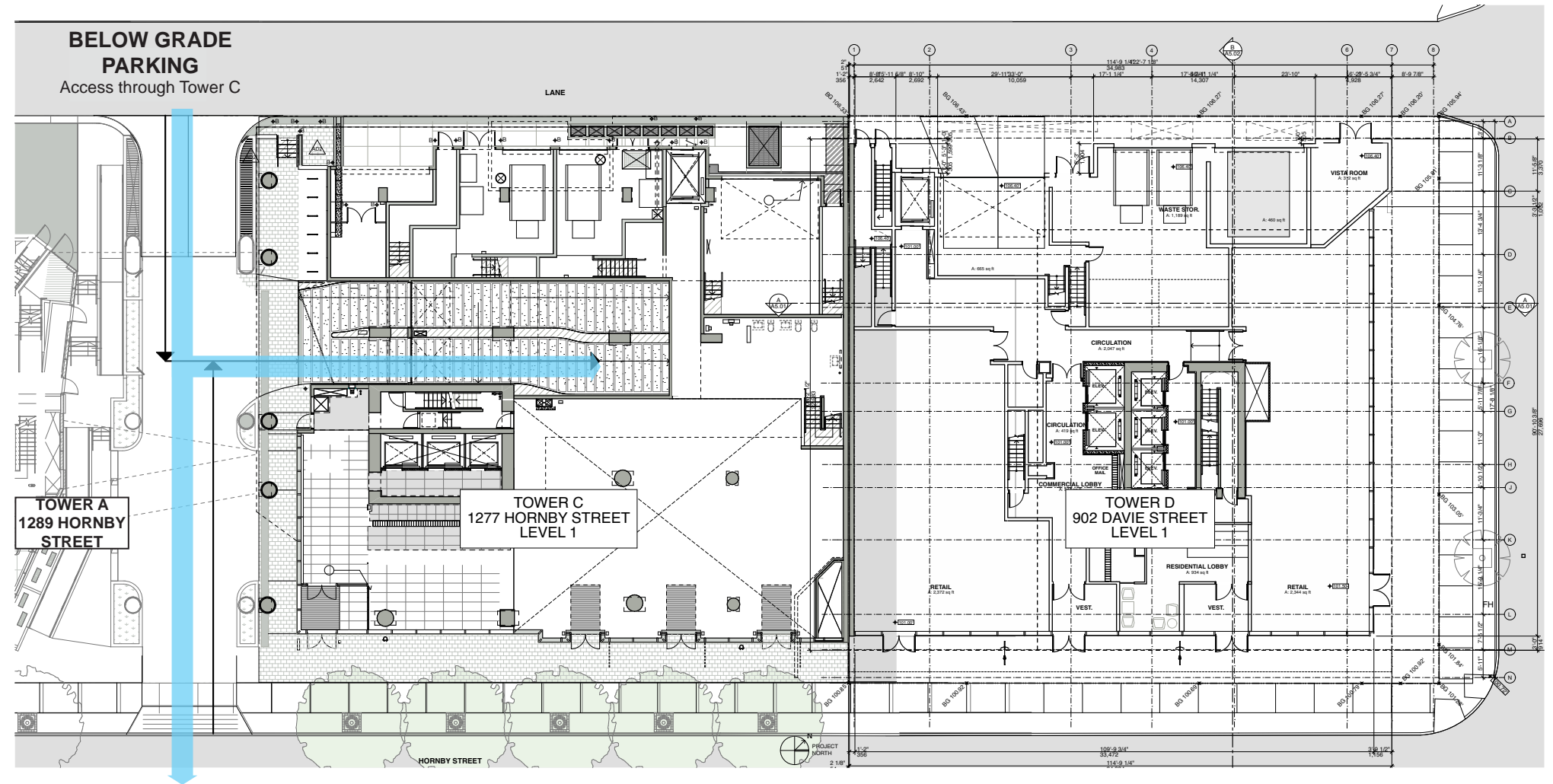


## 2.10 Site Frontage and Access

### BELOW GRADE PARKING ACCESS

902 Davie underground parking stalls are accessed from the lane by a shared ramp located in Burrard Tower C. The shared access is secured with an easement agreement between the two developments.

Tower C and 902 Davie parking structures are connected only at P1 level. To ensure safety and security of both developments an overhead gate will be provided at the parking connection point.



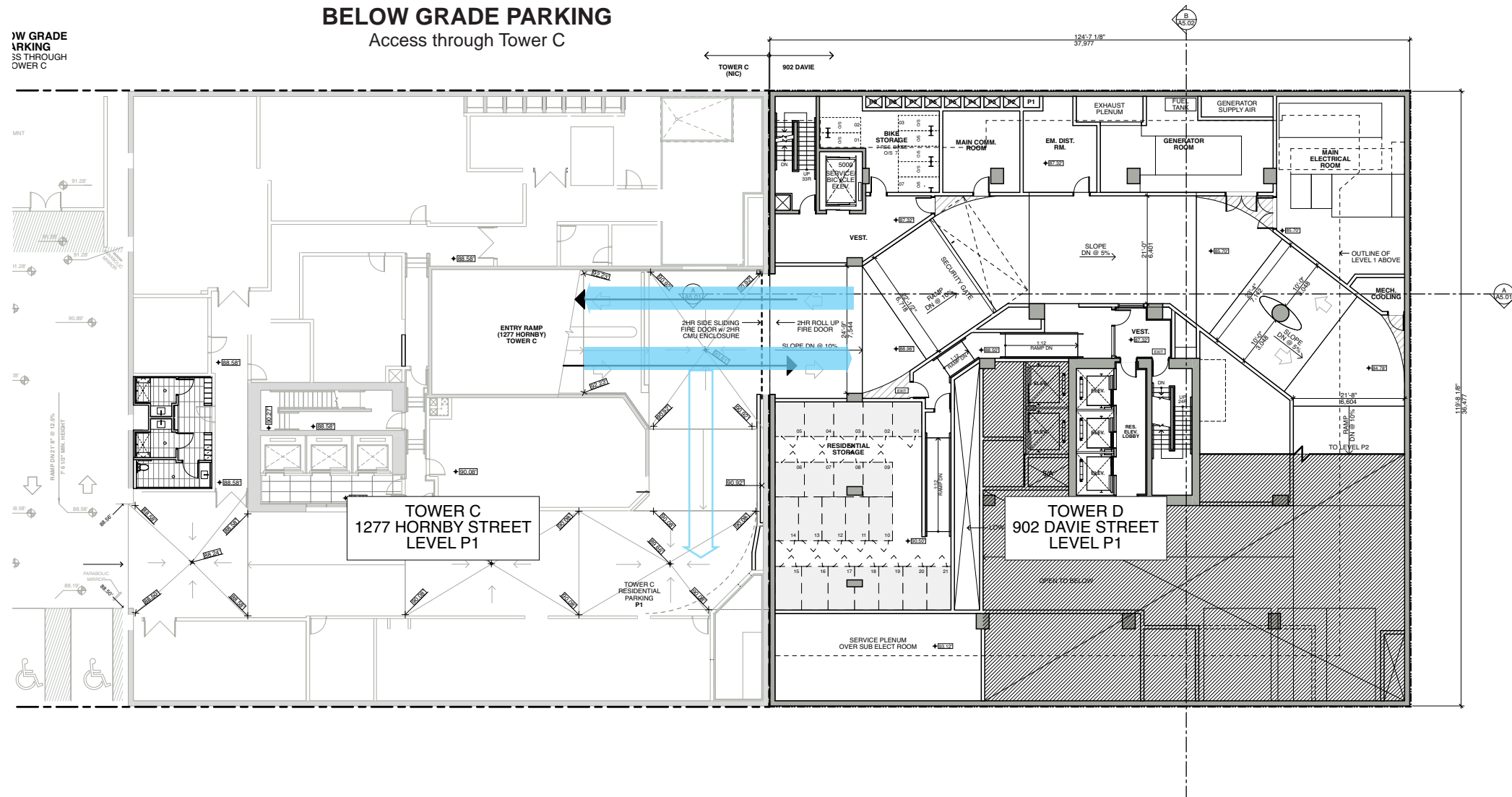


## 2.10 Site Frontage and Access

### BELOW GRADE PARKING ACCESS

902 Davie underground parking stalls are accessed from the lane by a shared ramp located in Burrard Tower C. The shared access is secured with an easement agreement between the two developments.

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## 2.11 Neighbourhood Amenity Analysis

### ON-SITE AMENITIES

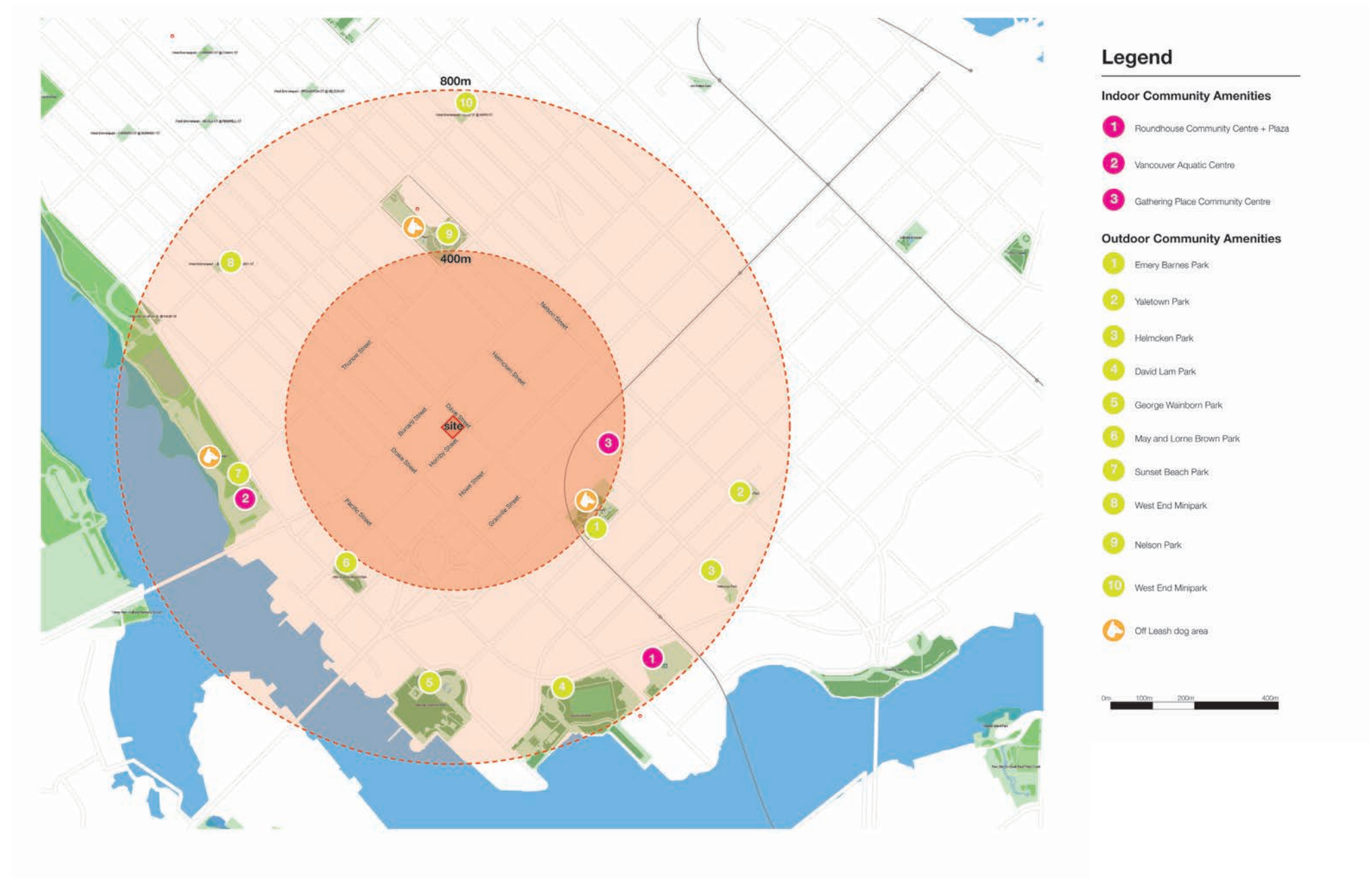
Efforts have been made by the design and development team to enhance the amount of indoor and outdoor amenity space made available to residents of 902 Davie. On Level 7 of the project a total area of 3,665 sf of outdoor amenity has been designed for residential use. This includes outdoor play areas that are suitable for children and toddlers as outlined in the City of Vancouver's "High Density Housing for Families with Children" guide as well additional programmatic elements that are suitable for older demographics.

2,244.7 sf of Indoor residential amenity space has also been provided on Level 7. These spaces will be programmed to offer residents a variety of activities including fitness and lounge space.

On levels 4 and 5, and an additional 491 sf of outdoor amenity area has been provided for the office users of the project.

### NEIGHBOURING AMENITY AREAS

Due to the proposed development's location in the downtown core, there are numerous available public indoor and outdoor amenities for the residents to enjoy. These resources range from swimming pools (Vancouver Aquatic Centre) and community centres (Roundhouse Community Centre) to off-leash dog runs (Emery Barnes Park) and open parks. These resources, combined with the on-site facilities, dramatically increase the livability of 902 Davie for residents.





# SECTION 03 / ARCHITECTURAL DESIGN PRINCIPLES

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## CONTENTS

- 3.1 Architectural Concept
- 3.2 Sustainability
- 3.3 Perspective Views



## 3.1 Architectural Concept



The Lions

### CITY BUILDING AND NATURAL PRESERVATION

Globally known as a green, walkable, and livable city, Vancouver is a major port in the constellation of world cities that dot the perimeter of the Pacific Rim. As the northernmost hub of the West Coast of North America, Vancouver demonstrates how urban growth and natural resources can be smartly managed. Like cities such as San Francisco, London, and even Chicago, ones that have dense centers and a lower rise periphery, Vancouver is leading the way in developing sustainable practices that others are now adopting. Indeed, chief among them is the protection of important views through and around the growing downtown skyline known as the 27 View Cone corridors.

While the city's own description of the "backdrop of the mountains behind Vancouver's skyline signifies the city's connection to nature and aligns with its goals around sustainability" is a powerful statement, our proposed project seeks to go further to foreground, both physically and poetically, the natural resources protected in the view cone that passes across our site at the corner of Davie and Hornby. It is a condition which has given rise to a unique building that will both fit in and stand out in the urban context. The Lions, (Squamish: "Ch'ich'iyúy Elxwíkn" or Twin Sisters) is one of the most

### 902 DAVIE STREET



Vancouver Skyline

famous landforms in all Western Canada and this inspired a project that, we hope, will add to the history and lore of the city.

### ZONING LOGIC

As one in a trilogy of towers along Hornby Street (between Drake and Davie Streets), the site for 902 is an important anchor point in Davie Village. With a proposed FSR of 12.91, the project aims to deftly negotiate the existing (and future) context through compliance with the view cone corridor and shadow mitigation techniques, both of which produce an environmentally compatible yet formally provocative building form.

At the corner of Hornby and Davie, the B1 view cone (Charleson Seawall to The Lions) passes diagonally across the site, a line that establishes, in both plan and section, a significant geometric aspect of the overall building mass. In combination with the sectionally dominant light/shadow plane that establishes the sloped peak to the building, a unique form emerges, one that will surely stand out in the Vancouver skyline. To these site-driven constraints, we add slopes of our own that further facet this prismatic mass. An east facing slope smoothly connects the triangulated plan-based mass above to the

square plan-based mass below, a kind of shape shifting move that is rarely found in tower form. At the lane, another slope is introduced to further blend the podium to the tower (more on that below) and to open space up for light penetration into the mid-block pedestrian corridor.

The B1 view cone preserves the view across and through downtown, leaving buildings in its path to act as framing devices. While reciprocity between void (the view) and object (the building) will not always be read immediately within the city, from distant views it will be apparent. Images of the Lions and Coastal Range peaks and spires are held in Vancouverites memory, and the inspiration for the building we hope will be understood both intuitively and by explanation. Even still, the building will have its own logic and autonomous formal qualities.

Indeed, in a dense urban setting, buildings, especially tall ones, are designed around both found and imposed conditions, and in this, 902 Davie is no different. Yet the very ambition to protect the view of nature has given us a building that mirrors the type of landforms that are protected.





Mountain Peaks



Coastal Range



Facade Materiality

## POETIC LOGIC

The Lions twin peaks are among the city's, indeed Canada's most cherished and famous topographic landforms. Especially when seen in the snow, these white spires, and others in the Coastal Range, have given us the inspirational blueprint for 902 Davie in terms of material and form. Given the crystalline slopes and facets found within urban logic, it formed a kind of natural affinity with the geologic form of The Lions. The mineral aspect of The Lions (Hornblende Diorite igneous rock) combined with its more popular snow-capped image presented the idea that 902 Davie could be a masonry building, as if projected from the mountain range beyond, at the terminus of the view cone. Our project is modeled therefore on a single snowy peak, all near white, and shaped by natural, urban and formal ambitions into a robust, peaked mass.

## MATERIAL LOGIC

The envelope of 902 Davie is guided by three principles:

- 1) Lightness of color, a reference to the snowy peaks of The Lions;
- 2) Graphic consistency and the intensity of a slightly misaligned though repetitious grid;
- 3) A ratio of 40% glass / 60% opaque surface areas.

To achieve this intended quality, the envelope of 902 Davie uses a

consistent grid of silver aluminum windows and balcony openings captured within a prefabricated wall panel system. Where the slopes meet this normal Cartesian Grid, instances of opacity occur, dramatizing the relationship between gridded housing logic and the overall prismatic shape. The façade panel finish expresses a connection to the mineral quality of Vancouver's natural resources. These panels will transition to perforated panels above the 29th floor, allowing for mechanical ventilation and for adding a subtle graphic effect in the peak of the building form.

Painted silver aluminum is used as a kind of supergraphic trim at street level and around the large window in the plinth. Whereas the prefabricated panels absorb light, like snow that shimmers under sunlight, the silver will add to the shifts in atmospheric readings of the building. It will also reflect the color of adjacent trees, people, and signage in the streets below.



Facade Detail





View of Hornby and Davie Streets

### A NEW PODIUM / TOWER TYPOLOGY

In continuing the metaphor of nature, has there been anything more apparently 'natural' to Vancouver development than the Podium/Tower building type? With urban street-wall mass demanded on the lower levels, filled with diverse programs and slim towers above, this typology follows incredibly clear urban and economic logics. As a mixed-use project, 902 Davie has, at least on paper, the same sort of ambition to define both street level urbanity and the skyline. Yet, we have taken a fresh look at how programs and massing can work together differently, to allow a new building form to emerge.

While 902 Davie works completely within the given limits of the zoning envelope, we have nonetheless sought to evolve the simple podium/tower relationship. To achieve this, we have 'floated' the perforated mass for the most part on columns, which in combination

with strategic moments of sloping façade surfaces, gives the building a highly particularized relationship to the street. As the mass of the tower merges with the podium at the Hornby / Davie intersection, with a façade pattern that covers both elements, the discrete nature of each creates a singular whole.

A large window (serving the office floors behind) on the Hornby façade changes further the identity of the podium as a horizontal base into a more a graphic reading of the overall building. Moreover, as one moves around the building, its profiles and proportions are constantly changing, giving the city a unique, shape shifting icon.



## SUSTAINABLE DESIGN REPORT

All rezonings must comply with the City’s Green Building Policy for Rezonings, which calls for either Near Zero Emissions Buildings or Low Emissions Green Buildings as a base point of sustainability measures. The proposed scheme seeks to meet all required sustainability policy and be a leader in advanced sustainable design. Introba were retained to provide guidance on the sustainable design strategies to ensure the project complies with the CoV’s Green Buildings Policy for Rezoning and all applicable codes.

Refer to the full Sustainable Design Strategy Report, including Integrated Rainwater Management, Energy and Emissions Performance Limits, Embodied Carbon Limits and Resilient Buildings Planning Worksheet.



### SUSTAINABLE DESIGN STRATEGY

#### Rezoning Application: 902 Davie Street Proposed Mixed-Use Development

Prepared for:

Bingham + Hill Architects  
Suite 201 – 1444 Alberni St.  
Vancouver, BC V6G 2Z4

Reliance Developments (902 Davie) Ltd.  
Suite 305- 111 Water Street  
Vancouver, BC V6B 1A7

Developed by:

Introba  
Suite 180 - 200 Granville Street  
Vancouver, BC V6C 1S4

August 22, 2023

### 1. INTEGRATED RAINWATER MANAGEMENT AND GREEN INFRASTRUCTURE

In consultation with the evolving City of Vancouver’s Best Management Practice Toolkit, the project will develop a site Integrated Rainwater Management Plan at Building Permit. The plan will include green and grey infrastructure measures considered appropriate for the building type, design, project location and surrounding area.

The project is considering a combination of tier 2 and 3 rainwater management methods including a mix of distributed planters located on the L1 and L7.

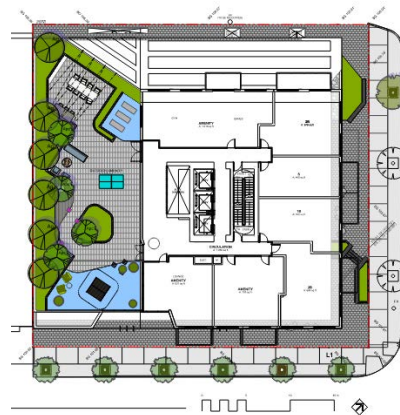


Figure 1 - Site Landscape Overview

The green planter details capture some but not all the rainwater required to be managed within the requirements of the Rainwater Management Bulletin. The team will likely employ a detention tank to collect and retain rainwater in line with the following requirements:

- Capture 24 millimetres of rainfall in 24-hours (or 70% of the average annual rainfall volume) from all areas, including rooftops, paved areas, and landscape.
- Ensure the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak predevelopment flow rate. The City’s 2014 IDF curve will be used for pre-development design flow calculations, and the City’s 2100 IDF curve will be used for post-development design flow calculations

The project civil consultant Binnie has already begun to engage with the project team around the project rainwater management strategy. The detailed Rainwater Management Plan will be developed for submission as part of the Building Permit application.

### 2. REPORTING OF GREEN AND RESILIENT BUILDING MEASURES

#### 2.1 ENERGY & EMISSIONS PERFORMANCE LIMITS

At this stage, the project is still in concept design where the building shape/massing and suite layouts are subject to City approval and other changes. Additionally, the mechanical, electrical and envelope design are not fully defined, but instead, under exploration. Following the City of Vancouver’s Low-Carbon Energy Systems Policy, the project intends to pursue the LCES pathway through Type 3: User-owned on-site LCES. The project’s systems design and modeling

to date includes equipment suitable for this pathway and the operations component will be further investigated with project ownership as the design progresses.

A preliminary energy model has been conducted to identify building design parameters required to be in compliance with the performance limits for Residential High-Rise buildings with Commercial Office and Retail (connected to a City-recognized low carbon energy system). The project team is anticipating the building will apply for building permit and be subject to Vancouver Building By-Law 2023 (and alignment with proposed 2025 requirements).

Whole-Building aggregated by floor area performance limits and modelled performance results for 902 Davie include:

Aggregated Performance Limits: TEUI 131 kWh/m<sup>2</sup>; TEDI 38.0 kWh/m<sup>2</sup>; GHGI 3.8 kgCO<sub>2</sub>/m<sup>2</sup>

Modelled Performance Results: TEUI 97.4 kWh/m<sup>2</sup>; TEDI 29.7 kWh/m<sup>2</sup>; GHGI 1.1 kgCO<sub>2</sub>/m<sup>2</sup>

The design team and project owner confirm the project will be designed in compliance with the prescribed threshold requirements outlined in the Vancouver Building By-Law 2023. To meet the stated Whole Building Performance Limits, the following practices have been incorporated into the design:

- A modest Window-Wall Ratio of 39%
- High performance glazing with a U<sub>P</sub> value of 0.35 and a SHGC of 0.31
- Effective R<sub>P</sub> value for the Roof, and Exterior Walls at 14.4 and 5.7, respectively.
- Central system stated as Air Source Heat Pump with electric boilers for peak demand events supports a combustion-free building
- Energy Recovery Ventilation with an Apparent Sensible Effectiveness of 83% in residential units
- LED Lighting

The above strategies are subject to change as the design progresses past the Rezoning stage, but the project will maintain the Whole Building Performance Limits outlined for this project.

The Zero Emissions Building Plan Energy Checklist, along with a summary of the detailed model inputs have been included to confirm compliance – please see *Sustainability Appendix 1.1 - Detailed Model Inputs & Zero Emissions Building Plan Energy Checklist*.

#### 2.2 EMBODIED CARBON LIMITS

Preliminary embodied emissions calculations for all major building materials have been conducted based on the building’s rezoning concept design. The goal of this model is intended to affirm the proposed development can demonstrate a reduction in embodied emissions relative to the proposed baseline embodied emissions intensity specified in the City of Vancouver Embodied Carbon Guidelines.

From the proposed buildings, applicable details related to column quantity, span, load and typical wall assemblies have been applied to the various floor, wall, and roof lengths and areas for this building. Various floor, wall and roof areas have been confirmed through the preliminary energy model. At this stage, the project is still in concept design where the building shape/massing and suite layouts are subject to City approval and other changes. As the project design evolves subsequent embodied emissions models will be updated to assure compliance up to the Building Permit Application stage.

The Athena Impact Estimator for Buildings software was utilized to generate approximate materials quantities and OneClick LCA was used to assign Environmental Product Declarations in line with EN 15978. A 60 year building life expectancy was modeled. The following outputs represent the overall embodied emissions associated with these assumed structural and enclosure components:

# 3.2 Sustainability

Embodied Emissions of both the Proposed and Functional Equivalent Design				
Unit	Functionally Equivalent Building*	Allowable Limit (2x Functional Equivalent)	Proposed building	Percent Difference (%)
Global Warming Potential	kg CO2 eq	10% reduction form functionally Equivalent Building	7.23E+06	-10%
Global Warming Potential Intensity	kgCO2eq/m²		398	
Global Warming Potential Annualized Intensity (60-year building life expectancy)	kgCO2eq/m²/year		6.63	

\*Functional equivalent building intensity targets developed based on yet-to-be published City of Vancouver Embodied Carbon Modelling Guidelines

Until the CoV publishes their target embodied emissions intensity targets for low and high-rise building types it is difficult to assess where the project's performance stands. It has been determined based on the concept design of 902 Davie Street, the total lifecycle embodied emissions Global Warming Potential intensity will aim to be 10% less than its modeled equivalent. Assuming a target intensity of anywhere near 400 kgCO2e/m2 (rumored to be the CoV's proposed target) the project is within the allowable baseline and has a relatively small lift to achieve the required 10% reduction.

Once mechanical systems have been selected, emissions from refrigerants will be calculated using the following formula:  $kgCO2e/m2 = [GWP \cdot Rc \cdot (0.02 \cdot L + 0.1 \cdot A)] / (L \cdot A)$ . Outputs representing the overall refrigerant emissions associated with the building's mechanical components will be provided to the City of Vancouver.

The project's preliminary embodied carbon report, along with a summary of the detailed model inputs have been included to confirm compliance – please see *Sustainability Appendix 1.2– Detailed Model Inputs & Embodied Carbon Report*

### 2.3 RESILIENT BUILDINGS PLANNING WORKSHEET

A preliminary building resilience exercise has been conducted for the project. The goal of the exercise was to identify any potential risks and hazards to the project which might occur over the course of the building's useful life. The ownership team has proposed the project will have a +60 year useful life suggesting the buildings end of life may occur some time near the year 2080. Through the review of the project's design the team had identified some of the following hazards and corresponding solutions:

- **Warming temperatures and extreme heat**

**Applicable risk to project:** This risk is a result of increasing global temperatures resulting in an increase in cooling demand and the longer and more intense heat events in Vancouver. The increase in heat (both intensity and duration) represents a risk to occupant health as extended exposure to excess heat can result in illness and can affect vulnerable populations unable to find refuge from the heat.  
**Proposed Solution:** Firstly, by providing air conditioning to all residential units and throughout the building. Secondly by sizing that mechanical system to 2050 climate scenarios and exploring the potential for scaling the system to a 2080 climate scenario.

Further, in residential amenity spaces, a cool air refuge will be established intended to be served by a separate- redundant mechanical system and connected to the project's emergency generators to maintain a

place of cool air refuge should the building's main cooling system fail or experience power outage during an extreme heat event.

- **Wildfire Smoke**

**Applicable risk to project:** Increased periods of drought and heating events are expected to result in increased intensity of wildfires in the province and adjacent states. These wildfires release smoke and ash which can be carried vast distances. Vancouver has been subject to several air quality alerts as a result of wildfire events and is expected to continue experiencing them in the future.  
**Proposed Solution:** The project is providing ventilation by Heat Recovery Ventilators. These units can accommodate different sorts of filtration to help remove airborne smoke smells and other particulates. The project team is investigating the feasibility of 'swapping' filters depending on the air quality outside. Carbon filtration and MERV 13 filtration are the priorities for when evaluating HRVs for each unit.

- **More precipitation and intense rainfall in Fall, Winter and Spring.**

**Applicable risk to project:** Changing climate is also expected to impact local rainfall patterns. Projects suggest that rainfall events may become more sporadic and intense resulting in larger volumes of water dropping over shorter periods of time. This will result in an increased risk of flooding for projects and an increased burden on City of Vancouver rainwater infrastructure.  
**Proposed Solution:** The project is responding by aligning with the City of Vancouver's evolving rainwater management policy. As described in Section 1- Integrated Rainwater Management and Green Infrastructure the project has proposed a detention tank for the purpose of rainwater management. Further, major utilities, building entrances and other potential vulnerable points for water ingress have been reviewed by the team and located in the most optimal places possible (i.e. high locations or away from sloped areas) to limit waters pathways into the building or infrastructure.

In addition to the climate-specific responses above, the project recognized several operational programs intended to help maintain the building's readiness before, during, and after a climate event. As the project is strata office and residential, these policies and practices will be reviewed and evaluated to determine how they best transition to the new ownership scheme. They are inclusive of the following:

- **Pre-climate event (i.e. ongoing maintenance)**

- Envelope inspections to ensure weather seals effectiveness
- Roof drain and detention tank inspections to ensure rainwater drainage and flow
- Landscape maintenance to limit exposed soils maintain plant health
- Back up power agreements for fuel delivery or additional generator delivery
- Filter replacement

- **During climate event (during heat waves, extreme rain, wildfire events etc.)**

- Community check-in plan to identify and check in on vulnerable residents
- Climate response guides for residents (i.e. tips on staying cool, using thermostats correctly or knowing when to open or close windows)
- Maps and guidance for connecting with emergency resources
- Power outage plan and contacts for organizing more fuel or additional generator capacity
- Filter replacement

- **Post Climate event (damage assessments, and re-entry)**

- Filter replacement
- Envelope assessment (for leaks or broken seals)
- Mechanical and electrical system checks (for damage or moisture)
- Resupply strategies
- Roof drain and detention tank inspections to ensure rainwater drainage and flow

The team has also noted that portion of the project is commercial office and retail which will have functionally different needs than the residential portion. Many of the strategies above may be narrowly focused on residential experience understanding that there is generally more flexibility in commercial office situations where the occupants effected by climate events could leave for their homes.

The project team has compiled a preliminary Resilience Worksheet – please see *Sustainability Appendix 1.3 – Resilience Worksheet*.

### 2.4 BUILDING COMMISSIONING AND ENERGY METERING

An enhanced commissioning process is required for all building energy systems. Further, a separate master metering for each energy utility, along with sub-metering of all major energy end-uses and major space uses is required. The building owner must enter an agreement with the City of Vancouver to share utility data for minimum three (3) years and provide assistance for building future owners.

The project owner has committed to meet this requirement – please see *Sustainability Appendix 1.4 – Owner Commitment Letter*

#### SUMMARY

The above noted strategies support a holistic approach to addressing the requirements of the City of Vancouver's Green Buildings Policy for Rezoning. Implementing these strategies through design and construction will produce a sustainable and resilient building capable of delivering optimum building performance, while also improving indoor environmental quality for occupants.



### 3.3 Perspective Views



AERIAL VIEW LOOKING NORTHWEST



### 3.3 Perspective Views



VIEW ALONG HORNBY STREET



### 3.3 Perspective Views



AERIAL VIEW AT THE CORNER OF HORNBY STREET AND DAVIE STREET



### 3.3 Perspective Views



AERIAL VIEW ALONG DAVIE STREET



### 3.3 Perspective Views



SLOPED FACADE AND TERRACES ALONG LANE EDGE



### 3.3 Perspective Views





### 3.3 Perspective Views





### 3.3 Perspective Views



OFFICE AMENITY TERRACES AND PODIUM ALONG HORNBY STREET



### 3.3 Perspective Views



VIEW FROM THE CORNER OF DAVIE STREET AND HORNBY



# SECTION 04 / ARCHITECTURAL DRAWINGS

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## CONTENTS

- 4.1 Development Statistics
- 4.2 Site Information
- 4.3 Site Plan
- 4.4 Floor Plans
- 4.5 Elevations
- 4.6 Sections
- 4.7 FSR Overlays



# 4.1 Development Statistics

## PROJECT INFO

<b>CIVIC ADDRESS (CURRENT)</b>	904 DAVIE, 910 DAVIE, 920 DAVIE
<b>CIVIC ADDRESS (PROPOSED)</b>	902 DAVIE STREET
<b>LEGAL DESCRIPTION</b>	LOT A BLOCK 100 PLAN VAP210 DIST RICT LOT 541 NWD (REF PL 1044) OF LOTS 35 TO 38 LOT B BLOCK 100 PLAN VAP210 DIST RICT LOT 541 NWD GROUP 1, (REF PL 118) OF LOTS 35 TO 38, LOT 34, BLOC K 100, PLAN VAP210, DISTRICT LOT 54 1, GROUP 1, NEW WESTMINSTER LAND DI LOT C BLOCK 100 PLAN VAP210 DIST RICT LOT 541 NWD (SEE 379718L) OF LOTS 35 TO 38
<b>CURRENT ZONING</b>	DD- Sub Area N
<b>PROPOSED ZONING</b>	CD-1
<b>EXISTING USE</b>	1 and 2 STOREY RETAIL
<b>PROPOSED USE</b>	179 RESIDENTIAL UNITS W/ 4,716.0 sq ft RETAIL 36,708.3 sq ft OFFICE

## SITE INFO

<b>PROPERTY AREA</b>	<b>14,994.00 sq ft</b>	1,392.94 m2				
<b>SITE DIMENSIONS</b>	NORTH	120.01 ft	36.58 m			
	EAST	125.00 ft	38.1 m			
	SOUTH	120.01 ft	36.58 m			
	WEST	125.00 ft	38.1 m			
<b>SITE AREA</b>	14,994.0 sq ft	1,392.99 m2				
<b>BUILDING HEIGHT</b>			<b>BASE ELEVATION</b>	<b>T.O. BUILDING ELEVATION</b>		
ALLOWED	300.00 ft	91.440 m	101.01 ft	30.788 m	401.01 ft	122.228 m
PROPOSED	348.03 ft	106.08 m	101.01 ft	30.788 m	419.00 ft	127.711 m (BASE SURFACE GRADE TO HIGHEST TOP OF ROOF SLAB)
			101.01 ft	30.788 m	449.04 ft	136.867 m (BASE SURFACE GRADE TO HIGHEST TOP OF BUILDING FORM)
<b>NO. OF STORIES</b>	29 + 2 MECH LEVELS					
<b>SETBACKS</b>	ALLOWED/REQUIRED*			PROPOSED		
		FEET	METERS	FEET	METERS	
	WEST (LANE) LOT LINE	4.83 ft	1.47 m	4.83 ft	1.47 m	
	NORTH (DAVIE ) LOT LINE	10.00 ft	3.05 m	10.00 ft	3.05 m	
	EAST (HORNBY) LOT LINE	7.00 ft	2.13 m	7.00 ft	2.13 m	
<b>DENSITY</b>	ALLOWABLE		PROPOSED			
	a	b	c = a x b	d	e = a x d	
	SITE AREA	FSR	FSR AREA	FSR	FSR AREA	
	14,994.00 sq ft					
RETAIL	-	0.67	10,000.00 sq ft	0.31	4,715.99 sq ft	
OFFICE	-	1.00	14,994.00 sq ft	2.45	36,708.33 sq ft	
RESIDENTIAL	-	3.33	49,976.00 sq ft	10.15	152,211.51 sq ft	
<b>TOTAL</b>		5	74,970.00 sq ft	<b>12.91</b>	<b>193,635.83 sq ft</b>	



# 4.1 Development Statistics

LEVEL	Elevation		GFA						EXCLUSIONS			FSR				
			RESIDENTIAL GFA (sq.ft.)		OFFICE (sq.ft.)		RETAIL (sq.ft.)	LOADING/WASTE (SQ.FT.)	TOTAL (sq.ft.)	AMENITY (sq.ft.)	STORAGE (sq.ft.)	TOTAL (sq.ft.)	RESIDENTIAL (sq.ft.)	OFFICE (sq.ft.)	RETAIL (sq.ft.)	TOTAL (sq.ft.)
			Floor to Floor	Elevation	Sellable	Common Area	Sellable	Common Area								
LEVEL 31	11'-0"	408.00'	.0 sq ft	1,458.1 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	1,458.1 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	1,458.1 sq ft	.0 sq ft	.0 sq ft	1,458.1 sq ft
LEVEL 30	11'-0"	397.00'	.0 sq ft	2,161.3 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	2,161.3 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	2,161.3 sq ft	.0 sq ft	.0 sq ft	2,161.3 sq ft
LEVEL 29	9'-8"	387.33'	2,172.4 sq ft	672.1 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	2,844.5 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	2,844.5 sq ft	.0 sq ft	.0 sq ft	2,844.5 sq ft
LEVEL 28	10'-0"	377.33'	2,483.6 sq ft	1,123.8 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	3,607.5 sq ft	.0 sq ft	118.2 sq ft	118.2 sq ft	3,489.3 sq ft	.0 sq ft	.0 sq ft	3,489.3 sq ft
LEVEL 27	9'-10"	367.50'	3,447.2 sq ft	992.3 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	4,439.5 sq ft	.0 sq ft	102.2 sq ft	102.2 sq ft	4,337.3 sq ft	.0 sq ft	.0 sq ft	4,337.3 sq ft
LEVEL 26	9'-8"	357.83'	4,216.1 sq ft	1,045.2 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	5,261.4 sq ft	.0 sq ft	163.6 sq ft	163.6 sq ft	5,097.8 sq ft	.0 sq ft	.0 sq ft	5,097.8 sq ft
LEVEL 25	9'-8"	348.17'	4,216.1 sq ft	1,045.2 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	5,261.4 sq ft	.0 sq ft	163.6 sq ft	163.6 sq ft	5,097.8 sq ft	.0 sq ft	.0 sq ft	5,097.8 sq ft
LEVEL 24	9'-8"	338.50'	4,216.1 sq ft	1,045.2 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	5,261.4 sq ft	.0 sq ft	163.6 sq ft	163.6 sq ft	5,097.8 sq ft	.0 sq ft	.0 sq ft	5,097.8 sq ft
LEVEL 23	9'-8"	328.83'	4,216.1 sq ft	1,045.2 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	5,261.4 sq ft	.0 sq ft	163.6 sq ft	163.6 sq ft	5,097.8 sq ft	.0 sq ft	.0 sq ft	5,097.8 sq ft
LEVEL 22	9'-8"	319.17'	4,216.1 sq ft	1,045.2 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	5,261.4 sq ft	.0 sq ft	163.6 sq ft	163.6 sq ft	5,097.8 sq ft	.0 sq ft	.0 sq ft	5,097.8 sq ft
LEVEL 21	9'-8"	309.50'	4,216.1 sq ft	1,045.2 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	5,261.4 sq ft	.0 sq ft	163.6 sq ft	163.6 sq ft	5,097.8 sq ft	.0 sq ft	.0 sq ft	5,097.8 sq ft
LEVEL 20	9'-8"	299.83'	4,216.1 sq ft	1,045.2 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	5,261.4 sq ft	.0 sq ft	163.6 sq ft	163.6 sq ft	5,097.8 sq ft	.0 sq ft	.0 sq ft	5,097.8 sq ft
LEVEL 19	9'-8"	290.17'	4,216.1 sq ft	1,045.2 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	5,261.4 sq ft	.0 sq ft	163.6 sq ft	163.6 sq ft	5,097.8 sq ft	.0 sq ft	.0 sq ft	5,097.8 sq ft
LEVEL 18	9'-8"	280.50'	4,216.1 sq ft	1,045.2 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	5,261.4 sq ft	.0 sq ft	163.6 sq ft	163.6 sq ft	5,097.8 sq ft	.0 sq ft	.0 sq ft	5,097.8 sq ft
LEVEL 17	9'-8"	270.83'	4,216.1 sq ft	1,045.2 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	5,261.4 sq ft	.0 sq ft	163.6 sq ft	163.6 sq ft	5,097.8 sq ft	.0 sq ft	.0 sq ft	5,097.8 sq ft
LEVEL 16	9'-8"	261.17'	4,216.1 sq ft	1,045.2 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	5,261.4 sq ft	.0 sq ft	163.6 sq ft	163.6 sq ft	5,097.8 sq ft	.0 sq ft	.0 sq ft	5,097.8 sq ft
LEVEL 15	9'-8"	251.50'	4,719.6 sq ft	1,071.8 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	5,791.3 sq ft	.0 sq ft	207.3 sq ft	207.3 sq ft	5,584.1 sq ft	.0 sq ft	.0 sq ft	5,584.1 sq ft
LEVEL 14	9'-8"	241.83'	5,348.1 sq ft	1,115.4 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	6,463.5 sq ft	.0 sq ft	197.8 sq ft	197.8 sq ft	6,265.7 sq ft	.0 sq ft	.0 sq ft	6,265.7 sq ft
LEVEL 13	9'-8"	232.17'	5,559.6 sq ft	1,115.9 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	6,675.5 sq ft	.0 sq ft	155.3 sq ft	155.3 sq ft	6,520.2 sq ft	.0 sq ft	.0 sq ft	6,520.2 sq ft
LEVEL 12	9'-8"	222.50'	5,559.6 sq ft	1,115.9 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	6,675.5 sq ft	.0 sq ft	155.3 sq ft	155.3 sq ft	6,520.2 sq ft	.0 sq ft	.0 sq ft	6,520.2 sq ft
LEVEL 11	9'-8"	212.83'	5,559.6 sq ft	1,115.9 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	6,675.5 sq ft	.0 sq ft	155.3 sq ft	155.3 sq ft	6,520.2 sq ft	.0 sq ft	.0 sq ft	6,520.2 sq ft
LEVEL 10	9'-8"	203.17'	5,559.6 sq ft	1,115.9 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	6,675.5 sq ft	.0 sq ft	155.3 sq ft	155.3 sq ft	6,520.2 sq ft	.0 sq ft	.0 sq ft	6,520.2 sq ft
LEVEL 9	9'-8"	193.50'	5,559.6 sq ft	1,115.9 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	6,675.5 sq ft	.0 sq ft	155.3 sq ft	155.3 sq ft	6,520.2 sq ft	.0 sq ft	.0 sq ft	6,520.2 sq ft
LEVEL 8	9'-8"	183.83'	5,083.7 sq ft	1,085.4 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	6,169.0 sq ft	.0 sq ft	172.8 sq ft	172.8 sq ft	5,996.3 sq ft	.0 sq ft	.0 sq ft	5,996.3 sq ft
LEVEL 7	10'-0"	173.83'	2,415.5 sq ft	4,163.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	6,578.5 sq ft	2,913.7 sq ft	66.4 sq ft	2,980.1 sq ft	3,598.4 sq ft	.0 sq ft	.0 sq ft	3,598.4 sq ft
LEVEL 6	11'-2"	162.67'	3,764.2 sq ft	1,053.3 sq ft	4,113.4 sq ft	1,608.0 sq ft	.0 sq ft	.0 sq ft	10,538.9 sq ft	.0 sq ft	92.9 sq ft	92.9 sq ft	4,724.6 sq ft	5,721.4 sq ft	.0 sq ft	10,446.0 sq ft
LEVEL 5	10'-8"	152.00'	4,070.1 sq ft	1,053.4 sq ft	4,124.5 sq ft	1,611.8 sq ft	.0 sq ft	.0 sq ft	10,859.7 sq ft	.0 sq ft	113.9 sq ft	113.9 sq ft	5,009.6 sq ft	5,736.2 sq ft	.0 sq ft	10,745.9 sq ft
LEVEL 4	10'-8"	141.33'	4,356.4 sq ft	1,053.4 sq ft	4,423.5 sq ft	1,612.0 sq ft	.0 sq ft	.0 sq ft	11,445.2 sq ft	.0 sq ft	153.7 sq ft	153.7 sq ft	5,256.0 sq ft	6,035.5 sq ft	.0 sq ft	11,291.5 sq ft
LEVEL 3	10'-8"	130.67'	3,176.3 sq ft	1,047.2 sq ft	6,462.0 sq ft	1,614.1 sq ft	.0 sq ft	.0 sq ft	12,299.6 sq ft	.0 sq ft	74.5 sq ft	74.5 sq ft	4,149.0 sq ft	8,076.0 sq ft	.0 sq ft	12,225.0 sq ft
LEVEL 2	10'-8"	120.00'	.0 sq ft	3,771.2 sq ft	7,528.6 sq ft	1,921.1 sq ft	.0 sq ft	.0 sq ft	13,220.9 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	3,771.2 sq ft	9,449.7 sq ft	.0 sq ft	13,220.9 sq ft
LEVEL 1 UPPER	9'-0"	111.00'	.0 sq ft	1,595.7 sq ft	.0 sq ft	723.0 sq ft	.0 sq ft	.0 sq ft	2,318.7 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	1,595.7 sq ft	723.0 sq ft	.0 sq ft	2,318.7 sq ft
LEVEL 1	10'-0"	101.00'	.0 sq ft	3,293.6 sq ft	.0 sq ft	966.5 sq ft	4,716.0 sq ft	2,313.6 sq ft	11,289.7 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	3,293.6 sq ft	966.5 sq ft	4,716.0 sq ft	8,976.1 sq ft
<b>TOTAL (SF)</b>			<b>115,212.4 sq ft</b>	<b>43,787.9 sq ft</b>	<b>26,652.0 sq ft</b>	<b>10,056.4 sq ft</b>	<b>4,716.0 sq ft</b>	<b>2,313.6 sq ft</b>	<b>202,738.1 sq ft</b>	<b>2,913.7 sq ft</b>	<b>3,875.0 sq ft</b>	<b>6,788.7 sq ft</b>	<b>152,211.5 sq ft</b>	<b>36,708.3 sq ft</b>	<b>4,716.0 sq ft</b>	<b>193,635.8 sq ft</b>
<b>TOTAL (SM)</b>			<b>10,703.23 m2</b>	<b>4,067.89 m2</b>	<b>2,475.97 m2</b>	<b>934.24 m2</b>	<b>438.12 m2</b>	<b>214.93 m2</b>	<b>18,834.37 m2</b>	<b>270.68 m2</b>	<b>359.99 m2</b>	<b>630.67 m2</b>	<b>14,140.45 m2</b>	<b>3,410.2 m2</b>	<b>438.12 m2</b>	<b>17,988.77 m2</b>



# 4.1 Development Statistics

LEVEL	Units Below 65m2	Units Between 65m2 and 105 m2	Units Over 105m2	Total Units
LEVEL 29				
LEVEL 28	0	0	3	3
LEVEL 27	0	1	2	3
LEVEL 26	3	3	0	6
LEVEL 25	3	3	0	6
LEVEL 24	3	3	0	6
LEVEL 23	3	3	0	6
LEVEL 22	3	3	0	6
LEVEL 21	3	3	0	6
LEVEL 20	3	3	0	6
LEVEL 19	3	3	0	6
LEVEL 18	3	3	0	6
LEVEL 17	3	3	0	6
LEVEL 16	3	3	0	6
LEVEL 15	3	4	0	7
LEVEL 14	6	3	0	9
LEVEL 13	7	3	0	10
LEVEL 12	7	3	0	10
LEVEL 11	7	3	0	10
LEVEL 10	7	3	0	10
LEVEL 9	7	3	0	10
LEVEL 8	6	3	0	9
LEVEL 7	2	2	0	4
LEVEL 6	5	2	0	7
LEVEL 5	5	2	0	7
LEVEL 4	7	1	0	8
LEVEL 3	5	1	0	6
LEVEL 2	0	0	0	0
LEVEL 1	0	0	0	0
<b>TOTAL</b>	<b>107</b>	<b>67</b>	<b>5</b>	<b>179</b>

\*Note: unit counts, unit types, and floorplan layouts are subject to change throughout the rezoning process. Project will maintain conformance with COV Family Oriented Unit requirements.

LEVEL	Floor to Floor Height	Studio (40.1m2 - 40.7m2 432 sf - 438 sf)	1Bed (40.5m2 - 65.8m2 436 sf - 708 sf)	2 Bed (61.7m2 - 88.2m2 664 sf - 949 sf)	3 Bed (91.6m2 - 144.6m2 986 sf - 1556 sf)	Total Units
LEVEL 29	9'-8"					
LEVEL 28	10'-0"	0	0	0	3	3
LEVEL 27	9'-10"	0	0	1	2	3
LEVEL 26	9'-8"	0	2	3	1	6
LEVEL 25	9'-8"	0	2	3	1	6
LEVEL 24	9'8"	0	2	3	1	6
LEVEL 23	9'8"	0	2	3	1	6
LEVEL 22	9'-8"	0	2	3	1	6
LEVEL 21	9'-8"	0	2	3	1	6
LEVEL 20	9'-8"	0	2	3	1	6
LEVEL 19	9'-8"	0	2	3	1	6
LEVEL 18	9'-8"	0	2	3	1	6
LEVEL 17	9'-8"	0	2	3	1	6
LEVEL 16	9'-8"	0	2	3	1	6
LEVEL 15	9'-8"	0	2	5	0	7
LEVEL 14	9'-8"	1	4	3	1	9
LEVEL 13	9'-8"	2	4	4	0	10
LEVEL 12	9'-8"	2	4	4	0	10
LEVEL 11	9'-8"	2	4	4	0	10
LEVEL 10	9'-8"	2	4	4	0	10
LEVEL 9	9'-8"	2	4	4	0	10
LEVEL 8	9'-8"	2	4	3	0	9
LEVEL 7	10'-0"	1	1	2	0	4
LEVEL 6	11'-2"	2	3	2	0	7
LEVEL 5	10'-8"	2	3	2	0	7
LEVEL 4	10'-8"	2	5	1	0	8
LEVEL 3	10'-8"	2	3	1	0	6
LEVEL 2	10'-8"	0	0	0	0	0
LEVEL 1	19'-0"	0	0	0	0	0
<b>TOTAL</b>		<b>22</b>	<b>67</b>	<b>73</b>	<b>17</b>	<b>179</b>
<b>% Distribution</b>		<b>12%</b>	<b>37%</b>	<b>41%</b>	<b>9%</b>	

Family Oriented Units	90
% Family oriented units	50%



# 4.1 Development Statistics

## Values for Tabulating Parking & Loading Counts

Use	Units
Residential	179

Use	GFA	
	sq.ft.	sq.m.
Office	36,708	3,380.48
Retail	4,716	434.30
<b>TOTAL</b>	<b>41,424</b>	<b>3,814.78</b>

## Car Stalls Required & Provided - Overall by Use

Residential Parking Stalls Requirements (4.3.2) : there is no minimum residential parking requirement for residential uses w/ the exception of 4.8.4 (a)

Residential Parking HC Stall Requirements (4.8.4(a)) : "1 SPACE PER FIRST 7 UNITS + 0.034 SPACE FOR EACH ADDITIONAL DWELLING UNIT"

Residential Visitors Parking Stalls Requirements (4.3.4) : THE LESSER OF: (a) 5% of the total number of residential parking spaces; and (b) 0.05 spaces per dwelling unit

Office Parking Stalls Requirements (4.3.1): One parking space for each 115 m2 of gross floor area

Retail Parking Stall Requirements (4.3.1): One parking space for each 115 m2 of gross floor area

Use	Requirements		Provided
	Required	Allowed	
Residential (4.3.2) / (4.8.4(a))	7	N/A	176
Residential Visitors (4.3.4)	9	18	9
Office (4.3.1)/(4.8.4.b)	30	N/A	30
Retail (4.3.1)/(4.8.4.b)	4	N/A	4
<b>TOTAL</b>	<b>50</b>		<b>219</b>

## Car Stalls Required & Provided by Sub Types by Use

Residential EV Parking Stall Requirements: An energized outlet capable of providing Level 2 charging or higher must be installed in each parking space, excluding visitor parking spaces.

Commercial EV Parking Stall Requirements : An energized outlet must be installed in 45% of the parking spaces provided, which at least 5% or two parking spaces must be capable of Level 2 charging or higher

Small Car Requirements: The number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined

HC Residential Stalls (4.8.4(a)) : 1 SPACE PER FIRST 7 UNITS + 0.034 SPACE FOR EACH ADDITIONAL DWELLING UNIT

Non Residential HC Stalls (4.8.4(b)): 1 SPACE FOR AT LEAST 500m2 OF GFA + 0.4 SPACE FOR EACH 1000m2 OF GFA

Use	Requirements			Provided		
	Max Small car	Required Electrical Vehicle	Required H/C Stalls	Small car	Electical Vehicle	H/C Stalls
Residential (4.3.2) / (4.8.4)	44	176	7	21	176	7
Residential Visitors (4.3.2)	2	0	0	0	0	0
Office (4.3.1)/(4.8.4.b)	8	14	2	3	14	2
Retail (4.3.2)/(4.8.4.b)	1	2	0	0	2	0
<b>TOTAL</b>	<b>55</b>	<b>192</b>	<b>9</b>	<b>24</b>	<b>192</b>	<b>9</b>

## Car Stalls Stalls Break Down by type by Use

Use	Regular	Small	H/C	TOTAL
Residential (4.3.2) / (4.8.4)	148	21	7	176
Residential Visitors (4.3.2)	9	0	0	9
Office (4.3.1)/(4.8.4.b)	25	3	2	30
Retail (4.3.2)/(4.8.4.b)	4	0	0	4
<b>TOTAL</b>	<b>186</b>	<b>24</b>	<b>9</b>	<b>219</b>

## Car Stalls Stalls type Break Down by floor

Use	Regular	Small	H/C	Car Share	Passenger Loading Class A	TOTAL
L1	0	0	0	0	1	1
P1	0	0	0	0	0	0
P2	0	0	0	4	3	7
P3	8	0	2	0	0	10
P4	28	3	0	0	0	31
P5	20	3	7	0	0	30
P6	32	5	0	0	0	37
P7	32	5	0	0	0	37
P8	33	4	0	0	0	37
P9	33	4	0	0	0	37
<b>TOTAL</b>	<b>186</b>	<b>24</b>	<b>9</b>	<b>4</b>	<b>4</b>	<b>227</b>

## Car Stalls Stalls type Break Down by Use

Use	Residential	Residential visitor	Retail	Office	Car Share	Passenger Loading Class A	TOTAL
L1	0	0	0	0	0	1	1
P1	0	0	0	0	0	0	0
P2	0	0	0	0	4	3	7
P3	0	0	4	6	0	0	10
P4	0	7	0	24	0	0	31
P5	28	2	0	0	0	0	30
P6	37	0	0	0	0	0	37
P7	37	0	0	0	0	0	37
P8	37	0	0	0	0	0	37
P9	37	0	0	0	0	0	37
<b>TOTAL PROVIDED</b>	<b>176</b>	<b>9</b>	<b>4</b>	<b>30</b>	<b>4</b>	<b>4</b>	<b>227</b>
<b>TOTAL REQUIRED</b>	<b>7</b>	<b>9</b>	<b>4</b>	<b>30</b>	<b>N/A</b>	<b>1</b>	<b>51</b>



# 4.1 Development Statistics

## End of Trip Facilities Requirements

6.5.1 - A MIN. OF 1.4 LOCKERS FOR EACH REQUIRED CLASS A SPACE.

Minimum of 45 cm in depth, 30 cm in width and 90 cm in height with respect to no more than 50% of the lockers and 180 cm in height with respect to at least 50% of the lockers

6.5.A - MINIMUM NUMBER OF FIXTURES

### OFFICE USE:

Water Closets- 1 water closet for every 10 Class A bicycle spaces up to 50 spaces and one for every 20 spaces above 50

Wash Basins - 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

Showers - 1 shower for every 10 Class A bicycle spaces up to 50 spaces and one for every 20 spaces above 50

### RETAIL USE:

Water Closets- 1 water closet for every 10 Class A bicycle spaces up to 50 spaces and one for every 20 spaces above 50

Wash Basins - 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

Showers - 1 shower for any development requiring between 5 and 10 Class A bicycle spaces plus one for every 40 spaces above 10

Use	Required				Provided			
	Clothing Lockers	Water Closets	Wash Basins	Showers	Clothing Lockers	Water Closets	Wash Basins	Showers
Office (6.5.A)	28	2	1	1	25	2	2	1
Retail (6.5.A)	1	0	0	0	2	0	0	0
<b>TOTAL</b>	<b>29</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>27</b>	<b>2</b>	<b>2</b>	<b>1</b>

## Car Share Required & Provided by Use

	Required	Provided
902 Davie	0	4

## Loading Bay Required & Provided by Use

5.2.1 - CLASS A NO REQUIREMENT : CLASS B 1.0 SPACE PER 100-299 UNITS

5.2.5 - CLASS A NO REQUIREMENT : CLASS B 1.0 SPACE PER FIRST 5,005.21 sq ft (465 sm)

5.2.7 - CLASS A 1.0 SPACE PER 10,763.91 to 80 729.33 sq ft (1000sm-7500sm) : CLASS B 1.0 SPACE PER 5,381.96 to 53,819.55 sq ft (500sm-5000sm)

Use	Required			Provided		
	Class A	Class B	Class C	Class A	Class B	Class C
Residential (5.2.1)	0	1	0	0	1	0
Office (5.2.7)	1	1	0	3	1	0
Retail (5.2.5)	0	1	0			
<b>TOTAL</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>0</b>

## Passenger Loading Bay Required & Provided by Use

7.2.1 - CLASS A 1 SPACE FOR DEVELOPMENT WITH 50 TO 125 UNITS, PLUS 1 SPACE FOR EVERY ADDITIONAL 150 UNITS : CLASS B and C NO REQUIREMENT

7.2.4.1 - CLASS A 1 SPACE FOR EACH 10,000 sqm OF GFA: CLASS B and C NO REQUIREMENT

7.2.5.1 CLASS A 1 SPACE FOR EACH 4,000 sqm OF GFA: CLASS B and C NO REQUIREMENT

Use	Required			Provided		
	Class A	Class B	Class C	Class A	Class B	Class C
Residential (7.2.1)	1	N/A	N/A	1	N/A	N/A
Office (7.2.4.1)	0	N/A	N/A	0	N/A	N/A
Retail (7.2.5.1)	0	N/A	N/A	0	N/A	N/A
<b>TOTAL</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>



Values for Bike Parking Counts

Use	Units Below 65m2	Units Between 65m2 and 105 m2	Units Over 105m2	Total Units
Residential	107	67	5	179

Use	GFA	
	sq.ft.	sq.m.
Office	36,708	3,380.48
Retail	4,716	434.30
<b>TOTAL</b>	<b>41,424</b>	<b>3,814.78</b>

Bike Parking Stalls Required and Provided - Overall by Use

- 6.2.1.2 - **CLASS A:** MIN. 1.5 SPACES FOR EACH UNIT UNDER 65m2 ; MIN. 2.5 SPACES FOR EACH UNIT OVER 65m2 AND UNDER 105m2 ; MIN. 3 SPACES FOR EACH UNIT OVER 105m2;**CLASS B** MIN.2 SPACES FOR THE FIRST 20 UNITS, A 1 SPACE FOR EVERY ADDITIONAL 20 UNITS
- 6.2.4.1 - **CLASS A:** A MINIMUM OF ONE SPACE FOR EACH 170 sqm OF GROSS FLOOR AREA: **CLASS B** MIN. 6 SPACES FOR ANY DEVELOPMENT CONTAINING 2,000 sqm of GFA
- 6.2.5.1 - **CLASS A** A MINIMUM OF ONE SPACE FOR EACH 340 sqm OF GROSS FLOOR AREA : **CLASS B** MIN. 6 SPACES FOR ANY DEVELOPMENT CONTAINING 1,000 sqm of GFA

Use	Requirements		TDM	Provided	
	Class A	Class B	Class A	Class A	Class B
Residential (6.2.1.2)	343	10	69	413	10
Office (6.2.4.1)	20	6	2	23	6
Retail (6.2.5.1)	1	0	0	1	0
<b>TOTAL</b>	<b>364</b>	<b>16</b>	<b>71</b>	<b>437</b>	<b>16</b>

TDM - Transportation Demand Management: Refer to TDM Report by Bunt & Associated Engineering LTD.

Class A Bike Stalls Required & Provided by Sub Types by Use

6.3.9 All required Class A bicycle spaces shall have a minimum vertical clearance of 1.9 metres, shall be a minimum of 0.6 metres in width and shall be: (a) a minimum of 1.8 metres in length if the bicycles are to be placed horizontally; or (b) a minimum of 1.0 metres in length if the bicycles are to be placed vertically, except that a minimum of 5% of the spaces must be oversized spaces of 2.4 metres in length and 0.9 metres in width, and may not be vertical or stacked spaces.

6.3.13 Vertical bicycle space racks shall support the bicycle without the bicycle being suspended on the wheels. No more than 30% of the required Class A bicycle spaces may be vertical, and in total, no more than 60% of the required Class A bicycle spaces may be vertical and stacked. Stacked bicycle spaces shall be designed to provide access without the need to lift the bicycle entirely off of the ground, and must provide convenient access.

6.3.13A AT LEAST 10% OF THE CLASS A BICYCLE SPACES MUST BE BICYCLE LOCKERS

6.3.19 MINIMUM BIKE LOCKER SPACES SHALL BE: a.)0.6m in width at the door end, (b) 0.2 metre in width at the end opposite to the door, (c) 1.8 metres in length, and (d) 1.2 metres in height.

Use	Requirements				Provided					
	Regular	Oversized (5%) min	Lockers (10%) min	TOTAL	Regular			Oversized (5%) min	Lockers (10%) min	TOTAL
					Vertical (30%) max	Stacked	Horizontal			
Residential	292	17	34	343	62	180	99	20	52	413
Office	17	1	2	20	7	0	0	0	17	24
Retail	1	0	0	1	0	0	0	0	0	0
<b>TOTAL</b>	<b>310</b>	<b>18</b>	<b>36</b>	<b>364</b>	<b>69</b>	<b>180</b>	<b>99</b>	<b>20</b>	<b>69</b>	<b>437</b>



Bike Stalls Stalls type Break Down by floor

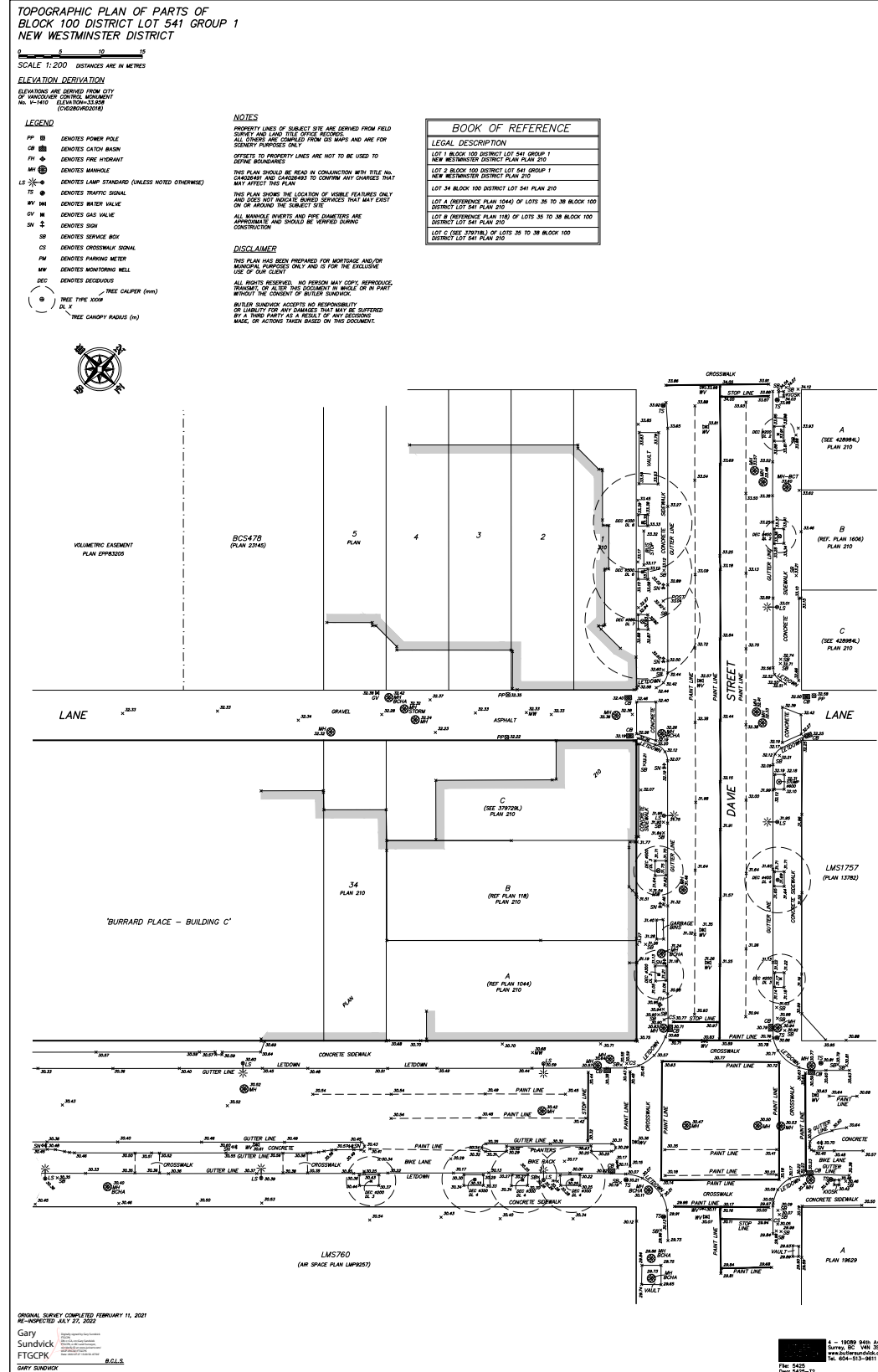
Use	Regular Vertical	Regular Stacked	Regular Horizontal	Oversized	Lockers	TOTAL
P1	0	0	0	7	0	7
P2	40	120	0	5	27	192
P3	29	60	99	8	42	238
P4	0	0	0	0	0	0
P5	0	0	0	0	0	0
P6	0	0	0	0	0	0
P7	0	0	0	0	0	0
P8	0	0	0	0	0	0
P9	0	0	0	0	0	0
<b>TOTAL</b>	<b>69</b>	<b>180</b>	<b>99</b>	<b>20</b>	<b>69</b>	<b>437</b>

Bike Stalls Break Down by floor by Use

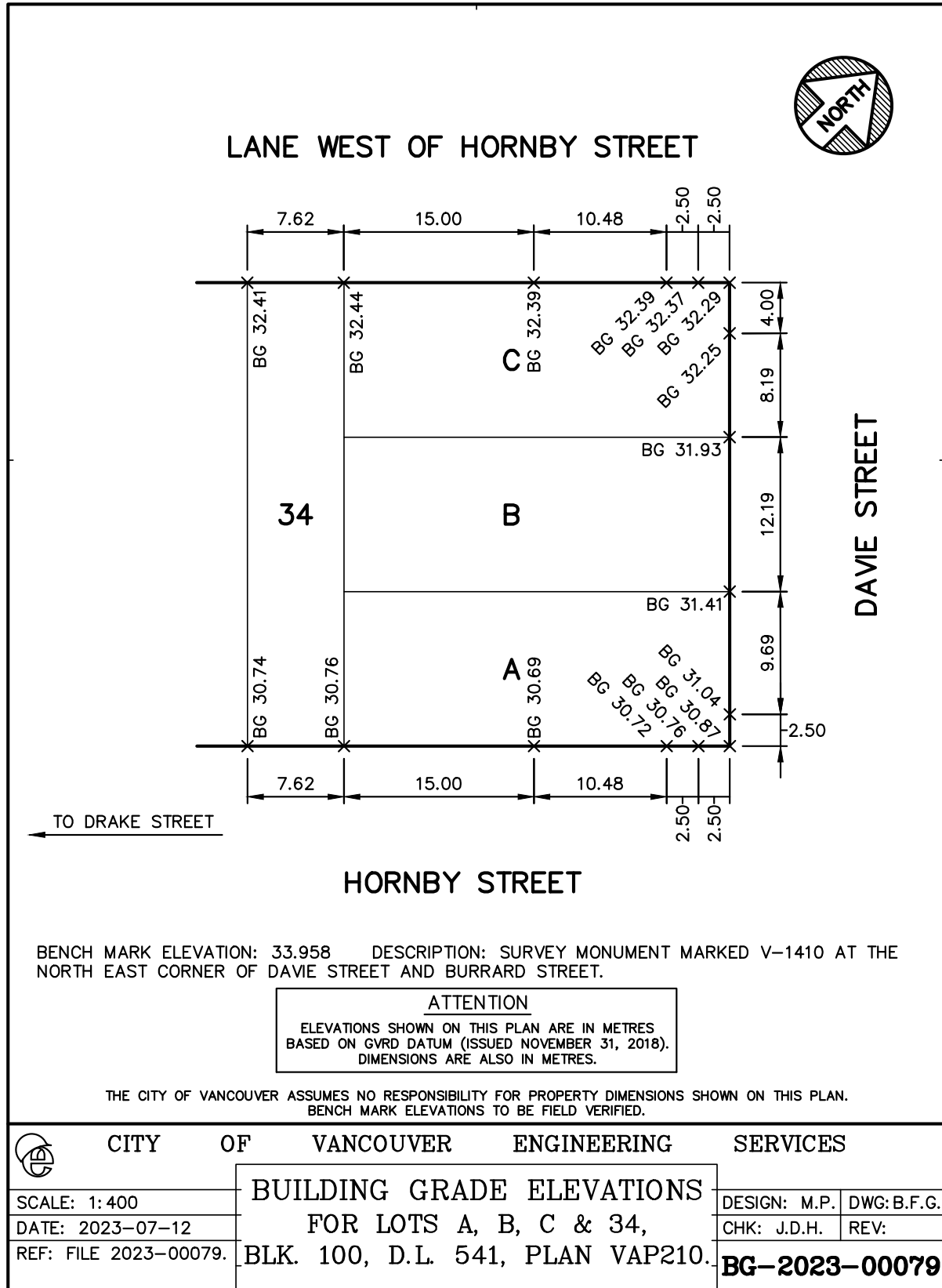
Use	Residential	Office	Retail	TOTAL
P1	7	0	0	7
P2	168	23	1	192
P3	238	0	0	238
P4	0	0	0	0
P5	0	0	0	0
P6	0	0	0	0
P7	0	0	0	0
P8	0	0	0	0
P9	0	0	0	0
<b>TOTAL</b>	<b>413</b>	<b>23</b>	<b>1</b>	<b>437</b>



# 4.2 Site Information



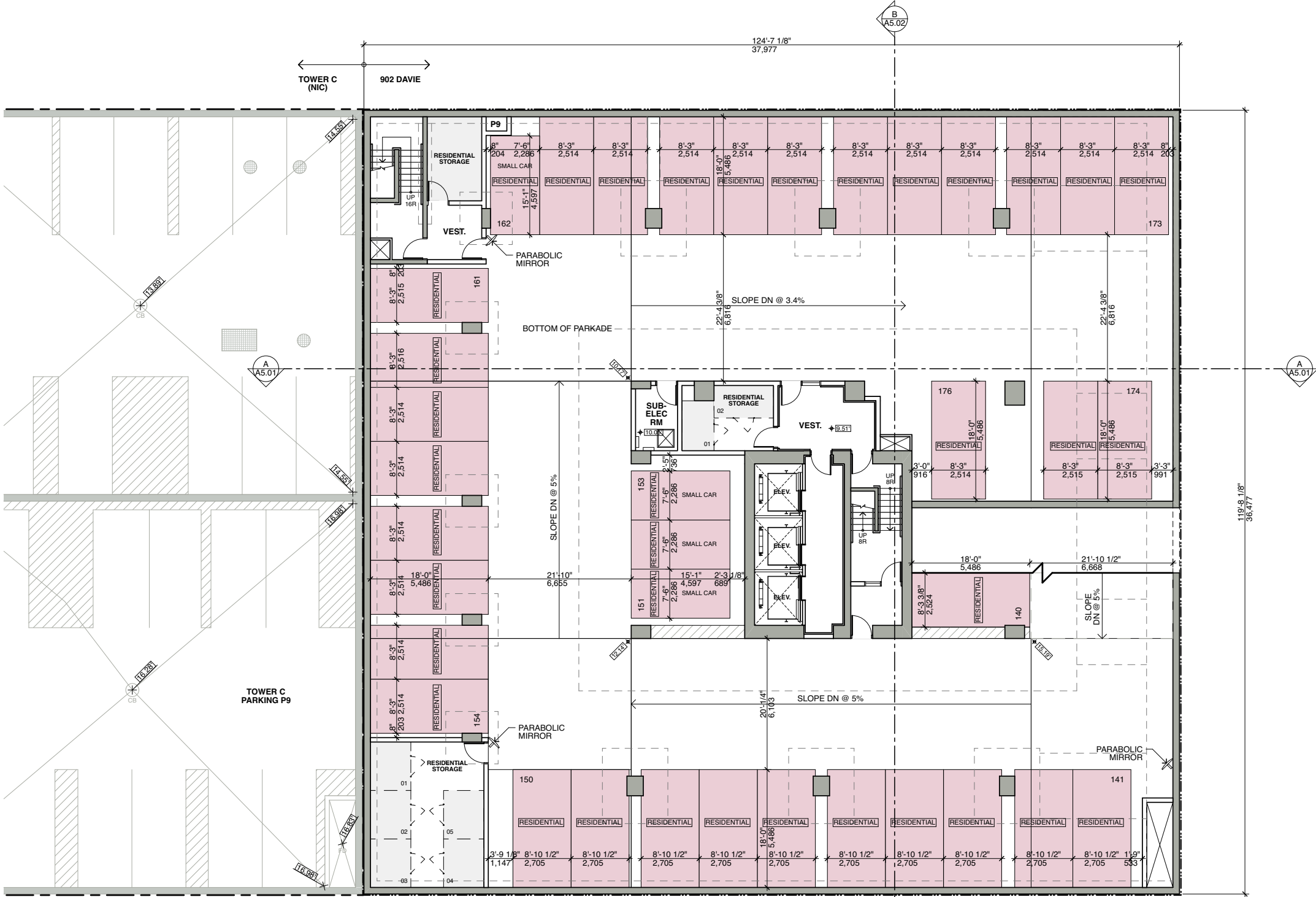
# 4.2 Site Information







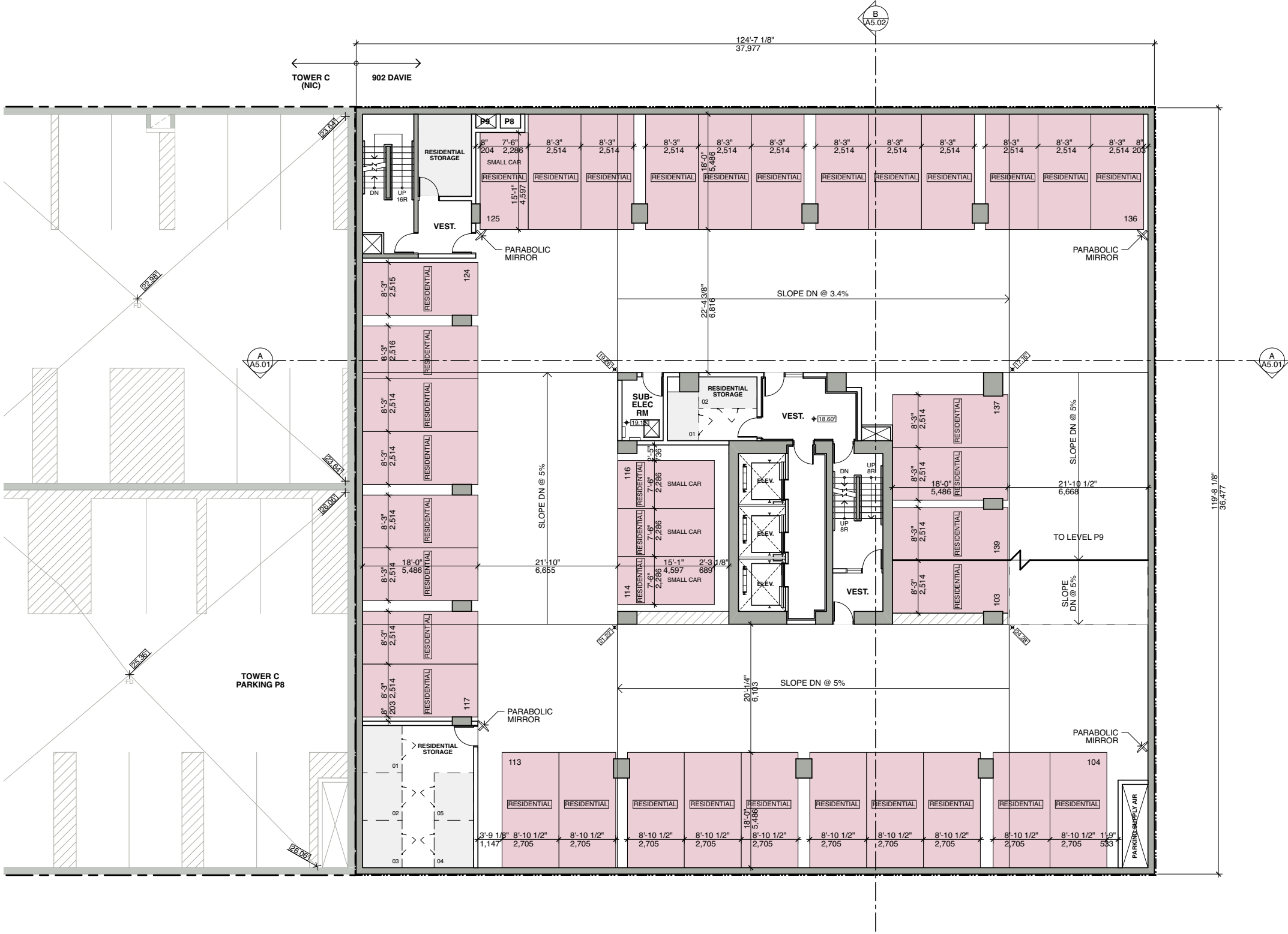
# 4.4 Floor Plans



LEVEL P9

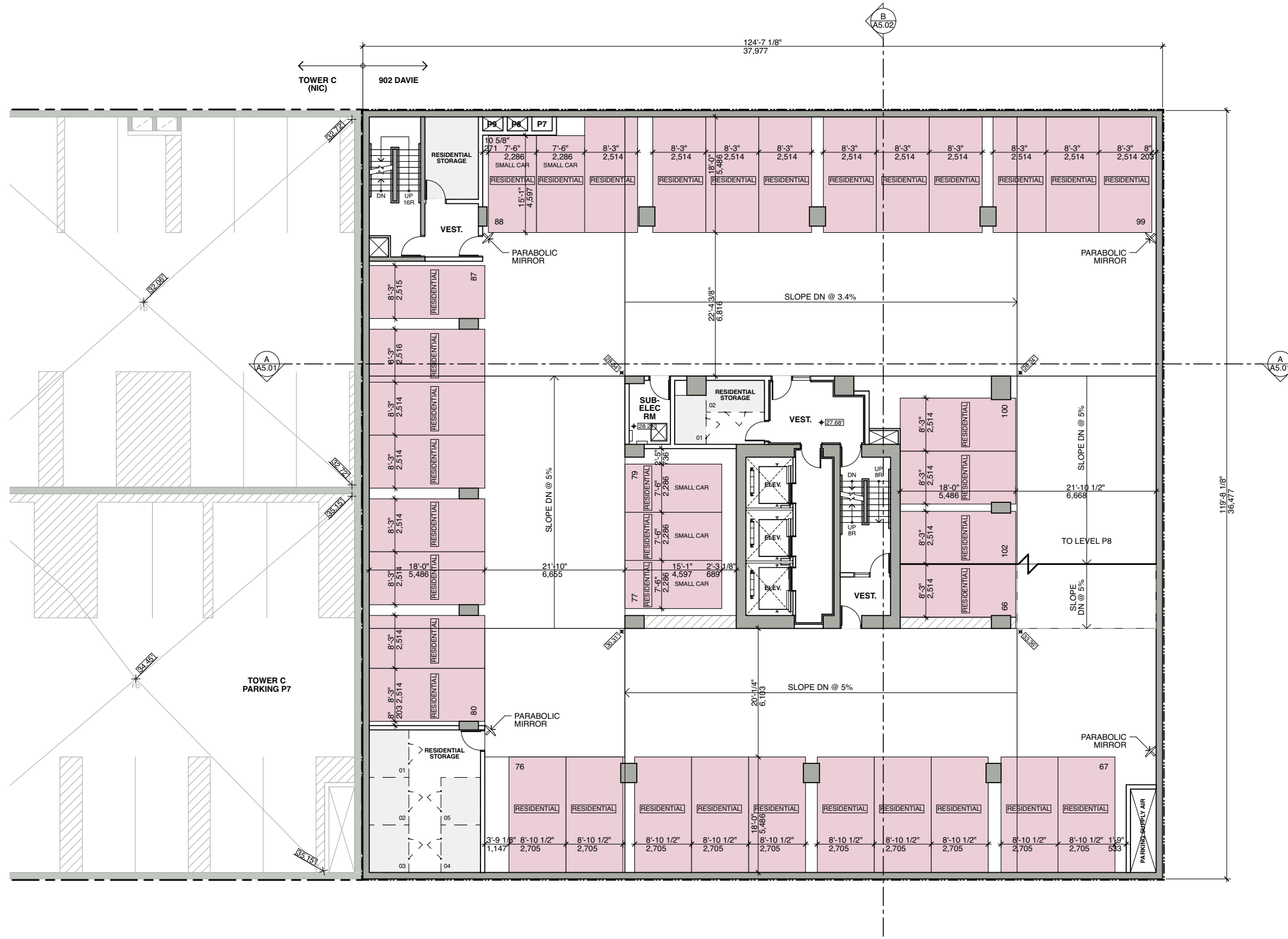


# 4.4 Floor Plans



LEVEL P8

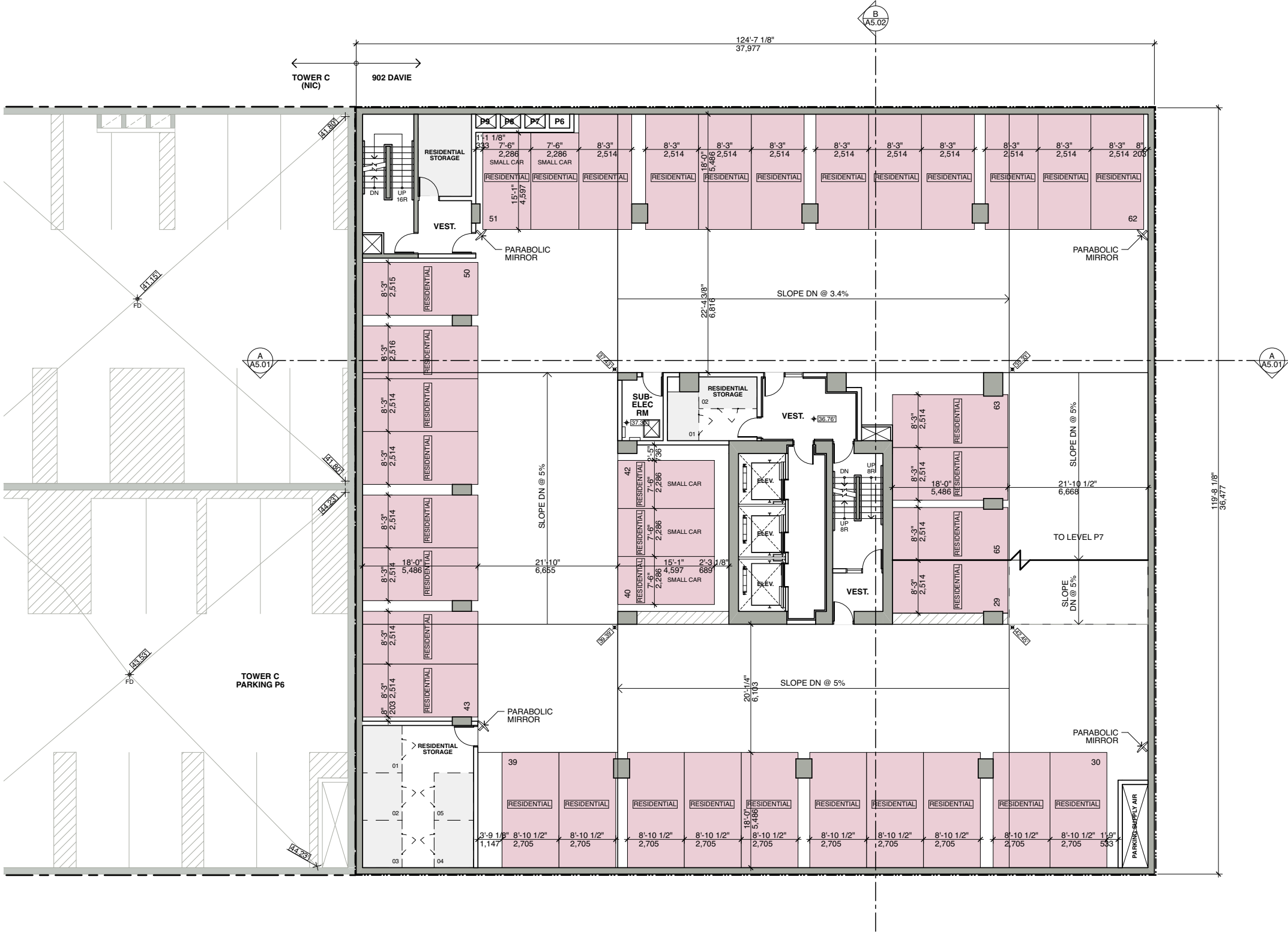
# 4.4 Floor Plans



LEVEL P7



# 4.4 Floor Plans



LEVEL P6

# 4.4 Floor Plans



LEVEL P5

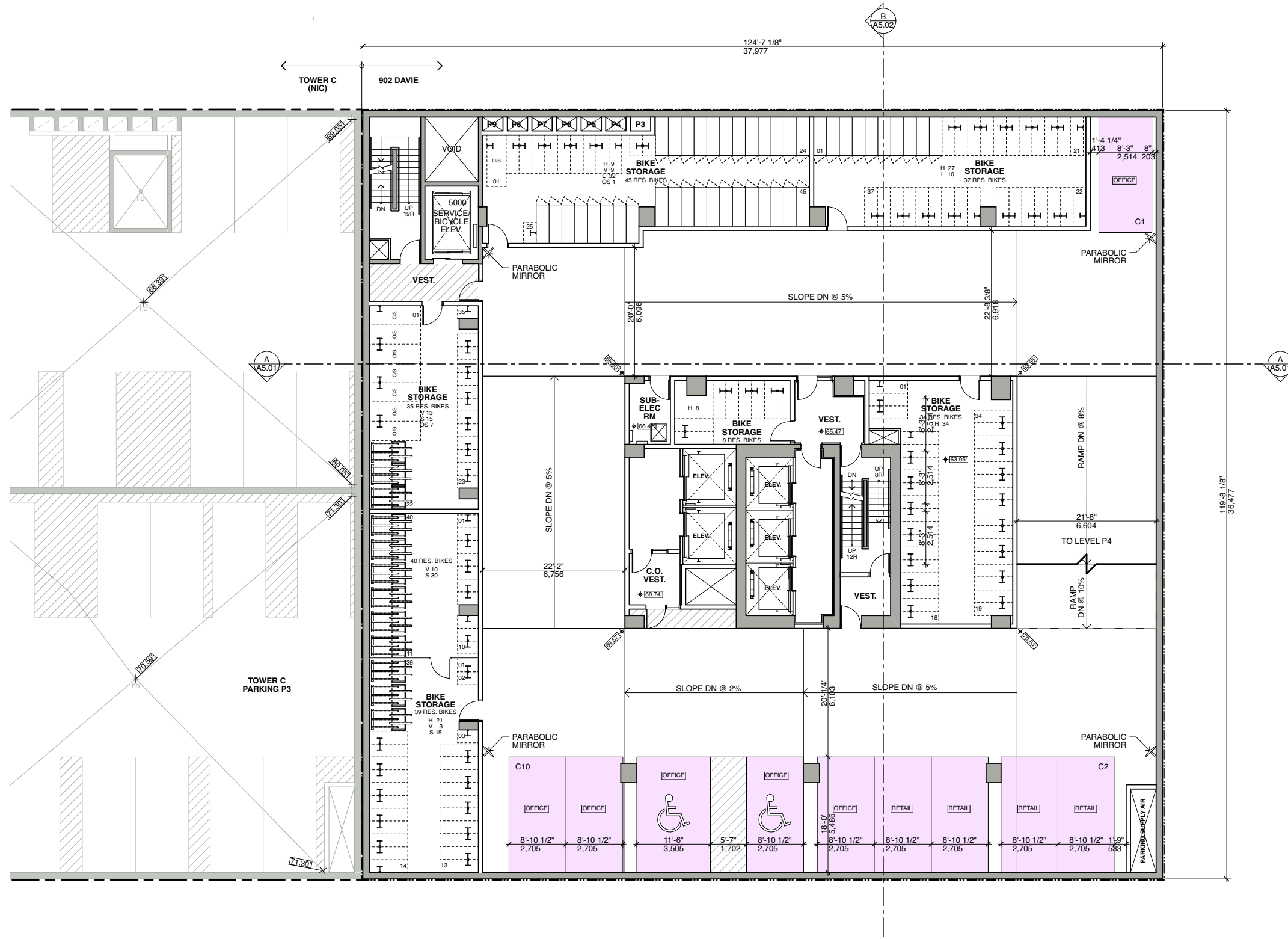


# 4.4 Floor Plans



LEVEL P4

# 4.4 Floor Plans

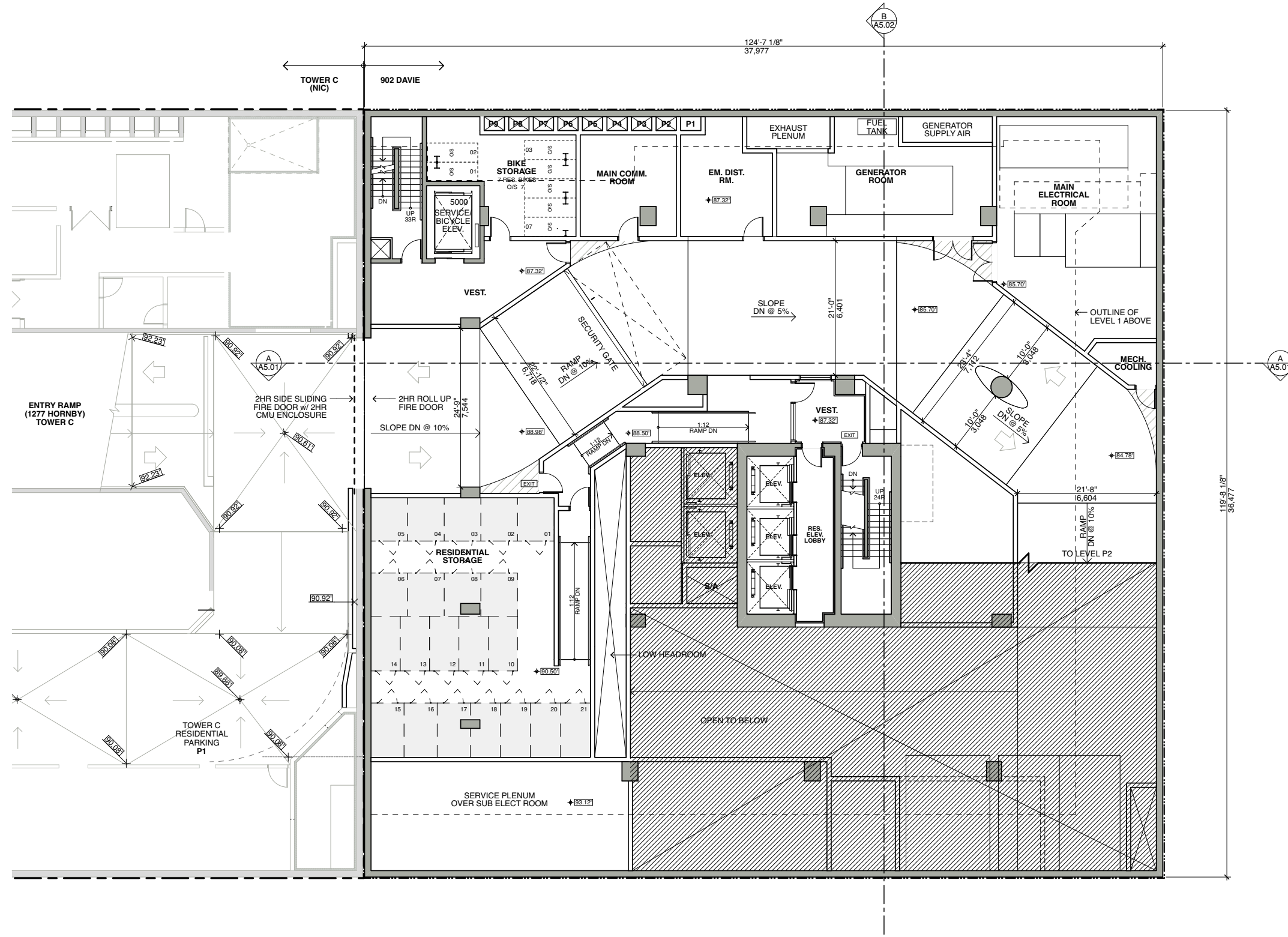


LEVEL P3





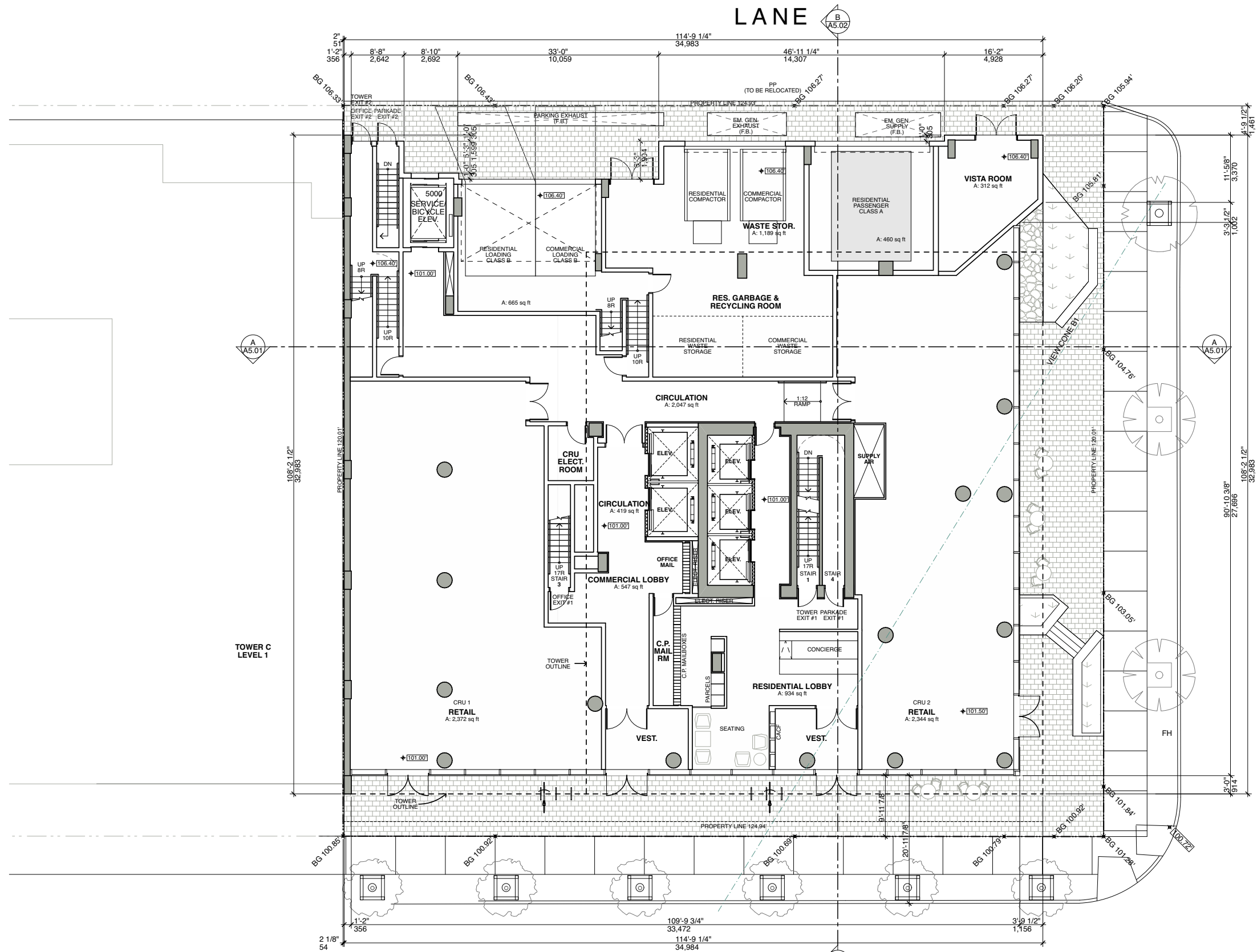
# 4.4 Floor Plans



LEVEL P1



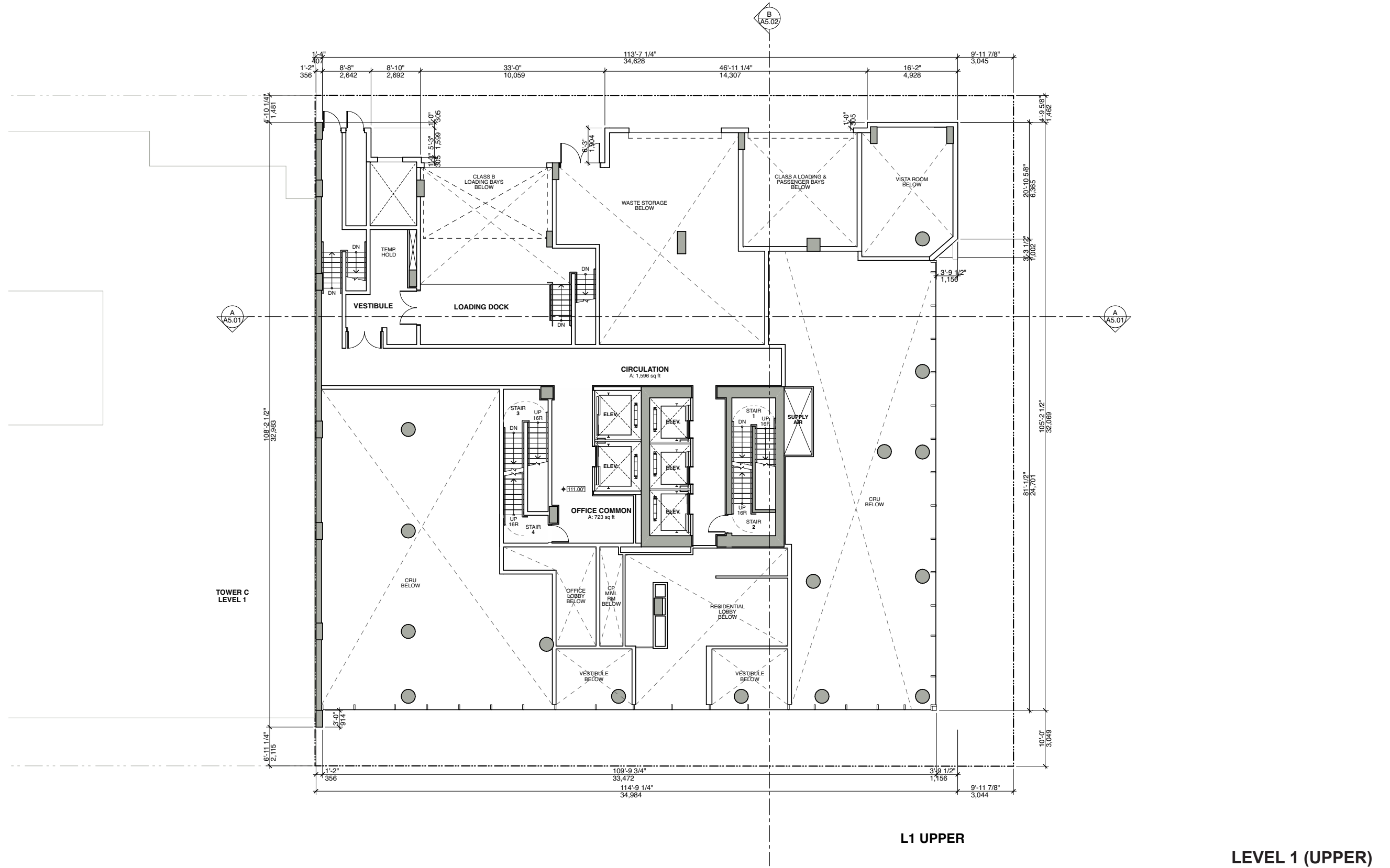
# 4.4 Floor Plans



DAVIE STREET

LEVEL 1

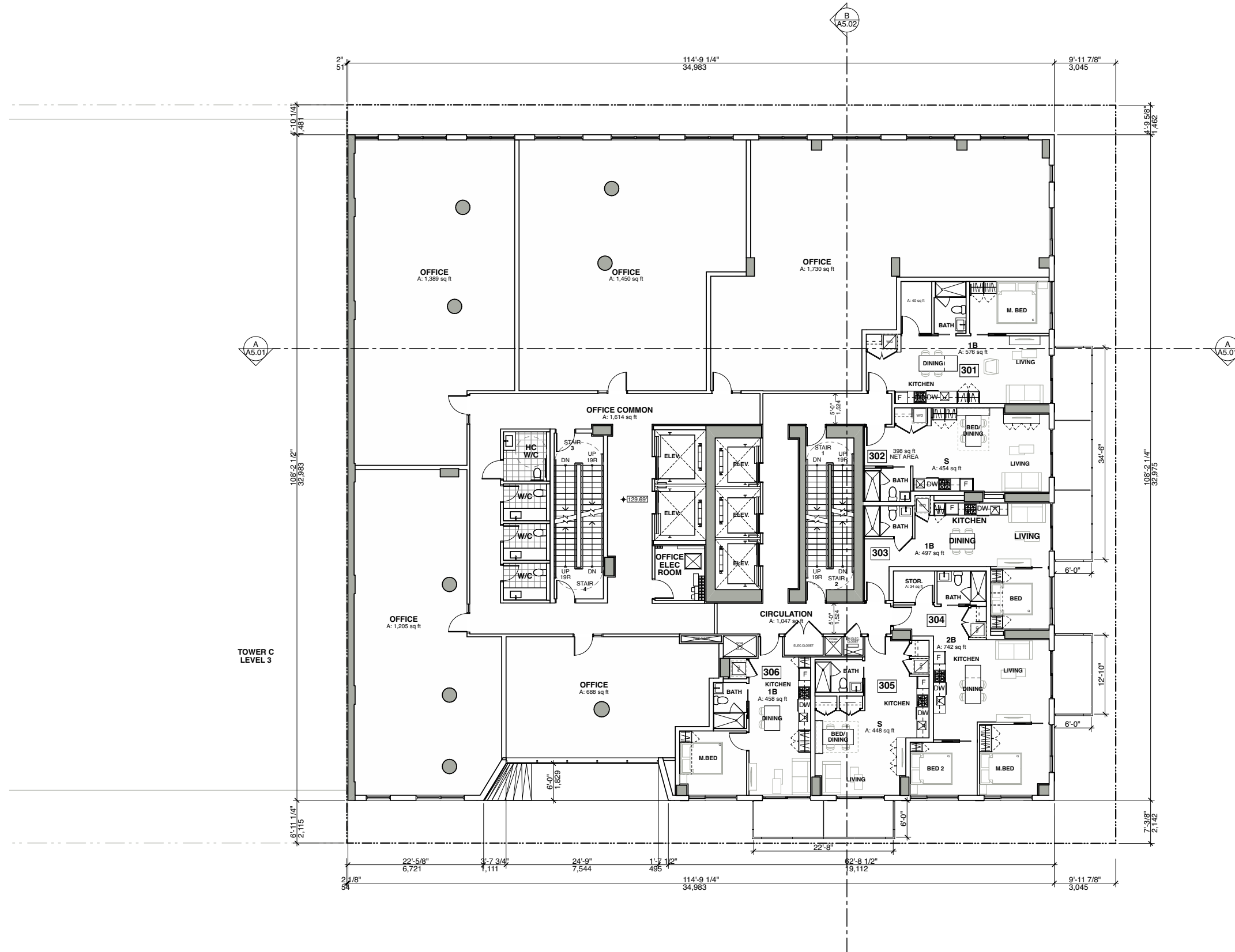
# 4.4 Floor Plans







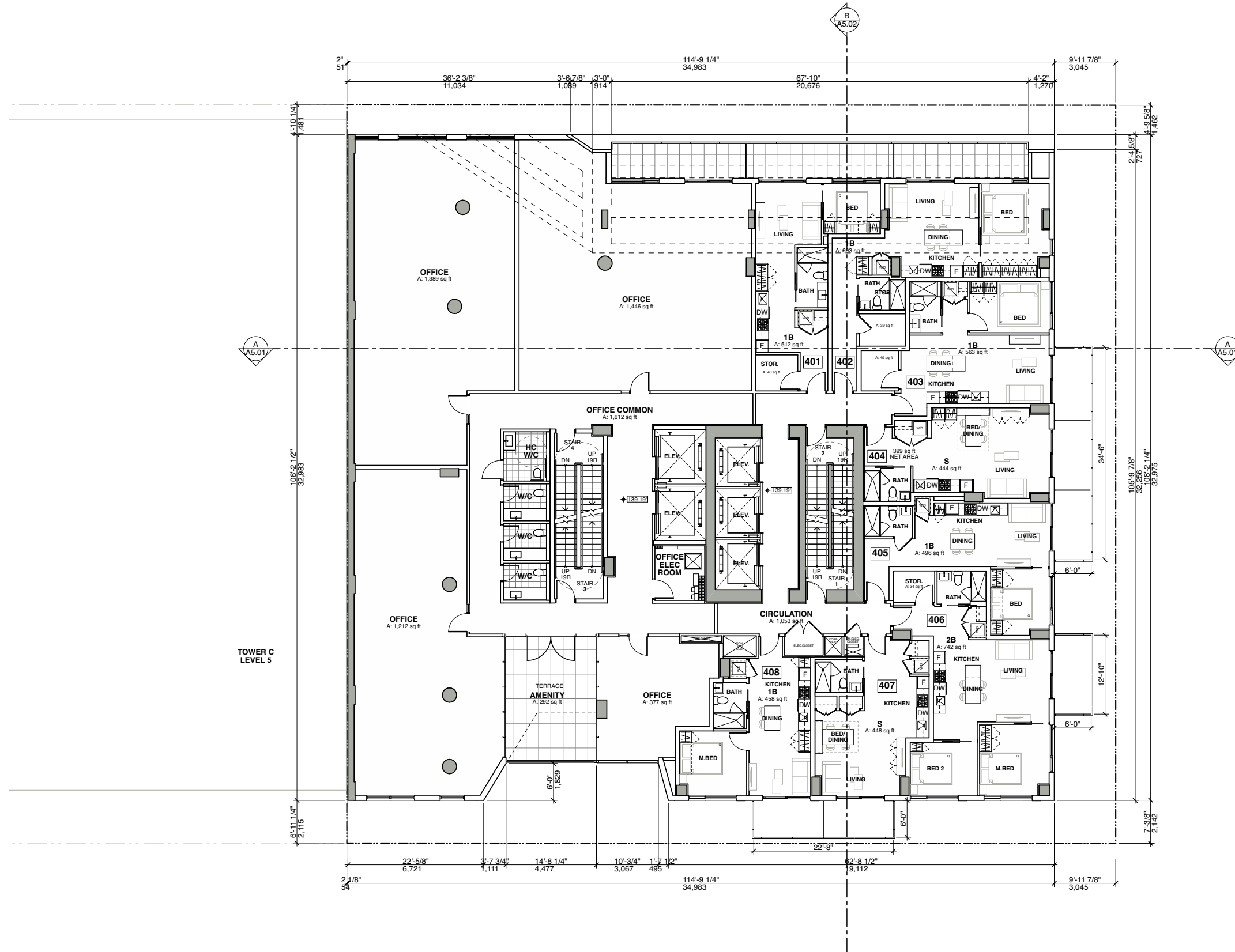
# 4.4 Floor Plans



LEVEL 3

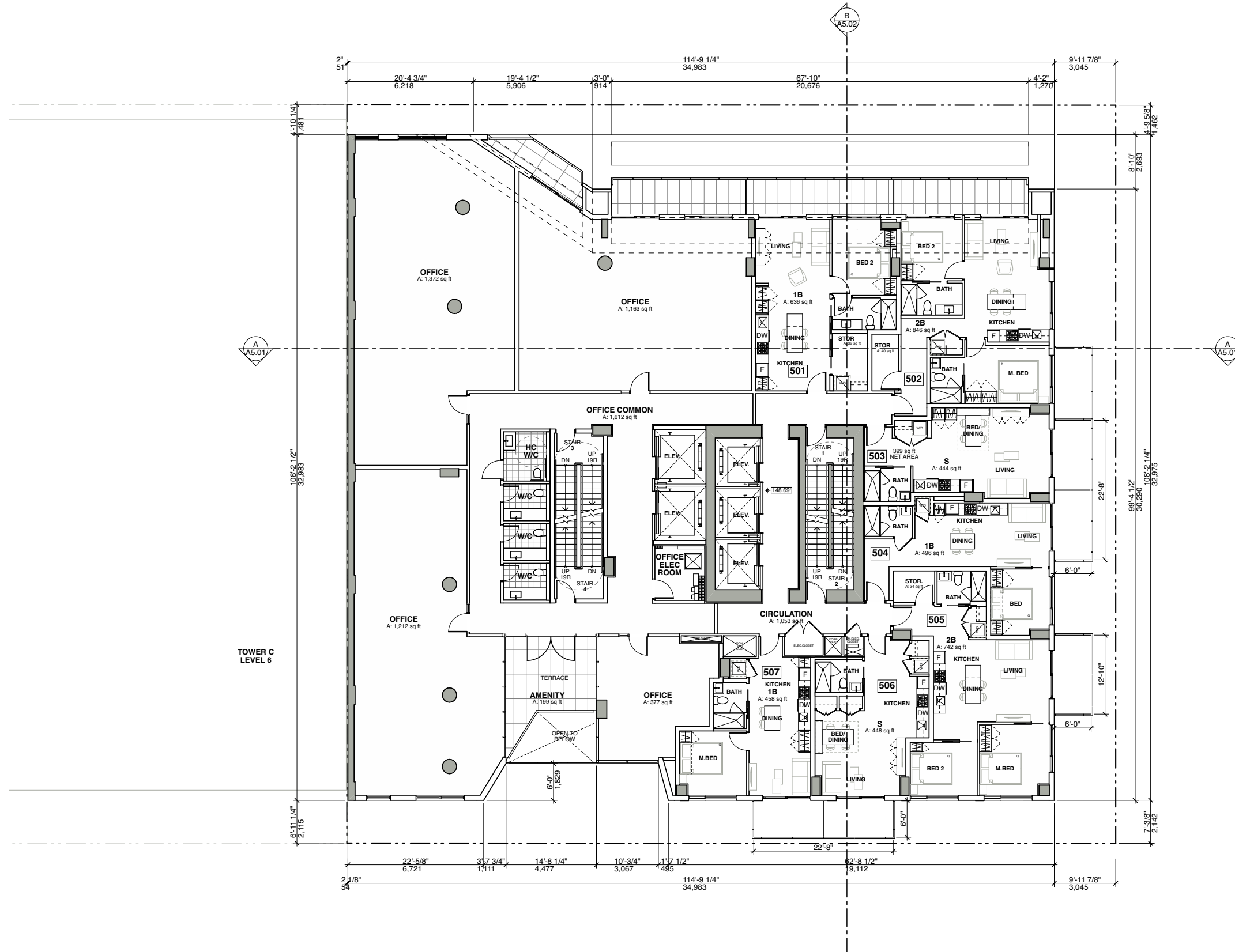


# 4.4 Floor Plans



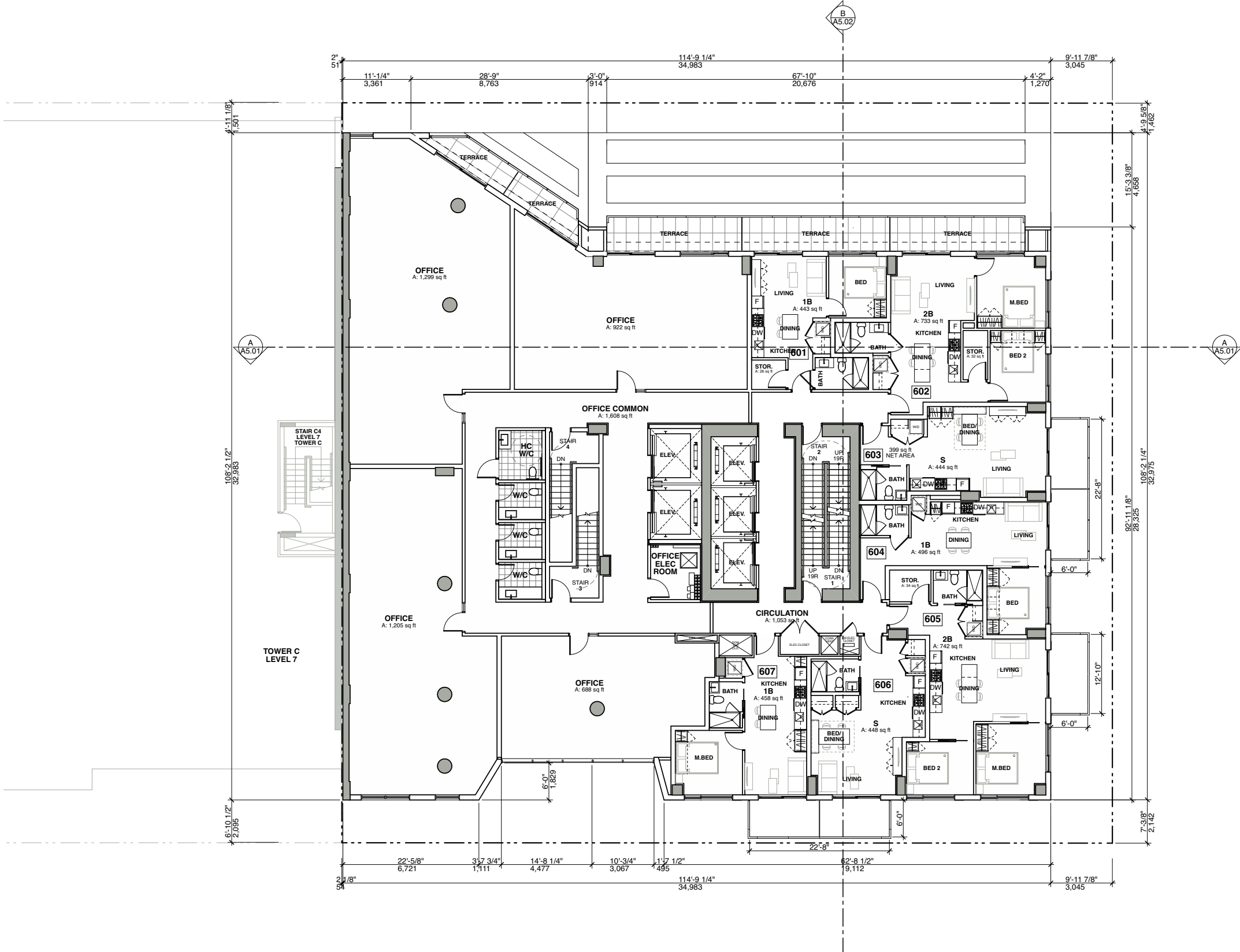
LEVEL 4

# 4.4 Floor Plans



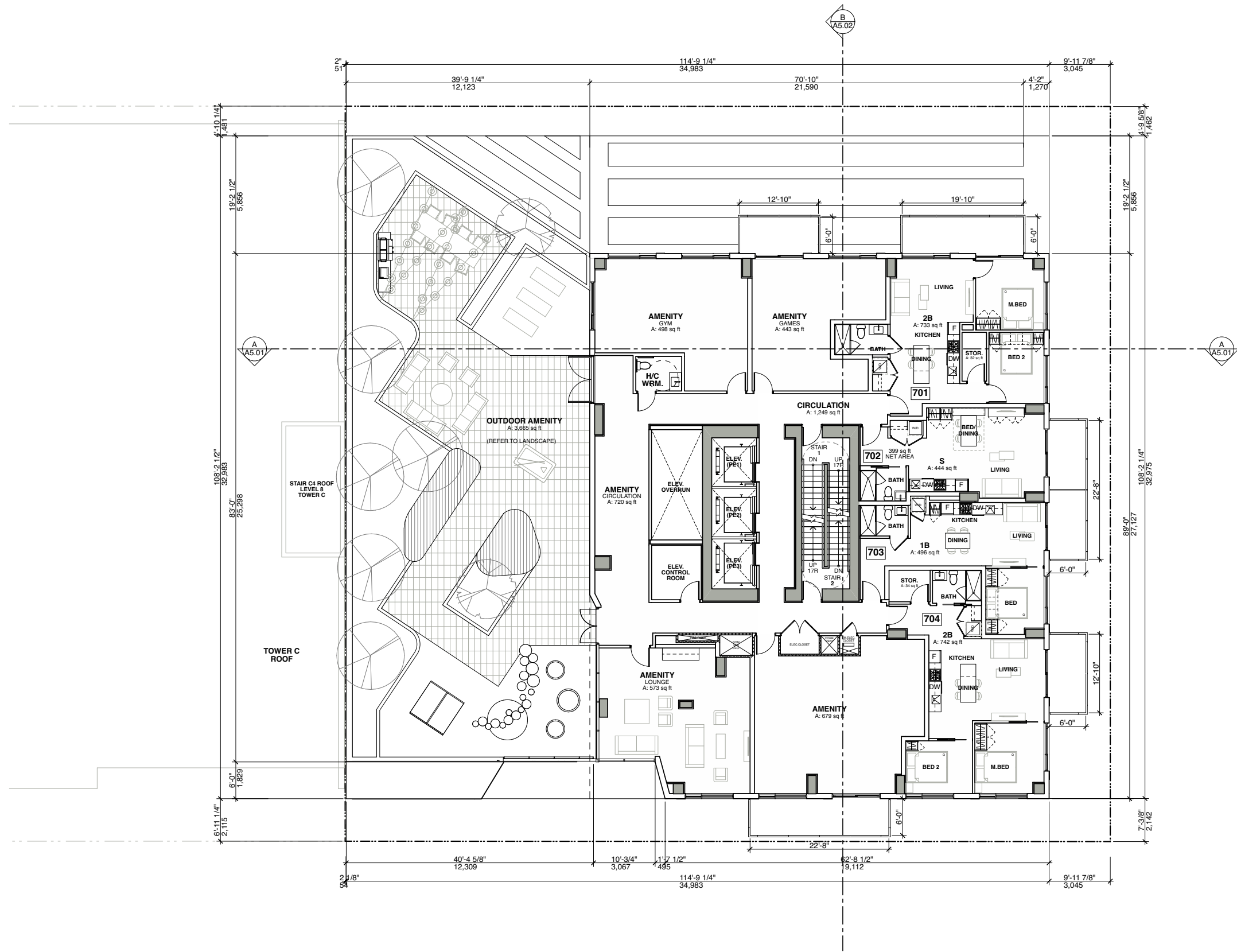


# 4.4 Floor Plans



LEVEL 6

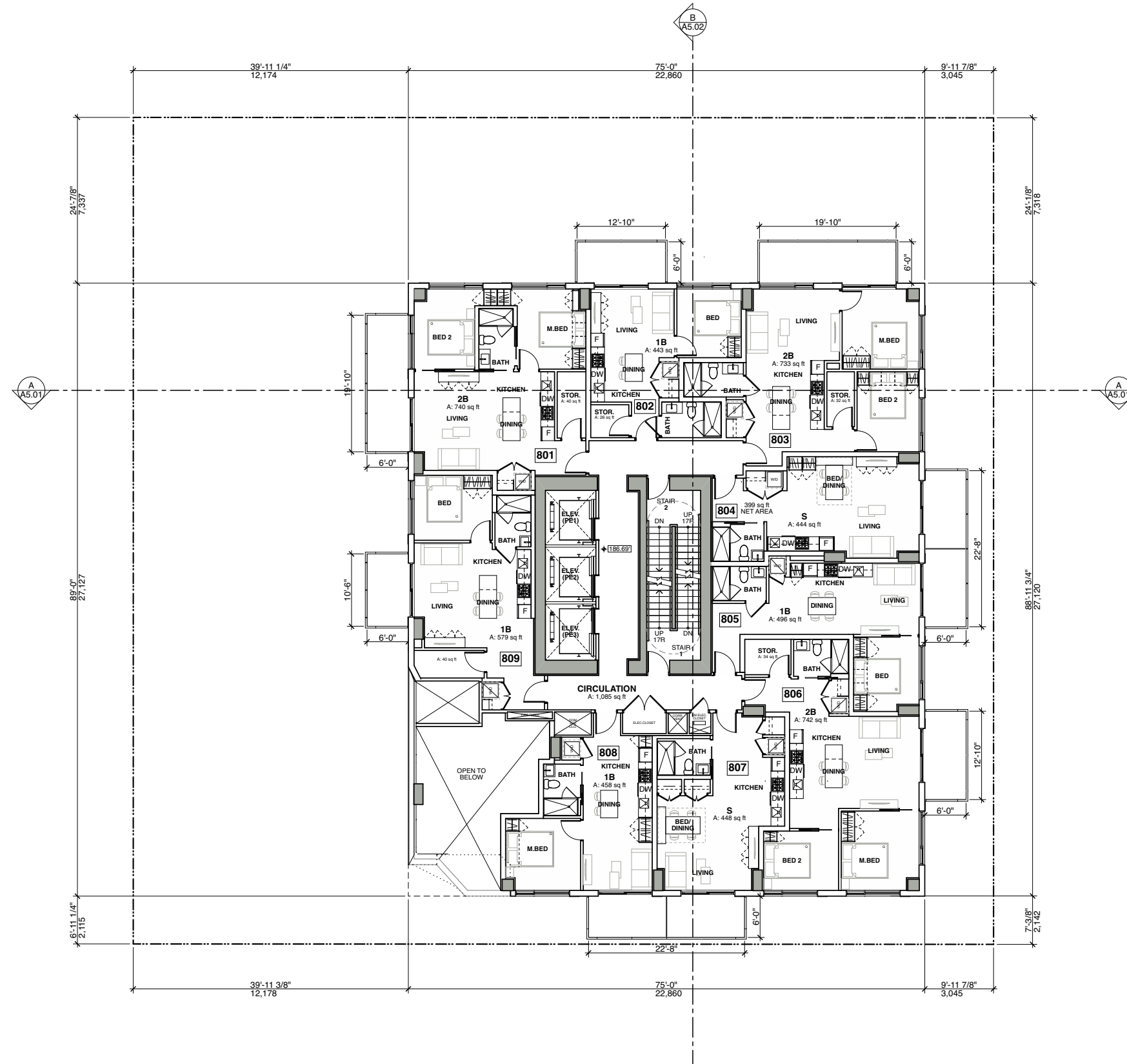
# 4.4 Floor Plans



LEVEL 7

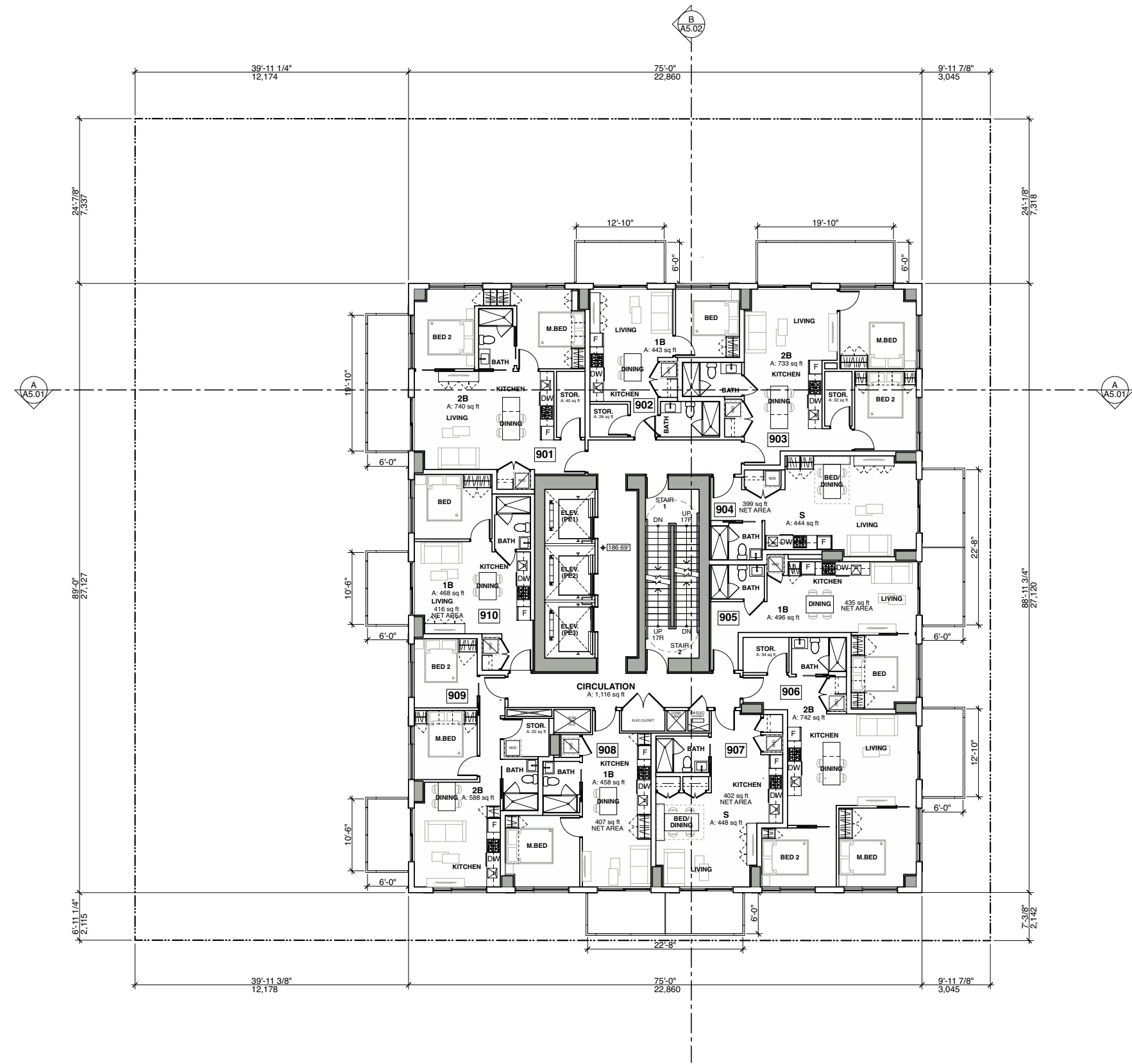


# 4.4 Floor Plans



LEVEL 8

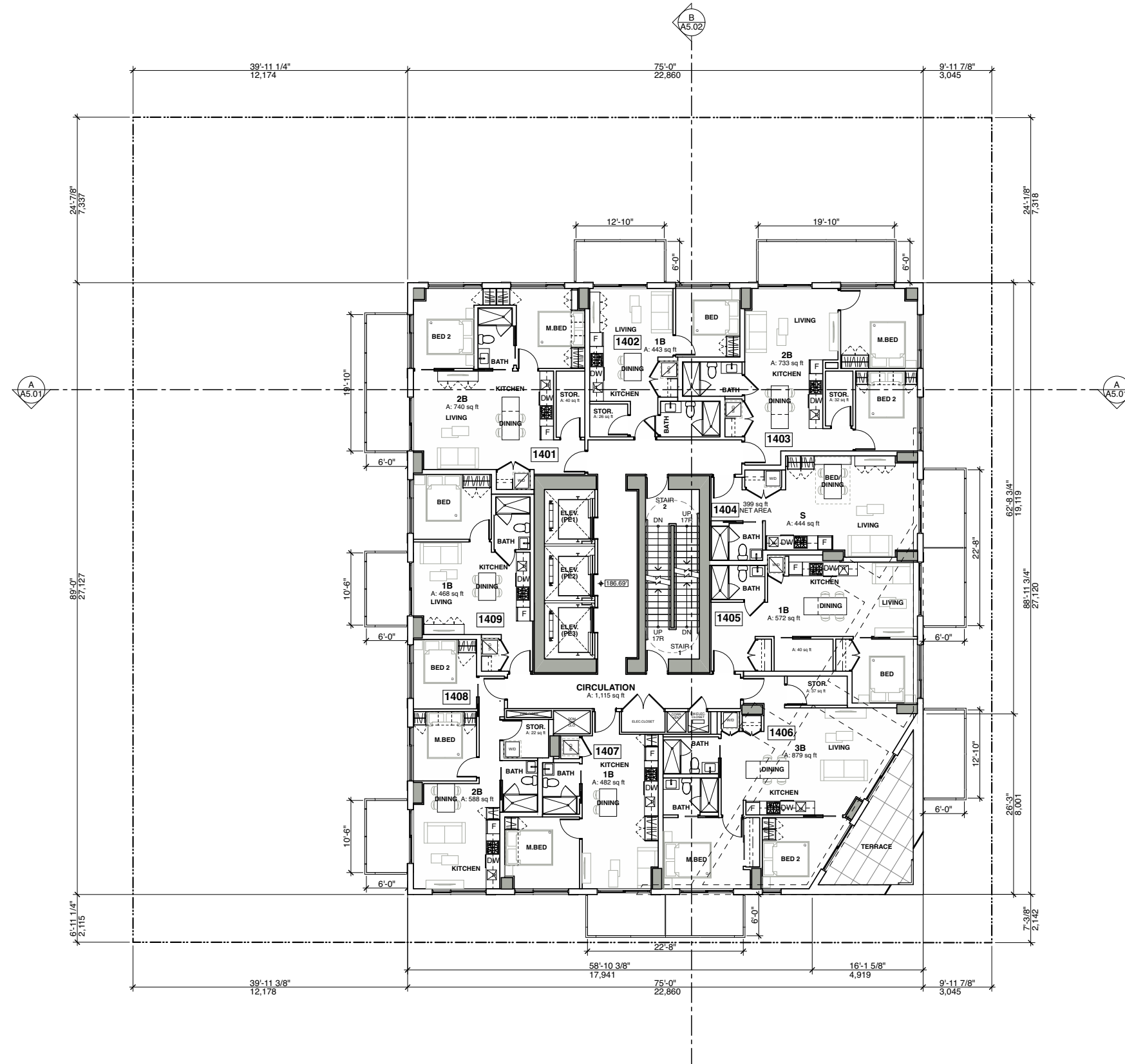
# 4.4 Floor Plans



LEVEL 9-13

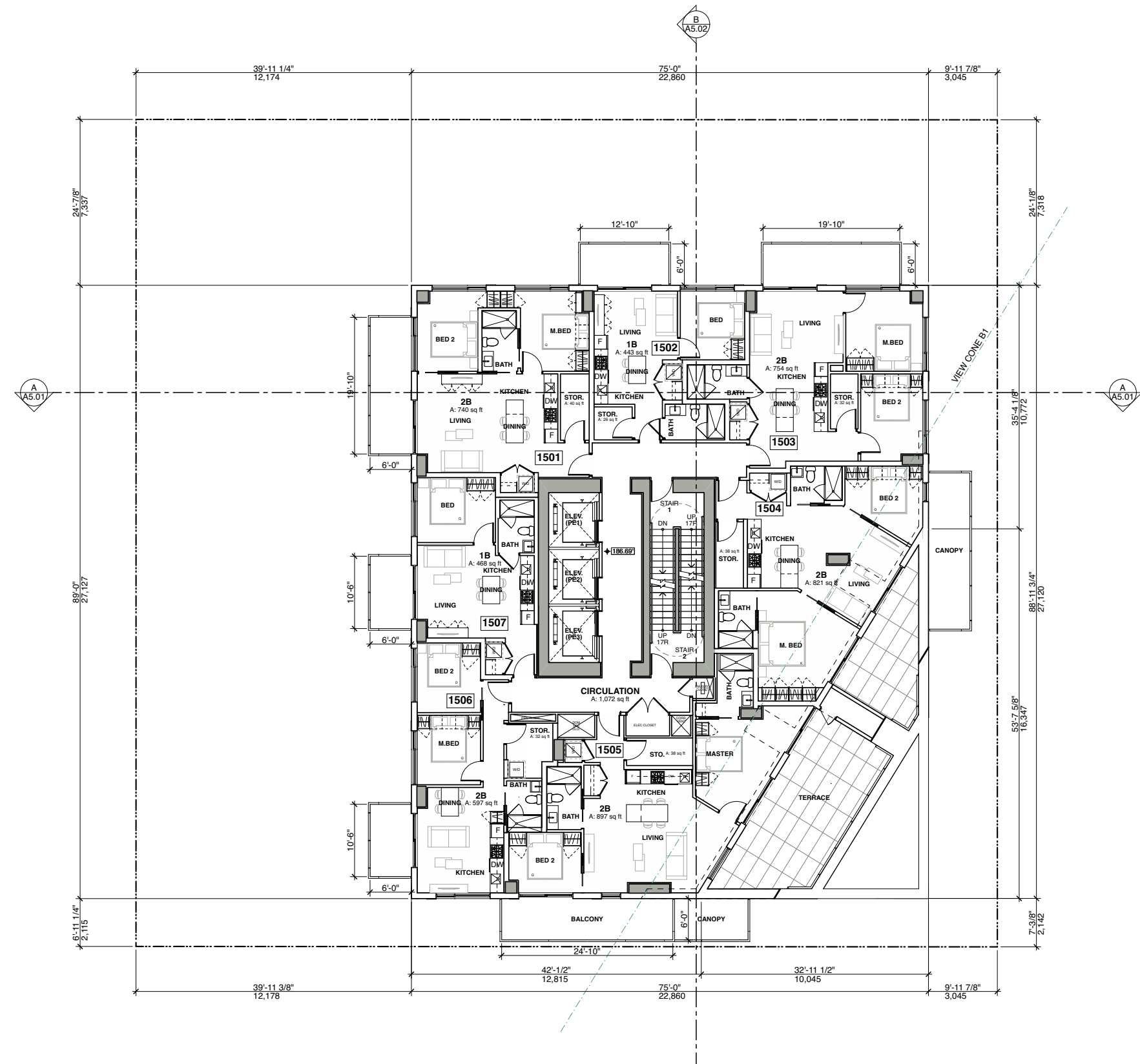


# 4.4 Floor Plans



LEVEL 14

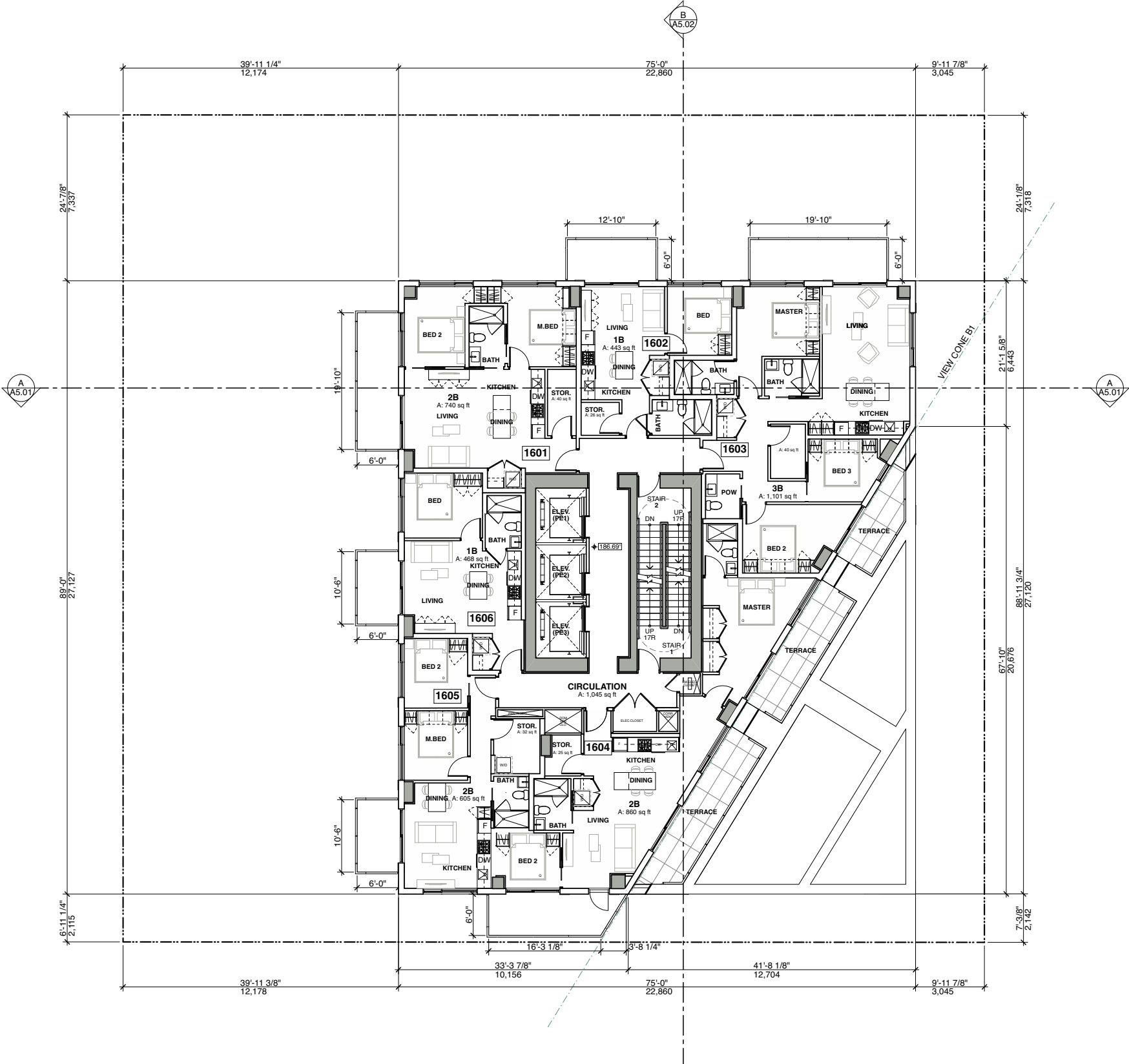
# 4.4 Floor Plans



LEVEL 15

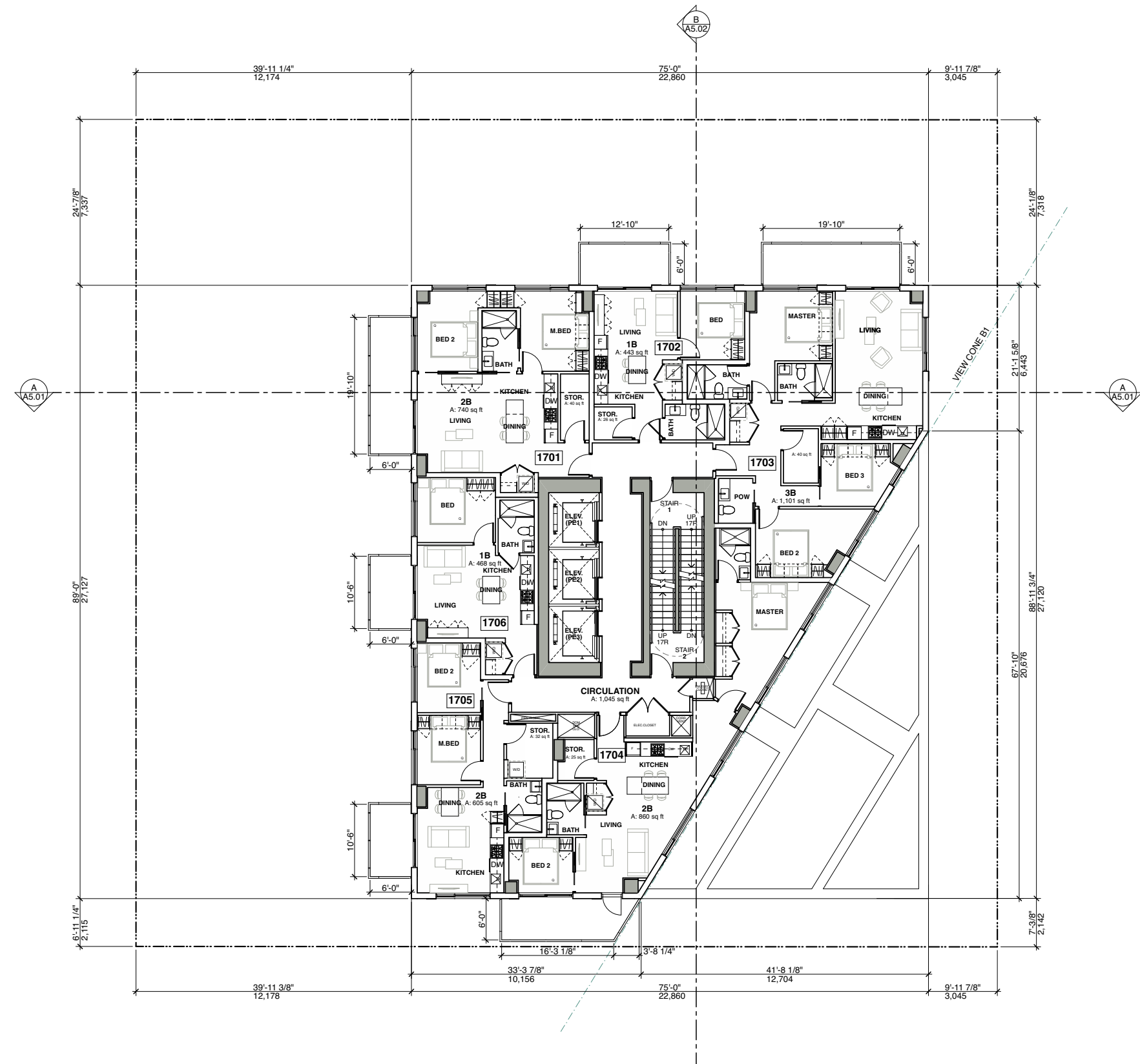


# 4.4 Floor Plans



LEVEL 16

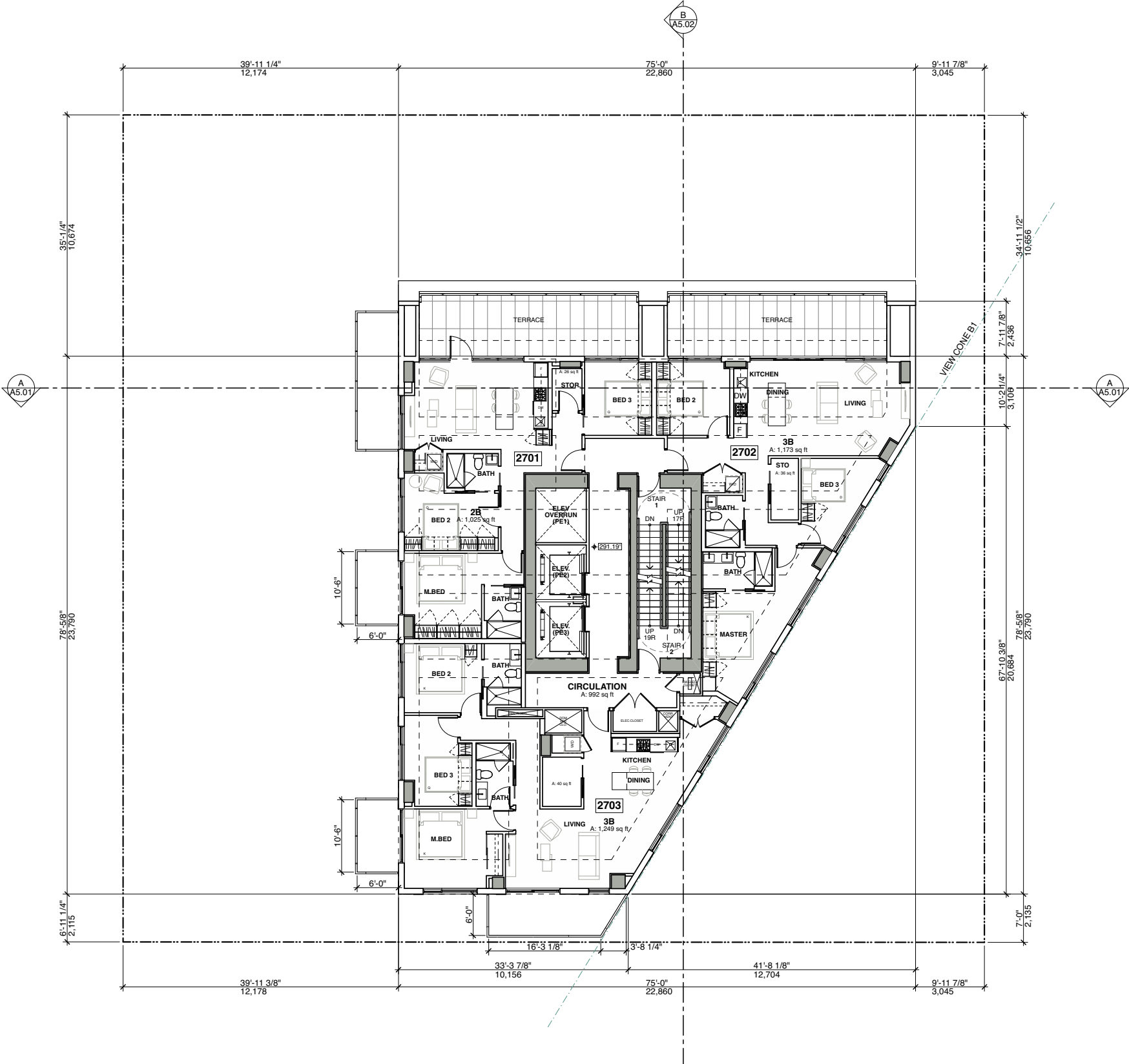
# 4.4 Floor Plans



LEVEL 17-26

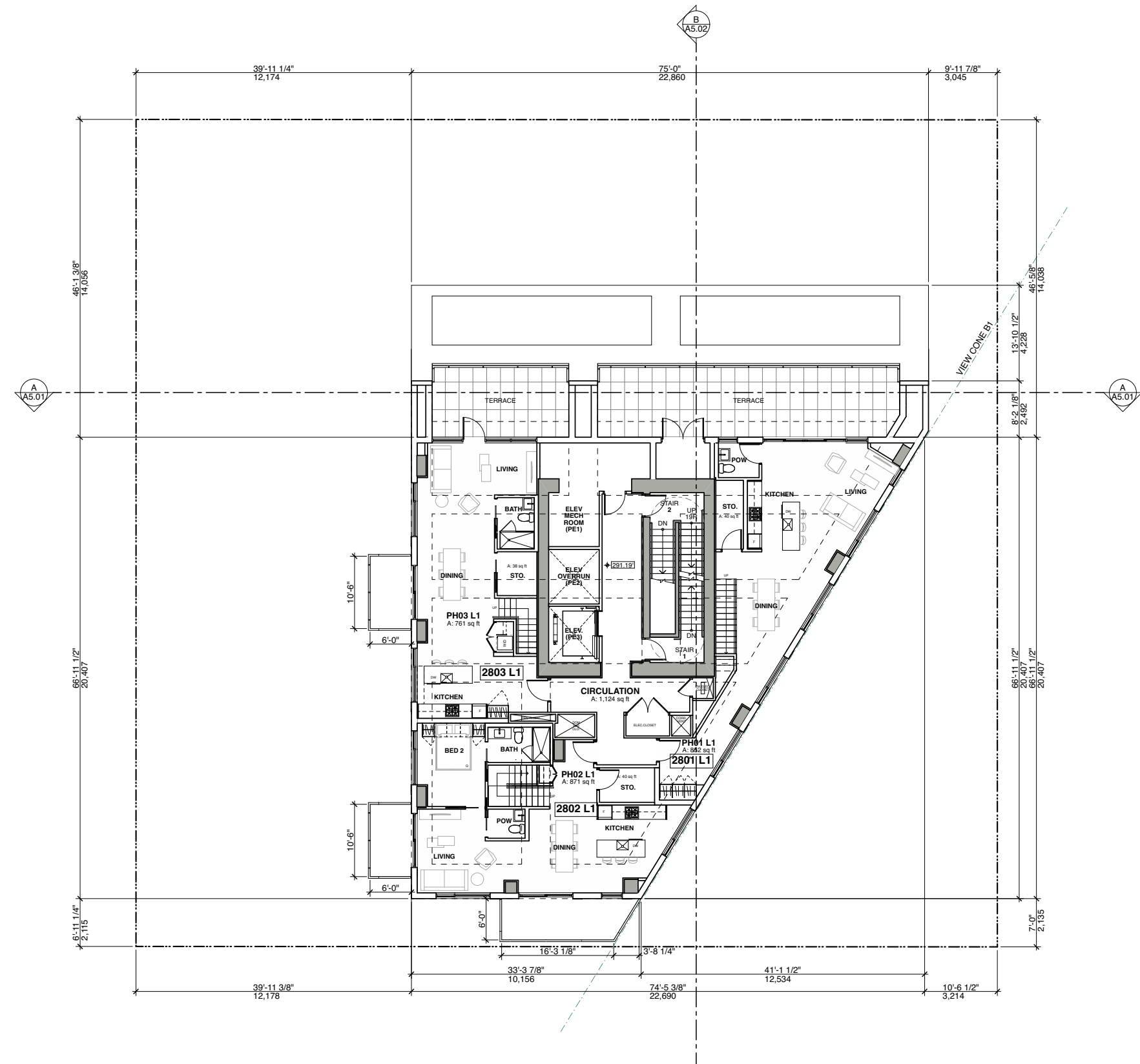


# 4.4 Floor Plans



LEVEL 27

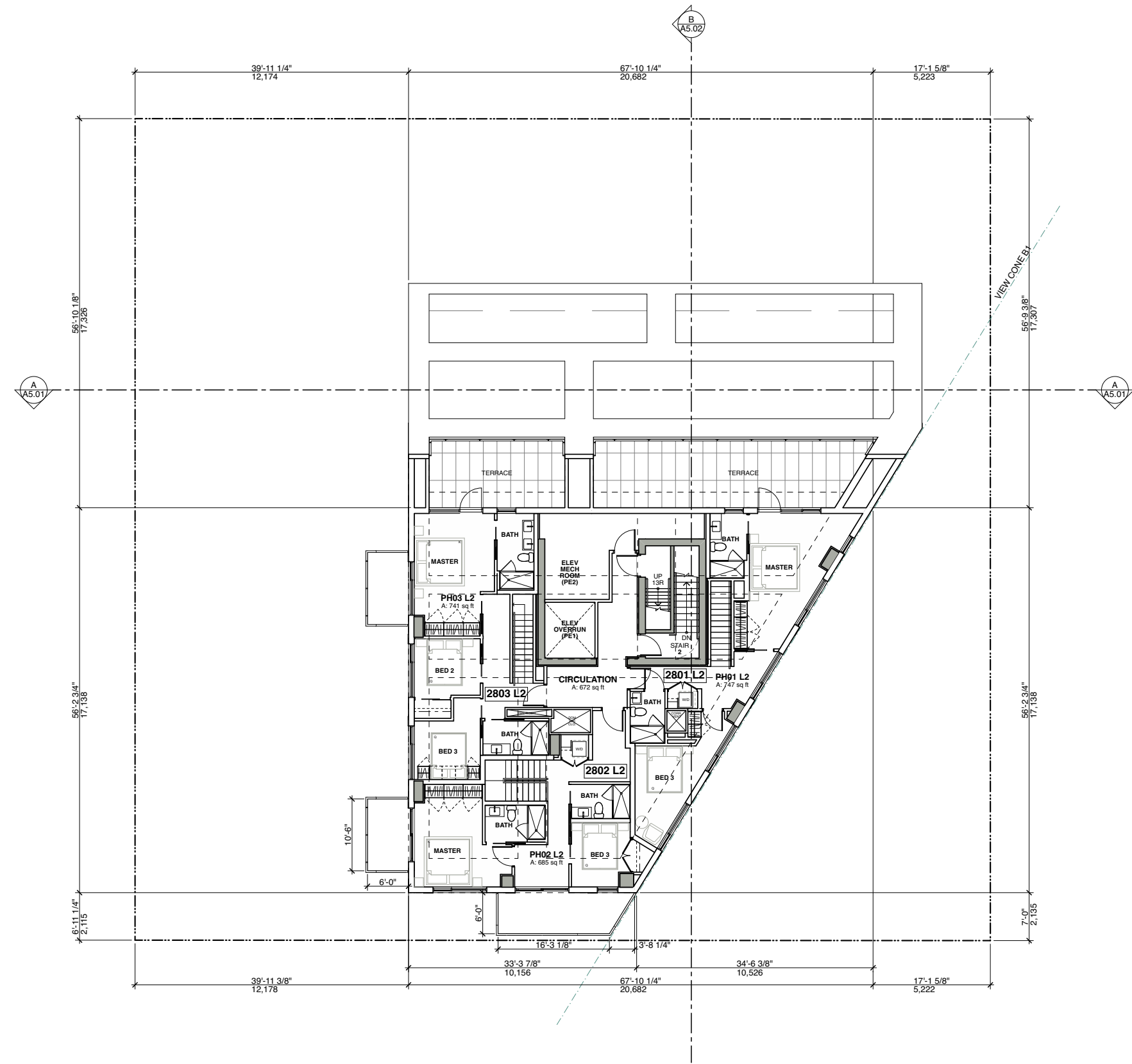
# 4.4 Floor Plans



LEVEL 28

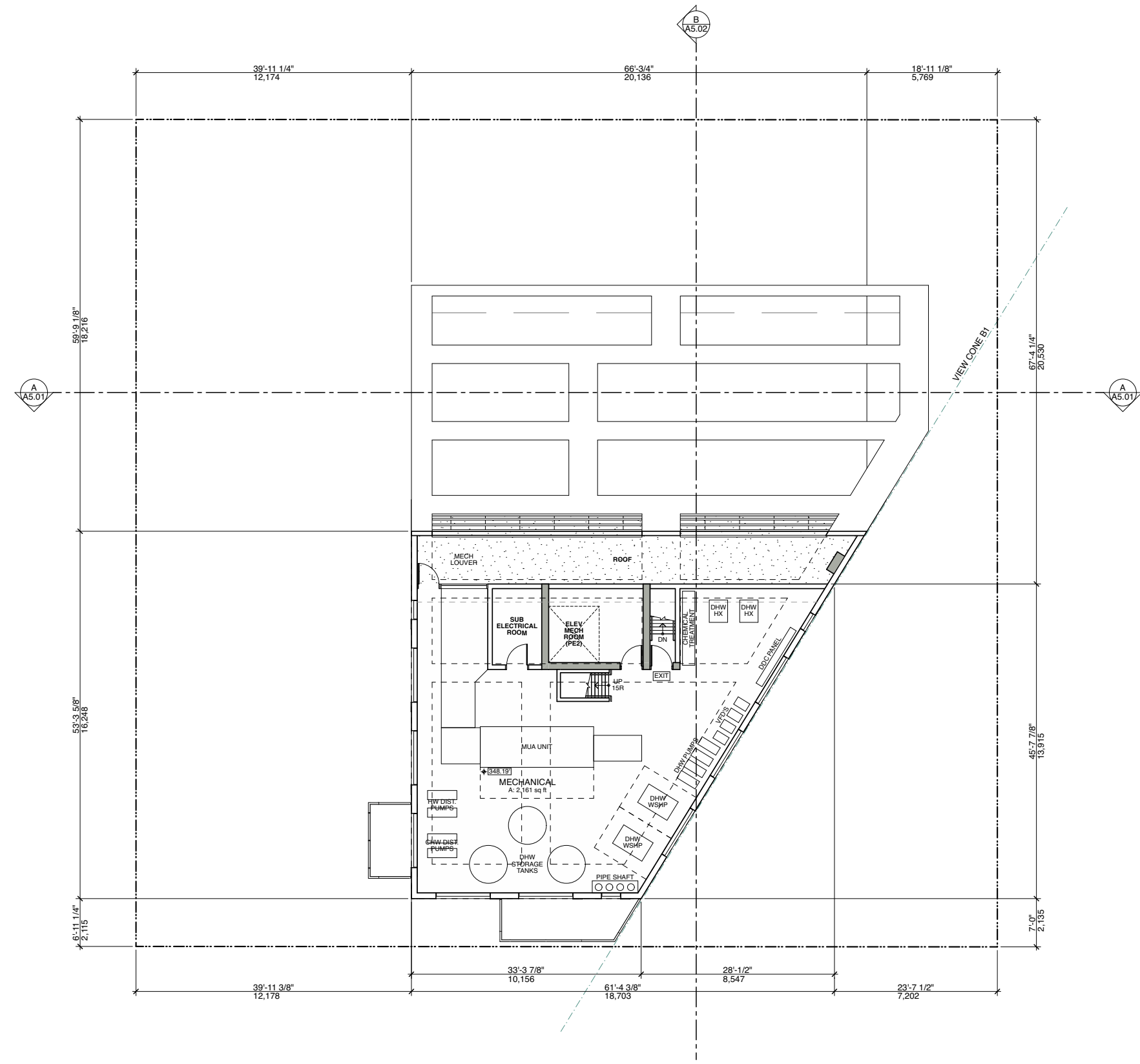


# 4.4 Floor Plans



LEVEL 29

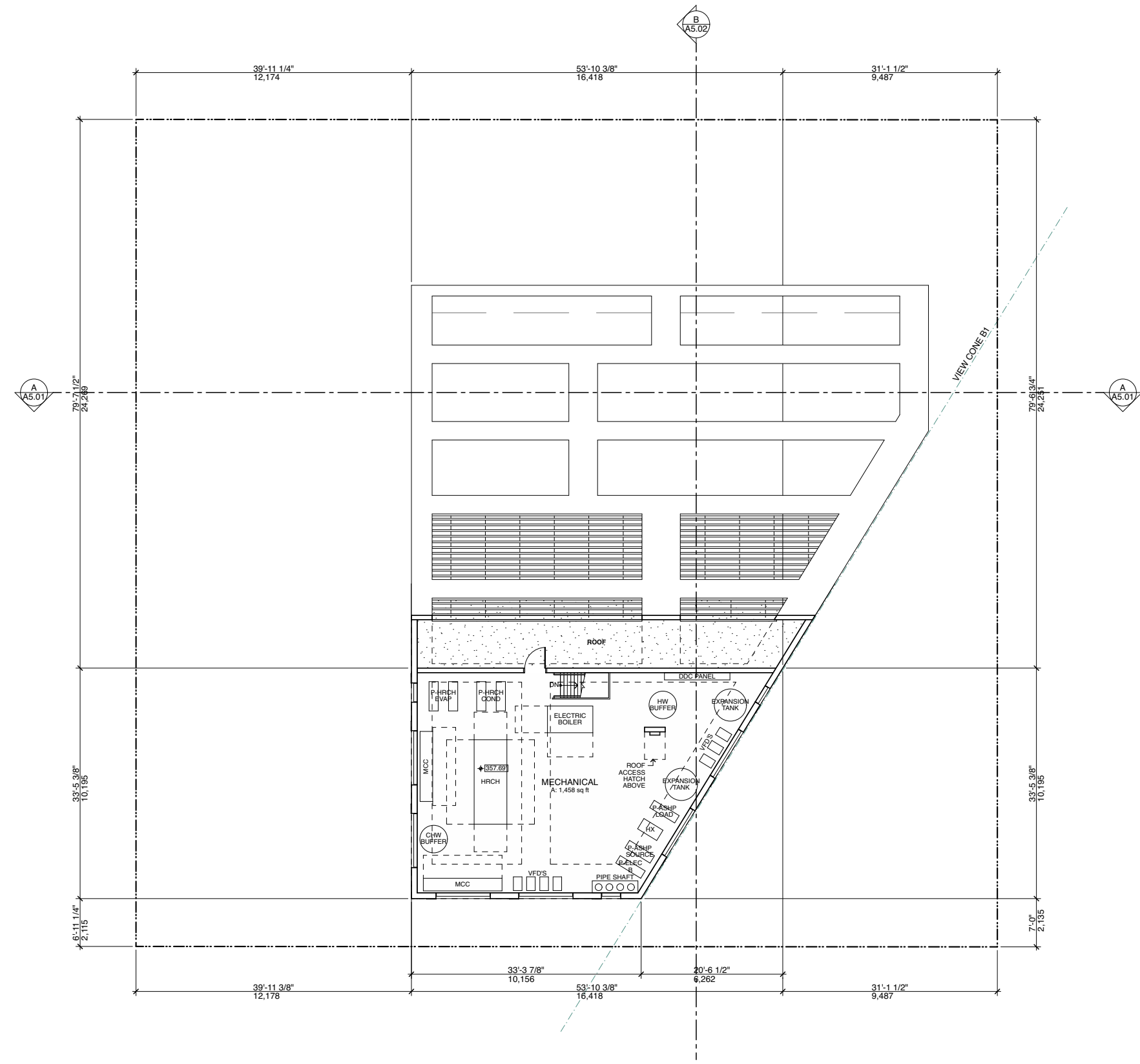
# 4.4 Floor Plans



LEVEL 30 (MECH 1)

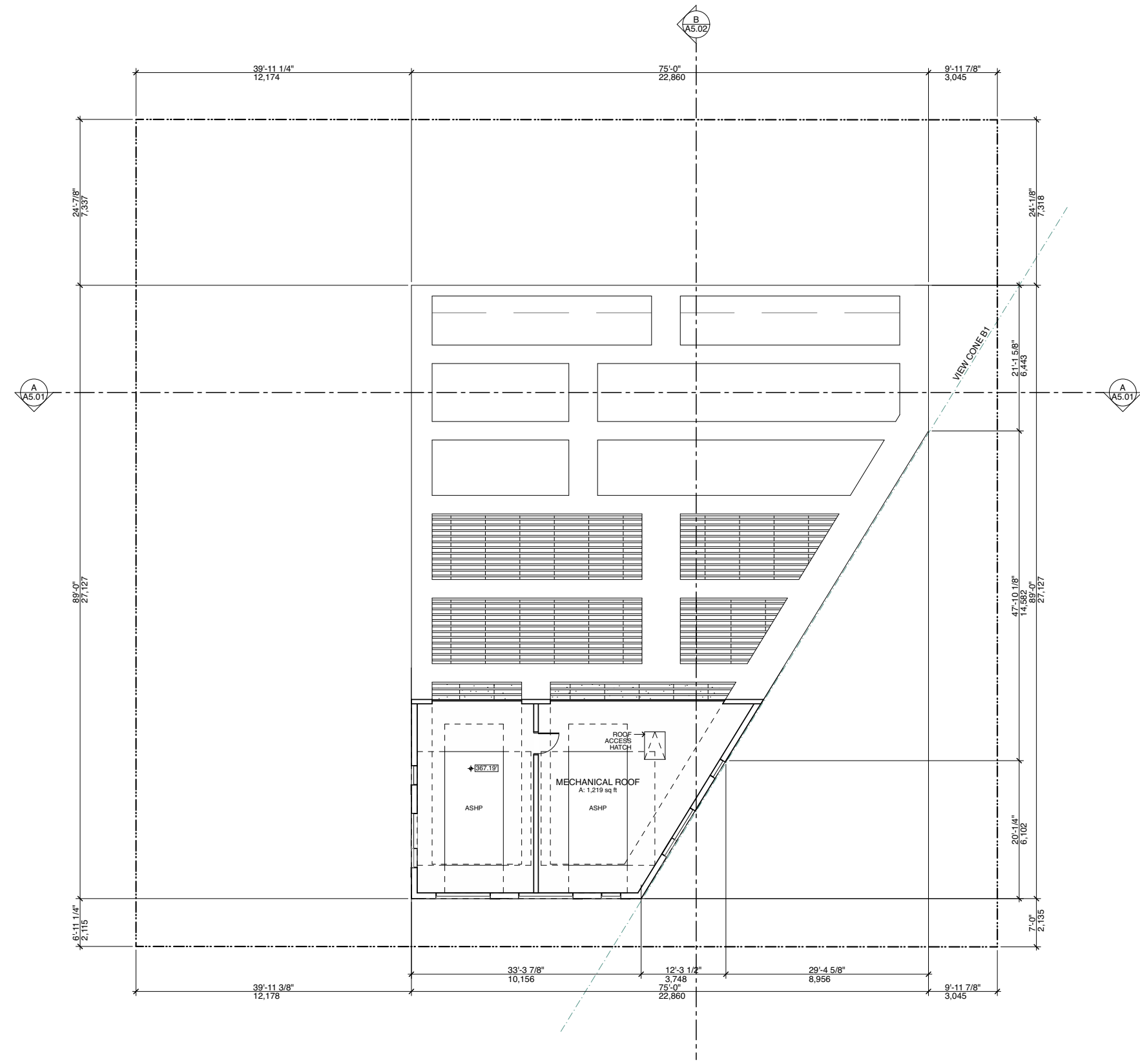


# 4.4 Floor Plans



LEVEL 31 (MECH 2)

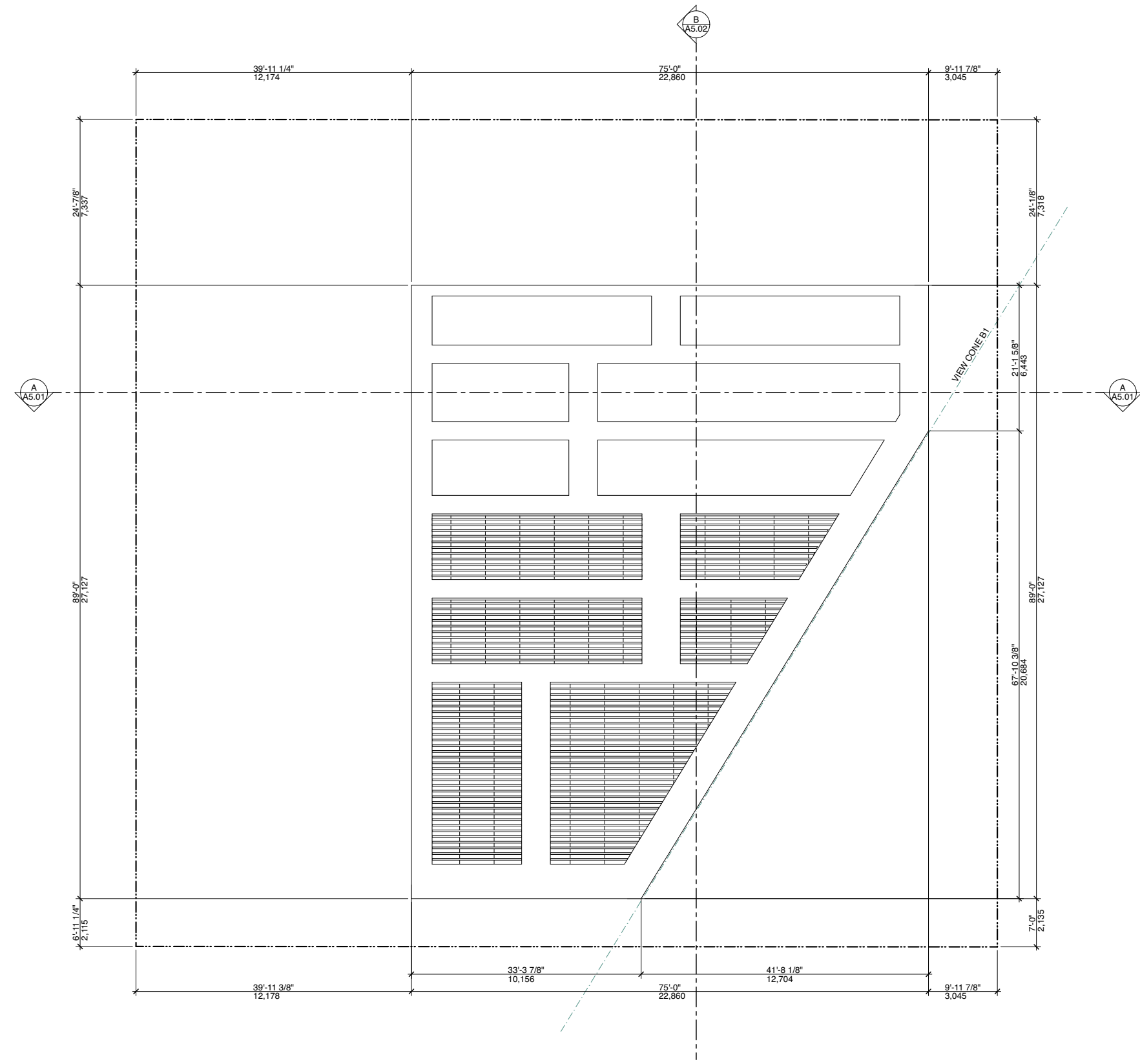
# 4.4 Floor Plans



LEVEL 32 (MECH 3)

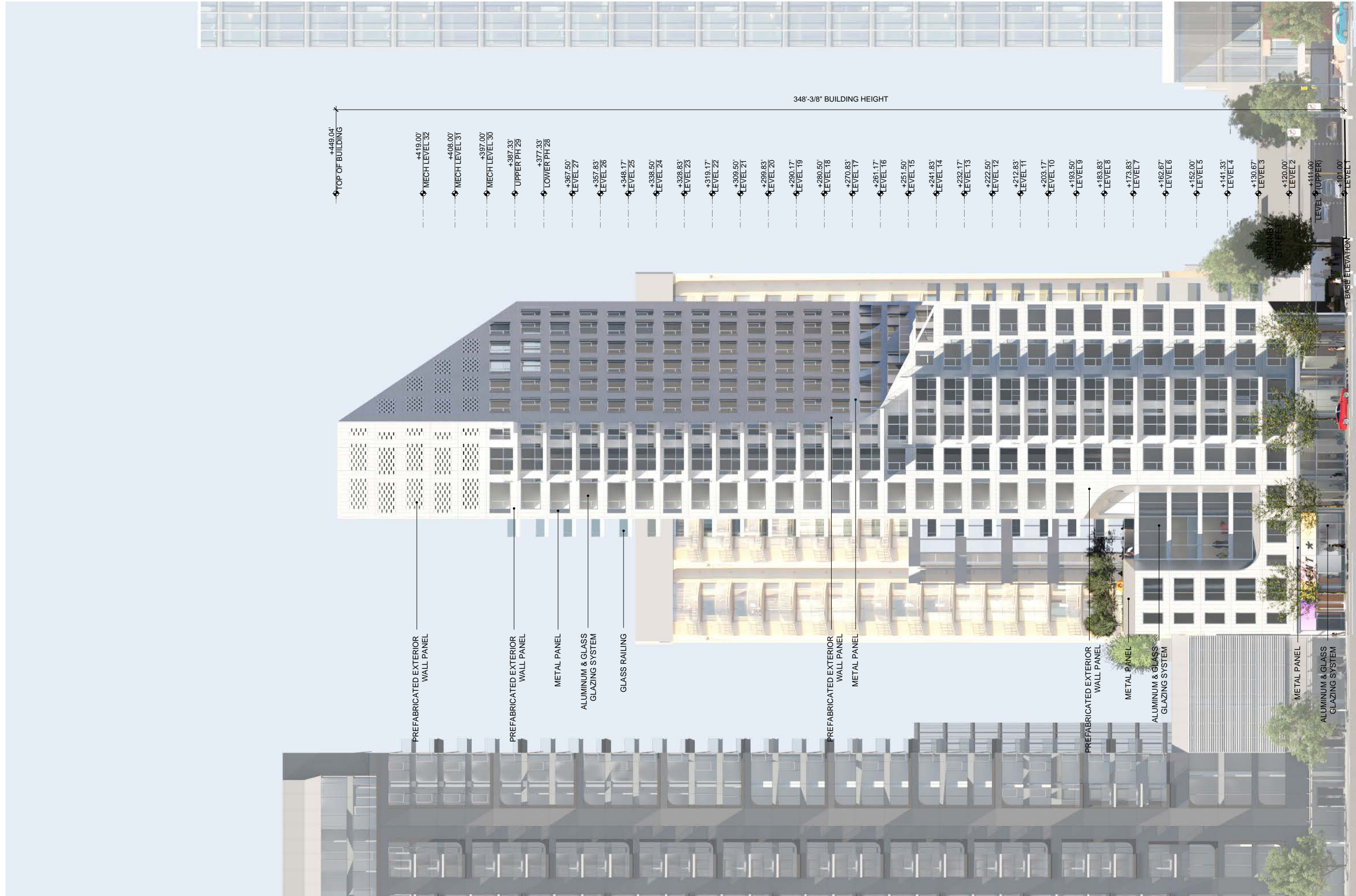


# 4.4 Floor Plans



ROOF LEVEL

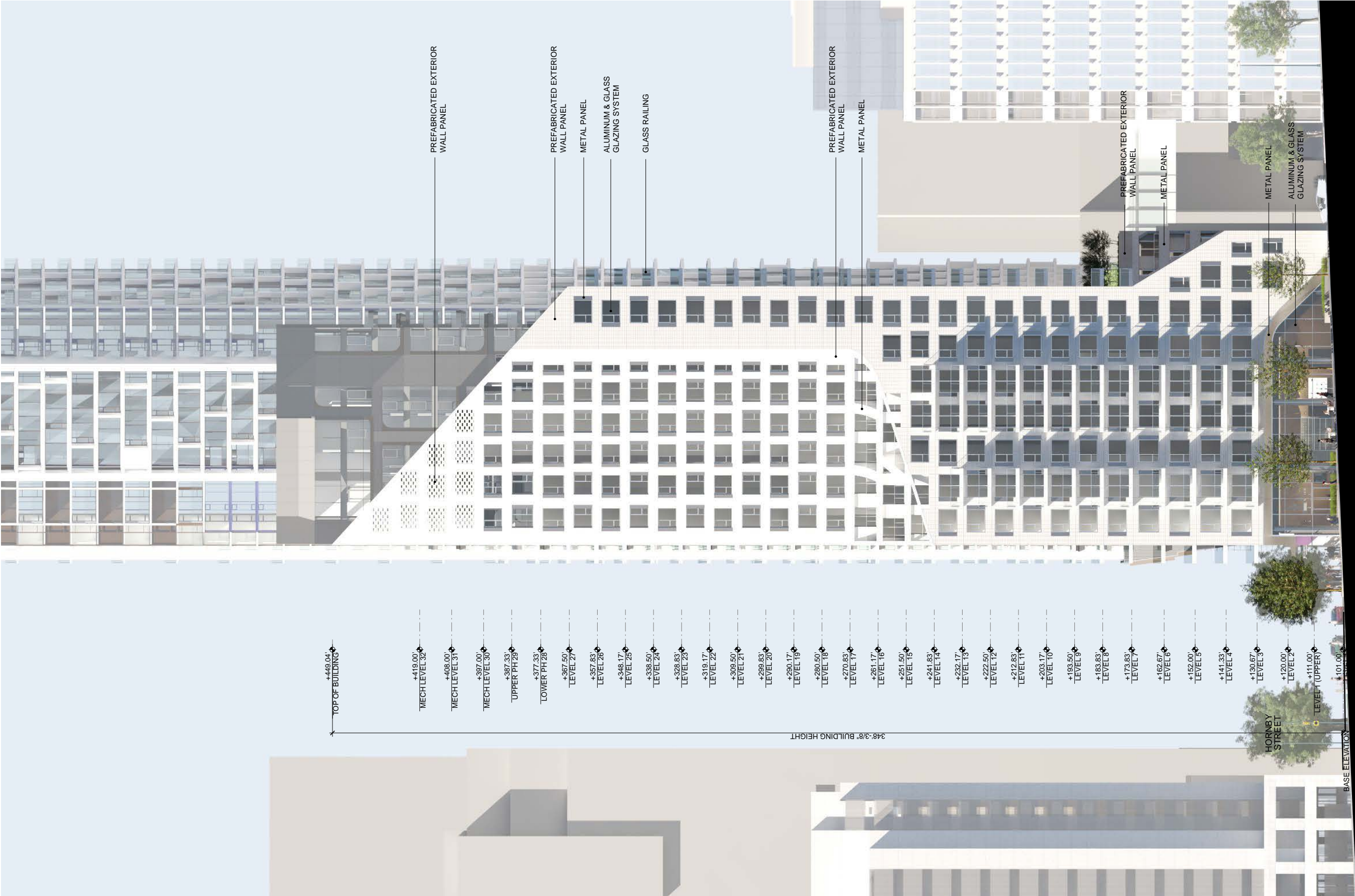
# 4.5 Elevations



EAST ELEVATION

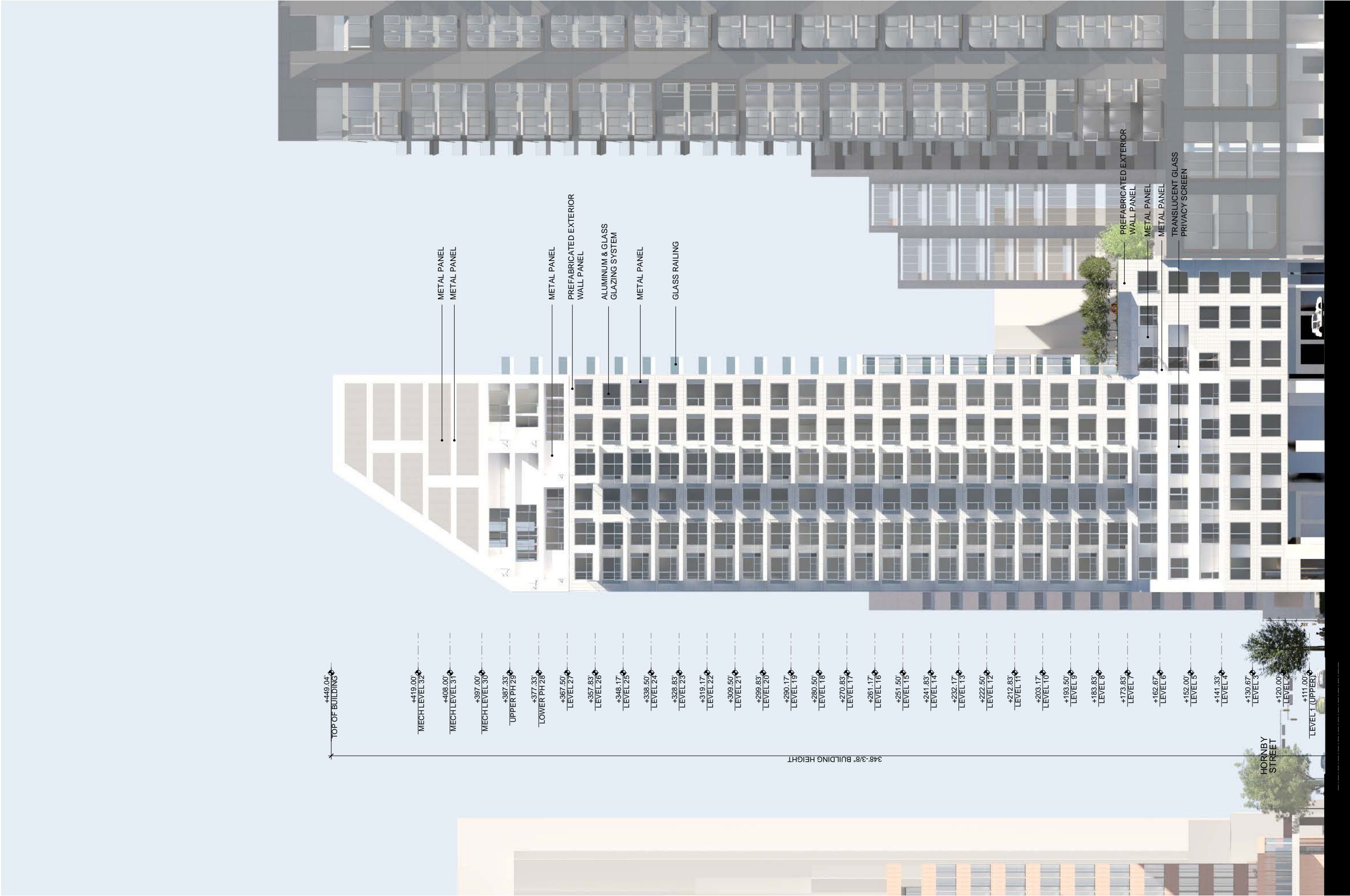


# 4.5 Elevations



NORTH ELEVATION

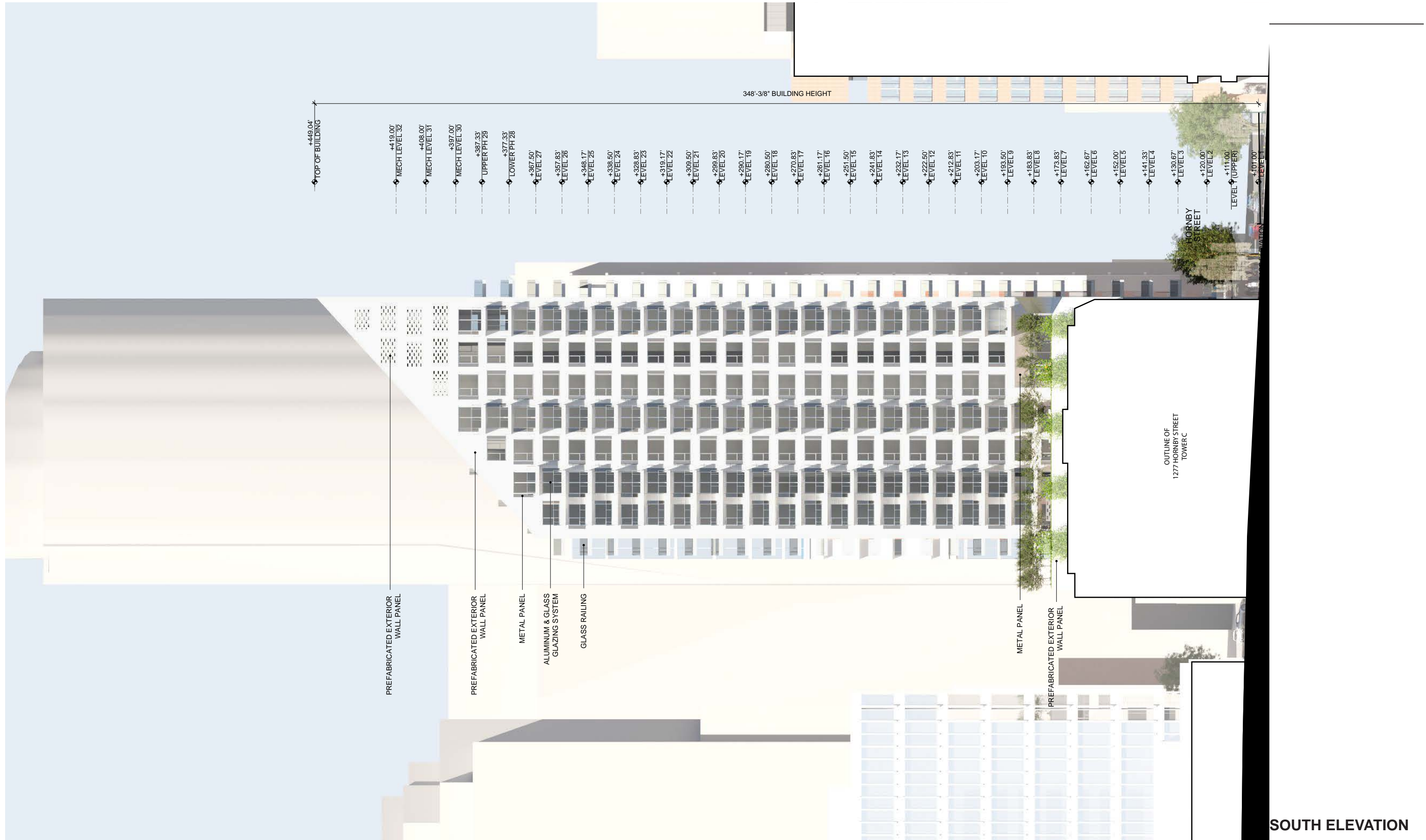
# 4.5 Elevations



WEST ELEVATION

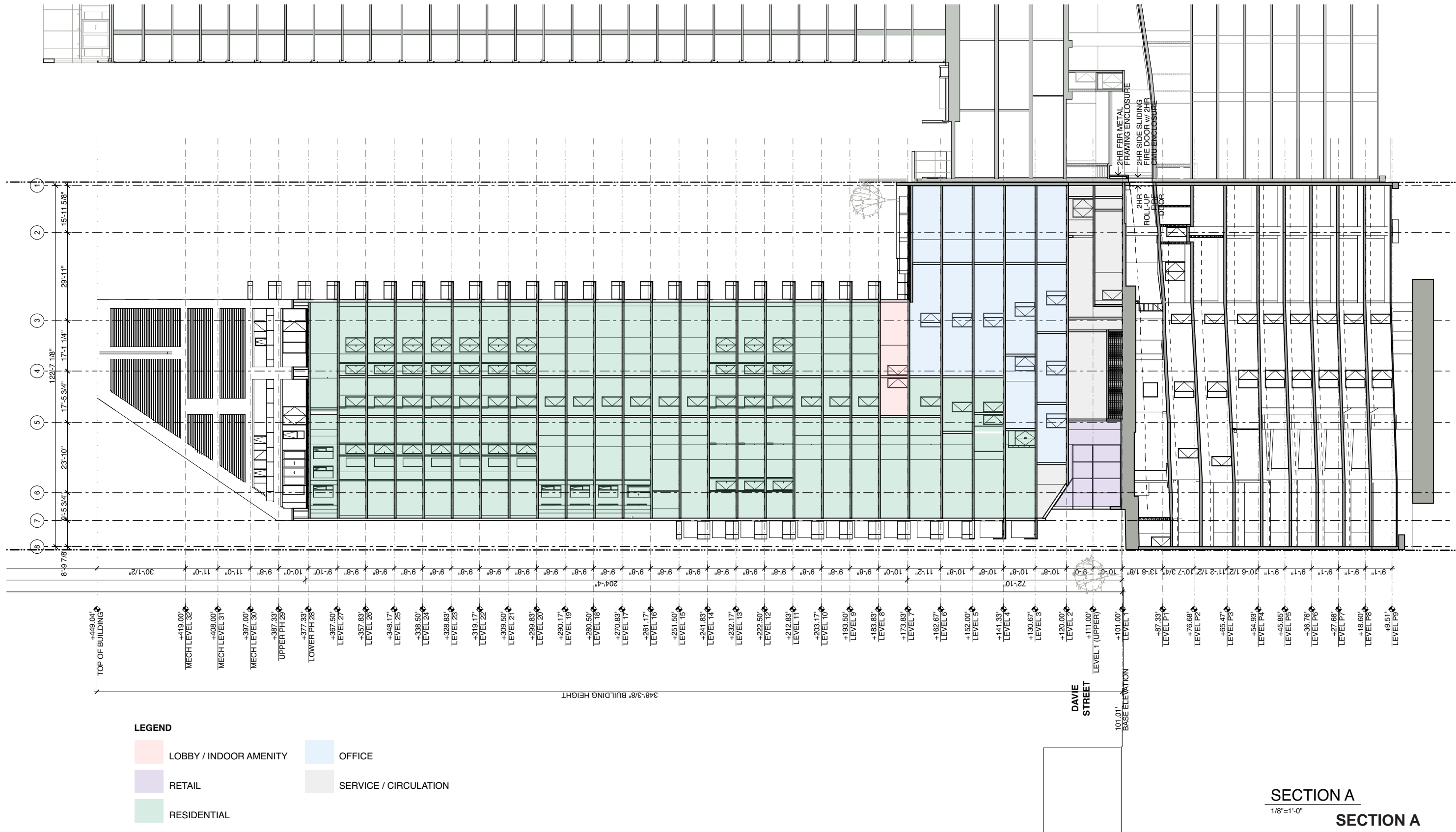


# 4.5 Elevations



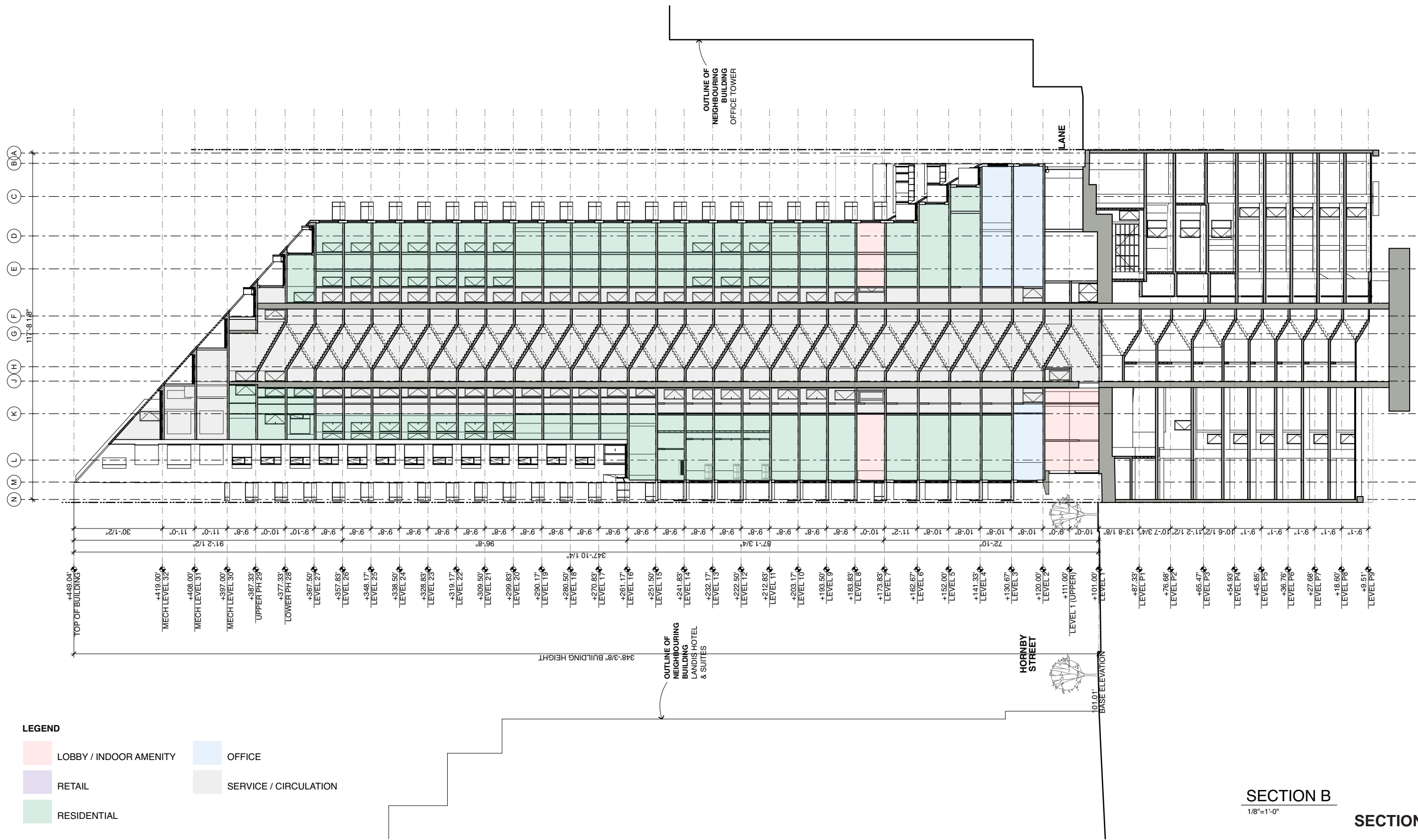
SOUTH ELEVATION

# 4.6 Sections










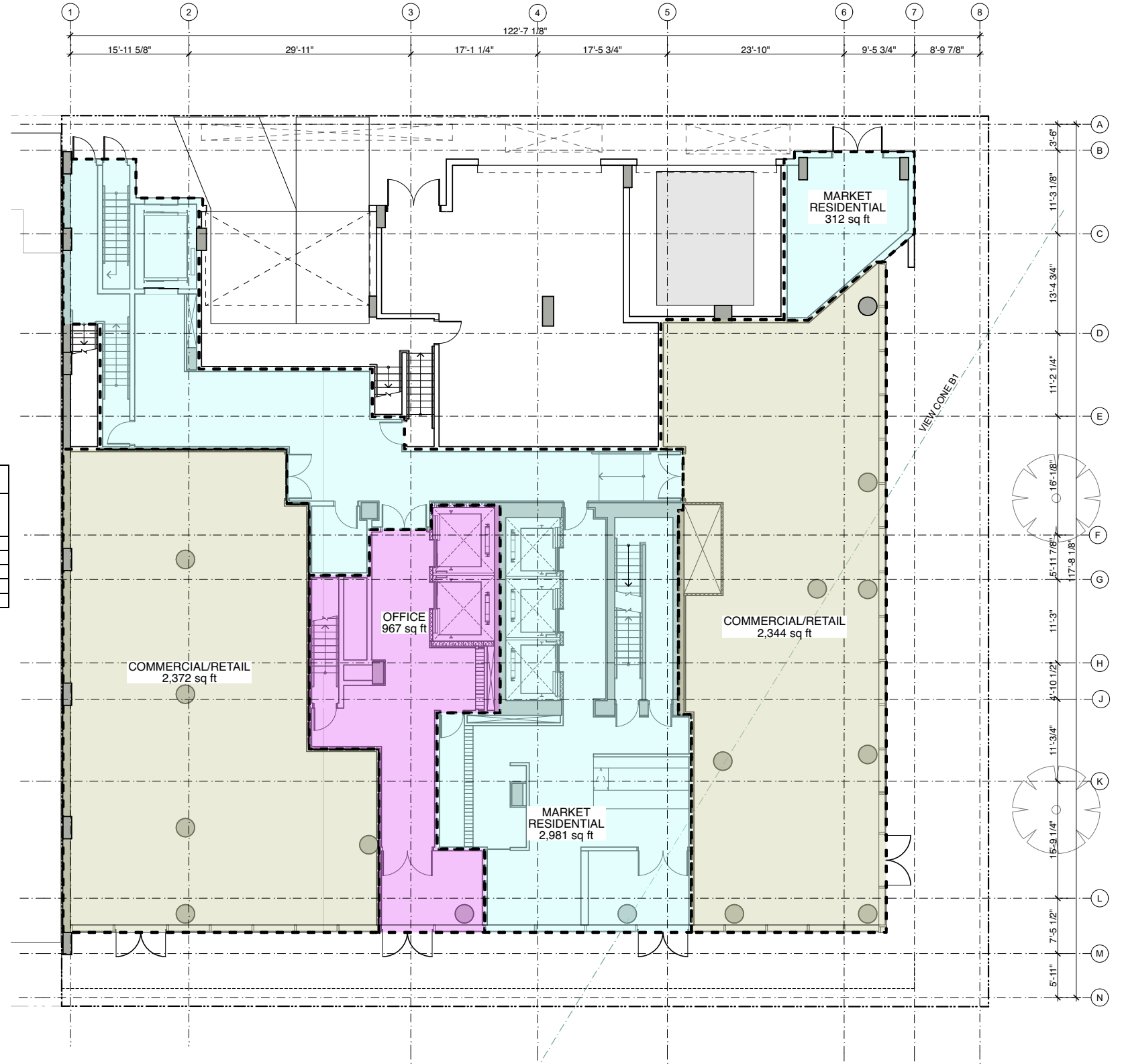
# 4.6 Sections



# 4.7 FSR Overlays

BUILDING AREA LEGEND	
	COMMERCIAL / RETAIL
	OFFICE
	MARKET RESIDENTIAL
	AMENITY
	STORAGE

FSR LEVEL 01											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
COMMERCIAL / RETAIL			4,715.90	438.12							
COMMERCIAL / OFFICE					966.52	89.79					
MARKET RESIDENTIAL							3,293.58	305.98			
<b>TOTAL</b>	<b>8,976.00</b>	<b>833.90</b>	<b>4,715.90</b>	<b>438.12</b>	<b>966.52</b>	<b>89.79</b>	<b>3,293.58</b>	<b>305.98</b>	<b>0.00</b>	<b>0.00</b>	








LEVEL 1

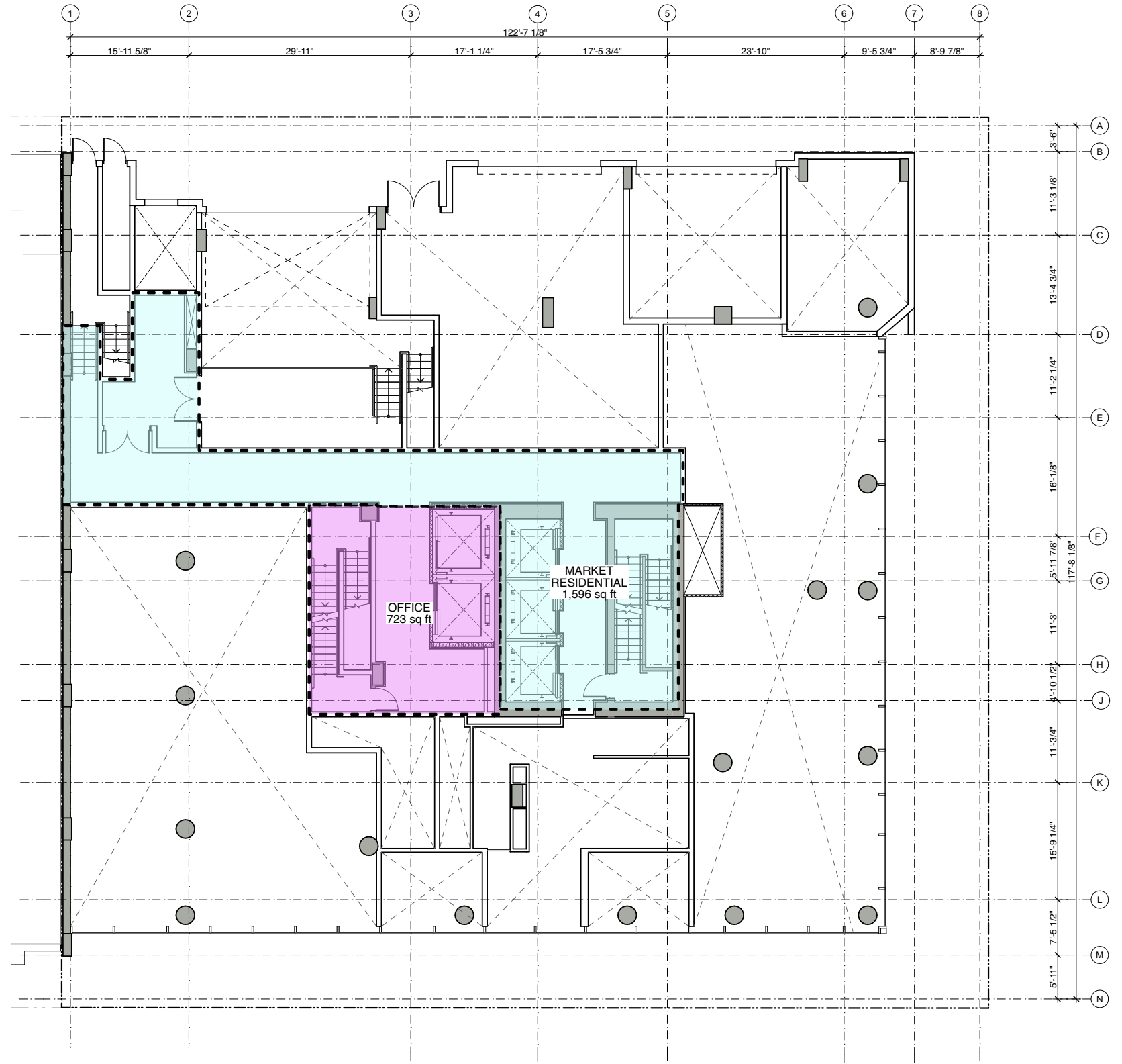


# 4.7 FSR Overlays

**BUILDING AREA LEGEND**






-  COMMERCIAL / RETAIL
-  OFFICE
-  MARKET RESIDENTIAL
-  AMENITY
-  STORAGE

FSR LEVEL 01 (UPPER)											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/ AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
COMMERCIAL / OFFICE					722.93	67.16					
MARKET RESIDENTIAL							1,595.72	148.25			
<b>TOTAL</b>	2,318.65	215.41	0.00	0.00	722.93	67.16	1,595.72	148.25	0.00	0.00	



**LEVEL 1 (UPPER)**

# 4.7 FSR Overlays

BUILDING AREA LEGEND	
	COMMERCIAL / RETAIL
	OFFICE
	MARKET RESIDENTIAL
	AMENITY
	STORAGE

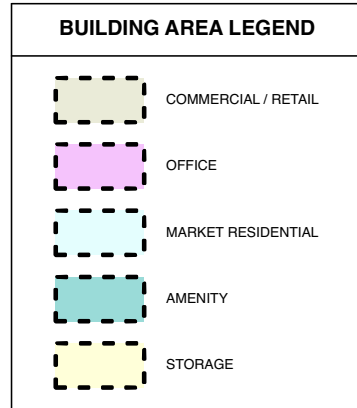
FSR LEVEL 02											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
COMMERCIAL / OFFICE					11,501.32	1,068.51					
TOTAL	11,501.32	1,068.51	0.00	0.00	11,501.32	1,068.51	0.00	0.00	0.00	0.00	



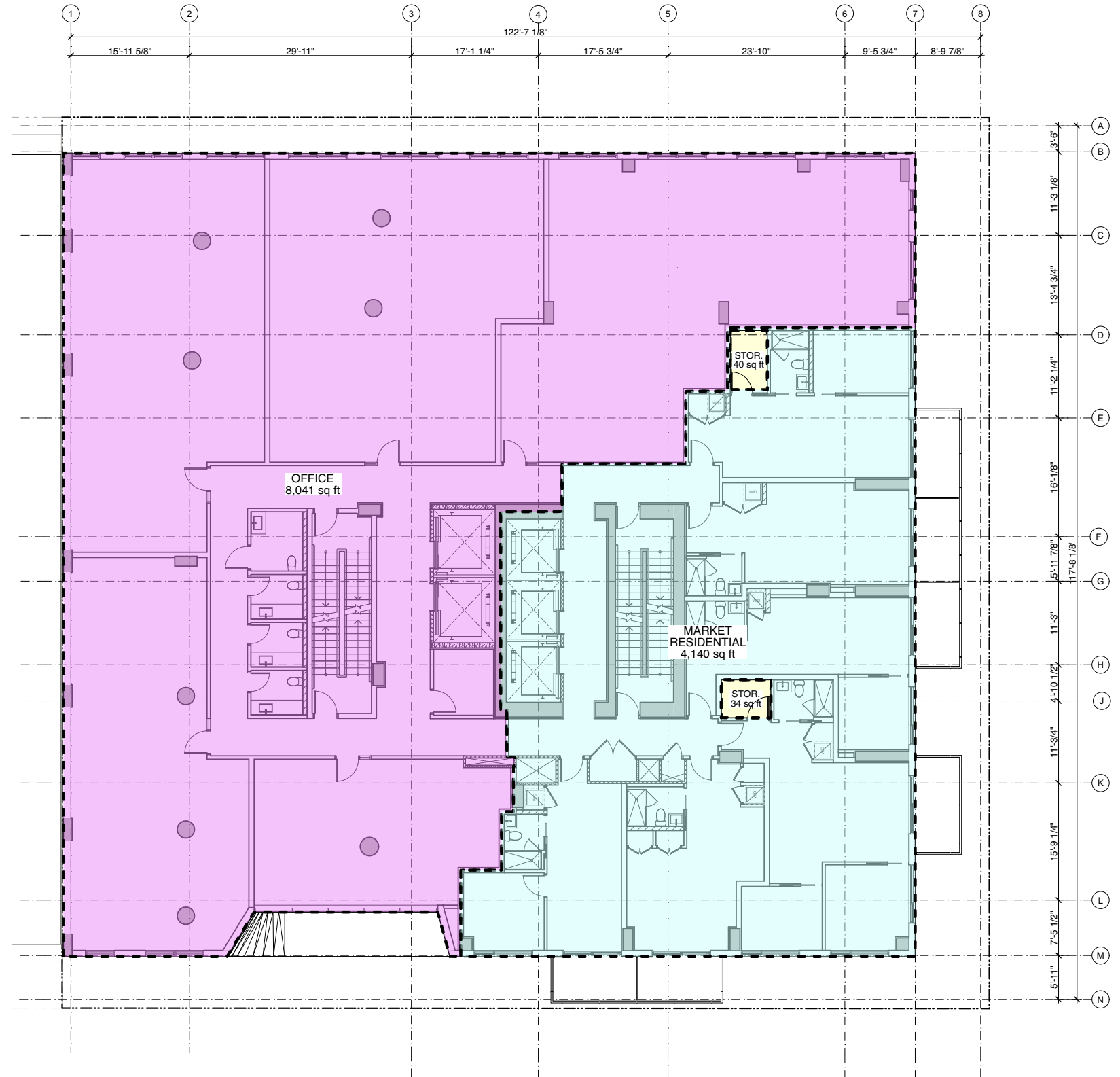
LEVEL 2



# 4.7 FSR Overlays

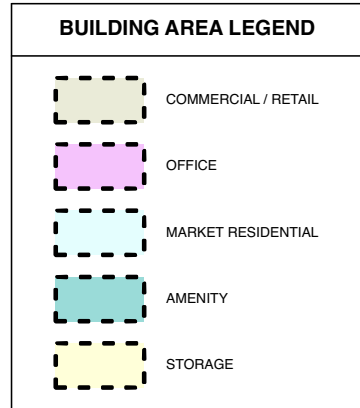


FSR LEVEL 03											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
COMMERCIAL / OFFICE					8,041.11	747.04					
MARKET RESIDENTIAL							4,140.12	384.63			
STORAGE									74.48	6.92	IN-SUITE STORAGE
<b>TOTAL</b>	12,255.71	1,138.59	0.00	0.00	8,041.11	747.04	4,140.12	384.63	74.48	6.92	



**LEVEL 3**

# 4.7 FSR Overlays



FSR LEVEL 04											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
COMMERCIAL / OFFICE					6,342.90	589.27					
MARKET RESIDENTIAL							5,248.28	487.58			
STORAGE									153.81	14.29	IN-SUITE STORAGE
<b>TOTAL</b>	11,744.99	1,091.15	0.00	0.00	6,342.90	589.27	5,248.28	487.58	153.81	14.29	



**LEVEL 4**

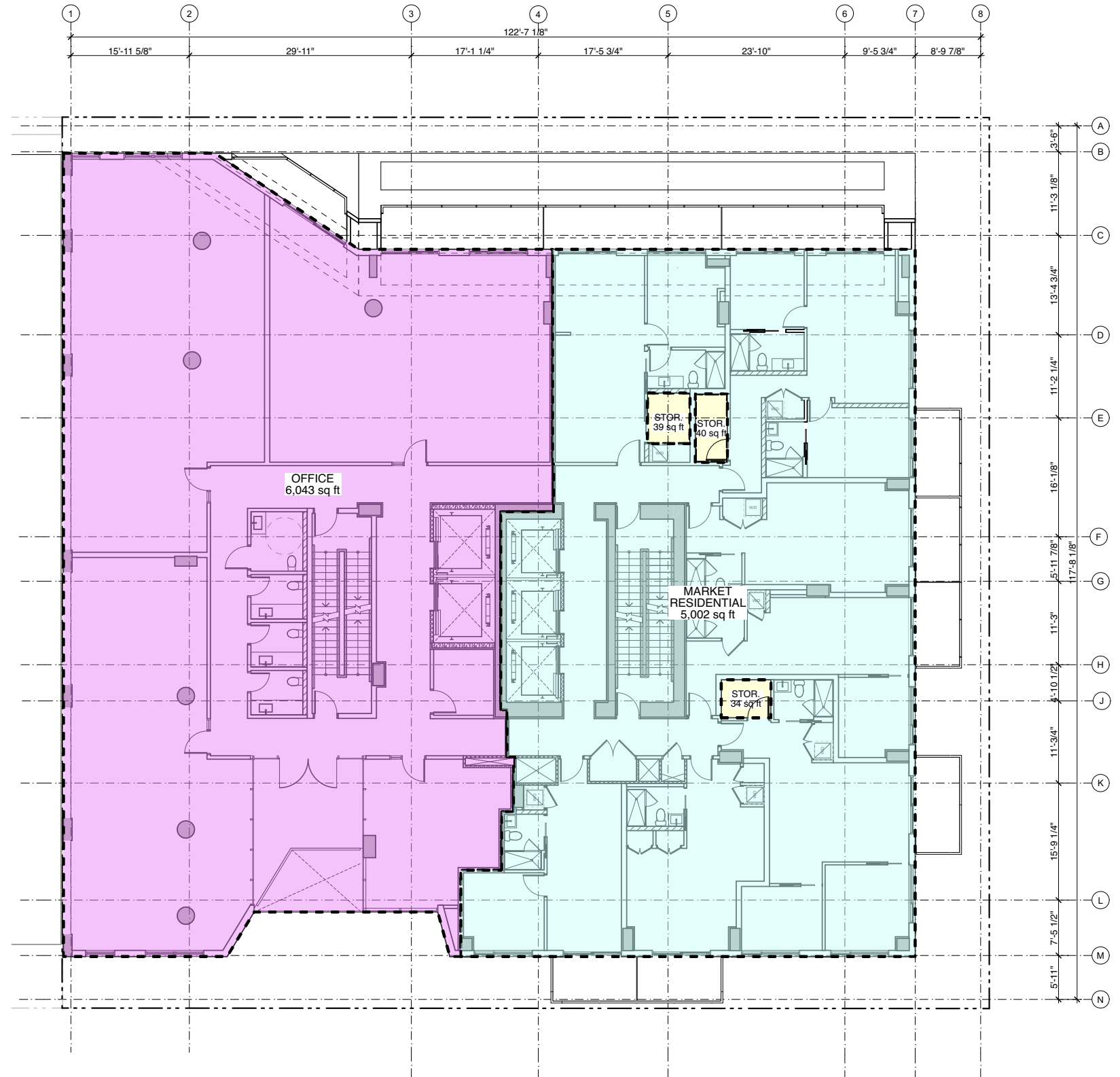


# 4.7 FSR Overlays

**BUILDING AREA LEGEND**

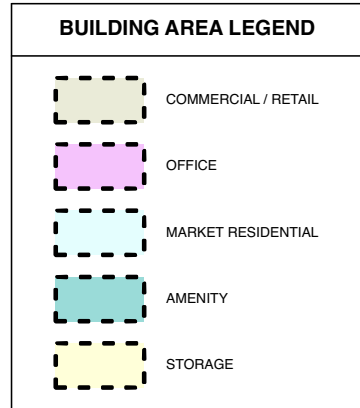
- COMMERCIAL / RETAIL
- OFFICE
- MARKET RESIDENTIAL
- AMENITY
- STORAGE

FSR LEVEL 05											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
COMMERCIAL / OFFICE					6,043.16	561.43					
MARKET RESIDENTIAL							5,002.31	464.73			
STORAGE									113.70	10.56	IN-SUITE STORAGE
<b>TOTAL</b>	11,159.17	1,036.72	0.00	0.00	6,043.16	561.43	5,002.31	464.73	113.70	10.56	

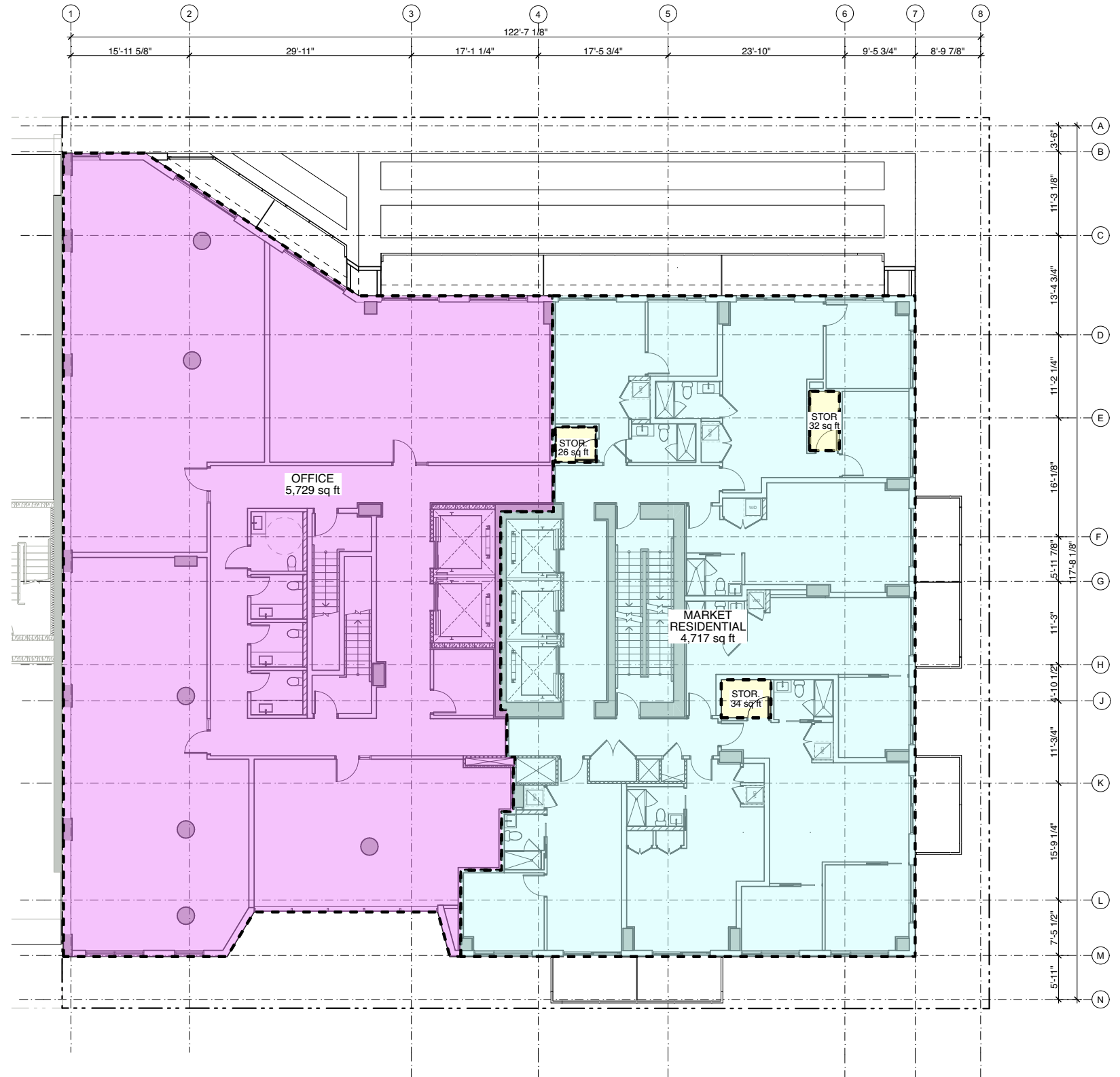


**LEVEL 5**

# 4.7 FSR Overlays



FSR LEVEL 06											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							4,717.11	438.23			
STORAGE									92.86	8.63	IN-SUITE STORAGE
<b>TOTAL</b>	<b>4,809.97</b>	<b>446.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,717.11</b>	<b>438.23</b>	<b>92.86</b>	<b>8.63</b>	



**LEVEL 6**

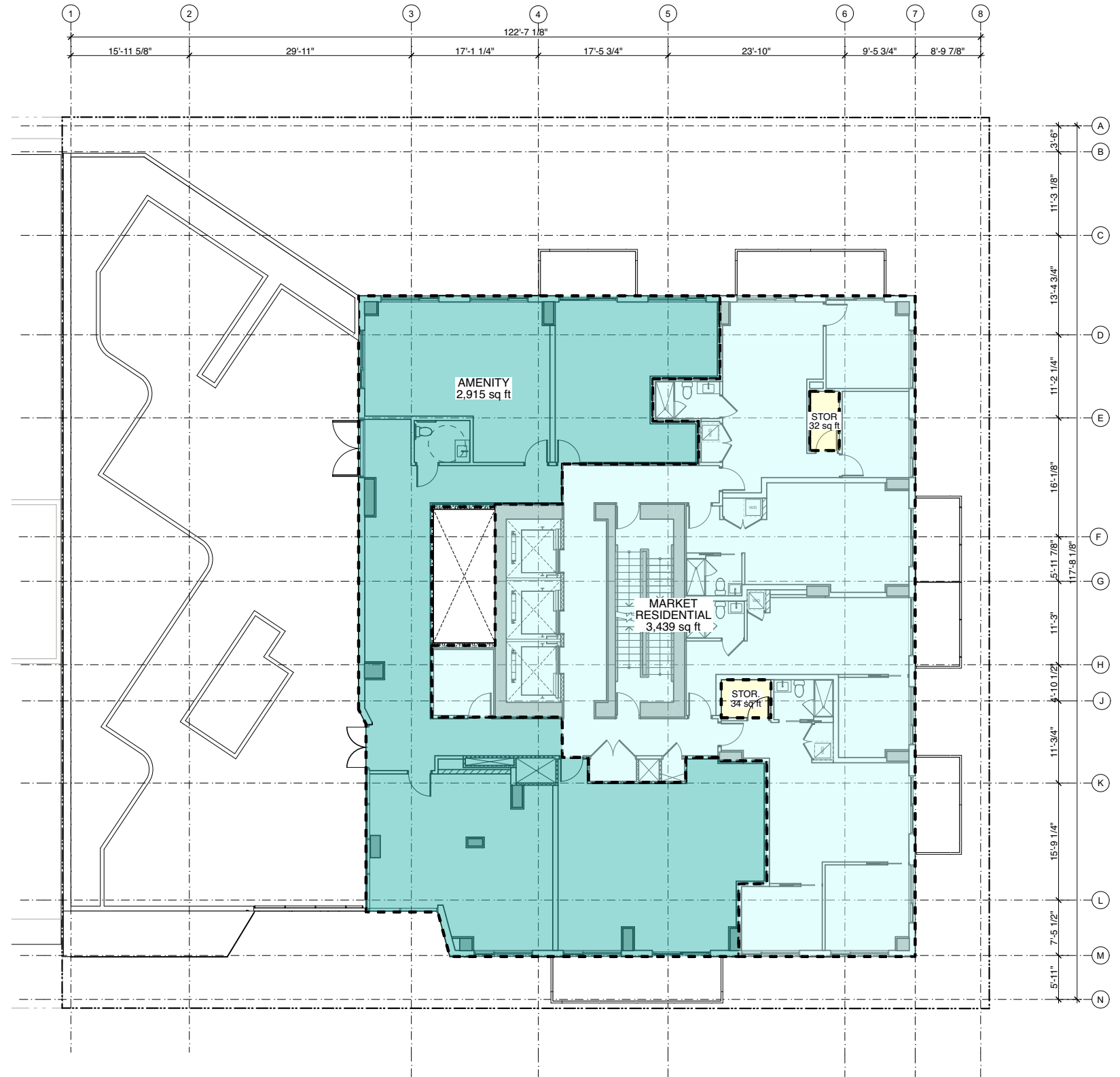


# 4.7 FSR Overlays

**BUILDING AREA LEGEND**

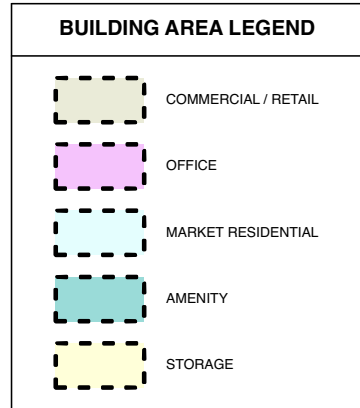
- COMMERCIAL / RETAIL
- OFFICE
- MARKET RESIDENTIAL
- AMENITY
- STORAGE

FSR LEVEL 07											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							3,439.02	319.50			
AMENITY									2,914.99	270.81	INDOOR AMENITY
STORAGE									66.42	6.17	IN-SUITE STORAGE
<b>TOTAL</b>	6,420.43	596.48	0.00	0.00	0.00	0.00	3,439.02	319.50	2,981.41	276.98	

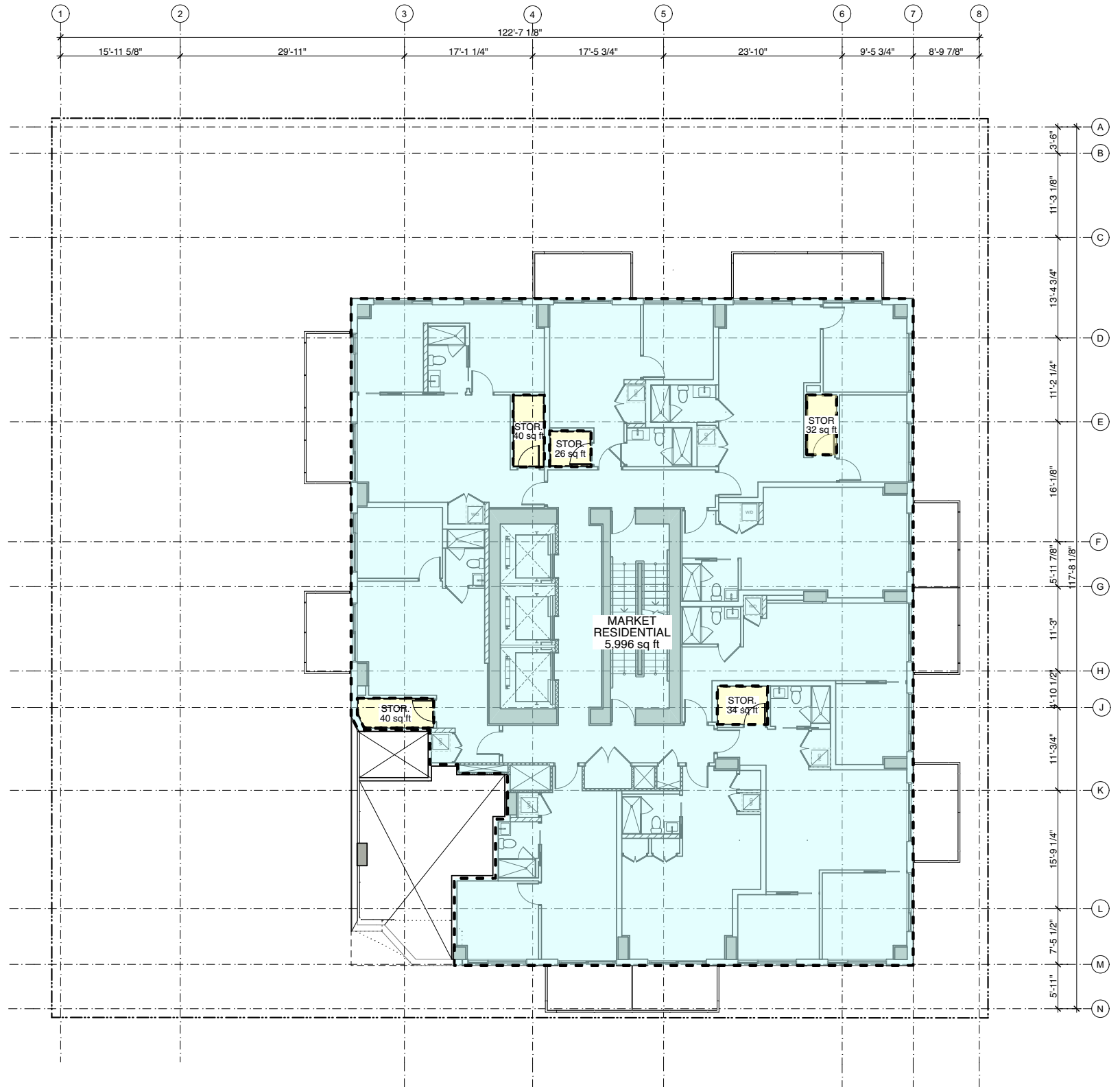


**LEVEL 7**

# 4.7 FSR Overlays



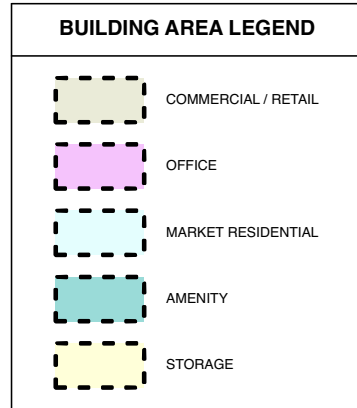
FSR LEVEL 08											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							5,996.28	557.07			
STORAGE									172.81	16.05	IN-SUITE STORAGE
<b>TOTAL</b>	6,169.09	573.13	0.00	0.00	0.00	0.00	5,996.28	557.07	172.81	16.05	



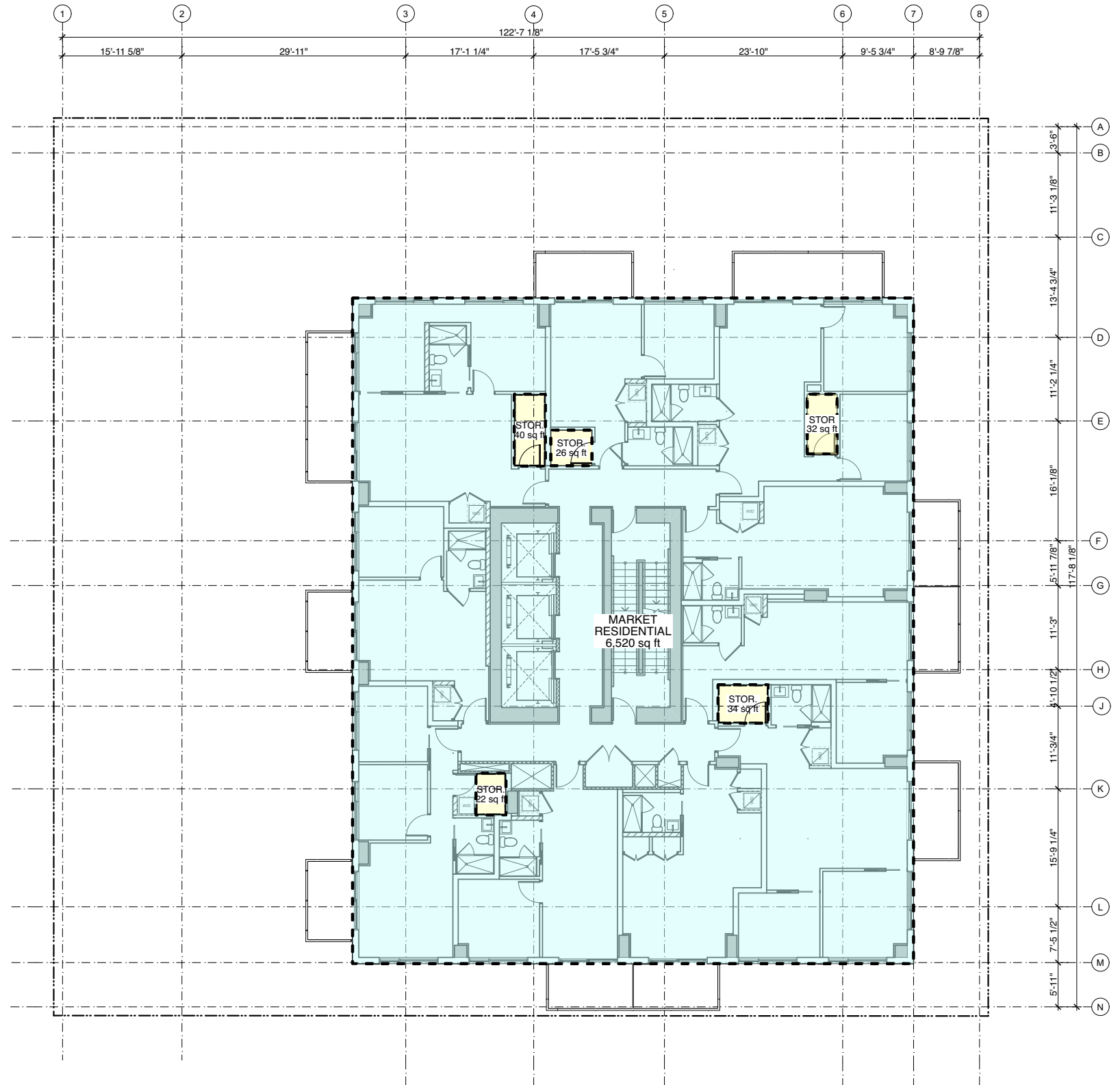
**LEVEL 8**



# 4.7 FSR Overlays

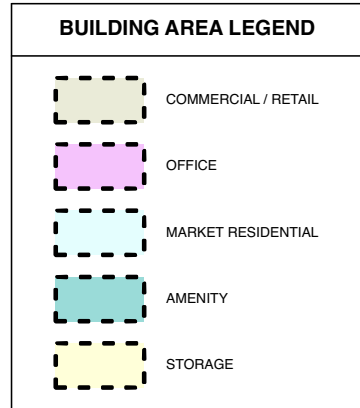


FSR LEVEL 09-13											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							6,519.70	605.70			
STORAGE									155.31	14.43	IN-SUITE STORAGE
<b>TOTAL</b>	<b>6,675.01</b>	<b>620.13</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,519.70</b>	<b>605.70</b>	<b>155.31</b>	<b>14.43</b>	

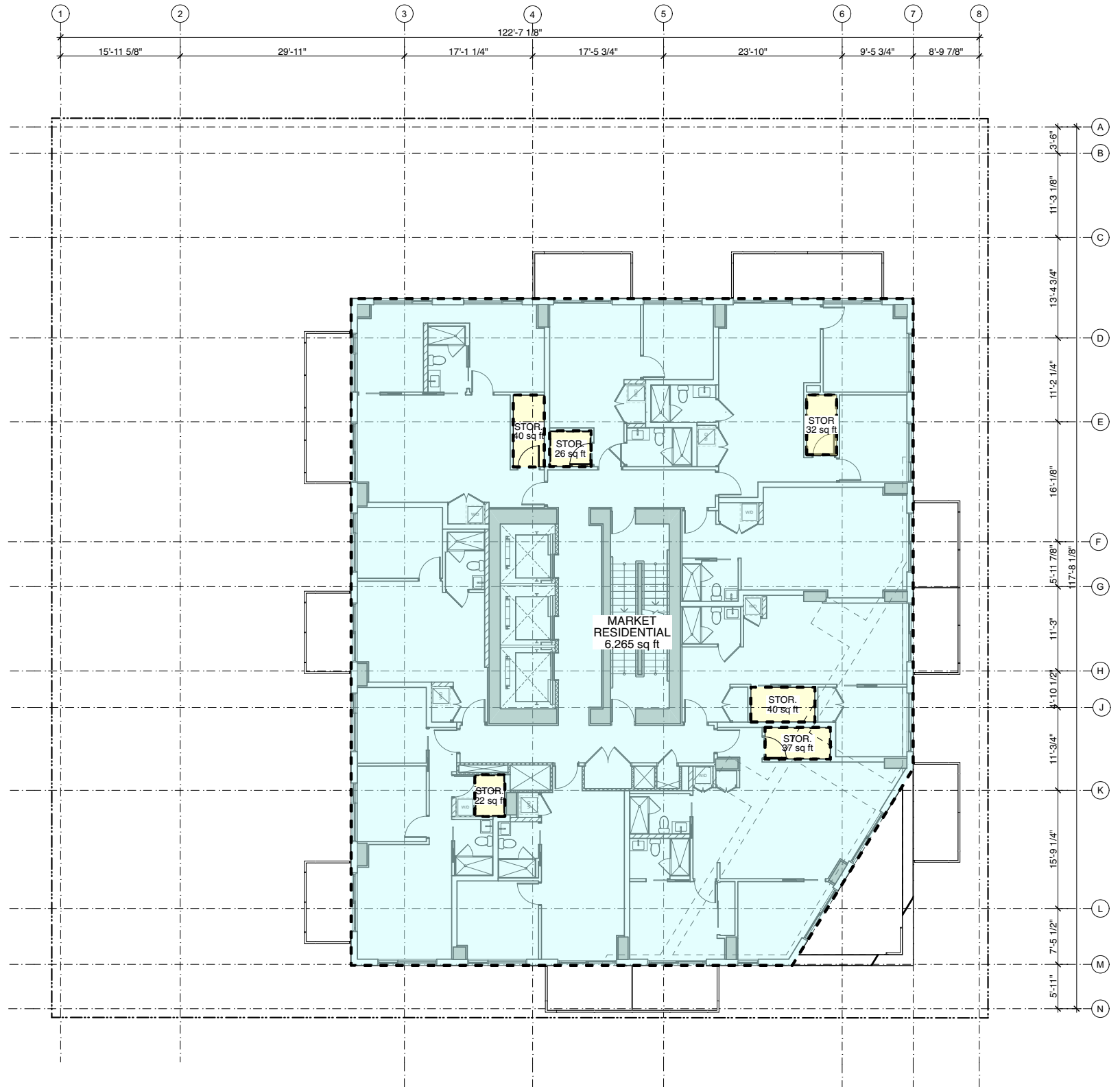


**LEVEL 9-13**

# 4.7 FSR Overlays



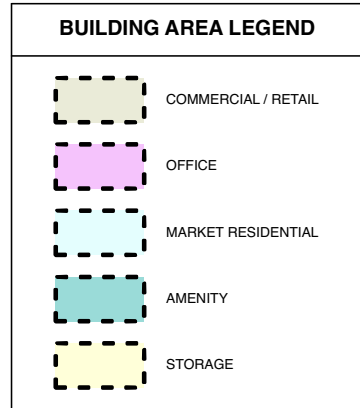
FSR LEVEL 14											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							6,265.17	582.05			
STORAGE									197.82	18.38	IN-SUITE STORAGE
<b>TOTAL</b>	<b>6,462.99</b>	<b>600.43</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,265.17</b>	<b>582.05</b>	<b>197.82</b>	<b>18.38</b>	



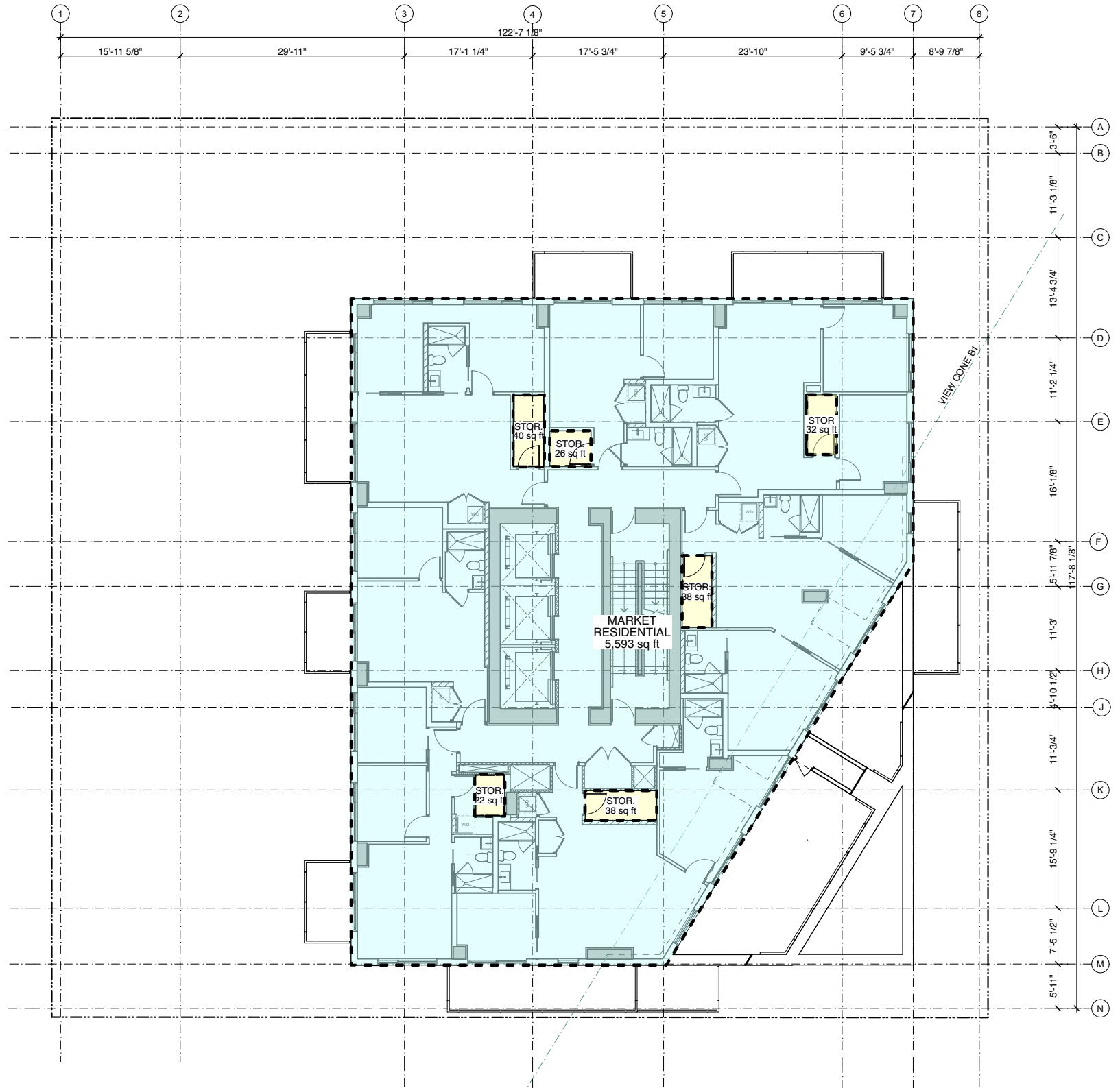
**LEVEL 14**



# 4.7 FSR Overlays

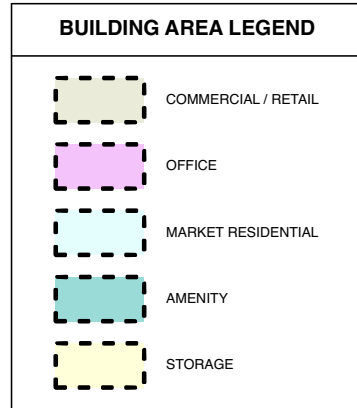


FSR LEVEL 15											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							5,593.15	519.62			
STORAGE									197.65	18.36	IN-SUITE STORAGE
<b>TOTAL</b>	5,790.80	537.98	0.00	0.00	0.00	0.00	5,593.15	519.62	197.65	18.36	

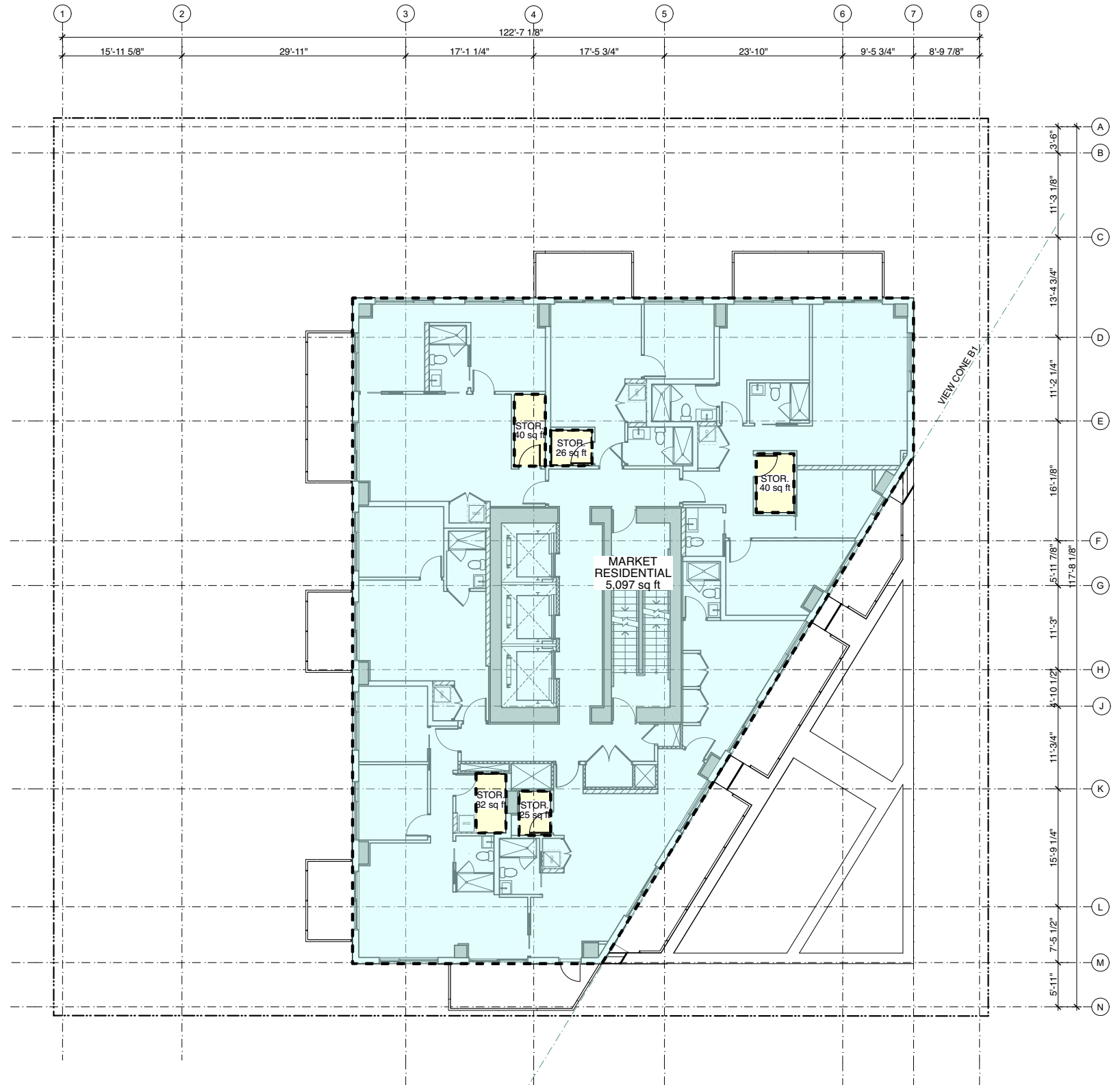


**LEVEL 15**

# 4.7 FSR Overlays

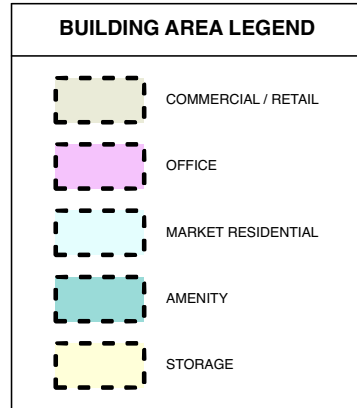


FSR LEVEL 16											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							5,097.20	473.55			
STORAGE									163.60	15.20	IN-SUITE STORAGE
<b>TOTAL</b>	5,260.80	488.74	0.00	0.00	0.00	0.00	5,097.20	473.55	163.60	15.20	

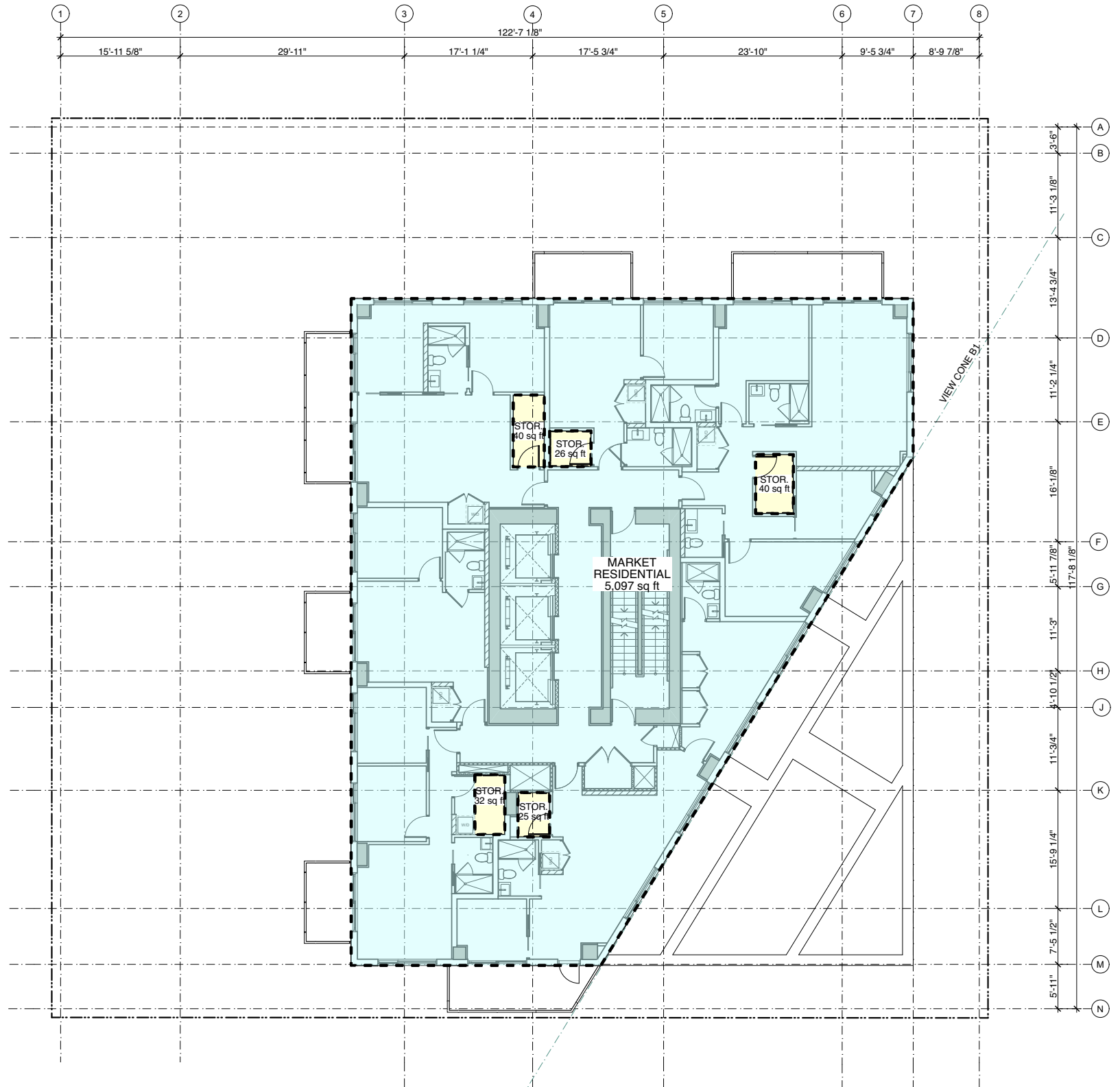


**LEVEL 16**

# 4.7 FSR Overlays



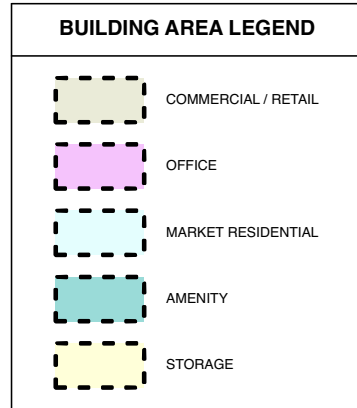
FSR LEVEL 17-26											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							5,097.20	473.55			
STORAGE									163.60	15.20	IN-SUITE STORAGE
<b>TOTAL</b>	5,260.80	488.74	0.00	0.00	0.00	0.00	5,097.20	473.55	163.60	15.20	



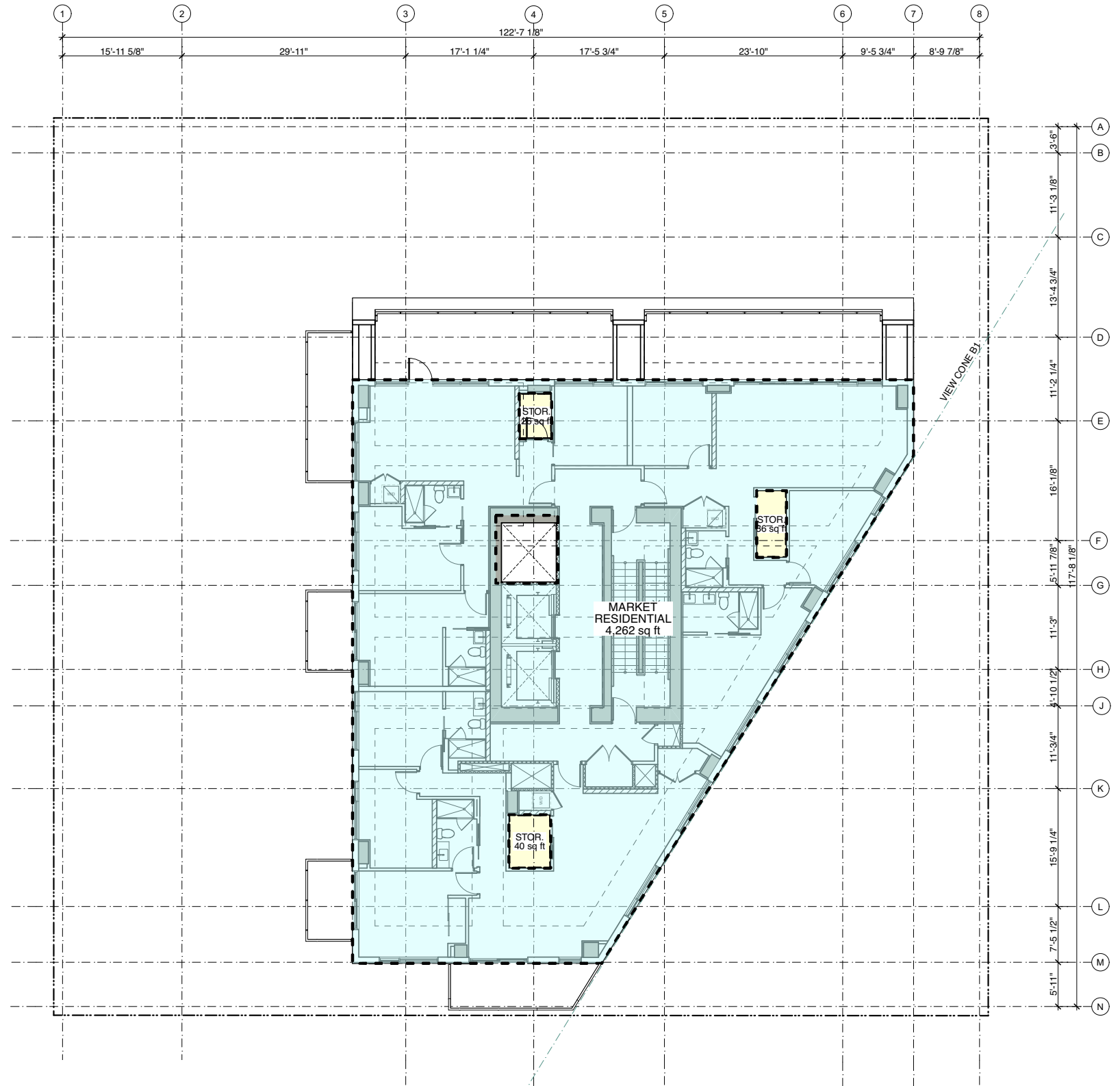
**LEVEL 17-26**



# 4.7 FSR Overlays

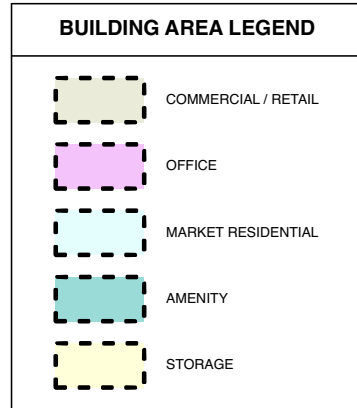


FSR LEVEL 27											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							4,262.00	395.95			
STORAGE									102.19	9.49	IN-SUITE STORAGE
<b>TOTAL</b>	4,364.19	405.45	0.00	0.00	0.00	0.00	4,262.00	395.95	102.19	9.49	

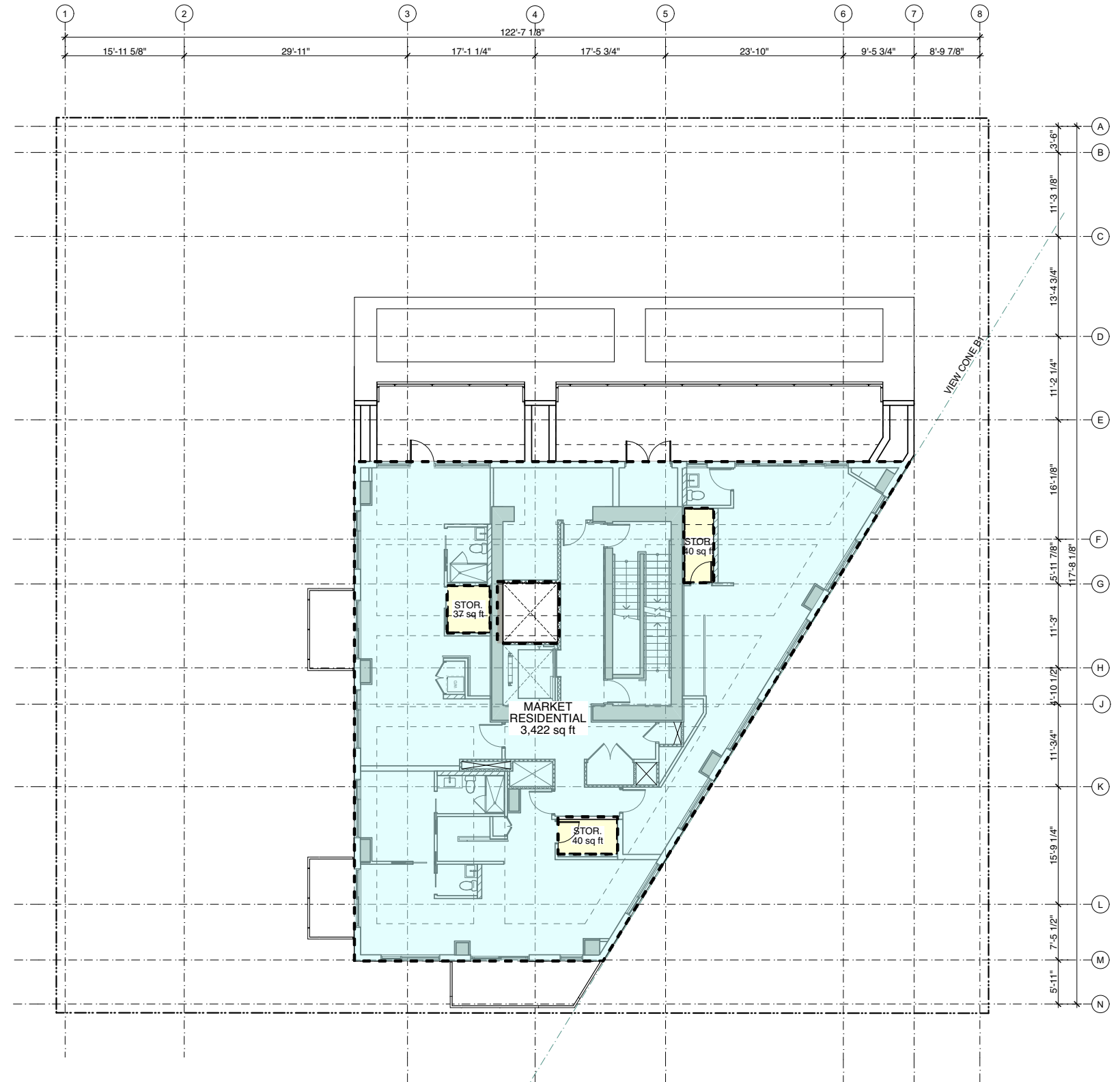


**LEVEL 27**

# 4.7 FSR Overlays

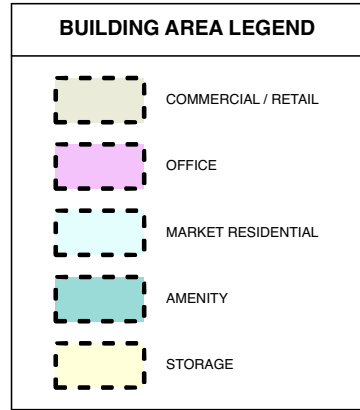


FSR LEVEL 28 LOWER PENTHOUSE											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							3,422.15	317.93			
STORAGE									116.65	10.84	IN-SUITE STORAGE
<b>TOTAL</b>	<b>3,538.80</b>	<b>328.77</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,422.15</b>	<b>317.93</b>	<b>116.65</b>	<b>10.84</b>	

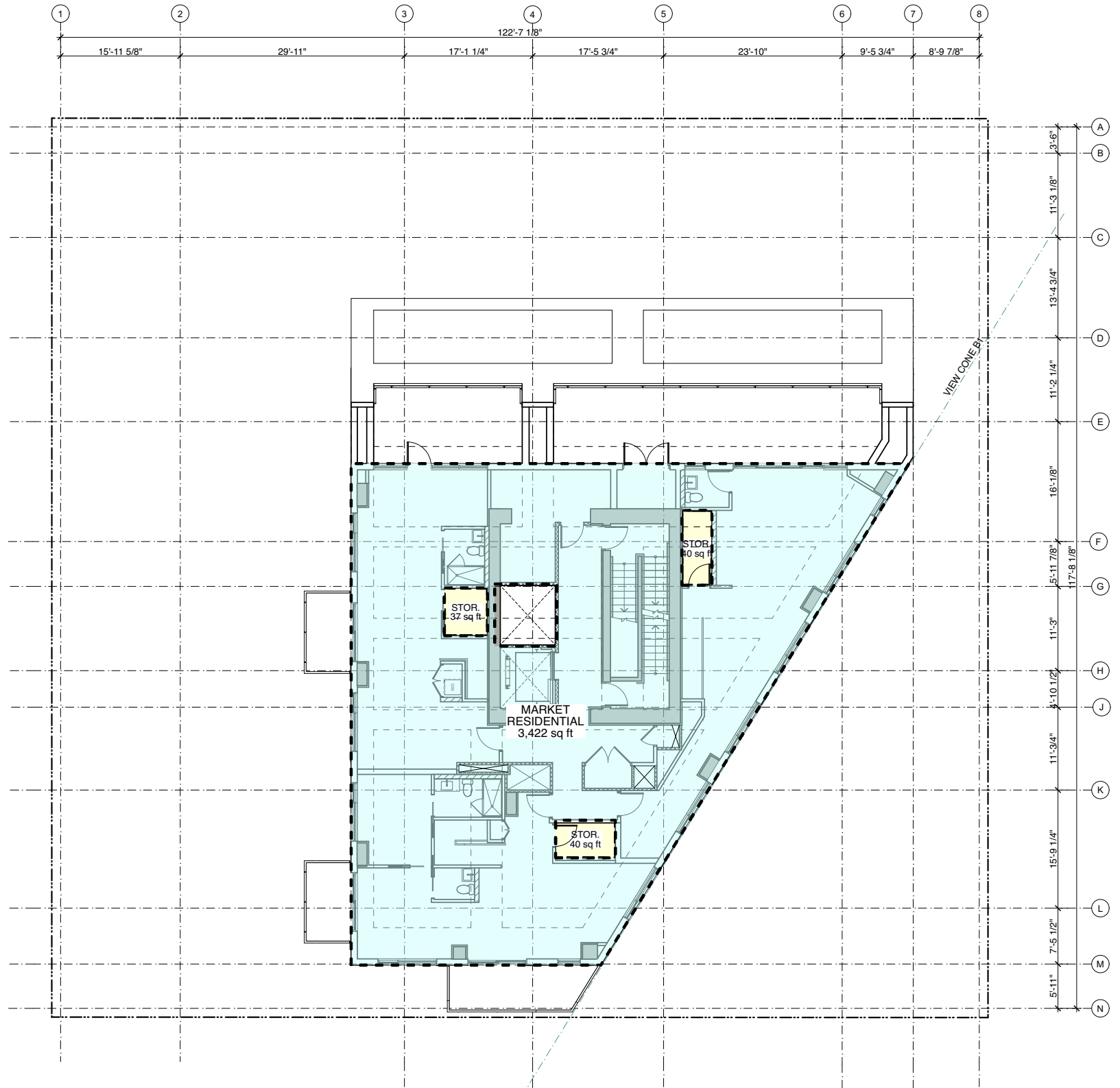


**LEVEL 28**

# 4.7 FSR Overlays



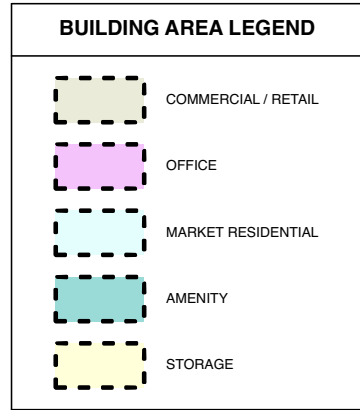
FSR LEVEL 29 UPPER PENTHOUSE											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							2,773.01	257.62			
STORAGE									0.00	0.00	IN-SUITE STORAGE
<b>TOTAL</b>	<b>2,773.01</b>	<b>257.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,773.01</b>	<b>257.62</b>	<b>0.00</b>	<b>0.00</b>	



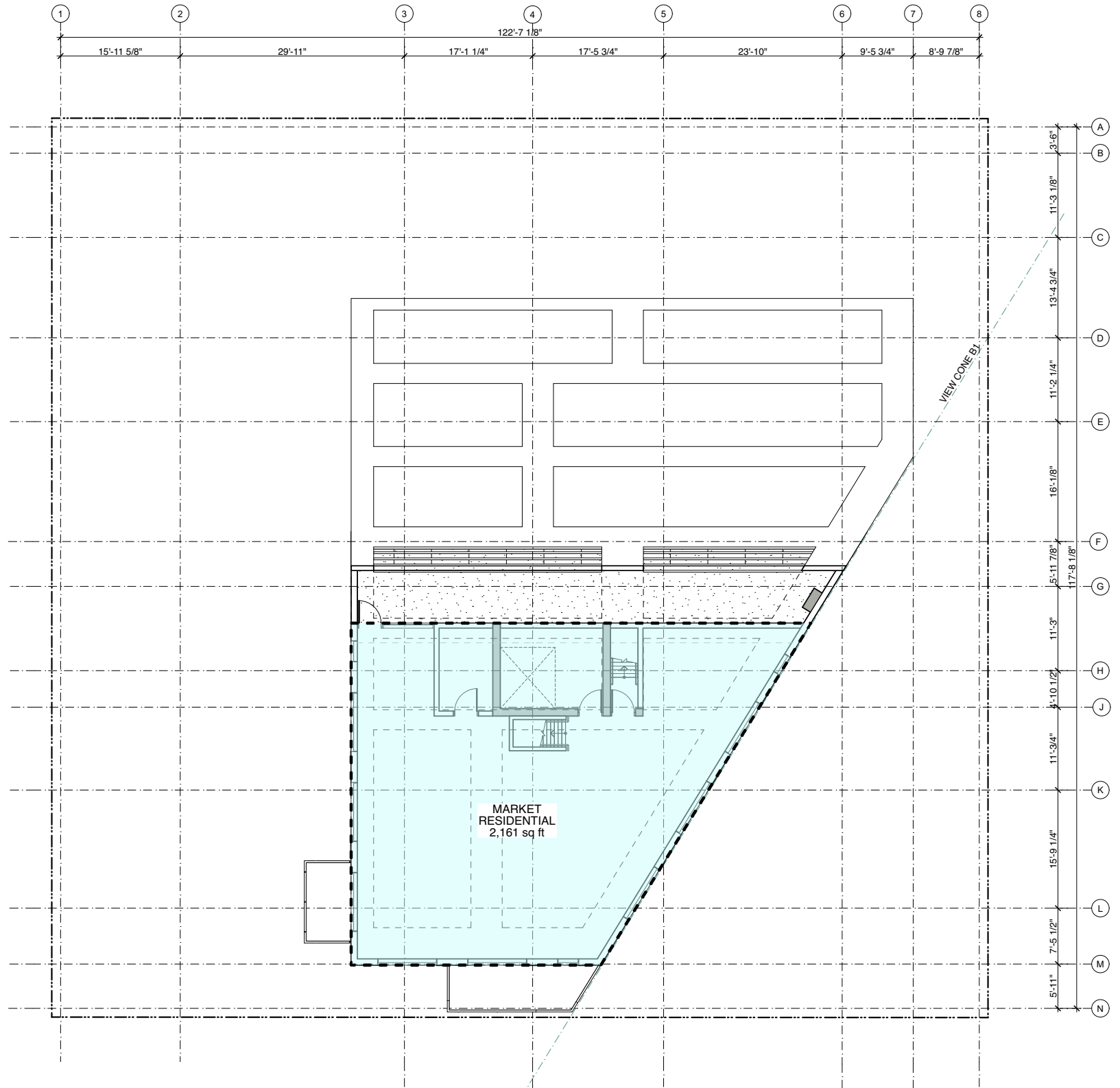
**LEVEL 29**



# 4.7 FSR Overlays

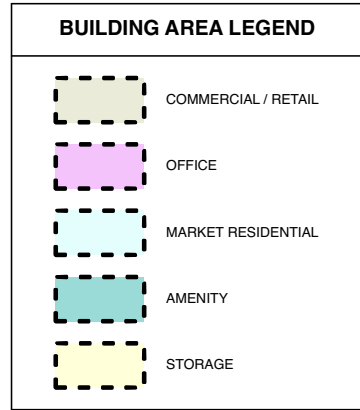


FSR MECH LEVEL 30											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							2,161.27	200.79			
<b>TOTAL</b>	2,161.27	200.79	0.00	0.00	0.00	0.00	2,161.27	200.79	0.00	0.00	

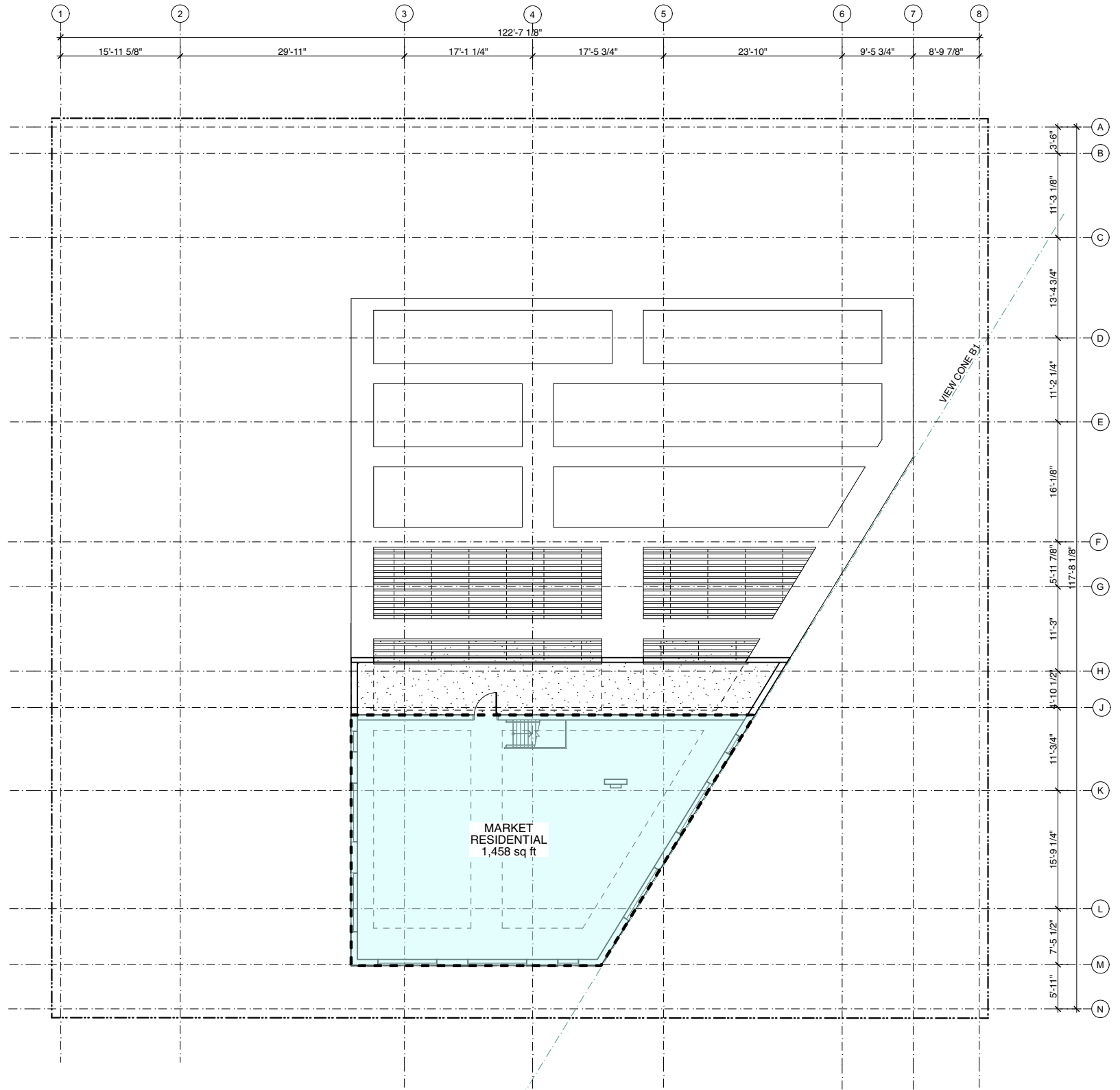


**LEVEL 30**

# 4.7 FSR Overlays



FSR MECH LEVEL 31											
NAME	GROSS AREA		RETAIL		OFFICE		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL							2,916.10	270.91			
TOTAL	2,916.10	270.91	0.00	0.00	0.00	0.00	2,916.10	270.91	0.00	0.00	



LEVEL 31

# SECTION 05 / LANDSCAPE DESIGN

---

## CONTENTS

- 5.1 Landscape Design Rationale
- 5.2 Ground Floor Plan
- 5.3 Level 7 Terrace
- 5.4 Tree Plan



## 5.1 Landscape Design Rationale



Outdoor Amenity



Streetscape



Rooftop Planting

### URBAN OASIS

The landscape design at 902 Davie Street aims to provide both a functional and attractive public realm at street level, and an oasis on the Level 7 amenity space to foster a community environment for residents. The forms are derived from the building shapes, which carries the architectural design onto the surface planes. The material palette focuses on a minimal aesthetic with crisp lines in the hardscape surfaces, smooth wall finishes, wood accents, and flexible programmed areas.

The ground level public realm is clean and simple with high quality hardscape materials, allowing for easy pedestrian movement and clear access to all CRU and residential entry doors. The areas immediately adjacent to commercial spaces have the flexible option to be used as display or café seating spaces, depending on the future uses of the building. Seat walls and planters are placed where grade changes need to be navigated along Davie Street.

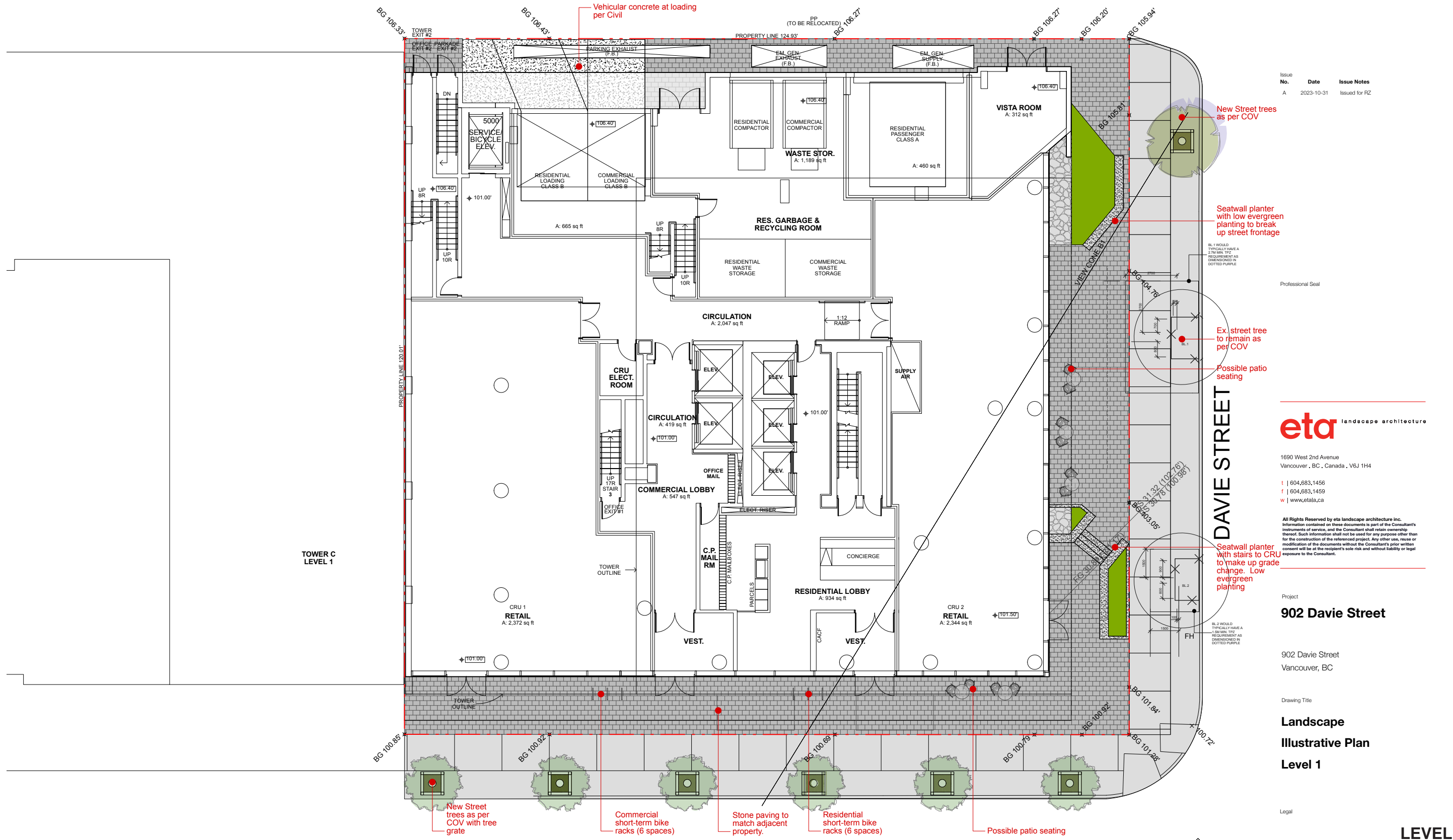
The Level 7 outdoor amenity area allows for a variety of open programming and uses in a series of spaces that are connected for larger gatherings, while also providing comfortable nooks for more

intimate connections. A generous planting buffer is proposed along the edge, providing screening from the neighbour to the west and allowing for trees planting on this roof. Gathering and lounge spaces include an outdoor cooking/dining area with overhead ambient lighting, area for outdoor game tables, wood seats integrated with the planters, an outdoor workout space extended from the interior gym, and a younger age group play area with step elements, child safe planting integrated in the floor for texture, child side garden planters, and a wood play house. These spaces are connected so can be combined for large events, but also have the ability to provide private intimate zones for different resident groups using in their personal time.

Davie Street's plant palette focuses on native and native adapted plant palette to emphasise a sense of place in the Pacific Northwest climate. Year round evergreen species and pops of colour use the light coloured building as a backdrop to stand out and create a beautiful space for residents, while also providing a habitat and edible for birds, and pollinator perennials for bees. Bird houses are proposed nestled between trees on Level 7 in a quieter space near the amenity.



# 5.2 Ground Floor Plan



Issue No.	Date	Issue Notes
A	2023-10-31	Issued for RZ

Professional Seal

**eta** landscape architecture  
 1690 West 2nd Avenue  
 Vancouver, BC, Canada, V6J 1H4  
 t | 604,683,1456  
 f | 604,683,1459  
 w | www.etalta.ca

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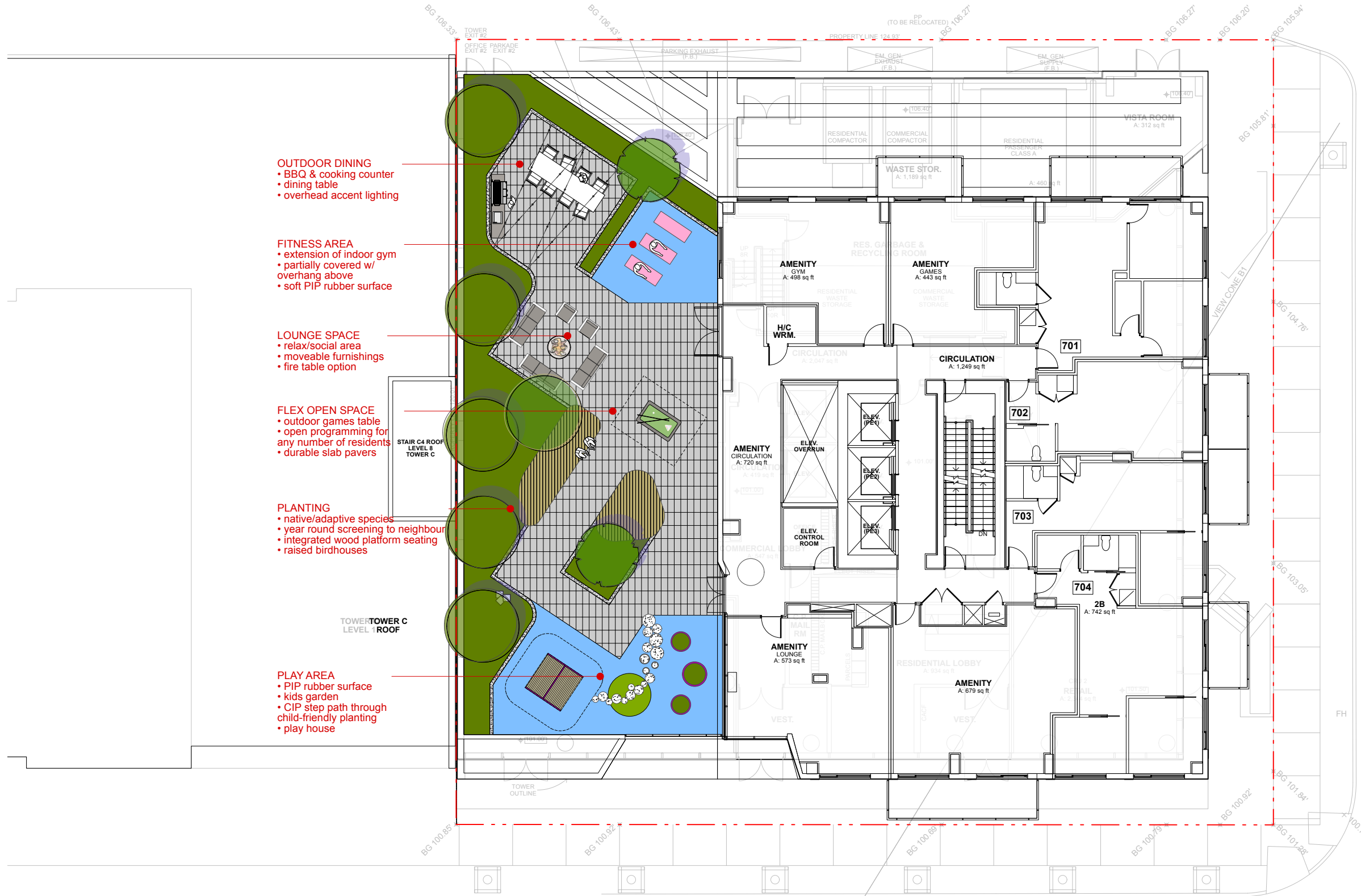
Project  
**902 Davie Street**  
 902 Davie Street  
 Vancouver, BC

Drawing Title  
**Landscape Illustrative Plan Level 1**

Legal

**LEVEL 1**

# 5.3 Level 7 Terrace Plan



**OUTDOOR DINING**  
 • BBQ & cooking counter  
 • dining table  
 • overhead accent lighting

**FITNESS AREA**  
 • extension of indoor gym  
 • partially covered w/ overhang above  
 • soft PIP rubber surface

**LOUNGE SPACE**  
 • relax/social area  
 • moveable furnishings  
 • fire table option

**FLEX OPEN SPACE**  
 • outdoor games table  
 • open programming for any number of residents  
 • durable slab pavers

**PLANTING**  
 • native/adaptive species  
 • year round screening to neighbour  
 • integrated wood platform seating  
 • raised birdhouses

**PLAY AREA**  
 • PIP rubber surface  
 • kids garden  
 • CIP step path through child-friendly planting  
 • play house

Issue No.	Date	Issue Notes
A	2023-10-31	Issued for RZ

Professional Seal

**eta** landscape architecture  
 1690 West 2nd Avenue  
 Vancouver, BC, Canada, V6J 1H4  
 t | 604.683.1456  
 f | 604.683.1459  
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Project  
**902 Davie Street**

902 Davie Street  
 Vancouver, BC

Drawing Title  
**Landscape  
 Illustrative Plan  
 Level 7**

Legal

**LEVEL 1**

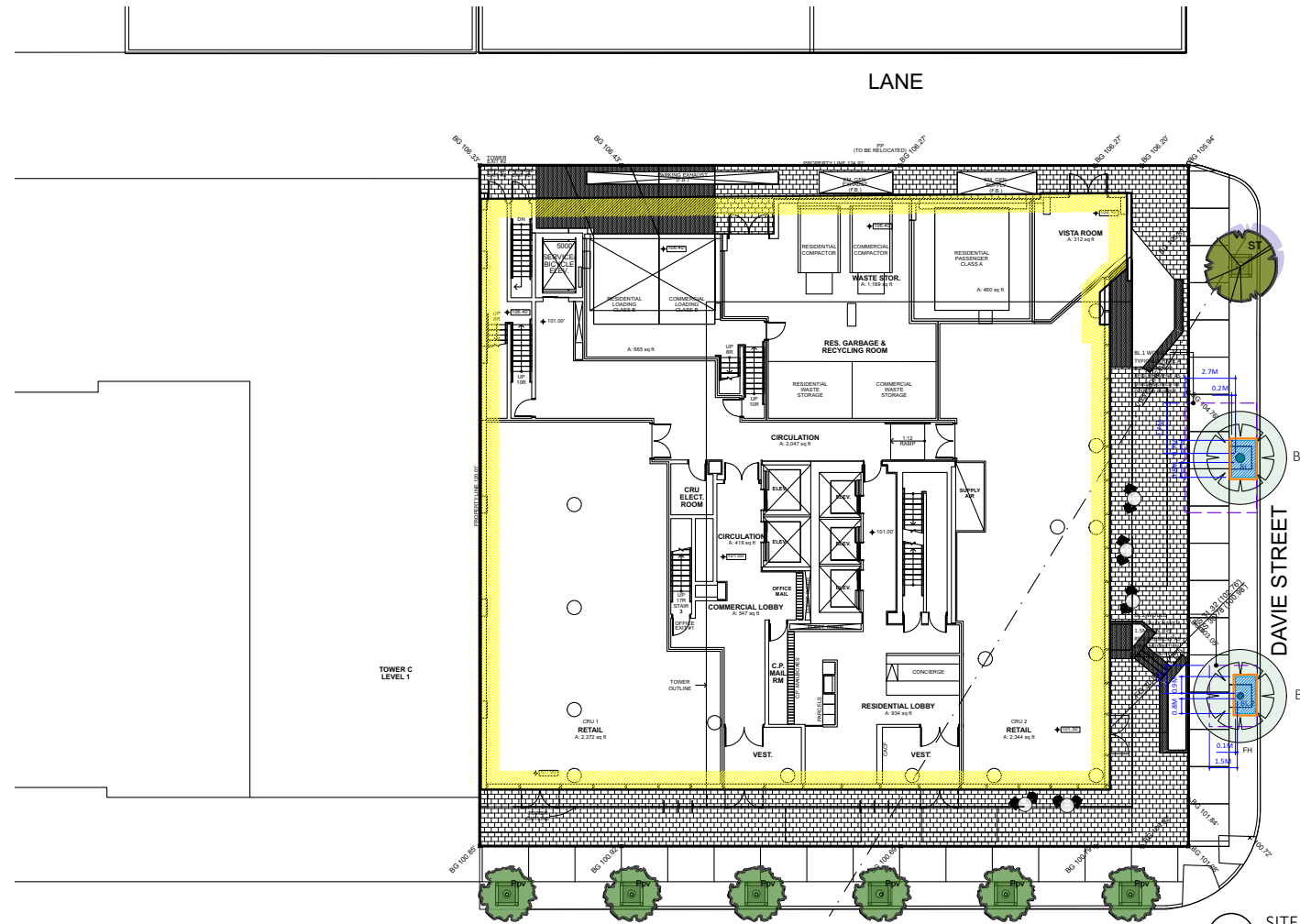
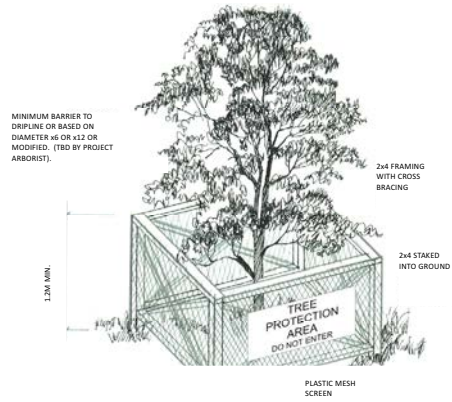
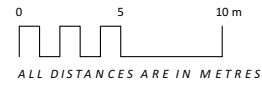


# 5.4 Tree Plan

## TREE MANAGEMENT PLAN

**LEGEND**

- TREE TO BE RETAINED AND PROTECTED
- PROPOSED NEW TREE INSTALLATIONS
- PROPOSED NEW TREE INSTALLATION
- MINIMUM TREE PROTECTION ZONE/ MODIFIED TO EDGE OF EXISTING TREE PITS
- MINIMUM TREE PROTECTION ZONE BASED ON DIAMETER x6
- PROPOSED NEW FOUNDATION FOOTPRINT
- DIMENSIONED EXISTING TREE PITS



1 SITE PLAN  
Scale: 1:300

**INDIVIDUAL TREE RECOMMENDATIONS:**

- Urbanfor recommends that the BL.1 and BL.2 trees be retained and protected as outlined within the TMP. Although barrier config. will need to be modified to edge of existing tree pits, no subsurface work can occur within 2.7m x 1.5m no work zone without arborist supervision for BL.2 and within 1.5m x 1m no work for BL.1.
- Urbanfor recommends that all required bins, crates, heavy equipment etc be located on the east, west or south of project boundaries rather than staged within the northern boundary, so that the canopies of both boulevard cherries can be reasonably protected throughout the entire development.
- Urbanfor recommends that arborist supervision is performed when working within 1m of any retained protected tree, especially during any required topiary pruning, before demo, crane or equipment mobilization, or during final hardscaping / sidewalk improvements. See provided IOA.

**GENERAL NOTES:**

Tree protection can often be challenging when construction activities occur near or within individual tree critical root zones. Although there will be significant construction pit for the proposed 25 story structure, it was reported by the design team that at this point, the design suggests that no subsurface work will occur within each tree's min. TPZ requirement.

It is our opinion that if no subsurface work occurs within 2.7m of the BL.1 cherry and 1.5m within the BL.2 cherry, no significant impact should occur to said trees.

It is our opinion that targeted clearance pruning will be required prior to demolition, for each of the two boulevard trees; more specifically, on said two trees' southern canopies as they currently overhang over the existing commercial lease space.

It is our opinion that the IWB should consider installing tree grates over each BL.1 and BL.2 exposed CRZ's inside the existing tree pits prior to demo and excavation. If not possible, we would recommend that 1/4" plywood be installed over the prescribed barrier curbing with 1" holes drilled and spaced at 2' apart to allow for hydrology while protecting equipment or debris staging inside the already limited soil volume and CRZ.

It is our opinion that all large equipment and structures such as cranes, site office scaffolds, bins and disposal chutes should either be on the east, west or south of the proposed development boundary rather than on the northern boundary, or at a min. of 2m away from both trees' canopies post targeted pruning.

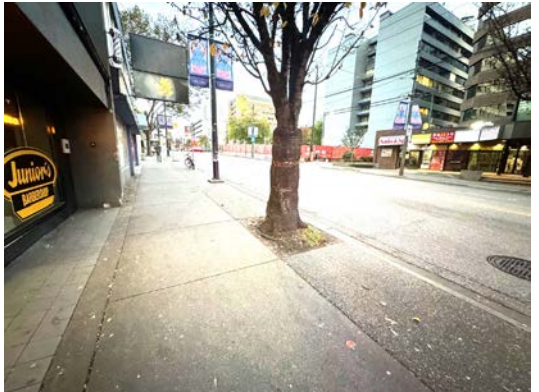
IMAGE 1 (BL.1, BL.2)



IMAGE 2 (EXISTING BL.2 PIT)



IMAGE 3 (EXISTING BL.1 PIT)



THIS PLAN ONLY ASSUMES AND DOES NOT CERTIFY THE ACCURACY OF LOCATIONS OR DIMENSIONS OF BUILDINGS, PROPERTY LINES, INDIVIDUAL TREE STEM BOWLS (TMP BASED UPON LEGAL SURVEY), EASEMENT, SEWER, GAS, WATER OR POWER. PLEASE REFER TO THE ORIGINAL DRAWINGS FROM THOSE PROFESSIONALS FOR ACCURACY.

2023.10.24 22315\_902 Davie Street Landscape L1.dwg / Kristin Defer  
RLA (kristin@etala.ca) / Oct 24, 2023  
phone: 604-817-4333 | email: mitchellm@relianceproperties.ca

Mitchell Mills - Reliance Properties  
phone: 604-817-4333 | email: mitchellm@relianceproperties.ca

Site Address:  
902 DAVIE ST  
VANCOUVER, BC V6Z 1B8

Date: 2023-10-28	Drawn By: AS NOTED	<b>TMP-1</b>
Scale:	EV SK	
Checked By:	UF-901	
Urbanfor File No:	5	