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1819 WEST 5<sup>TH</sup> AVENUE (COMPLETE APPLICATION)  
DE417855 - ZONE C-3A

AWM/JMB/JRB/LH

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
M. Holm, Engineering Services  
D. Naundorf, Housing Policy and Projects

**Also Present:**

A. Moorey, Urban Development  
J. Bosnjak, Development Review Branch  
J. Borsa, Development Services

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**APPLICANT:**

Yamamoto Architecture  
Attention: Taizo Yamamoto  
2386 Oak Street  
Vancouver, BC  
V6H 4J1

**PROPERTY OWNER:**

Orr Development (1980) Corp.  
310-1847 West Broadway  
Vancouver, BC  
V6J 1Y6

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop a five storey mixed-use building with one level of Retail (first floor) and four levels of Residential (2nd, 3rd, 4th, and 5<sup>th</sup> floors) containing 23 dwelling units all over three (3) levels of underground parking, having vehicular access from the lane and also requesting an increase in the Floor Space Ratio using a Heritage Density Transfer from a donor site at 6 Water Street (Providing 2,817 square feet).

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

Appendix E View Analysis

Appendix F Shadow Study

Appendix G View Cone Section

● **Issues:**

1. Height
2. Density

- **Urban Design Panel: Support**
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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DE417855 submitted, the plans and information forming a part thereof, thereby permitting the development of a five storey mixed-use building with one level of Retail and four levels of Residential containing 23 dwelling units all over three levels of underground parking having vehicular access from the lane, and also an increase in the Floor Space Ratio (FSR) using a Heritage Density Transfer from a donor site at 6 Water Street (Providing 2,817 square feet), subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

1.1 design development to reduce building height and its effect on existing views;

**Note to Applicant:** Relocate rooftop Mechanical Room to building below. Configure resident roof access and elevator penthouse to comply with Section 10.11.1 of the Zoning and Development By-law.

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Area <sup>1</sup>			9,390 sq.ft.
Height <sup>2</sup>	Outright: 30.18 ft. Conditional: Discretionary to D.P.B.		Top of Parapet Wall 58.85 ft. Top of Guard 61.77 ft. Top of Stair/Mechanical 63.63 ft.
Rear Yard		14.76 ft. (Residential Portion)	14.94 ft.
Floor Area <sup>3</sup>	Outright: 9,390 sq.ft. Conditional: 28,170 sq.ft. 10% H.D.T.: 30,987 sq.ft.		Commercial 5,290 sq.ft. Residential 26,529 sq.ft. Total 31,819 sq.ft.
FSR <sup>3</sup>	Outright: 1.0 Conditional: 3.0 10% H.D.T.: 3.3		Commercial 0.56 Residential 2.83 Total 3.39
Balconies	2,479 sq. ft.		Open Balcony 2,018 sq.ft.
Parking	Small Car 8 (25% max.)	Commercial 5 Residential 26 Total 31  Disability (Res.) 2	Commercial: Standard 6 Small Car 2 Visitor (Stand.) 2 Commercial Total 10  Residential: Standard 25 Small Car 19 Disability 2 Residential Total 46  Total Parking: 56
Bicycle Parking <sup>4</sup>		Class A Class B Retail 1 0 Res. 29 6 Total 30 6	Class A Class B Retail 2 0 Residential 36 0 Total 38 0
Loading		Class B Retail 2	Class A Class B Retail 1 1
Unit Type			One-bedroom 8 Two-bedroom 10 Three-bedroom 5 Total 23

<sup>1</sup> **Note on Site Size and Site Area:** The proposed site area is based on the properties being consolidated. See Standard Condition A.2.1.

<sup>2</sup> **Note on Height:** The height of the building is above the maximum permitted outright in the C-3A District Schedule. The Development Permit Board may permit an increase in the maximum height of a building with respect to any development as per Section 4.3.2 of the C-3A District Schedule. At present the top of stair/mechanical is considered to be the overall height of the building. By satisfying recommended condition 1.1 the overall height will be taken to the top of guard. This proposal does not encroach into the view cone noted in the North Burrard C-3A Guidelines.

- <sup>3</sup> **Note on Floor Area/FSR:** As per Section 4.7.1 - Floor Space Ratio of the C-3A District Schedule, the Development Permit Board may permit an increase to the maximum floor space ratio to any figure up to and including 3.00. Under Section 4.7.5 an additional 10 percent heritage density transfer (Noted as H.D.T. in Technical Table above - maximum 3.3 FSR or 30,987 sq. ft.) may be considered by the Development Permit Board. Standard Condition A.1.1 seeks compliance (A reduction of 832 sq. ft.) with Section 4.7 - Floor Space Ratio of the C-3A District Schedule of the Zoning and Development Bylaw.
- <sup>4</sup> **Note on Bicycle Parking:** Standard Condition A.1.4 seeks compliance with Section 6 - Class B Bicycle Spaces of the Parking Bylaw.

Guideline Analysis - Central Broadway C-3A Urban Design Guidelines (Burrard Slopes Sub-Area)

SECTION	RECOMMENDED	RESPONSE
2.4 Views	Public View Cones  Private Views	Site is affected by the Burrard View Cone and complies. See Appendix G View analysis suggests private view loss is not significant at midrise and higher forms of development. See discussion page 8.
2.6 Light & Ventilation	Provide sufficient daylight/ventilation access to individual residential units. Ensure a high quality of livability. Minimize shadowing on the public realm.	Expansive decks afford each unit considerable private outdoor space. Decks provide measured solar control, allowing extensive perimeter glazing and maximum daylighting opportunity without negative internal heat gain. Shadowing is limited to surface parking in the lane and Burrard St. There is no significant shadowing of the public realm.
2.7 Weather	Entries and public realm to have weather protection.	Complies.
2.8 Noise	Buffer residential units from external noise.	Units are primarily oriented north/south away from traffic on Burrard St. Limited acoustic glazing is utilized in proximity to lower floor levels.
2.9 Privacy	As it relates to livability, consider unit orientation, window placement, screening & proximity to street.	Wall planes along Burrard St. are buffered, set back along expansive decks. Units are primarily oriented north/south away from traffic on Burrard St. Complies.
2.10 Safety	Secure parking and pedestrian paths and activities at grade. Ensure good lighting.	Complies.
4.3 Height	Maximum recommended height is 13.7m (45'-0") or 5-storeys, whichever is less. Measure taken from the south property line.	Some extra height is supported because of sloping site and inherently overheight CRU space at grade. See discussion on Height, page 9.
4.4-6 Setbacks	Front yard none required for non- residential use Side yard none required Rear yard 7.6m (25'-0") from CL of lane	Complies. Enhanced sidewalk 5m(17'-0") provided Burrard St. Complies 7.6m from CL of lane provided
4.9 Off-Street Parking	Parking should be underground.	2-1/2 levels below grade provided commercial and residential. Parking entry is off the lane.
5.5 Exterior Walls and Finishing	Differentiate low rise from mid and upper massing. Provide pedestrian scale near grade with well detailed material and form to enhance interest as seen from street, including at the lane edge. Avoid high blank walls.	Complies. See discussion on Material Treatment and Expression, page 8.
7.2 Semi-Private Open Space	Each unit to have access to private open space min. 4.5 m <sup>2</sup> (49 sq. ft.)/min. depth of 2m (6.5 ft.)	Balconies exceed minimum requirement. See discussion on Material Treatment and Expression, page 8.

• **Legal Description**

Lots: D Plan 17057 & 24 Plan 590  
 Block: 247  
 District Lot: 526

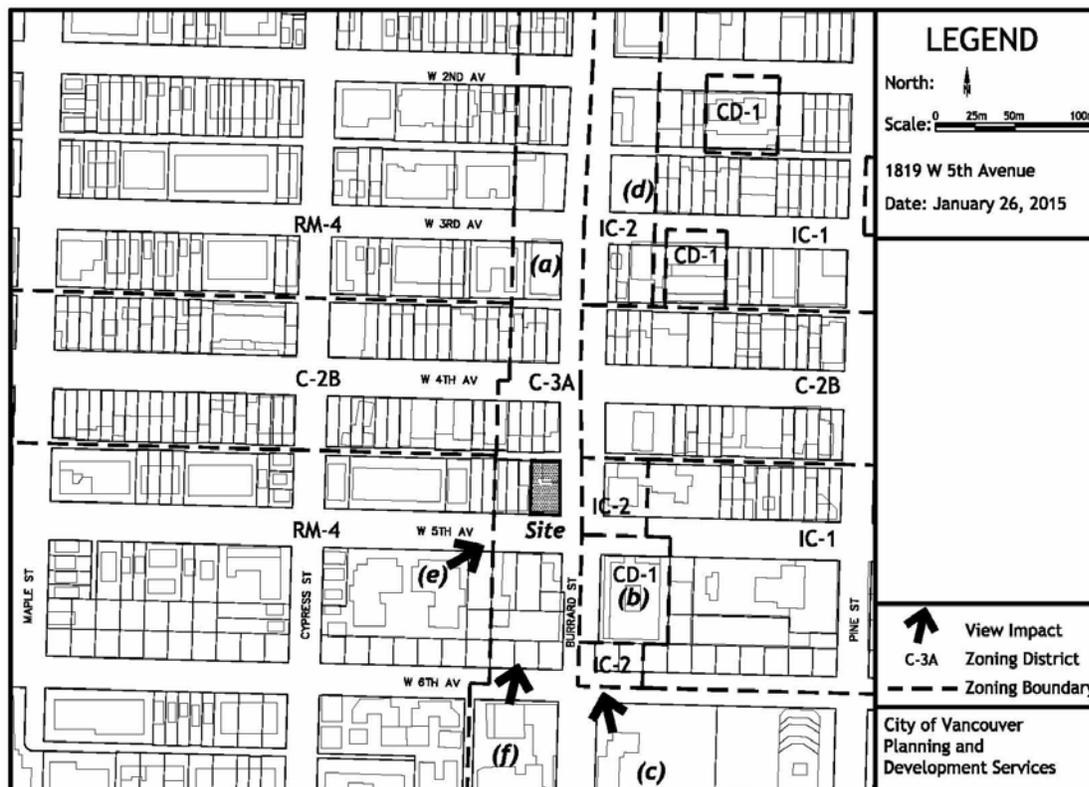
• **History of Application:**

14 04 03 Complete DE submitted  
 14 06 04 Urban Design Panel  
 14 12 17 Second Urban Design Panel  
 15 01 28 Development Permit Staff Committee

• **Site:** The site is located on the northwest corner of the 2000 block of West 5<sup>th</sup> Avenue at Burrard Street. The lot frontage is 26.5 m (86.9 ft.) and depth is 33.5m (110.1 ft.). From the southwest corner the site slopes down 0.7 m (2.5 ft.) to the east, and 1.8 m (6.0 ft.) to the north along Burrard Street for a cross fall north/south of 2.5 m (8.5 ft.). Zoned C-3A, the site is subject to the North Burrard C-3A Guidelines. This is a subzone of the Burrard Slopes guidelines and is defined by Cypress and Pine Streets to the east and west, and West 1<sup>st</sup> and West 8<sup>th</sup> Avenues to the north and south. At present, the site use is a low rise commercial.

• **Context:** Adjacent to the east is an IC-2 zone characterized by low-rise light industrial/service use. To the north along West 4<sup>th</sup> Avenue is a C-2B with increasingly 3-4 storey mixed use development. West of the site is an RM-4 zone having a 3-4 storey multiple-dwelling pattern of development. Recent development to the south is characterized by 6-12 storey residential midrise/tower projects and over height 2-3 storey automobile showrooms on Burrard Street. Significant adjacent development includes:

- (a) 1808 W 3<sup>rd</sup> Avenue, 6 storeys, mixed use
- (b) 1788 W 5<sup>th</sup> Avenue, 4 storeys, mixed use
- (c) 1770 W 7<sup>th</sup> Avenue, 5 storeys, mixed use
- (d) 1860 Burrard Street, 3 (over-height) storeys, commercial
- (e) 1858 W 5<sup>th</sup> Avenue, 4 storeys, residential
- (f) 1818 W 6<sup>th</sup> Avenue, 7 storeys, mixed use
- (g) 1808 W 1<sup>st</sup> Avenue, 6 storeys, mixed use (not shown)
- (h) 1777 W 7<sup>th</sup> Avenue, 6/10 storeys, mixed use (not shown)



● **Background:** In March 2014 the proposed development was first reviewed by the Urban Design Panel. The form of development differed greatly from that considered today. Initially 6 storeys were proposed with a height of 22.5 m (73'-9"). The massing stepped west, away from Burrard Street and was characterized by the juxtaposition of 2 box forms. One 2 storey narrower, rectilinear volume having large cantilevers north/south was set on a 3 storey box form. This residential assembly was in turn set upon a 1 storey commercial podium. Significant relaxations were sought in height, setbacks and an encroachment into the Burrard View Cone. The Panel voted non-support of the project.

In light of the Panel's comments the applicant revisited the design concept. It has been reduced in height to 5 storeys or 19.39 m (63'-7"). The density has been more evenly distributed to provide the desired street wall along Burrard Street. The form of development now fully complies with the setbacks required in the C-3A District Schedule and the current design no longer encroaches into the View Cone. In a subsequent review, the project received the unanimous support of the Panel.

● **Applicable By-laws and Guidelines:**

- C-3A District Schedule
- Burrard Slopes C-3A Guidelines
- North Burrard C-3A Guidelines

**1. C-3A District Schedule**

**Use:** Residential use is a conditional approval use in the C-3A District.

**Density and Height:** The outright density permitted is 1.0 FSR with a maximum conditional density of 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. A transfer of heritage density up to 10 percent of the maximum permitted density is permitted under Section 4.7.5 of the C-3A District Schedule.

The outright height is 9.2 m (30.2 ft.). The height can be increased to a maximum which is unspecified in the District Schedule through Section 4.3 of the Zoning and Development By-law. Increases to density and height may be permitted provided the Development Permit Board first considers:

- the overall resolution of the building and its effect on the surrounding area, including existing views;
- the amount of open space, the design and general amenity provided by the proposal;
- traffic, pedestrian amenity and livability of any dwelling uses; and
- submissions of any advisory group, property owner or tenant.

**2. Burrard Slopes C-3A Guidelines**

In summary, the intent of the Guidelines as they relate to this development, are:

- assist in the creation of an attractive, cohesive, and primarily residential neighbourhood;
- ensure a high standard of livability; and
- integrate existing and future non-residential uses into the neighbourhood.

**3. North Burrard C-3A Guidelines**

In summary, the intent of the Guidelines as they relate to this development, are:

- assist in converting the North Burrard C-3A district to an attractive mixed use area that both recognizes adopted view cones and creates a strong street definition in the approach to the

- Burrard Bridge and downtown Vancouver;
- assist new development to be compatible with adjacent multi-family residential development; and
- ensure a high standard of project livability for residents.

• **Response to Applicable By-laws and Guidelines:**

Use: Proposed residential with commercial meets the guideline objectives to create a mixed use area.

Density: The proposed increase in density from 1.0 to 3.3 FSR is supported for having achieved the desired urban form, subject to “earning” this increase according to the C-3A District Schedule, Zoning & Development By-law, Guidelines and with a transfer of heritage density up to 10 percent permitted under Section 4.7.5 of the C-3A District Schedule.

Height: The guidelines recommend a maximum height of 13.7 m (45'-0") and this is measured from the south property line. Measured from the south property line along West 5<sup>th</sup> Avenue, the proposed height to the roof parapet is 16.4 m (53'-9"). The application seeks a height increase of 2.7 m (8'-8"). Staff consider this increase in height to be acceptable given the sloping site, the inherent over-height floor-to-floor accompanying commercial space at grade (an expressed desire in the Guidelines), and the proximity of adjacent buildings having a similar program and height along Burrard Street.

The elevator/mechanical penthouse parapet is at a height of 19.39 m (63'-7"). The penthouse is located midpoint along the west party wall and currently exceeds the height recommended in the Guidelines. Staff are requesting compliance with the provisions of Section 10.11 of the Zoning Development By-law. The low overhead elevator proposed has a relatively narrow profile and is oriented north/south minimizing its effect on surrounding private views of the north shore and downtown Vancouver. (See Recommended Condition 1.1)

Aside from the lane itself and Burrard Street, there is no shadowing of the public realm by the proposed development taken during midday at the equinox. There is partial shadowing of the western neighbour at 2:00 PM. Staff consider this acceptable, noting its fall is mostly on surface parking and that future redevelopment of this under built C-3A site, would effectively neutralize this shadow impact. (See Shadow Study, Appendix F)

The site is subject to the Burrard View Cone. This view corridor originates at a midpoint on Burrard Street at West 7<sup>th</sup> Avenue, oriented north, and is intended to preserve views of the north shore mountains. The western boundary of the view cone passes over the site, the underside of which is at an elevation 16.4 m (53'-9") above the lowest point along south property line. While there are building elements above this elevation (elevator penthouse, roofdeck stair access) these are outside the western boundary and in no way encroach on the view cone. All aspects of the roofline comply with the Burrard View Cone boundaries. (See View Cone Section, Appendix G)

With regard to private views, preserving view amenity where possible is a consideration for all development. Ideally, the preferred pattern of urban development is to enable sun access and preserve views. However, as build out in the city occurs some private view loss may occur, particularly at the low to mid-rise levels. From the southwest, those units in the northwest corner of the Greenwich building (1850 West 5<sup>th</sup> Avenue, 4-storeys) will experience a limited reduction in the view to the downtown core, with no impact on the view to the north shore mountains. From the south, residents of The Carnegie (1818 West 6<sup>th</sup> Avenue, 7 storeys) will experience no significant view impact as a result of the increasing height of the Burrard slope to the south. From the southeast, residents of Kits 360 (1777 West 7<sup>th</sup> Avenue, 11 storeys) will experience no significant view impact, again as a result of the increasing height of the Burrard slope to the south. (See View Analysis, Appendix E)

The proposed development complies with the Burrard View Cone and that there are no significant shadow and view impacts associated with the additional height increase.

**Massing:** The proposed development meets the intent of the massing and siting requirements outlined in the Burrard Slopes C-3A Guidelines and is supported by staff for achieving a desirable street wall and neighbourly fit. The form of development responds to the existing context and anticipated C-3A development site to the east.

**Material Treatment and Expression:** The building massing is characterized by a minimalist expression of expansive balconies and roof decks. The result is a stratified composition, emphasizing horizontal concrete floor slabs that are punctuated by solids and voids. An alternating pattern of glazing and solid metal panels express living spaces as volumes within this linear form. These volumes are reinforced by setback and cantilever, and the presence and absence of shadow beneath large soffit areas. Additionally, these soffit areas are finished with linear wood cladding having a random pattern of recessed strip lighting. Presented is an animated street wall contributing visual interest along Burrard Street.

Secondary elements and materials reinforce the primary concept of a volume implied by the linear expression of a repeated horizontal component. Frameless glass guards finish slab edges around balconies and roof decks. Delicate in expression, the guards fade away leaving only a layer of light against the shadowed outdoor balcony space behind. Beyond, a patterned composition of dark bronze metal panel, clear and translucent glazed curtain wall systems, combine to enhance the perception of layer and depth in the façade. The result is a calm expression of form and materiality.

**Livability:** The proposed units offer a high degree of livability. Residential units are primarily oriented north/south, away from Burrard Street. At lower levels limited acoustically rated fenestration, balconies and roof decks provide a buffer for east facing units along Burrard Street. A unique aspect of this application are the large balconies and roof decks provided, affording each unit considerable private outdoor space. No common indoor amenity space has been provided. Staff support this given the relatively large units, each having generous semi-private outdoor space.

For reasons of resident security, staff recommends improving sightlines to West 5<sup>th</sup> Avenue at the Entry Lobby. (See Standard Condition A.1.2)

**Landscape and Public Realm Treatment:** The proposed development's landscape contribution to the public realm is in the form of new street trees and planter boxes located at the residential entry lobby. Proposed is the retention of 2 existing mature street trees along Burrard Street, with the provision of 1 additional new tree. A mature Cherry tree on West 5<sup>th</sup> Avenue is to be retained within a lawn boulevard that is complimentary to the residential quality landscaping of adjacent sites to the west.

**Sustainability:** This application proposes to meet LEED Gold Multifamily Mid-Rise Certification.

**Conclusion:** Staff consider this application to be of a high standard and recommend support of the discretionary increase in height and density, subject to satisfying the conditions as identified in this report, resulting in a development proposal that will provide high density living in conformance with the C-3A policy and the objectives of the Burrard Slopes Guidelines; a building massing and expression that provides a good neighbourly fit and is a positive contribution to the streetscape; provision of public realm upgrades including new street trees, subject to Landscape Conditions; and livability of units.

On that basis staff would recommend approval of this application.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on December 17, 2014, and provided the following comments:

### EVALUATION: SUPPORT (5-0)

- **Introduction:** Allan Moorey, Development Planner, mentioned that the Panel had reviewed the proposal previously in June. The site is located on the northwest corner of West 5<sup>th</sup> Avenue and Burrard Street. It is subject to the North Burrard C-3A Guidelines, a subzone of the Burrard Slopes Guidelines. Mr. Moorey noted that the surrounding context is characterized by 2/4-storeys mixed use/commercial buildings north along 4<sup>th</sup> Ave., 3/4-storeys multi-unit residential to the west, and low rise industrial industrial/service use buildings to the east of Burrard Street. In proximity, along Burrard Street, there are 3/4-storeys (over-height) automobile showrooms and mixed-use residential projects of 6/7-storeys. It should be noted that the site adjacent is C-3A, so that precludes any need for the proposed development to transition to the RM-4 zone to the west. Mr. Moorey noted that there is a cross-fall of +/- 8'-0" as the site slopes down to the north. The building presents 5 storeys; 4 storeys of residential and 1 storey of commercial. The proposed FSR is 3.3 (3.0 Conditional +.3 Heritage Density Transfer). The application is seeking a height relaxation of +/- 2.7m (8'-8") over the 13.7m (45'-0") recommended in the guidelines. Given the sloping site and proximity of a number of other buildings having a similar program and height, Staff supports the height relaxation pending completion of Notification and DE Application review process. The parking entry is off the lane and the residential entry is off West 5<sup>th</sup> Avenue. Mr. Moorey described the material palette noting the metal panel, curtain wall with and without frit, aluminum windows, cantilevered tempered glass balcony guards, precast concrete panels, painted concrete and wood soffits.

Advice from the Panel on this application is sought on the following:

- Given the 10% heritage floor space transfer and resulting 3.3 FSR, could the Panel consider the overall massing form of development and comment on the proposed building's fit with the surrounding context.
- Could the Panel comment on the expression of cantilevered balconies and interface with the public realm?
- Based on the previous comments by the Panel, is there consensus these issues have been addressed by the revised proposal?
  - Design development so that the building does not encroach into the view corridor/setbacks.
  - Design development to strengthen the building at grade and improve materiality.
  - Improve the sustainability strategy.
  - Consider continuous weather protection along Burrard Street.
  - Consider adding an indoor amenity space in the building.

Mr. Moorey took questions from the Panel.

- **Applicant's Introductory Comments:** Taizo Yamamoto, Architect, further described the proposal and described changes they have made since the last review. They have taken one over height storey off the building and also reduced the height of the building. As a result the face to the west is shorter than in the previous scheme. In terms of the general site, they are trying to make a frontage onto Burrard Street and West 5<sup>th</sup> Avenue with retail. Services and parking access will be from the lane. The residential lobby is on the southwest and closer to the residential uses on the street. In reconsidering the project design concept, Mr. Yamamoto mentioned that they came up with a concept of a series of stacked slabs to set up the volume of the streetwall and create a positive frontage for both streets. As well they have tried to unify the design that carries through all the levels of the building. With the setting back of floors on the different levels it allows them

to have a lot of outdoor space. There are five units that have access to the roof. He mentioned that they will be pursuing LEED™ Gold for mid-rise.

David Stoyko, Landscape Architect, described the landscaping plans and explained that on the ground level there hasn't been much of a change since the last review. They are making a material change at the residential entry and they have some room for patio space for an appropriate retail tenant. They are retaining the existing trees and adding new trees. It is more green building with additional planters on the sides and the roof decks have a series of smaller floating patios within a larger field of green.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider setting back the fifth floor on the lane;
  - Consider adding an indoor amenity space and common outdoor space on the roof;
  - Design development to reduce the appearance of the balcony guards on the top floor.
- **Related Commentary:** The Panel supported the proposal and thought the applicant was successful in addressing the Panel's previous concerns.

The Panel thought the massing and fit had improved and was a successful fabric building. The also thought the ground floor was largely improved. The cantilevered balconies were supported and the Panel liked the continuous weather protection on the building.

The Panel suggested setting the fifth floor back on the lane to mitigate overlook and to reduce the perceived height of the building. They also thought the view corridor had been well treated.

The Panel thought there should be an indoor amenity space in the building or at the very least there could be an addition of common outdoor space on the roof. As well they thought the balconies guards could be pulled back on the top floor to reduce their appearance from the street.

- **Applicant's Response:** Mr. Yamamoto said he appreciated the comments and will work with staff to continue improving the project.

## ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

## LANDSCAPE

The success of this proposal hinges on the maintenance of healthy trees and the incorporation of greenery for visual interest at the pedestrian level and upper roof deck levels.

This application is proposing the retention of two existing mature street trees and the provision of additional street trees at Burrard Street. The mature Cherry tree at West 5<sup>th</sup> Avenue is maintained within a lawn boulevard complimentary to the residential quality landscaping of adjacent sites to the west. Two additional street trees are proposed to be planted on Burrard Street for a total of three street trees. It is noted that the retained Cherry tree on West 5<sup>th</sup> Avenue boulevard has significantly raised roots. Staff recommend the applicant contact Park Board to discuss the appropriate method of removing existing concrete and asphalt paving over large tree roots to ensure safety of trees.

Extensive green roof planting proposed on private roof decks at the 2<sup>nd</sup> floor level and private patio decks at the roof intensively planted with a combination of planter trees, shrubs and groundcover. Staff support this proposal however recommend further design development to incorporate more substantial landscaped planters at the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> levels to offer screening at private decks and interest as viewed from adjacencies. (See Standard Condition A.1.14)

## ENVIRONMENTAL PROTECTION BRANCH

Received Ministry of Environment's response to Site Profile Submission - Subdivision, Zoning, Demolition and Development Permit Applications (2065 Burrard Street and 1817 West 5<sup>th</sup> Avenue), Site 16735 (Issued May 13, 2014).

The following will be required:

- A preliminary site investigation for the site; and
- Investigation of all environmental media must be conducted until the full extent of contamination is determined at the site and which has migrated from the site.

Schedule 2 activities on the subject site(s) include former service station and related automotive operations, and a dry cleaning operation.

## NOTIFICATION

The original application was received on April 3, 2014. On May 14, 2014, 1,261 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. A total of 62 form letters and 42 emails were received, all in opposition.

A revised submission was received on October 24, 2014. Two signs were installed on the site and on December 9, 2014, 1,325 notification postcards were sent to neighbouring property owners and respondents to the previous notification.

To date, 49 form letters and 11 emails have been received, all in opposition. The issues raised are summarized below:

Height/existing views:

- Concern the height is over the by-law maximum
- Existing views will be severely impacted
- Elevator over-run and roof access is too large
- Concern regarding location of view analysis performed
- Request it be limited to the outright permitted height of 9.2 m (30.18 ft.)

*Staff Response: The view analysis indicated some but not significant view impacts. Staff would consider the proposed height to be acceptable given the sloping grade of the site and the proximity of similar recent development having a similar program and height along Burrard Street.*

Traffic

- Concern the alley is already congested with traffic
- Traffic using alley to avoid West 4<sup>th</sup> Avenue and Burrard Street intersection
- Safety of cyclists
- Increased demand for on-street parking

*Staff Response: The proposed development is comprised of 23 residential units, 47 residential parking spaces and 8 commercial parking spaces. Based on these numbers, the site is not anticipated to contribute a significant amount of traffic to the existing road network. The bulk of the site traffic is anticipated to enter/exit via Burrard Street, and the 8 commercial parking spaces provided on-site will minimize impacts to the on-street parking in the area.*

#### Form and character of building

- Concern the building is unlike existing buildings west of Burrard Street
- Impact on liveability of the neighbourhood

*Staff Response: With respect to building form and character, the Urban Design Panel cited the high quality of materials and design 'sophistication' of the proposal. These are aspects that suggest the project will enhance the emerging residential context found of the Burrard Slopes neighbourhood and make a significant contribution to the Burrard Streetscape.*

#### Noise

- Concerns materials chosen will amplify and reflect sound from Burrard into the neighbourhood

*Staff Response: There is sufficient free area surrounding adjacent 3-4 storey development that noise attenuation is assured. The low-rise form of development precludes any 'telegraphing' of street noise along Burrard Street into the surrounding neighbourhood.*

#### Possible soil contamination

- Concern with the previous use of the site as a Dry Cleaning Establishment

*Staff Response: The Environmental Protection Branch has reviewed the Site Profile and response from the Ministry of the Environment and has asked for further detail to be provided for review. The existing activities on the site have been noted.*

#### Density

- Concern the added density contributes to the bulk of the building

*Staff Response: The proposed development meets the intent of the massing and siting requirements outlined in the Burrard Slopes C-3A Guidelines and is supported by staff for achieving a desirable street wall and neighbourly fit. Building massing and siting were carefully considered to minimize shadowing. Aside from the lane itself, there is no shadowing of the public realm by the proposed development taken during midday at the equinox. See Shadow Study, Appendix F. These suggest that the proposed density has been effectively utilized and is thereby compatible with the surrounding context.*

• DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires a decision by the Development Permit Board.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council

The Staff Committee supports the Board's use of discretionary authority on the proposal and recommends approval of this application noting that the applicant has met the criteria for increased height and density under C-3A zoning subject to the conditions contained in this report.

It also requires the Board to consider a By-law relaxation, per Section 5.2 [Loading] of the Parking By-Law. The Staff Committee supports the relaxation proposed.

  
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J. Greer  
Chair, Development Permit Staff Committee

  
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A. Moorey  
Development Planner

  
\_\_\_\_\_  
J. Bosnjak  
Project Coordinator

Project Facilitator: J. Borsa

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

### A.1 Standard Conditions

A.1.1 design development to reduce the perceived building height;

**Note to Applicant:** Set tempered glass guardrail back from roof parapet all round. See also standard condition A.1.7.

A.1.2 design development to improve Entry Lobby sightline to West 5<sup>th</sup> Avenue;

**Note to Applicant:** Consider reconfiguring parking exit stair onto West 5<sup>th</sup> Avenue to align with upper CRU demising wall. This will increase lobby view to the street and allow for seating at entry.

A.1.3 compliance with Section 4.7 Floor Space Ratio, of the C-3A District Schedule;

**Note to Applicant:** A reduction of 832 sq.ft. is required to meet the maximum FSR allowed. The roof top stairwell and mechanical rooms are included in floor space calculation.

A.1.4 provision of bicycle parking in accordance with the Parking By-law;

**Note to Applicant:** Six Class B bicycle space are required as noted in Section 6.2.1.2 of the Parking By-law.

A.1.5 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- i. a minimum of 20 percent of the bicycle spaces to be secured via lockers;
- ii. a maximum of 30 percent of the bicycle spaces to be vertical spaces;
- iii. a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles; and
- iv. notation on the plans that, "Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law.";

A.1.6 confirmation that rooms labeled "Opt. Bed 3" are made part of this proposal or deleted;

A.1.7 confirmation that the roof plan matches the elevation plan;

**Note to Applicant:** The guard rails do not match when comparing the elevation plans and roof plan.

A.1.8 provision of a vertical vent space to accommodate potential restaurant exhaust from the commercial level to the roof

**Note to Applicant:** Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building.

A.1.9 delete all references to the proposed signage, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit."

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Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits.”;

**Note to Applicant:** The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

- A.1.10 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building’s open space and the Public Realm;
- A.1.11 an acoustical consultant’s report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;
- A.1.12 written confirmation shall be submitted by the applicant that:
  - i. the acoustical measures will be incorporated into the final design and construction, based on the consultant’s recommendations;
  - ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
  - iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;
- A.1.13 provision of a Letter “B” in the City’s standard format, confirming completion of the purchase outlined in the Letter “A”;

**Note to Applicant:** Letter A and Letter B are to be completed by both the owner of the subject (receiver) site and the owner of the heritage (donor) site. Letter B is to be submitted with details including the amount, sale price, total cost of heritage density, and an up to date summary itemizing all previously completed transactions from that same heritage (donor) site.

### Standard Landscape Conditions

- A.1.14 design development of landscaping to incorporate more substantial landscaped planters at the edge of over-sized decks to screen private patios and enhance the green amenity of the building edge as viewed from the adjacent streets and lane;

**Note to Applicant:** The intent is to increase the amount of greenery within the planters for enhanced screening potential and visual interest on the upper levels of the building. Increase planter depth to accommodate low hardy drought tolerant evergreen woody shrubs and meet BCSLA latest standard. Planters may be arranged around the building in a random strip pattern. Provide large-scale cross-section planter details to illustrate and specify proposed plants on Plant List.

- A.1.15 provision of a fully labelled Landscape Plan to illustrate and specify with labels:
    - i. retained and proposed hard and soft landscaping at the ground level and at all building locations;
    - ii. coordinated Plant List to include plant quantities; and
-

- iii. context information to show adjacent property to the west at the street and lane edge;
- A.1.16 provision of large-scale section/elevation architectural details at a minimum scale of ½"=1'-0" or 1:25 to illustrate proposed landscape elements including planters on structures (Extensive and intensive green roof), benches, privacy screens, gates, trellises, and other landscape features. Planter sections details must confirm depth of proposed planting on structures, and meet the BCSLA latest standard;
- A.1.17 provision of section/elevation detail locations on the Landscape Plan;
- A.1.18 provision of high-efficiency (drip) irrigation system to be provided for all landscaped planters on structures and hose bibs located for hand watering at patios measuring 100 square feet or greater;
- A.1.19 provision of detailed larger-scale architectural sections and elevation drawings (¼"=1'-0" or 1:50) to illustrate the building edge/public realm interface at West 5<sup>th</sup> Avenue, Burrard Street and the lane, including landscaping (with soil depth), planter walls, and building features as applicable to this proposal;
- A.1.20 arrangements made with Vancouver Board of parks to review and confirm the best method of protecting existing street trees adjacent to this development site and provide notation on the plan drawings;

**Note to Applicant:** Please follow-up by e-mail to Bill Manning, City Arborist, [bill.manning@vancouver.ca](mailto:bill.manning@vancouver.ca) or call 311 for referral to other arboriculture staff.

## A.2 Standard Engineering Conditions

- A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lot 24, Except the North 2 Feet Now lane, Plan 526, and Lot D, Plan 17057, Both of Block 247, DL 526 to create a single parcel;
- A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a Statutory Right of Way to achieve an 18 ft. (5.5 m) wide public pedestrian realm along Burrard Street;

**Note to Applicant:** The 18 ft. (5.5 m) is measured from the existing curb face to the building face. The setback shall be clear of structure, patio tables, chairs, benches, and door swing to maintain the 5.5m width of the pedestrian realm. The width shown on drawing A2.3 ranges from 16.5 ft. to 17.5 ft. along Burrard Street. Portions of the upper building and below grade parkade would be over any required SRW area and need to be accommodated within the SRW agreement.

- A.2.3 a canopy application is required. Canopies must be fully demountable and meet the requirements of the Building By-law;
- A.2.4 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- i. provide additional parking stall width for stalls adjacent to walls;
-

- ii. eliminate stall overlap with the adjacent bike room wall on P1;

**Note to Applicant:** The easterly wall for the 34 space bike room encroaches into the required maneuvering for the westerly parking stall along the south wall on P1.

- iii. provision of a loading dock, lift, or elevator to provide a 'stairs free' access from the Class B loading space to the loading corridor;
- iv. provision of a section drawing showing elevations, vertical clearances, and security gates through the Class B loading bay;
- v. modification of the loading bay design to reduce the slope to 5 %;

**Note to Applicant:** Using the design elevations shown on drawing A2.3, the slope calculates to 6.8 %.

- vi. number all parking spaces; and
- vii. provision of Class A bicycle spaces as per the Parking By-law;

**Note to Applicant:** Proposed stacking bicycle racks proposed for residential use on drawing A2.2 do not meet Parking By-law.

Please contact Dave Kim of the Neighbourhood Parking and Transportation Branch at 604.871.6279 for more information or refer to the Parking and Loading Design Guidelines at the following link: <http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>

- A.2.5 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review noting the following requirements:

- i. provision of a pedestrian lane crossing on Burrard Street;
- ii. provision of street trees adjacent to the site as space permits;
- iii. delete proposed slab pavers and groundcover on West 5<sup>th</sup> Avenue; and
- iv. installation of parking regulatory signage on Burrard Street and West 5<sup>th</sup> Avenue adjacent the site to the satisfaction of the General Manager of Engineering Services;

- A.2.6 clarification of garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required noting proposed rooms appear to leave little room to maneuver bins. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location; and

- A.2.7 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.
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**A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:**

A.2.8 provision of release from the Ministry of Environment;

A.2.9 as required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

A.2.10 If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Planning, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

**Note to Applicant:** A B.C. Ministry of Environment instrument of approval (Certificate of Compliance or Determination that the land is not contaminated) will be required to be submitted to the City of Vancouver prior to the issuance of an Occupancy Permit.

In the event, there is a lane dedication or subdivision to the City of Vancouver, further investigation will be required to confirm that the environmental media on the dedicated land is in accordance with the standards outlined in the Remediation on City Streets Policy.

A Soils Agreement will be required to be signed and registered prior to the issuance of any permits.

Supporting investigation and remediation data/reports signed by an Approved Professional stating that the standards have been met will require to be submitted to the City of Vancouver.

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**B.1 Standard Notes to Applicant**

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **June 30, 2015**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

**B.2 Conditions of Development Permit:**

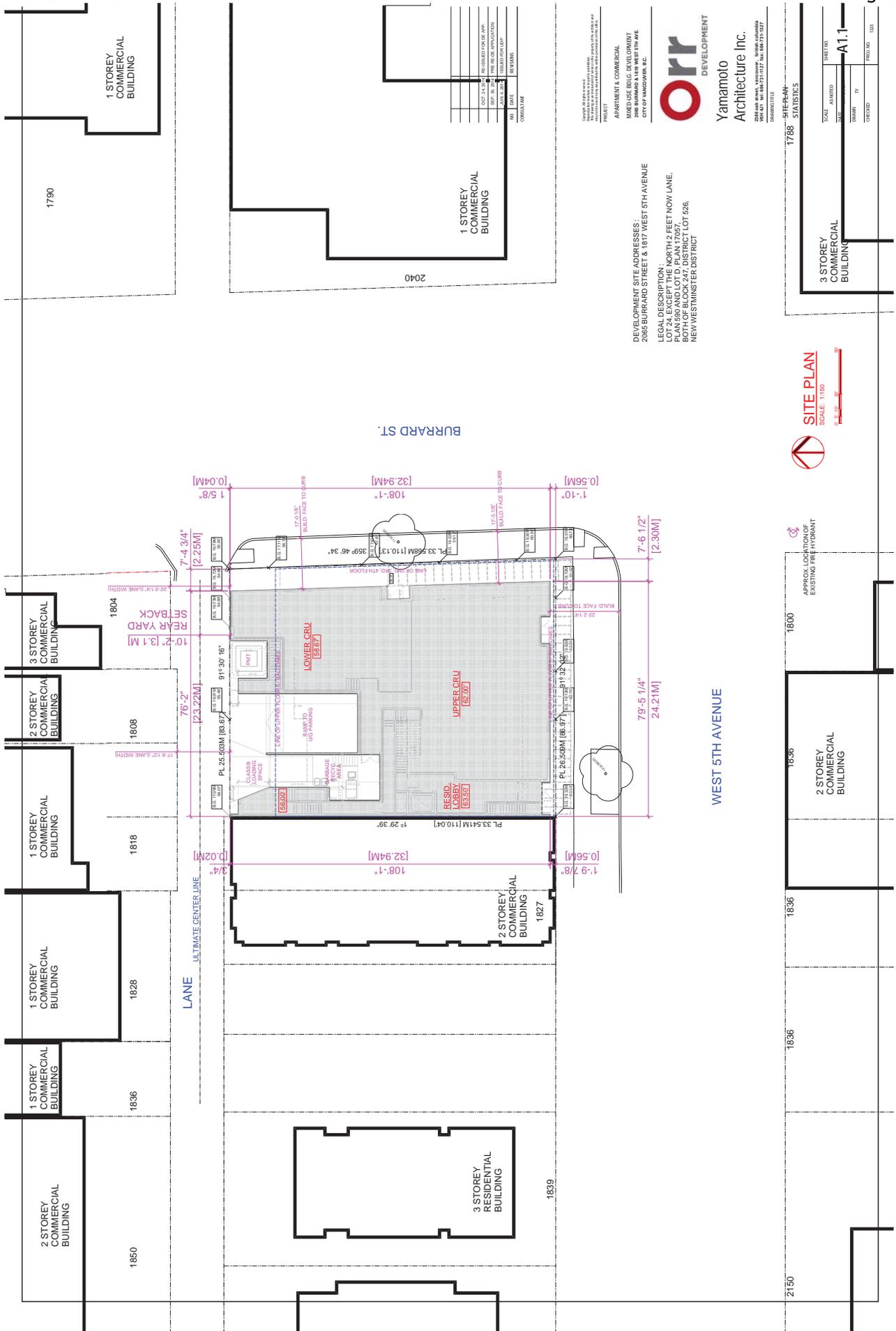
- B.2.1 Requires a Certificate of Compliance or Final Determination from the Ministry of Environment prior to issuance of the occupancy permit.
  - B.2.2 Environmental Reports must be submitted to the Environmental Contamination Team prior to the issuance of the occupancy permit.
  - B.2.3 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.
  - B.2.4 Waste Discharge Permit is required for any dewatering on the site.
  - B.2.5 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.6 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
  - B.2.7 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.8 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
  - B.2.9 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required
-

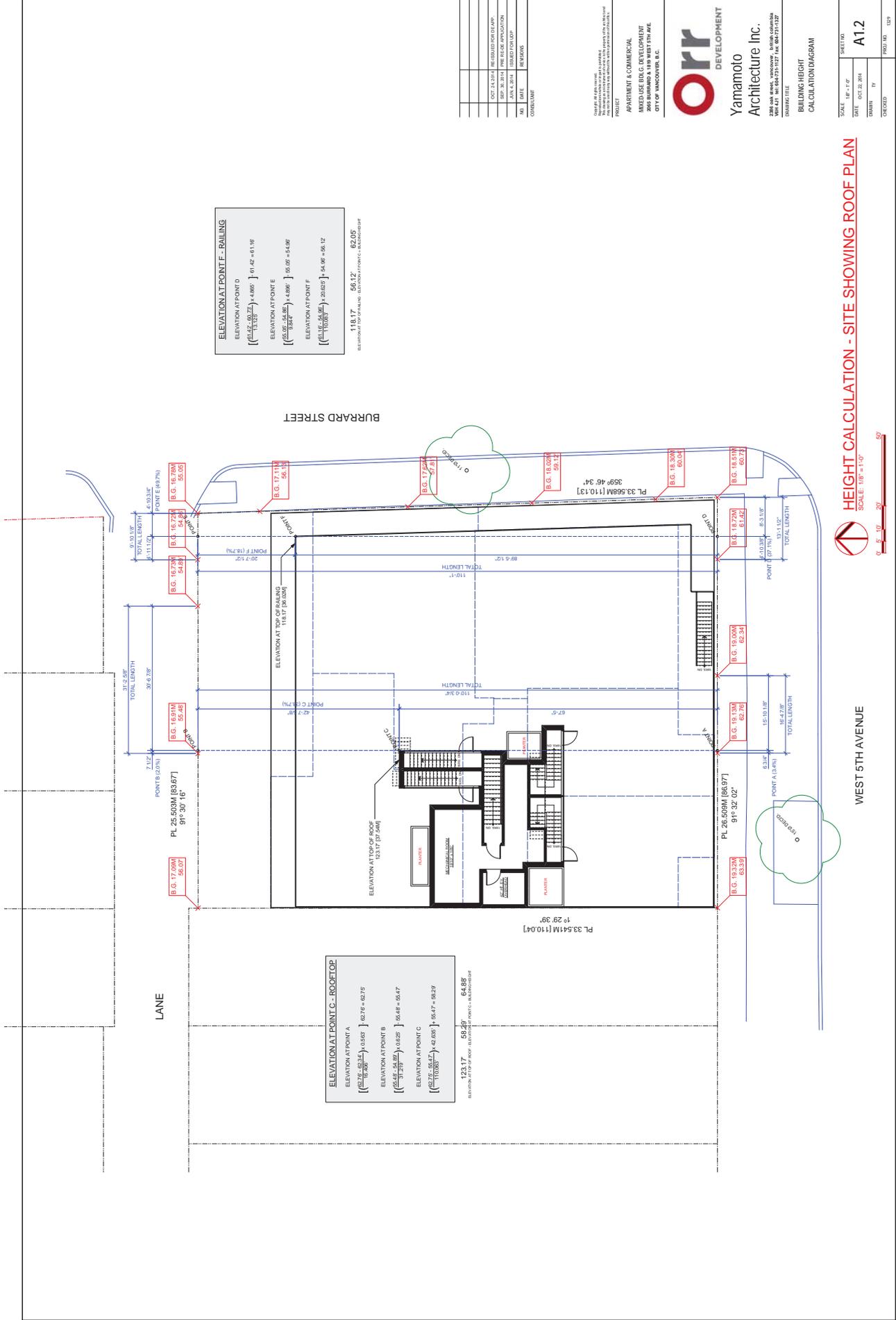
approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

**B.2.10 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**

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**ELEVATION AT POINT - RAILING**  
 ELEVATION AT POINT D  
 $\left( \frac{65.42 - 65.23}{13.22} \right) \times 8.65 = 1.17$   
 $65.23 + 1.17 = 66.40$   
 ELEVATION AT POINT E  
 $\left( \frac{65.06 - 58.86}{9.84} \right) \times 4.89 = 3.09$   
 $58.86 + 3.09 = 61.95$   
 ELEVATION AT POINT F  
 $\left( \frac{61.10 - 58.86}{10.88} \right) \times 20.02 = 4.14$   
 $58.86 + 4.14 = 63.00$   
 118.17 66.12 65.85  
 ELEVATION AT TOP OF RAILING (ELEVATION AT POINT - BALCONY)

**ELEVATION AT POINT - ROOFTOP**  
 ELEVATION AT POINT A  
 $\left( \frac{62.76 - 62.33}{16.80} \right) \times 0.65 = 0.16$   
 $62.33 + 0.16 = 62.49$   
 ELEVATION AT POINT B  
 $\left( \frac{62.45 - 58.86}{31.29} \right) \times 0.25 = 0.28$   
 $58.86 + 0.28 = 59.14$   
 ELEVATION AT POINT C  
 $\left( \frac{62.10 - 58.86}{10.88} \right) \times 42.03 = 12.47$   
 $58.86 + 12.47 = 71.33$   
 118.17 66.12 65.85  
 ELEVATION AT TOP OF ROOF (ELEVATION AT POINT - BALCONY)

NO.	DATE	REVISIONS
001	SEP. 20.2014	PRELIMINARY APPLICATION
002	SEP. 20.2014	REVISION FOR CLARIFY
003	JUN. 4.2014	ISSUED FOR LDP
004		
005		
006		
007		
008		
009		
010		

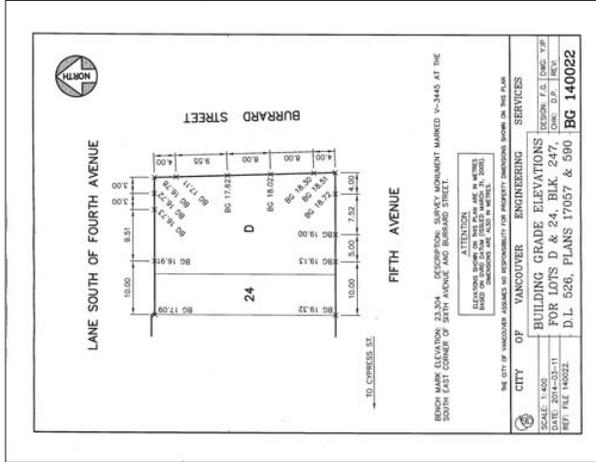
PROJECT  
 APARTMENT & COMMERCIAL  
 MIDTUSEBERG DEVELOPMENT  
 1819 WEST 5TH AVENUE  
 CITY OF VANCOUVER, B.C.



BUILDING HEIGHT  
 CALCULATION DIAGRAM

SHEET NO.	A12
SCALE	1/8" = 1'-0"
DATE	09/22/2014
DRAWN BY	TY
CHECKED	
PROJ. NO.	1329

**HEIGHT CALCULATION - SITE SHOWING ROOF PLAN**  
 SCALE: 1/8" = 1'-0"  
 0' 5' 10' 20' 30' 40' 50'



NO.	DATE	REVISIONS
1	SEP. 20, 2014	ISSUED FOR PERMITS
2	SEP. 20, 2014	ISSUED FOR PERMITS
3	SEP. 20, 2014	ISSUED FOR PERMITS
4	SEP. 20, 2014	ISSUED FOR PERMITS
5	SEP. 20, 2014	ISSUED FOR PERMITS
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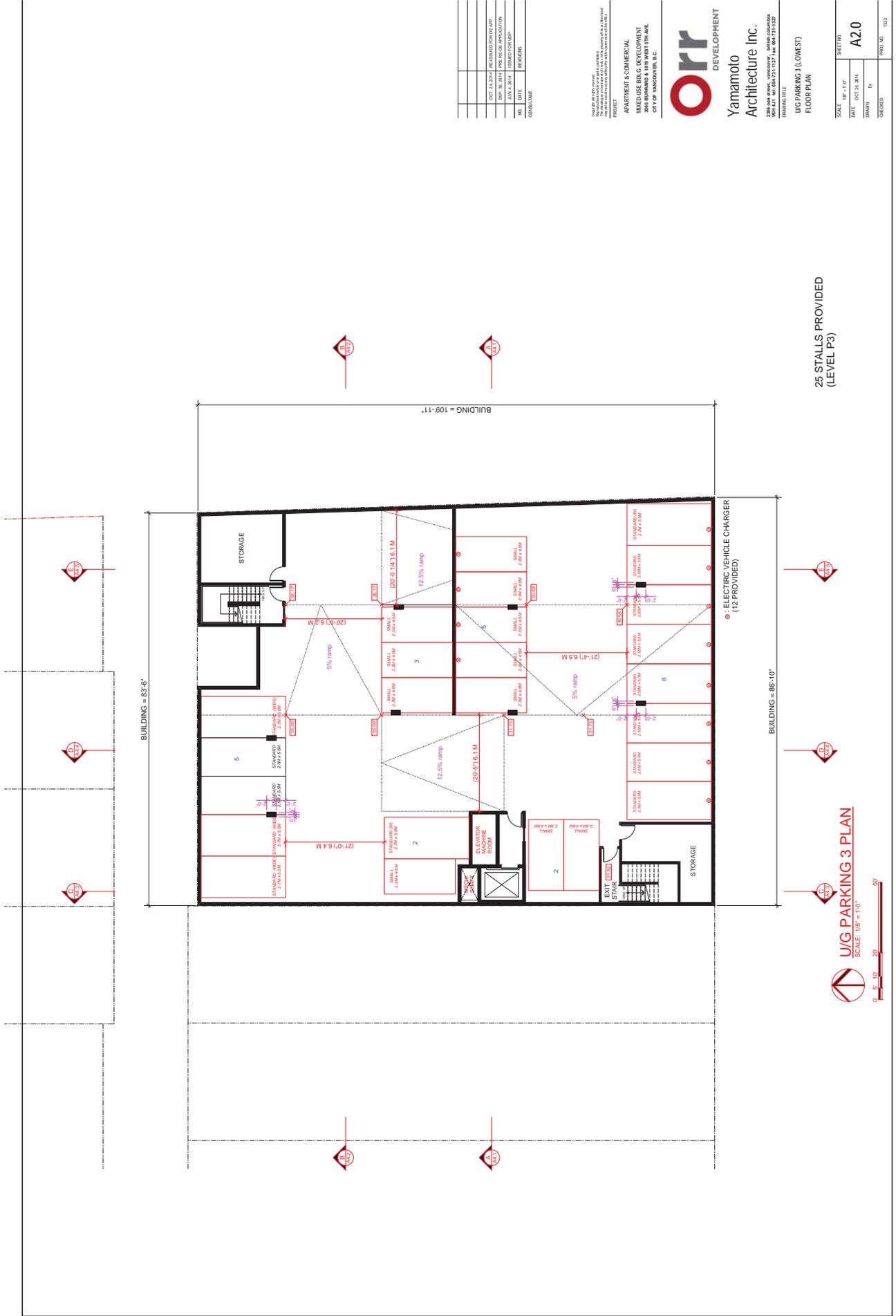
Project: APARTMENT & COMMERCIAL  
MIDDELSBORG DEVELOPMENT  
1819 WEST 5TH AVENUE  
CITY OF VANCOUVER, B.C.



Yamamoto  
Architecture Inc.  
3280 14th Street, Vancouver, British Columbia  
V6L 4T7, Tel: 604-275-1127 Fax: 604-275-1127  
DMMR#2751127

UIG PARKING 3 (LOWEST)  
FLOOR PLAN

SHEET NO.	A20
SCALE	1/8" = 1'-0"
DATE	07/25/2014
DRAWN BY	TY
CHECKED	
PROJ. NO.	1323



25 STALLS PROVIDED  
(LEVEL P3)

U/G PARKING 3 PLAN  
SCALE: 1/8" = 1'-0"  
0' 5' 10' 50'



NO.	DATE	REVISIONS
1	NOV. 14, 2014	ISSUED FOR L.P.T.
2	NOV. 14, 2014	ISSUED FOR L.P.T.
3	NOV. 14, 2014	ISSUED FOR L.P.T.
4	NOV. 14, 2014	ISSUED FOR L.P.T.
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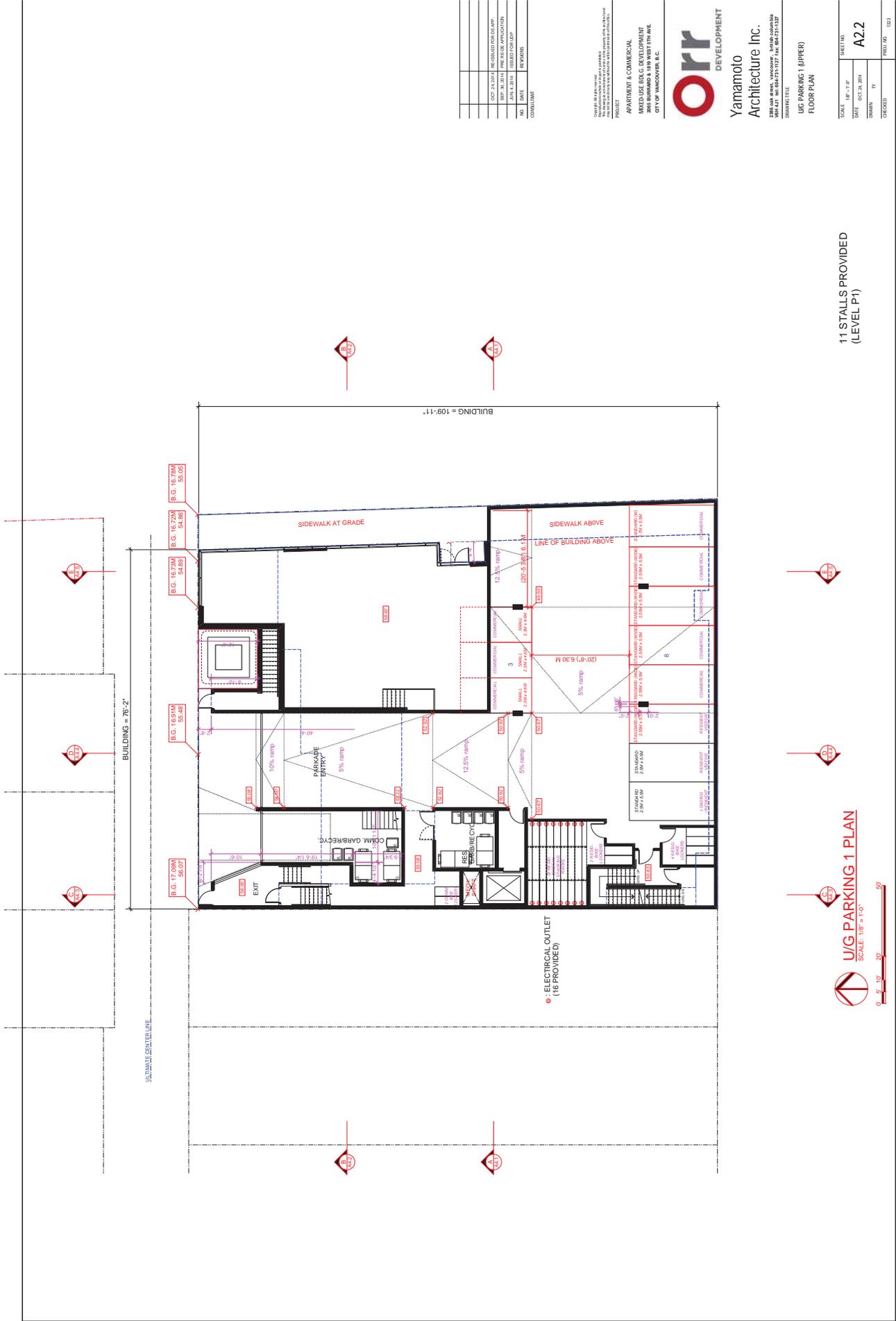
PROJECT: APARTMENT & COMMERCIAL  
 WEDDERBORG DEVELOPMENT  
 1819 WEST 5TH AVENUE  
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DATE: OCT 28, 2014  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: 1323

SHEET NO.	A22
DATE	OCT 28, 2014
DRAWN BY	[Name]
CHECKED BY	[Name]
PROJECT NO.	1323



NO.	DATE	REVISIONS
1	JUN. 20, 2014	ISSUED FOR ADP
2	SEP. 20, 2014	FOR TITLE APPLICATION
3	OCT. 24, 2014	RE-DESIGNED FOR CLAMP

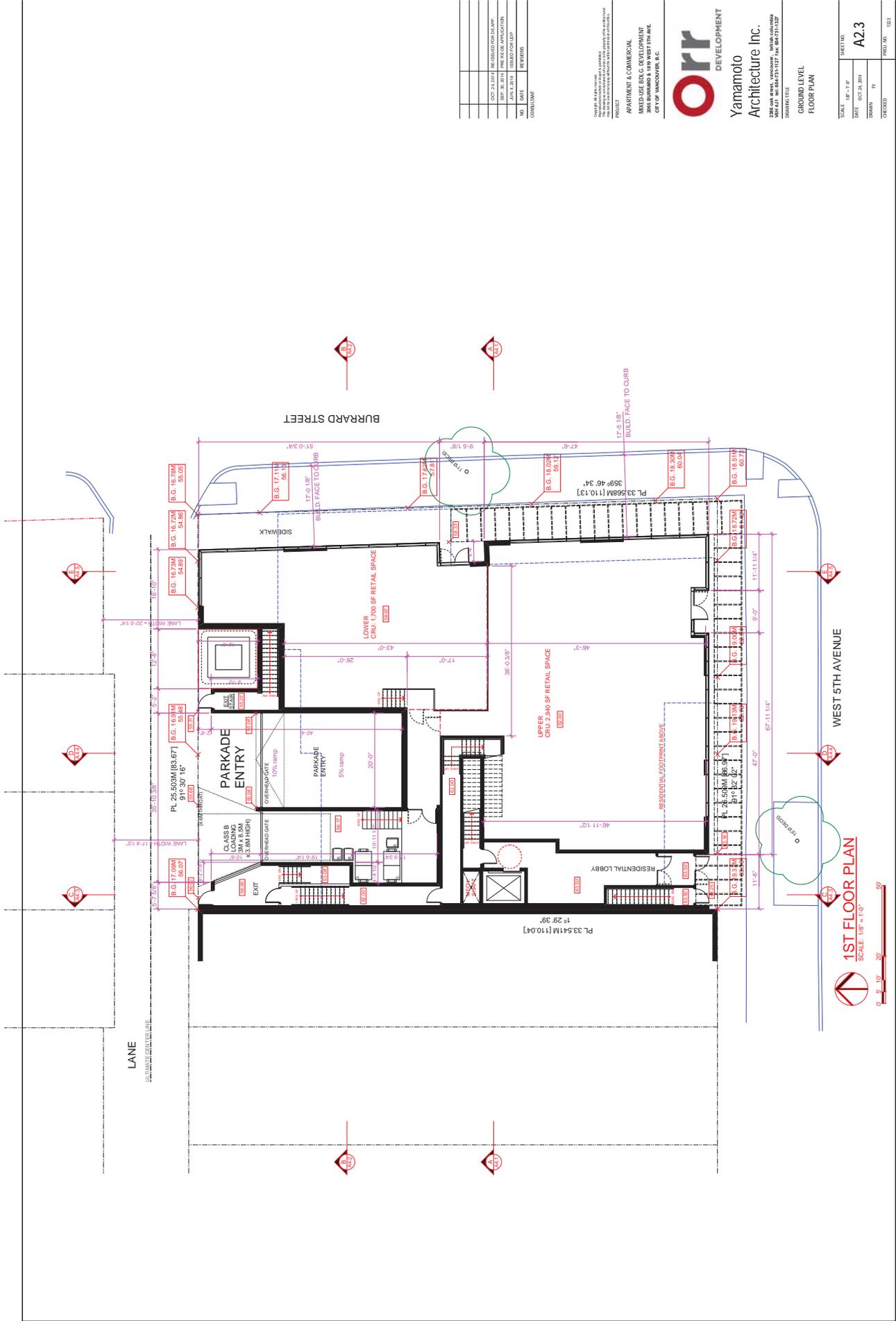
PROJECT:  
 APARTMENT & COMMERCIAL  
 MIDTUSEBERG DEVELOPMENT  
 1819 WEST 5TH AVENUE  
 CITY OF VANCOUVER, B.C.



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3280 oak street, Vancouver, British Columbia  
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SHEET NO.	A2.3
SCALE	1/8" = 1'-0"
DATE	07/25/2014
DRAWN BY	TY
CHECKED	
PROJ. NO.	1323









NO.	DATE	REVISIONS
001	SEP. 20, 2014	PRELIMINARY APPLICATION
002	SEP. 24, 2014	REDESIGNED FOR CLAMP
003	JUN. 4, 2014	ISSUED FOR LIFT

PROJECT  
 APARTMENT & COMMERCIAL  
 MIDRISBERG DEVELOPMENT  
 1819 WEST 5TH AVENUE  
 CITY OF VANCOUVER, B.C.

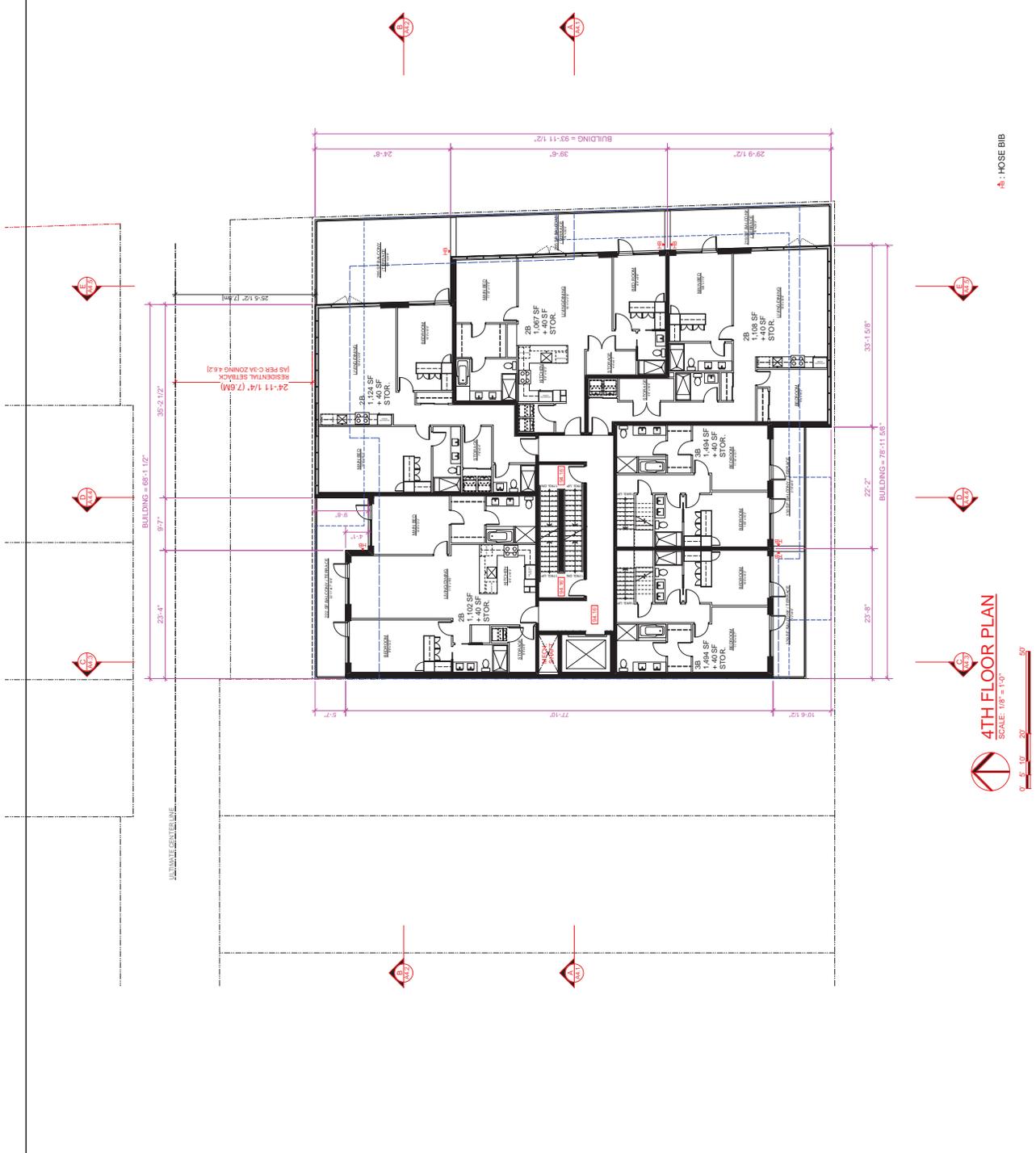


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 WWW.YAMAMOTOARCHITECTURE.COM

FOURTH STOREY  
 FLOOR PLAN

SHEET NO.	SCALE	DATE	DESIGNER	TY	PROJ. NO.	1323
A2.6	1/8" = 1'-0"	02/25/2014				



4: HOSE BIB

4TH FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 5 10 20 50'



NO.	DATE	REVISIONS
1	NOV. 14, 2014	ISSUED FOR LIFT
2	NOV. 14, 2014	ISSUED FOR LIFT
3	NOV. 14, 2014	ISSUED FOR LIFT
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Project: APARTMENT & COMMERCIAL  
 DEVELOPMENT  
 1819 WEST 5TH AVENUE  
 VANCOUVER, BC  
 CLIENT: YAMAMOTO ARCHITECTURE INC.

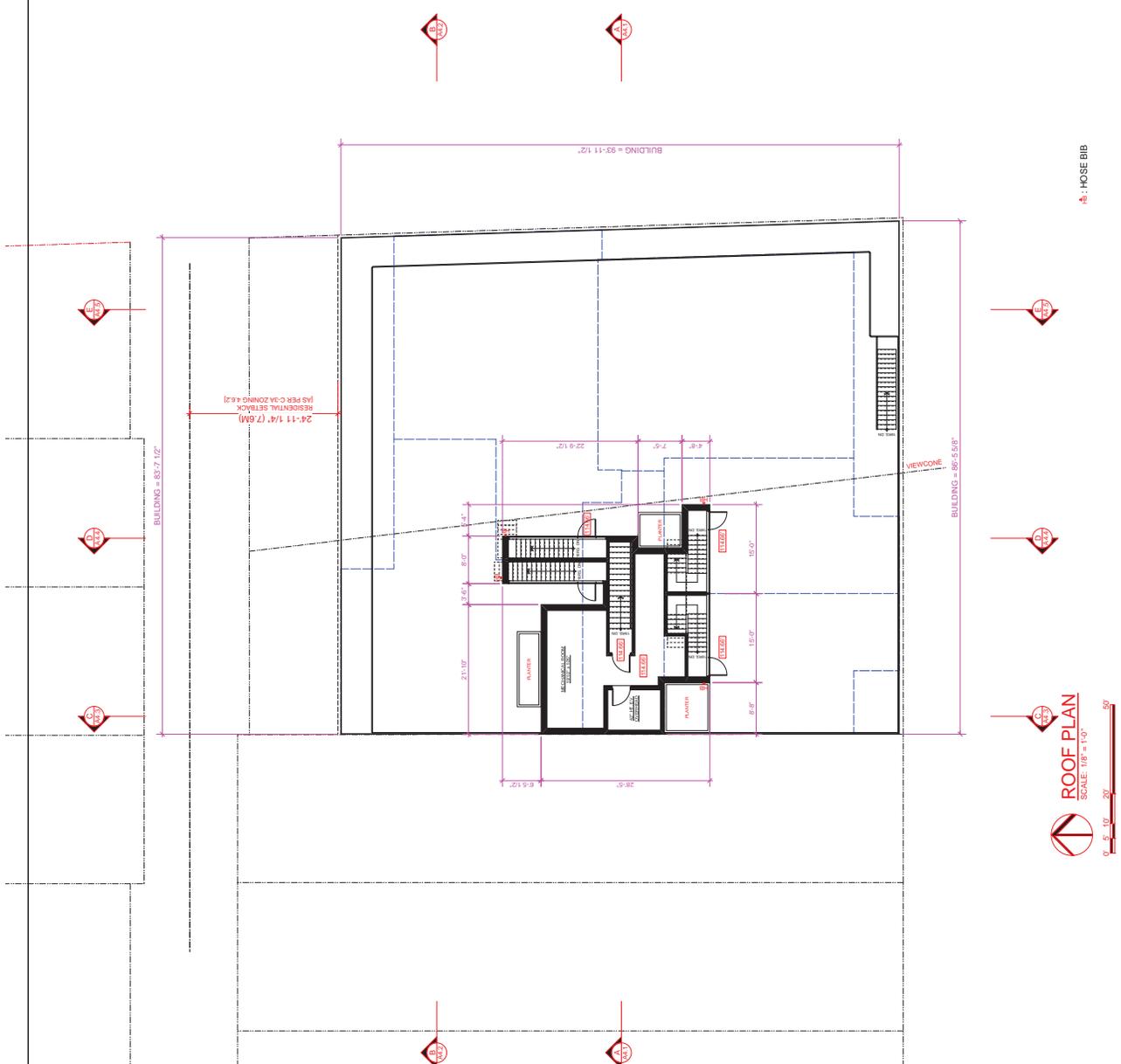


Yamamoto  
 Architecture Inc.

3200 ROB STREET, VANCOUVER, BRITISH COLUMBIA  
 V6W 4J7 TEL: 604-275-1127 FAX: 604-275-1127  
 WWW.YAMAMOTOARCHITECTURE.COM

DATE: 05/25/2014  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SHEET NO.	A2.8
SCALE	1/8" = 1'-0"
DATE	05/25/2014
DRAWN BY	[Name]
CHECKED BY	[Name]
PROJ. NO.	1323



**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"  
 0' 5' 10' 20' 30' 40' 50'

A: HOSE BIB

**ELEVATION KEY NOTES:**

- ① METAL PANEL GLAZING
- ② CURTAIN WALL
- ③ CURTAIN WALL (PROTECTED GLASS)
- ④ ALUMINUM WINDOW
- ⑤ STOREFRONT
- ⑥ SHOE MOUNTED GLASS GUARDRAIL
- ⑦ PAINTED PRECAST CONCRETE PANEL
- ⑧ GLASS CANOPY SUPPORTED BY METAL FINIS
- ⑨ STAINLESS STEEL DOORS
- ⑩ METAL FIN CANOPY W/ GLASS PANELS
- ⑪ METAL ADDRESS LETTERS
- ⑫ PAINTED CAST-IN-PLACE CONCRETE
- ⑬ PAINTED WOOD SCAFFIT

NO.	DATE	REVISIONS

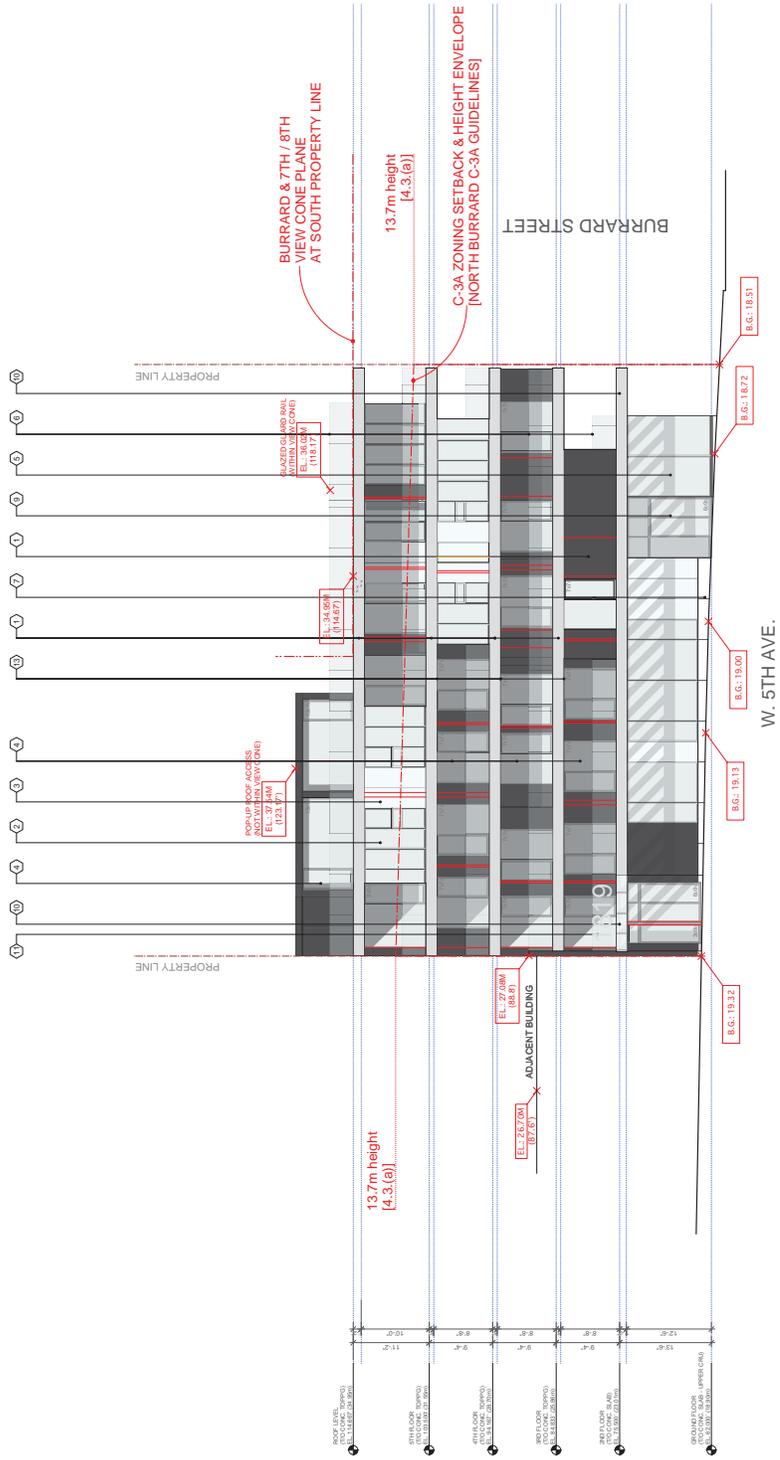
ORR DEVELOPMENT  
1819 WEST 5TH AVENUE  
DENVER, CO 80202  
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SCALE	SHEET NO.
1/8" = 1'-0"	A3.1
DATE	DESIGNED BY
OCT. 26, 2011	TY
DRAWN	PROJ. NO.
	109



**SOUTH ELEVATION  
(WEST 5TH AVENUE)**  
SCALE: 1/8" = 1'-0"



**ELEVATION KEY NOTES:**

- ① METAL PANEL GLAZING
- ② CURTAIN WALL
- ③ CURTAIN WALL (PROTECTED GLASS)
- ④ ALUMINUM WINDOW
- ⑤ STOREFRONT
- ⑥ SHOE MOUNTED GLASS GUARDRAIL
- ⑦ PAINTED PRECAST CONCRETE PANEL
- ⑧ GLASS CANOPY SUPPORTED BY METAL FINIS
- ⑨ STAINLESS STEEL DOORS
- ⑩ METAL FIN CANOPY W/ GLASS PANELS
- ⑪ METAL ADDRESS LETTERS
- ⑫ PAINTED CAST-IN-PLACE CONCRETE
- ⑬ PAINTED WOOD SCAFFIT

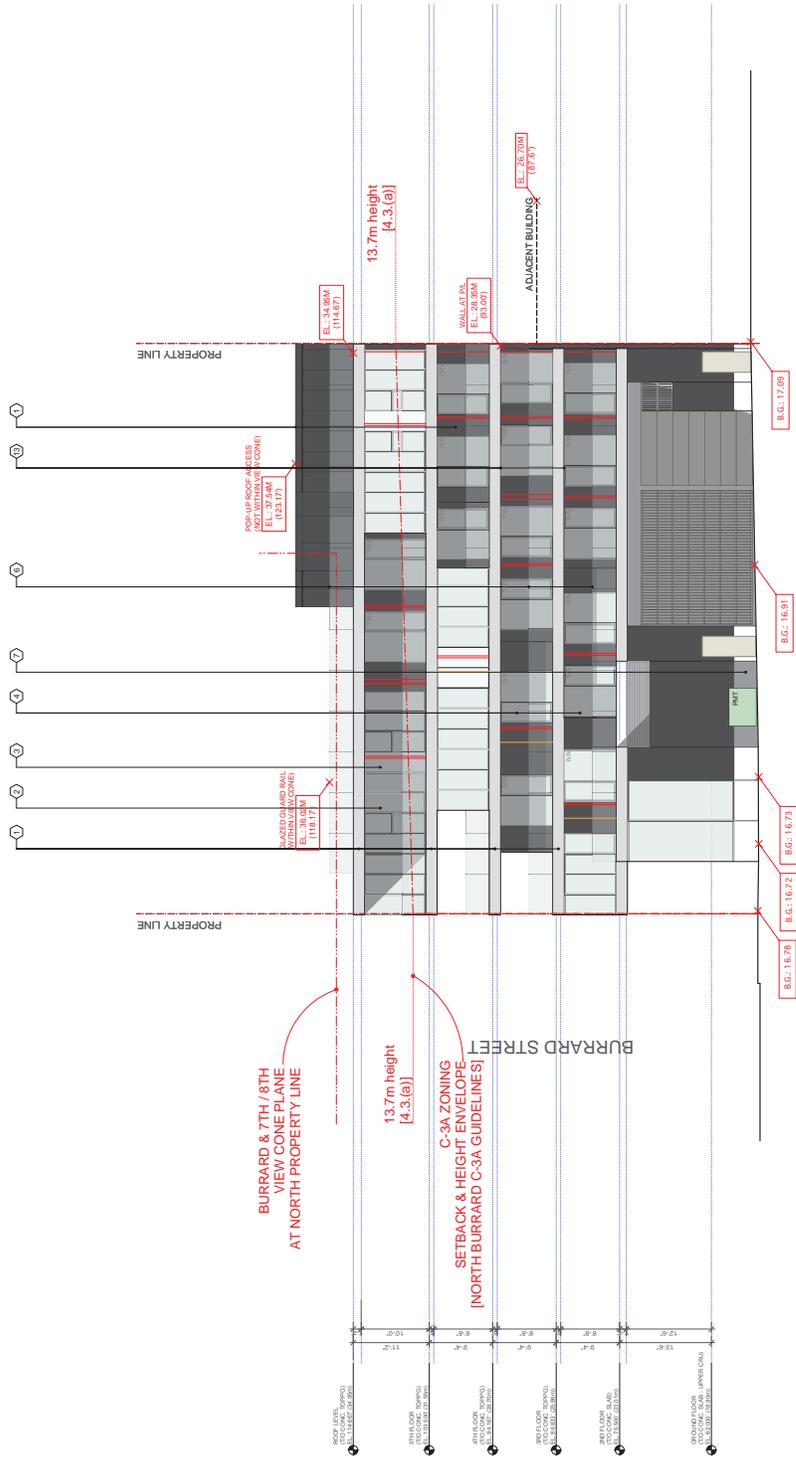
NO.	DATE	REVISIONS

DESIGNED BY: JAMES BURRARD & PARTNERS ARCHITECTS  
 1819 WEST 5TH AVENUE, SUITE 100, VANCOUVER, BC V6J 1K6  
 PROJECT: 1819 WEST 5TH AVENUE (COMPLETE APPLICATION)

PREPARED BY: JAMES BURRARD & PARTNERS ARCHITECTS  
 1819 WEST 5TH AVENUE, SUITE 100, VANCOUVER, BC V6J 1K6  
 PROJECT: 1819 WEST 5TH AVENUE (COMPLETE APPLICATION)

**ORR** DEVELOPMENT  
 Yamamoto  
 Architecture Inc.  
 1819 WEST 5TH AVENUE, SUITE 100, VANCOUVER, BC V6J 1K6  
 DRAWING TITLE: NORTH ELEVATION

SCALE: 1/8" = 1'-0"	SHEET NO:
DATE: OCT 26, 2011	A3.3
DRAWN BY: TY	PROJ. NO.: 109
CHECKED BY:	



**NORTH ELEVATION  
 (LANE)**  
 SCALE: 1/8" = 1'-0"



NO.	DATE	REVISIONS
1	JUN. 2014	ISSUED FOR LUP
2	AUG. 2014	REVISIONS

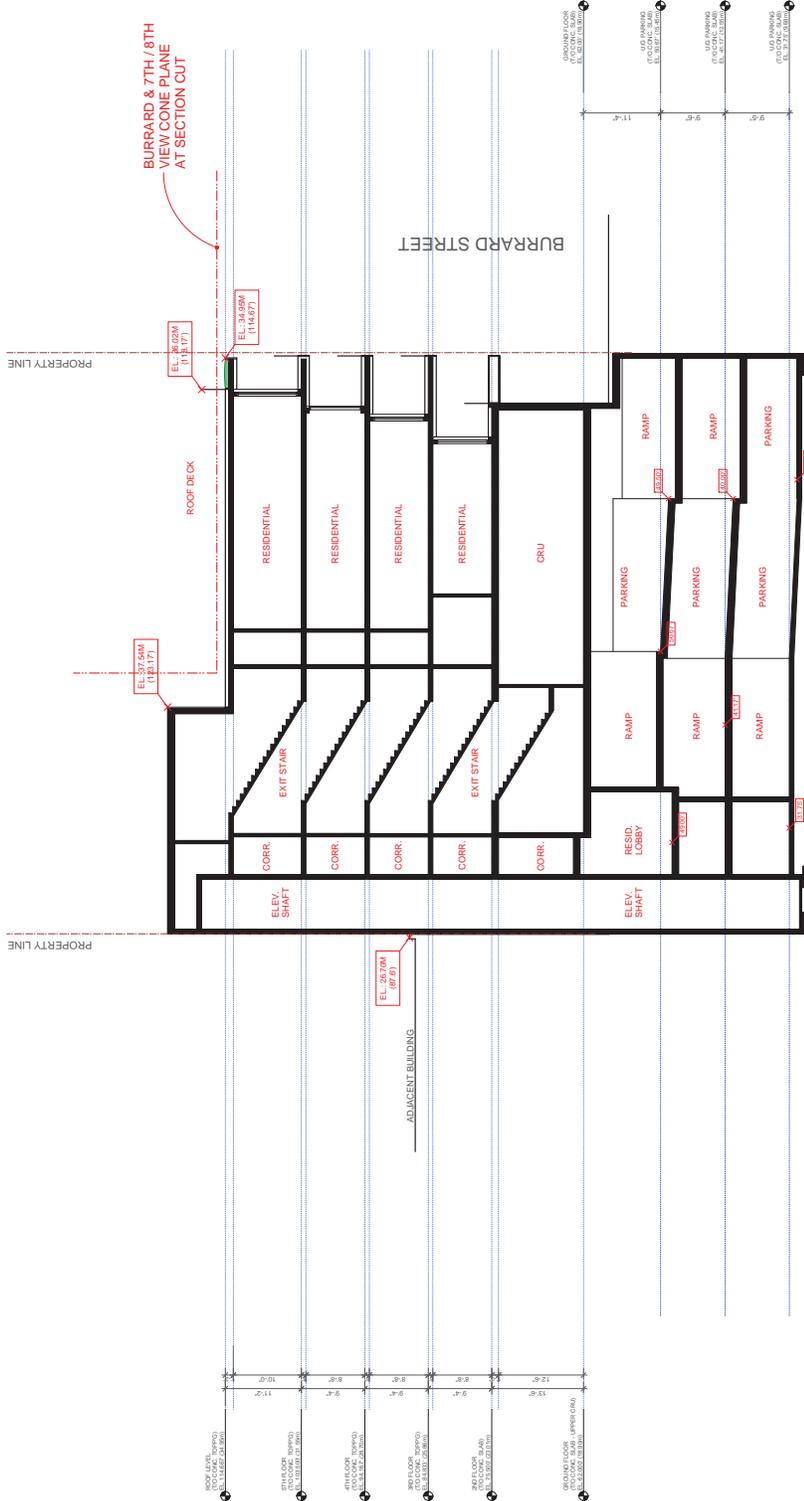
PROJECT  
 MIXED USE DEVELOPMENT  
 1819 WEST 5TH AVENUE  
 DENVER, CO 80202



Yamamoto  
 Architecture Inc.

CROSS SECTION A  
 SCALE: 1/8" = 1'-0"

SCALE	1/8" = 1'-0"
DATE	OCT. 2014
DRAWN BY	TY
CHECKED BY	
SHEET NO.	A4.1
PROJ. NO.	



CROSS SECTION A-A  
 SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS
1	JUN. 2014	ISSUED FOR PERMITS
2	JUN. 2014	REVISIONS
3	JUN. 2014	REVISIONS
4	JUN. 2014	REVISIONS
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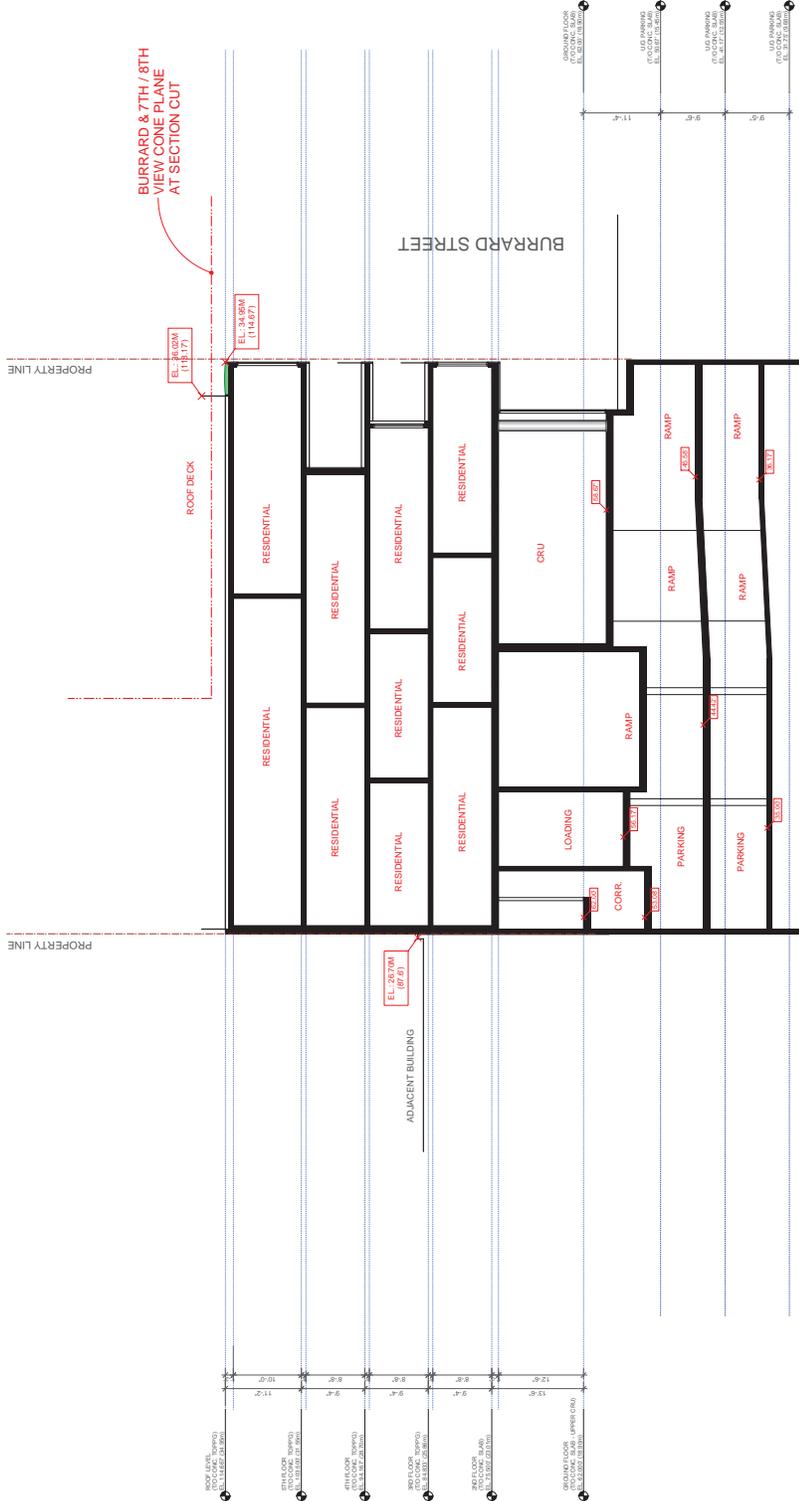
PROJECT: MIXED USE DEVELOPMENT  
 1819 WEST 5TH AVENUE, DENVER, CO 80202  
 OWNER: JAMES BURRARD & 7TH W. 8TH AVE DEVELOPMENT LLC



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 TEL: 303.733.1127 FAX: 303.733.1127  
 WWW.YAMAMOTOARCHITECTURE.COM

SCALE	1/8" = 1'-0"
DATE	OCT. 2014
DRAWN BY	TY
CHECKED	
PROJ. NO.	109



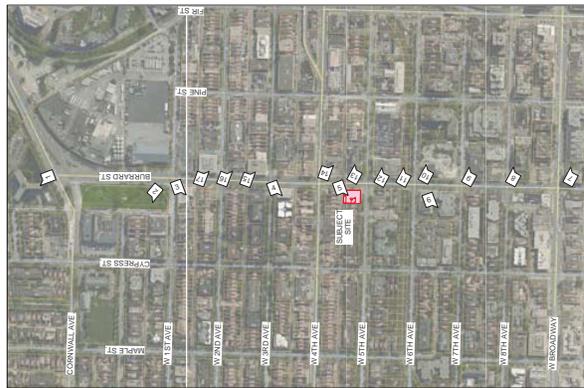
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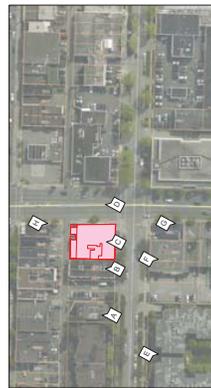








CONTEXT MAP 1



CONTEXT MAP 2



RESIDENTIAL 1450 CHESTNUT ST.  
 SEAFORTH PEACE PARK  
 6 STOREY MIXED USE 1808 W 1ST AVE.  
 6 STOREY MIXED USE 1808 W 3RD AVE.  
 3 STOREY MIXED USE 1818 W 3RD AVE.  
 MIXED USE 1788 W 5TH AVE.



MIXED USE 1788 W 5TH AVE.  
 PINE ST. COMMUNITY GARDENS  
 MIXED USE 1777 W 7TH AVE.  
 MIXED USE 1770 W 7TH AVE.  
 MIXED USE 1768 W 8TH AVE.  
 MIXED USE 1768 W 5TH AVE.



COMMERCIAL 2040 W BURRARD ST.  
 COMMERCIAL 1730 W 4TH AVE.  
 COMMERCIAL 1827 W 5TH AVE.  
 COMMERCIAL 1804 W 4TH AVE.  
 COMMERCIAL 1804 W 4TH AVE.  
 MIXED USE 1730 BURRARD ST.



RESIDENTIAL 1839 W 5TH AVE.  
 COMMERCIAL 1800 W 5TH AVE.  
 SITE 2065 BURRARD ST.  
 MIXED USE 1804 W 4TH AVE.  
 COMMERCIAL 1804 W 4TH AVE.  
 RESIDENTIAL 2150 W 5TH AVE.



COMMERCIAL 1838 W 4TH AVE.  
 MIXED USE 1788 W 5TH AVE.  
 MIXED USE 1804 W 4TH AVE.  
 MIXED USE 1804 W 4TH AVE.

NO.	DATE	REVISIONS
1	OCT 14, 2014	RE SUBMIT FOR USE #1P
2	MAR 10, 2014	RE APPLICATION SUBMISSION

**ORR DEVELOPMENT**

**Yamamoto Architecture Inc.**

PROJECT: MIXED USE DEVELOPMENT

1819 W 5TH AVE.  
 CITY OF VANCOUVER, B.C.

DRAWING TITLE: CONTEXT PHOTOS

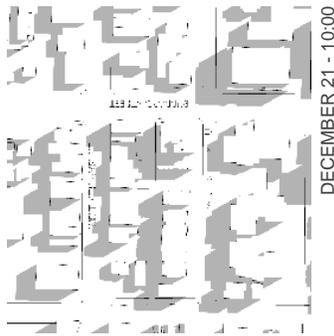
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DATE: OCT 14, 2014

DRAWN BY: C-P

CHECKED:

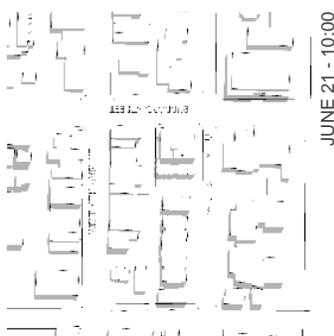
PROJECT NO.: 1329



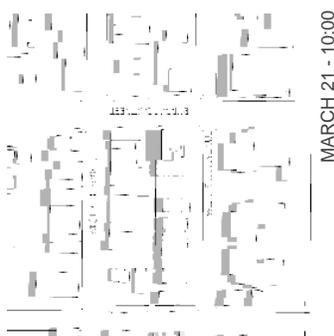
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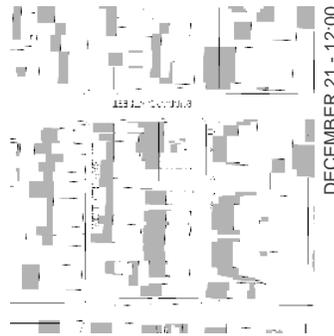
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JUNE 21 - 10:00



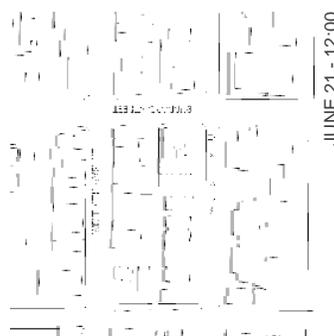
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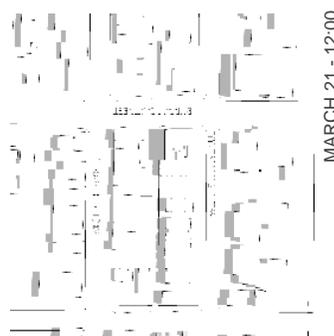
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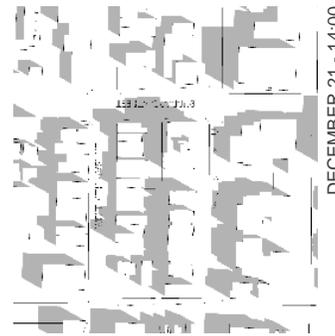
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JUNE 21 - 12:00



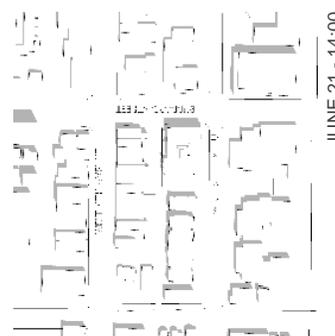
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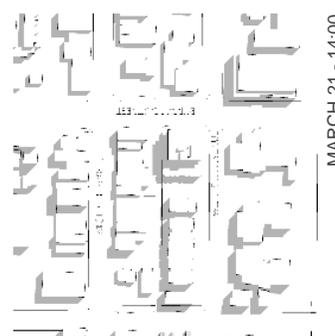
DECEMBER 21 - 14:00



SEPTEMBER 21 - 14:00



JUNE 21 - 14:00



MARCH 21 - 14:00

DRAWING TITLE CONTEXT PLAN SHADOW ANALYSIS		PROJECT MIXED USE DEVELOPMENT	
SCALE 1/8" = 1'-0"	SHEET NO. C-S	1819 WEST 5TH AVE. CITY OF MANASSAS, VA	
DATE OCT 14, 2014	DRAWN BY JP	PROJECT NO. 04-21-0327	
CHECKED		PROJECT NO. 139	

**Yamamoto Architecture Inc.**

**ORR DEVELOPMENT**

2000 W. MARKET STREET, SUITE 200, MANASSAS, VA 20108  
 TEL: 703.791.1111 FAX: 703.791.1112

NO.	DATE	REVISIONS
1	OCT 14, 2014	RE SUBMITTED FOR USE APP
2	MAR 18, 2014	FOR APPLICATION SUBMISSION

**STREETSCAPE ANALYSIS**

commercial space in converted single family houses with pitched roof  
- small punched windows indicating residential character  
- mostly solid wall

- 1-2 story commercial building with flat roof  
- large areas of glazing set by solid wall areas  
- horizontal expression of thick roof edge

- 3 story mixed-use building with flat roof  
- horizontal expression of windows  
- vertical expression of pilasters and mullions  
- alternating glazed areas and solid wall



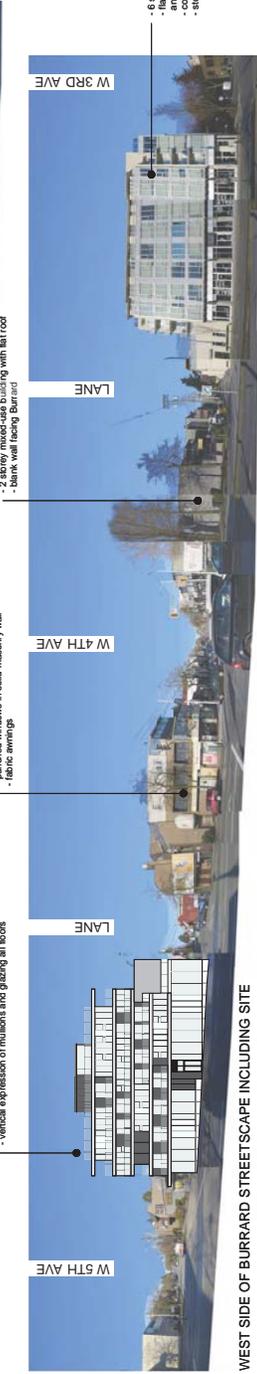
**WEST SIDE OF BURRARD STREETSCAPE SOUTH OF SITE**

- subject site, 5 story mixed-use building with flat roof  
- large expanse of glazing retail level with continuous glass canopy  
- vertical expression of mullions and glazing all floors

- 5 story mixed-use building with flat roof  
- horizontal expression of windows  
- vertical expression of pilasters and mullions  
- alternating glazed areas and solid wall

- 2 story mixed-use building with flat roof  
- blank wall facing Burrard

- 1-2 story commercial building with flat roof  
- large areas of glazing set by solid wall areas  
- horizontal expression of thick roof edge



- 6 story mixed-use building with flat roof  
- large areas of glazing with texture of mullions and continuous glass canopy at grade  
- storefront interrupted with concrete piers

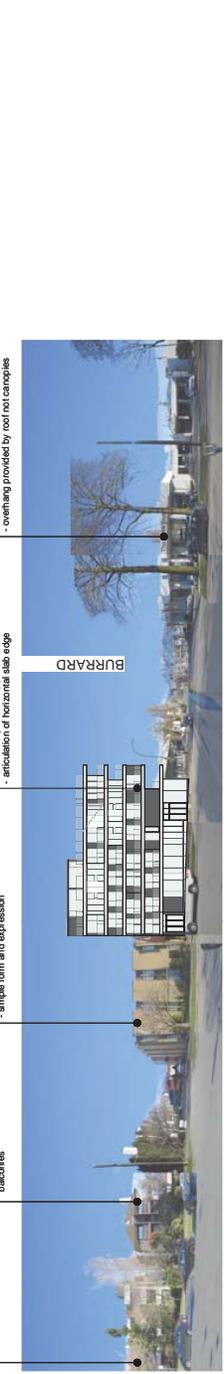
**WEST SIDE OF BURRARD STREETSCAPE INCLUDING SITE**

- 3 story apartment with flat roof  
- emphasize horizontal roof edge  
- balconies

- 2 story commercial with flat roof  
- horizontal expression of flat with vertical mullions  
- simple form and expression

- subject site, simple forms with horizontal roofs  
- horizontal expression of flat with vertical mullions  
- continuous glass canopy  
- articulation of horizontal slab edge

- one story commercial with large expanse of glazing  
- expression of thickened horizontal roof slab  
- overhang protected by roof not overhangs



**NORTH SIDE OF WEST 5TH AVENUE STREETSCAPE INCLUDING SITE**

- 6 story mixed-use building  
- flat roof and horizontal expression  
- continuous ground floor glazing with glass canopy  
- materiality of volumes on different levels  
- variety of window types

- 2 story commercial building  
- flat roof with no overhangs  
- horizontal expression of flat with vertical mullions  
- continuous ground floor glazing  
- no canopy except at entrance

- 2 story commercial building  
- flat roof with no overhangs  
- horizontal expression of flat with vertical mullions  
- continuous ground floor glazing  
- no canopy except at entrance

- 3 story commercial building  
- flat roof with no overhangs  
- horizontal expression of flat with vertical mullions  
- continuous ground floor glazing  
- no canopy except at entrance



1777 WEST 7TH AVENUE

1788 WEST 2ND AVENUE

1860 WEST 2ND AVENUE



<b>PROJECT</b>		<b>CONTEXT PLAN STREETSCAPE</b>	
MIXED USE DEVELOPMENT		MIXED USE DEVELOPMENT	
1819 W. 5TH AVE. 2ND FLOOR		1819 W. 5TH AVE. 2ND FLOOR	
DATE: OCT. 24, 2014		DATE: OCT. 24, 2014	
DRAWN BY: [Name]		DRAWN BY: [Name]	
CHECKED BY: [Name]		CHECKED BY: [Name]	
TOTAL NO. 1000		TOTAL NO. 1000	

OCT. 24, 2014		RE ISSUED FOR DE APP.	
MAY 31, 2014		DE APPLICATION SUBMISSION	
NO.	DATE	BY	REVISION



- LEGEND:**
- RM DISTRICT (MULTIPLE DWELLING)
  - C DISTRICT (COMMERCIAL)
  - I DISTRICT (INDUSTRIAL)
  - CD DISTRICT (COMPREHENSIVE DEVELOPMENT)
  - OLD TRAIN TRACKS
  - SUBJECT SITE



**CONTEXT PLAN - ZONING ANALYSIS**

**ORR DEVELOPMENT**

**Yamamoto Architecture Inc.**

2880 W. 10th Ave., Vancouver, B.C. V6P 1Y1 Tel: 604-271-5327

1819 W. 5th Ave.,  
 City of Vancouver, B.C.

PROJECT: MIXED USE DEVELOPMENT

DRAWING TITLE: CONTEXT PLAN ZONING ANALYSIS

SCALE: N.T.S.

DATE: OCT. 14, 2014

DRAWN BY: [Name]

CHECKED: [Name]

SHEET NO.: C-Z

PROJ. NO.: 139

NO.	DATE	REVISIONS
1	OCT. 14, 2014	RE SUBMITTED APP
2	MAR. 10, 2014	RE APPLICATION SUBMISSION











TABLE OF FLOOR AREA CALCULATIONS (USE)	
GROSS FLOOR AREA	50 FT.
TOTAL COMMERCIAL AREA	6,877.2 SQ. FT.
LANDING AREA EXCLUSION	0.0 SQ. FT.
WALL THICKNESS AREA	82.0 SQ. FT.
NET COMM. FLOOR AREA	6,539.2 SQ. FT.
NET RESID. FLOOR AREA	6,539.2 SQ. FT.
OPEN BALCONY	585.1 SQ. FT.
R-01	6,621.2 SQ. FT.
RESIDENTIAL AREA EXCL. STOR.	6,621.2 SQ. FT.
W2-seg. 01	43.2 SQ. FT.
W2-seg. 02	10.5 SQ. FT.
W2-seg. 03	10.5 SQ. FT.
W2-seg. 04	11.8 SQ. FT.
RESID. WALL THICKNESS AREA	80.0 SQ. FT.
OB-01	78.3 SQ. FT.
OB-02	258.7 SQ. FT.
OB-03	134.2 SQ. FT.
OB-04	134.2 SQ. FT.
TOTAL OPEN BALCONY	585.1 SQ. FT.
*OPEN BALCONY AREA MEASURED TO OUTSIDE OF GUARDRAIL	

NO.	DATE	REVISIONS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.

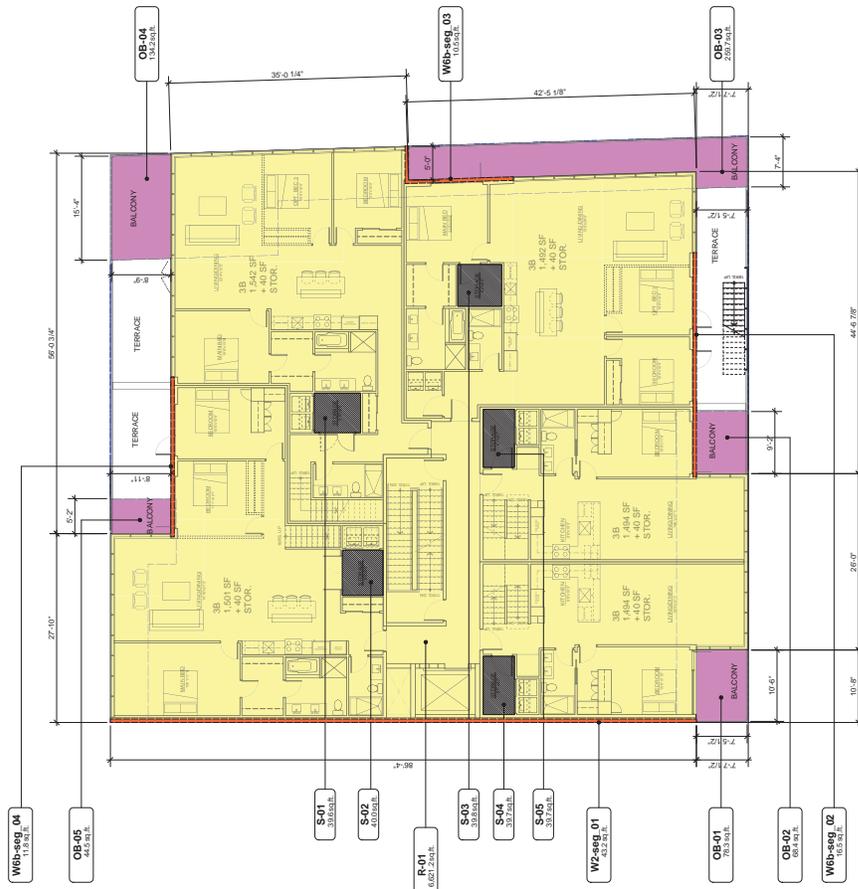
PROJECT: APARTMENT & COMMERCIAL MIXED-USE BLDG. DEVELOPMENT 2000 BROADWAY, 18TH WEST PARK AVENUE, CITY OF DENVER, COLORADO



Yamamoto Architecture Inc.  
1800 13th St, Suite 100, Denver, CO 80202  
303.733.1234

FIFTH STOREY  
PLAN - FSR OVERLAY

SCALE	1/8" = 1'-0"	SHEET NO.	A2.7-O
DATE	OCT. 14, 2014	DOMAIN	TF
CHECKED		PROJECT NO.	1033



**FIFTH FLOOR - AREA OVERLAY**  
SCALE: 1/8" = 1'-0"







VIEW ANALYSIS - PHOTOMONTAGE



VIEW FROM NORTHEAST ALONG BURRARD STREET



VIEW FROM SOUTHWEST ALONG WEST 5TH AVENUE



VIEW FROM SOUTHEAST ALONG BURRARD STREET



VIEW FROM NORTHWEST ALONG LANE

VIEW ANALYSIS - VIEW FROM NORTHEAST CORNER OF 2150 CYPRESS



VIEW FROM NORTHEAST CORNER  
 OF 2150 CYPRESS FACING NORTHEAST -  
 PROPOSED



VIEW FROM NORTHEAST CORNER  
 OF 2150 CYPRESS FACING NORTHEAST - EXISTING

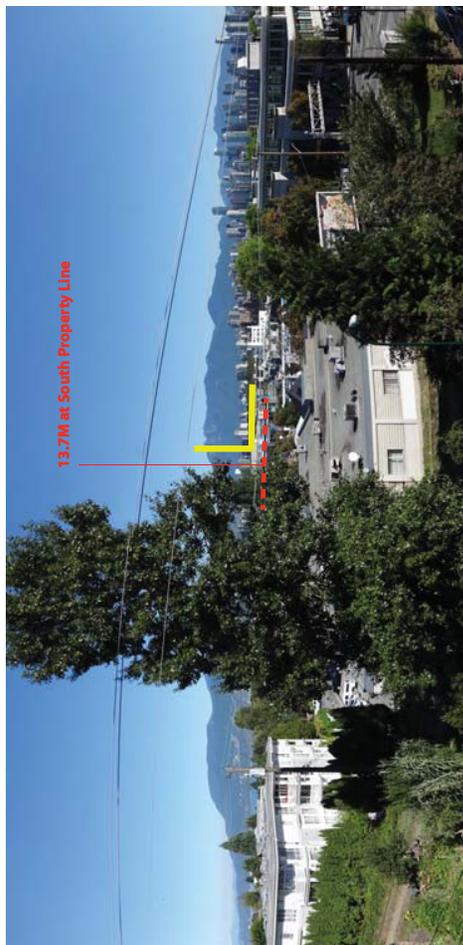


VIEW FROM NORTHEAST CORNER  
 OF 2150 CYPRESS FACING NORTHEAST -  
 PROPOSED

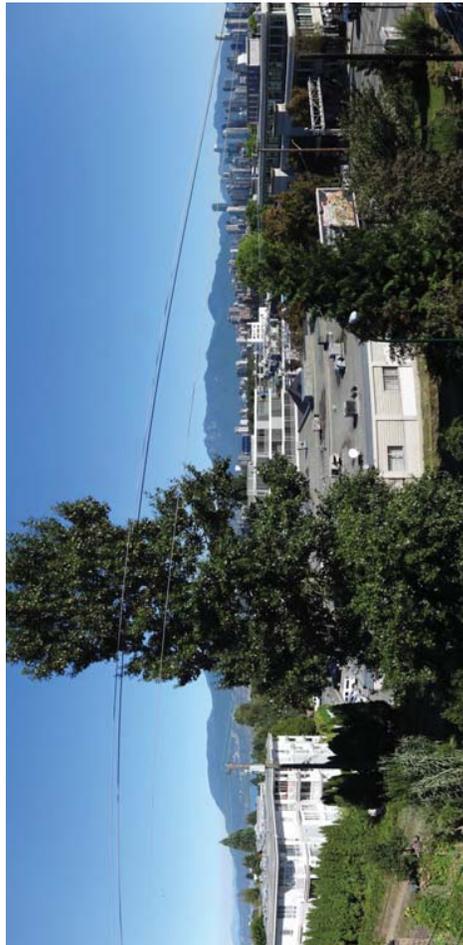


KEYPLAN

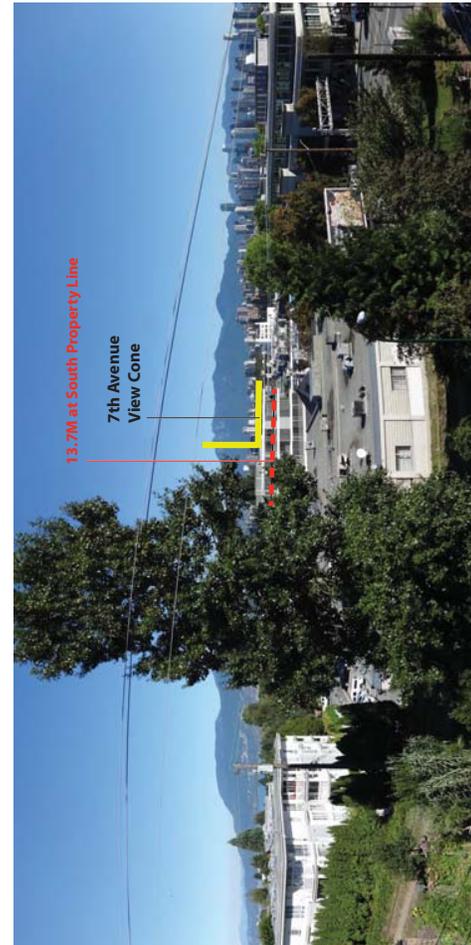
VIEW ANALYSIS - VIEW FROM NORTH SIDE OF 1818 WEST 6TH AVENUE



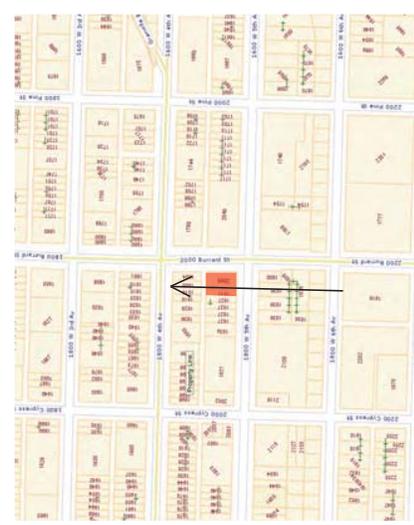
VIEW FROM NORTH SIDE OF  
 1818 WEST 6TH AVENUE TOWARDS SITE - EXISTING



VIEW FROM NORTH SIDE OF  
 1818 WEST 6TH AVENUE TOWARDS SITE - PROPOSED

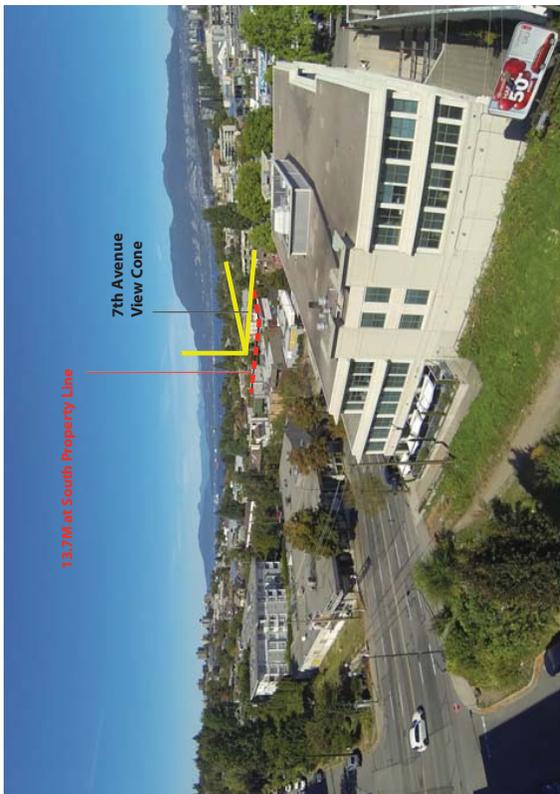


VIEW FROM NORTH SIDE OF  
 1818 WEST 6TH AVENUE TOWARDS SITE - PROPOSED



KEYPLAN

VIEW ANALYSIS - VIEW FROM NORTH SIDE OF 1777 WEST 7TH AVENUE



VIEW FROM NORTH SIDE OF  
 1777 WEST 7TH AVENUE TOWARDS SITE -  
 PROPOSED

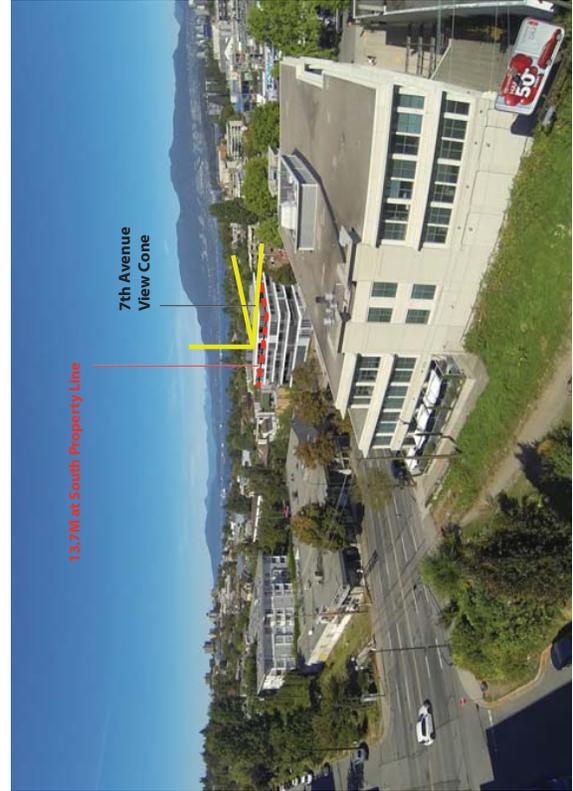


VIEW FROM NORTH SIDE OF  
 1777 WEST 7TH AVENUE TOWARDS SITE -  
 PROPOSED

VIEW FROM NORTH SIDE OF  
 1777 WEST 7TH AVENUE TOWARDS SITE - EXISTING



KEY PLAN







NOTES:

NO.	DESCRIPTION	DATE	BY
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**SD** SHARP & DIAMOND  
 LANDSCAPE ARCHITECTURE  
 1819 W. 5TH AVENUE, SUITE 100  
 VANCOUVER, BC V6J 1M5  
 TEL: 604.683.3388 FAX: 604.683.3387  
 WWW.SHARPDANDIAMOND.COM

**ORR** DEVELOPMENT  
 Yamamoto  
 Architecture Inc.

**MIXED USE DEVELOPMENT**  
 2085 BURRARD & 1817 W. 5TH AVENUE  
 VANCOUVER, BC

COMPASS PROJECTS: 1819 WEST 5TH AVENUE, VANCOUVER, BC V6J 1M5  
 1817 WEST 5TH AVENUE, VANCOUVER, BC V6J 1M5

NO.	DATE	DESCRIPTION
1	05/27/17	ISSUE
2	06/01/17	ISSUE
3	06/01/17	ISSUE
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LANDSCAPE CONCEPT

L1.1

NOTES:  
 SIDEWALKS ARE TO BE RECONSTRUCTED FROM CURB TO PROPERTY LINE FULLY AT THE APPLICANT'S EXPENSE.  
 THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. A MINIMUM OF 8 WEEKS PRIOR TO  
 THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY A LANDSCAPE PLAN MUST BE SUBMITTED TO  
 ENGINEERING SERVICES FOR REVIEW. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE  
 APPROVAL FROM THE CITY OF VANCOUVER. FOR MORE INFORMATION, PLEASE CONTACT TRANSPORTATION AT  
 604.673.7317 OR KEVIN.CAVELL@V604.673.7773 FOR DETAILS.

1 OVERALL LANDSCAPE PLAN - ALL LEVELS

BUILDING LEVELS DIAGRAM



NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR UNIT LAYOUTS.
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**SD SHARP & DIAMOND**  
 LANDSCAPE ARCHITECTURE  
 1819 WEST 5TH AVENUE, SUITE 100  
 VANCOUVER, BC V6J 1K5  
 TEL: 604.681.3388 FAX: 604.681.3387  
 WWW.SHARPDANDIAMOND.COM

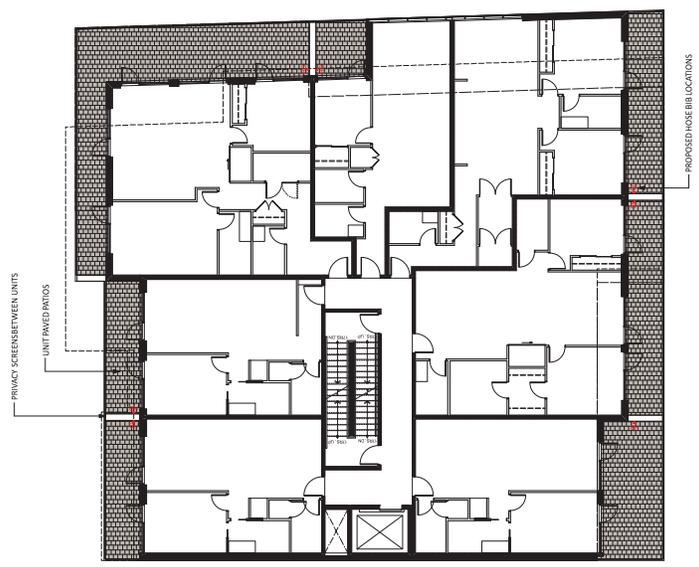
**ORR**  
 DEVELOPMENT  
 Yamamoto  
 Architecture Inc.

**MIXED USE DEVELOPMENT**  
 2085 BURBARD & 1817W. 5TH AVENUE  
 VANCOUVER, BC

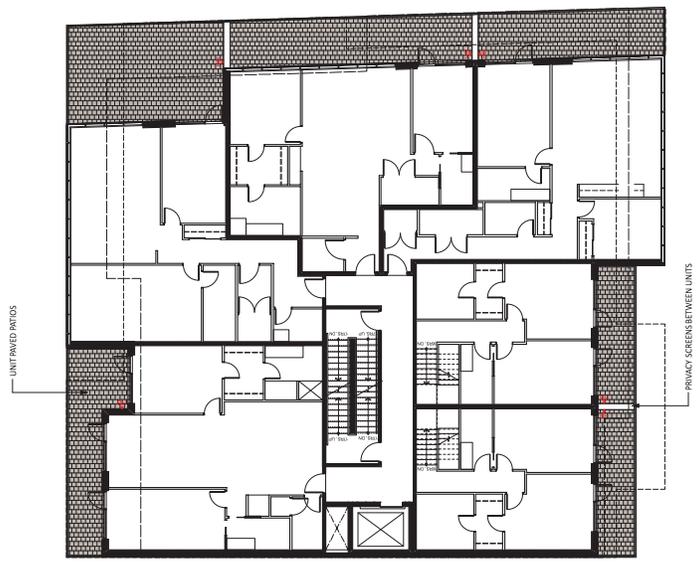
DATE: 05/07/11  
 DRAWN: [REDACTED]  
 CHECKED: [REDACTED]  
 SCALE: 1/8" = 1'-0"  
 SHEET: 03-01-01  
 PART: 01-01-01

LANDSCAPE CONCEPT  
 THIRD & FOURTH  
 LEVELS

DRAWING NO: **L1.3**



3 LANDSCAPE PLAN - THIRD LEVEL



4 LANDSCAPE PLAN - FOURTH LEVEL

NOTES:

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**SD SHARP & DIAMOND**  
 LANDSCAPE ARCHITECTURE  
 1000 W. 12TH AVENUE, SUITE 100  
 VANCOUVER, BC V6Z 1Y1  
 TEL: 604.681.3388 FAX: 604.681.3387  
 WWW.SHARPDANDIAMOND.COM

**ORR DEVELOPMENT**

**Yamamoto Architecture Inc.**

**MIXED USE DEVELOPMENT**  
 2085 BURRARD & 1817 W. 5TH AVENUE  
 VANCOUVER, BC

DATE: 05/07/21  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"  
 SHEET: 5 OF 10  
 PROJECT: [Name]

LANDSCAPE CONCEPT  
 FIFTH + ROOF LEVELS

DRAWING NO: **L1.4**

5 LANDSCAPE PLAN - FIFTH LEVEL

6 LANDSCAPE PLAN - ROOF LEVEL

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**ORR** DEVELOPMENT  
Yamamoto  
Architecture Inc.

**MIXED USE DEVELOPMENT**  
3085 BURRARD & 1817W. 5TH AVENUE  
VANCOUVER, BC

DATE:	2024.07.11
PROJECT:	3085 BURRARD & 1817W. 5TH AVENUE, VANCOUVER, BC
SCALE:	AS SHOWN
DATE:	2024.07.11
PROJECT:	3085 BURRARD & 1817W. 5TH AVENUE, VANCOUVER, BC
SCALE:	AS SHOWN
DATE:	2024.07.11
PROJECT:	3085 BURRARD & 1817W. 5TH AVENUE, VANCOUVER, BC
SCALE:	AS SHOWN

PRECEDENTS AND MATERIALS

**L2.0**



- PORTIONS OF LANDSCAPE FLUSH WITH DECK SURFACES FOR REFINED APPEARANCE.
- WARM PAVING COLOUR FOR PART OF PATIO, TO FEEL LIKE WOOD BUT WITH BETTER DURABILITY.
- TWO PAVEMENT TYPES TO BREAK UP SPACE.



- GREEN ROOF PLANTINGS DESIGNED TO MAKE GEOMETRIC PATTERNS.
- GREEN ROOF PLANTS HAVE HIGH COLOUR CONTRAST.



- LINEAR STYLE PAVERS TO EXAGGERATE DIMENSIONS.
- LOW PLANTS WITH GRASSY / LINEAR TEXTURES.
- DECK AREAS DEFINED FOR LOUNGING AND DINING.



• STREET BENCH  
MAGELN MLB3005 SERIES BENCH



- LOW PLANTINGS ALONG EDGES TO HELP DEFINE PRIVACY BETWEEN DIFFERENT LEVELS.
- TREES AND PLANTINGS ORGANIZED BASED ON HEAVEN AND SOLAR ORIENTATION.
- CLEAN AND MODERN DETAILING.



• STREET BIKE PARKING  
TO FOSTER NON-CAR USE (RESIDENTIAL LOBBY) AND  
VANCOUVER STANDARD (BOULEVARD) BIKE RACKS



- PLANTINGS AT EDGE KEEP LOW TO MAINTAIN LOW GUARDRAILS.
- PLANTINGS PARTLY REDUCE VISUAL APPEARANCE OF HANDRAILS.
- ARRANGEMENT OF PLANTINGS PHYSICALLY AND VISUALLY MAXIMIZE USEABLE PATIO SPACES.



• TWO PAVEMENT TYPES TO DEFINE SPACES  
PAVEMENT TYPE 1 - HALF STANDARD (LEFT) - PAVEMENT TYPE 2 - 3:1 STANDARD (RIGHT)

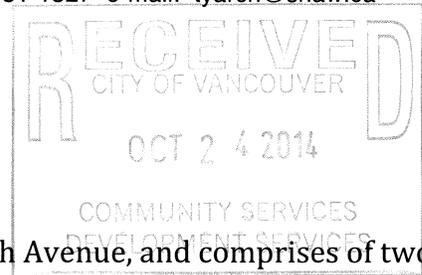
MATERIAL AND FORM PRECEDENTS



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DE4 17855



Design Rationale – 2065 Burrard Street & 1817 West 5<sup>th</sup> Avenue

### Context:

The site is located on the northwest corner of Burrard and West 5<sup>th</sup> Avenue, and comprises of two lots. The site falls within the North Burrard C-3A area, and the intent is to develop the property within the existing C-3A Zone. The site also falls within the Burrard Slopes View Cone, in particular the Adopted View Cone from between 7<sup>th</sup> and 8<sup>th</sup> Avenues. Currently there is a one-storey, drive-through dry cleaner at 2065 Burrard Street, and a two storey building with retail at grade, and residential above, located at 1817 West 5<sup>th</sup> Avenue.

The site is on the eastern boundary of Kitsilano, characterized by multi-family residential buildings to the west, and commercial arterials along West Broadway and West 4<sup>th</sup> Avenue. This location is optimal for pedestrians, with restaurants, parks, public transportation, beaches, museums, and Granville Island Public Market all within walking distance. The site is one block away from public transportation on West 4<sup>th</sup> Avenue, and four blocks away from public transportation on West Broadway. In future, the C.P.R. rail line at 6<sup>th</sup> Avenue may become an additional transit route only one block to the south. The proximity to ample services, parks, and transit make this site a perfect candidate for a mixed use development of pedestrian oriented retail and residential apartments. Currently, the site is under-utilized, and the proposed development will increase density in a manner that is appropriate for the location and to the sustainability of the neighbourhood.

Adjacent to the site along West 5<sup>th</sup> Avenue, is a two storey office building on a C-3A Zoned site. Further west along West 5<sup>th</sup> Avenue are three storey apartment buildings. To the southeast of the site, on the south side of West 5<sup>th</sup> Avenue are four storey apartment buildings. Directly south of the site, one lot in from Burrard is a two storey commercial building, and opposite the site on the southwest corner of Burrard and West 5<sup>th</sup> is commercial use in a converted two storey house. Further up the west side of Burrard Street are one and two storey commercial buildings, and the C.P.R. rail right-of-way just north of 6<sup>th</sup> Avenue. On the northwest corner of Burrard and West 6<sup>th</sup> Avenue is a three storey mixed-use building with two levels of residential apartments over one level of commercial use.

Across the lane to the north of the site is a three storey mixed use building fronting onto West 4<sup>th</sup> Avenue. Further north on the southwest corner of Burrard street and West 3<sup>rd</sup> Avenue is a six storey mixed use building with ground floor commercial space and five levels of residential apartments above.

To the southeast of the site, located at the northeast corner of Burrard and West 7<sup>th</sup> Avenue is a new, six storey mixed-use building with ground floor commercial and five storeys of residential apartments above. At the northeast corner of Burrard and West 5<sup>th</sup> Avenue is a three storey commercial building that houses the 5<sup>th</sup> Avenue Cinemas. Directly across the site on the east side of Burrard is a one storey car dealership, and on the southeast corner of Burrard and West 4<sup>th</sup> Avenue is a gas station.

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Within the Burrard street corridor there are several luxury car dealerships that have established a high level of contemporary building design in the neighbourhood. Our intention is to create a mixed use development that reinforces the emerging character of Burrard Street and recognizes the importance of the established view cones.

### Urban Design Strategy:

The proposed development is for a five storey, mixed use building with one level of ground floor retail, and four levels of residential apartments above. This building type follows the example of several buildings within the vicinity of the site. We are pursuing a heritage density transfer of 0.3 FSR onto the site, which results in a total FSR of 3.3.

### Ground Floor:

The proposal follows the C-3A District Guidelines in establishing a strong commercial frontage at street level. Fronting Burrard Street, the ground floor storefront has been pushed back to ensure that a generous sidewalk is provided. The commercial frontage steps down to follow the slope of Burrard. The commercial frontage turns the corner along West 5th Avenue, where there is possibility in future for uses to spill out onto a south-facing sidewalk. The commercial frontage also turns the corner onto the lane, creating a more appealing laneway and enhancing passive surveillance to the rear of the building.

The Ground floor has been designed as a single, stepped Retail space, but it is possible to be partitioned into two independent Retail spaces. We have included a mechanical shaft space from the ground floor to the roof which would allow for future ducting of kitchen exhaust in case of a restaurant tenant within one of the ground floor Commercial spaces.

The residential lobby is located at the western side of the West 5th Avenue frontage. This location allows for the most flexible commercial space layout, and places the residential entry towards the residential buildings along West 5th. The residential lobby is marked by a recess within the facade, and a change in canopy treatment. Large address number signage is proposed to further highlight the residential entry.

### Upper Floors:

Since our initial Development Permit Application and non-support at Urban Design Panel, we have re-worked the project to reduce the number of requested relaxations. In particular, we have lowered the building from 6 to 5 storeys in order to remain outside of the 7<sup>th</sup> Avenue View Cone. We have also eliminated the projection into the rear yard setback for the upper residential levels.

The residential levels have been designed to achieve the additional heritage transfer density while responding to the view cone and the C-3A Guidelines. With the elimination of the top storey, we have moved away from the original concept of stacked boxes. To maintain the density in 5 storeys, the building has a more consistent volume from the 2<sup>nd</sup> to 5<sup>th</sup> levels. The concept for the building is a

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series of stacked plates alternately in-filled with balcony voids, glass curtain walls, dark metal panels, and punched windows. Within the volume established by the stacked plates the building envelope shifts from floor to floor creating an interplay of solid and void spaces.

### Outdoor Space:

The proposed massing strategy results in ample balconies and roof decks on each level, and a large amount of rooftop surface. Our scheme maximizes the use of these rooftop as outdoor space, providing large outdoor patios for units on the second, and fifth floors. On the second level, planters located at the perimeter of the ground level roof will help to create privacy for second level units, and soften the appearance of the building along the lane. On the roof, the guardrails are brought in from the edge of the roof to maintain the expression of the simple stacked volumes. On floors three and four, all units have large outdoor decks.

### Variances from C-3A Guidelines

#### 4.3.1: Maximum Height:

The proposed building height to the sixth floor is 18.91 m from base surface to the top of the rooftop guardrails. The previously submitted scheme had a building height of 22.3m from base surface to the top of the rooftop guardrails. The current scheme exceeds the 9.2 m specified in the C-3A District Schedule, and the 13.7 m specified in the North Burrard C-3A Guidelines. The height to the pop-up stairs on the roof is 19.78 m from base surface, but these do not fall within the View Cone. The previous application had a height to the pop-up stairs of 23.5 m from base surface.

With the revised design, there is no projection into the view cone except for glass guardrails. This was presented to Allan Moorey and Anita Molaro at our pre-intake meeting and was supported.

### North Burrard C-3A Guidelines Compliance:

1. Application and Intent
  - a) The proposed project is for a mixed-use development that is shaped by the established view cones and creates a strong street definition in approaching the Burrard Bridge and downtown Vancouver.  
- **complies**
  - b) The proposal is compatible with adjacent multi-family development, providing additional residential units on upper floors.  
- **complies**
  - c) A high standard of livability is provided for residents, with particular attention to orientation of units away from Burrard Street, and provision of substantial rooftop outdoor space with optimal views.

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**- complies**

### 2. General Design Considerations:

#### 2.1/2.2 Neighbourhood and Street Character

The site has 110 feet of sloping frontage along the west side of Burrard Street. The proposal aims to reinforce the emerging character being established along Burrard Street, in particular the mixes of use and the highly refined storefronts of nearby auto dealerships and retail spaces.

**- complies**

#### 2.3 Orientation

a) The design orients building faces to the established street grid on the ground floor.

**- complies**

b) The building is situated on a corner, and facades facing both streets are fully developed as front elevations. In particular, the residential entrance is located off of West 5<sup>th</sup> Avenue, while commercial entrances are oriented towards West 5<sup>th</sup> and Burrard Street.

**- complies**

#### 2.4 Views

##### 2.4.1 Public Views

The design complies with the Burrard and 10<sup>th</sup> Avenue View Cone, and 7<sup>th</sup>/8<sup>th</sup> View Cone.

**-complies**

a) Adjacent buildings on West 5<sup>th</sup> Avenue range in height from two to four storeys. Buildings along West 6<sup>th</sup> range from three to seven storeys, but are at a considerably higher elevation than the subject site as a result of the sloping topography. The existing site is underbuilt, and the proposed building does not significantly impact views beyond what would be possibly by a building built to within the 13.7m height guidelines. The portion of the building above 13.7m is minimized, and only a partial storey above.

**- complies**

b) The building massing allows for landscaped rooftop areas on the second, and rooftop levels. This will provide near views of gardens for residents and adjacent properties.

**- complies**

#### 2.5 Topography

Above loading and parking areas, recessed planters are used to reduce the overall height of the ground floor. The planters are not lowered to the absolute minimum headroom required

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in order to achieve two objectives; 1) to maintain privacy screening for adjacent patios, and 2) to maintain the height of the first floor volume consistently throughout the site in order to emphasize the “stacked slab” massing concept. The loading area faces the loading areas of West 4<sup>th</sup> Avenue fronting retail and so does not create a negative impact to livability of adjacent residents.

**- *partially complies***

### 2.6 Light and Ventilation

a) No living rooms are proposed to face into courtyards, no courtyards proposed

**- *complies***

b) No below grade residential units are proposed

**- *complies***

c) No courtyards are proposed

**- *complies***

d) No courtyards are proposed

**- *complies***

e) No courtyards are proposed

**- *complies***

f) Commercial space ventilation is proposed at rear of elevator shaft at roof where it will have least impact on residential liveability

**- *complies***

g) Residential units are oriented away from Burrard Street as much as possible. Outdoor rooftop spaces on lower levels are oriented towards the north and south, and away from Burrard Street.

**- *complies***

### 2.7 Weather

a) Common residential and Commercial entrances are provided with weather protection.

**- *complies***

b) A continuous steel and glass canopy is proposed to wrap the Burrard and West 5<sup>th</sup> Avenue frontages. The canopy is designed primarily as weather protection but provides the opportunity for mounting of cut-letter signage.

**- *complies***

### 2.8 Noise

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- a) i) Majority of bedrooms and outdoor areas oriented away from Burrard Street. Building follows setback for 2<sup>nd</sup> to 5<sup>th</sup> level residential units from lane, and as a result provides buffer to lane noise. 2<sup>nd</sup> to 5<sup>th</sup> level residential units also oriented away from West 5<sup>th</sup> Avenue. Outdoor space oriented towards north and south on lower levels.  
**-complies**
- ii) Mechanical Ventilation will be provided to allow for the choice of keeping windows closed.  
**-complies**
- iii) Balconies are not enclosed, but predominantly oriented away from noise sources. Most outdoor space is provided as roof decks buffered from noise by the building volume below  
**-partially complies**
- iv) Acoustically rated glazing will be provided as recommended by Acoustical Report  
**- complies**
- v) Site is not adjacent to the Arbutus Corridor  
**- N/A**
- b) Setback of building from ground floor commercial use will mitigate noise from ground floor. Restaurant and parkade exhaust to roof.  
**-complies**
- c) City regulations to be followed and Licenses and Inspections or Environmental Health Branch to be contacted.  
**-complies**

### 2.9 Privacy

- a) Units are oriented to enhance privacy. Building is broken down into discreet volumes that will reduce the scale of the building into smaller, more private elements.  
**-complies**
- b) Balconies and roof decks will be screened where adjacent to the roof decks or balconies of neighbouring units. There will be some overlook of roof decks due to their sizes and extent.  
**-complies**
- c) There are no pedestrian circulation routes besides the internal corridor circulation.  
**-complies**
- d) There are no residential units at street level.  
**-complies**
- e) There is no courtyard proposed.  
**-complies**

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### 2.10 Safety and Security

- a) Public, private and semi-private territories are clearly defined. There are no semi-private areas.  
**-complies**
- b) Residential lobbies and circulation are separated from Commercial entrances. Lobbies are oriented towards the street and highly visible  
**-complies**
- c) Underground residential parking is secured and separated from commercial parking.  
**-complies**
- d) Orientation of commercial spaces provides surveillance of sidewalks and lane. Visibility will be provided into stairwells and hallways with through glazing in doors or side-lites.  
**-complies**
- e) Residential lighting will provide sufficient lighting without excessive glare or overspill.  
**-complies**
- f) Landscaping will be designed to maximize visibility.  
**-complies**
- g) Residential garbage facilities are separate and secure from non-residential garbage facilities.  
**-complies**

### 2.11 Access and Circulation

#### 2.11.1 Pedestrian Access

- a) Primary pedestrian access to all uses is from street level.  
**- complies**
- b) Residential entries are separate and distinct from non-residential entries and lobbies. The residential entry is located on the west side of the property along West 5<sup>th</sup>, on a more quiet frontage that is close to adjacent residential. Commercial entrances are located along or near Burrard Street.  
**- complies**
- c) No internal public circulation systems are proposed.  
**- complies**
- d) Elevators are provided for the residential component.  
**- complies**

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- e) Corridors are adequately sized and not overly long. The longest corridor proposed is 22m.  
- **complies**

### 2.11.2 Vehicular Access

- a) Vehicular access and loading provided from lane only.  
- **complies**

- b) Entrance parking ramps and loading area will be enclosed, treated with high-quality finishes and sensitive lighting.  
- **complies**

- c) Vehicle access provided from lane.  
- **N/A**

- d) Vehicle entrance design integrated into building design.  
- **complies**

### 3. Uses:

The proposed development follows the intent of the guidelines in providing a mix of commercial and residential uses.  
- **complies**

#### 3.1 Residential Use

- a) Residential use is proposed above the ground floor.  
- **complies**

- b) Residential use is proposed above compatible ground floor commercial use, and in the proximity of other mixed use buildings and offices.  
- **complies**

#### 3.2 All Other Conditional Uses

No other conditional uses proposed, only parking provided below grade.  
- **complies**

##### 3.2.1 Retail, Office and Service Uses

Retail uses proposed at grade along Burrard Street. The intention is that a commercial space will help to reinforce the pedestrian link between West Broadway and West 4<sup>th</sup> Avenue, and complement the 5<sup>th</sup> Avenue Cinemas on the southeast corner of Burrard and 5<sup>th</sup> Avenue.  
- **complies**

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### 3.2.2 Institutional, Cultural and Recreational Uses

No: a) artist studio, b) community centre/neighbourhood house, c) fitness centre, d) library, e) museum/archives, f) theatre, or g) social service centre is envisioned for the site.

- **complies**

### 3.2.3 Manufacturing Uses

Not proposed for the site.

- **complies**

### 3.2.4 Transport, Utility and Communication, and Wholesale Uses

Not proposed for the site.

- **complies**

### 3.2.5 Parking Uses

Only underground parking associated with commercial and residential uses provided.

- **complies**

## 4. Guidelines Pertaining to the Regulations of the Zoning and Development By-law and the Parking By-law:

### 4.2 Frontage

a) Frontage of site is 33m, slightly over the 30m specified. Ground floor treatment is meant to be very transparent in order to emphasize the cantilevered 2-4<sup>th</sup> floor residential volume above. Vertical mullions and a recessed entrance for the second, lower commercial unit help to break down the façade and add interest. The exit stair from the residential levels above is located mid-block to introduce a change of material and add further interest.

- **complies**

b) Individual frontages are kept to a maximum of 14.5m. As per figure 6 in the C-3A Guidelines, the storefronts step to follow the slope of Burrard Street.

- **complies**

### 4.3 Height

a) Maximum height for the main streetwall is proposed to be five storeys and slightly over the 13.7m as outlined in the Guidelines. Since the site is located in a pedestrian and transit-oriented neighbourhood, we feel that the best and most sustainable use of the land is for residential density within a mixed-use building. It is noted that there are several difficulties in achieving an FSR of 3.3 or even 3.0 for a residential mixed-use development

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within the 13.7m height specified by the Guidelines. The resulting large floorplates produce units that would be non-compliant with other aspects of the guidelines. The livability of the units would be compromised, as they would be very deep units with relatively small exterior exposure (noncompliance with; *1(c) Ensure a high standard of project livability for residents*).

While the proposed height is slightly above the maximum height specified in the guidelines, we feel that the massing approach mitigates the appearance of the additional height and works to reinforce the Burrard Street Corridor. Through a relaxation of the maximum height, the resulting building is able to meet the intent of the C-3A District, namely;

*1(a) Assist in converting the North Burrard C-3A district to an attractive mixed use area that both recognizes adopted view cones and creates a strong street definition in this approach to the Burrard Bridge and downtown Vancouver*

*1(b) Assist new development to be compatible with adjacent multi-family residential development, and*

*1(c) Ensure a high standard of project livability for residents.*

**- does not comply with 4.3(a) but partially complies with 1(a), and complies with 1(b), and 1(c)**

b) Site is not adjacent to RM district  
- *N/A*

c) Site is not adjacent to RM district  
- *N/A*

### 4.4 Front Yard and Setback

- a) Front yard setback proposed for all residential levels. The site is not adjacent to an RM district so a front yard setback is not required. A slight 0.6m setback is proposed for the commercial level fronting West 5<sup>th</sup> Avenue to provide some additional breathing room for future south-facing patios connected with the retail space.  
- ***complies***
- b) Along Burrard, the ground floor is built to the sidewalk width requested by the City.  
- ***complies***
- c) As per above, additional width provided along Burrard to achieve a generous sidewalk. The existing building on site is a one storey, drive through dry-cleaner with a driveway adjacent to the sidewalk. The proposed building will help to define the streetwall and sidewalk.  
- ***complies***

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- d) No additional setbacks along Burrard are proposed. The site is relatively small and ground floor commercial space is maximized to ensure viability for retailers.  
- *N/A*
- e) Buildings are not set back further than required to achieve the desired sidewalk width.  
- *N/A*

### 4.5 Side Yard and Setback

- a) This is a corner site and the ground floor is built to the edge of widened sidewalks.  
- *complies*
- b) Site is not adjacent to an RM District.  
- *N/A*

### 4.6 Rear Yard and Setback

- a) Site is not adjacent to an RM District. Ground floor is built to the rear property line and upper residential floors are set back as per the Zoning requirements.  
- *complies*
- b) Roof over loading and parking area projects to lane property line and used as landscape deck with recessed planter facing the lane.  
- *complies*

### 4.7 Floor Space Ratio

The site is optimally located for density in the form of a residential, mixed-use building. Proximity to public transit and commercial and recreational uses will encourage walking and discourage driving. This site is an ideal location for density, and we are applying for an FSR of 3.3 through a Heritage Density Transfer. We believe that the marginally additional density and extra height is consistent with the intent of the Guidelines; *1(a)...creates a strong street definition in this approach to the Burrard Bridge and downtown Vancouver.*

- *partially complies as per below:*

- a) objective is to provide an active streetscape in the form of ground floor retail. The ground floor retail requires a minimum ceiling height, which makes additional commercial use on upper floors difficult.
- b) The corner location provides for maximum exposure and helps the project achieve additional density.
- c) The site frontage and depth allows for ample setbacks for residential levels.

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- d) There is a wide range of unit types and sizes proposed, smaller units on lower levels and larger units on the upper levels.
- e) Encroachment into the view cone and rear yard setback are no longer being requested.
- f) Two and one half levels of underground parking are provided and exceed minimum requirements.

### 4.9 Off-Street Parking and Loading

- a) Parking is provided underground, no surface parking is provided.  
- ***complies***
- b) All parking is provided underground.  
- ***complies***
- c) Height above parking and loading area is reduced with recessed planter as per the Guidelines, but not minimized to 3.7m. The top of the planter is kept level with the roof deck of the 2<sup>nd</sup> level apartments, in order to satisfy Guideline requirements for privacy, and to help shield the outdoor space for the 2<sup>nd</sup> level units from noise generated from Burrard Street.  
- ***partially complies***
- d) Parking and loading is covered with solid roofs and treated with cast architectural reveals.  
- ***complies***
- e) Security gate provided to separate residential parking from residential visitor and commercial parking.  
- ***complies***
- f) One residential loading space is provided near to residential elevator lobby.  
- ***complies***
- g) Commercial loading located at grade from the lane, and solidly roofed. Doors to be provided to screen commercial loading and parking entrance.  
- ***complies***
- h) All parking and loading accessed from lane.  
- ***complies***

### 4.10 Horizontal Angle of Daylight

- a) No relaxation of horizontal angle of daylight is proposed  
- ***complies***

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- b) No reduction in horizontal angle of daylight proposed.  
- **complies**

### 5 Architectural Components

#### 5.1 Roofs and Chimneys

- a) Roofs are highly developed as livable spaces and will be attractive when seen from above.  
- **complies**
- b) Elevator penthouses, mechanical rooms and vents will be integrated with the architectural treatment of the roof.  
- **complies**

#### 5.3 Entrances, Stairs and Porches

- a) No residential uses are located on ground level except for entry lobby.  
- **complies**
- b) Residential and commercial entries separately identifiable from the street by use of differentiated canopy design.  
- **complies**

#### 5.4 Balconies

- a) Balconies have glass guardrails to maximize light into units, but are recessed to provide solar shading on the south façade.  
- **complies**
- b) Open balconies are excluded from FSR well under the maximum 8% of residential floor area. Much open space for units is provided in the form of rooftop decks.  
- **complies**

#### 5.5 Exterior Walls and Finishing

- a) The ground floor retail is treated with a minimalist glass curtain wall. This picks up on precedents in the area established by several high-end auto dealerships. The ground floor is meant to be as transparent as possible in order to emphasize the floating slabs. The retail entrances are carved out of the ground floor glass volume, breaking it up into smaller scale elements. A steel and glass canopy runs the length of the West 5<sup>th</sup> frontage beginning east of the residential entry canopy. The steel and glass canopy wraps the southeast corner of the building and runs along the Burrard Street frontage, and is seen as an extension to the slab edge. The 2<sup>nd</sup> to 5<sup>th</sup> levels are clad with metal panels, punched windows, and curtain wall.

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### ***-complies***

- b) Party walls facing west will be clad with metal panels or painted cementitious panels that approximate the metal panels used for non-party wall facades. The paint colour will match the colour of the metal panels, light-grey colour matching the 5-6<sup>th</sup> levels. Small walls are built to screen the party-walls of the adjacent two-storey building. These walls have planters at their base for climbing plants.

### ***- complies***

- c) The retail storefront wraps around the corner of the lane to provide an attractive corner and enhanced visibility to the lower commercial unit. A pad mounted transformer is recessed in a niche that will be planted with climbing plants.

### ***- complies***

## 5.6 Awnings, Canopies, Recesses, and Arcades (refer to 2.7)

- a) No arcades are proposed, weather protection is provided in the form of canopies.

### ***-complies***

- b) No arcades are used.

### ***- complies***

- c) No arcades are used.

### ***- complies***

## 5.7 Lights

- a) Lighting design to be developed to be sensitive to the residential use. Visible glaring light sources will be avoided through the use of soffit down-lights.

### ***-complies***

- b) Incandescent or colour-corrected light sources will be used.

### ***- complies***

## 7 Open Space

### 7.1 Public Open Space

The project will help link the pedestrian network between West Broadway and West 4<sup>th</sup> Avenue by defining the streetwall and providing destination retail.

### 7.2 Semi-Private Open Space

- a) Ample outdoor rooftop spaces will act as “front yards” and encourage sociability amongst neighbours. The large outdoor spaces are oriented for maximum solar exposure on the

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south, southeast, roof. The north-facing roof deck will not be exposed to direct sunlight for most of the year, but provides screening to the parking and loading levels below.

**-complies**

- b) No semi-private open space is provided at or near grade along Burrard or interior side yards.

**- complies**

- c) No courtyards are used.

**- complies**

- d) The project is relatively small, with only 25 residential units. Though not specifically designed for families with children, the larger units have access to large, secure, private outdoor space.

**- substantially complies**

### 7.3 Private Open Space

- a) Private open space of at least 4.5 sq.m. and minimum 1.8m minimum dimension is provided for all but three small studio and junior one-bedroom units.

**-substantially complies**

- b) Private open space is oriented either towards the sun (south) or towards the view (north). Large roof decks on all levels have ample solar exposure and access to views. Large outdoor roof decks are either oriented away from Burrard, or shielded from Burrard by the building below.

**- complies**

- c) No residential use at grade.

**- N/A**

## 8 Landscaping

### 8.1 Streetscape

- a) Street trees provided on Burrard, and existing street tree of West 5<sup>th</sup> Avenue to remain.

**-complies**

- b) Boulevards between the sidewalk and curb provided along West 5<sup>th</sup> Avenue with paving stones for areas with foot traffic and vehicle use.

**- complies**

- c) Private setback areas along Burrard Street are treated as an extension of the sidewalk.

**- complies**

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### 8.2 Site Landscaping

- a) Existing street trees to remain.  
- **complies**
- b) Landscaping next to residential lobby helps to reinforce residential character. Landscaping in lane around pad mounted transformer uses climbing plants and ground cover to soften appearance.  
- **complies**
- c) Landscaping provided on roof decks and for privacy between patios of adjacent units.  
- **complies**
- d) Landscaping provided adjacent to rear lane in PMT recess.  
- **complies**
- e) Landscaping provided throughout the site responds to anticipated activities and uses.  
- **complies**

### 9 Utilities, Sanitation, and Public Services

#### 9.2 Underground Wiring

- a) The subject site is relatively small and below the 45.0m frontage threshold.  
- **complies**

#### 9.3 Garbage and Recycling

- a) Garbage and recycling facilities are located adjacent to the lane, and fully enclosed by roof and sides, and screened from the lane.  
- **complies**

### C-3A District Schedule Compliance:

#### 2 Outright Approval Uses

- 2.2.R Retail  
- Retail Store - **complies**

#### 3 Conditional Approval Uses

- 3.2.DW Dwelling  
- Dwelling Units - **complies**

#### 4 Regulations

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- 4.3.1 Height - ***does not comply - additional height requested***
  - 4.3.2 Height - ***additional height requested for review by Development Permit Board***
  - 4.4 Front Yard and Setback - ***complies***
  - 4.5 Side Yards and Setback - ***complies***
  - 4.6.1 Rear Yard and Setback - ***complies***
  - 4.6.2 Residential Rear Yard - ***complies***
  - 4.7.1 Floor Space Ratio - ***for review by Development Permit Board, additional 0.3 FSR requested under Heritage Transfer***
  - 4.7.2 Computation of Floor Space Ratio - ***complies***
  - 4.7.3 Exclusions from Floor Space Ratio - ***complies***
  - 4.10 Horizontal Angle of Daylight - ***complies***
  - 4.15 Acoustics - ***complies, building will not exceed maximum Noise levels specified***
- 5 Relaxation of Regulations
- 5.1 Height and floor area - ***relaxations requested***

### Parking and Loading:

Access to parking and loading is provided from the lane at the rear of the property. The loading and parkade entry are covered by a landscaped deck and enclosed with a metal gate as outlined in the North Burrard C-3A Guidelines. A recess to house the pad mounted transformer is planted with climbing plants to screen the blank walls around the pmt. At the corner of the lane and Burrard, the commercial storefront wraps the corner to provide additional visibility of the retail unit to and from the sidewalk.

Due to the grade change across the site, the loading level is significantly lower than the West 5th facing commercial space. The loading space slopes up as much as possible but there is still a flight of stairs from the loading area to the level of the commercial space. As we move forward with discussions with tenants we would consider adding a scissor lift to facilitate easier loading and unloading.

Three levels of underground parking are provided, with commercial parking and residential and commercial bike storage provided on the first below grade level. Per the attached cut-sheet, a stacking bike storage system is proposed. This is the same system that was proposed for a development at 2525 Carnarvon, a mixed use development by the same Developer.

The current proposal provides more cars than the minimum requirement. Though there are more than 25% small cars provided, the number of standard cars meets the minimum requirement.

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### **Sustainable Design:**

The project is located near to public transportation, and within walking distance to major commercial arterials including West 4th Avenue, West Broadway, and Burrard. Though the lot is oriented north-south, the building has been oriented east-west as much as possible, to take advantage of passive solar gain during the colder months. The west wall is a party wall with the adjacent property, so will have no openings.

In addition to the passive measures listed above, the building will incorporate the following sustainability measures:

- Erosion and sediment control during demolition, excavation, and construction.
- Green roofs to minimize heat island effect and provide enhanced stormwater management.
- Drought tolerant and native planting to minimize water consumption.
- Low-flow plumbing fixtures and energy efficient appliances and fixtures.
- High performance envelope to address acoustic and thermal transmittance.
- Locally sourced materials and materials with recycled content.
- Low VOC finishes.
- Operable windows for natural ventilation.
- Operable doors on the rooftop for top floor units to take advantage of the stack effect for natural ventilation.

### **Landscape Design:**

The landscape plans for the mixed-use development at Burrard and 5th Avenue provide a modern and streamlined landscape design that is suited to a modern building development. The main goal is to develop a tough, low-maintenance strategy, which helps to support and maximize the views, and support liveability at all of the different levels.

Large roof decks and balconies provide amazing outdoor living spaces. Setting back the railings from the edge of the building at the roof decks allows for linear plantings along the outside edges of each deck. These will provide a frame for the views of each tenant, and help to provide some separation and privacy between decks. These planters, along with additional buffer plantings where suitable, maximize the level of green while maintaining large liveable patios. Small trees are used, including a dwarf Maple that will always remain under the view cone on the 5th level. Some raised planters are provided that could be used for food gardening by residents.

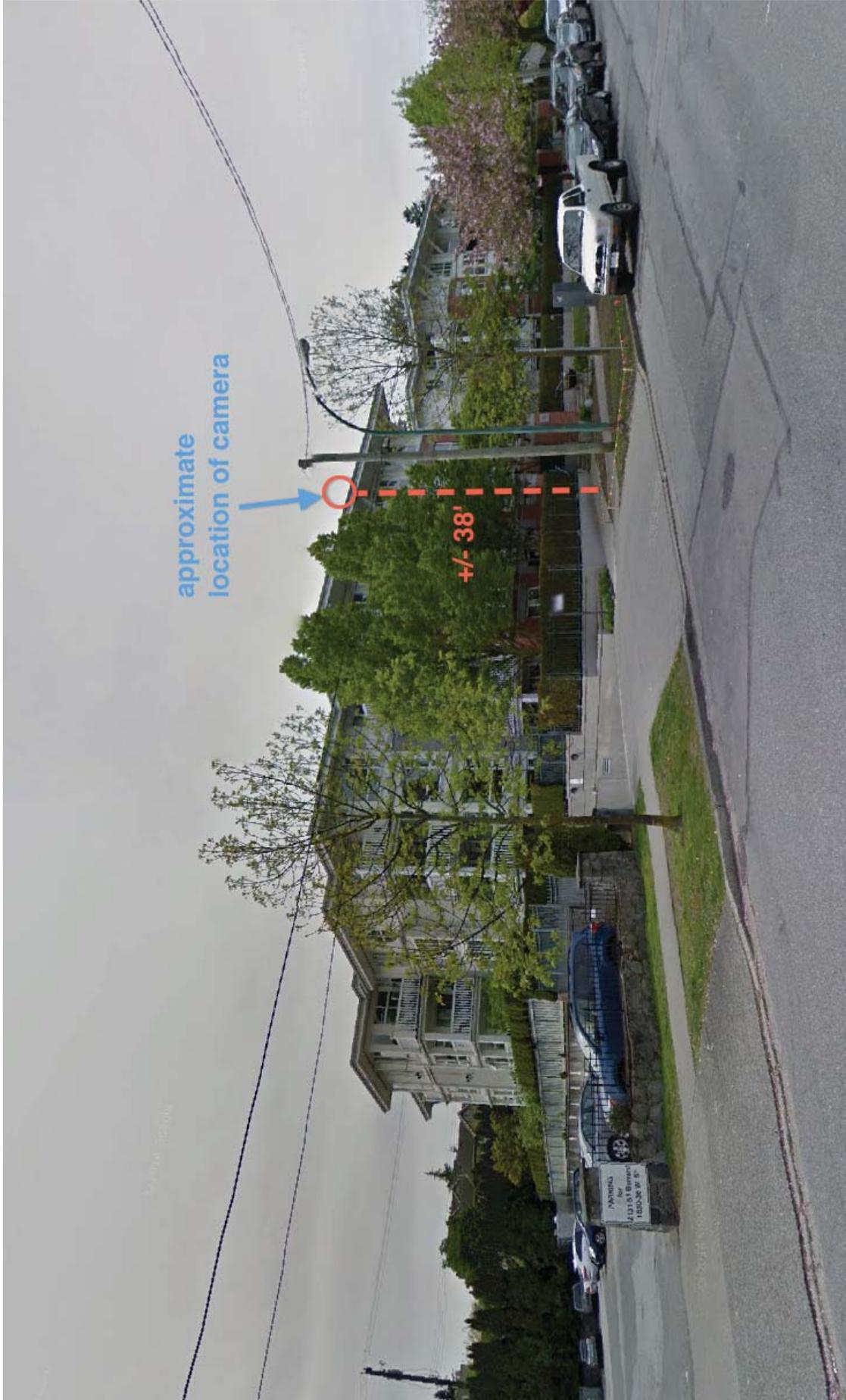
Clean and simple materials will be fitting to the style of the architecture, and to relay a high-quality appearance. Detailing for landscape elements will look to the architectural forms for inspiration as plans develop. Plant materials will also be chosen partly for their forms, focusing on the horizontal or vertical. Plant materials are in addition selected based on low-maintenance and highly attractive characteristics. A combination of flower colours, evergreen foliage, and seasonal interest is

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considered when developing our plant list. All plants have been selected for drought tolerance, and suitability to the sunny and elevated exposure.

The landscape design will establish an attractive, functional, and easily maintained quality that will work with the character of the architecture. Low maintenance and low water requirement plantings, along with simple and strong details and materials, will set a strong overall character for a long-term vision.



Location of View Analysis  
View from Northeast Corner of 2150 Cypress Street

# View Analysis



VIEW FROM NORTHEAST CORNER  
 OF 2150 CYPRESS FACING NORTHEAST - EXISTING



VIEW FROM NORTHEAST CORNER  
 OF 2150 CYPRESS FACING NORTHEAST -  
 PROPOSED



KEYPLAN



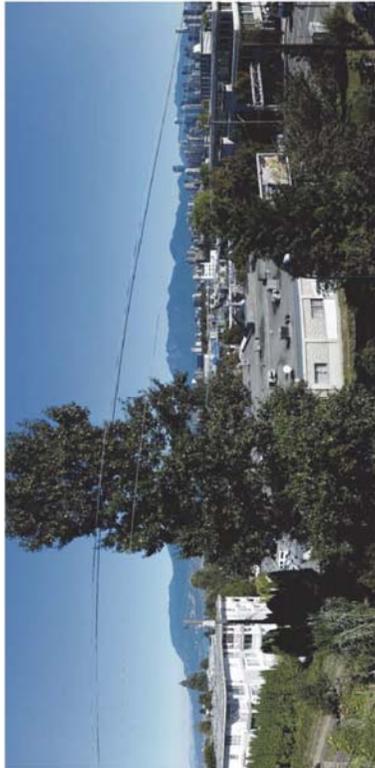
VIEW FROM NORTHEAST CORNER  
 OF 2150 CYPRESS FACING NORTHEAST -  
 PROPOSED



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# View Analysis



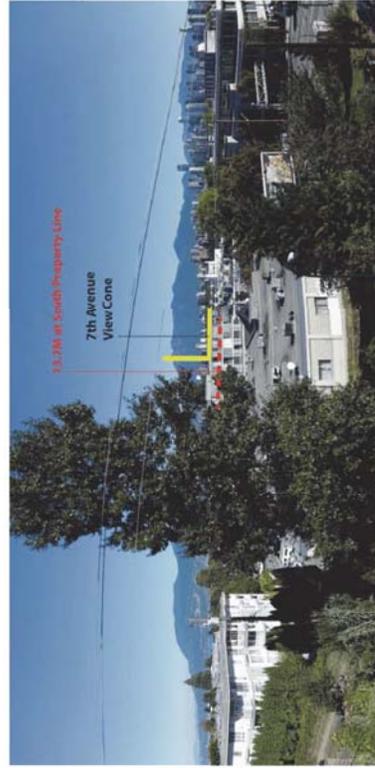
VIEW FROM NORTH SIDE OF  
 1818 WEST 6TH AVENUE TOWARDS SITE - EXISTING



VIEW FROM NORTH SIDE OF  
 1818 WEST 6TH AVENUE TOWARDS SITE - PROPOSED



KEYPLAN



VIEW FROM NORTH SIDE OF  
 1818 WEST 6TH AVENUE TOWARDS SITE - PROPOSED



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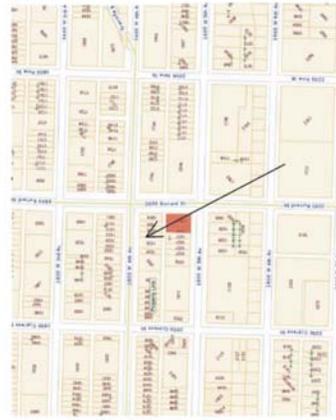
# View Analysis



VIEW FROM NORTH SIDE OF  
 1777 WEST 7TH AVENUE TOWARDS SITE - EXISTING



VIEW FROM NORTH SIDE OF  
 1777 WEST 7TH AVENUE TOWARDS SITE -  
 PROPOSED



KEYPLAN



VIEW FROM NORTH SIDE OF  
 1777 WEST 7TH AVENUE TOWARDS SITE -  
 PROPOSED

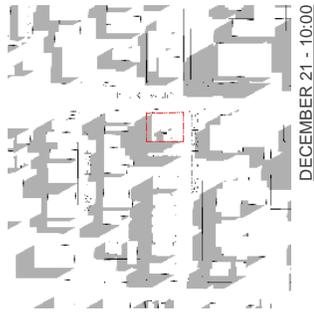


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2065 Burrard Street & 1817 West 5th Avenue

# Shadow Study



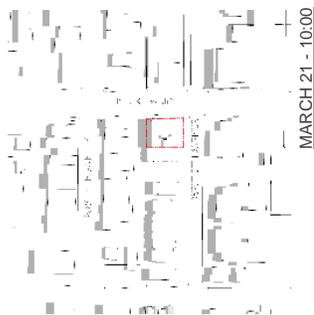
MARCH 21 - 10:00



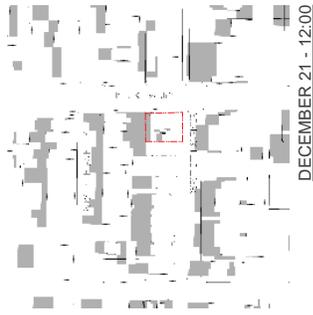
JUNE 21 - 10:00



SEPTEMBER 21 - 10:00



DECEMBER 21 - 10:00



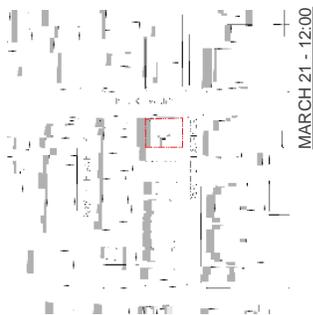
MARCH 21 - 12:00



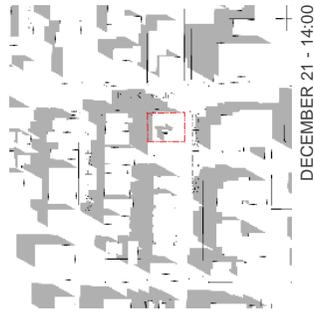
JUNE 21 - 12:00



SEPTEMBER 21 - 12:00



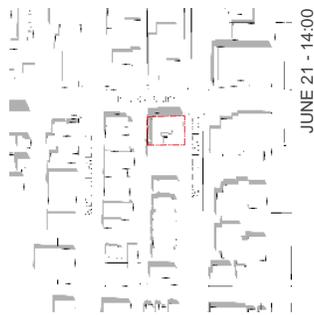
DECEMBER 21 - 12:00



MARCH 21 - 14:00



JUNE 21 - 14:00



SEPTEMBER 21 - 14:00



DECEMBER 21 - 14:00



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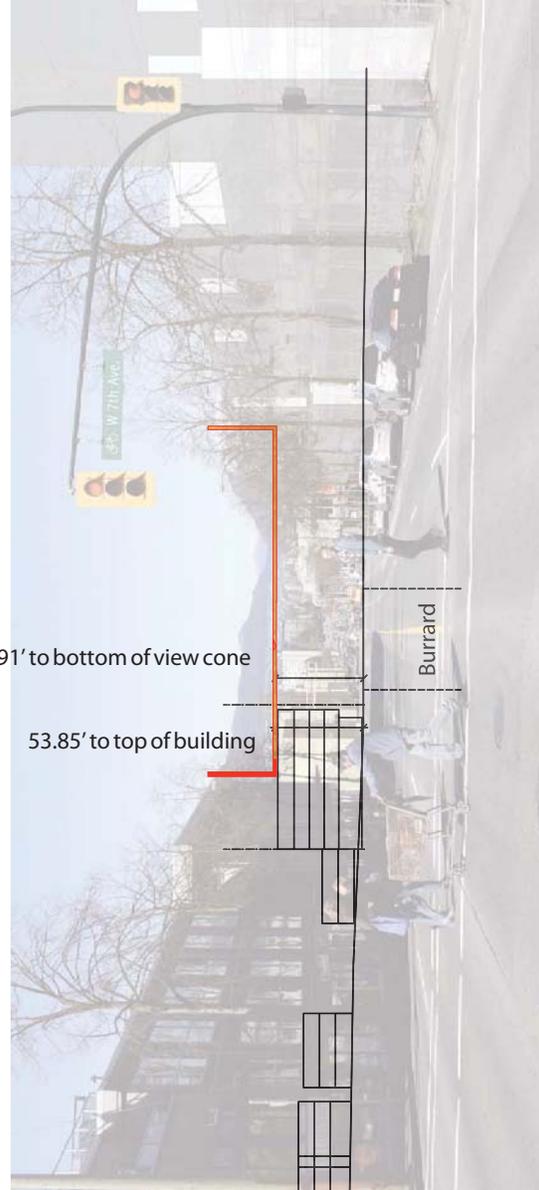


### 7th AVENUE VIEW CONE ANALYSIS

Perspective View Diagram excerpted from  
Central Broadway Planning Program  
April 2012 Draft



CITY OF VANCOUVER BURRARD VIEW CONE AT WEST 7TH AVENUE



CROSS-SECTION SHOWING NO ENCROACHMENT INTO VIEW CONE