

902 DAVIE / REZONING APPLICATION

May 9, 2025

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



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0.1 Project Team

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One Burrard Place, Vancouver. Reliance Properties



Capitol Residences, Vancouver. Bingham+ Hill



HL23, New York. NMDA



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



0.2 Rezoning Intent

City of Vancouver
515 West 10th Avenue
Vancouver, British Columbia
V5Y 1V4

May 8th, 2025



Dear Thien,

Re: 904 – 920 Davie St (902 Davie) New Rezoning Application – All Residential

Reliance previously submitted a Rezoning Application for the above-referenced site in November, 2023 proposing a mixed-use development with residential and office uses. The application received unanimous support from UDP on April 10, 2024. The CAC negotiations started in July 2024 but have not yet resulted in an agreement. Meanwhile, the market for strata office space has slowed, while demand remains strong for reasonably-priced high-rise condominium units.

In January 2025, Reliance met with Staff to discuss potentially replacing the office component and with residential use while maintaining the original architectural design intent. In order to revise the proposal, City Staff recommended Reliance withdraw the existing application and submit a new one, with the understanding that the process would be expedited thereafter (e.g. no UDP required.).

Reliance withdrew the previous application in February 2025 and has since worked with the design team over the past few months to prepare the revised proposal. We are now pleased to submit a new rezoning application for an all-residential development at this site. The main proposed revisions are as follows:

1. Podium levels L2 to L6 – replace all office use with residential units + amenity spaces;
2. Tower mid-stack levels L9 to L13 – increased by 3 floors, i.e. L9 to L16;
3. Total number of occupied floors changes from 29 to 32 storeys;
4. Total number of residential units changes from 179 to 244 units;
5. There is no major change in architectural design; only balconies added for residential units;
6. Setback and tower separation maintained.

There are two policy deviations that Reliance seeks Planning's advice and relaxation:

1. View Cone – there are existing buildings currently intruding into the lower left corner of view cone B1. Our revised building "shoulder" will appear around the silhouette of the existing building intrusion.
2. Shadow Studies – per our original Rezoning Application, we are seeking relaxation to the DODP Section 4 Height of Buildings, based on detailed shadow studies, minimizing impacts on Davie Village.

We have included a summary of the revisions, along with the full revised rezoning application package. We look forward to continuing our collaboration with the City to bring this project through rezoning successfully!

Regards,

A handwritten signature in black ink, appearing to read "Joanna Kwan".

Joanna Kwan, Director of Development
Reliance Developments (902 Davie) Ltd. c/o Reliance Properties Ltd.

0.3 Rezoning Rationale

In 2008, Council approved the Potential “Benefit Capacity” in Downtown Policy encouraging site specific rezonings in the Downtown South district. As such, Reliance submitted a Rezoning Application for the above-referenced site in November, 2023 proposing a mixed-use development with residential and office uses. The application received unanimous support from UDP on April 10, 2024. With input and guidance from City staff, the proposed development at 902 Davie has since been revised and looks to rezone the site to develop 244 new market residential units and over 5860 square feet of new ground floor retail space. The regulations for the proposed project fall under the Downtown Official Development Plan (DODP)- Area N (2022) and Downtown South Guidelines (excluding Granville Street) (2019).

The proposed project is replacing 1 and 2 storey CRUs. 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):

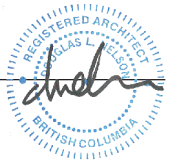
The project is seeking a relaxation to the maximum permitted tower height in this part of the Downtown District, as outlined in Section 4 of the DODP (2022). The tower as proposed requests a minor increase in allowable height justified by conformance with the Downtown South Guidelines, Sections 2.6 and 2.6.1 related to light, ventilation, and shadowing. The tower’s design and building form have been carefully developed to minimize shadow impacts on the “Davie Village” area identified in the West End Plan. Note that the top of the tower 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.

Public View Guidelines (July 10th, 2024)

The proposed development seeks a minor encroachment into View Cone B1, in accordance with the Public Views Guidelines (2024). View Cone B1, in its current state, contains existing building intrusions in the lower left portion of the view. The proposed tower “shoulder” will sit within the shadow of these existing intrusions. This move allows for the tower to have a stronger architectural expression while also improving design efficiency.



2025-05-09

SECTION 01 / DEVELOPMENT PROPOSAL



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- 1.1 Zoning Context
- 1.2 Neighbourhood Context
- 1.3 Context Plan
- 1.4 Burrard Place Development
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- 1.7 Revision Overview

1.1 Zoning Context

CURRENT ZONING

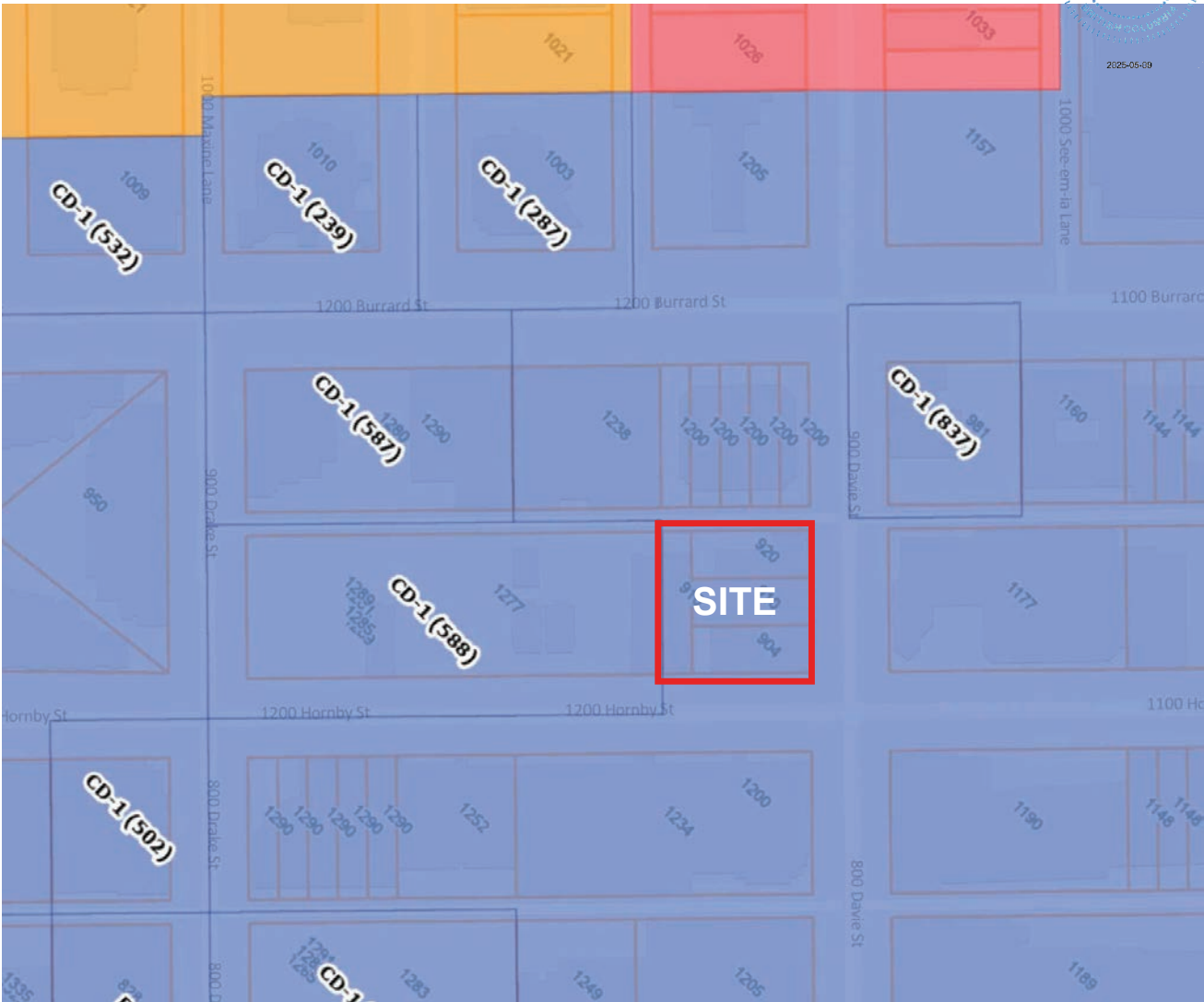
DD-Sub Area N

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



902 DAVIE STREET



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

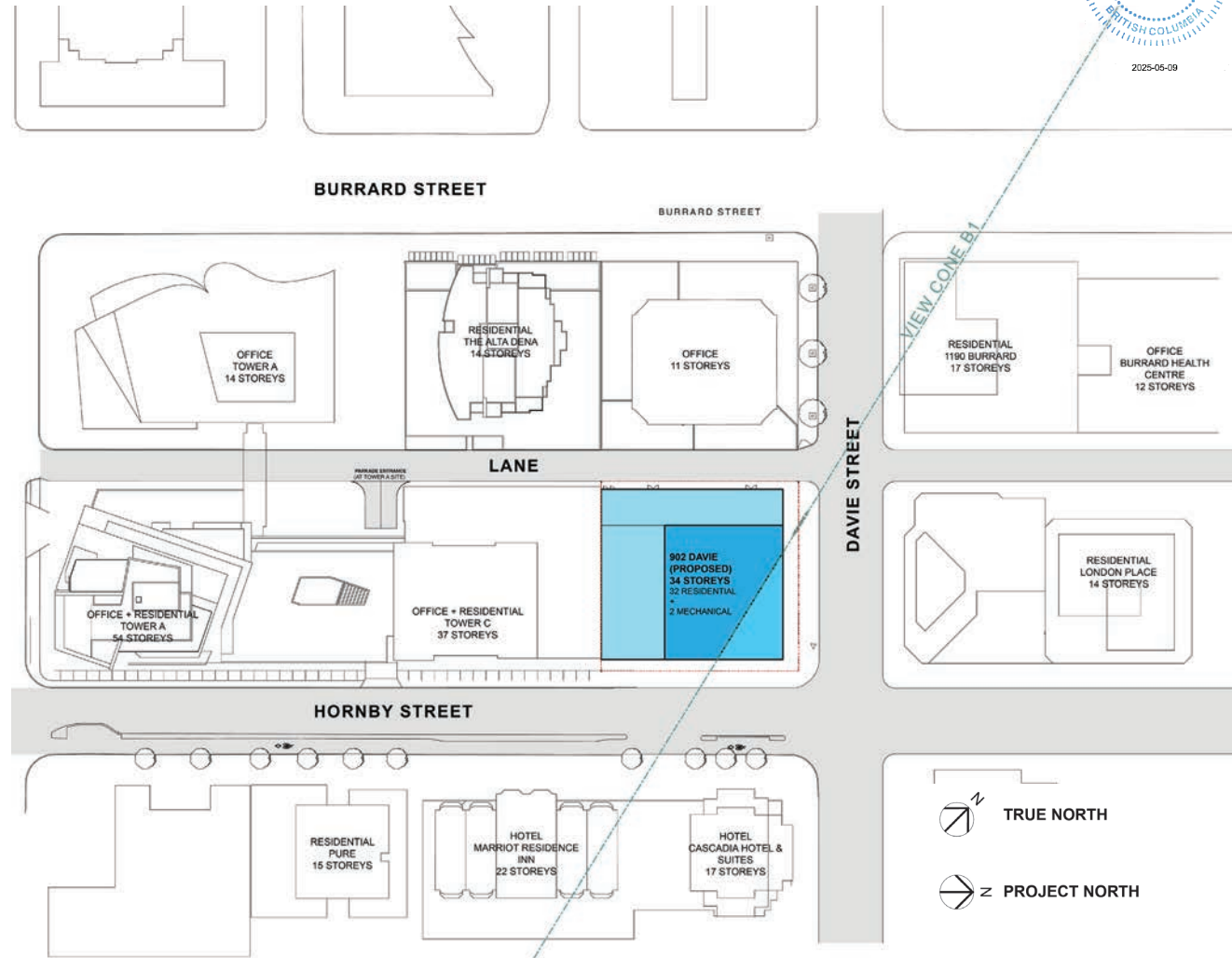
LOT A BLOCK 100 PLAN VAP210 DIST RICT LOT 541
NWD (REF PL 1044) OF LOTS 35 TO 38

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

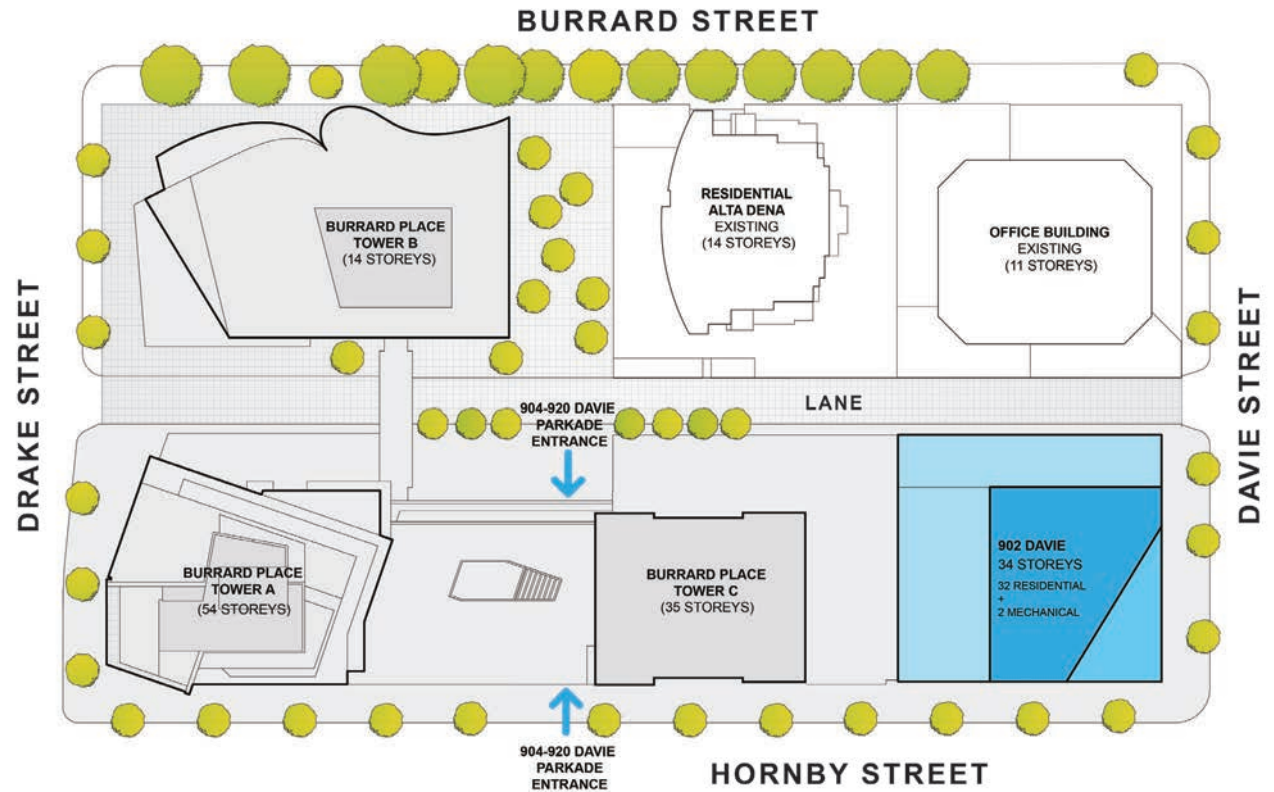


902 DAVIE STREET

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

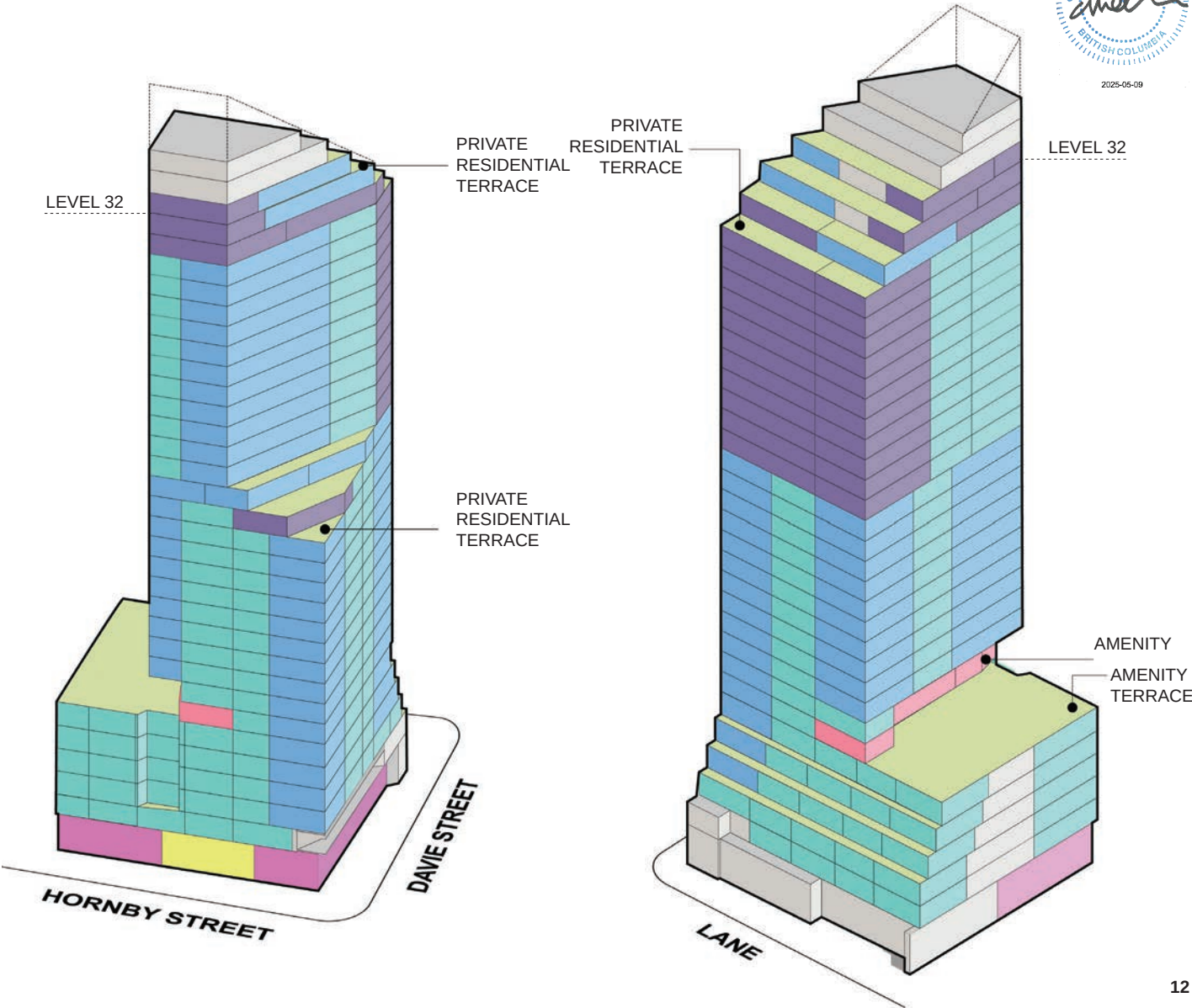
CURRENT USE

1 AND 2-STOREY RETAIL BUILDINGS

PROPOSED USE

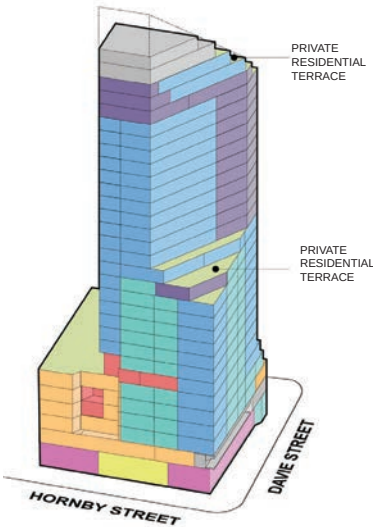
- 244 RESIDENTIAL UNITS
- 40 STUDIOS
- 113 ONE-BEDROOM UNITS
- 62 TWO-BEDROOM UNITS
- 29 THREE-BEDROOM UNITS
- LARGE RESIDENTIAL TERRACES
- RESIDENTIAL AMENITY SPACE
- 11,328.7 SF RETAIL SPACE (GFA)
- TOTAL FSR DENSITY OF 13.38

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

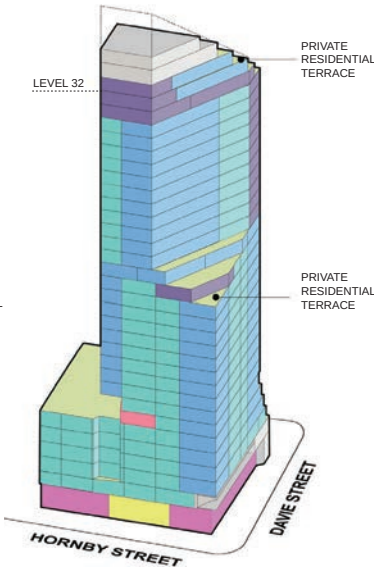


1.7 Revision Overview

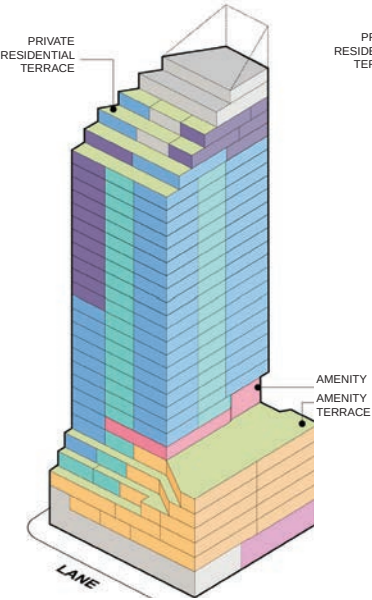
- RESIDENTIAL TERRACE
- 3 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM + STUDIO UNIT
- AMENITY
- OFFICE
- LOBBY
- RETAIL
- SERVICE/CIRCULATION



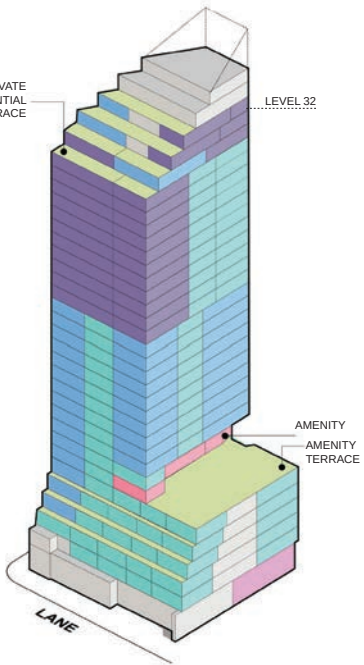
Former
2023 Rezoning Submission



Proposed
2025 Rezoning Submission



Former
2023 Rezoning Submission



Proposed
2025 Rezoning Submission

1.7 Revision Overview

PREVIOUS SUBMISSION



- Mechanical
- Penthouse Residential
- Typical Upper Stack Residential
- Residential Floors with Terracing
- Typical Lower Stack Residential
- Outdoor/Indoor Amenity + Residential
- Commercial Office + Residential
- Commercial Office + Mechanical
- Retail, Office + Residential Lobbies

VIEW ALONG HORNBY STREET

902 DAVIE STREET

PROPOSED SUBMISSION



- Mechanical
- Penthouse Residential
- Typical Upper Stack Residential
- Residential Floors with Terracing
- Typical Lower Stack Residential (3 Storeys Added)
- Outdoor/Indoor Amenity + Residential
- Indoor Amenity + Residential
- Indoor Amenity, Residential + Mechanical
- Retail+ Residential Lobbies

renderings are conceptual only



SECTION 02 / URBAN DESIGN PRINCIPLES



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- 2.1 Applicable Plans, Policies, and Guidelines
- 2.2 Project Massing
- 2.3 Tower Separation
- 2.4 Shadow Studies
- 2.5 View Cones
- 2.6 Views and Orientation
- 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

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
July 10, 2024

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

High-Density Housing for Families with Children
March 24, 1992 (Update Sept 2020 and July 20, 2022)

Green Buildings Policy for Rezoning
July 22, 2010-amended November 27, 2024

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 - amended May 16, 2017

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 November 26, 2024)

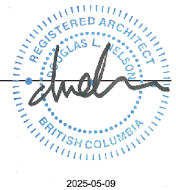
Low-carbon energy systems policy (2017)

Zero Emissions Building Catalyst Policy (2018, amended 2025)

Relevant Guidelines for this site include:

Garbage and Recycling Storage Amenity Design Supplement (2011,
Amended 2022)

Waterwise Landscape Design guidelines (2009- amended July 20,
2022)

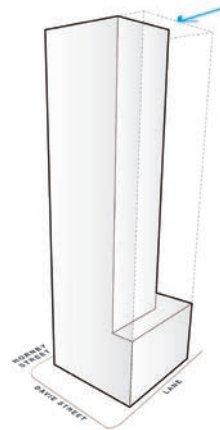


2.2 Project Massing



FOOTPRINT EXTRUSION

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



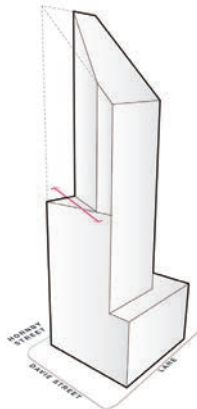
TOWER SETBACKS

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



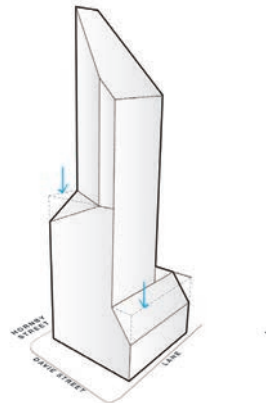
SHADOWING CONSIDERATION

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



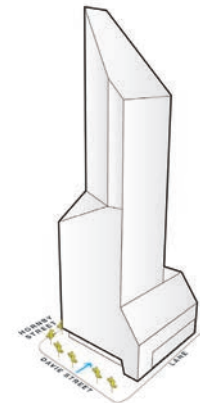
VIEW CONE ALLOWANCE

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

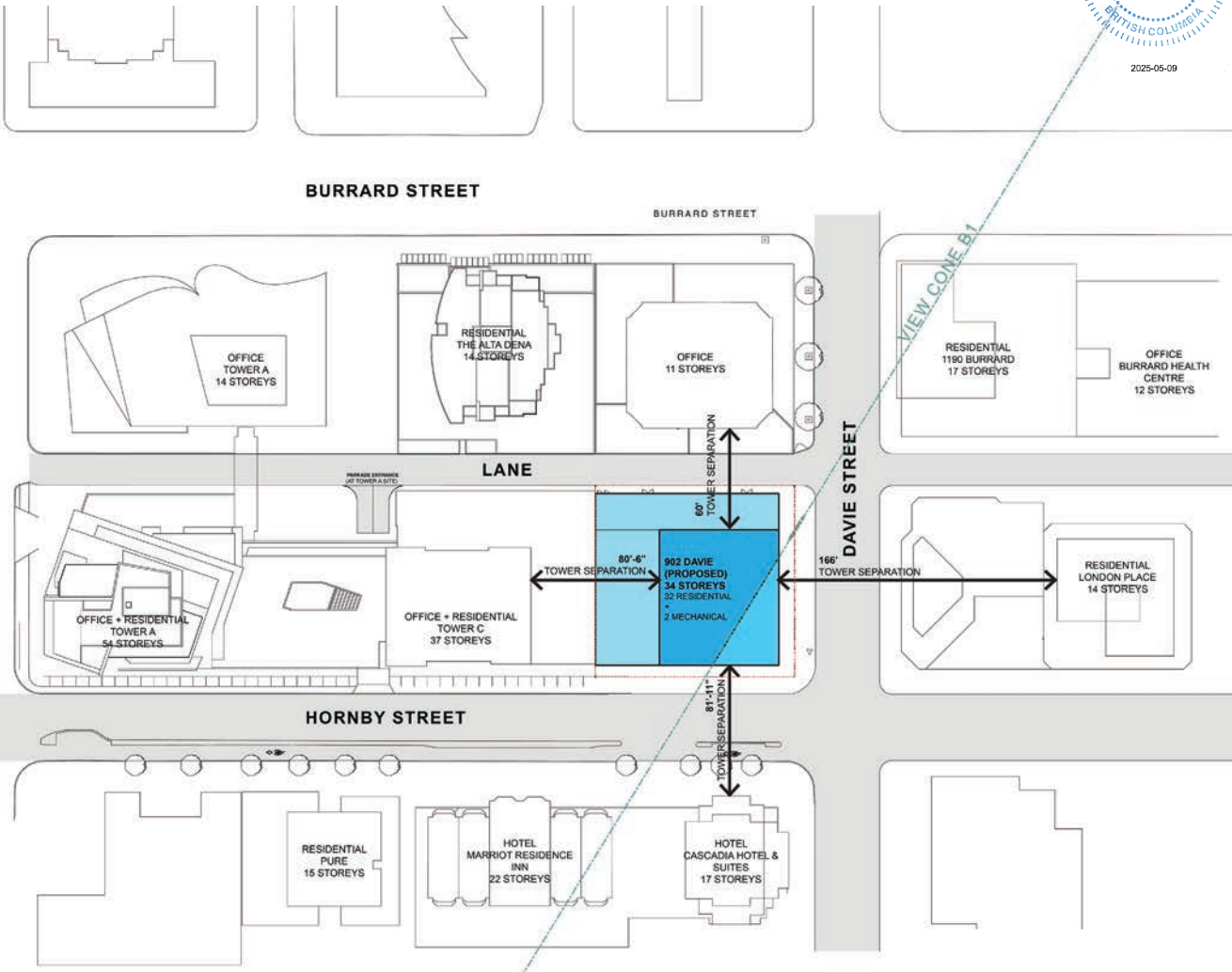
PROPOSED TOWER SEPARATION

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

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 tower as proposed requests a minor increase in allowable height justified by conformance with the Downtown South Guidelines, Sections 2.6 and 2.6.1 related to light, ventilation, and shadowing. The tower's design and building form have been carefully developed to minimize shadow impacts on the "Davie Village" area identified in the West End Plan. Note that the top of the tower 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.

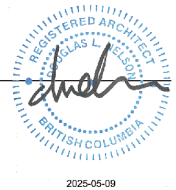
2. Downtown South Guidelines - Light and Ventilation (2.6) and General Shadow Criteria (2.6.1):

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.

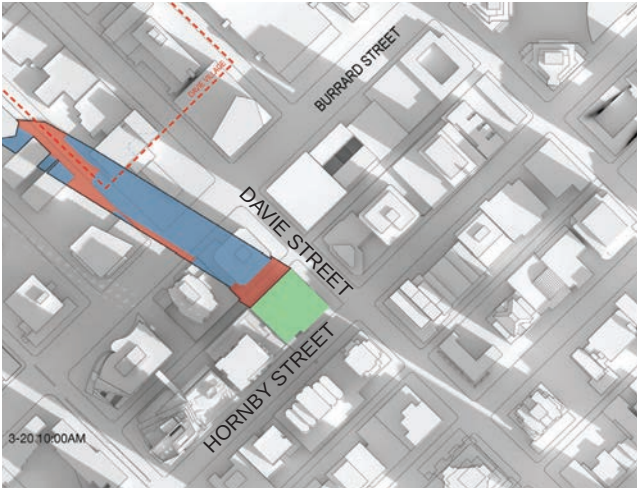
3. West End - Tower Form, Siting, and Setbacks (Shadowing of the North Sidewalk):

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, shadowing on the "Davie Village" is minimized by the building form. This aligns with the policy of minimizing shadowing on the West End "Villages" during those hours.

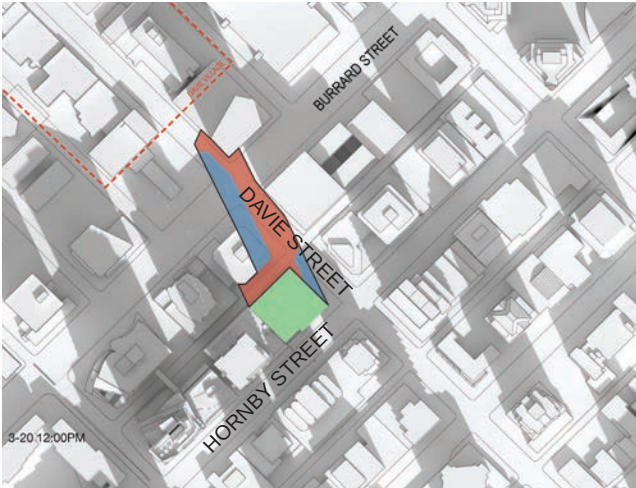
The shadow diagrams on the following pages outline the impact of the tower as described above.



2.4 Shadow Studies



MARCH 20 10 AM (UTC -7hr)



MARCH 20 12 PM (UTC -7hr)



MARCH 20 2 PM (UTC -7hr)



MARCH 20 4 PM (UTC -7hr)

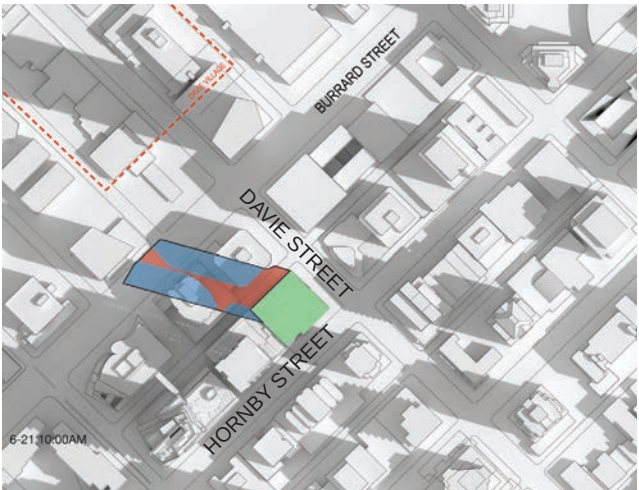
LEGEND

- PROPOSED DEVELOPMENT
- PROJECT SHADOW OVER EXISTING SHADOW

- NEWLY ADDED SHADOW AREA
- DAVIE VILLAGE EXTENT



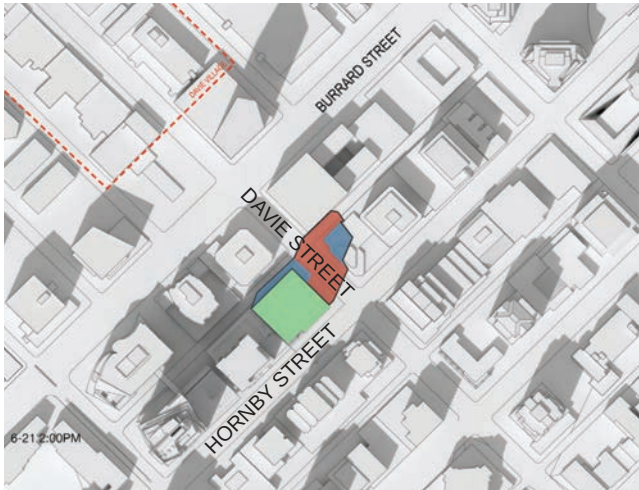
2.4 Shadow Studies



JUNE 21 10 AM (UTC -7hr)



JUNE 21 12 PM (UTC -7hr)



JUNE 21 2 PM (UTC -7hr)



JUNE 21 4 PM (UTC -7hr)

LEGEND

- PROPOSED DEVELOPMENT
- PROJECT SHADOW OVER EXISTING SHADOW

- NEWLY ADDED SHADOW AREA
- DAVIE VILLAGE EXTENT



902 DAVIE STREET

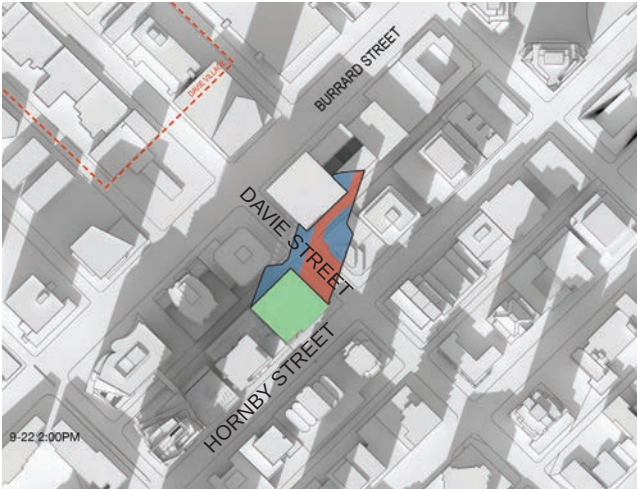
2.4 Shadow Studies



SEPTEMBER 22 10 AM (UTC -7hr)



SEPTEMBER 22 12 PM (UTC -7hr)



SEPTEMBER 22 2 PM (UTC -7hr)



SEPTEMBER 22 4 PM (UTC -7hr)

LEGEND

- PROPOSED DEVELOPMENT
- PROJECT SHADOW OVER EXISTING SHADOW

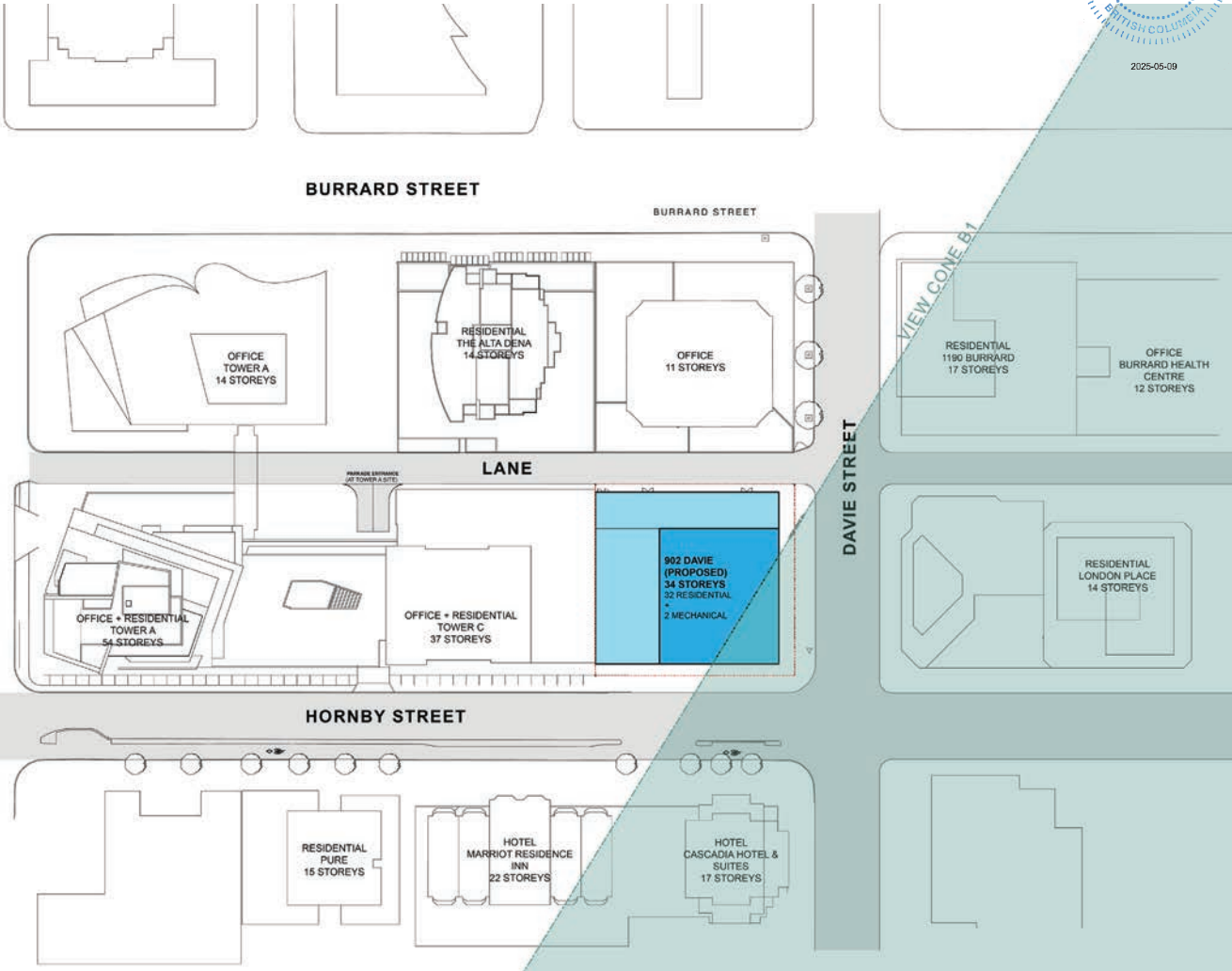
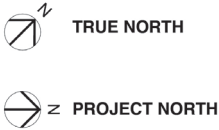
- NEWLY ADDED SHADOW AREA
- DAVIE VILLAGE EXTENT



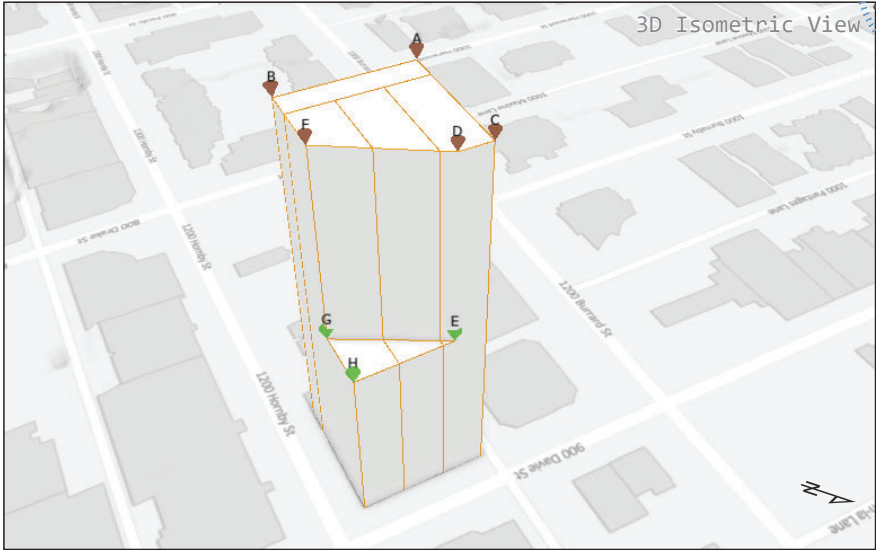
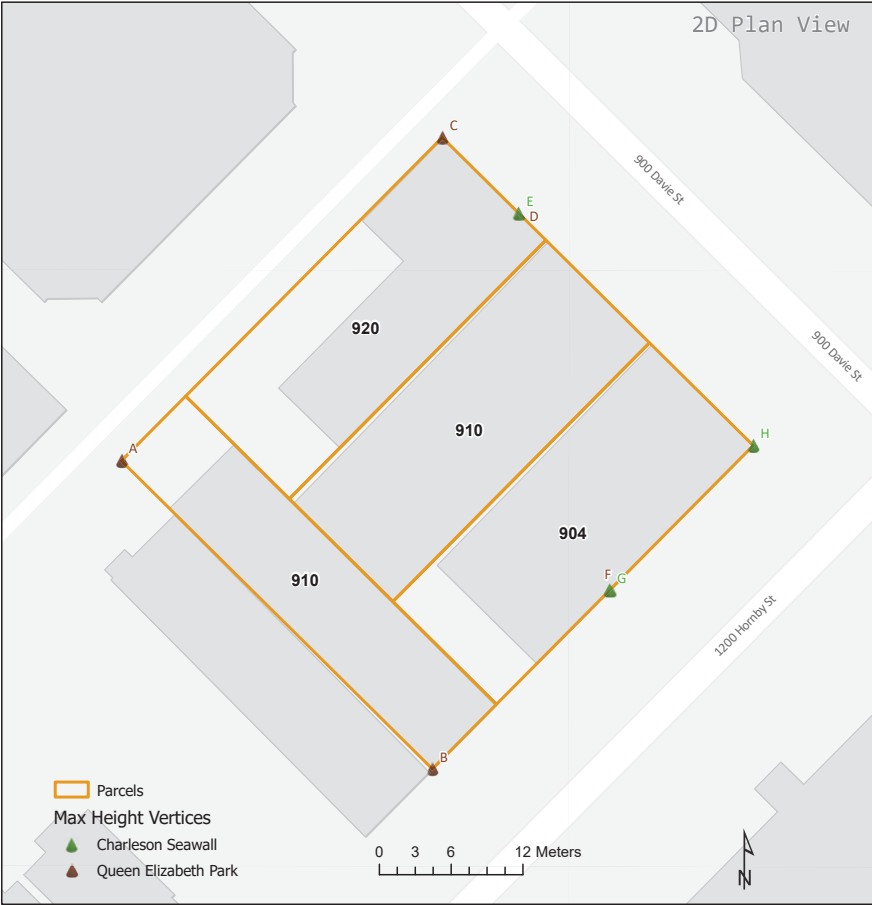
2.5 View Cones

FALSE CREEK VIEW CONES

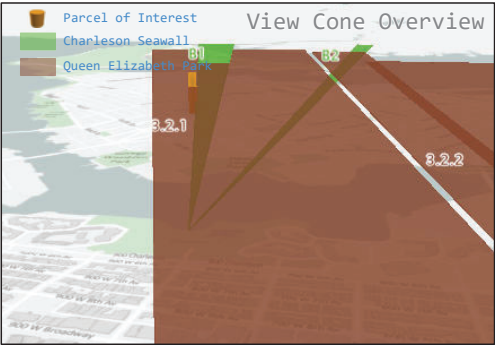
The project site is bisected diagonally by View Cone B1. The proposed development seeks a minor encroachment into this View Cone B1, in accordance with the Public Views Guidelines (2024). View Cone B1, in its current state, contains existing building intrusions in the lower left portion of the view. The proposed tower “shoulder” will sit within the shadow of these existing intrusions. This move allows for the tower to have a stronger architectural expression while also improving design efficiency.



2.5 View Cones



Label	Geodetic Height (m)	Height from grade (m)	View Lat	Long
A	141.4	109.16	3.2.1	49.278408 -123.129082
B	141.27	110.53	3.2.1	49.278175 -123.128723
C	141.48	109.11	3.2.1	49.278653 -123.128716
D	141.45	109.55	3.2.1	49.278595 -123.128632
E	84.02	52.12	B1	49.278595 -123.128632
F	141.32	110.72	3.2.1	49.278313 -123.128525
G	81.97	51.37	B1	49.278313 -123.128525
H	82.57	51.98	B1	49.278419 -123.128357





CITY OF VANCOUVER

Planning, Urban Design and Sustainability

BASIC VIEW CONE BUILDING HEIGHT LIMITS
904-920 Davie Street

The attached View Cone Illustration indicates the approximate height of the most restrictive View Cone(s) above your site. Only the geodetic heights listed above should be considered definitive. *As building grades can change, the heights from grade listed above are estimated. All parts of the development must be located below this height, including mechanical and other rooftop appurtenances. The heights noted on the attached illustration supersede any previous advice supplied for this site.

Site IDs:
10975386
10975384
10975385
10975387

View cones limiting the site:
3.2 - Queen Elizabeth Park
B - Charleson Seawall

Requested by: Reliance Properties

Prepared by: MOT4223

Date: Wednesday, April 16, 2025

Page No: 1 of 1

2.5 View Cone Encroachment

EXISTING VIEW CONE B1 CONDITION

 EXISTING VIEW CONE ENCROACHMENT



PROPOSED VIEW CONE CONDITION

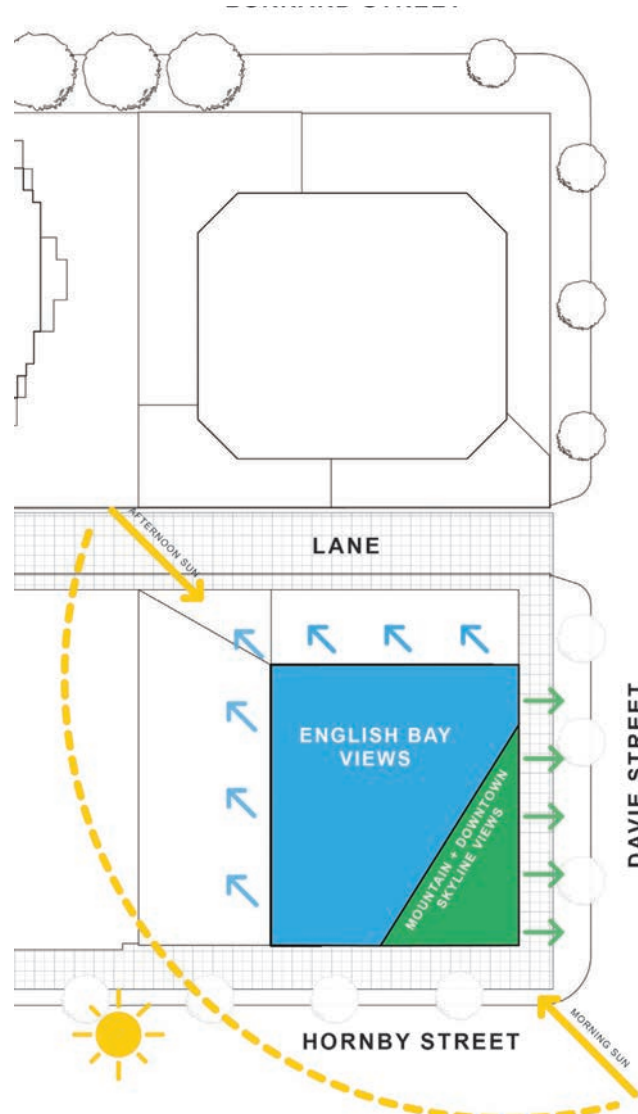
 EXISTING VIEW CONE ENCROACHMENT

 PROPOSED ADDITIONAL VIEW CONE ENCROACHMENT BY 902 DAVIE



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

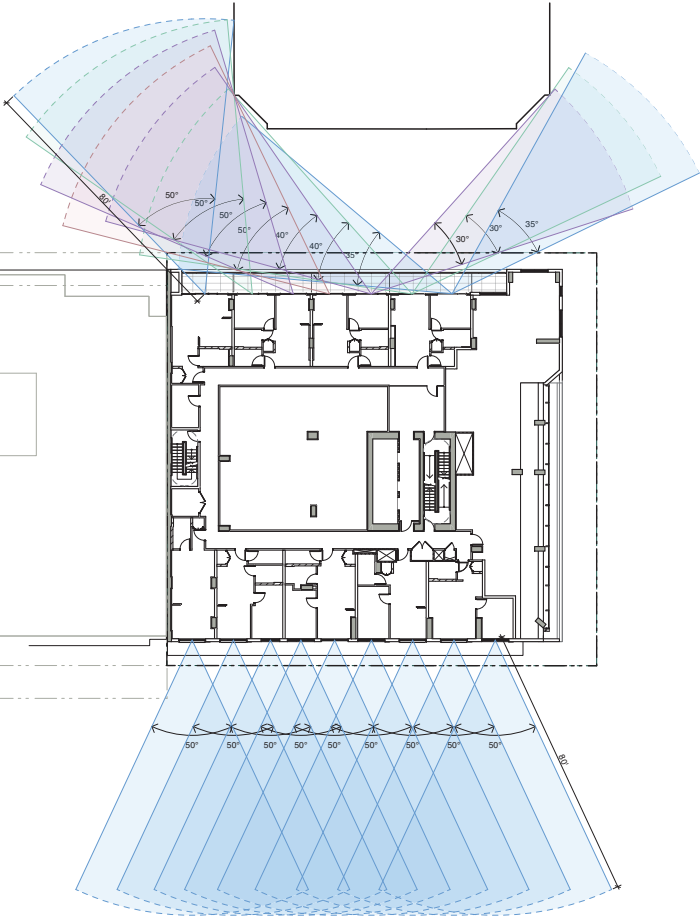


Downtown Skyline Views

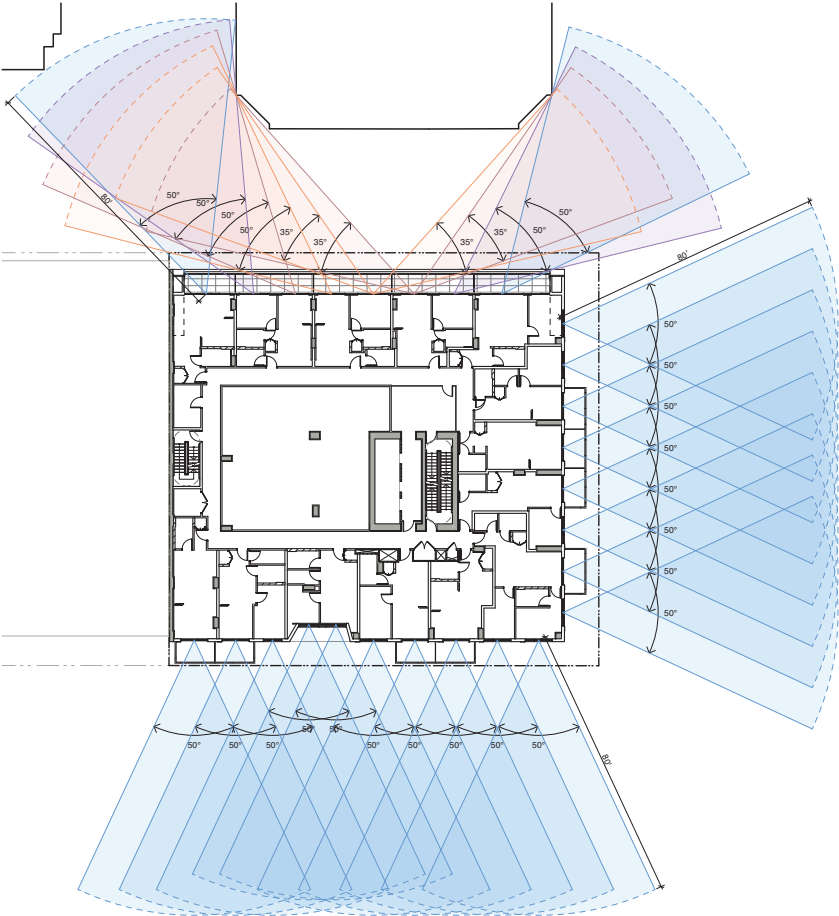
2.7 Horizontal Angle of Daylight



2025-05-09



LEVEL 2



LEVEL 3

LEGEND
IMPACTED AREA OF
DAYLIGHT ANGLE
ARC



2.7 Horizontal Angle of Daylight



902 DAVIE STREET

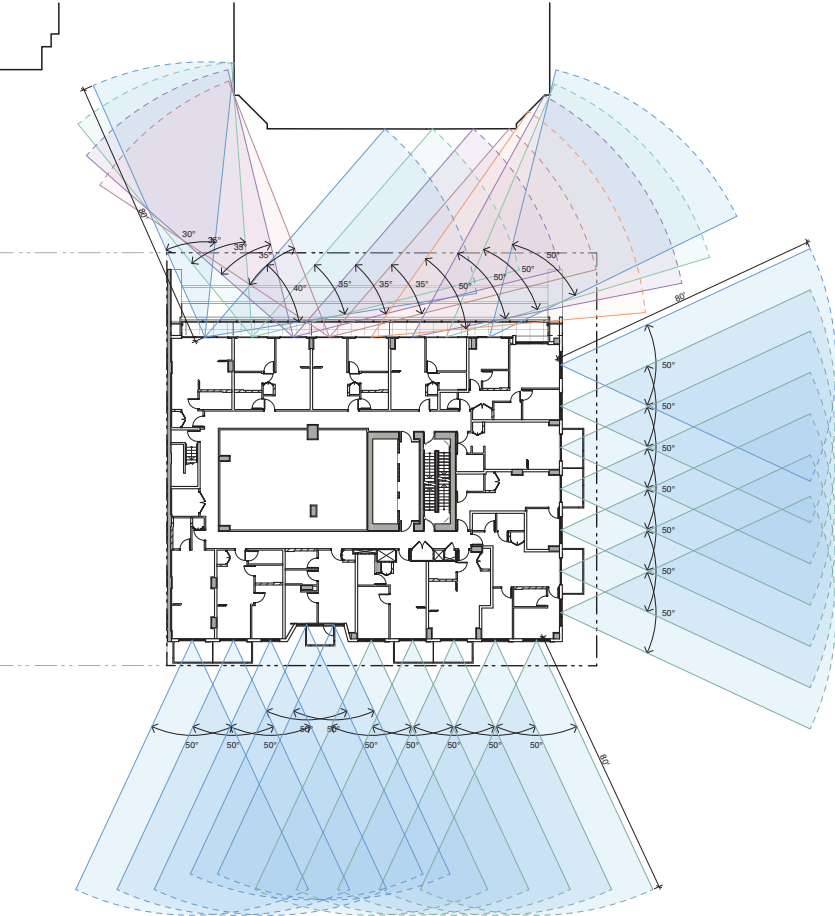
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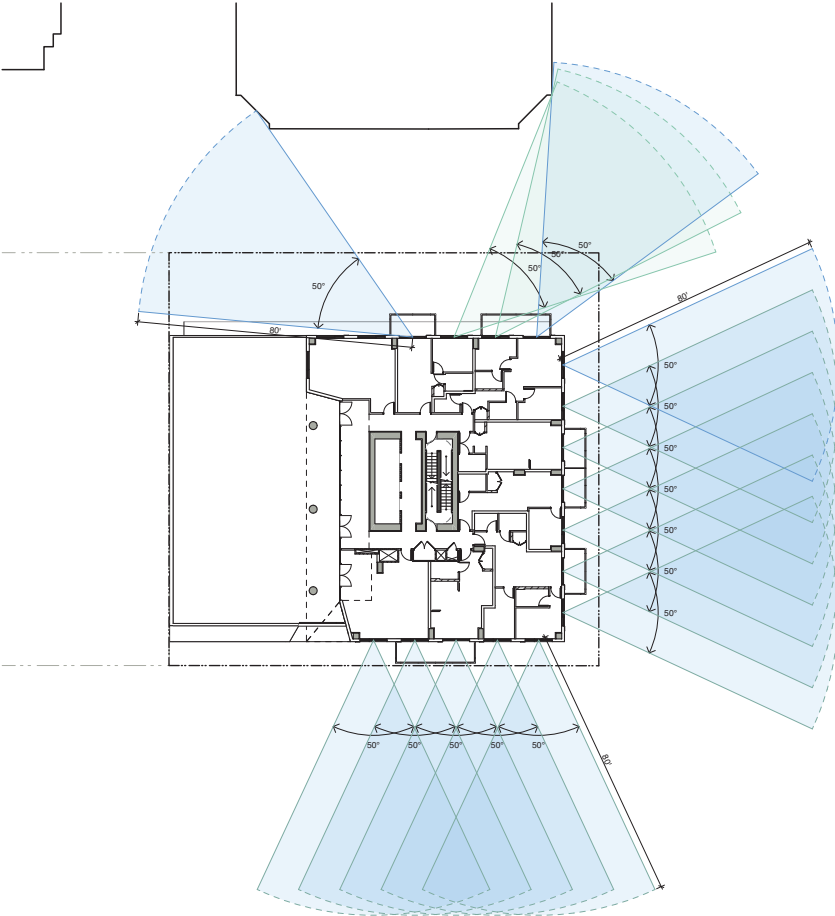
2.7 Horizontal Angle of Daylight



2025-05-09



LEVEL 6



LEVEL 7

902 DAVIE STREET

LEGEND

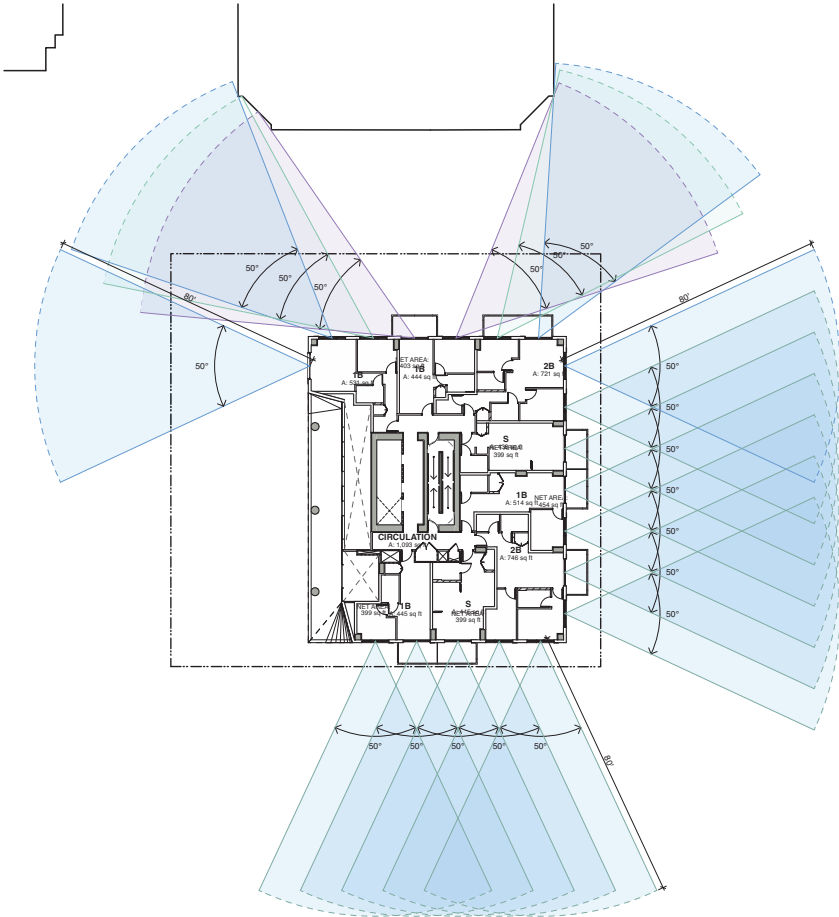
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N PROJECT NORTH

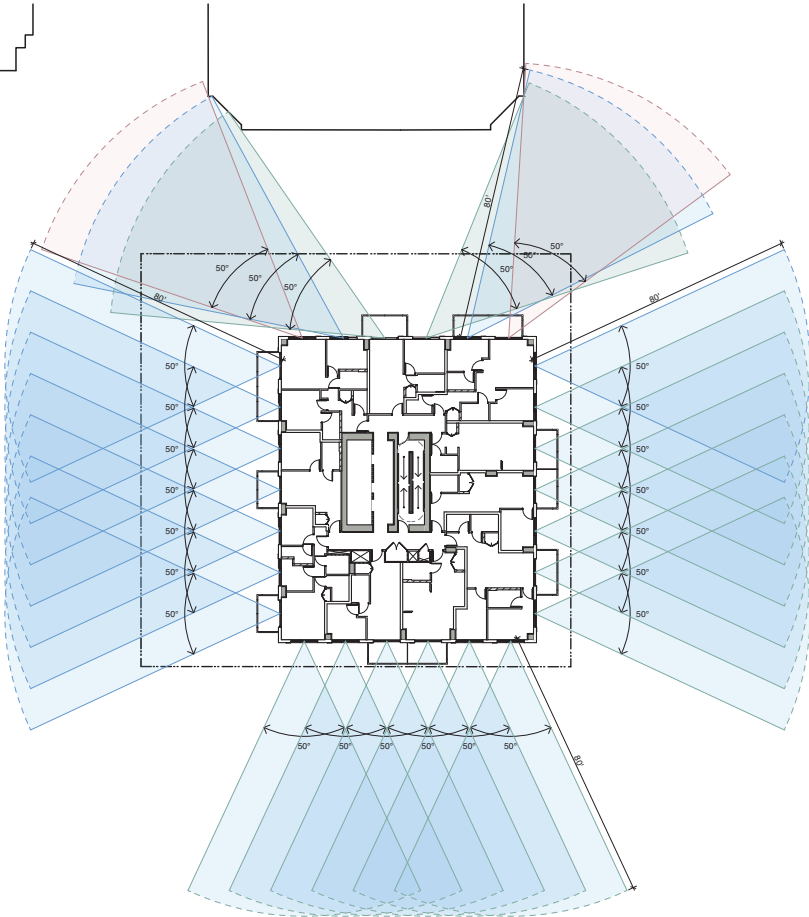
2.7 Horizontal Angle of Daylight



2025-05-09



LEVEL 8



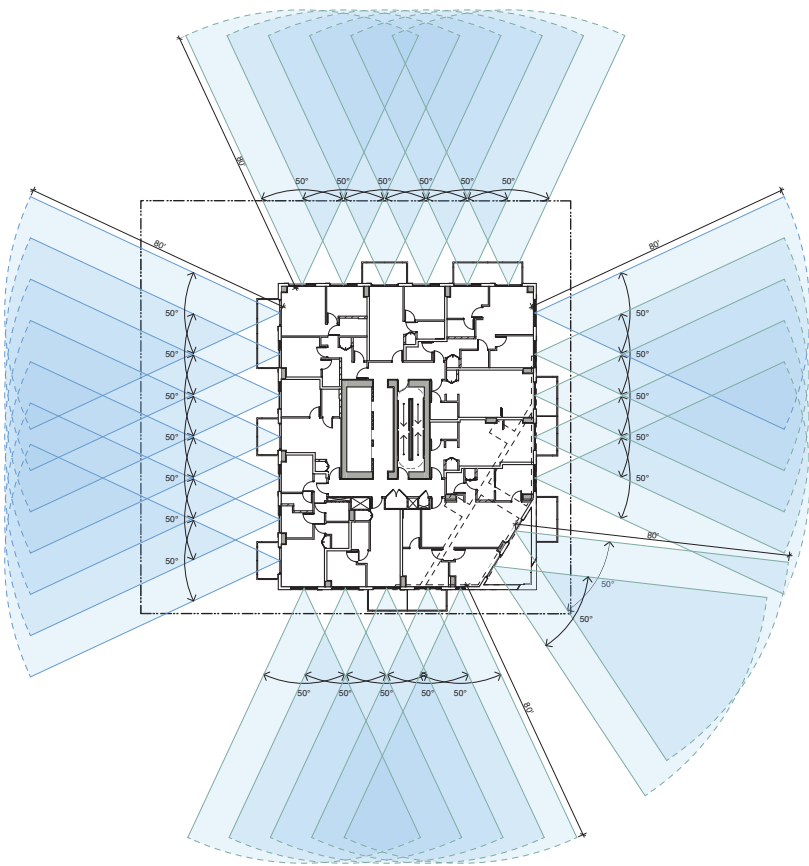
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LEGEND

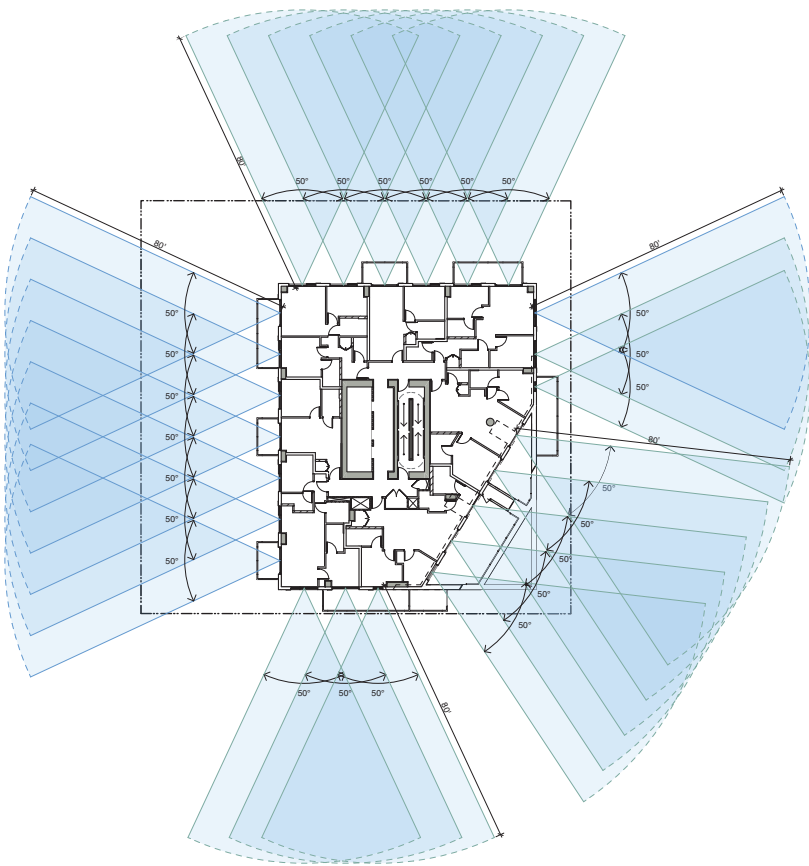
IMPACTED AREA OF DAYLIGHT ANGLE ARC

N PROJECT NORTH

2.7 Horizontal Angle of Daylight



LEVEL 17



LEVEL 18

902 DAVIE STREET

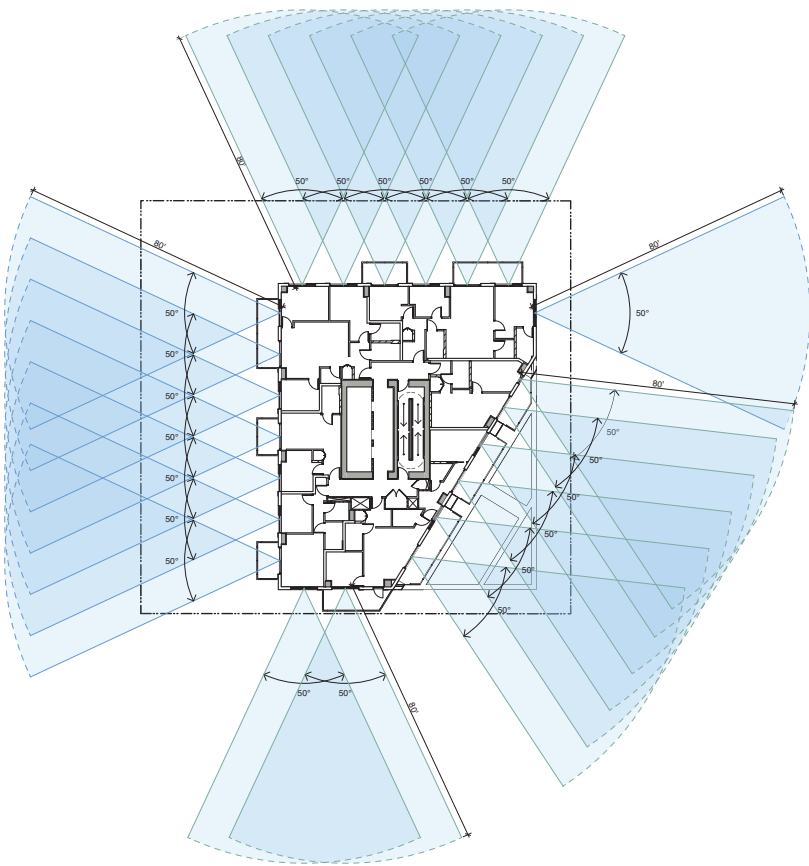
LEGEND

IMPACTED AREA OF DAYLIGHT ANGLE

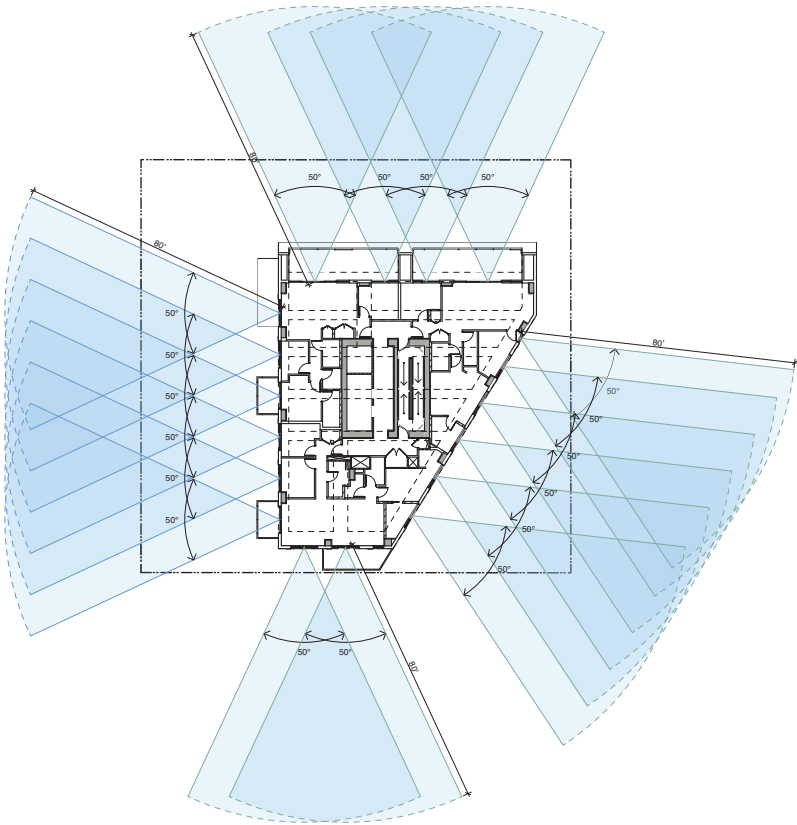
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PROJECT NORTH

2.7 Horizontal Angle of Daylight



LEVEL 19-29



LEVEL 30

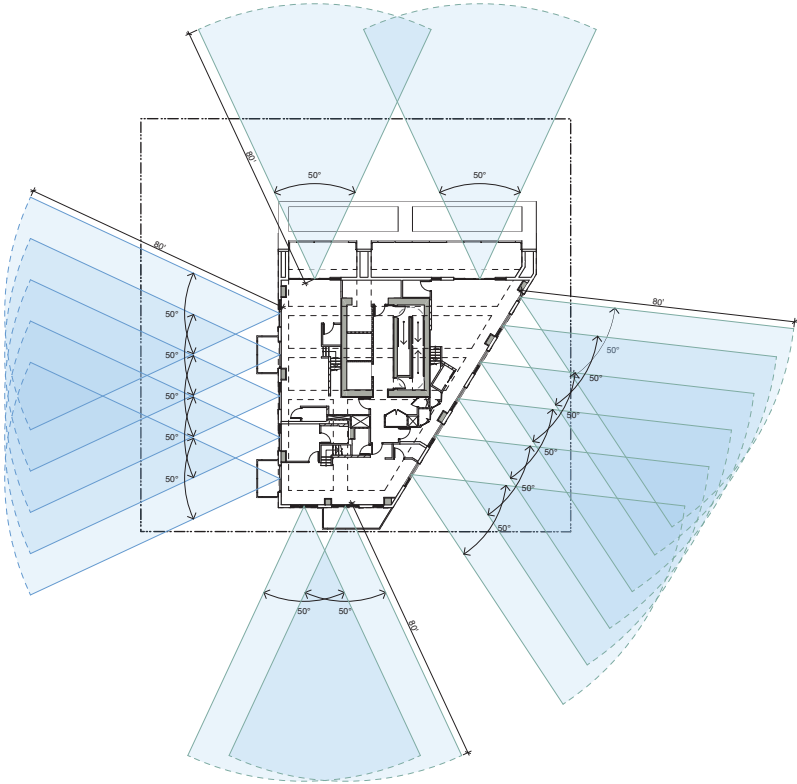
902 DAVIE STREET

LEGEND

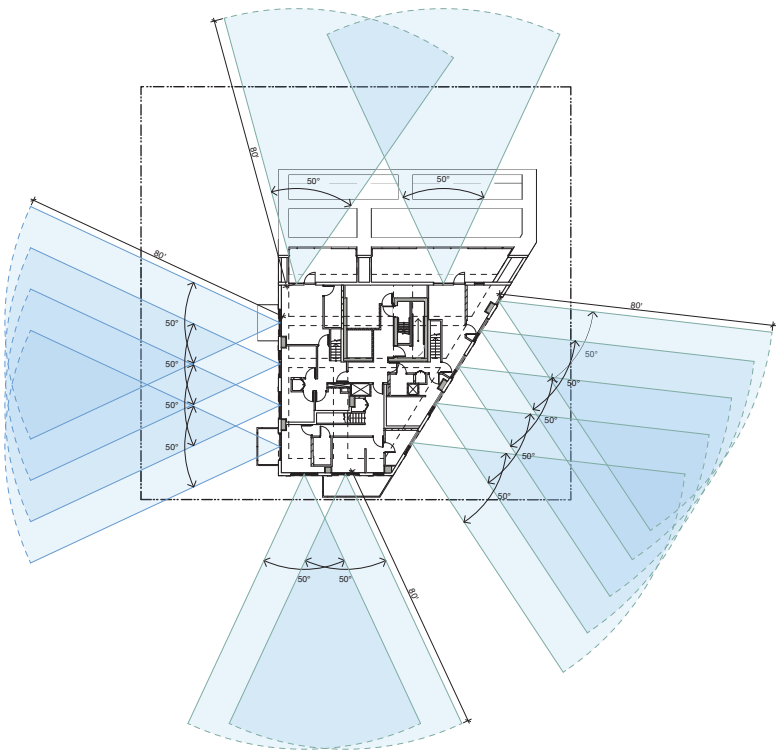
IMPACTED AREA OF DAYLIGHT ANGLE ARC

N PROJECT NORTH

2.7 Horizontal Angle of Daylight



LEVEL 31



LEVEL 32

902 DAVIE STREET

LEGEND

IMPACTED AREA OF DAYLIGHT ANGLE ARC

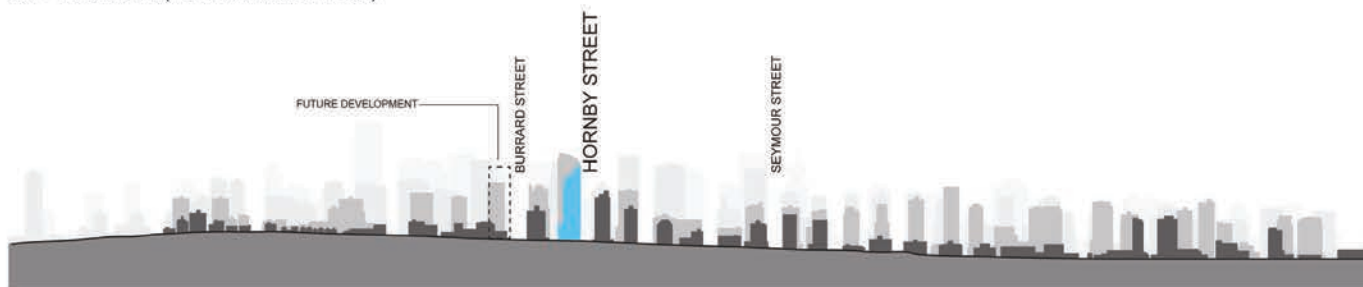
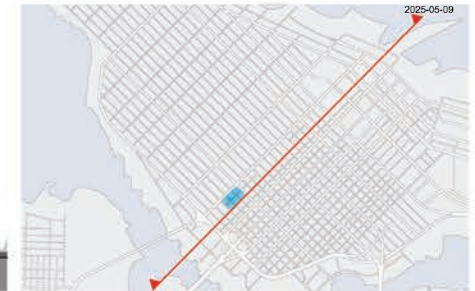
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PROJECT NORTH

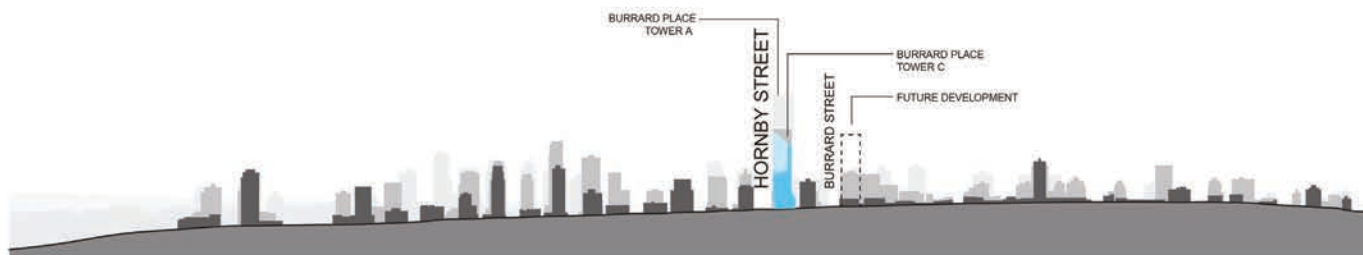
2.8 Skyline Studies



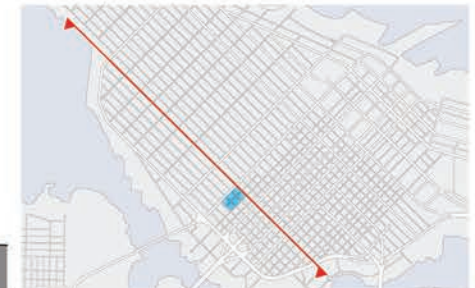
CITY SECTION A (VIEW TOWARDS WEST)



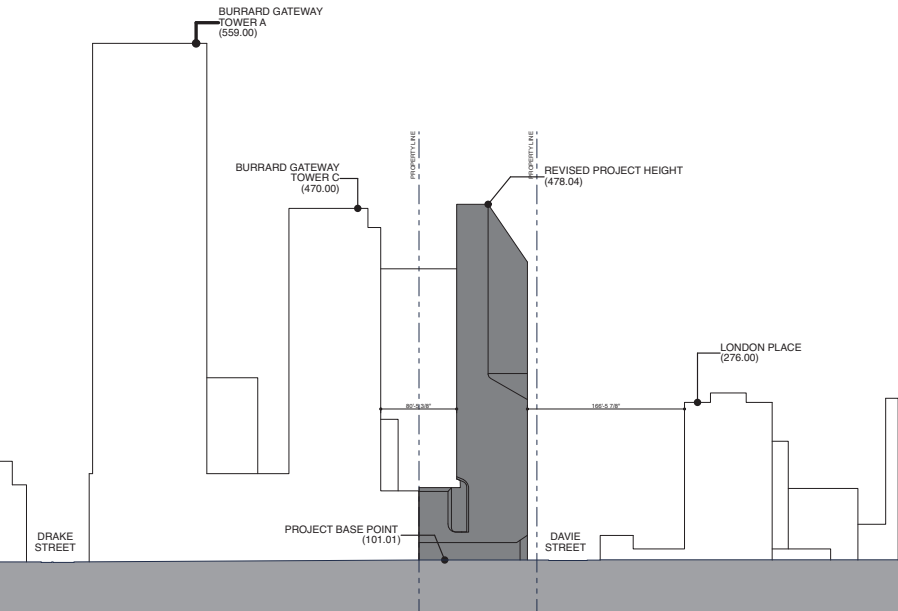
CITY SECTION B (VIEW TOWARDS NORTH)



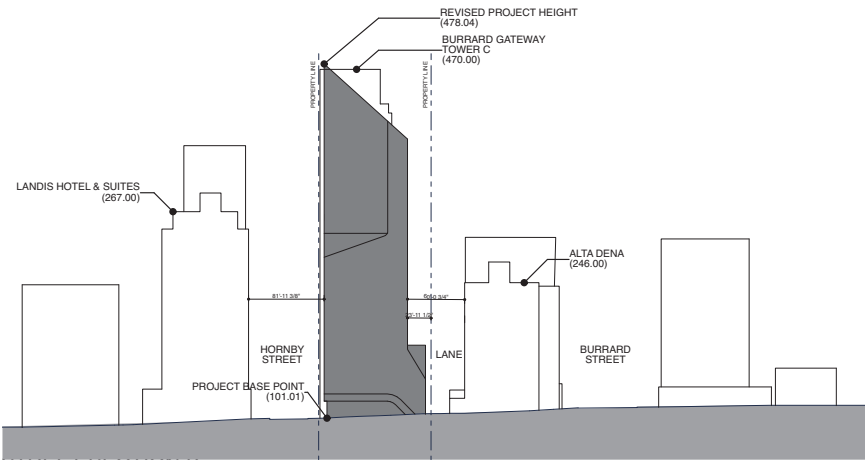
CITY SECTION C (VIEW TOWARDS SOUTH)



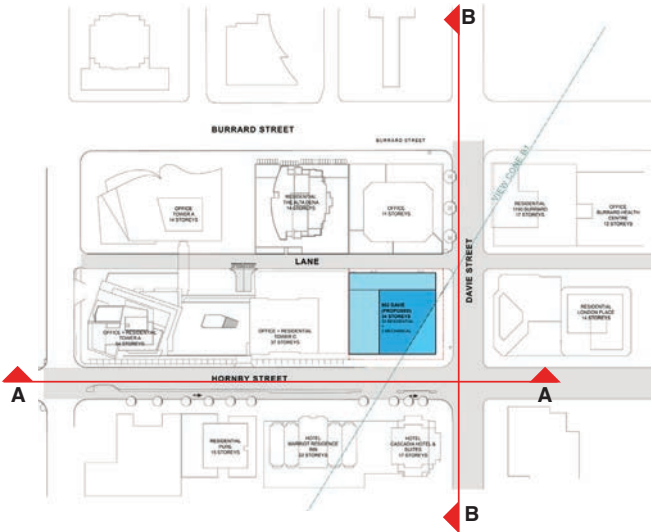
2.9 Street Sections



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

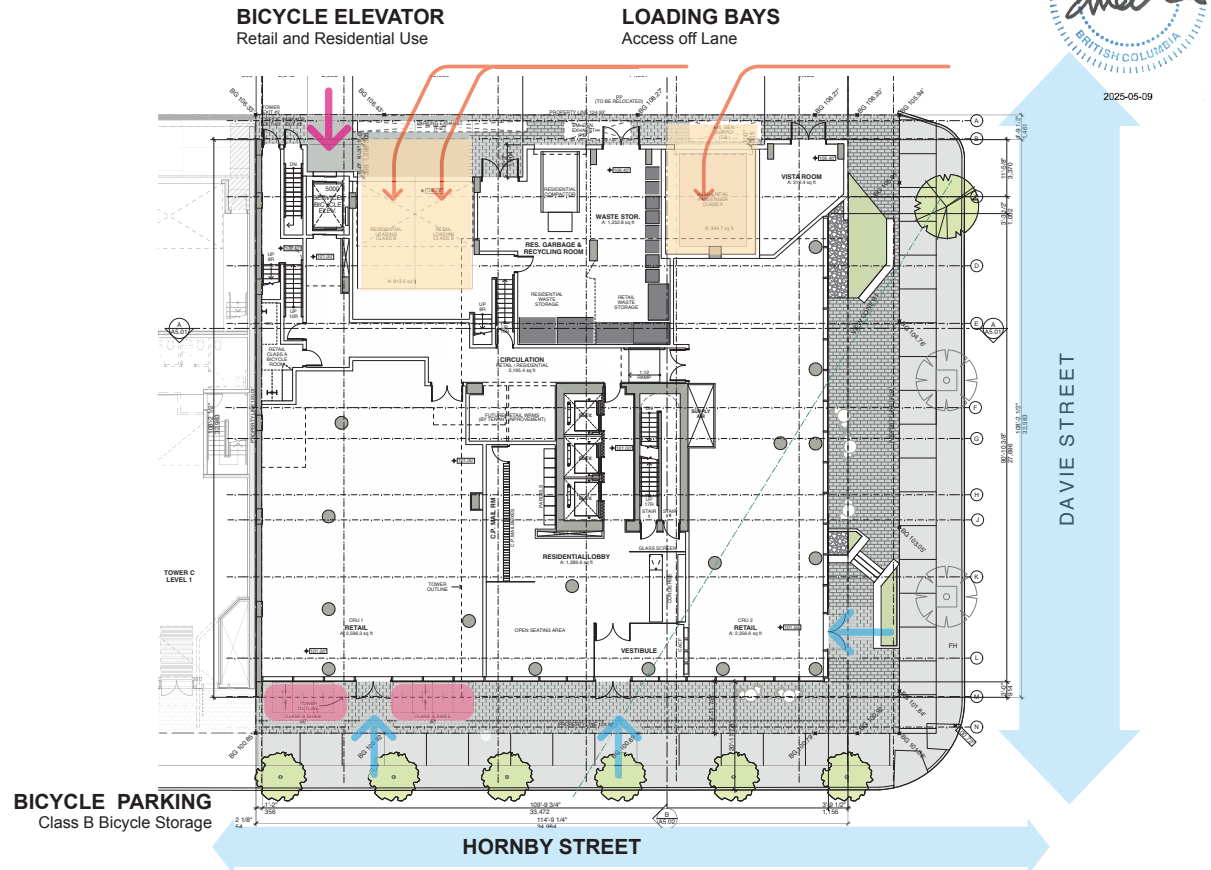
Class A bicycle spaces and lockers are located below grade on P1 to P3. Access to the bicycle storage area is provided via a secure elevator off the lane. Class B bicycle spaces are provided adjacent the office and residential lobby entrance.

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.

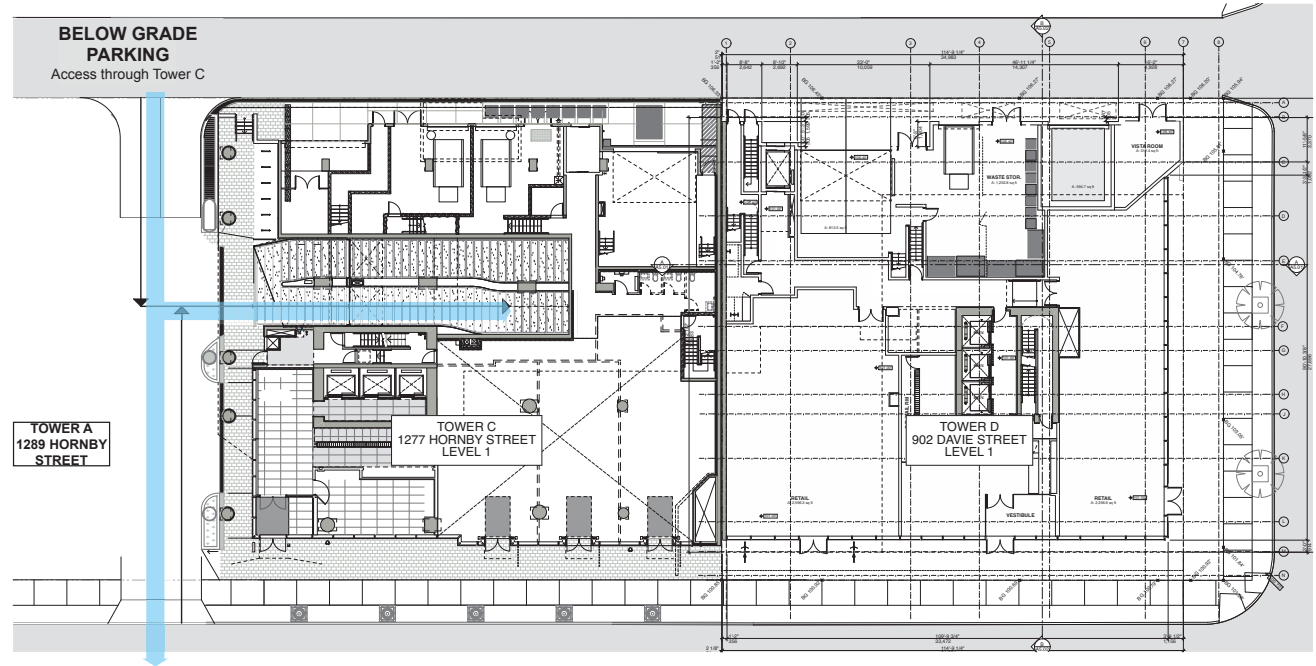


2.10 Site Frontage and Access

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.

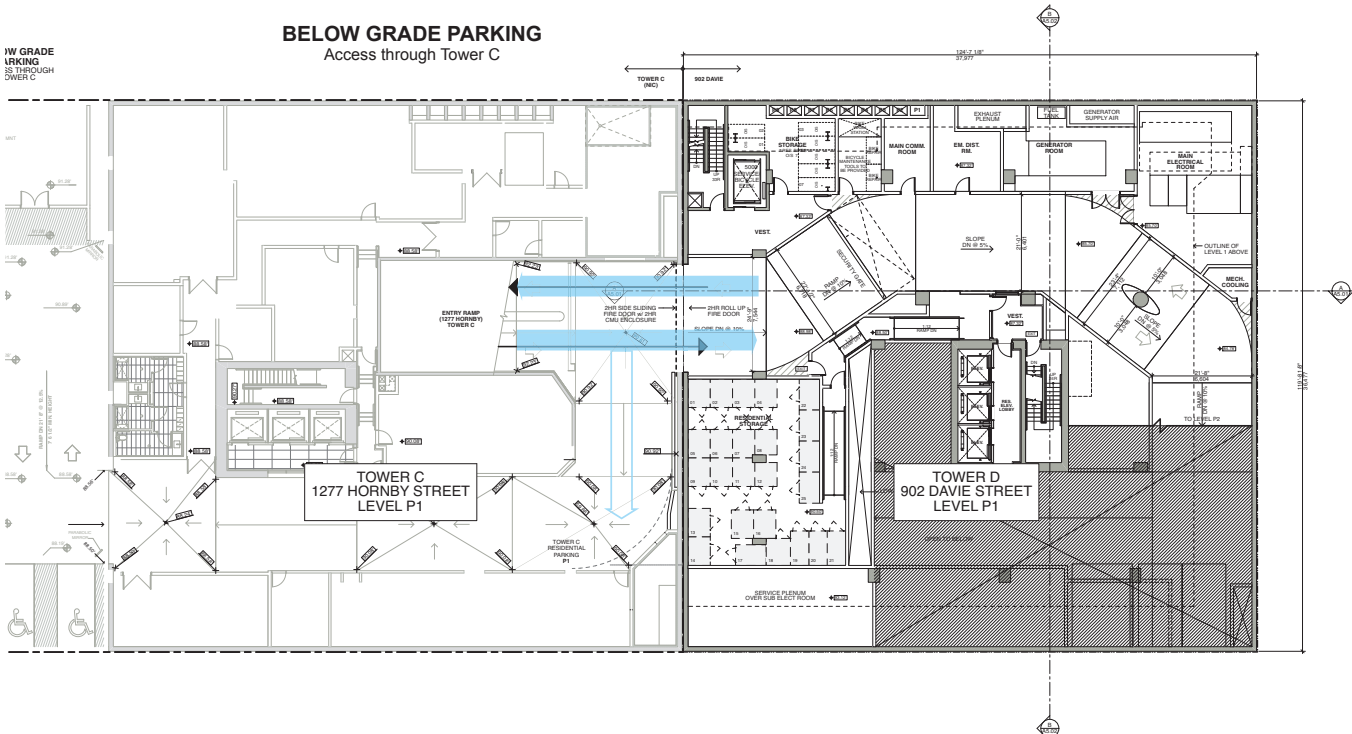


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2025-05-09

2.11 Neighbourhood Amenity Analysis

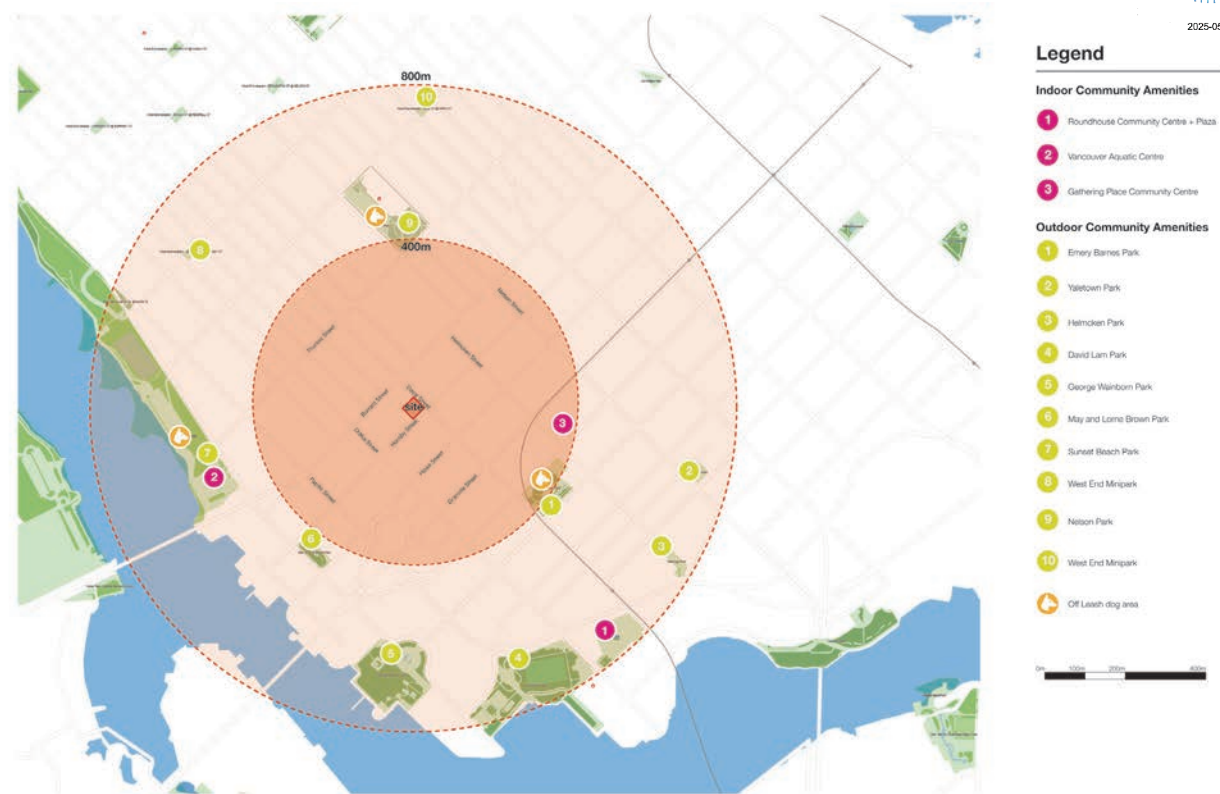
ON-SITE AMENITIES

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 3,866.9 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.

1,647.5 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.

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



CONTENTS

- 3.1 Architectural Concept
- 3.2 Interior Amenity Inspiration
- 3.3 Sustainability
- 3.4 Perspective Views

3.1 Architectural Concept



The Lions



Vancouver Skyline



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

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 13.38, 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. We are proposing a minor encroachment into this view cone, behind the shadow of already existing encroachments. 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



Mountain Peaks



Coastal Range



Facade Materiality

are protected.

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

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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 reveal 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.

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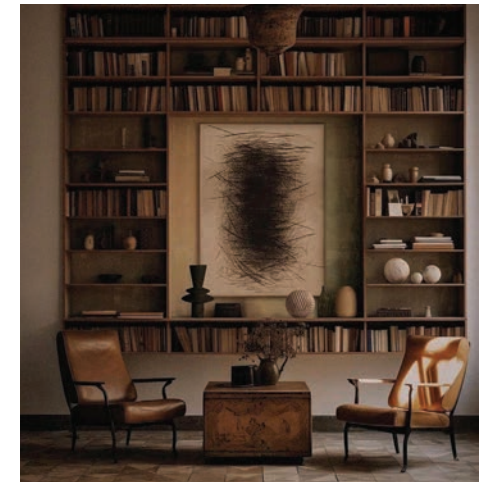
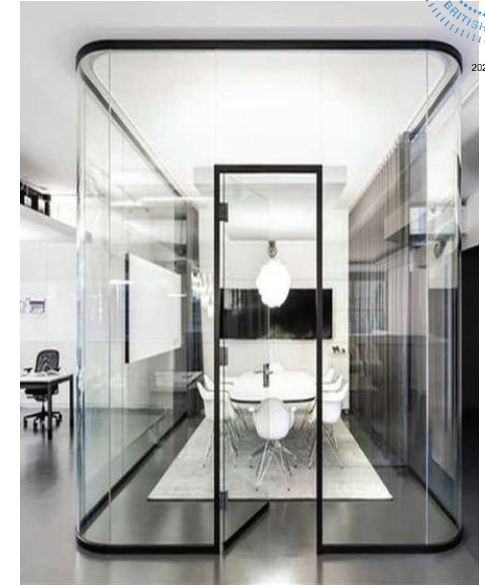
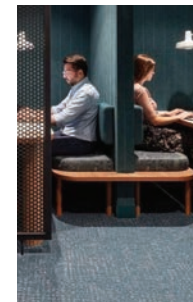
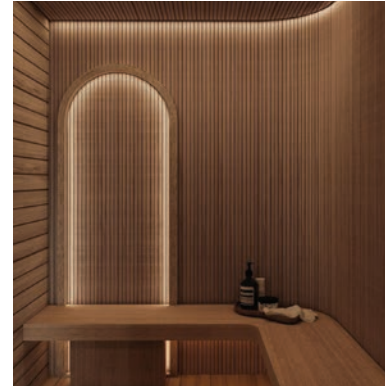
3.2 Interior Amenity Inspiration

QUALITY INDOOR AMENITIES

The proposed development dedicates a significant portion of the tower to high-quality indoor amenity spaces for residents, providing approximately 40 sf of amenity space per unit, well above the noted minimum as per the City of Vancouver Housing Design and Technical Guidelines. The majority of this space located in the interior of the tower podium. These spaces are envisioned as a diverse mix of uses designed to promote livability and community.

Potential uses could include: a fitness centre, yoga and dance studio, sauna and steam room, theatre or media room, acoustically controlled music rooms, coworking, meeting and study areas, lounge or multipurpose room for hosting functions or parties, a golf simulator, indoor rock climbing, and children's play areas, among others.

These spaces will be thoughtfully designed and finished to a high standard, with quality materials, ample lighting, and good air ventilation to create an open, comfortable environment. Glazed or partially glazed walls may be incorporated to enhance safety, and visual connection.



3.3 Sustainability

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.

May 6, 2025

Planning, Urban Design & Sustainability
City of Vancouver
515 W10th Ave.
Vancouver, BC
V5Z 4A8



Ref: 2010.0010980.000

To Whom It May Concern:

Re: 902 Davie Sustainability Compliance Affirmation

To supplement the rezoning reapplication of the 902 Davie project, we wanted to confirm that the addition of floors to the building and conversion of office space to residential spaces will have minimal impacts on the sustainability strategy previously developed. This includes the following:

- Following a detailed review of the proposed design, none of the proposed changes detract from the project's ability to satisfy the City of Vancouver's applicable Green Buildings' Policy for Rezoning (2023).
- Through the traditional development of the project's design, the project team will be capable of demonstrating further compliance with the applicable policies in greater detail at the Development Permit and Building Permit application phase.

Should it help to summarize the 902 Davie team's intended approach, the team has provided a summary table advising of the status of the sustainability measures outlined in the 2023 Rezoning Application Sustainability Package. This is intended to act as an interim confirmation to bridge the gap between the initial submission, current proposal, and future Building Permit submission. Please see the table attached under **Appendix A-Interim Sustainability Update** for further details.

Should the be any questions, do not hesitate to ask.

Yours truly,


Kevin Welsh- Associate Principal
BA, LEED PM BD+C, EB-OM, HOMES

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1. INTEGRATED RAINWATER MANAGEMENT AND GREEN INFRASTRUCTURE

In consultation with the evolving City of Vancouver's Best Management Practices 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/m²; TEDI 38.0 kWh/m²; GHGI 3.8 kgCO₂/m²

Modelled Performance Results: TEUI 97.4 kWh/m²; TEDI 29.7 kWh/m²; GHGI 1.1 kgCO₂/m²

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 Uir value of 0.35 and a SHGC of 0.31
- Effective Rir 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:



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3.3 Sustainability



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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	TBD	10% reduction from 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 Modeling 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 kgCO2eq/m2 (unreduced 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: kgCO2eq/m2 = [GWP*Refr*(0.02L+0.1+)] / (L*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

List of vulnerable residents and other immediate accessibility concerns

- 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.

3.4 Perspective Views



AERIAL VIEW LOOKING NORTHWEST

3.4 Perspective Views



VIEW ALONG HORNBY STREET

902 DAVIE STREET

3.4 Perspective Views



AERIAL VIEW AT THE CORNER OF HORNBY STREET AND DAVIE STREET

902 DAVIE STREET

3.4 Perspective Views



AERIAL VIEW ALONG DAVIE STREET

902 DAVIE STREET

3.4 Perspective Views



SLOPED FACADE AND TERRACES ALONG
LANE EDGE

3.4 Perspective Views



3.4 Perspective Views



902 DAVIE STREET

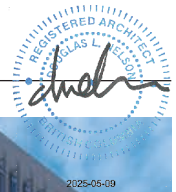
3.4 Perspective Views



PODIUM ALONG HORNBY STREET

902 DAVIE STREET

3.4 Perspective Views



VIEW FROM THE CORNER OF DAVIE STREET AND HORNBY

SECTION 04 / ARCHITECTURAL DRAWINGS



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

CIVIC ADDRESS (CURRENT)	904 DAVIE, 910 DAVIE, 920 DAVIE
CIVIC ADDRESS (PROPOSED)	902 DAVIE STREET
LEGAL DESCRIPTION	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
PROPOSED ZONING	CD-1
EXISTING USE	1 and 2 STOREY RETAIL
PROPOSED USE	179 RESIDENTIAL UNITS W/ 4,930.1 sq ft RETAIL

SITE INFO

PROPERTY AREA	14,994.00 sq ft	1,392.94 m2							
SITE DIMENSIONS	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						
SITE AREA	14,994.0 sq ft	1,392.99 m2							
BUILDING HEIGHT				BASE ELEVATION		T.O. BUILDING ELEVATION			
	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	436.67 ft	133.097 m	(BASE SURFACE GRADE TO HIGHEST TOP OF ROOF SLAB)	
				101.01 ft	30.788 m	477.71 ft	145.606 m	(BASE SURFACE GRADE TO HIGHEST TOP OF BUILDING FORM)	
NO. OF STORIES	32 + 2 MECH LEVELS								
SETBACKS		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				
DENSITY		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								
	-	0.67	10,000.00 sq ft	0.39	5,820.24 sq ft				
	-	4.33	64,970.00 sq ft	12.99	194,838.46 sq ft				
TOTAL		5	74,970.00 sq ft	13.38	200,658.70 sq ft				

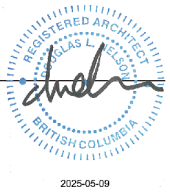
4.1 Development Statistics



2025-05-09

			GFA				EXCLUSIONS				FSR			
			RESIDENTIAL GFA (sq.ft.)		RETAIL (sq.ft.)		TOTAL (sq.ft.)	AMENITY (sq.ft.)	STORAGE (sq.ft.)	LOADING/ WASTE (sq.ft.)	TOTAL (sq.ft.)	RESIDENTIAL (sq.ft.)	RETAIL (sq.ft.)	TOTAL (sq.ft.)
LEVEL	Elevation		Sellable	Common Area	Sellable	Common Area								
	Floor to Floor	Elevation												
LEVEL 34	11'-0"	436.67'	.0 sq ft	1,458.1 sq ft	.0 sq ft	.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	1,458.1 sq ft
LEVEL 33	11'-0"	425.67'	.0 sq ft	2,161.3 sq ft	.0 sq ft	.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	2,161.3 sq ft
LEVEL 32	9'-8"	416.00'	2,173.4 sq ft	611.1 sq ft	.0 sq ft	.0 sq ft	2,784.5 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	2,784.5 sq ft	.0 sq ft	2,784.5 sq ft
LEVEL 31	10'-0"	406.00'	2,565.8 sq ft	983.8 sq ft	.0 sq ft	.0 sq ft	3,549.5 sq ft	.0 sq ft	107.3 sq ft	.0 sq ft	107.3 sq ft	3,442.3 sq ft	.0 sq ft	3,442.3 sq ft
LEVEL 30	9'-10"	396.17'	3,449.0 sq ft	932.5 sq ft	.0 sq ft	.0 sq ft	4,381.5 sq ft	.0 sq ft	112.3 sq ft	.0 sq ft	112.3 sq ft	4,269.1 sq ft	.0 sq ft	4,269.1 sq ft
LEVEL 29	9'-8"	386.50'	4,220.3 sq ft	1,040.6 sq ft	.0 sq ft	.0 sq ft	5,260.8 sq ft	.0 sq ft	113.2 sq ft	.0 sq ft	113.2 sq ft	5,147.6 sq ft	.0 sq ft	5,147.6 sq ft
LEVEL 28	9'-8"	376.83'	4,220.3 sq ft	1,040.6 sq ft	.0 sq ft	.0 sq ft	5,260.8 sq ft	.0 sq ft	113.2 sq ft	.0 sq ft	113.2 sq ft	5,147.6 sq ft	.0 sq ft	5,147.6 sq ft
LEVEL 27	9'-8"	367.17'	4,220.3 sq ft	1,040.6 sq ft	.0 sq ft	.0 sq ft	5,260.8 sq ft	.0 sq ft	113.2 sq ft	.0 sq ft	113.2 sq ft	5,147.6 sq ft	.0 sq ft	5,147.6 sq ft
LEVEL 26	9'-8"	357.50'	4,220.3 sq ft	1,040.6 sq ft	.0 sq ft	.0 sq ft	5,260.8 sq ft	.0 sq ft	113.2 sq ft	.0 sq ft	113.2 sq ft	5,147.6 sq ft	.0 sq ft	5,147.6 sq ft
LEVEL 25	9'-8"	347.83'	4,220.3 sq ft	1,040.6 sq ft	.0 sq ft	.0 sq ft	5,260.8 sq ft	.0 sq ft	113.2 sq ft	.0 sq ft	113.2 sq ft	5,147.6 sq ft	.0 sq ft	5,147.6 sq ft
LEVEL 24	9'-8"	338.17'	4,220.3 sq ft	1,040.6 sq ft	.0 sq ft	.0 sq ft	5,260.8 sq ft	.0 sq ft	113.2 sq ft	.0 sq ft	113.2 sq ft	5,147.6 sq ft	.0 sq ft	5,147.6 sq ft
LEVEL 23	9'-8"	328.50'	4,220.3 sq ft	1,040.6 sq ft	.0 sq ft	.0 sq ft	5,260.8 sq ft	.0 sq ft	113.2 sq ft	.0 sq ft	113.2 sq ft	5,147.6 sq ft	.0 sq ft	5,147.6 sq ft
LEVEL 22	9'-8"	318.83'	4,220.3 sq ft	1,040.6 sq ft	.0 sq ft	.0 sq ft	5,260.8 sq ft	.0 sq ft	113.2 sq ft	.0 sq ft	113.2 sq ft	5,147.6 sq ft	.0 sq ft	5,147.6 sq ft
LEVEL 21	9'-8"	309.17'	4,220.3 sq ft	1,040.6 sq ft	.0 sq ft	.0 sq ft	5,260.8 sq ft	.0 sq ft	113.2 sq ft	.0 sq ft	113.2 sq ft	5,147.6 sq ft	.0 sq ft	5,147.6 sq ft
LEVEL 20	9'-8"	299.50'	4,220.3 sq ft	1,040.6 sq ft	.0 sq ft	.0 sq ft	5,260.8 sq ft	.0 sq ft	113.2 sq ft	.0 sq ft	113.2 sq ft	5,147.6 sq ft	.0 sq ft	5,147.6 sq ft
LEVEL 19	9'-8"	289.83'	4,220.3 sq ft	1,040.6 sq ft	.0 sq ft	.0 sq ft	5,260.8 sq ft	.0 sq ft	113.2 sq ft	.0 sq ft	113.2 sq ft	5,147.6 sq ft	.0 sq ft	5,147.6 sq ft
LEVEL 18	9'-8"	280.17'	4,720.4 sq ft	1,070.4 sq ft	.0 sq ft	.0 sq ft	5,790.8 sq ft	.0 sq ft	145.8 sq ft	.0 sq ft	145.8 sq ft	5,645.0 sq ft	.0 sq ft	5,645.0 sq ft
LEVEL 17	9'-8"	270.50'	5,349.0 sq ft	1,114.0 sq ft	.0 sq ft	.0 sq ft	6,463.0 sq ft	.0 sq ft	117.8 sq ft	.0 sq ft	117.8 sq ft	6,345.2 sq ft	.0 sq ft	6,345.2 sq ft
LEVEL 16	9'-8"	260.83'	5,560.5 sq ft	1,114.5 sq ft	.0 sq ft	.0 sq ft	6,675.0 sq ft	.0 sq ft	120.3 sq ft	.0 sq ft	120.3 sq ft	6,554.7 sq ft	.0 sq ft	6,554.7 sq ft
LEVEL 15	9'-8"	251.17'	5,560.5 sq ft	1,114.5 sq ft	.0 sq ft	.0 sq ft	6,675.0 sq ft	.0 sq ft	120.3 sq ft	.0 sq ft	120.3 sq ft	6,554.7 sq ft	.0 sq ft	6,554.7 sq ft
LEVEL 14	9'-8"	241.50'	5,560.5 sq ft	1,114.5 sq ft	.0 sq ft	.0 sq ft	6,675.0 sq ft	.0 sq ft	120.3 sq ft	.0 sq ft	120.3 sq ft	6,554.7 sq ft	.0 sq ft	6,554.7 sq ft
LEVEL 13	9'-8"	231.83'	5,560.5 sq ft	1,114.5 sq ft	.0 sq ft	.0 sq ft	6,675.0 sq ft	.0 sq ft	120.3 sq ft	.0 sq ft	120.3 sq ft	6,554.7 sq ft	.0 sq ft	6,554.7 sq ft
LEVEL 12	9'-8"	222.17'	5,560.5 sq ft	1,114.5 sq ft	.0 sq ft	.0 sq ft	6,675.0 sq ft	.0 sq ft	120.3 sq ft	.0 sq ft	120.3 sq ft	6,554.7 sq ft	.0 sq ft	6,554.7 sq ft
LEVEL 11	9'-8"	212.50'	5,560.5 sq ft	1,114.5 sq ft	.0 sq ft	.0 sq ft	6,675.0 sq ft	.0 sq ft	120.3 sq ft	.0 sq ft	120.3 sq ft	6,554.7 sq ft	.0 sq ft	6,554.7 sq ft
LEVEL 10	9'-8"	202.83'	5,560.5 sq ft	1,114.5 sq ft	.0 sq ft	.0 sq ft	6,675.0 sq ft	.0 sq ft	120.3 sq ft	.0 sq ft	120.3 sq ft	6,554.7 sq ft	.0 sq ft	6,554.7 sq ft
LEVEL 9	9'-8"	193.17'	5,560.5 sq ft	1,114.5 sq ft	.0 sq ft	.0 sq ft	6,675.0 sq ft	.0 sq ft	120.3 sq ft	.0 sq ft	120.3 sq ft	6,554.7 sq ft	.0 sq ft	6,554.7 sq ft
LEVEL 8	9'-8"	183.50'	4,284.0 sq ft	1,093.0 sq ft	.0 sq ft	.0 sq ft	5,376.9 sq ft	.0 sq ft	69.4 sq ft	.0 sq ft	69.4 sq ft	5,307.6 sq ft	.0 sq ft	5,307.6 sq ft
LEVEL 7	9'-8"	173.83'	3,307.2 sq ft	2,661.5 sq ft	.0 sq ft	.0 sq ft	5,968.7 sq ft	1,647.5 sq ft	69.4 sq ft	.0 sq ft	1,716.9 sq ft	4,251.8 sq ft	.0 sq ft	4,251.8 sq ft
LEVEL 6	11'-2"	162.67'	6,758.7 sq ft	3,360.7 sq ft	.0 sq ft	.0 sq ft	10,119.4 sq ft	1,275.3 sq ft	216.6 sq ft	.0 sq ft	1,491.9 sq ft	8,627.5 sq ft	.0 sq ft	8,627.5 sq ft
LEVEL 5	10'-8"	152.00'	6,873.1 sq ft	3,649.2 sq ft	.0 sq ft	.0 sq ft	10,522.2 sq ft	1,417.6 sq ft	231.9 sq ft	.0 sq ft	1,649.5 sq ft	8,872.7 sq ft	.0 sq ft	8,872.7 sq ft
LEVEL 4	10'-8"	141.33'	7,043.0 sq ft	4,009.3 sq ft	.0 sq ft	.0 sq ft	11,052.3 sq ft	1,617.2 sq ft	260.0 sq ft	.0 sq ft	1,877.2 sq ft	9,175.1 sq ft	.0 sq ft	9,175.1 sq ft
LEVEL 3	10'-8"	130.67'	7,113.2 sq ft	4,470.2 sq ft	.0 sq ft	.0 sq ft	11,583.3 sq ft	1,897.6 sq ft	224.8 sq ft	.0 sq ft	2,122.4 sq ft	9,460.9 sq ft	.0 sq ft	9,460.9 sq ft
LEVEL 2	10'-8"	120.00'	4,532.9 sq ft	6,310.4 sq ft	.0 sq ft	.0 sq ft	10,843.3 sq ft	1,897.6 sq ft	187.4 sq ft	.0 sq ft	2,085.0 sq ft	8,758.3 sq ft	.0 sq ft	8,758.3 sq ft
LEVEL 1 UPPER	9'-0"	111.00'	.0 sq ft	2,209.8 sq ft	.0 sq ft	.0 sq ft	2,209.8 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	2,209.8 sq ft	.0 sq ft	2,209.8 sq ft
LEVEL 1	10'-0"	101.00'	.0 sq ft	5,468.4 sq ft	4,952.9 sq ft	907.4 sq ft	11,328.7 sq ft	.0 sq ft	.0 sq ft	2,461.0 sq ft	2,461.0 sq ft	3,007.4 sq ft	5,860.3 sq ft	8,867.6 sq ft
TOTAL (SF)			149,076.8 sq ft	61,925.1 sq ft	4,952.9 sq ft	907.4 sq ft	216,862.1 sq ft	9,752.8 sq ft	3,949.5 sq ft	2,461.0 sq ft	16,163.4 sq ft	194,838.5 sq ft	5,860.3 sq ft	200,698.7 sq ft
TOTAL (SM)			13,849.23 m2	5,752.84 m2	460.12 m2	84.29 m2	20,146.49 m2	906.04 m2	366.91 m2	228.63 m2	1,501.58 m2	18,100.49 m2	544.42 m2	18,644.91 m2

4.1 Development Statistics



LEVEL	Units Below 65m2	Units Between 65m2 and 105 m2	Units Over 105m2	Total Units
LEVEL 32				
LEVEL 31	0	0	3	3
LEVEL 30	0	3	0	3
LEVEL 29	3	3	0	6
LEVEL 28	3	3	0	6
LEVEL 27	3	3	0	6
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	2	5	0	7
LEVEL 17	6	3	0	9
LEVEL 16	7	3	0	10
LEVEL 15	7	3	0	10
LEVEL 14	7	3	0	10
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	2	0	8
LEVEL 7	4	2	0	6
LEVEL 6	11	2	0	13
LEVEL 5	11	2	0	13
LEVEL 4	11	2	0	13
LEVEL 3	13	1	0	14
LEVEL 2	9	0	0	9
LEVEL 1	0	0	0	0
TOTAL	162	79	3	244

*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 32	9'-8"					
LEVEL 31	10'-0"	0	0	0	3	3
LEVEL 30	9'-10"	0	0	0	3	3
LEVEL 29	9'-8"	0	3	1	2	6
LEVEL 28	9'-8"	0	3	1	2	6
LEVEL 27	9'-8"	0	3	1	2	6
LEVEL 26	9'-8"	0	3	1	2	6
LEVEL 25	9'-8"	0	3	1	2	6
LEVEL 24	9'-8"	0	3	1	2	6
LEVEL 23	9'-8"	0	3	1	2	6
LEVEL 22	9'-8"	0	3	1	2	6
LEVEL 21	9'-8"	0	3	1	2	6
LEVEL 20	9'-8"	0	3	1	2	6
LEVEL 19	9'-8"	0	3	1	2	6
LEVEL 18	9'-8"	0	2	5	0	7
LEVEL 17	9'-8"	2	3	3	1	9
LEVEL 16	9'-8"	2	4	4	0	10
LEVEL 15	9'-8"	2	4	4	0	10
LEVEL 14	9'-8"	2	4	4	0	10
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	2	0	8
LEVEL 7	9'-8"	2	2	2	0	6
LEVEL 6	11'-2"	4	7	2	0	13
LEVEL 5	10'-8"	4	7	2	0	13
LEVEL 4	10'-8"	4	7	2	0	13
LEVEL 3	10'-8"	4	9	1	0	14
LEVEL 2	10'-8"	2	7	0	0	9
LEVEL 1	19'-0"	0	0	0	0	0
TOTAL		40	113	62	29	244
% Distribution		16.4%	46.3%	25.4%	11.9%	

Family Oriented Units	91
% Family oriented units	37.3%

4.1 Development Statistics



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Values for Tabulating Parking & Loading Counts

Use	Units
Residential	244

GFA

Use	sq.ft.	sq.m.
Retail	4,953	456.11
TOTAL	4,953	456.11

Car Stalls: Stalls Break Down by type by Use

Use	Regular	Small	Accessible	TOTAL
Residential (4.1.1 / 4.1.4)	176	24	9	209
Residential Visitors (4.1.3)	8	4	0	12
Retail (4.1.1 / 4.2.5)	0	0	0	0
TOTAL	184	28	9	221

Car Stalls Required & Provided - Overall by Use

Residential Parking Stalls Requirements (4.1.1 / 4.1.4) : there is no minimum residential parking requirement for residential uses w/ the exception of required accessible stalls

Residential Parking Accessible Stall Requirements (4.1.4) : 1 SPACE PER FIRST 7 UNITS + 0.034 SPACE FOR EACH ADDITIONAL DWELLING UNIT

Residential Visitors Parking Stalls Requirements (4.1.3) : THE LESSER OF: (a) 5% of the total number of residential parking spaces; and (b) 0.05 spaces per dwelling unit

Retail Parking Stall Requirements (4.1.1 / 4.2.5): None required; maximum

Use	Requirements		Provided
	Required	Allowed	
Residential (4.1.1 / 4.1.4)	9	N/A	209
Residential Visitors (4.1.3)	12	24	12
Retail (4.1.1 / 4.2.5)	0	N/A	0
TOTAL	21		221

Car Stalls Required & Provided by Sub Types by Use

Residential EV Parking Stall Requirements (4.1.1): 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 (4.1.2): 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

Accessible Residential Stalls (4.1.4) : 1 SPACE PER FIRST 7 UNITS + 0.034 SPACE FOR EACH ADDITIONAL DWELLING UNIT

Non Residential Accessible Stalls (4.1.4): 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	Req'd Accessible Stalls	Small car	Electical Vehicle	H/C Stalls
Residential (4.1.1 / 4.1.4)	52	209	9	24	209	9
Residential Visitors (4.1.3)	3	0	0	4	0	0
Retail (4.1.1 / 4.2.5)	0	1	0	0	0	0
TOTAL	55	210	9	28	209	9

Car Stalls: Stalls type Break Down by floor

Use	Regular	Small	Accessible	Car Share	Passenger Space Class A	TOTAL
L1	0	0	0	0	1	1
P1	0	0	0	0	0	0
P2	0	0	0	0	1	1
P3	8	4	0	0	0	12
P4	15	3	9	0	0	27
P5	31	3	0	0	0	34
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
TOTAL	184	28	9	0	2	223

Car Stalls: Stalls type Break Down by Use

Use	Residential	Residential visitor	Retail	Passenger Space Class A	TOTAL
L1	0	0	0	1	1
P1	0	0	0	0	0
P2	0	0	0	1	1
P3	0	12	0	0	12
P4	27	0	0	0	27
P5	34	0	0	0	34
P6	37	0	0	0	37
P7	37	0	0	0	37
P8	37	0	0	0	37
P9	37	0	0	0	37
TOTAL PROVIDED	209	12	0	2	223

TOTAL REQUIRED	9	12	0	2	23
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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

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
Retail (6.5.A)	1	0	0	0	2	0	0	0
TOTAL	1	0	0	0	2	0	0	0

Loading Bay Required & Provided by Use

5.2.1 - CLASS A 1.0 SPACE PER 50-299 ; CLASS B 1.0 SPACE PER 100-299 UNITS ; CLASS C NO REQUIREMENT
5.2.6 - CLASS A NO REQUIREMENT ; CLASS B 1.0 SPACE PER FIRST 25,026 sq ft (2,325sm) ; CLASS C NO REQUIREMENT FOR LESS THAN 20,451 sq ft (1900sm)

Use	Required			Provided		
	Class A	Class B	Class C	Class A	Class B	Class C
Residential (5.2.1)	1	1	0	0	1	0
Retail (5.2.5)	0	1	0	3	1	0
TOTAL	1	2	0	3	2	0

Passenger Space 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
7.2.5.1 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)	2	N/A	N/A	2	N/A	N/A
Retail (7.2.5.1)	0	N/A	N/A	0	N/A	N/A
TOTAL	2	N/A	N/A	2	N/A	N/A

Care Share Required & Provided by Use

	Required	Provided
902 Davie	0	0



2025-05-09

4.1 Development Statistics



2025-05-09

Values for Bike Parking Counts

Use	Units Below 65m2	Units Between 65m2 and 105 m2	Units Over 105m2	Total Units
Residential	162	79	3	244

GFA

Use	sq.ft.	sq.m.
Retail	4,953	456.11
TOTAL	4,953	456.11

Bike Stalls: Stalls type Break Down by floor

Use	Regular Vertical	Regular Stacked	Regular Horizontal	Oversized	Lockers	TOTAL
L1	0	0	2	1	1	4
P1	0	0	0	7	0	7
P2	46	100	16	44	66	272
P3	49	150	47	8	58	312
R4	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
TOTAL	95	250	65	60	125	595

Bike Parking Stalls Required and Provided - Overall by Use

6.2.1.2 - Residential 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: Residential CLASS B MIN.2 SPACES FOR THE FIRST 20 UNITS, A 1 SPACE FOR EVERY ADDITIONAL 20 UNITS
6.2.5.1 - Retail CLASS A A MINIMUM OF ONE SPACE FOR EACH 340 sqm OF GROSS FLOOR AREA : Retail CLASS B MIN. 6 SPACES FOR ANY DEVELOPMENT CONTAINING 1,000 sqm of GFA

Use	Requirements		TDM	Total Req'd	Provided	
	Class A	Class B	Class A	Class A	Class A	Class B
Residential (6.2.1.2)	450	13	135	585	591	13
Retail (6.2.5.1)	1	0	2	3	4	0
TOTAL	451	13	137	588	595	13

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.

TDM Plan B, June 2024: Residential Uses - 20% of the total number Class A spaces to be lockers & 10% of the total number Class A spaces to be oversized spaces.
TDM Plan B, June 2024: Non-Residential Uses - 20% of the total number Class A spaces to be oversized spaces or a minimum of 1 oversized space, whichever is greater and 10% of the total number Class A spaces to be oversized spaces or a minimum of 1 oversized space, whichever is greater
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 (10%) min	Lockers (20%) min	TOTAL	Regular (30%) max			Oversized (10%) min	Lockers (20%) min	TOTAL
Residential	409	59	117	585	95	250	63	59	124	591
Retail	1	1	1	3	0	0	1	1	1	3
TOTAL	410	60	118	588	95	250	64	60	125	594

Bike Stalls: Break Down by floor by Use

Use	Residential	Retail	TOTAL
L1	0	4	4
P1	7	0	7
P2	272	0	272
P3	312	0	312
R4	0	0	0
P5	0	0	0
P6	0	0	0
P7	0	0	0
P8	0	0	0
P9	0	0	0
TOTAL	591	4	595

Storage Required & Provided

	# units	# of units with in-unit storage	# of units with storage in parkade	TOTAL STORAGE
Market Residential	244	125	123	248
TOTAL	244	125	123	248

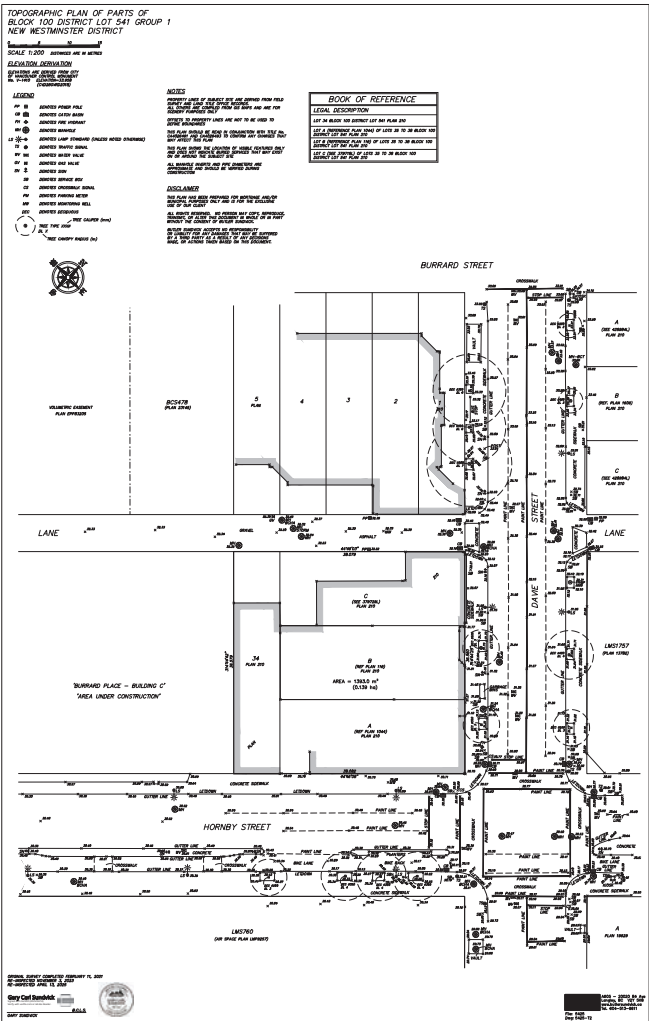
Number of Bonus Storage spaces Provided: 4

Balcony Summary

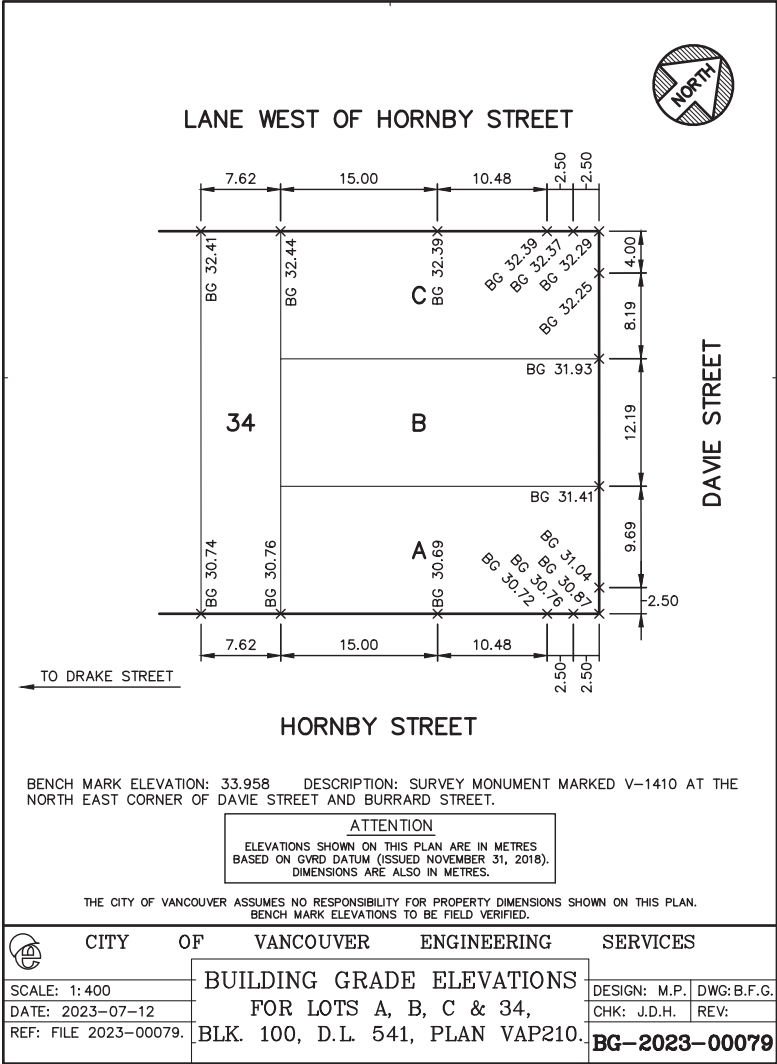
Type	
Enclosed Balcony	
Open Balcony	18,032.97
Ratio to Residential FSR	9%

Max. allowable = 12%

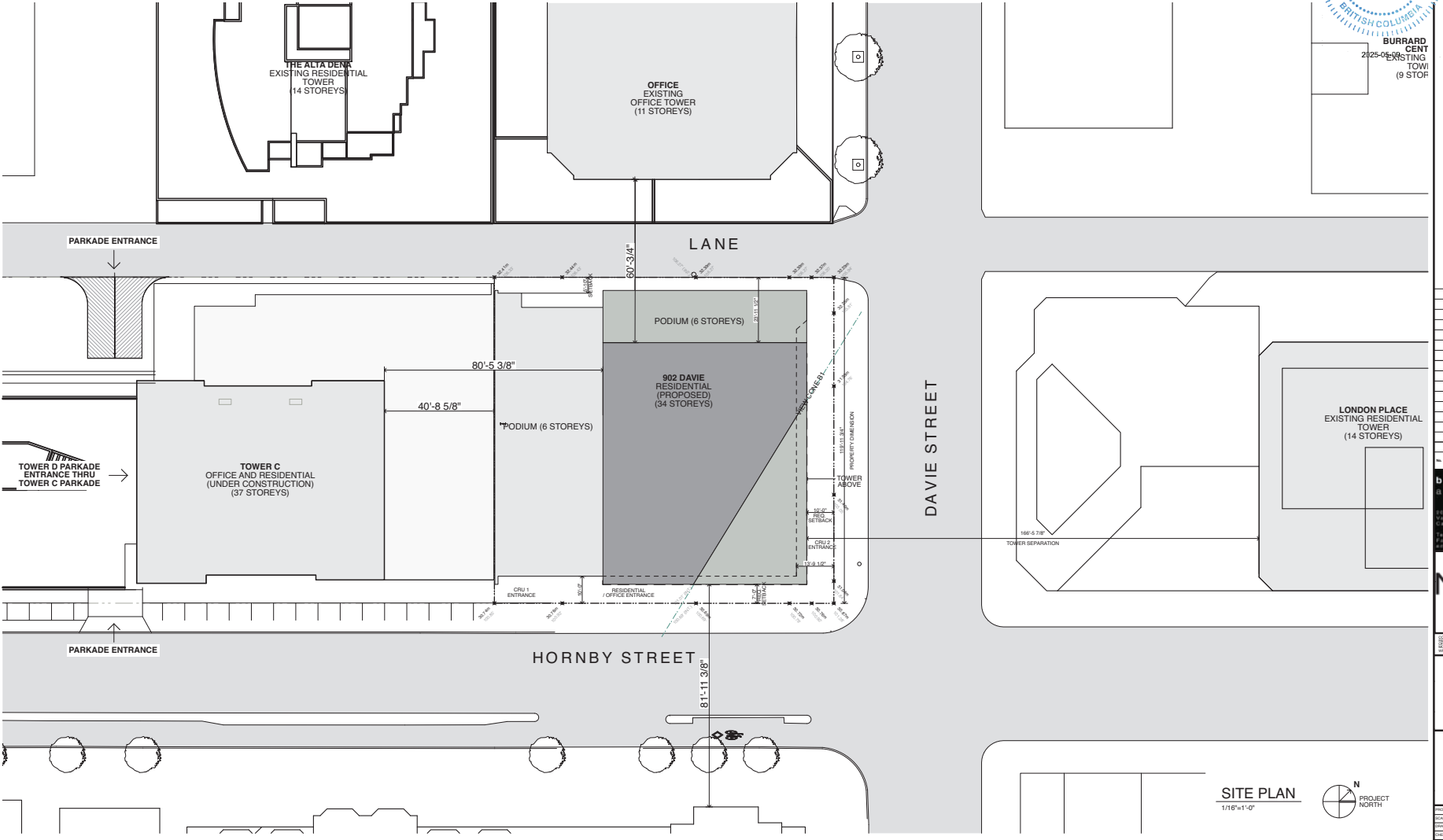
4.2 Site Information



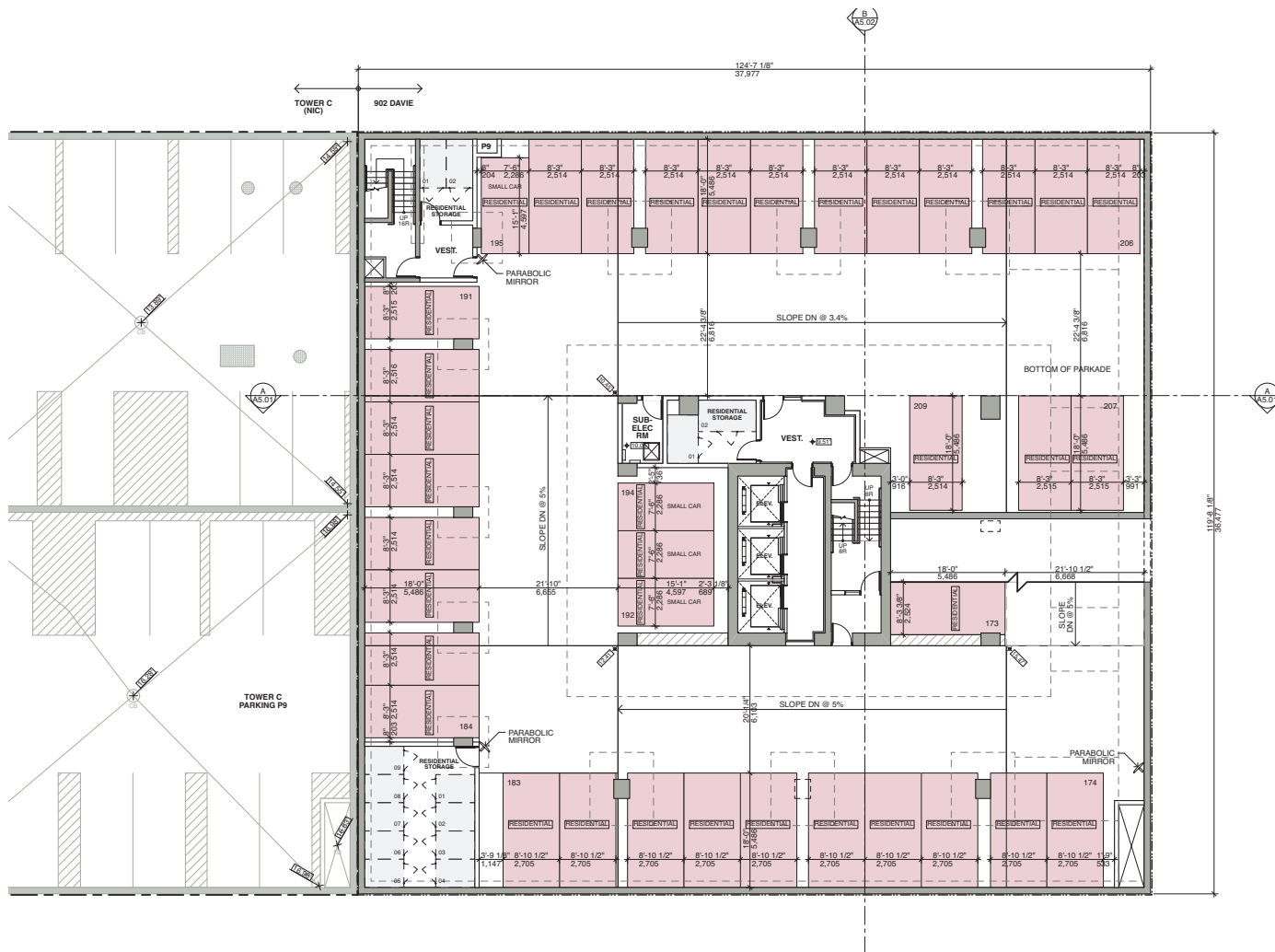
4.2 Site Information



4.3 Site Plan



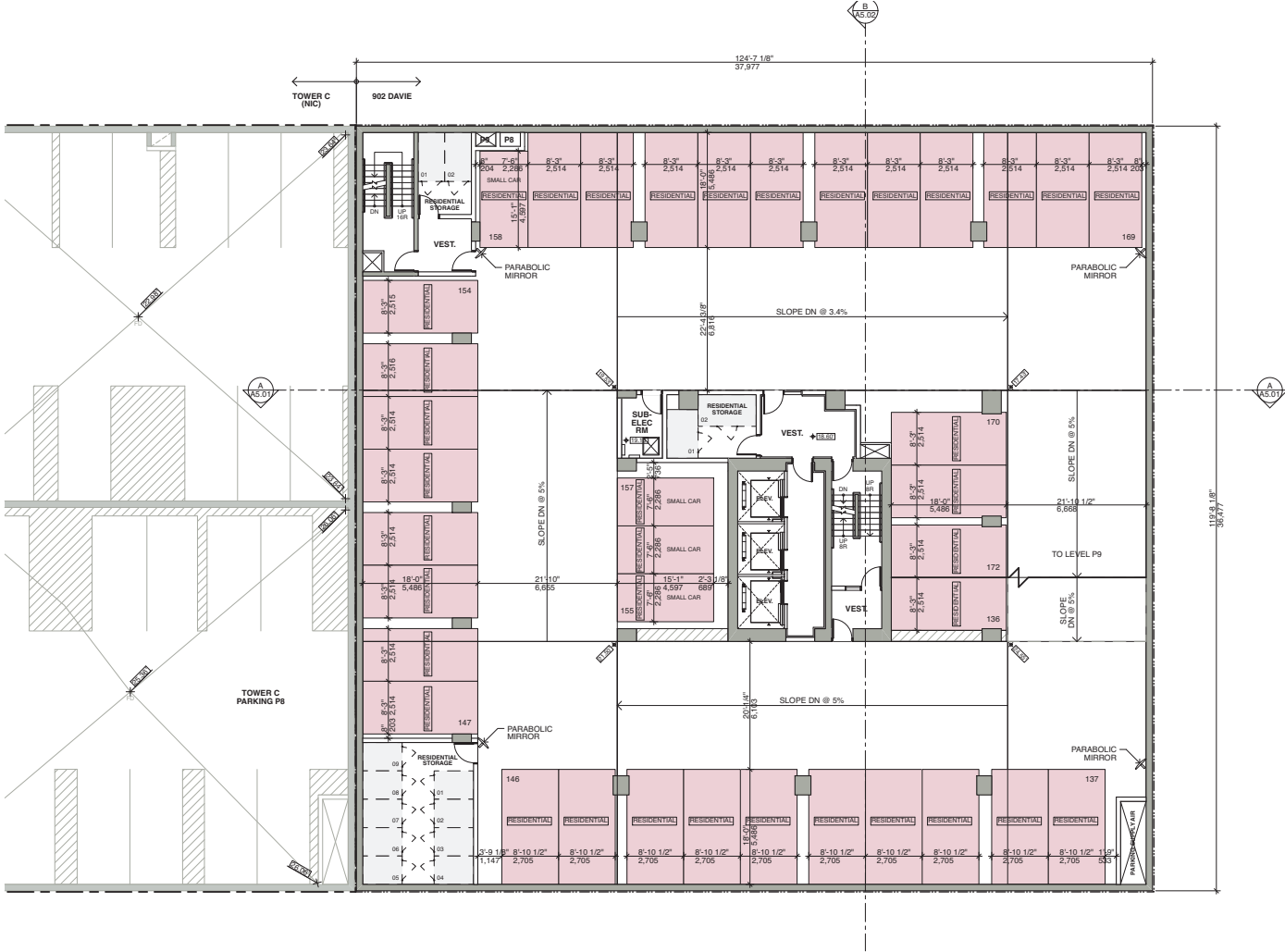
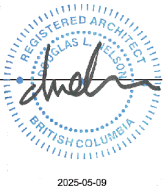
4.4 Floor Plans



902 DAVIE STREET

LEVEL P9

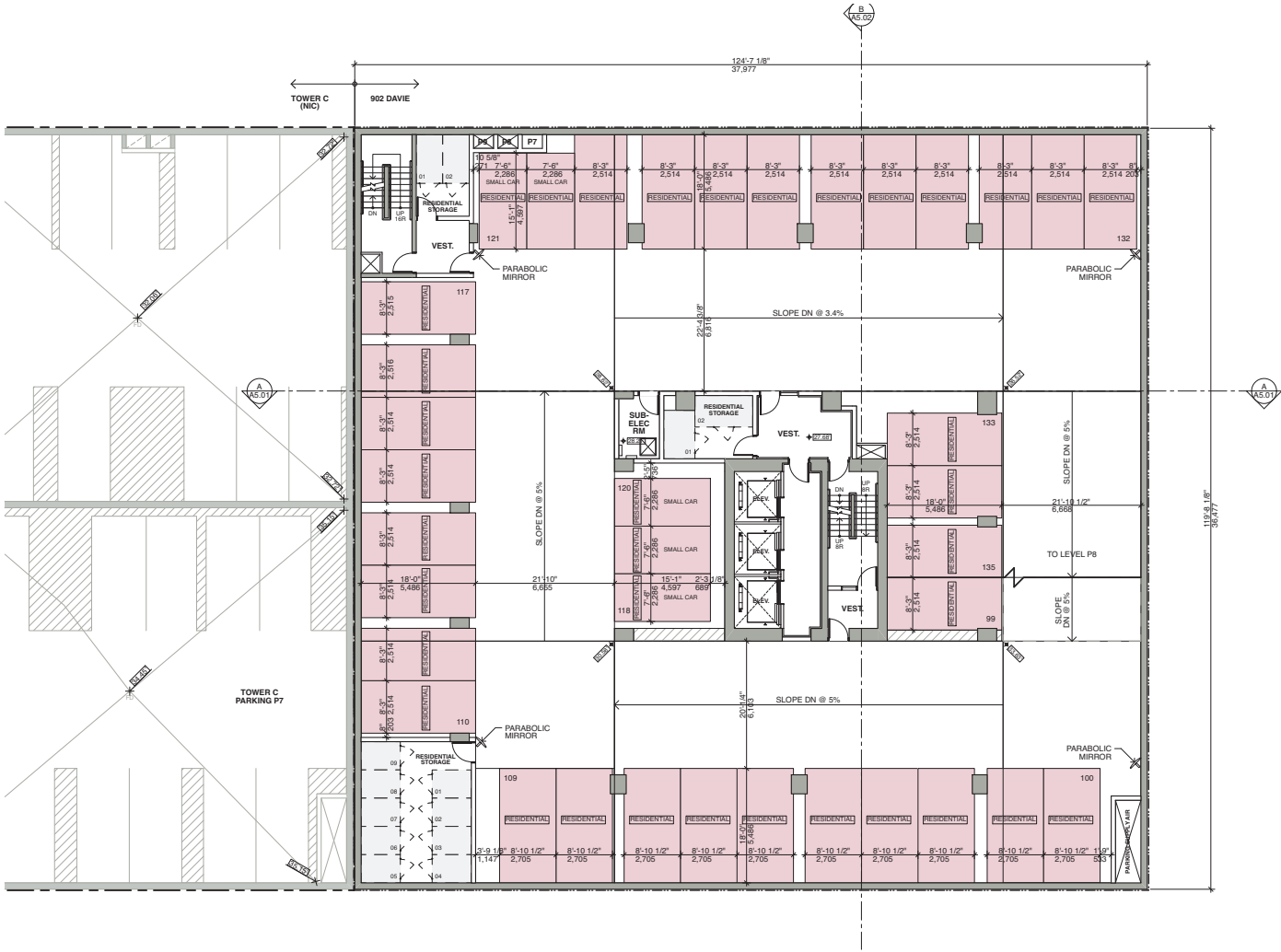
4.4 Floor Plans



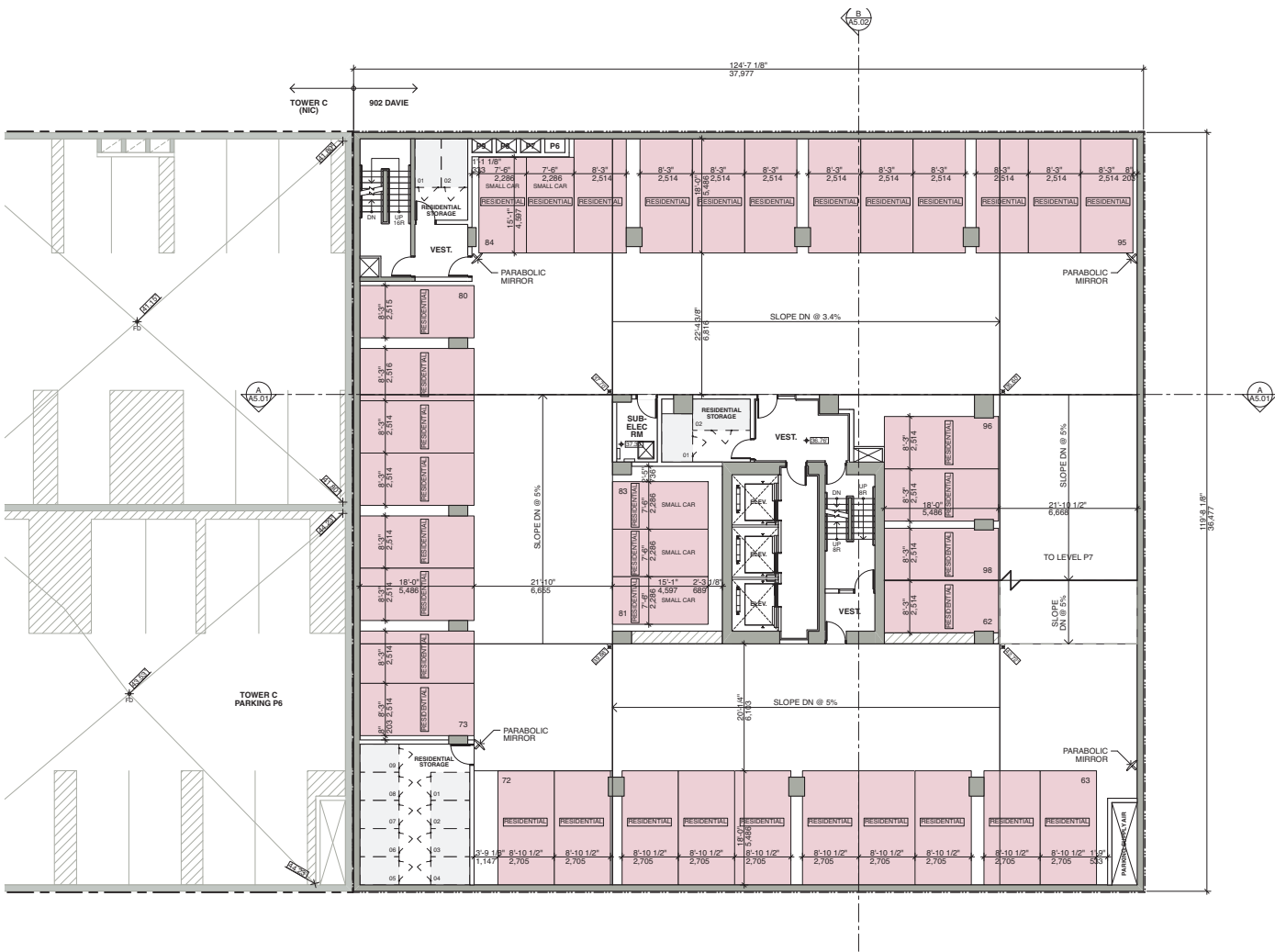
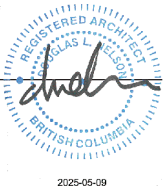
902 DAVIE STREET

LEVEL P8

4.4 Floor Plans



4.4 Floor Plans



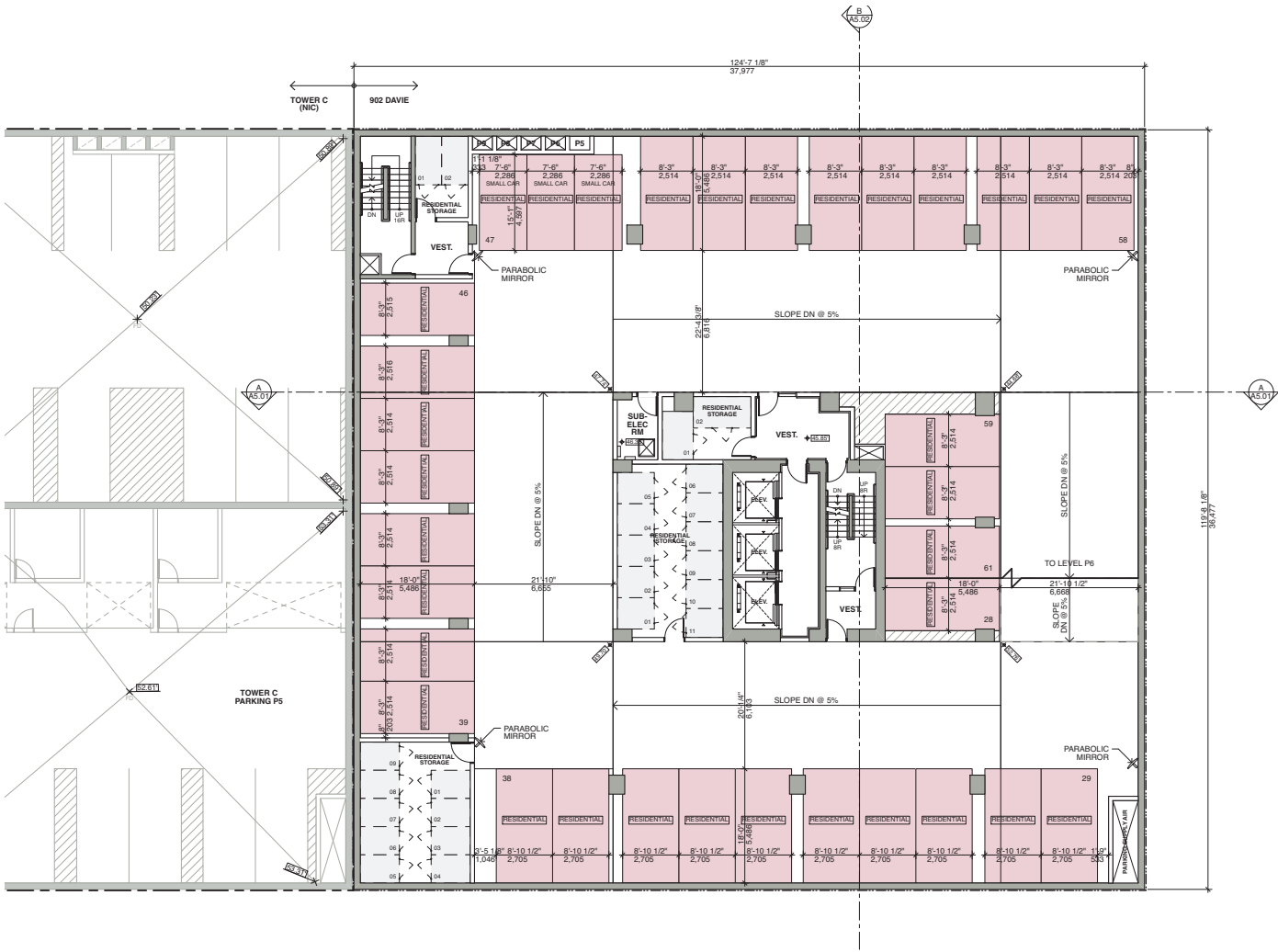
902 DAVIE STREET

LEVEL P6

4.4 Floor Plans



2025-05-09



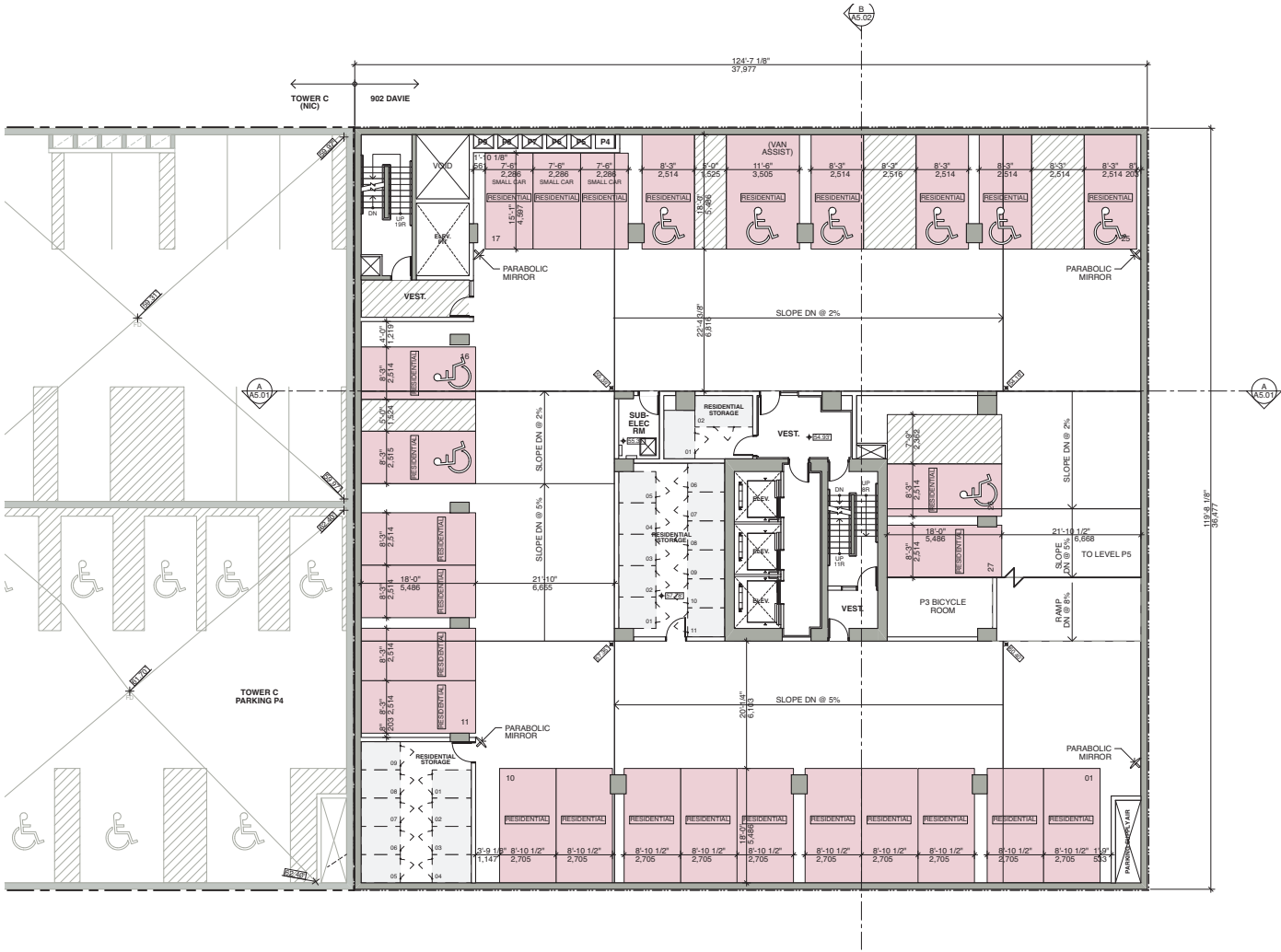
LEVEL P5

902 DAVIE STREET

4.4 Floor Plans



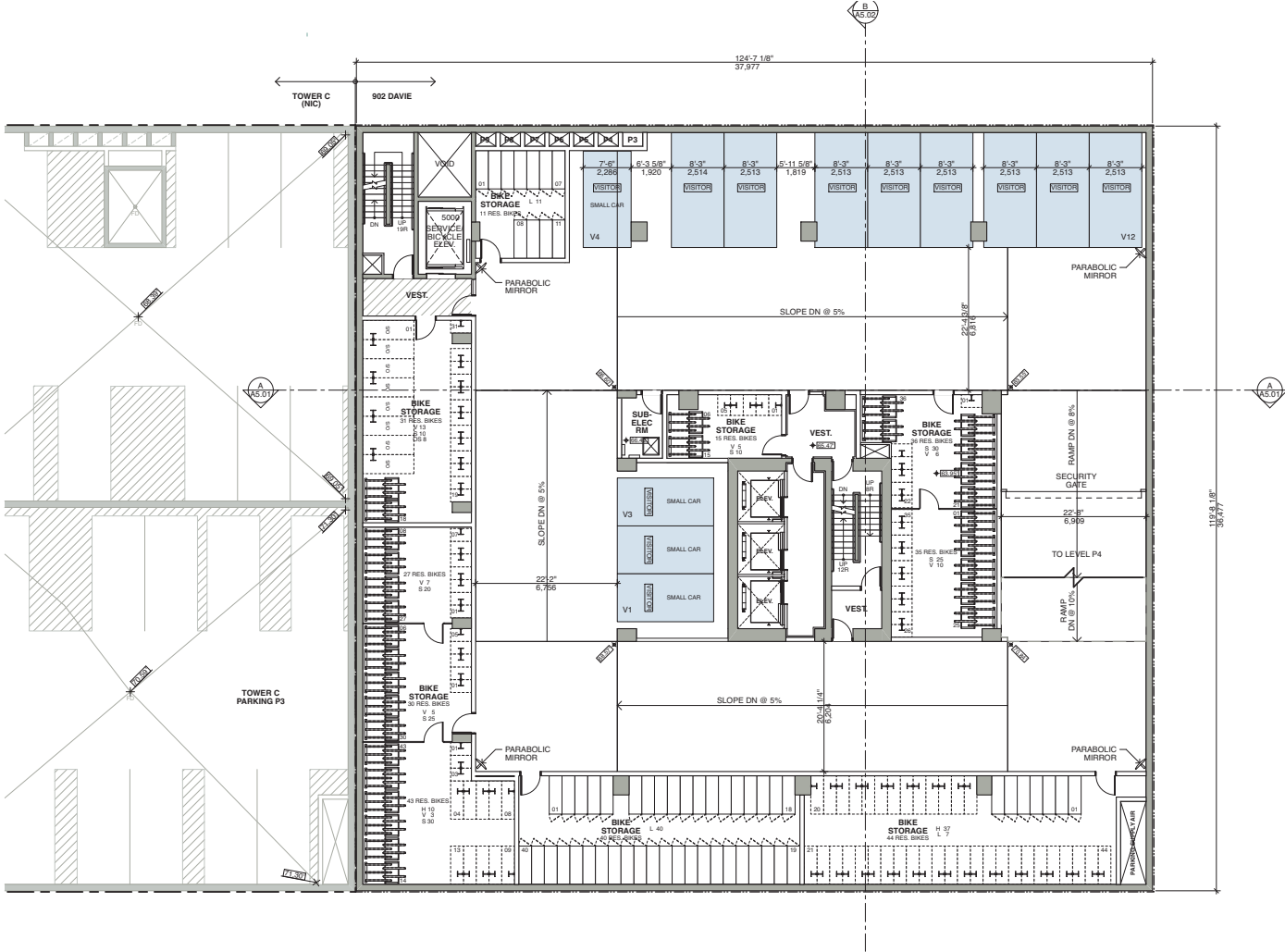
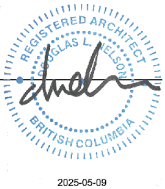
2025-05-09



902 DAVIE STREET

LEVEL P4

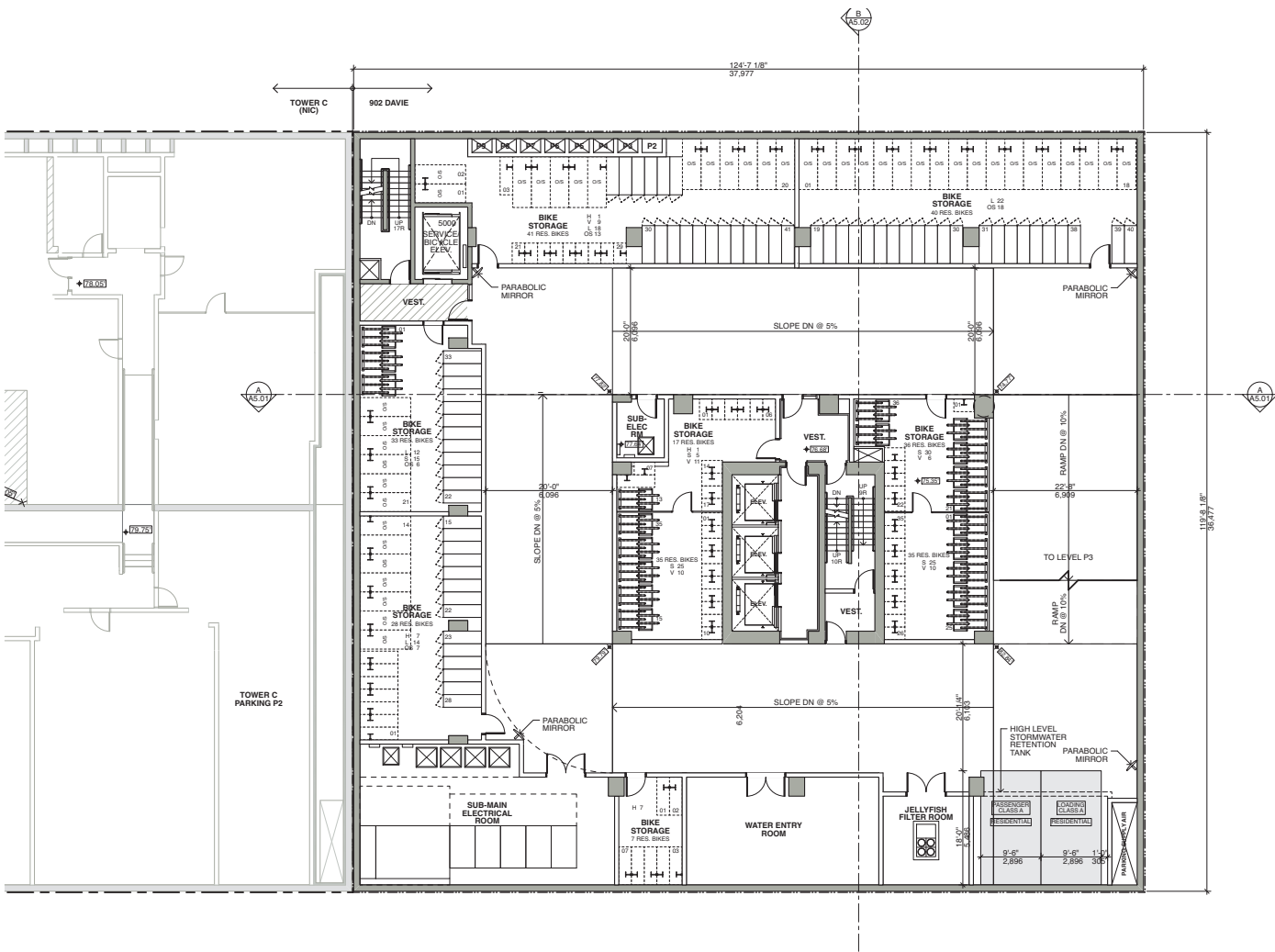
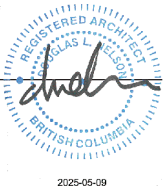
4.4 Floor Plans



902 DAVIE STREET

LEVEL P3

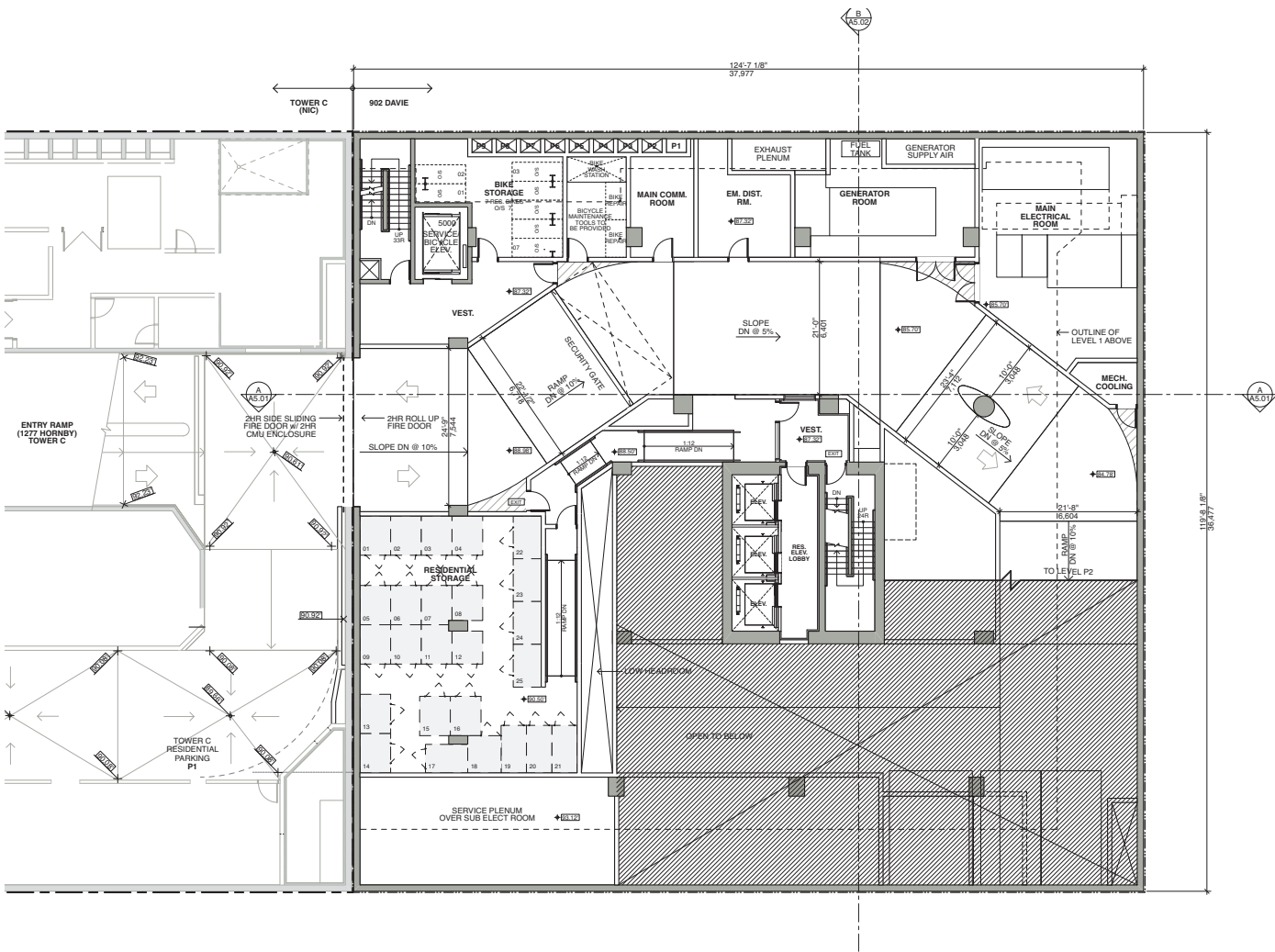
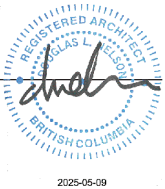
4.4 Floor Plans



902 DAVIE STREET

LEVEL P2

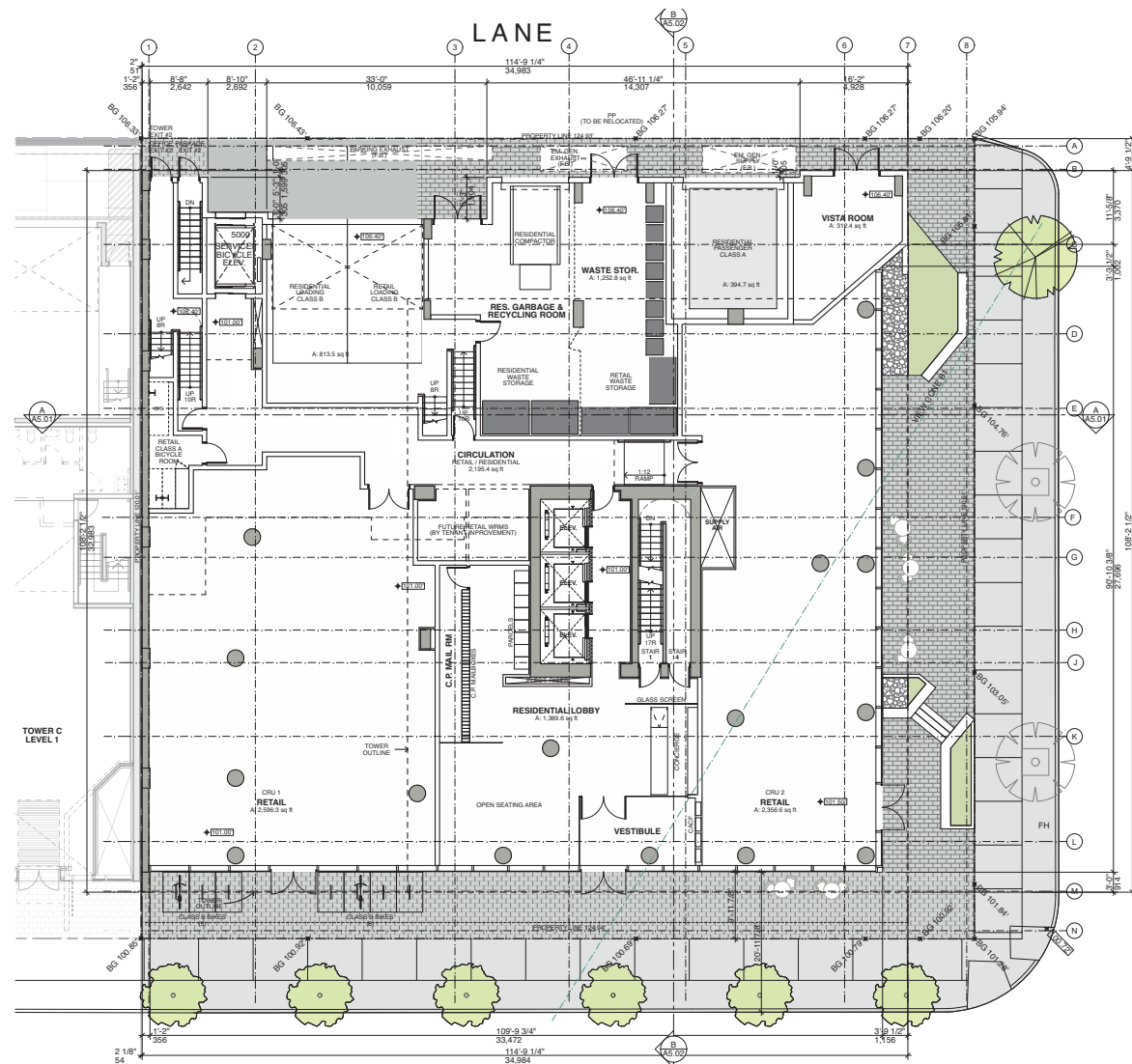
4.4 Floor Plans



4.4 Floor Plans



2025-05-09



DAVIE STREET

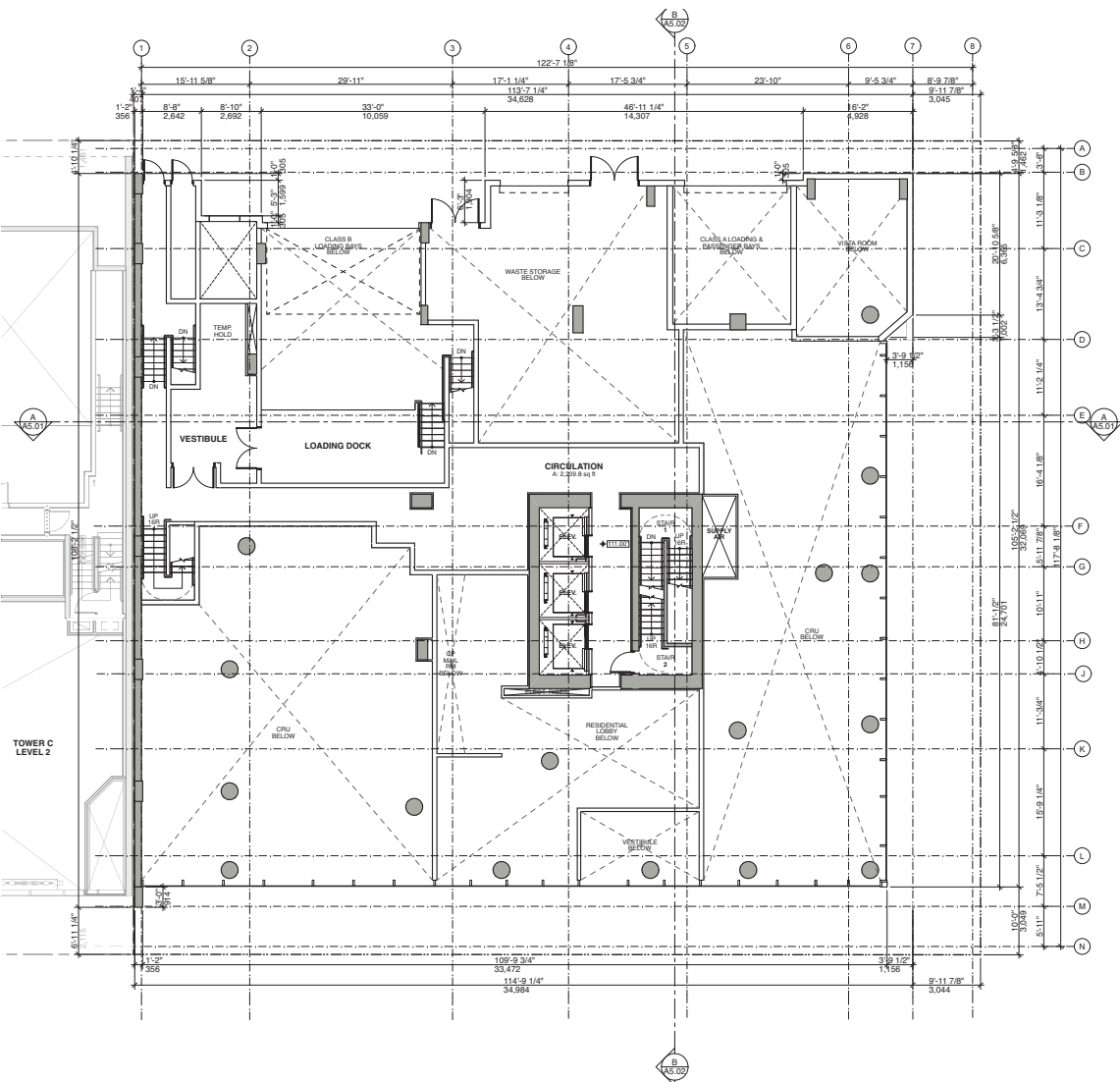
902 DAVIE STREET

LEVEL 1

4.4 Floor Plans



2025-05-09

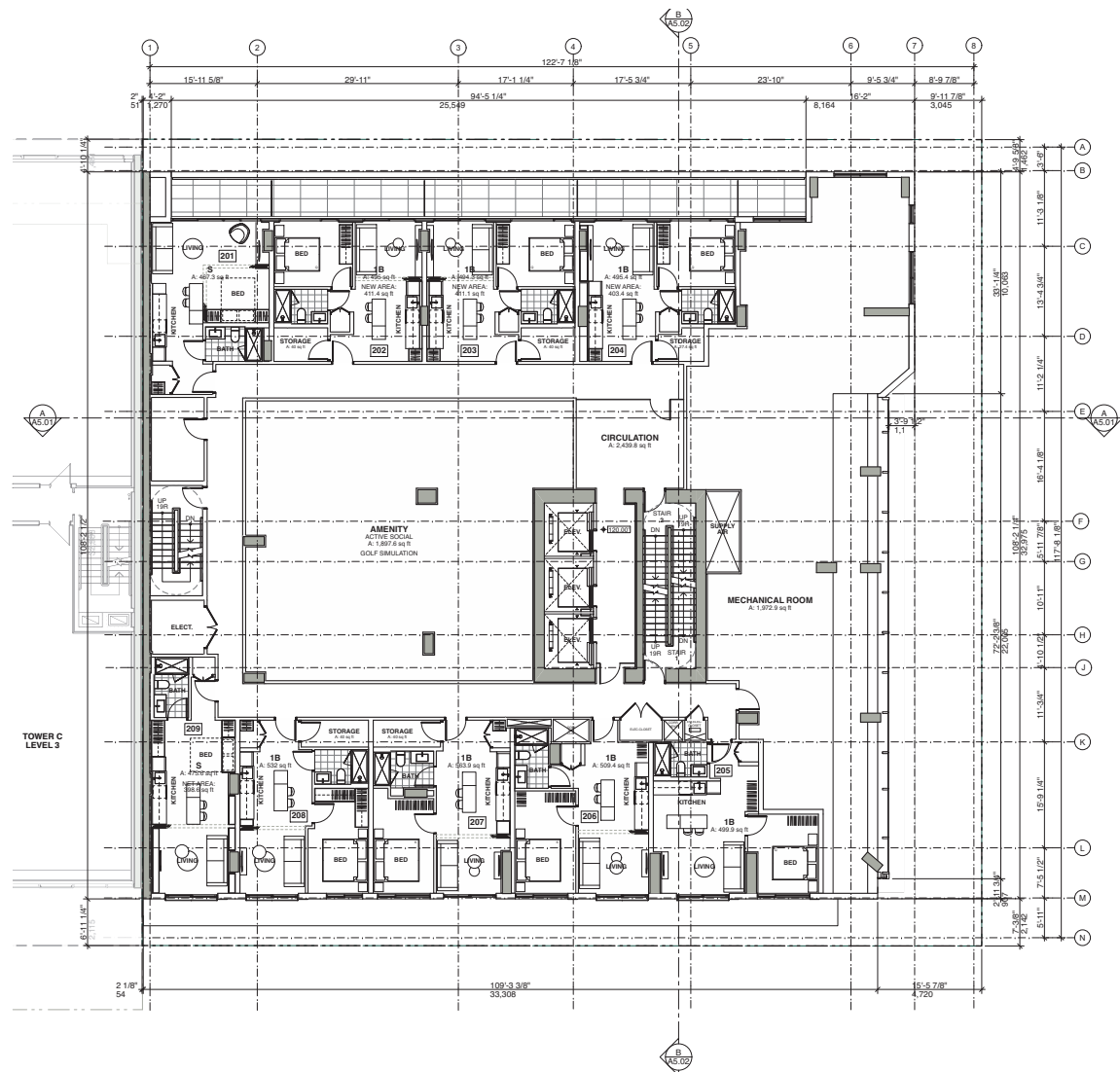


LEVEL 1 (UPPER)

4.4 Floor Plans



2025-05-09

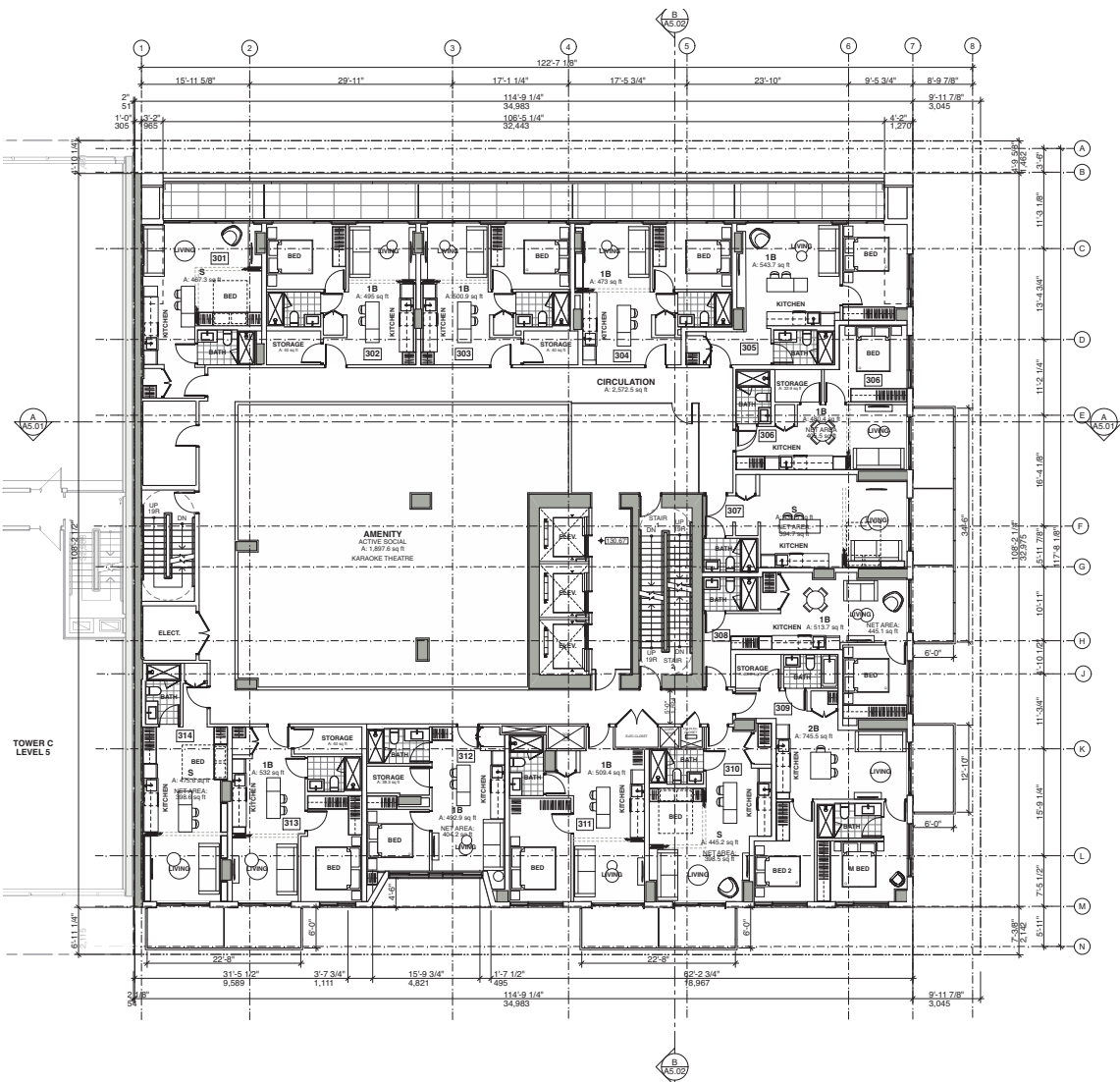


LEVEL 2

4.4 Floor Plans



2025-05-09

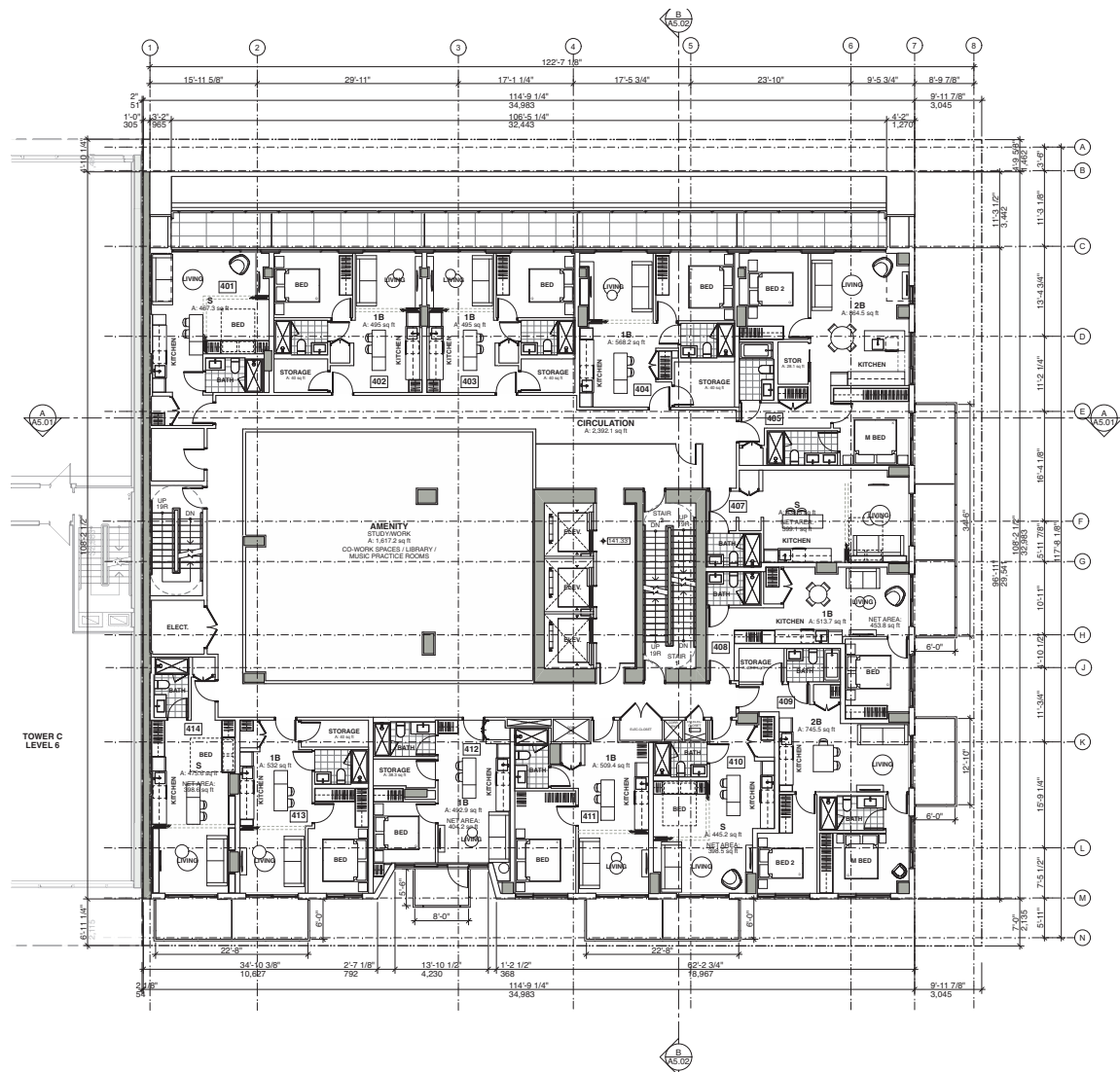


LEVEL 3

4.4 Floor Plans



2025-05-09

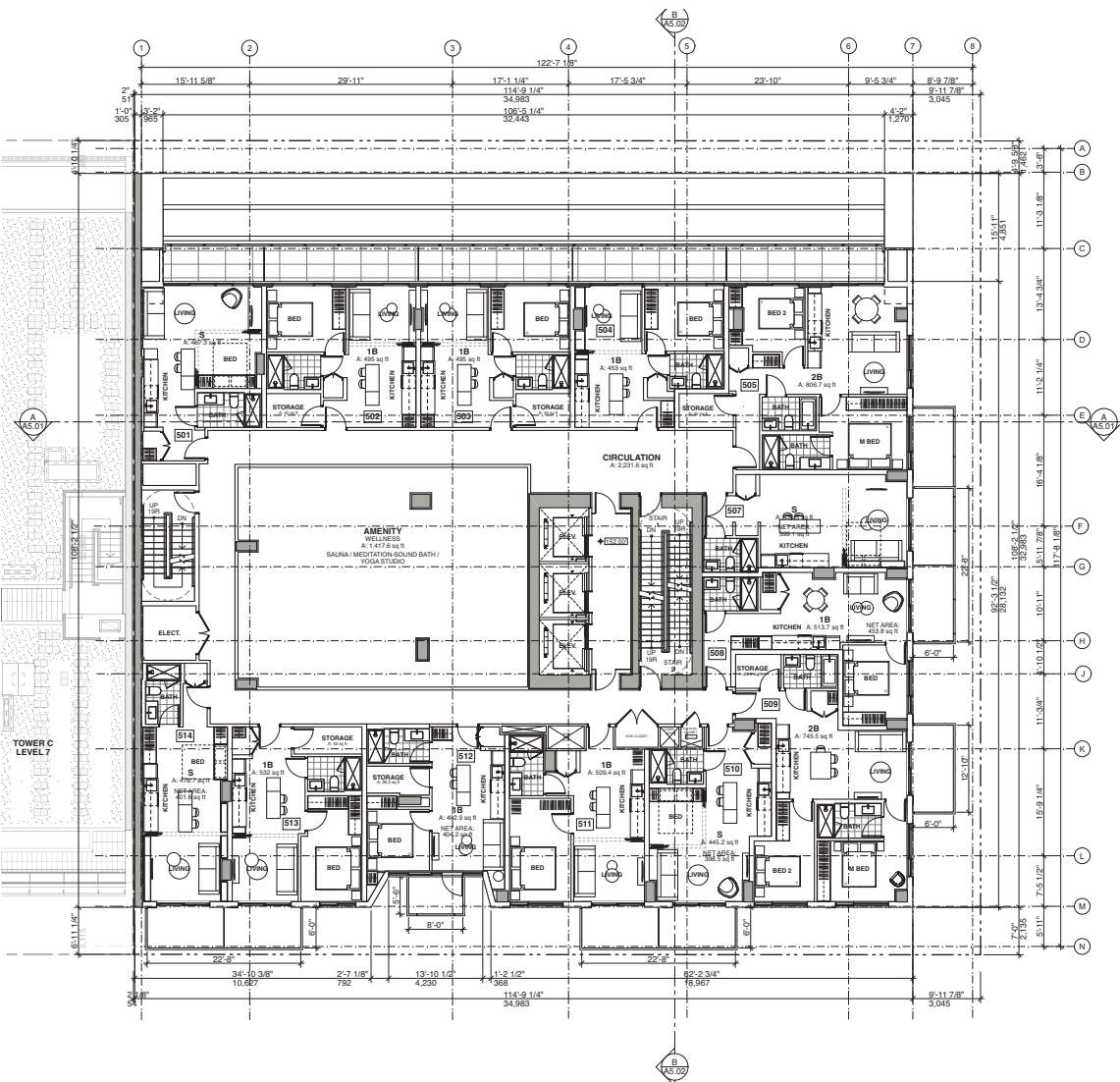


LEVEL 4

4.4 Floor Plans



2025-05-09

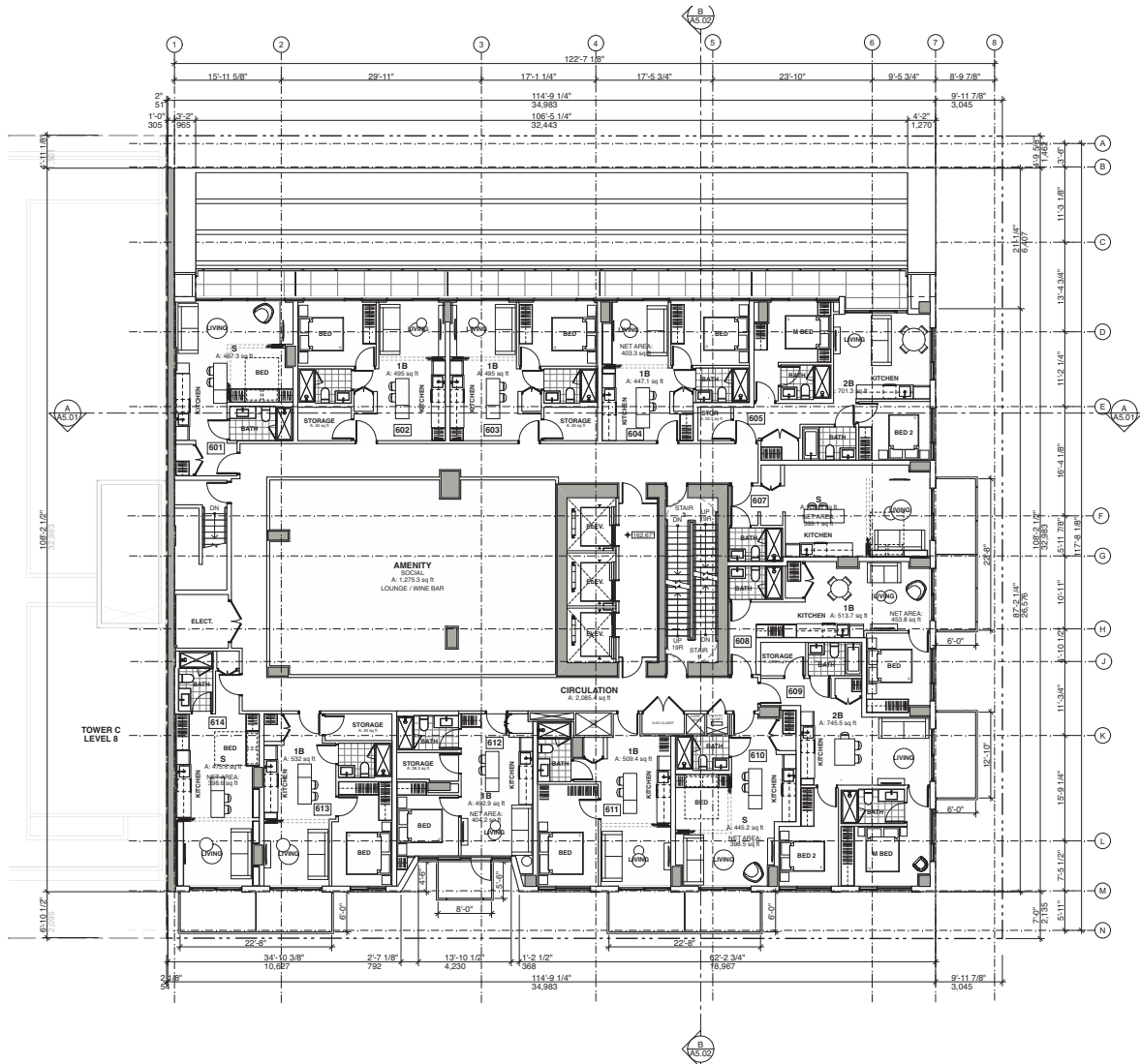


LEVEL 5

4.4 Floor Plans



2025-05-09

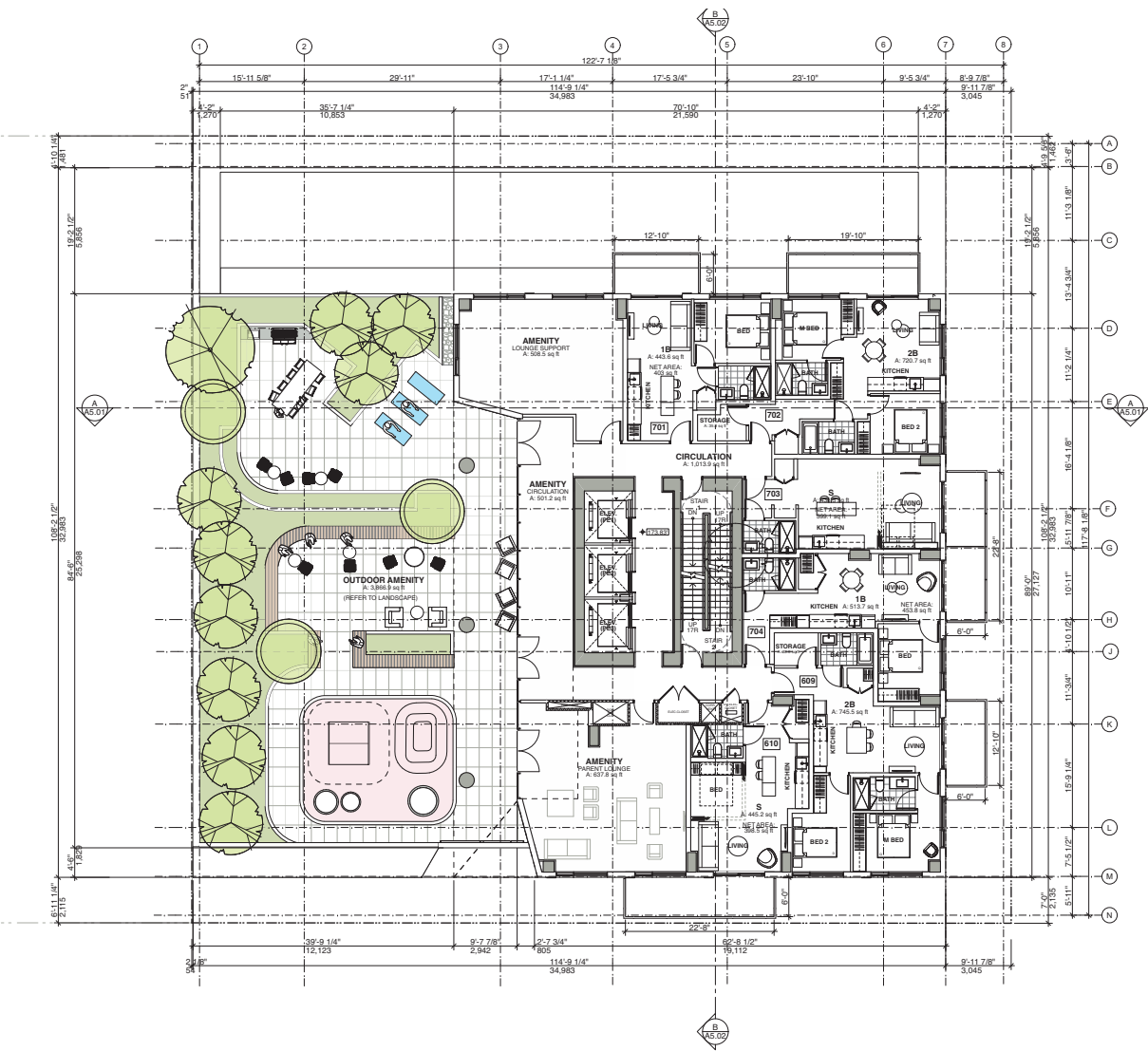


LEVEL 6

4.4 Floor Plans



2025-05-09

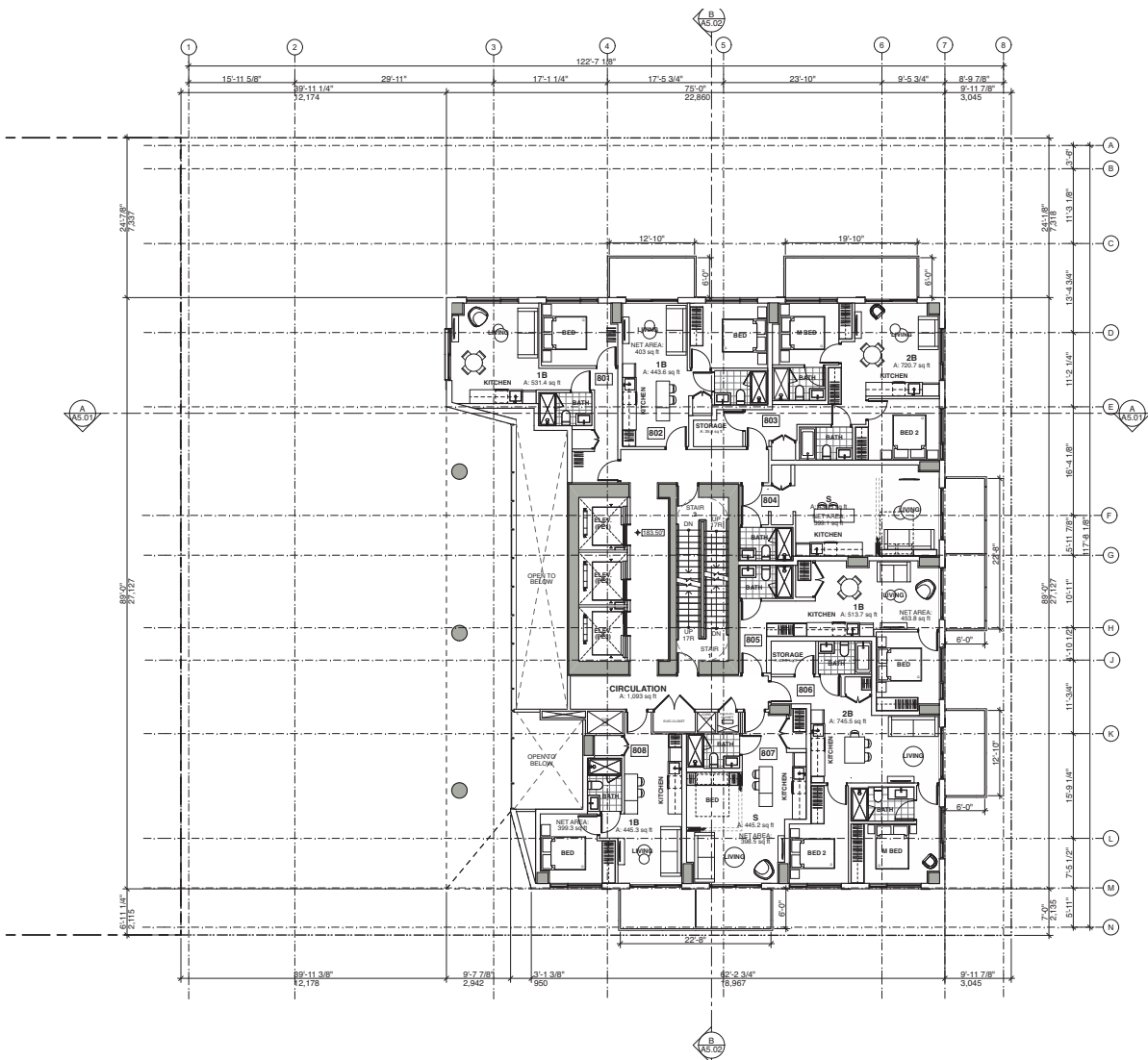


LEVEL 7

4.4 Floor Plans



2025-05-09

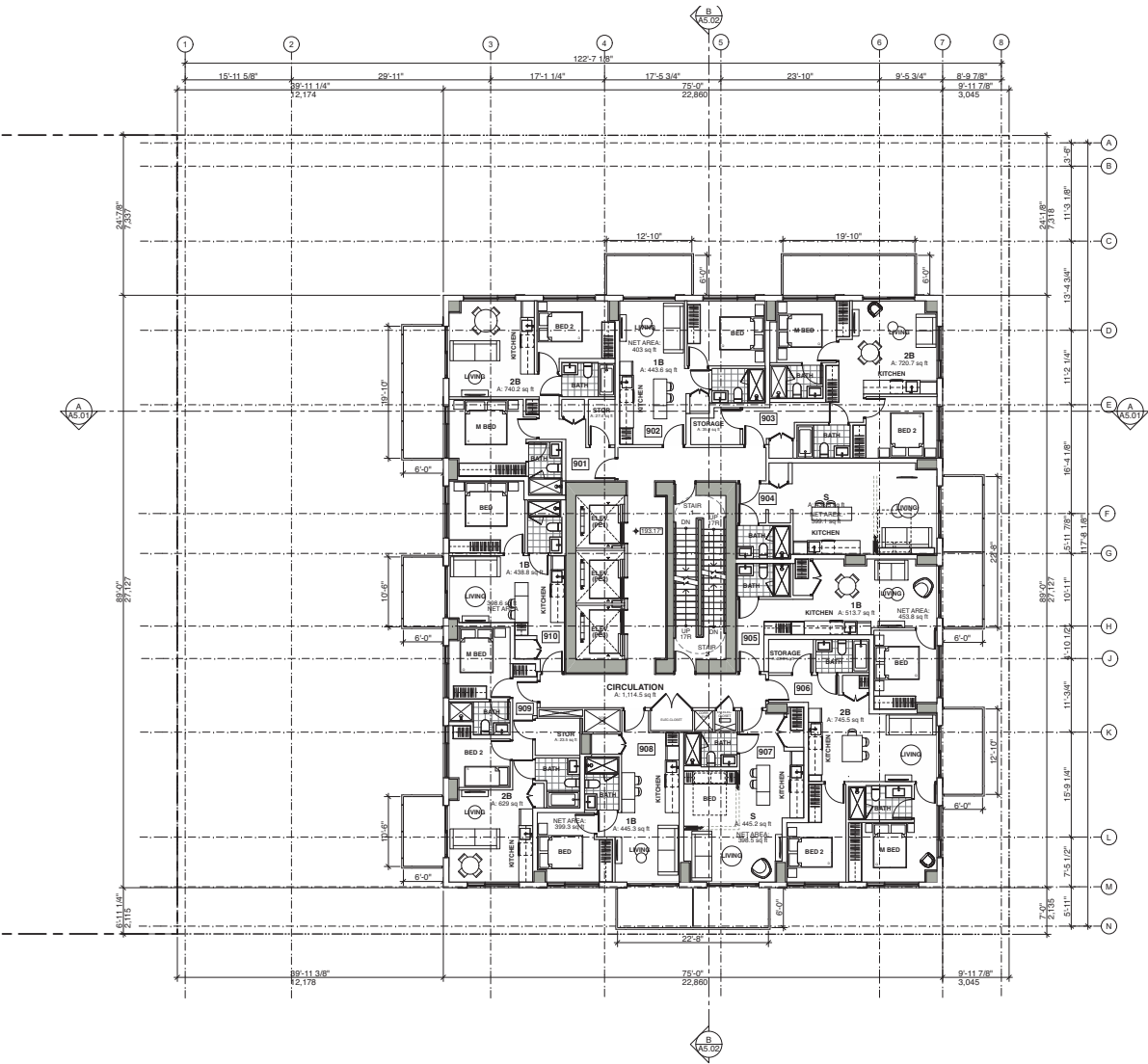


LEVEL 8

4.4 Floor Plans



2025-05-09

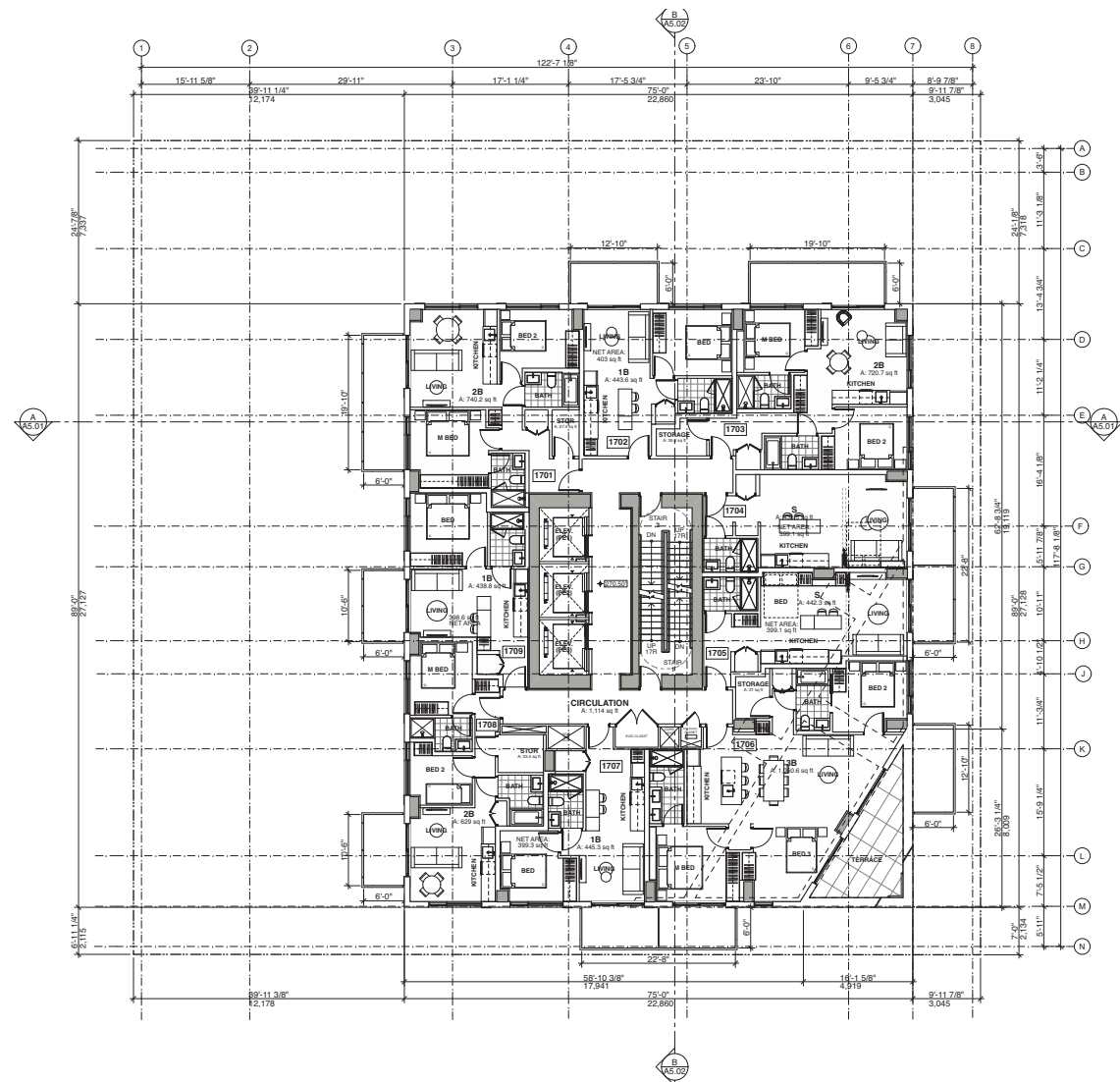


LEVEL 9-16

4.4 Floor Plans



2025-05-09

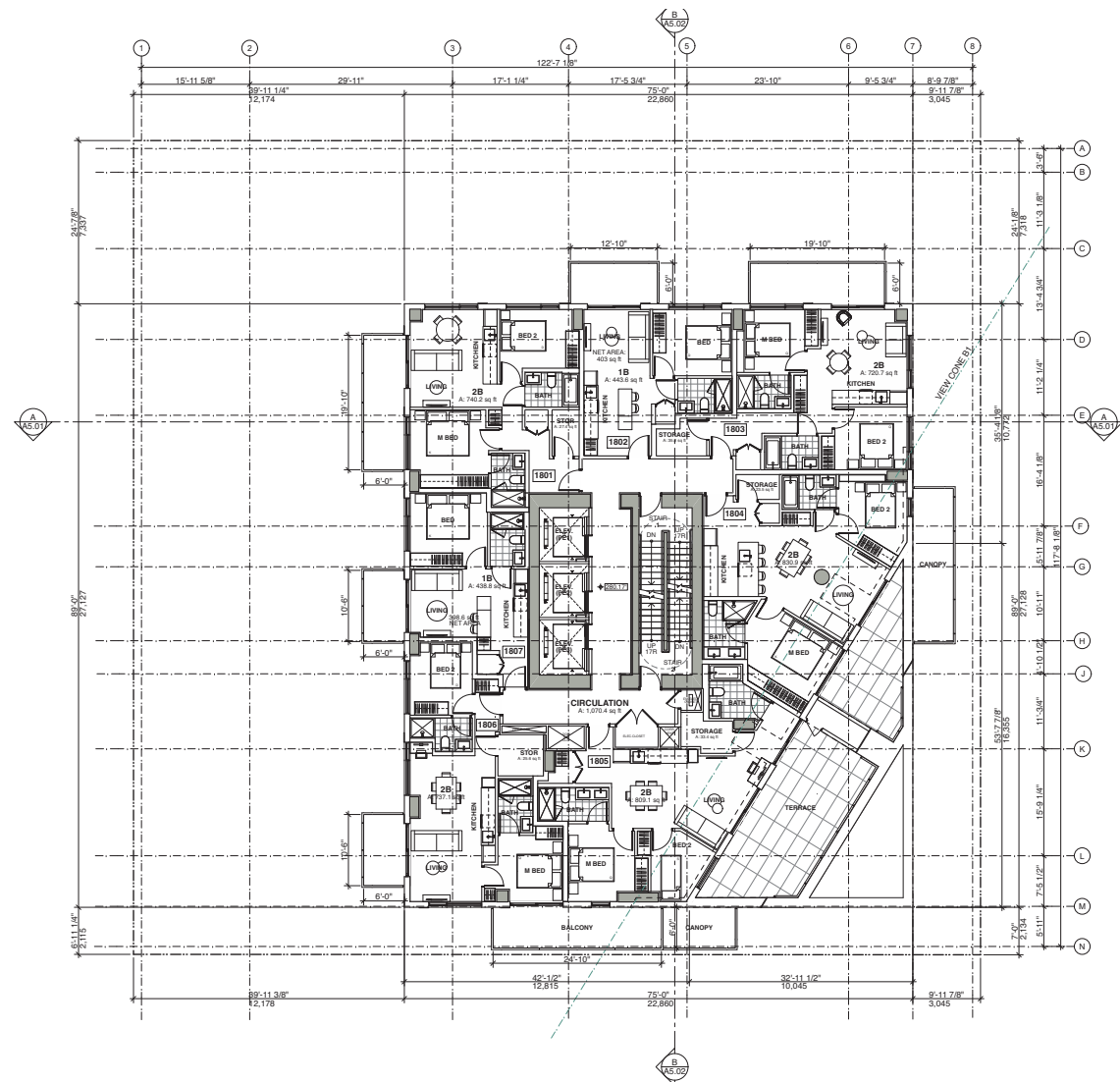


LEVEL 17

4.4 Floor Plans



2025-05-09



LEVEL 18

902 DAVIE STREET



4.4 Floor Plans



4.4 Floor Plans



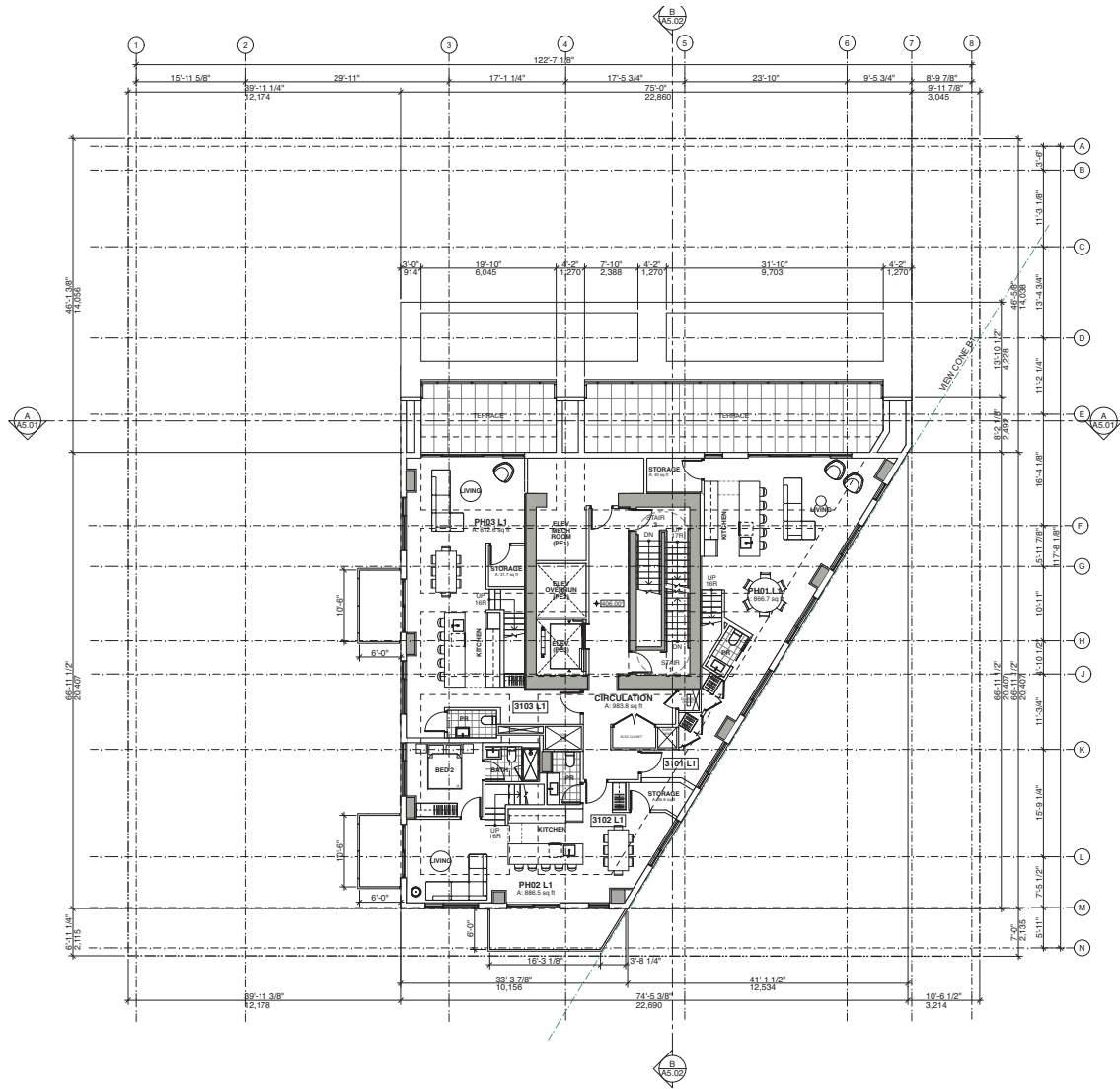
902 DAVIE STREET



4.4 Floor Plans



2025-05-09

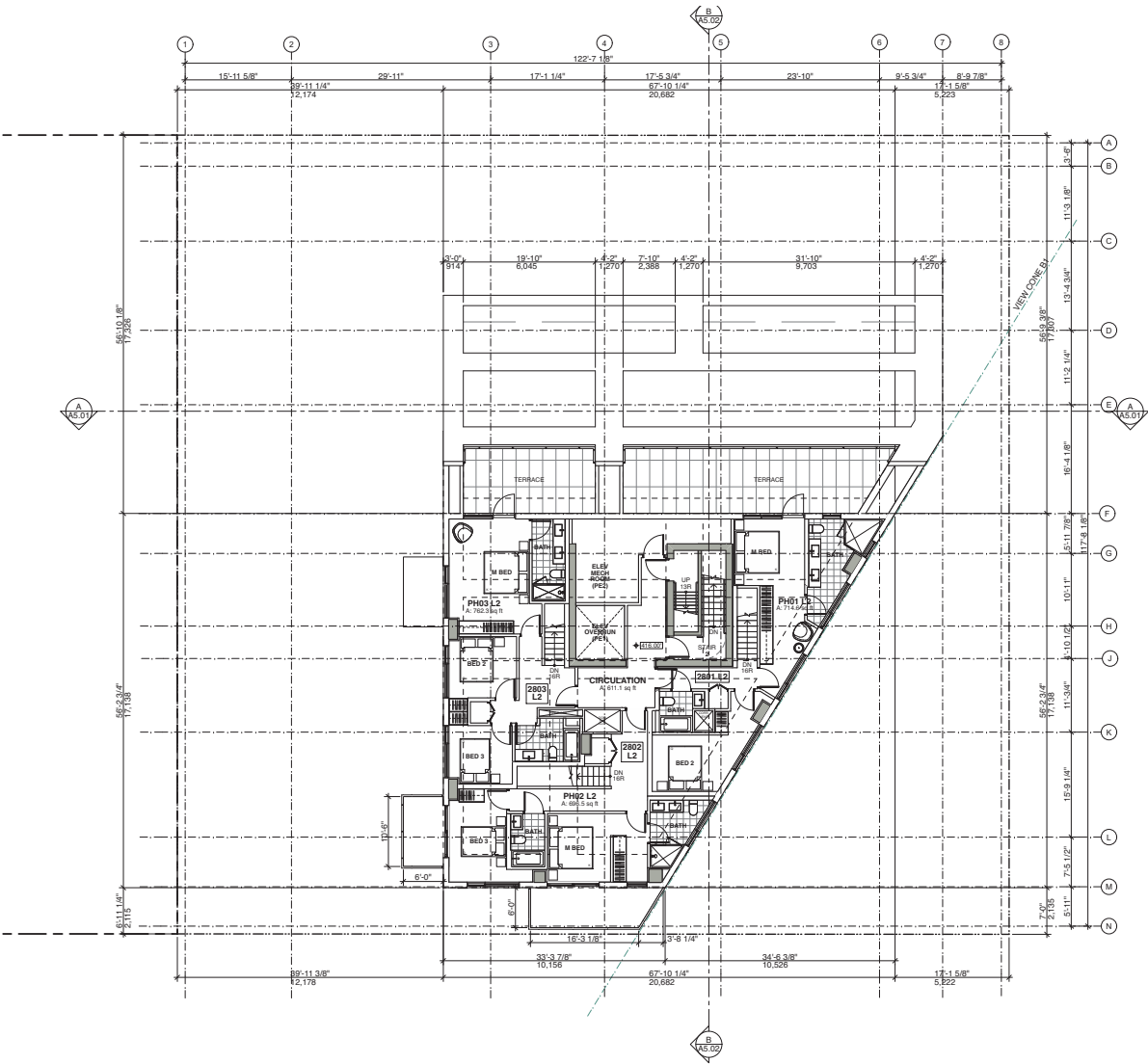


LEVEL 31

4.4 Floor Plans

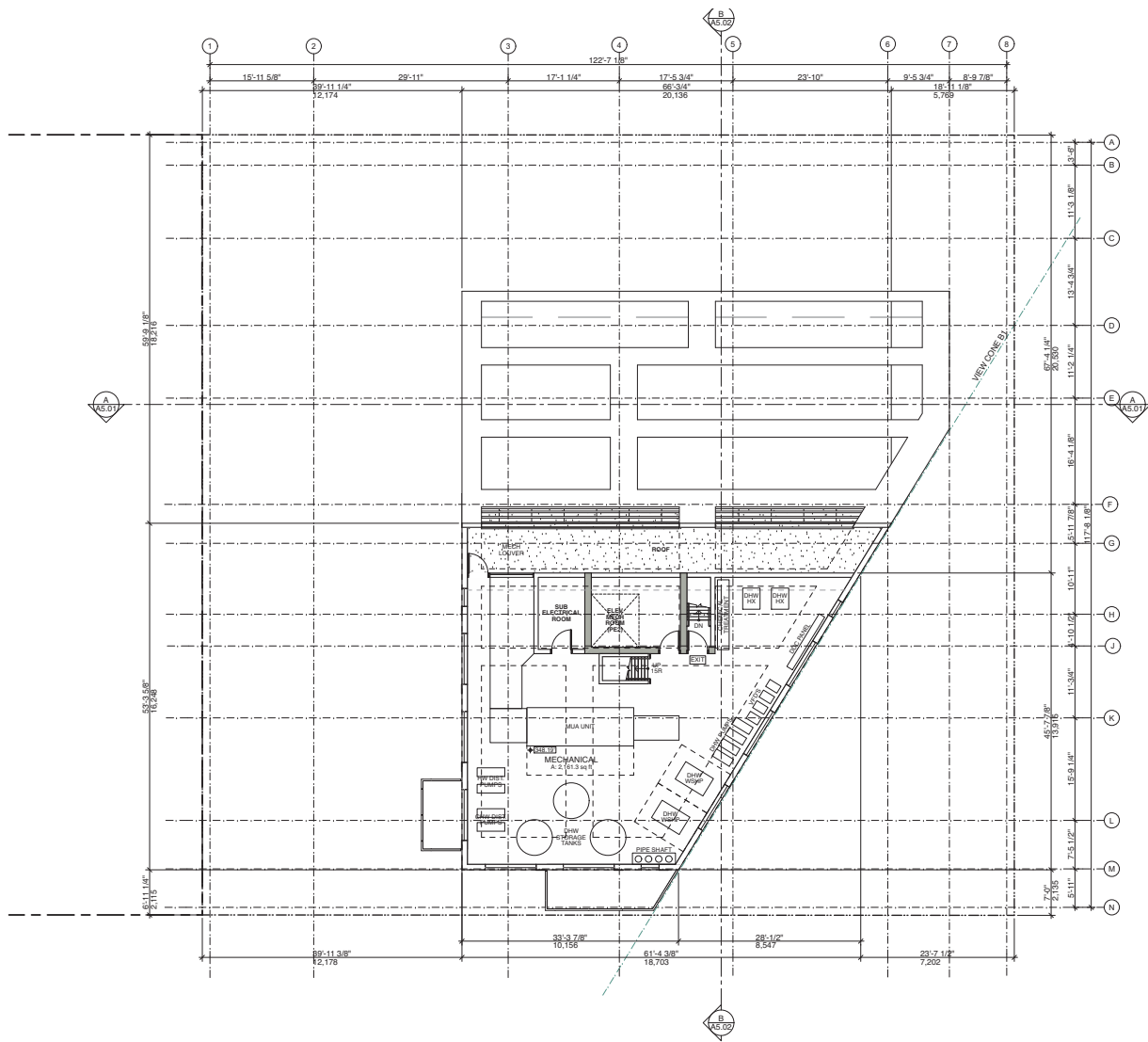
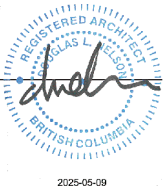


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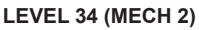
LEVEL 32

4.4 Floor Plans

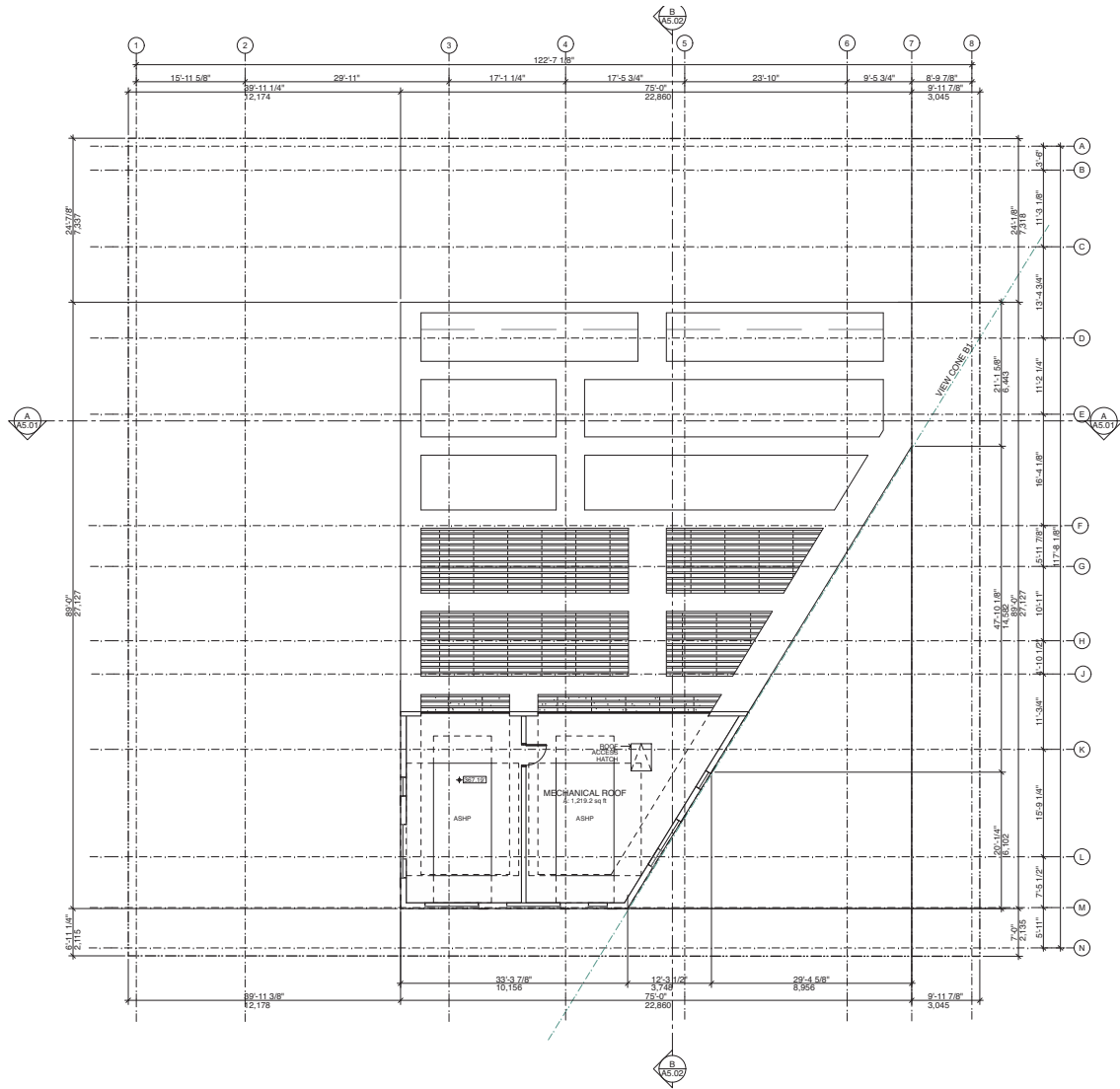
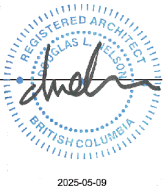


LEVEL 33 (MECH 1)

902 DAVIE STREET

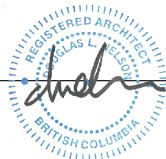


4.4 Floor Plans

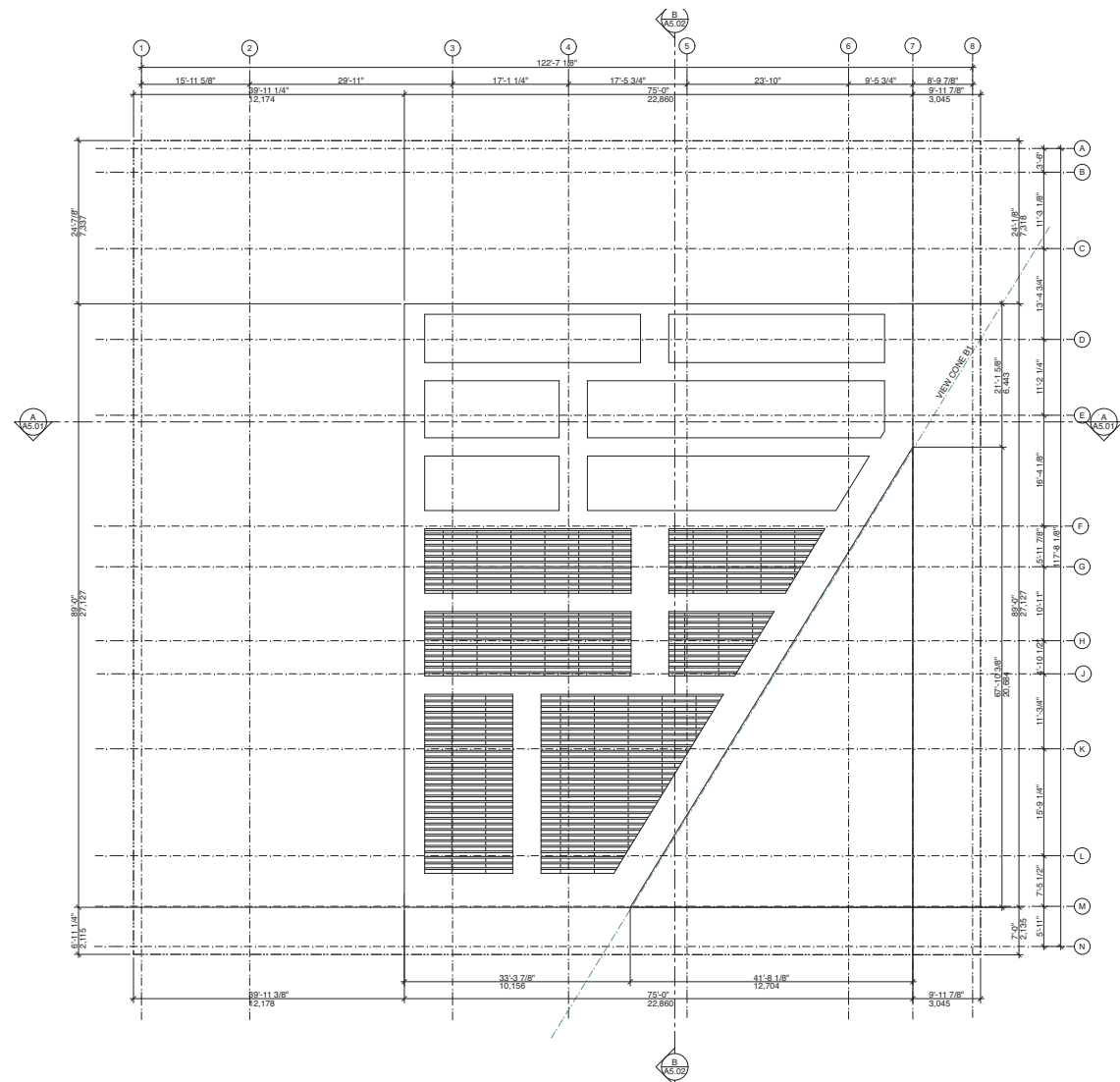


LEVEL 35 (MECH 3)

4.4 Floor Plans

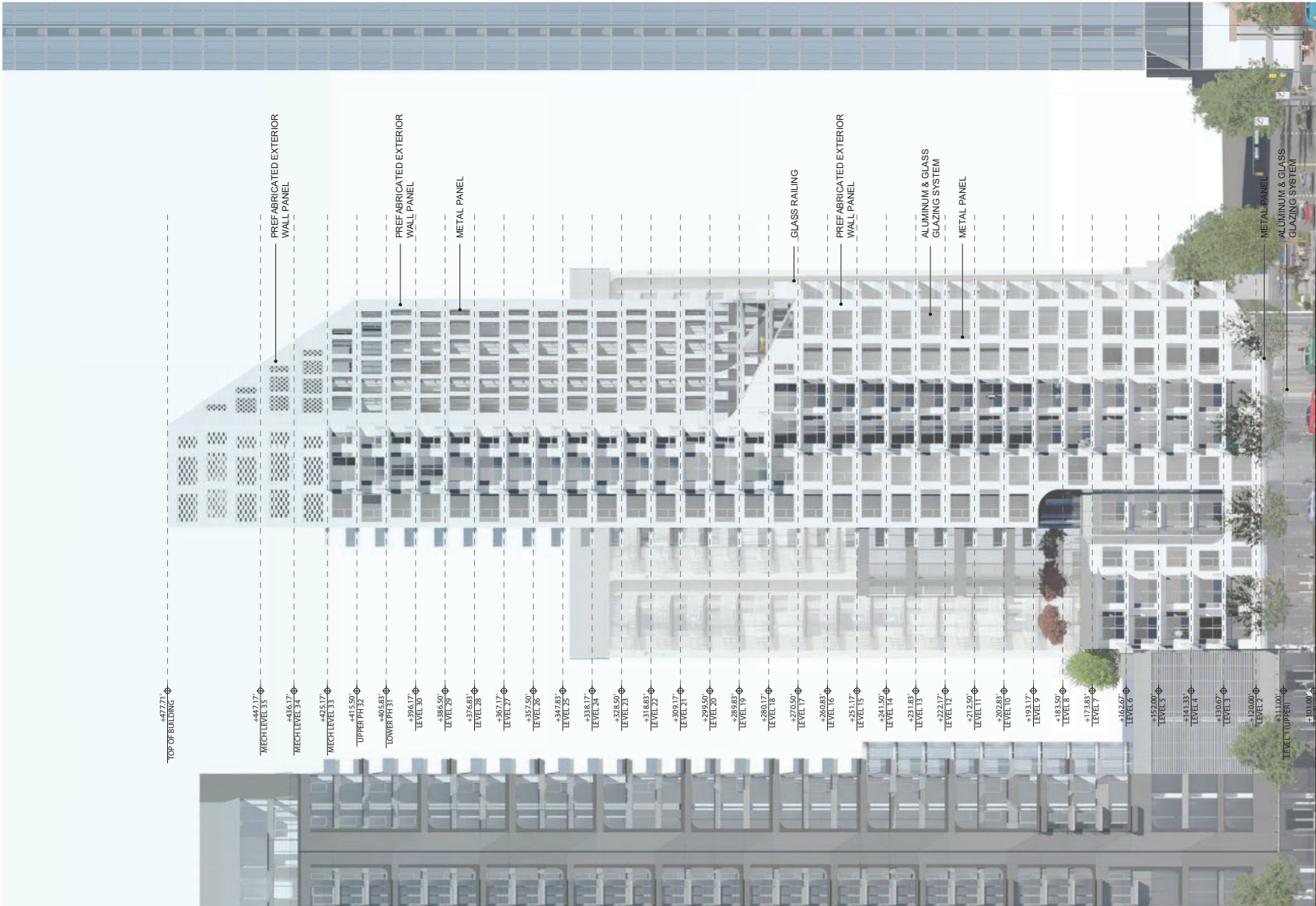


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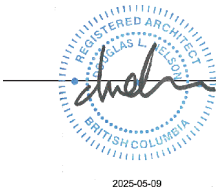


ROOF LEVEL

4.5 Elevations

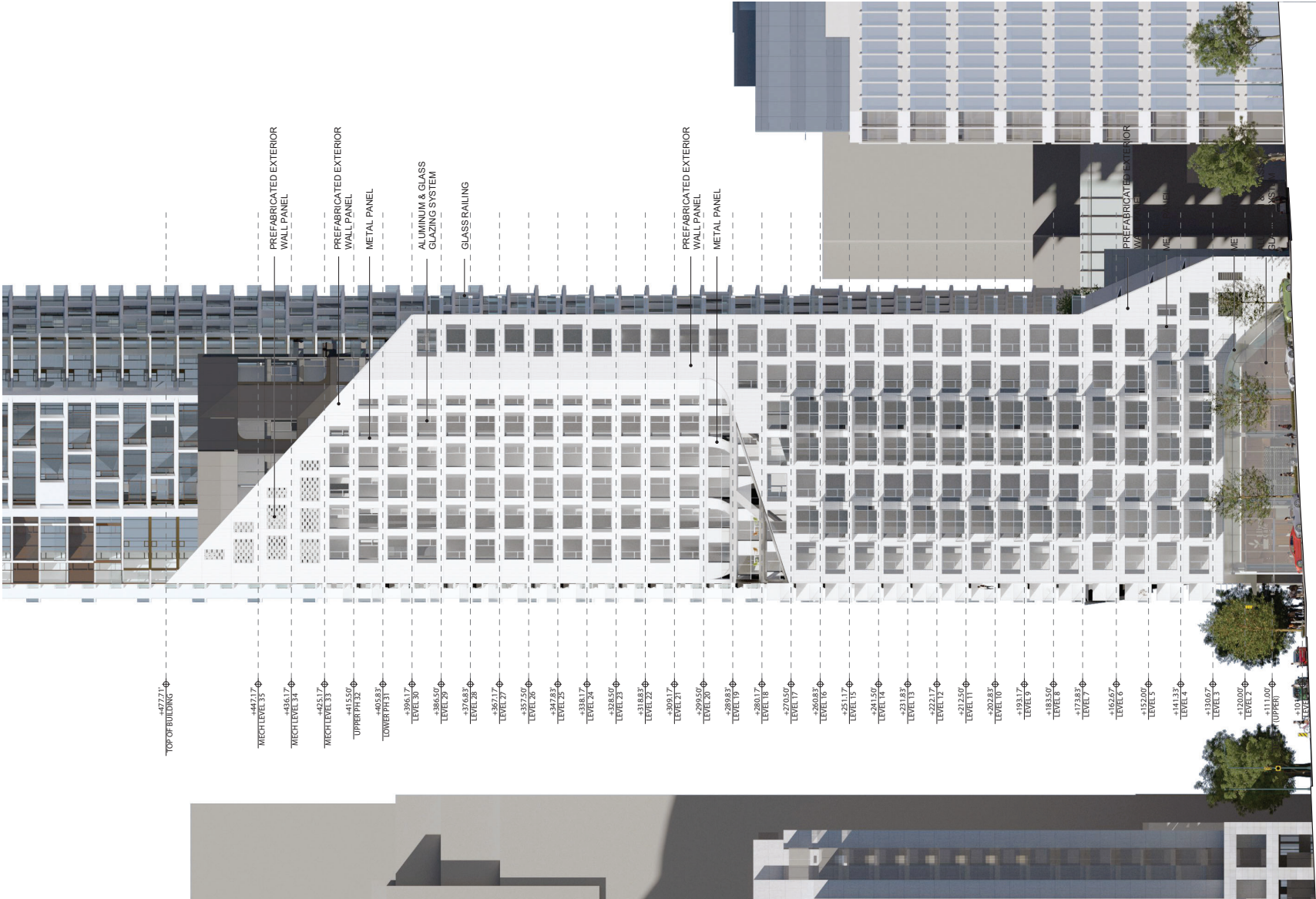


902 DAVIE STREET



EAST ELEVATION

4.5 Elevations



902 DAVIE STREET

NORTH ELEVATION

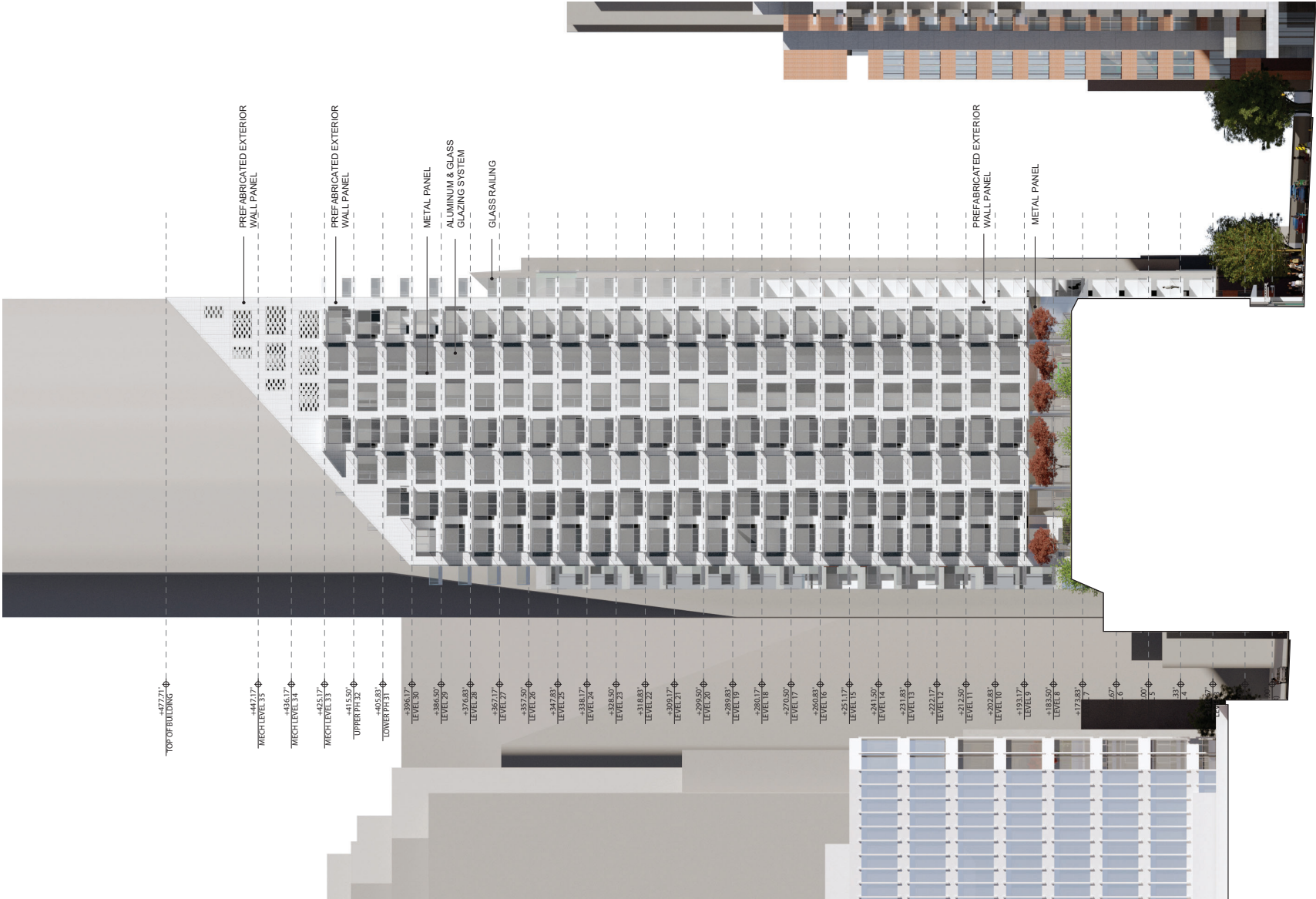
4.5 Elevations



902 DAVIE STREET

WEST ELEVATION

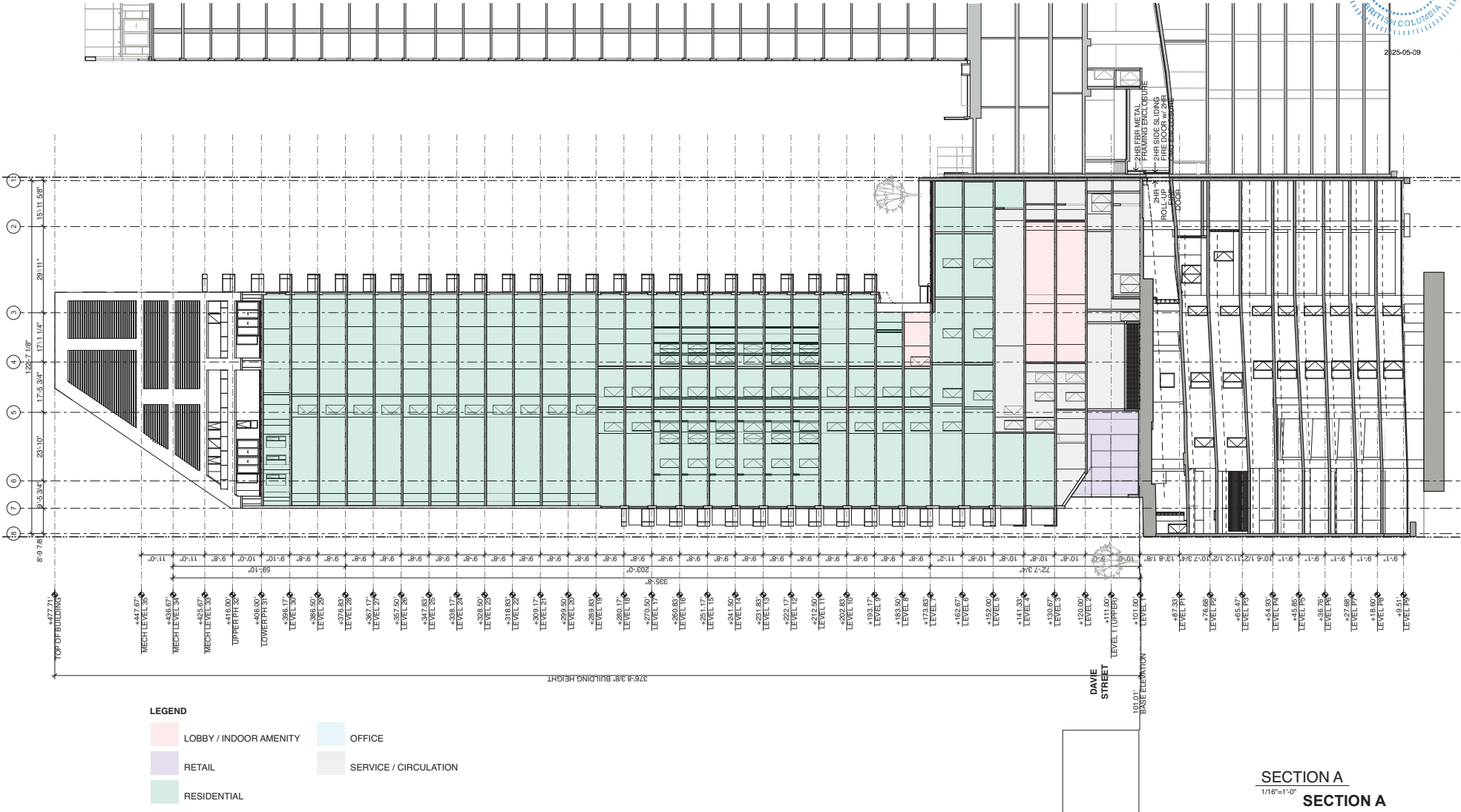
4.5 Elevations



902 DAVIE STREET

SOUTH ELEVATION

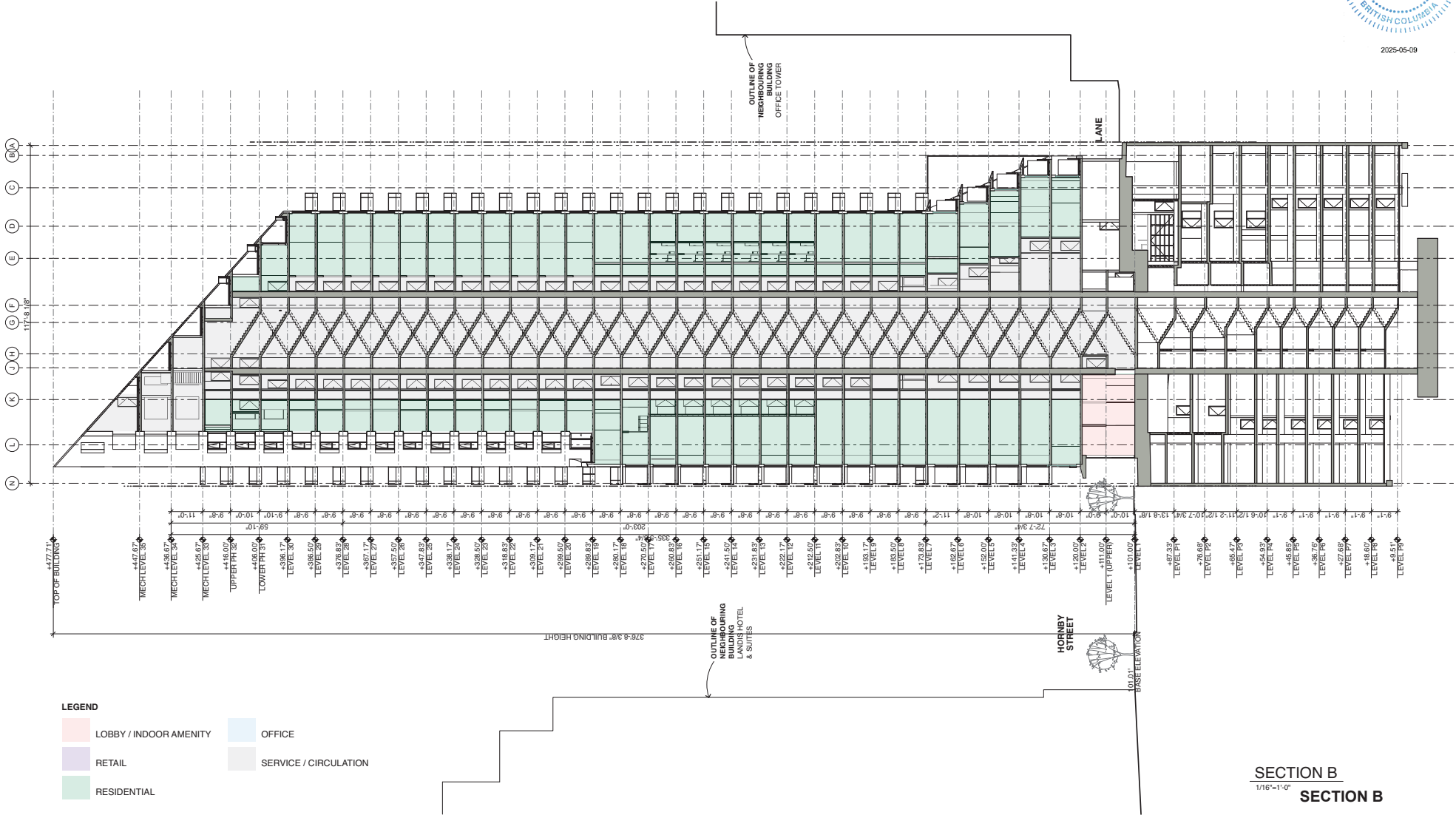
4.6 Sections



4.6 Sections



2025-05-09



902 DAVIE STREET

SECTION B
1/16"=1'-0"
SECTION B

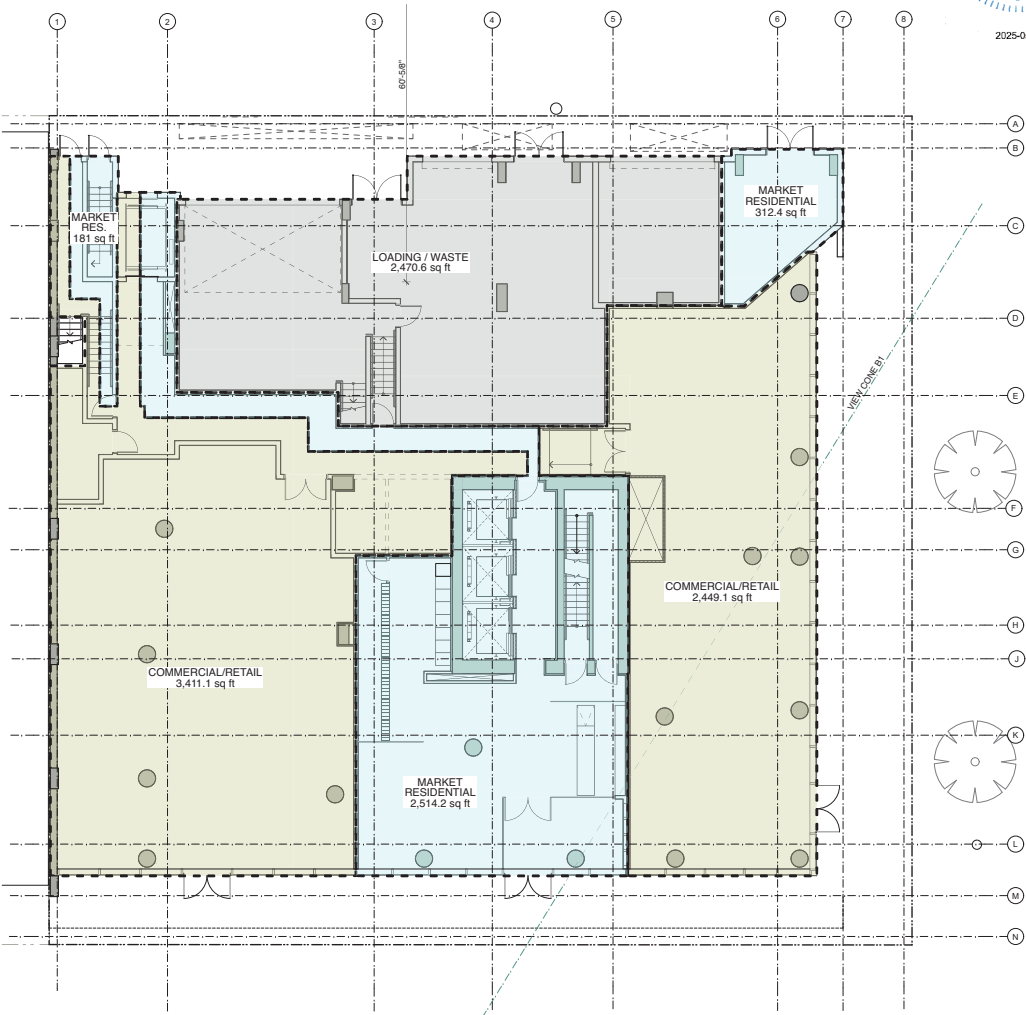
4.7 FSR Overlays



2025-05-09

BUILDING AREA LEGEND	
	COMMERCIAL / RETAIL
	MARKET RESIDENTIAL
	AMENITY
	STORAGE
	LOADING / WASTE

FSR LEVEL 01									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		LOADING / WASTE EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
COMMERCIAL / RETAIL			5,820.16	540.71	3,007.55	279.41			
MARKET RESIDENTIAL									
LOADING / WASTE							2,470.55	229.52	
TOTAL	11,298.26	1,049.64	5,820.16	540.71	3,007.55	279.41	2,470.55	229.52	



LEVEL 1

4.7 FSR Overlays



2025-05-09

BUILDING AREA LEGEND

COMMERCIAL / RETAIL

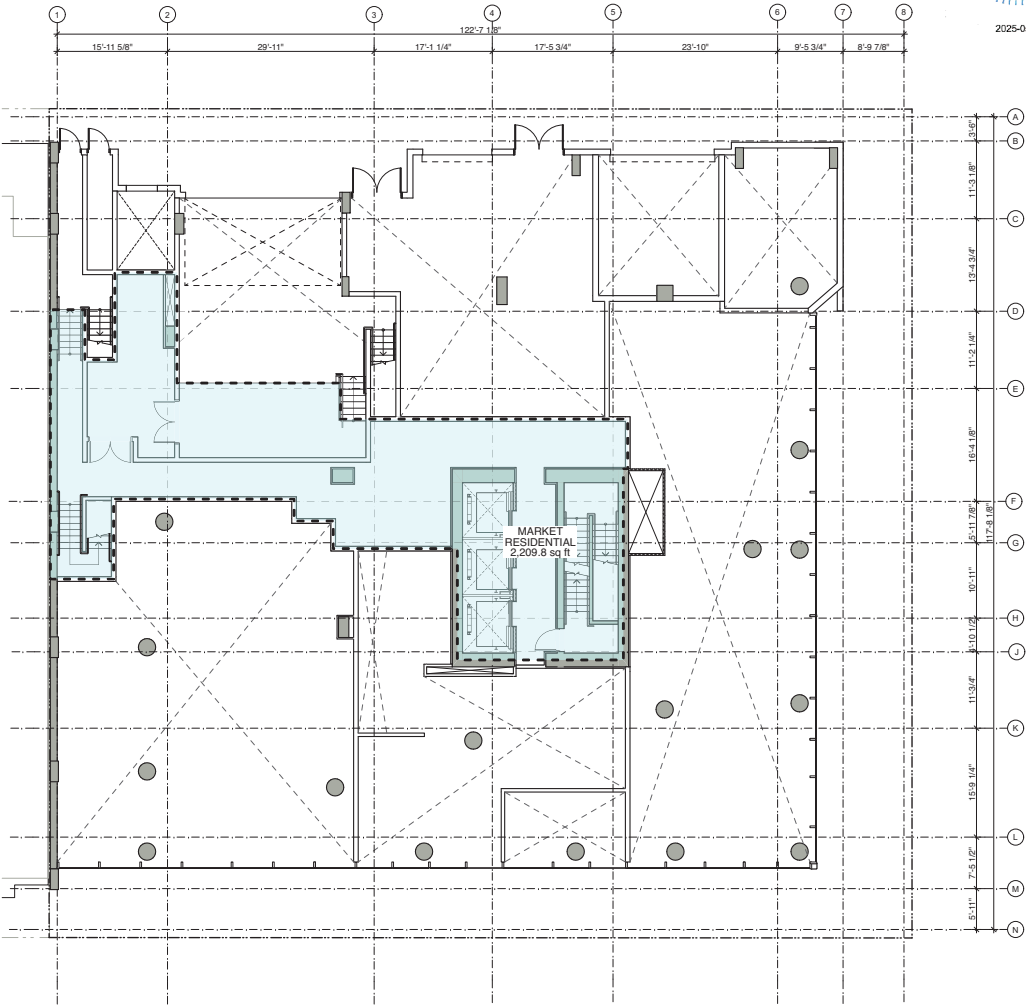
MARKET RESIDENTIAL

AMENITY

STORAGE

LOADING / WASTE

FSR LEVEL 01 (UPPER)									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					2,209.63	205.30			
TOTAL	2,209.63	205.30	0.00	0.00	2,209.63	205.30	0.00	0.00	



4.7 FSR Overlays

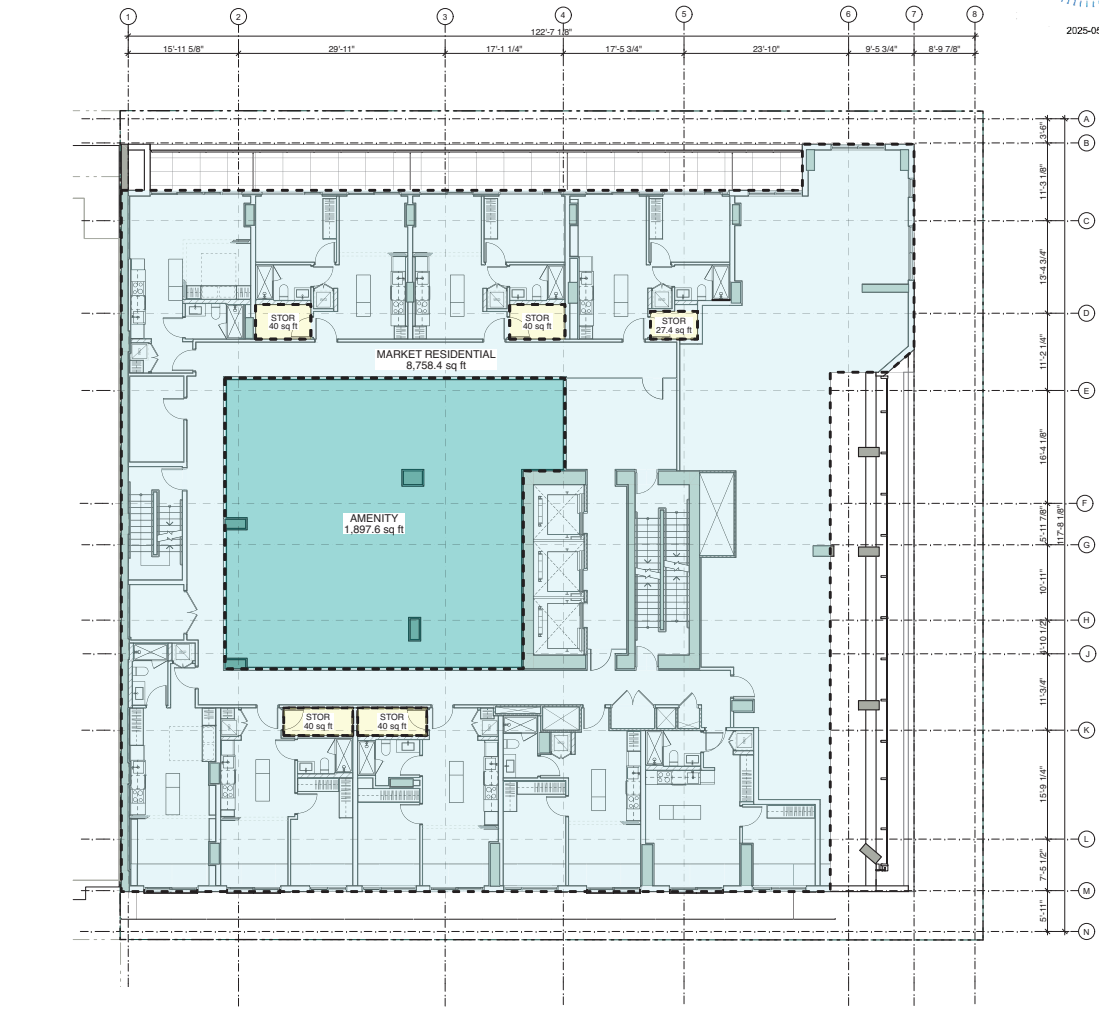


2025-05-09

BUILDING AREA LEGEND

- COMMERCIAL / RETAIL
- MARKET RESIDENTIAL
- AMENITY
- STORAGE
- LOADING / WASTE

NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					8758.44	813.69			
AMENITY							1897.61	176.29	INDOOR AMENITY
STORAGE							187.39	17.41	IN-SUITE STORAGE
TOTAL	10,843.44	1,007.39	0.00	0.00	8,758.44	813.69	2,085.00	193.70	



LEVEL 2

4.7 FSR Overlays

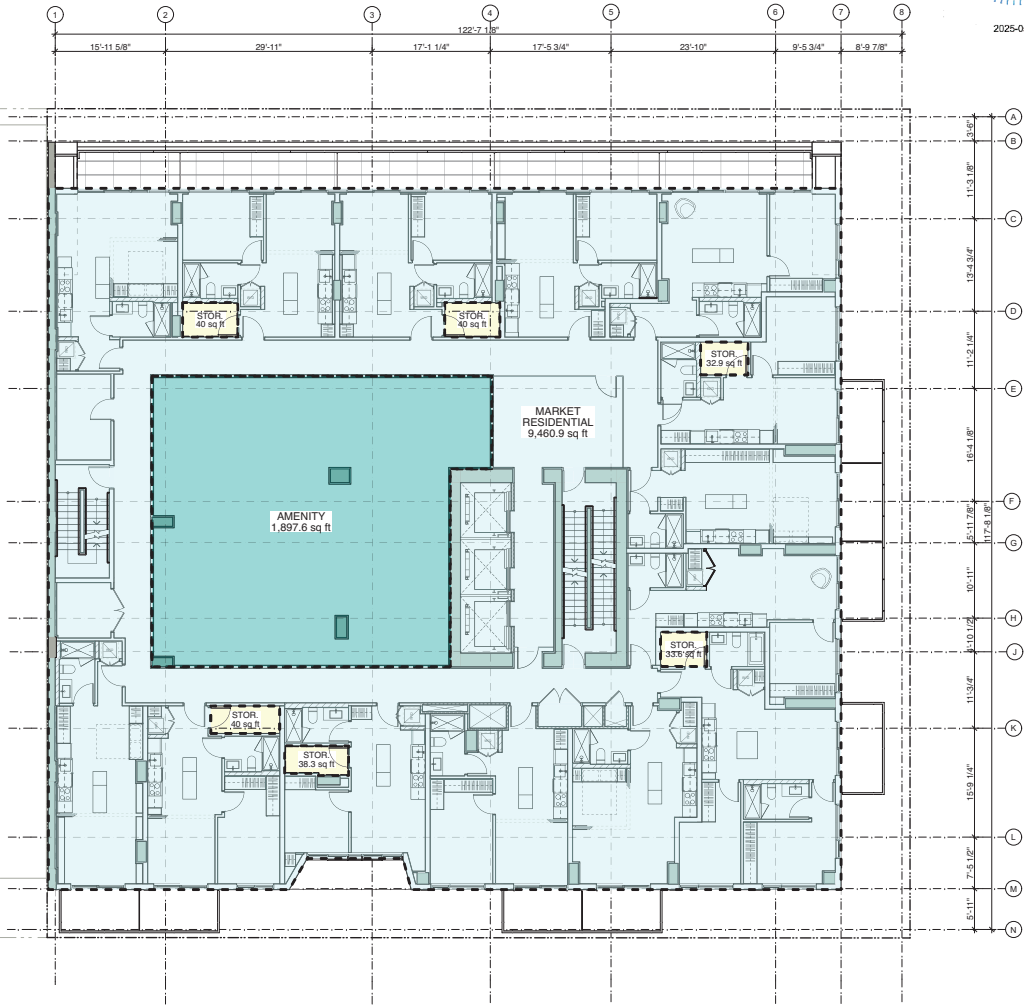


2025-05-09

BUILDING AREA LEGEND

- COMMERCIAL / RETAIL
- MARKET RESIDENTIAL
- AMENITY
- STORAGE
- LOADING / WASTE

NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					9,460.99	878.99			
AMENITY							1,897.61	176.29	INDOOR AMENITY
STORAGE							224.80	20.88	IN-SUITE STORAGE
TOTAL	11,583.30	1,076.12	0.00	0.00	9,460.99	878.99	2,122.41	197.18	



LEVEL 3

4.7 FSR Overlays

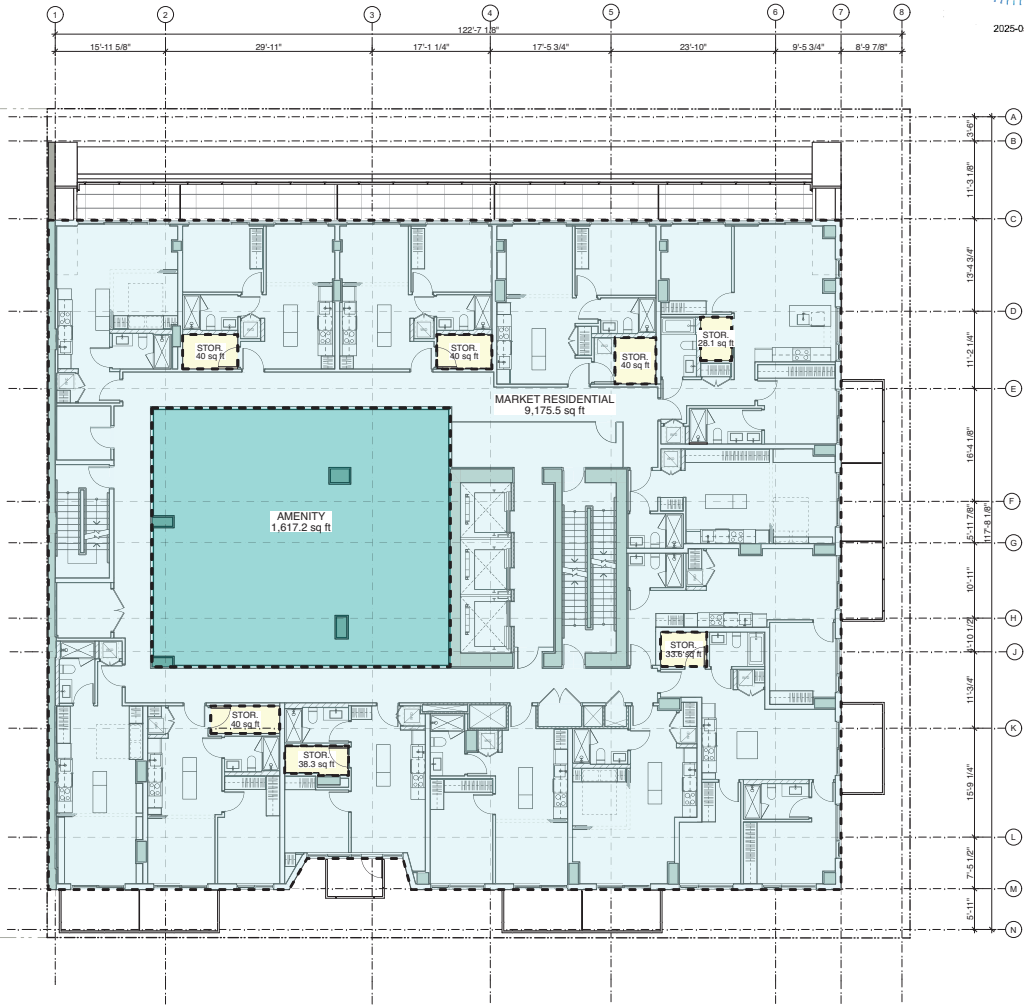


2025-05-09

BUILDING AREA LEGEND

- COMMERCIAL / RETAIL
- MARKET RESIDENTIAL
- AMENITY
- STORAGE
- LOADING / WASTE

FSR LEVEL 04									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					9,175.54	852.44			
AMENITY							1,617.19	150.24	INDOOR AMENITY
STORAGE							260.02	24.16	IN-SUITE STORAGE
TOTAL	11,052.75	1,026.83	0.00	0.00	9,175.54	852.44	1,877.21	174.40	



LEVEL 4

4.7 FSR Overlays

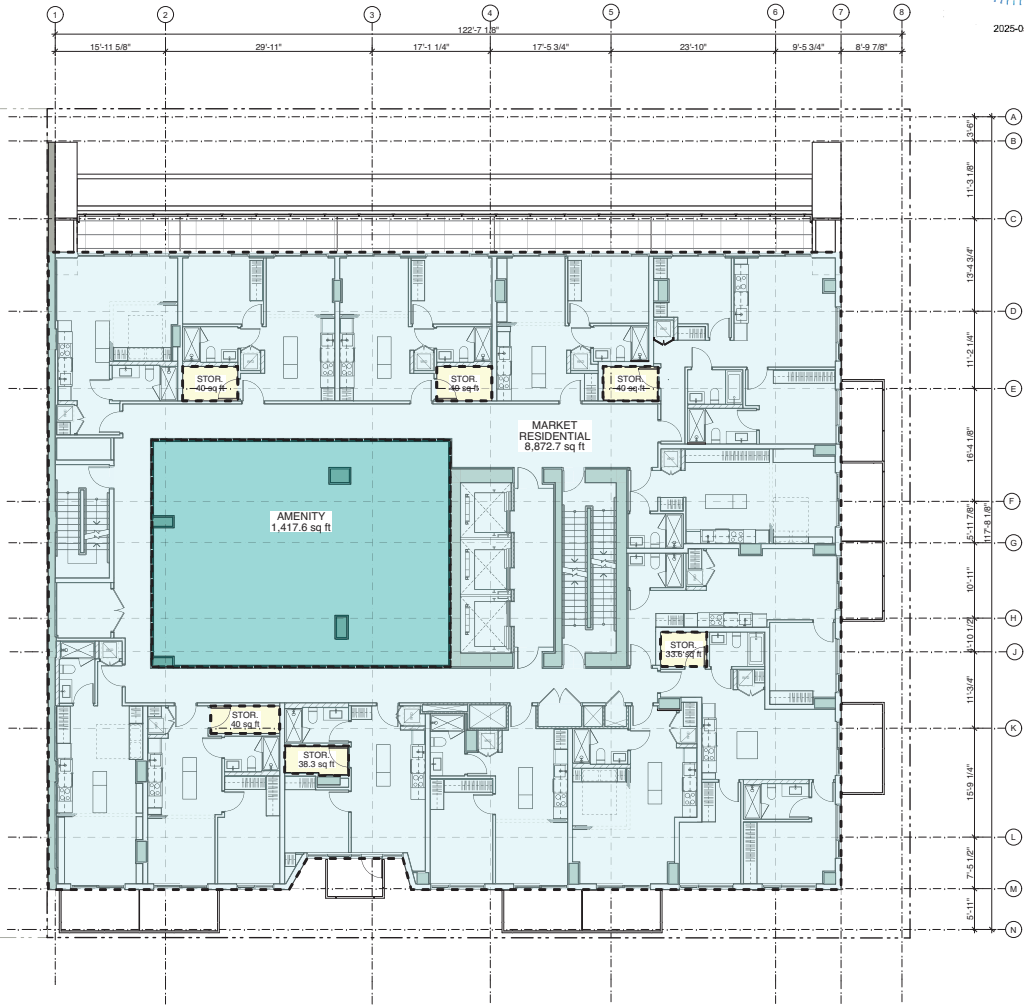


2025-05-09

BUILDING AREA LEGEND

- COMMERCIAL / RETAIL
- MARKET RESIDENTIAL
- AMENITY
- STORAGE
- LOADING / WASTE

NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					8,872.73	824.30			
AMENITY							1,417.55	131.70	INDOOR AMENITY
STORAGE							231.88	21.54	IN-SUITE STORAGE
TOTAL	10,522.20	977.54	0.00	0.00	8,872.73	824.30	1,649.43	153.24	



LEVEL 5

4.7 FSR Overlays

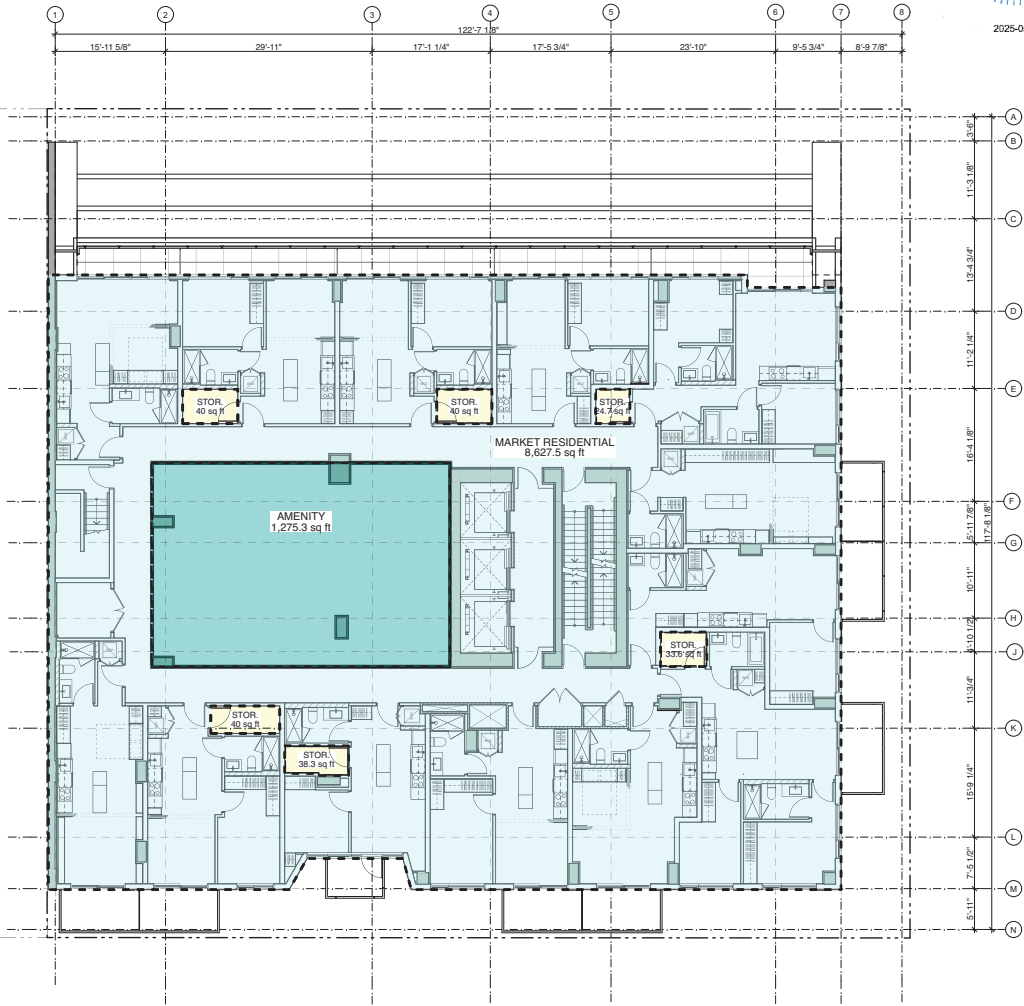


2025-05-09

BUILDING AREA LEGEND

- COMMERCIAL / RETAIL
- MARKET RESIDENTIAL
- AMENITY
- STORAGE
- LOADING / WASTE

FSR LEVEL 06									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					8,627.48	801.52			
AMENITY							1,275.29	118.48	INDOOR AMENITY
STORAGE							218.63	20.13	IN-SUITE STORAGE
TOTAL	10,119.40	940.12	0.00	0.00	8,627.48	801.52	1,493.92	138.61	



LEVEL 6

4.7 FSR Overlays



2025-05-09

BUILDING AREA LEGEND

COMMERCIAL / RETAIL

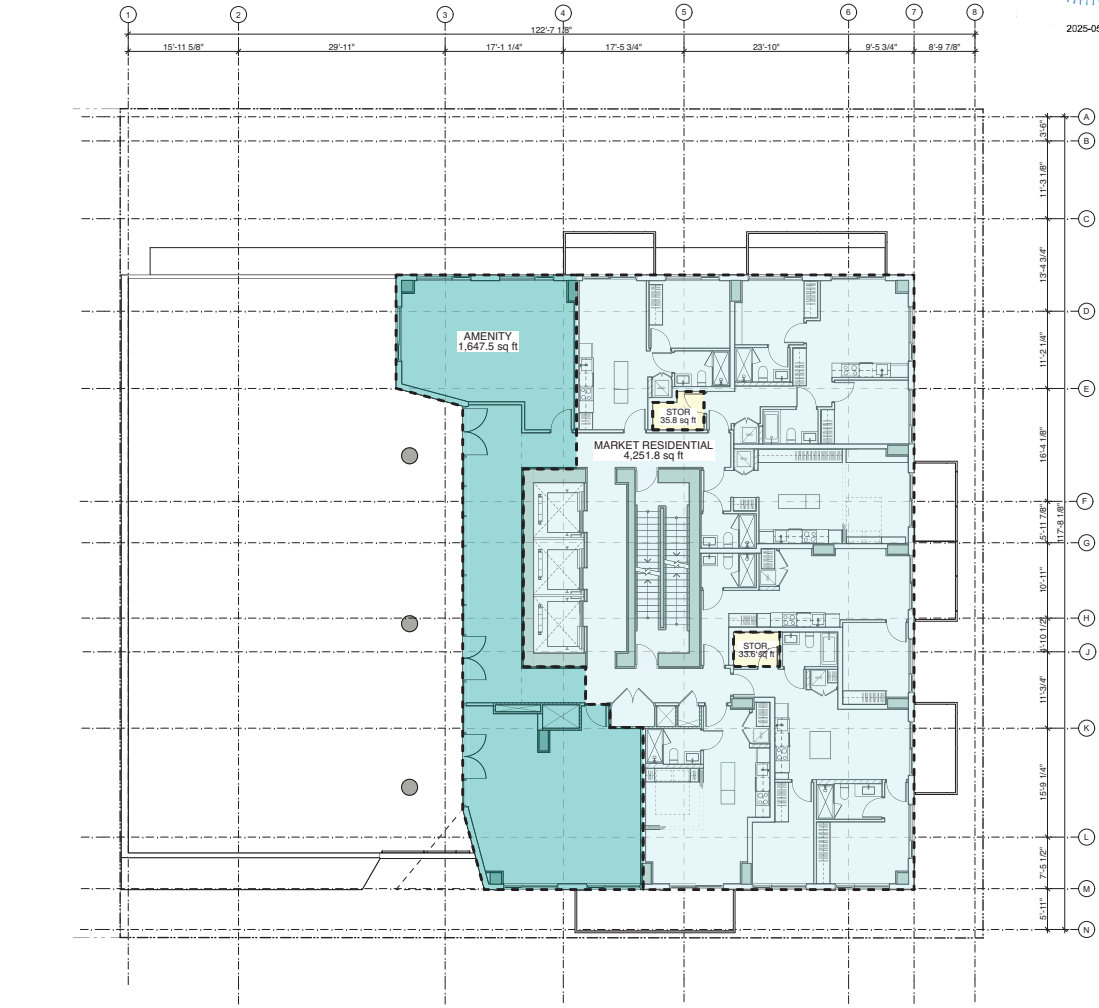
MARKET RESIDENTIAL

AMENITY

STORAGE

LOADING / WASTE

FSR LEVEL 07									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					4,251.82	395.01			
AMENITY							1,647.52	153.06	INDOOR AMENITY
STORAGE							69.35	6.44	IN-SUITE STORAGE
TOTAL	5,968.69	554.51	0.00	0.00	4,251.82	395.01	1,716.87	159.50	



LEVEL 7

4.7 FSR Overlays



2025-05-09

BUILDING AREA LEGEND

COMMERCIAL / RETAIL

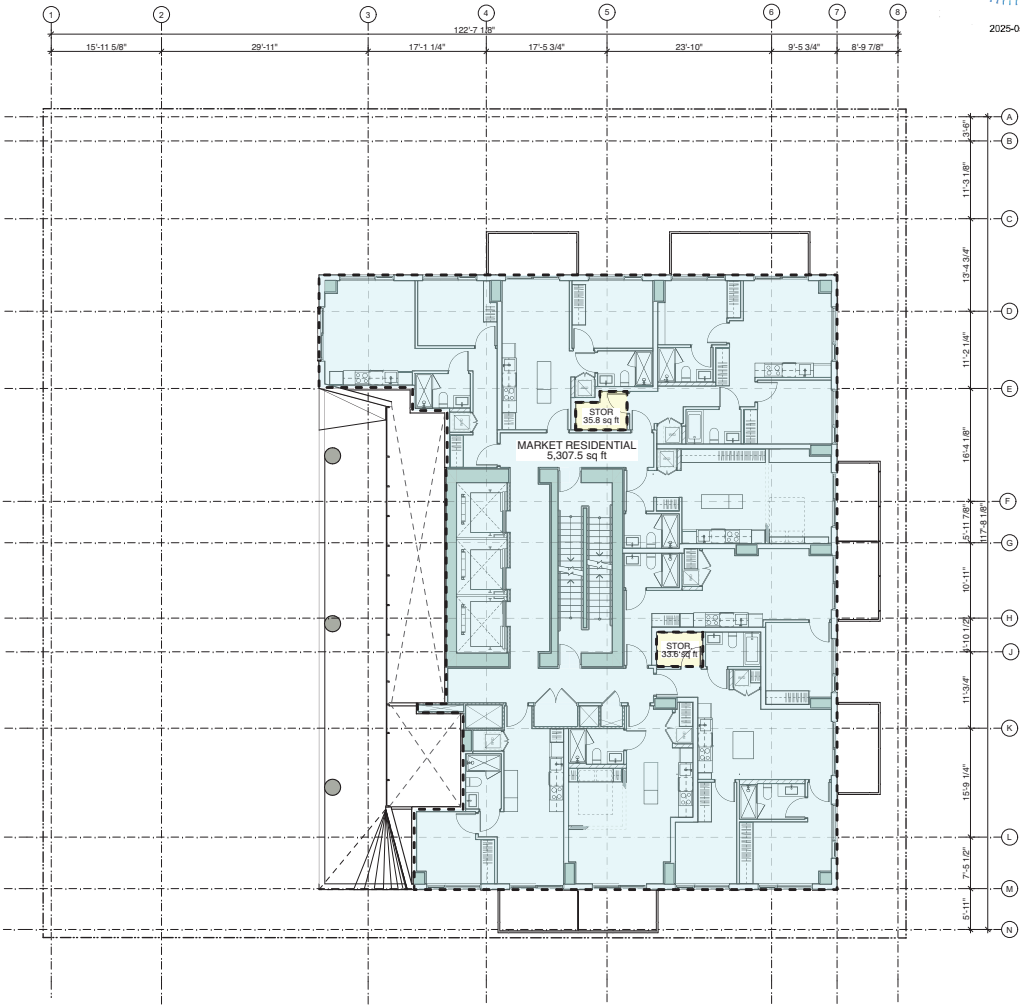
MARKET RESIDENTIAL

AMENITY

STORAGE

LOADING / WASTE

FSR LEVEL 08									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	
MARKET RESIDENTIAL					5,307.55	493.09			
STORAGE							69.35	6.44	IN-SUITE STORAGE
TOTAL	5,376.90	499.53	0.00	0.00	5,307.55	493.09	69.35	6.44	



LEVEL 8

4.7 FSR Overlays

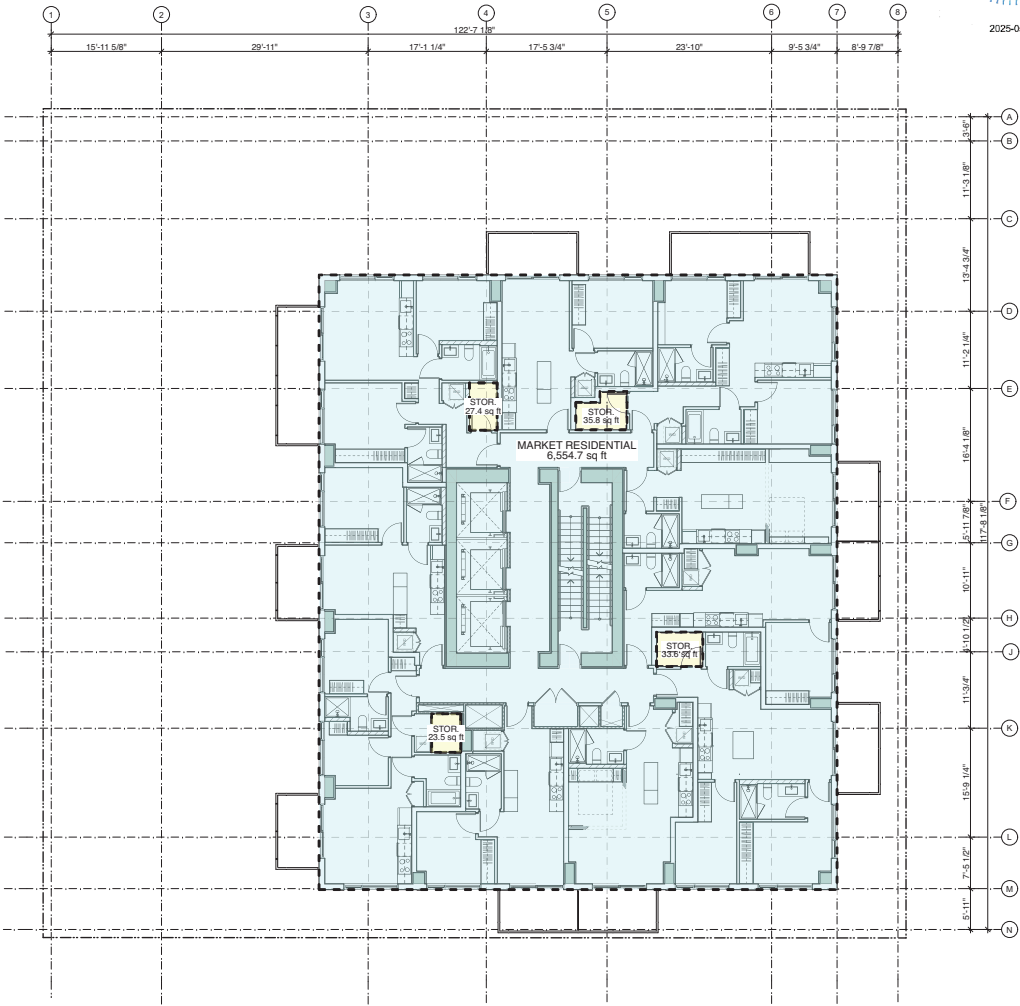


2025-05-09

BUILDING AREA LEGEND

- COMMERCIAL / RETAIL
- MARKET RESIDENTIAL
- AMENITY
- STORAGE
- LOADING / WASTE

FSR LEVEL 09-16									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					6,554.74	608.96			
STORAGE							120.26	11.17	IN-SUITE STORAGE
TOTAL	6,675.00	620.13	0.00	0.00	6,554.74	608.96	120.26	11.17	



LEVEL 9-16

4.7 FSR Overlays



2025-05-09

BUILDING AREA LEGEND

COMMERCIAL / RETAIL

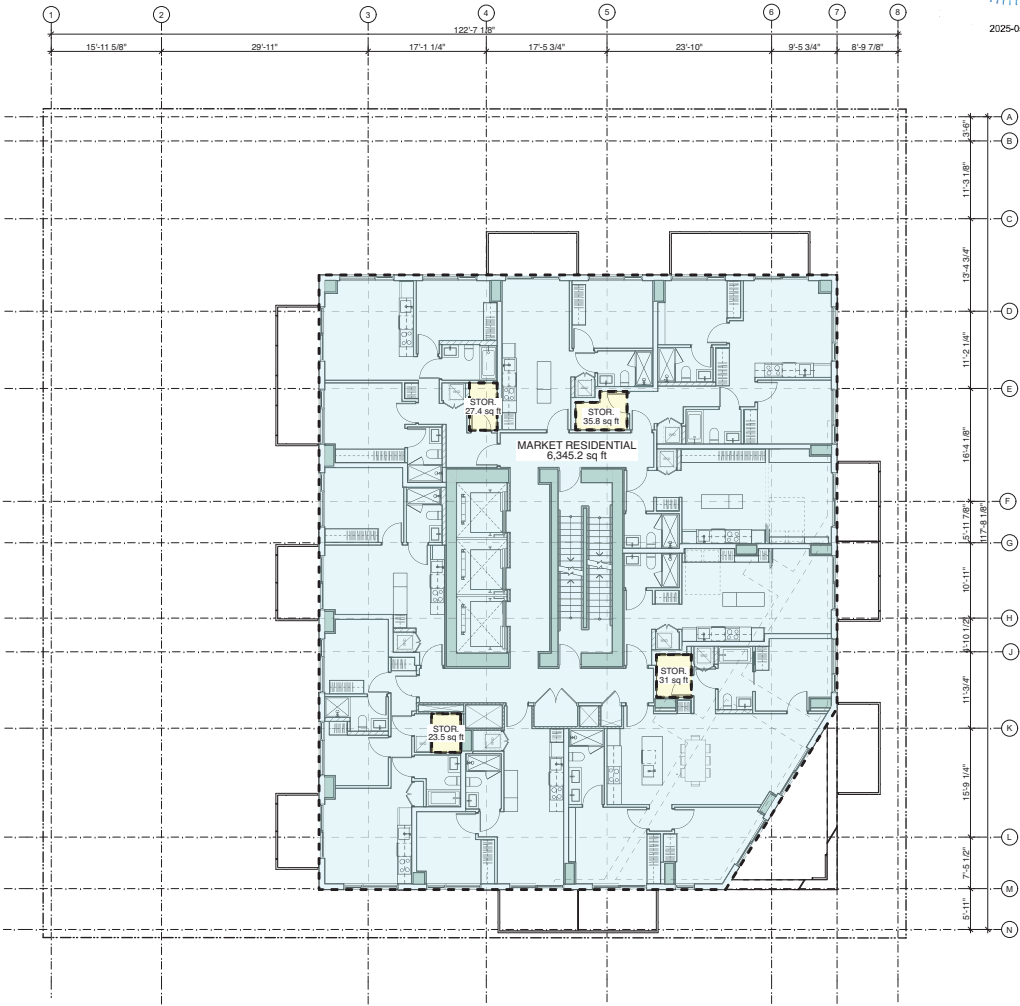
MARKET RESIDENTIAL

AMENITY

STORAGE

LOADING / WASTE

FSR LEVEL 17									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					6,345.24	589.49			
STORAGE							117.75	10.94	IN-SUITE STORAGE
TOTAL	6,462.99	600.43	0.00	0.00	6,345.24	589.49	117.75	10.94	



LEVEL 17

4.7 FSR Overlays



2025-05-09

BUILDING AREA LEGEND

COMMERCIAL / RETAIL

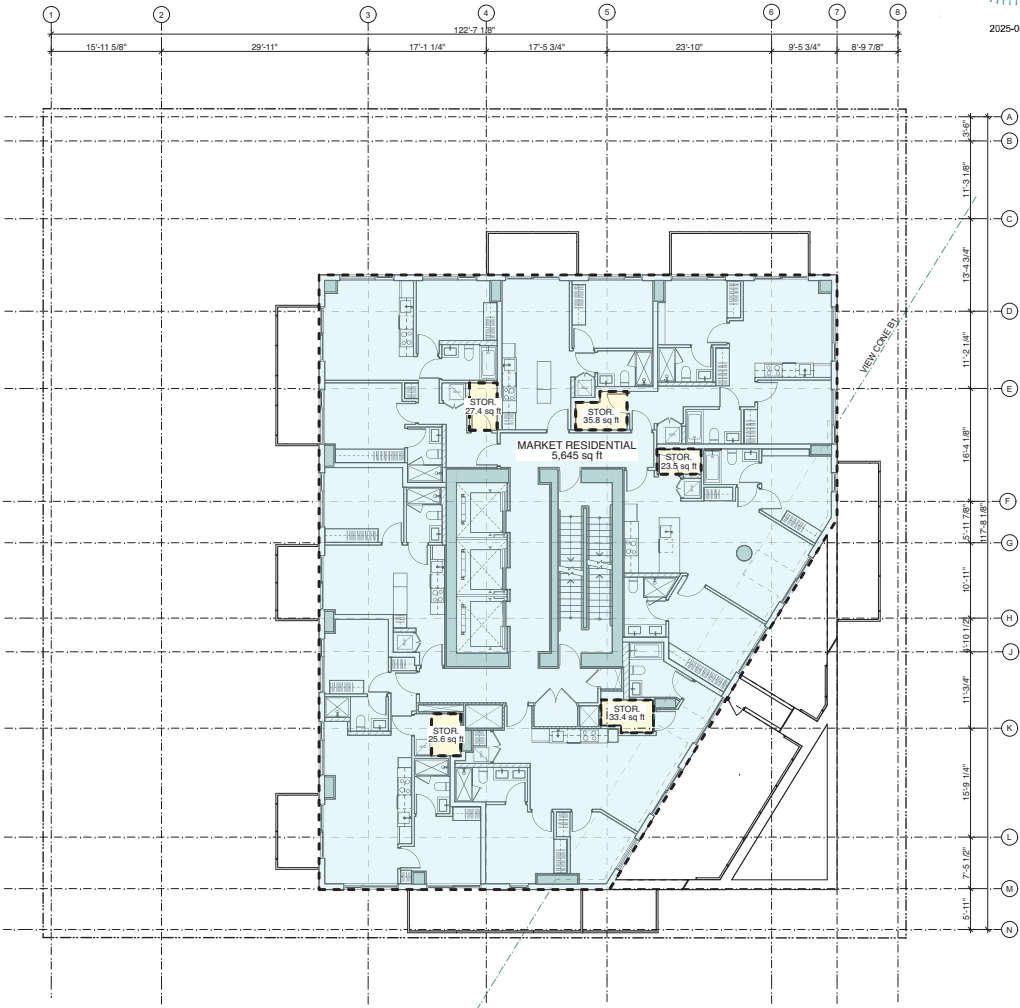
MARKET RESIDENTIAL

AMENITY

STORAGE

LOADING / WASTE

FSR LEVEL 18									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					5,645.05	524.44			
STORAGE							145.75	13.54	IN-SUITE STORAGE
TOTAL	5,790.80	537.98	0.00	0.00	5,645.05	524.44	145.75	13.54	



LEVEL 18

4.7 FSR Overlays



2025-05-09

BUILDING AREA LEGEND

COMMERCIAL / RETAIL

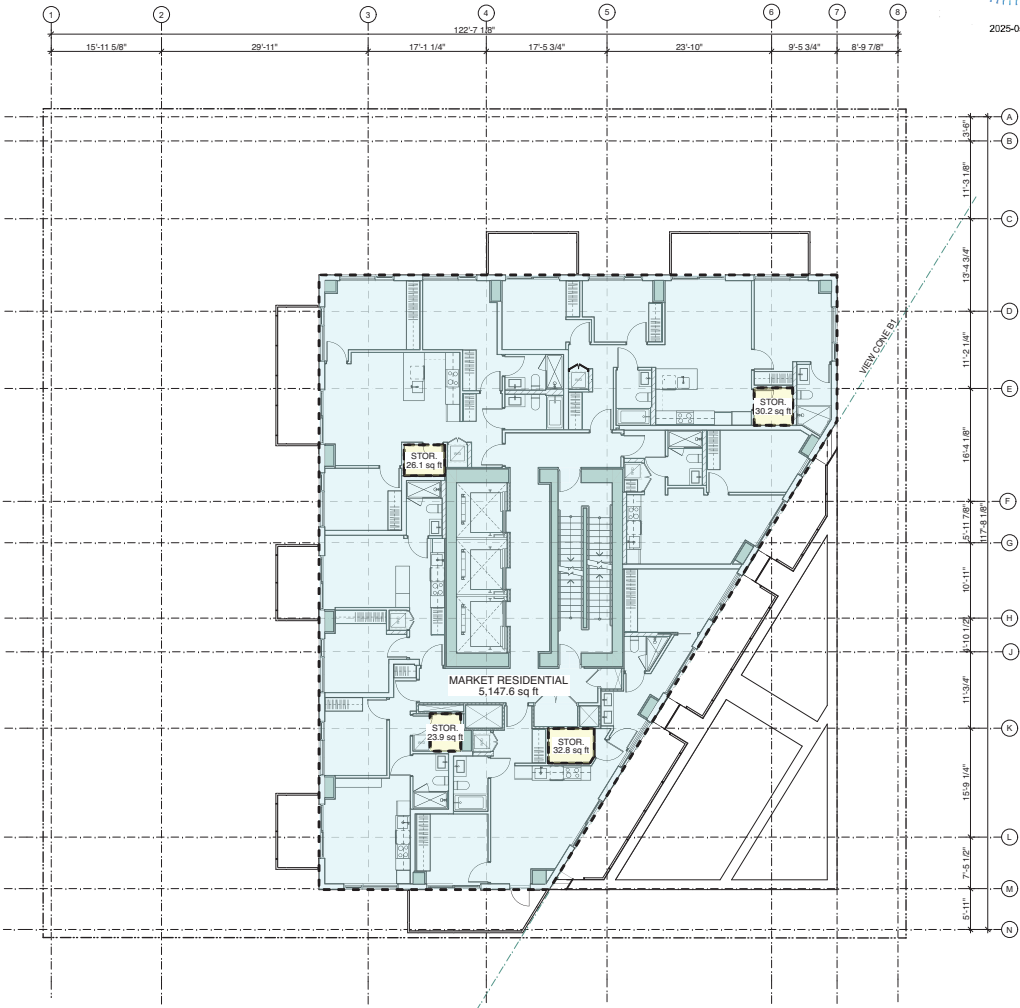
MARKET RESIDENTIAL

AMENITY

STORAGE

LOADING / WASTE

FSR LEVEL 19-29									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					5,147.85	478.23			
STORAGE							113.15	10.51	IN-SUITE STORAGE
TOTAL	5,260.80	488.74	0.00	0.00	5,147.85	478.23	113.15	10.51	



LEVEL 19-29

4.7 FSR Overlays

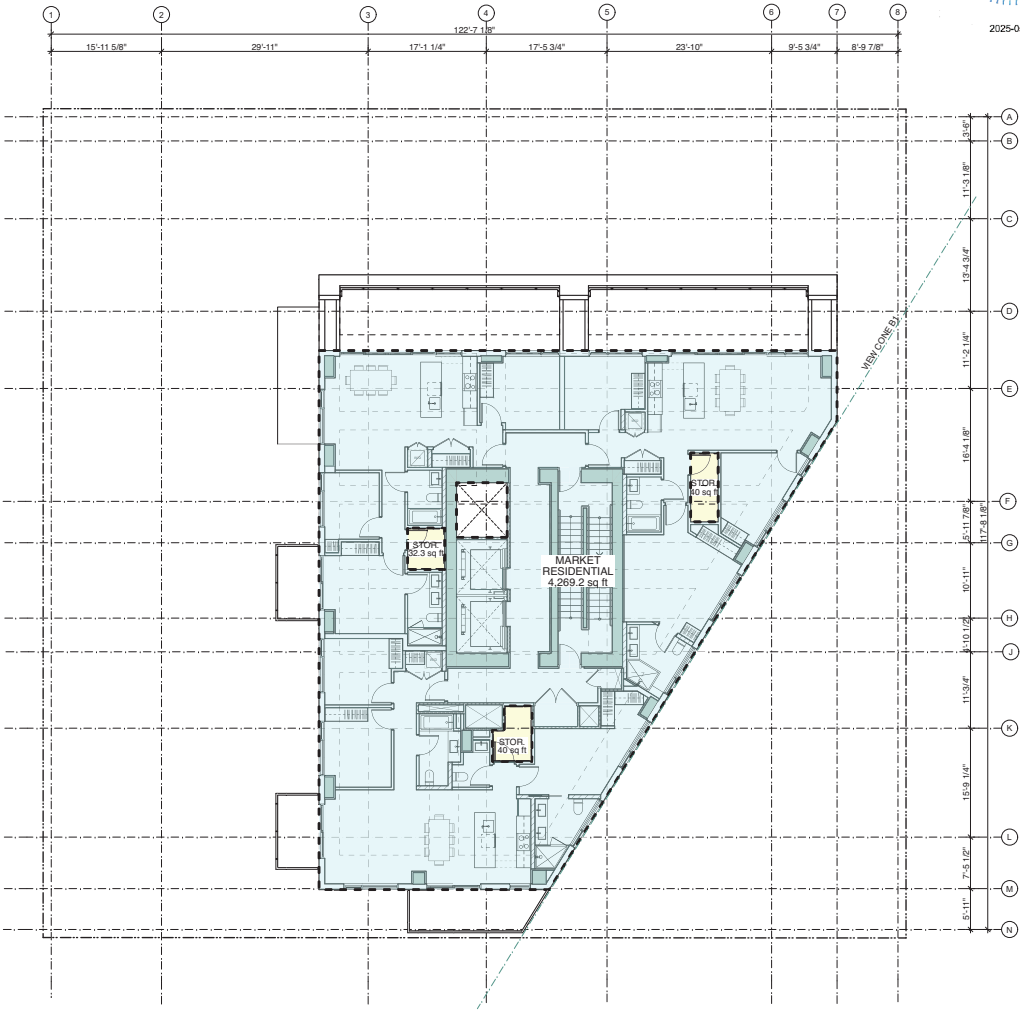


2025-05-09

BUILDING AREA LEGEND

- COMMERCIAL / RETAIL
- MARKET RESIDENTIAL
- AMENITY
- STORAGE
- LOADING / WASTE

FSR LEVEL 30									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					4,269.17	396.62			
STORAGE							112.31	10.43	IN-SUITE STORAGE
TOTAL	4,381.48	407.05	0.00	0.00	4,269.17	396.62	112.31	10.43	



LEVEL 30

4.7 FSR Overlays

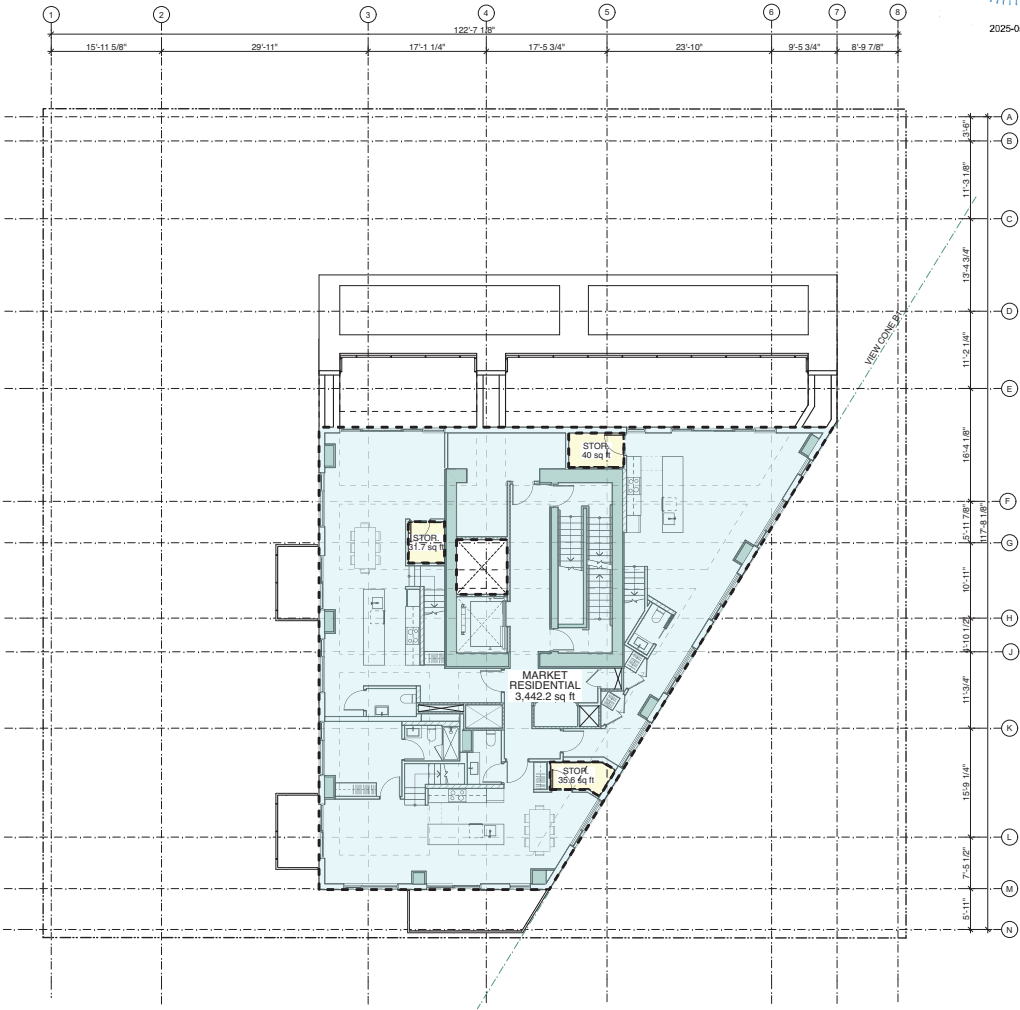


2025-05-09

BUILDING AREA LEGEND

- COMMERCIAL / RETAIL
- MARKET RESIDENTIAL
- AMENITY
- STORAGE
- LOADING / WASTE

FSR LEVEL 31 LOWER PENTHOUSE									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					3,442.24	319.79			
STORAGE							107.25	9.95	IN-SUITE STORAGE
TOTAL	3,549.49	329.76	0.00	0.00	3,442.24	319.79	107.25	9.95	



LEVEL 31

4.7 FSR Overlays



2025-05-09

BUILDING AREA LEGEND

COMMERCIAL / RETAIL

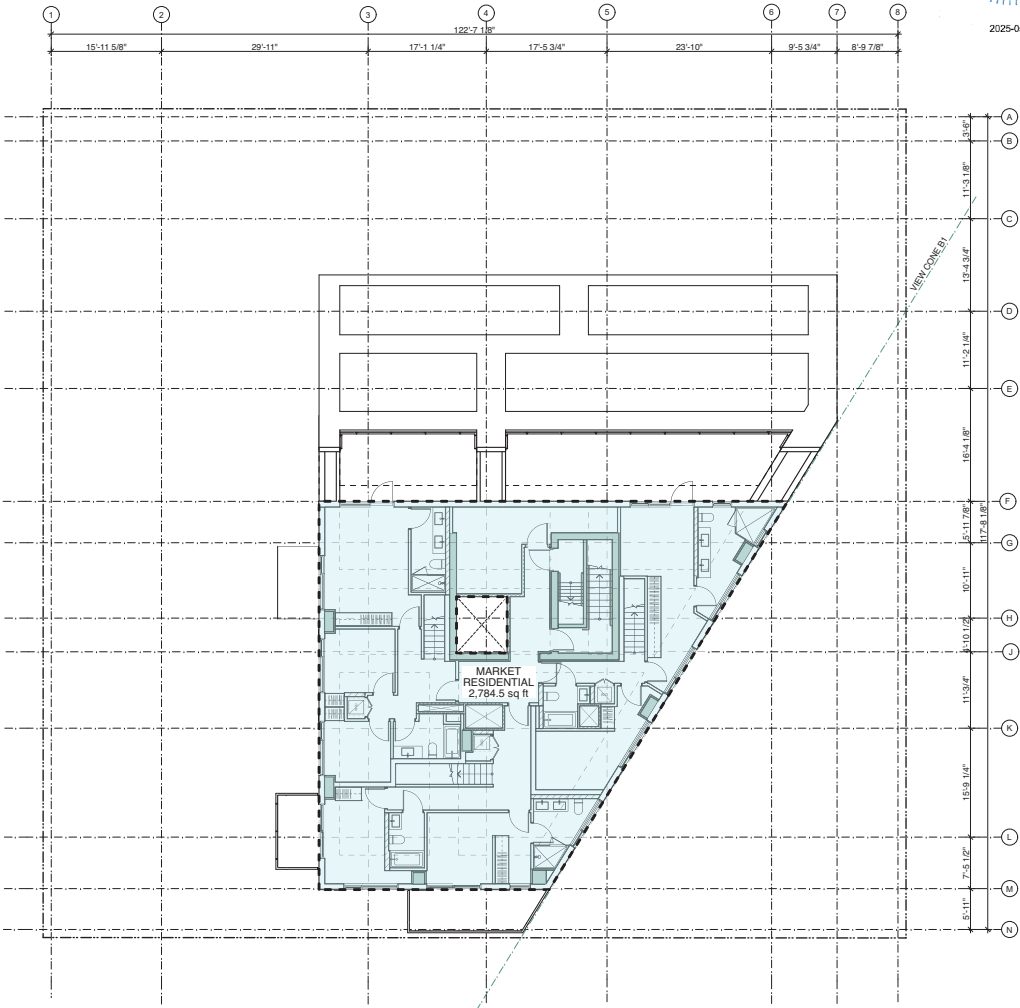
MARKET RESIDENTIAL

AMENITY

STORAGE

LOADING / WASTE

FSR LEVEL 32 UPPER PENTHOUSE									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	
MARKET RESIDENTIAL					2,784.50	258.69			
STORAGE							0.00	0.00	IN-SUITE STORAGE
TOTAL	2,784.50	258.69	0.00		2,784.50	258.69	0.00	0.00	



LEVEL 32

4.7 FSR Overlays

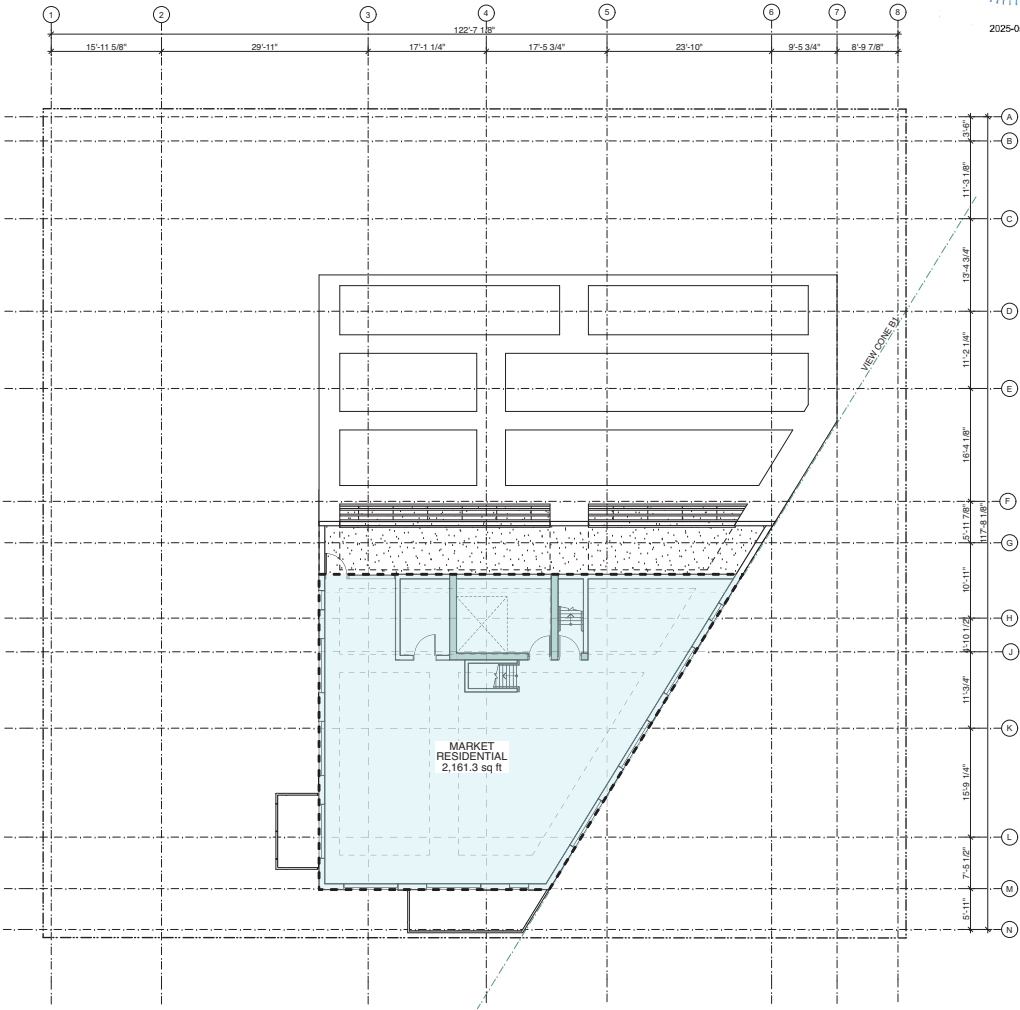


2025-05-09

BUILDING AREA LEGEND

- COMMERCIAL / RETAIL
- MARKET RESIDENTIAL
- AMENITY
- STORAGE
- LOADING / WASTE

FSR MECH LEVEL 33									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					2,161.27	200.79			
TOTAL	2,161.27	200.79	0.00	0.00	2,161.27	200.79	0.00	0.00	



LEVEL 33

4.7 FSR Overlays

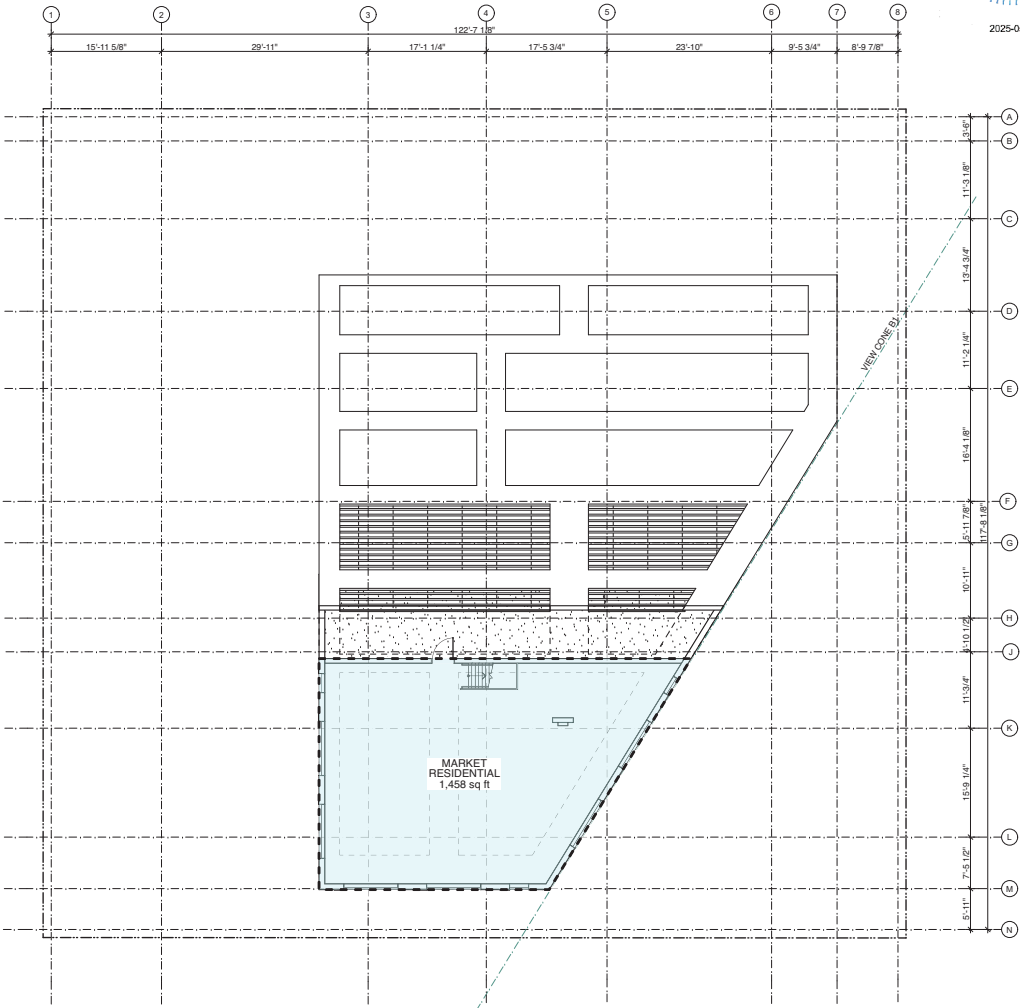


2025-05-09

BUILDING AREA LEGEND

- COMMERCIAL / RETAIL
- MARKET RESIDENTIAL
- AMENITY
- STORAGE
- LOADING / WASTE

FSR MECH LEVEL 34									
NAME	GROSS AREA		RETAIL		MARKET RESIDENTIAL		STORAGE/AMENITY EXCLUSION		COMMENTS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
MARKET RESIDENTIAL					1,458.05	135.46			
TOTAL	1,458.05	135.46	0.00	0.00	1,458.05	135.46	0.00	0.00	



LEVEL 34

SECTION 05 / LANDSCAPE DESIGN

CONTENTS

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

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.

902 DAVIE STREET

902 DAVIE STREET



902 DAVIE STREET

