

**PROPOSED RESIDENTIAL DEVELOPMENT  
 1290 HORNBY STREET & DRAKE STREET**

**DESIGN RATIONALE**

We are pleased to submit this Development Permit submission for the site located at the corner of Hornby Street & Drake Street in Downtown Vancouver.

The proposal refines our main objectives for the form of development:

- Respond appropriately to the Conditions of Approval, Appendix B (see attached)
- Create a rationalized floorplate which allows for more livable and efficient units (particularly important with smaller size units)
  - o No odd angles that make furnishing rooms challenging
  - o Flexibility through an open concept living/dining/kitchen
- Configure units such that the living room orients itself away from the close neighbouring buildings and towards the views and daylight.
  - o All living rooms are configured such that they have a corner condition that lets them look out over the balcony and along the streets
  - o This configuration also places the balcony in front of the bedroom, ensuring natural light can penetrate deep into both the bedroom and the open concept living/dining area.
- Create usable outdoor balconies for each unit (6'x10')
- Provide natural light deep into the common corridors
- Add FSR area which proportionately increases the number of housing units and the CAC for the City

The footprint of this proposal generally follows the initial rezoning submission in that the overall massing opens the corner of Hornby and Drake as well as the southeast corner to create a drop-off zone contiguous with the Tate development across the lane. To achieve this, balconies were introduced that provide natural locations for steps in the facade. These staggered balconies in a sawtooth pattern integrate seamlessly into the facade and provide a clean and elegant look that is quite different from the cantilevered balconies common in the downtown peninsula.

This approach ensures that all interior rooms have right angles and are easy to lay out, but it also offers an opportunity: The balconies create a corner that opens views from the living rooms out over the balconies along Hornby Street towards the west and along the lane towards the east. Living rooms no longer look just straight into the towers 80' across the street but are oriented towards views and natural light. This is true not just for the units on upper floors but also for units on the lower levels.

The core layout was revised in order to provide large floor to ceiling windows on either side of the elevator core bringing natural light deep into the corridors of each tower floor. Each resident will be able to see the exterior / natural light from the time they exit their unit, including views to the North Shore mountains from upper floors.

A feature that was added to the project to enhance the experience of the residents is the introduction of automated bicycle storage. Two stations at grade will automatically store bicycles in cylinders below grade and bring them back up with the push of a button.

The typical tower floor plate increases to 5,418 SF GFA (5,232 SF FSR). For comparison, the typical floor plate in the Merrick scheme is 4,850 SF of GFA (4,544 SF FSR).

The building height at the elevator core has been increased to 358'-6 3/8" due to the fact the original scheme had a multi-storey penthouse which has been eliminated, requiring an additional core level. The top three floors of the tower have been terraced towards the south and away from Hornby Street in order to reduce shadows on Burrard Place to the north. Shadow characteristics are detailed on plans.

The overall area for the Cultural Amenity Space (CAS) has increased to 14,517 SF and accommodates the preliminary programmatic requirements requested by the City. The floor-to-floor height for the two cultural amenity levels are 16'-6" for the main level and 13'-2" for the second level. However, similar to the residential tower levels, we created a more rationalized floor plan with clean lines and a clear orientation towards Hornby Street. A lot of demands are made at Level 1 Ground Floor, yet all requirements have been met within the small 120' x 125' site dimensions, including a secondary access to the CAC from the Lane, and Bicycle, Loading and Parkade entry.

Please note several relaxations requested below:

1. We request relaxation from the 80 ft. podium threshold noted in the CD-1 conditions of approval to 70 ft. in keeping with the Downtown South Guidelines (DTS guidelines). This allows the podium to align more properly with the podium of the PURE to the east and establishes the tower separations distances from this height. The original rezoning proposal by Merrick Architecture was consistent with the DTS guidelines for podium threshold and tower separation parameters. Refer to DPa4.05, DPa4.06 and DPa4.07.
2. Relaxation is requested for the Hornby Street tower separation distance to Burrard Place. As indicated on DPa1.05 the tower separation distance measured to the corner structure of the Burrard Place tower is 77.21 ft. Only the corner structure encroaches into the 80 ft. separation extent. An 80.0 ft. tower separation distance is maintained from opposing window facades.
3. Relaxation is requested for the Drake Street tower separation distance to SALT. As indicated on DPa1.05 the distance measured from the corner of the SALT tower to our proposed building is 77.63'. The encroaching facade within the 80 ft. arc is metal clad wall with no window openings. An 80.0 ft. tower separation distance is maintained from opposing window facades.
4. Relaxation is requested to reduce the lane setback to 4.75 ft. The proposed tower extends to this setback from Level 2 – 34 to provide a viable tower floor plate. A lane setback reduction was previously discussed and supported by City Staff. The original rezoning application proposal by Merrick Architecture also reduced the lane setback to accommodate their tower and podium street edge. At ground level our proposed residential lobby is held back from the lane property line by approximately 28 ft. to allow visual continuity and openness to the C.A.S. lower lobby. A high tower soffit approximately 21.5 ft. above the lane will provide an open, airy, weather protected connection from Drake Street to the C.A.S. lower lobby. Refer to DPa0.05 and DPa0.06.
5. Relaxation is requested to increase the tower core height from the CD-1 draft of 348.13 ft. to 358.53 ft. The core measures 28.08 ft. x 32.12 ft. This is to accommodate an elevator stop on Level 34. The main roof parapet over Level 34 is 336.20 ft. above average base surface.
6. Relaxation is requested for the Level 3 – 5 lightwell to allow a minimum 3.7m unobstructed view within the lightwell. This allows for more efficient use of the podium floor area to accommodate larger 3 bedroom family units. Refer to the drawings DPa 4.07 and DPa5.01 to DPa5.09.
7. Minor relaxations are requested for 2 horizontal angles of daylight facing the TATE across the lane. From the podium suite at the SE corner the proposed horizontal angle of daylight distance of 78.41 ft. measured to the TATE balcony slab is 0.33 ft less than the required 78.74 ft. dimension. From the tower suite south of the core the proposed horizontal angle of daylight distance of 78.07 ft. measured to the TATE balcony slab is 0.67 ft less than the required 78.74 ft. dimension. Refer to the drawings DPa5.01 to DPa5.09.
8. Relaxation is requested for the residential canopy encroachment into the Drake Street setback of 3.67 ft. The canopy cantilevers out from the building face 5.89 ft. and there are no suites with habitable rooms located below the canopy.

Dirk R. Buttjes, Architect, AIBC, AAA, RAIC

June 1, 2023



**Aerial View from Southwest Looking at the Corner of Drake Street and Lane**

3	2023-06-01	REVISED AND REISSUED FOR DP SUBMISSION
2	2023-04-10	DP SUBMISSION
1	2022-03-11	REVISED AND REISSUED FOR REZONING
NO	YY-MM-DD	REVISION

SEAL:

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**Proposed Residential Development**  
 1290 Hornby St. Vancouver, B.C.

**Wall Financial Corporation**  
 1010 Burrard Street,  
 Vancouver, British Columbia V6Z 2R9

PROJECT NO. :	2201
SCALE :	1 : 70
PLOT DATE :	2023-06-01
DRAWN BY :	RAL
CHECKED BY :	-

DRAWING #:  
**DPa0.01**

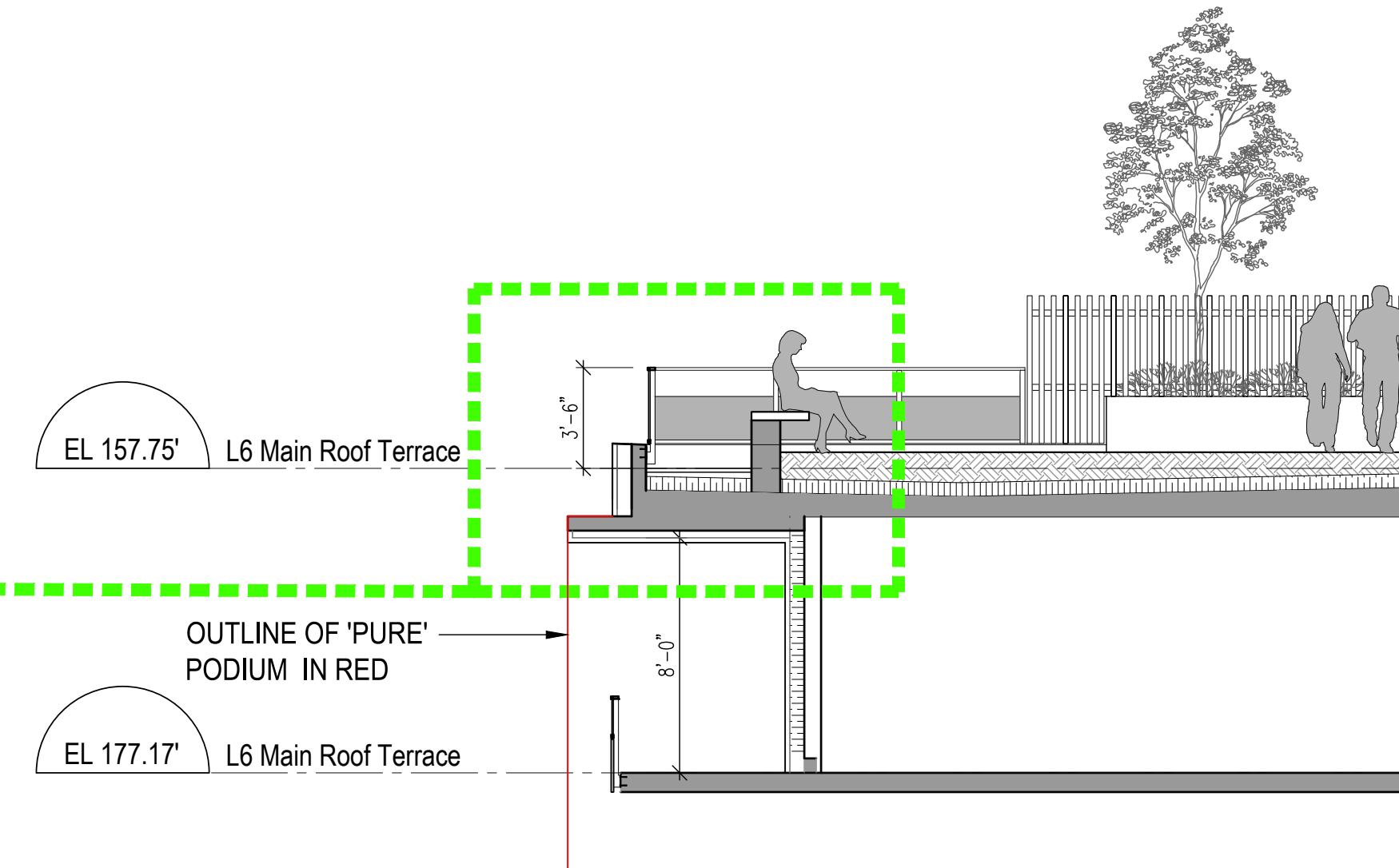
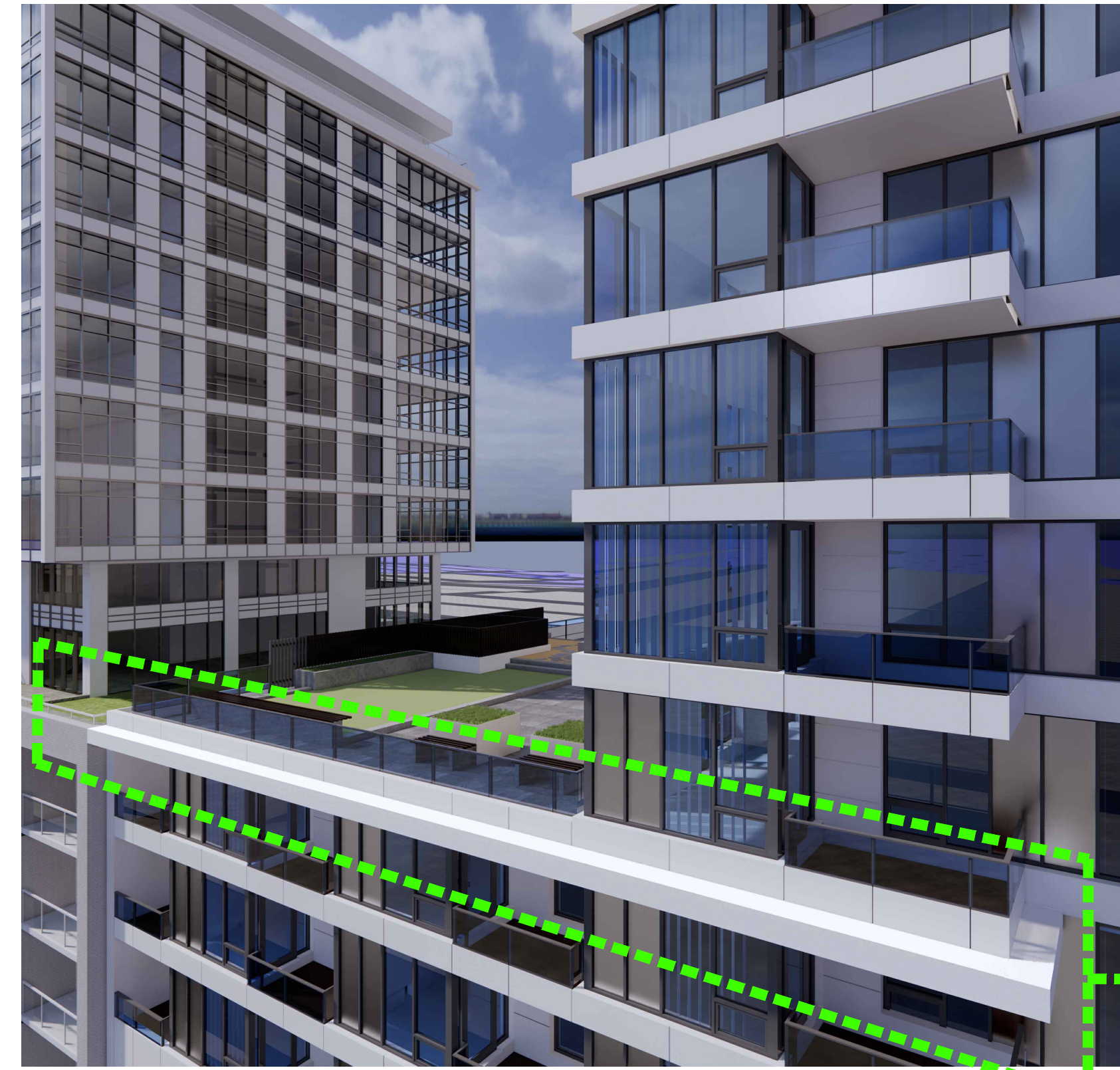
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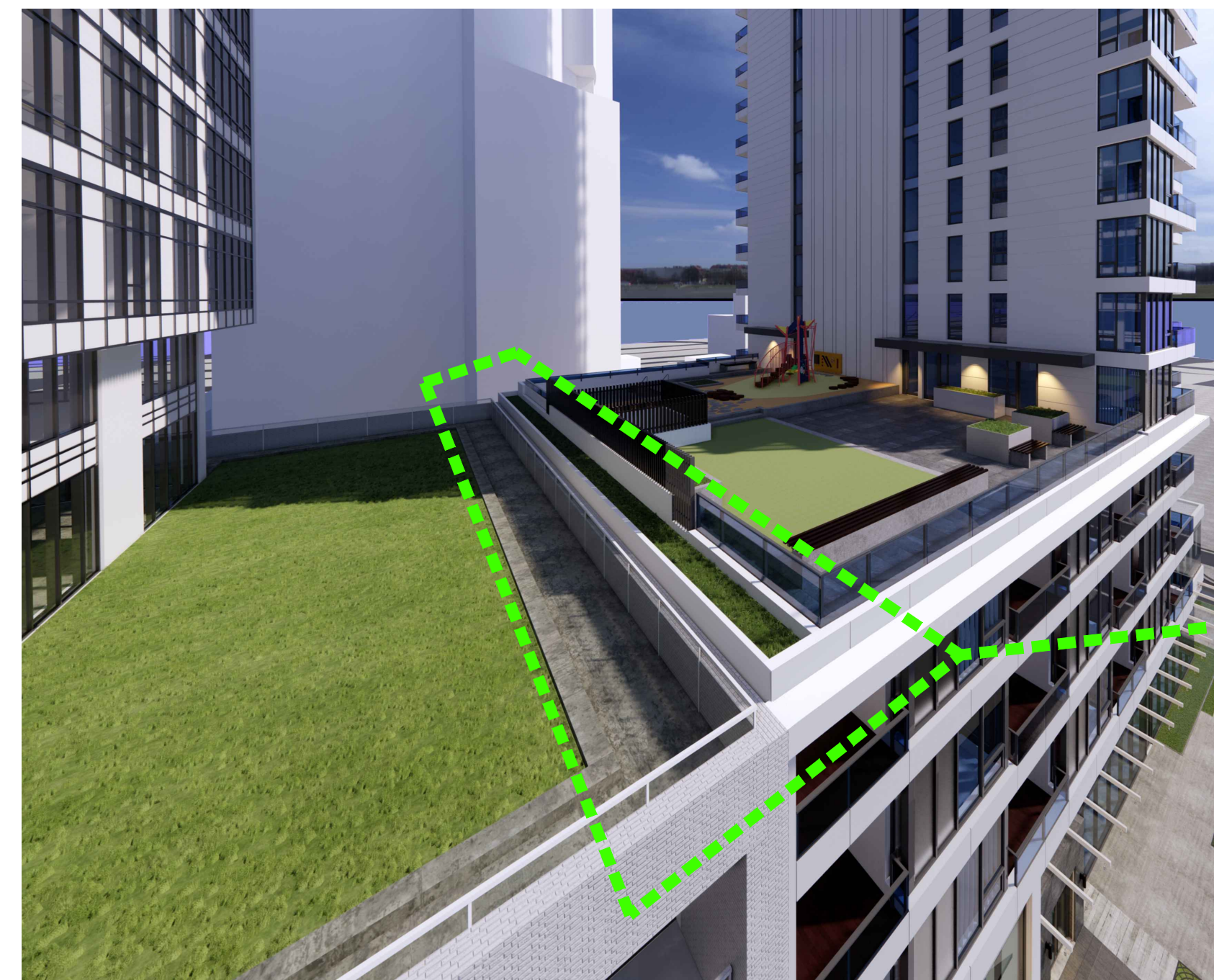
ISSUE

1. WE REQUEST A RELAXATION FOR A 3.00' ENCROACHMENT ABOVE THE 60.00' PODIUM THRESHOLD.

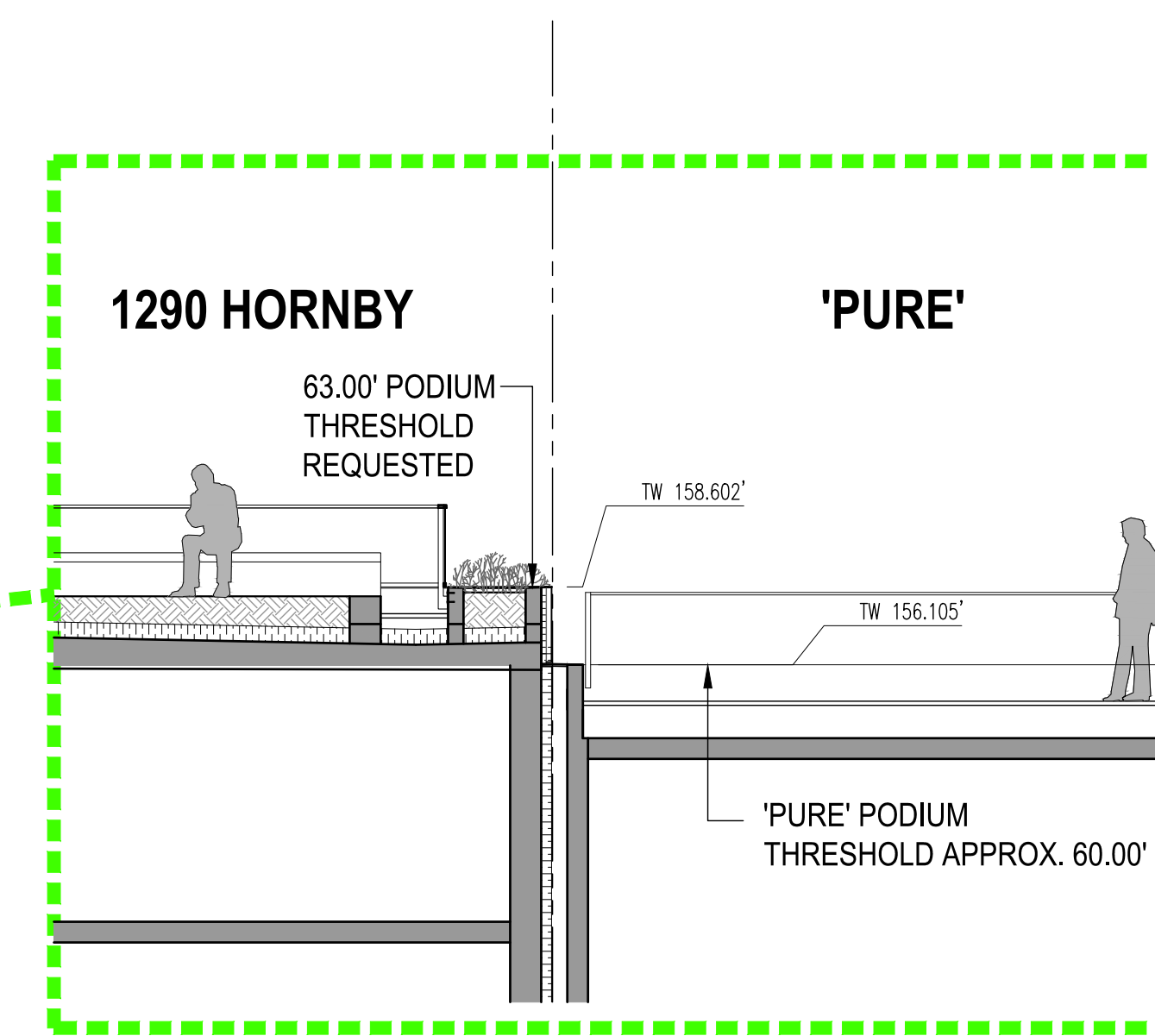
ILLUSTRATION/ CONDITION



SECTION - THRU NORTH EYEBROW



L6 AMENITY VIEW FROM HORNBY STREET



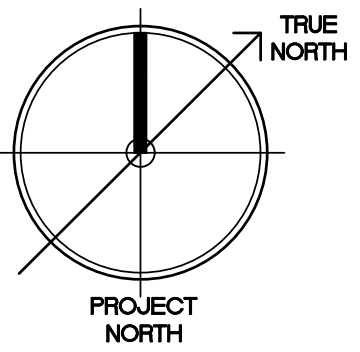
SECTION - THRU EAST PROPERTY LINE

REMARKS/ RATIONALE

- AN EYEBROW HAS BEEN INTRODUCED TO EXPRESS A HORIZONTAL DATUM LINE CONSISTENT WITH THE 'PURE' PODIUM HEIGHT.
- THE PODIUM THRESHOLD IS DETERMINED BY THE CULTURAL AMENITY SPACE CEILING HEIGHT AND ELEVATOR REQUIREMENTS.

LEGEND

NO	YY-MM-DD	REVISION
1	2023-07-17	REQUESTED D.P. RELAXATIONS CLARIFICATION PACKAGE SUBMITTED TO PLANNING



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PROJECT No. : 2201

SCALE : AS NOTED

PLOT DATE :

DRAWN BY : IR, RL

CHECKED BY :

DRAWING #:

**ASK6.01**

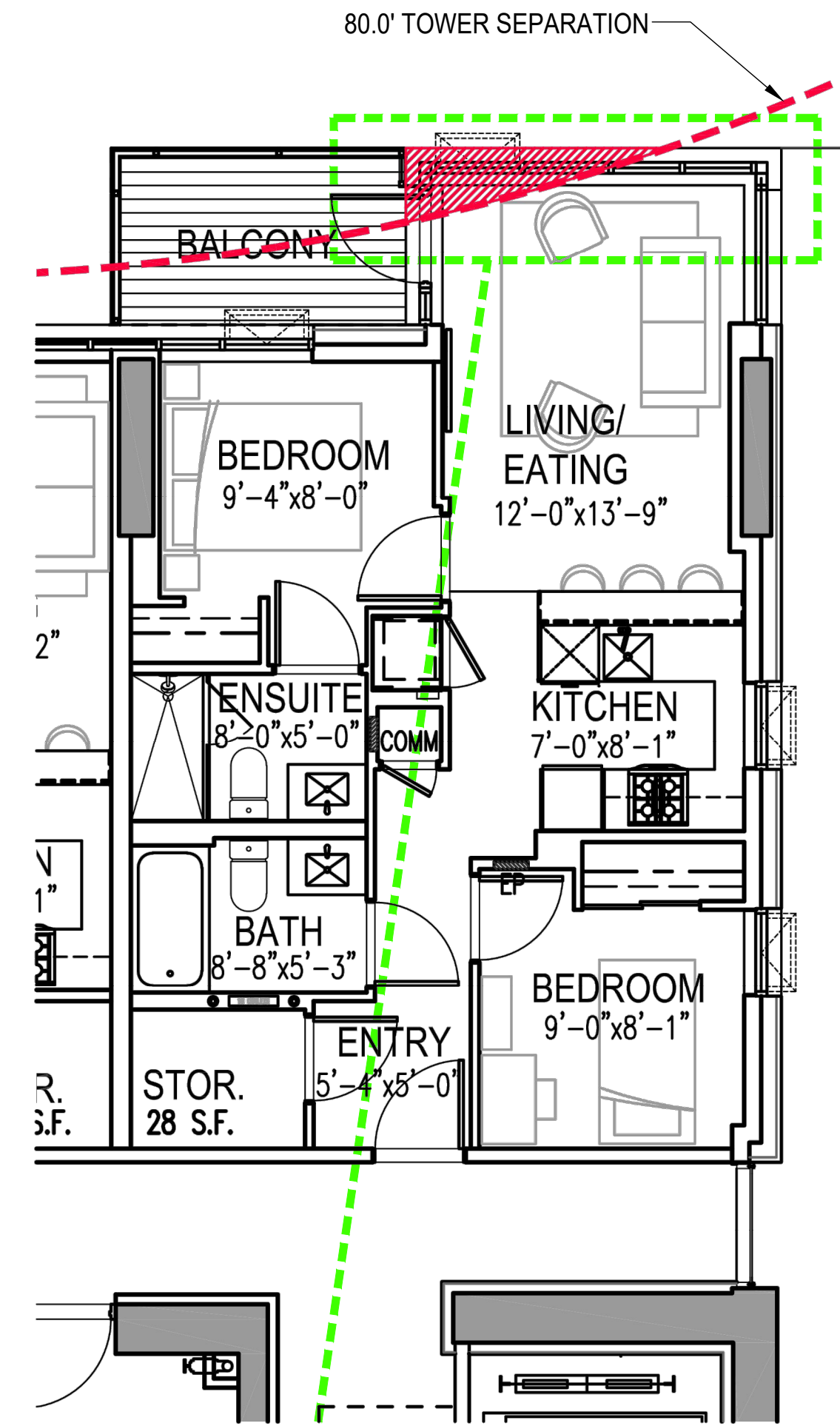
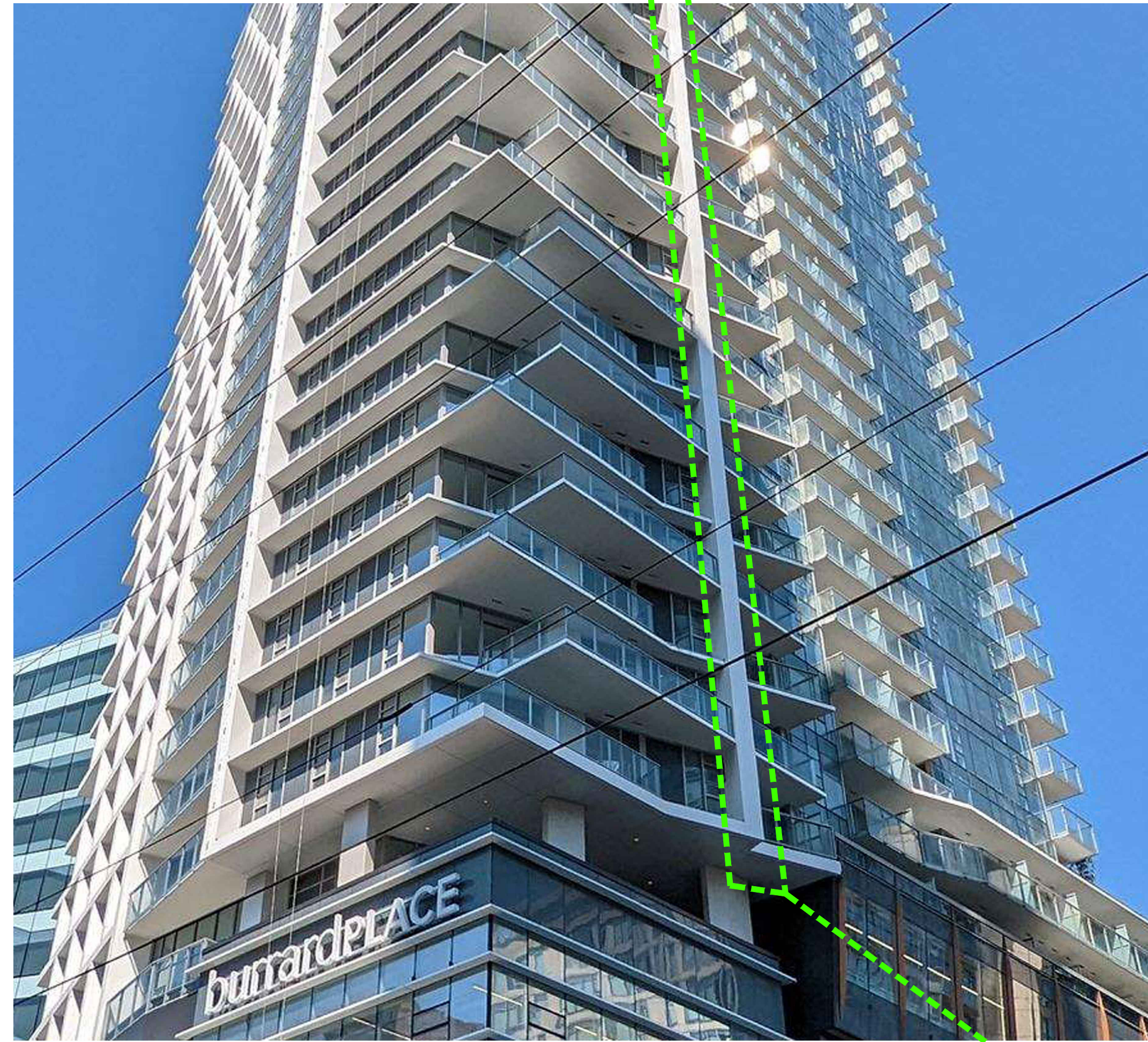
RELAXATION REQUEST



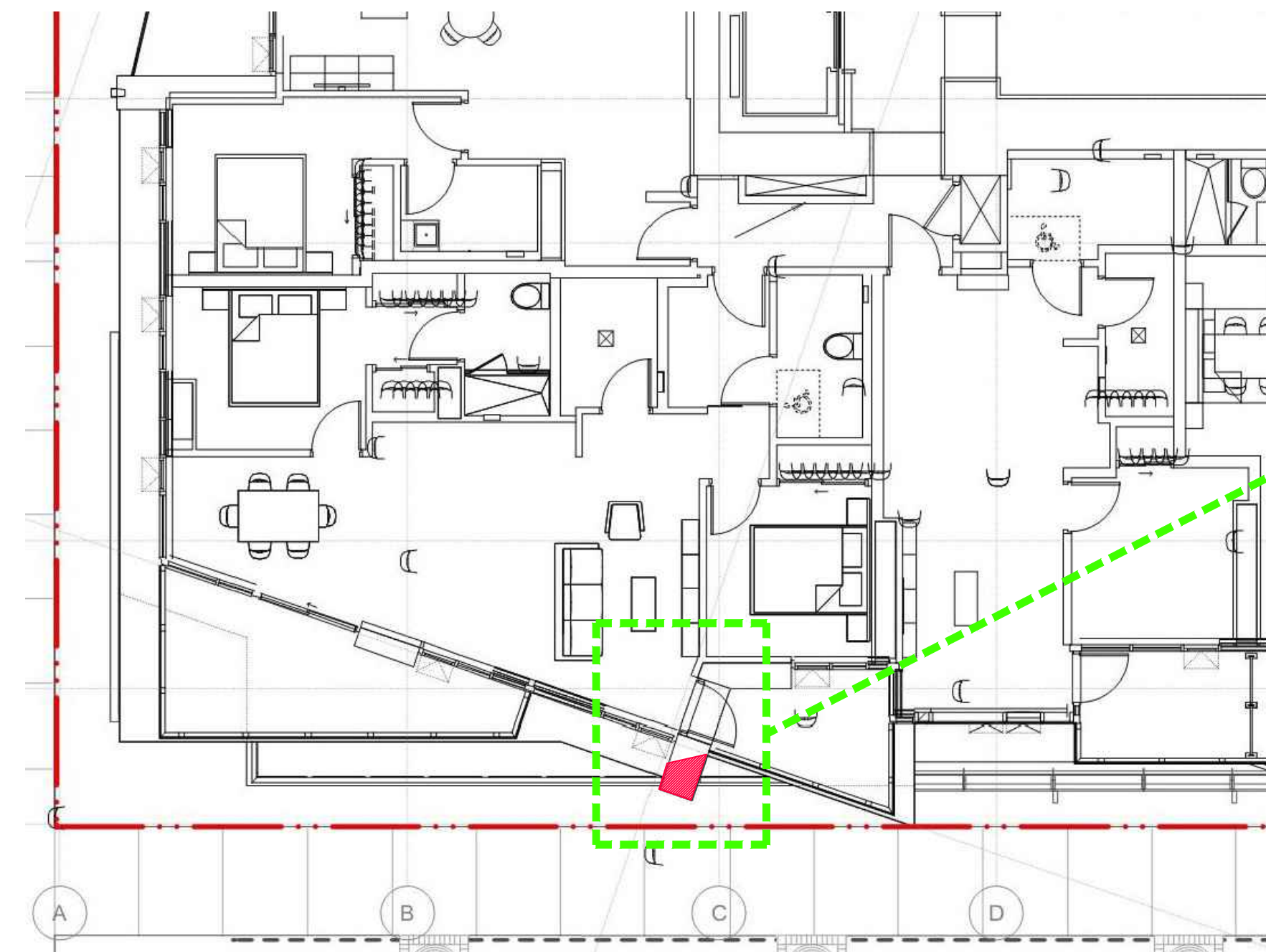
ISSUE

- 2. A 2.46' RELAXATION IN TOWER SEPARATION IS REQUESTED BETWEEN A PORTION OF OUR HORNBY STREET FACADE AND BURRARD PLACE. THE TOWER SEPARATION DISTANCE TO THE CORNER STRUCTURE OF THE BURRARD PLACE TOWER IS 77.54'.

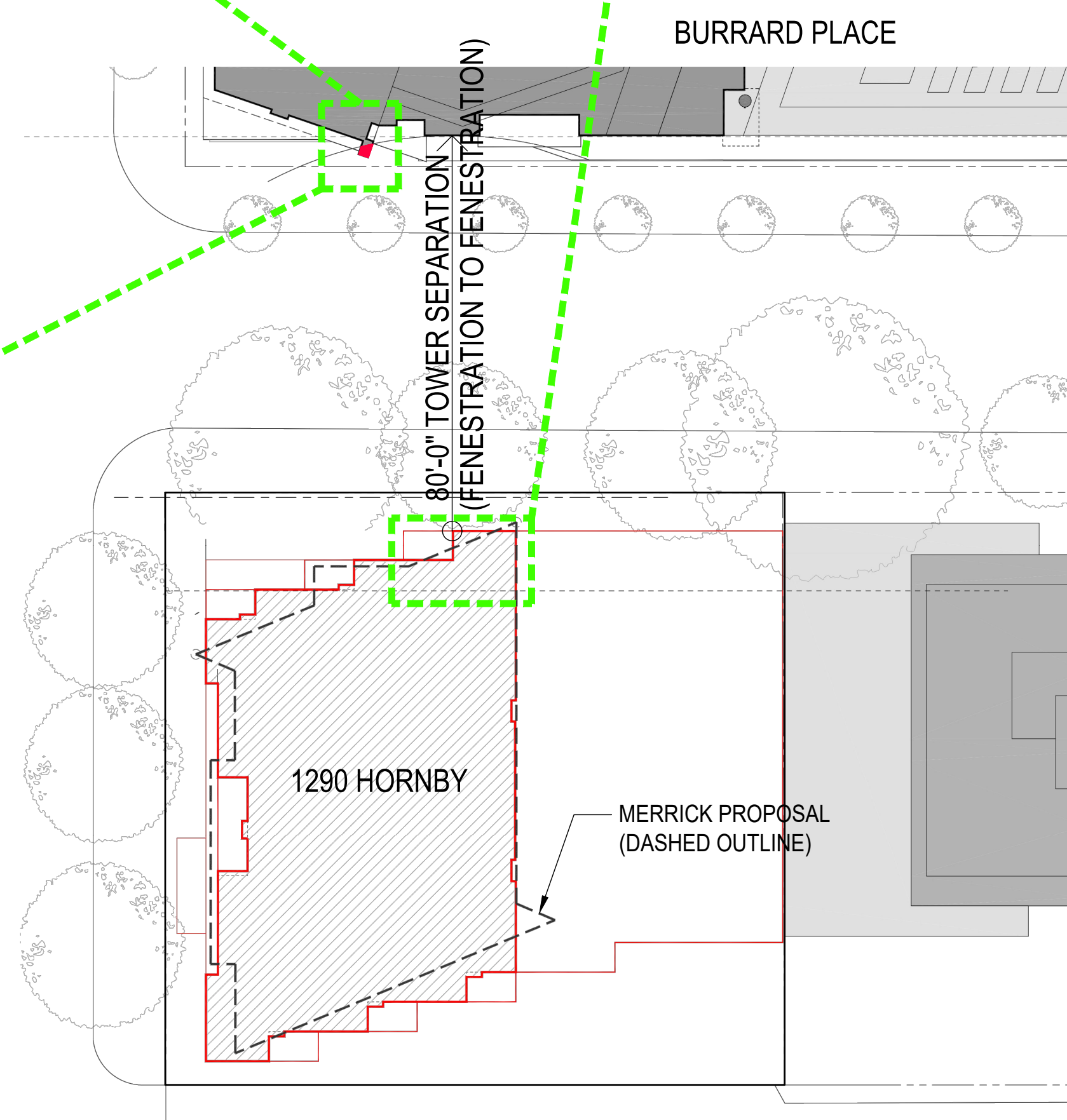
ILLUSTRATION/ CONDITION



POTENTIAL AFFECT ON TWO BEDROOM UNIT



BURRARD PLACE LEVEL 9 PLAN

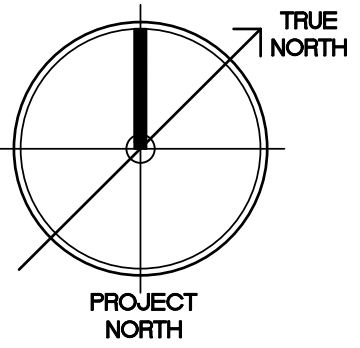


REMARKS/ RATIONALE

- ONLY A MINIMAL STRUCTURAL ELEMENT ON BURRARD PLACE PROJECTS INTO THE 80'-0" SETBACK.
- WITHOUT THE MINOR 2.46' RELAXATION AT THIS LOCATION, WHICH DOES NOT IMPACT THE NEIGHBOURING BURRARD PLACE, THE LIVABILITY OF 23 TWO BEDROOM UNITS WILL BE NEGATIVELY AFFECTED.

LEGEND

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NO	YY-MM-DD	REVISION



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PLOT DATE :	
DRAWN BY :	IR, RL
CHECKED BY :	

DRAWING #:  
**ASK6.02**

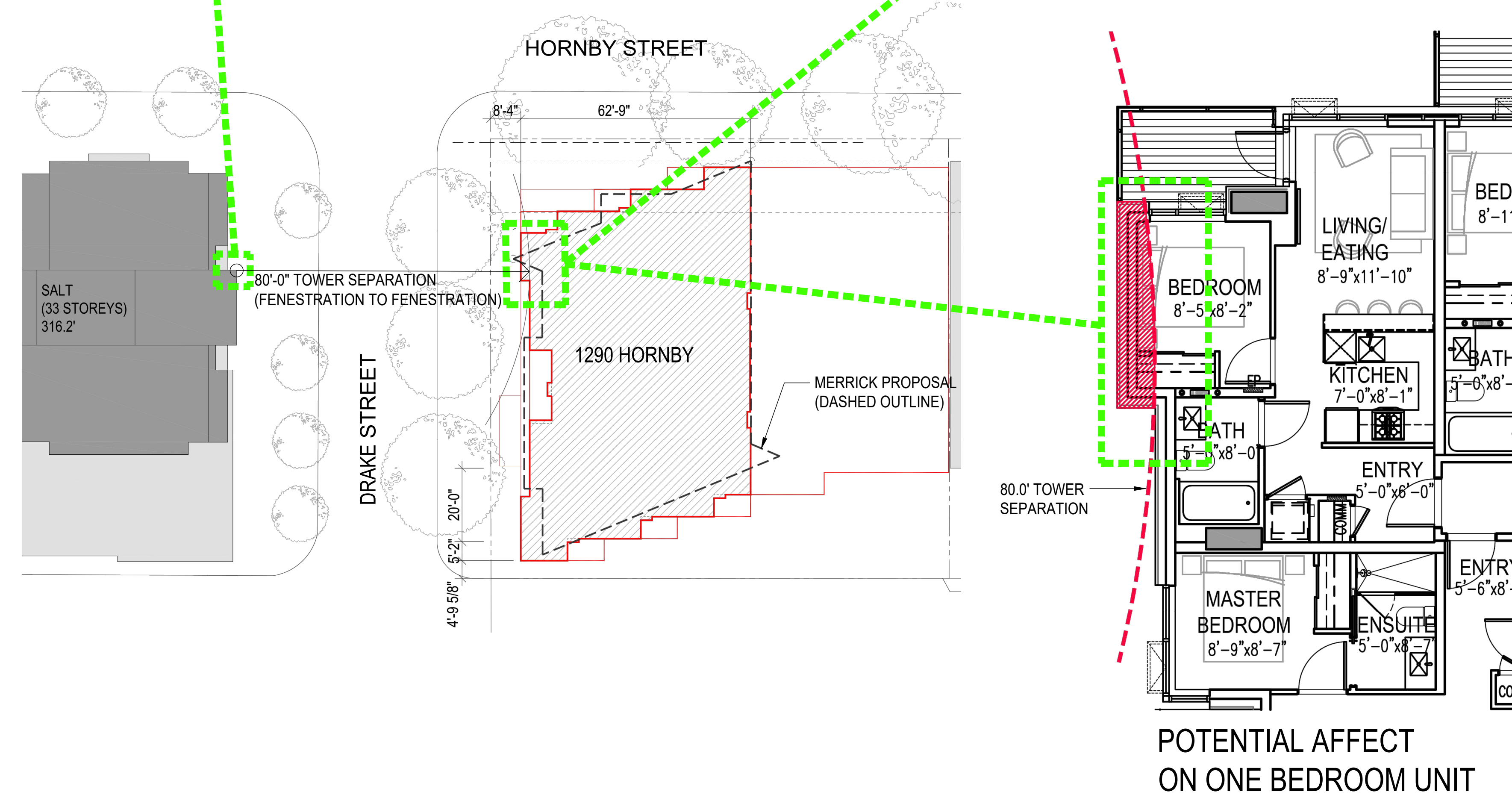
RELAXATION REQUEST



ISSUE

3. A 2.38' RELAXATION IN TOWER SEPARATION IS REQUESTED BETWEEN A PORTION OF OUR DRAKE STREET FACADE AND SALT.

ILLUSTRATION/ CONDITION

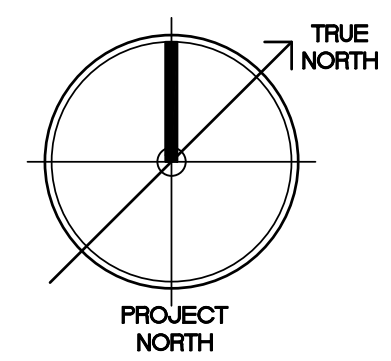


REMARKS/ RATIONALE

- THERE IS NO FENESTRATION IN THE ENCROACHING FACADE SO LIVABILITY OF THE 'SALT' SUITES ARE NOT COMPROMISED.
- WITHOUT THIS MINOR RELAXATION 28 - ONE BEDROOM UNITS WILL REQUIRE CONVERSION TO STUDIOS.

LEGEND

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CHECKED BY :	

DRAWING #:

# ASK6.03

RELAXATION REQUEST



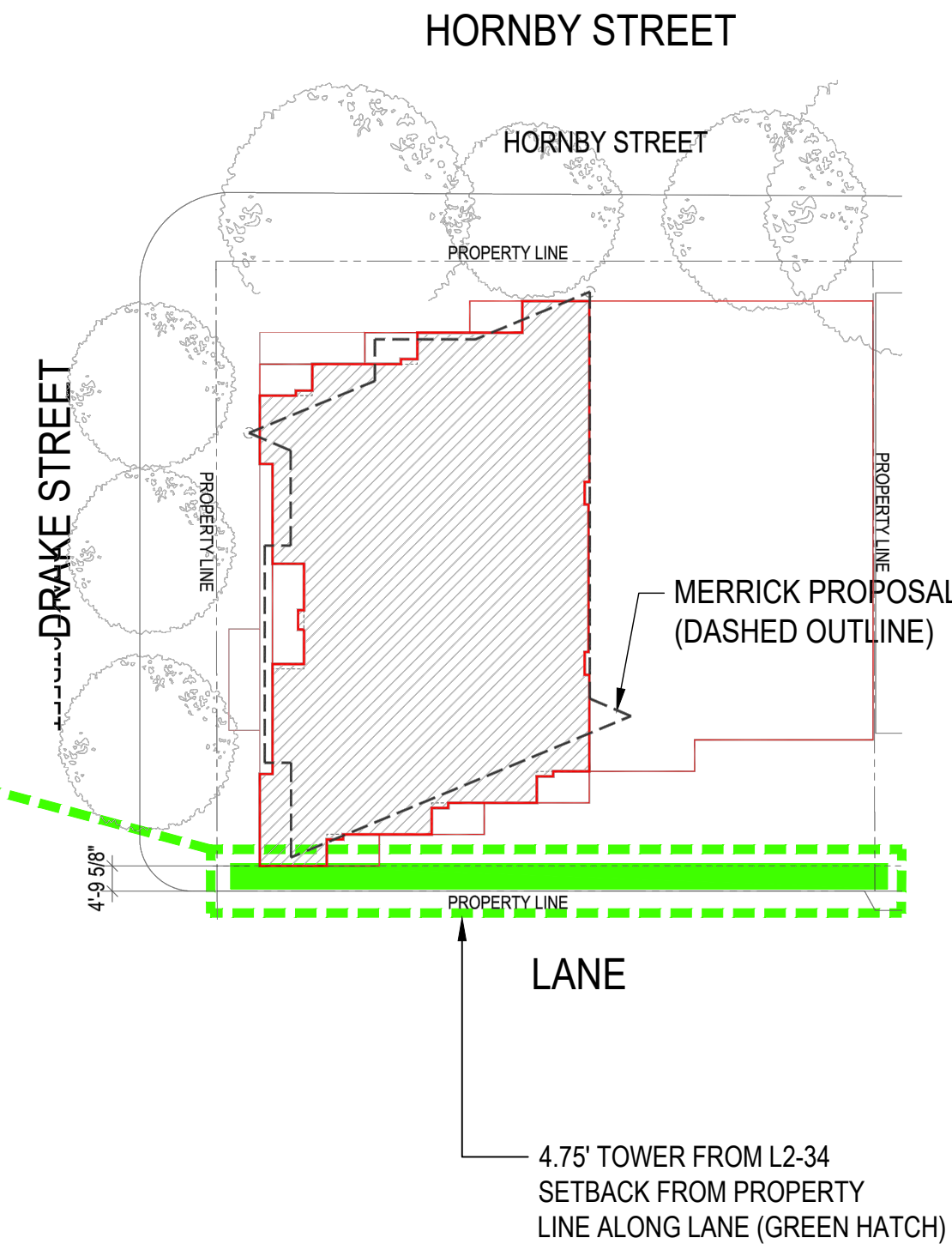
ISSUE

ILLUSTRATION/ CONDITION

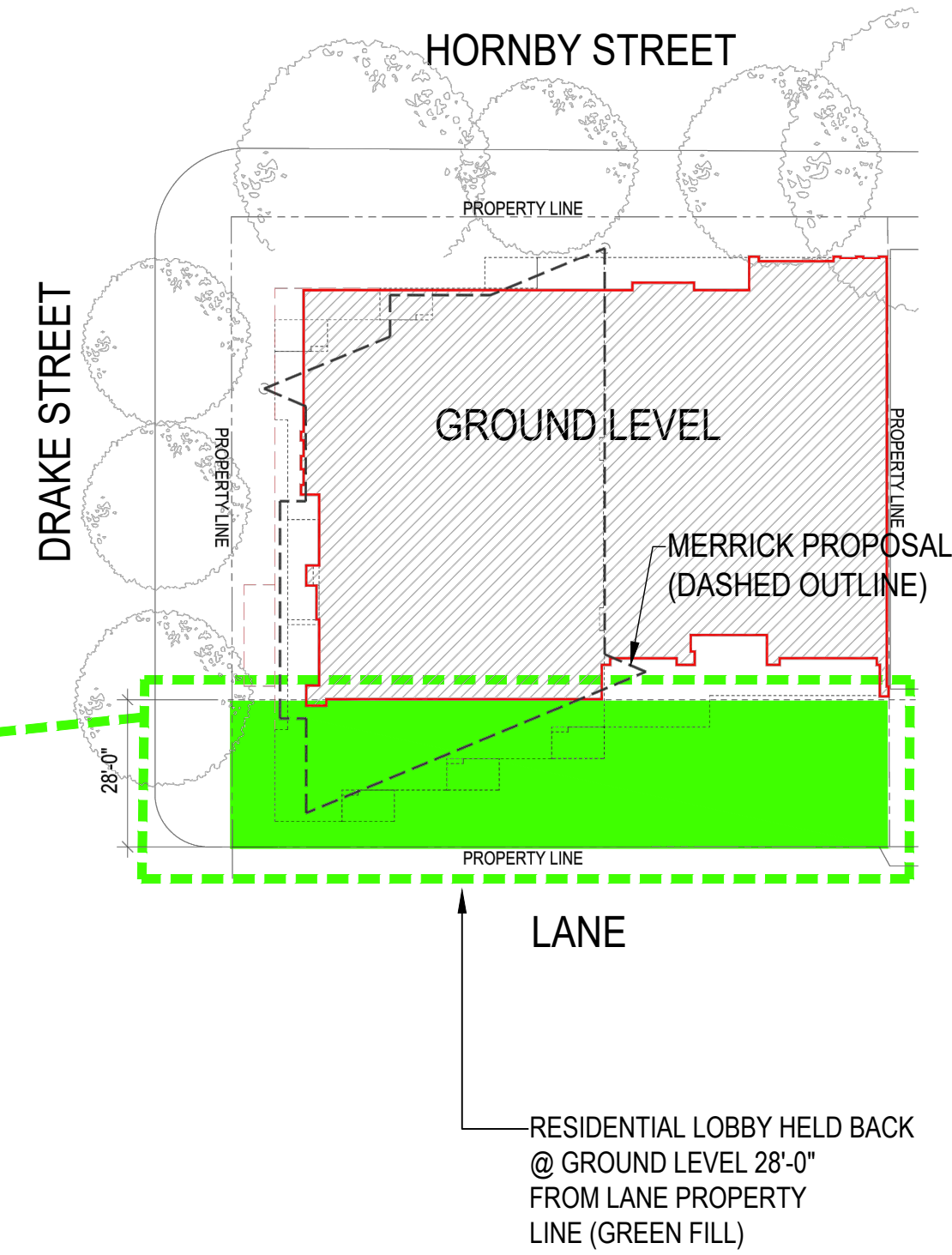
REMARKS/ RATIONALE

LEGEND

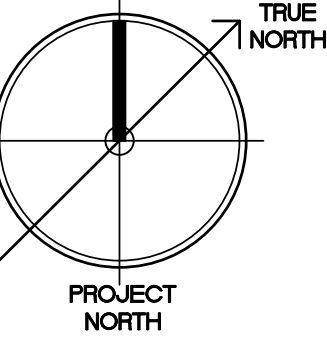
4. RELAXATION IS REQUESTED TO REDUCE LANE SETBACK TO 4.75'.



- ENABLES A VIABLE TOWER FLOOR PLATE. THIS RELAXATION HAS BEEN CONSISTENTLY PRESENTED OVER THE PAST 5 YEARS AND CONFORMS WITH THE APPROVED REZONING.
- THE EXTENDED TOWER FACADE PROVIDES A MORE UNIFORM STREETScape ON DRAKE STREET.
- THE GROUND FLOOR RESIDENTIAL LOBBY IS HELD BACK 28' FROM THE LANE PROPERTY LINE TO PROVIDE AN OPEN WEATHER PROTECTED PEDESTRIAN CONNECTION FROM DRAKE STREET TO THE LOWER CULTURAL AMENITY SPACE ENTRANCE OFF THE LANE.



NO	YY-MM-DD	REVISION
1	2023-07-17	REQUESTED D.P. RELAXATIONS CLARIFICATION PACKAGE SUBMITTED TO PLANNING



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**ASK6.04**

RELAXATION REQUEST



ISSUE

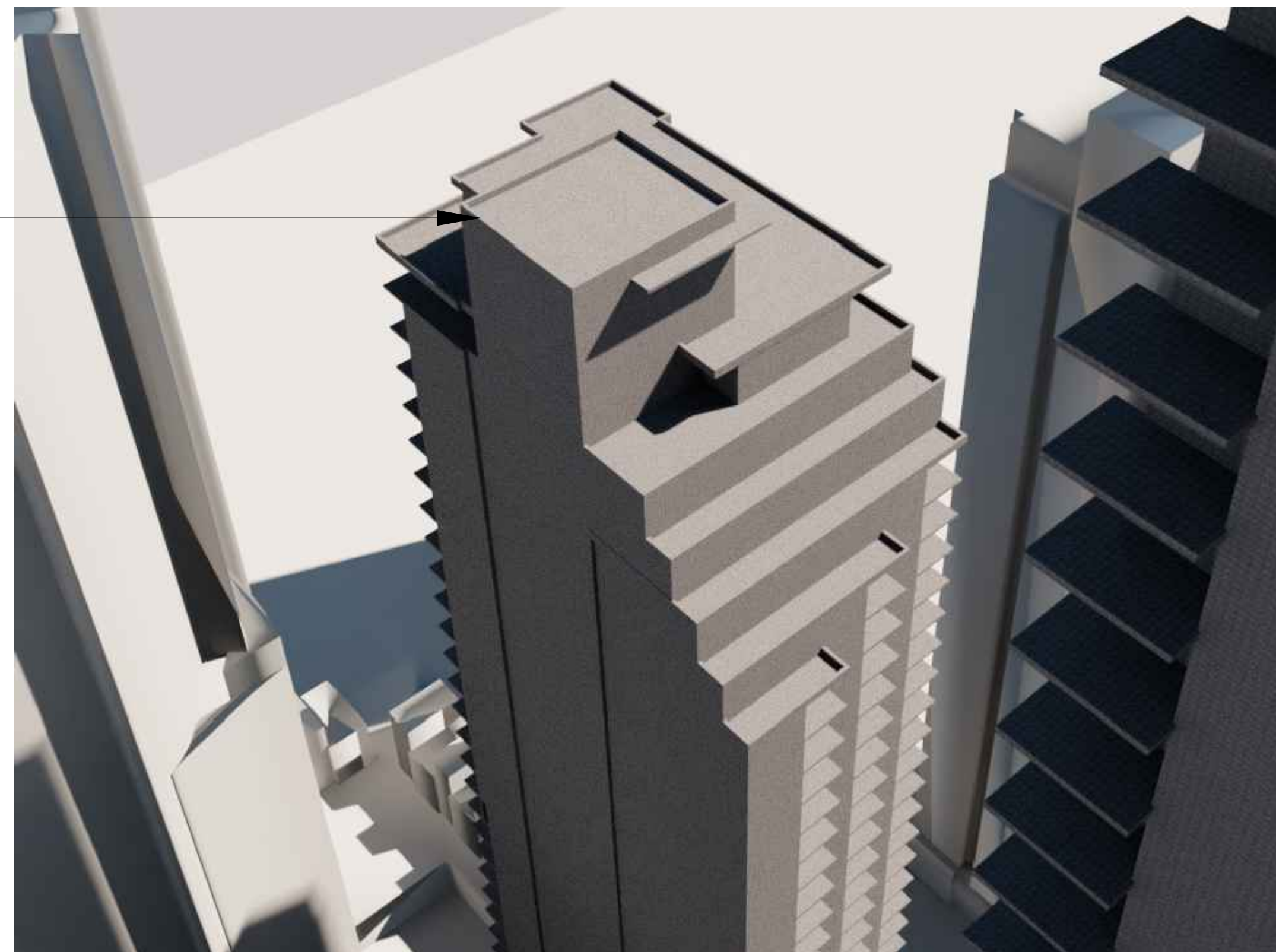
ILLUSTRATION/ CONDITION

REMARKS/ RATIONALE

LEGEND

5. RELAXATION WAS REQUESTED TO INCREASE THE TOWER CORE HEIGHT.

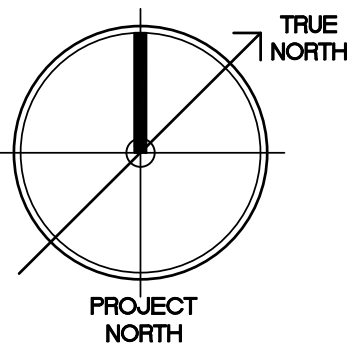
REVISED BUILDING HEIGHT TO COMPLY WITH CD-1 BYLAW (348.13').



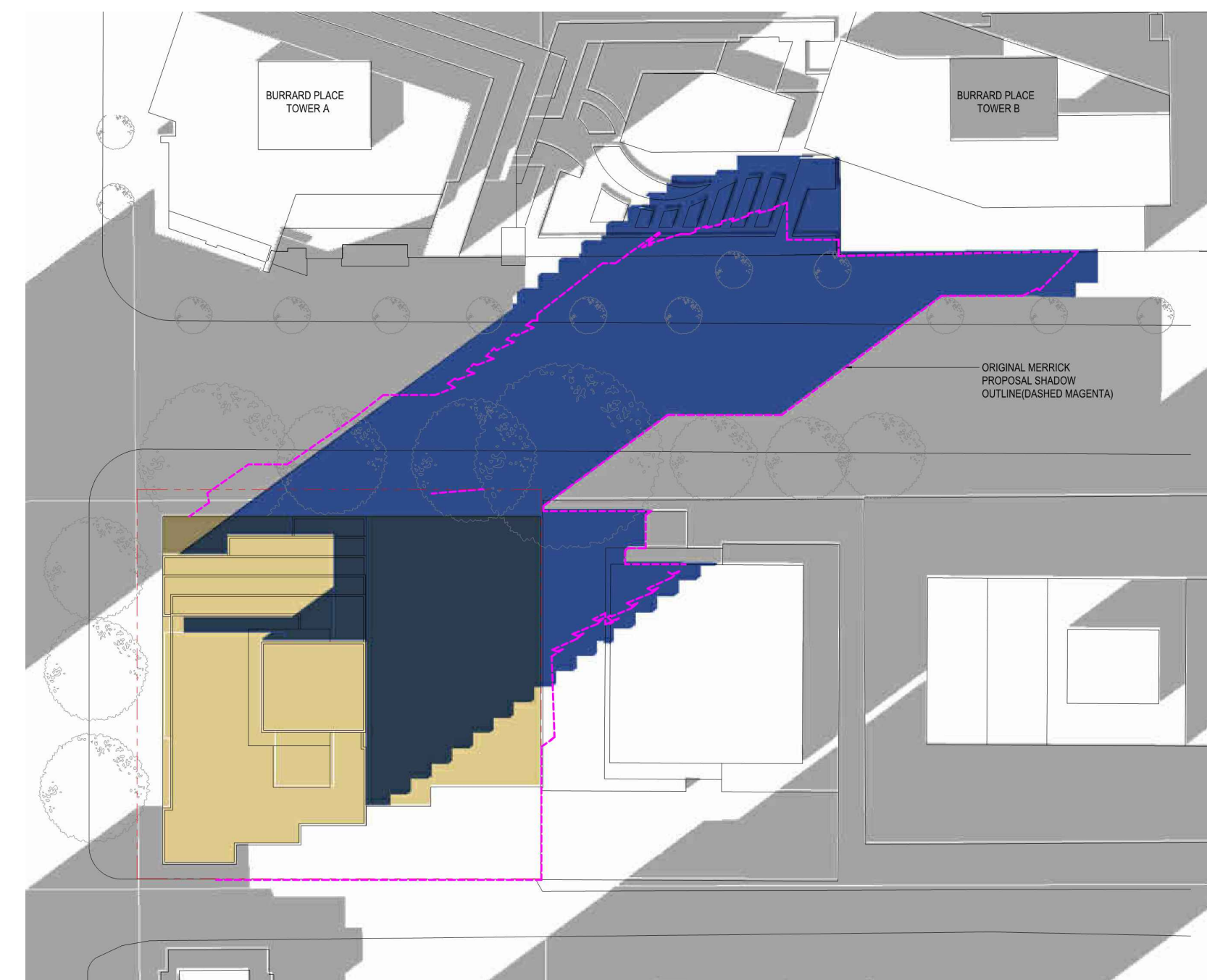
VIEW OF ROOF TERRACING

- OVERALL TOWER HEIGHT REVISED TO COMPLY WITH MAXIMUM HEIGHT PRESCRIBED IN THE CD-1 BYLAW (348.13').
- TOWER TERRACING IS REVISED TO MINIMIZE SHADOWING IMPACT ON BURRARD PLACE OUTDOOR AMENITY.
- NO HEIGHT RELAXATION REQUIRED.

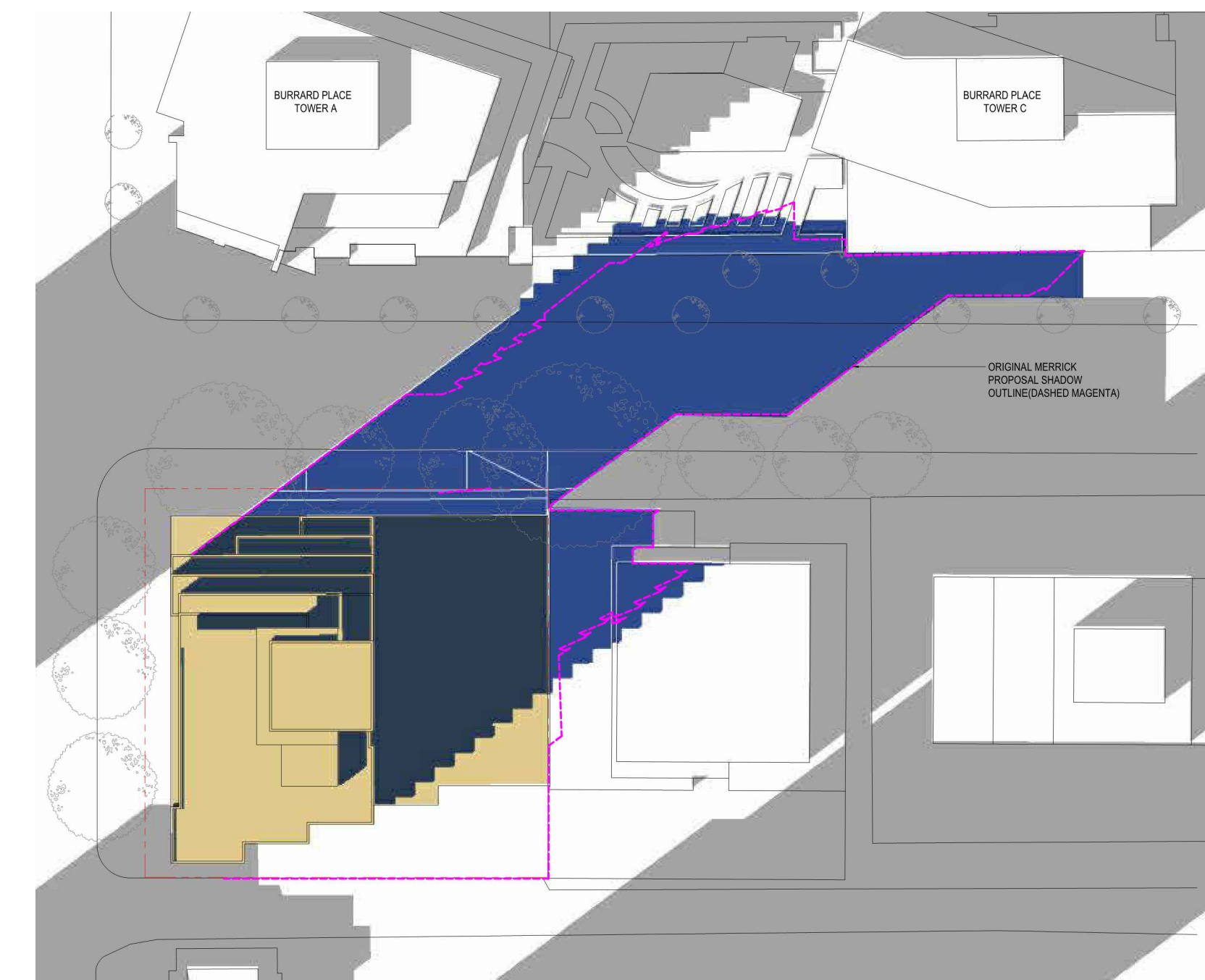
1	2023-07-17	REQUESTED D.P. RELAXATIONS CLARIFICATION PACKAGE SUBMITTED TO PLANNING
NO	YY-MM-DD	REVISION



SEAL:



DP SUBMISSION SHADOWING  
(March 20 / Sept. 22 @ 12:30pm)



REVISED SHADOWING  
(March 20 / Sept. 22 @ 12:30pm)

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SCALE :	AS NOTED
PLOT DATE :	
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DRAWING #:  
**ASK6.05**

RELAXATION REQUEST

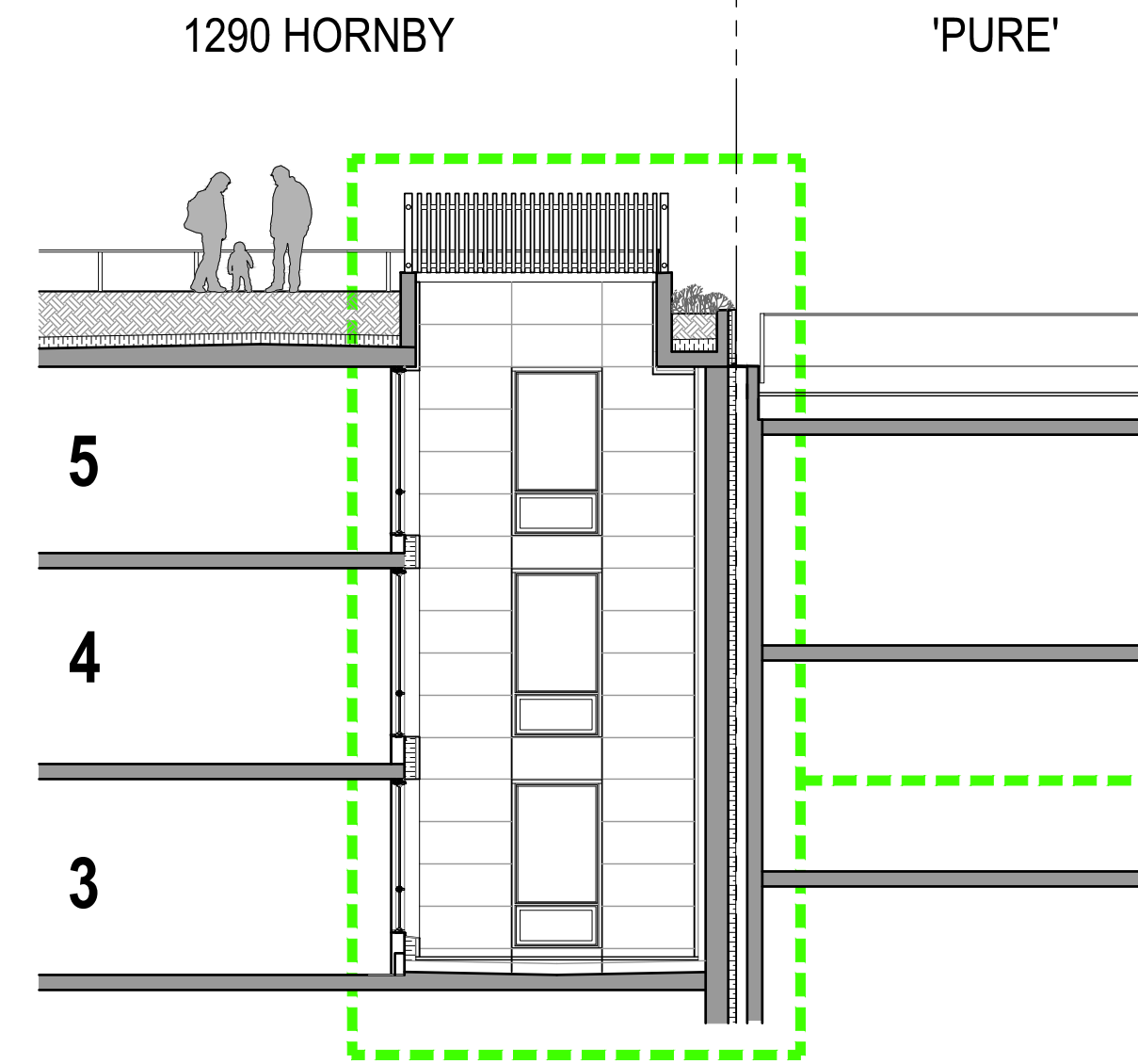
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 Last Saved: Jul. 18/23 11:34am Plotter: Jul. 18/23 - Garry



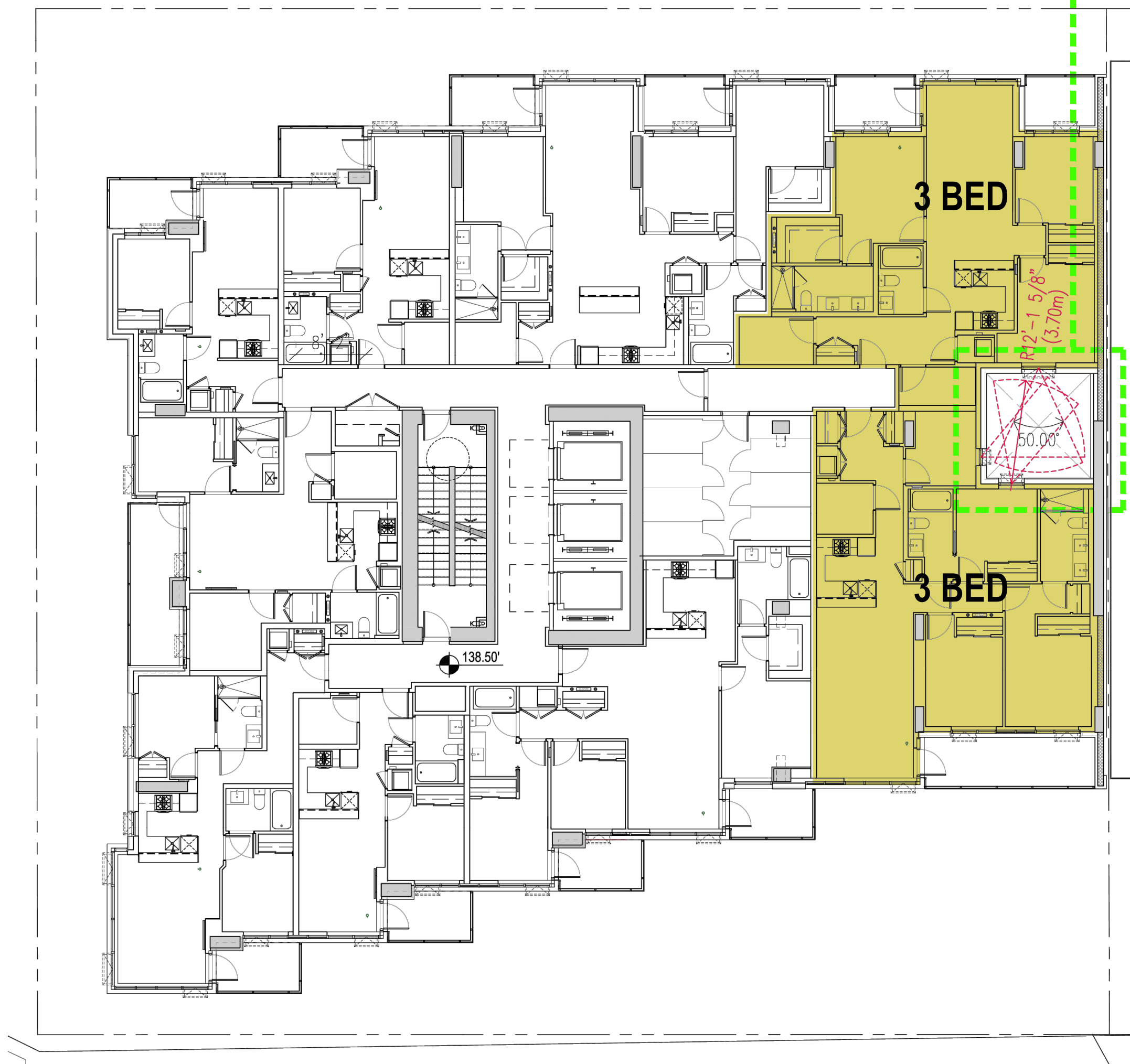
ISSUE

6. RELAXATION IS REQUESTED FOR THE HORIZONTAL ANGLE OF DAYLIGHT REQUIREMENTS FOR THE LEVEL 3-5 LIGHTWELL TO ALLOW A MINIMUM 3.7 M. UNOBSTRUCTED VIEW WITHIN THE LIGHTWELL.

ILLUSTRATION/ CONDITION



DETAIL SECTION - EAST/ WEST THRU LIGHT WELL



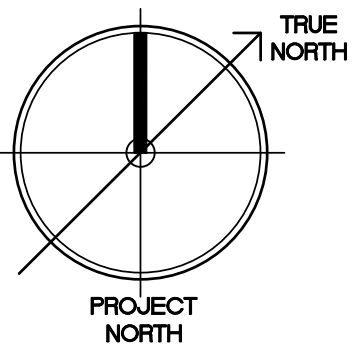
LEVEL 3-5 LIGHTWELL - HORIZONTAL ANGLE OF DAYLIGHT

REMARKS/ RATIONALE

- ALLOWS FOR A MORE EFFICIENT USE OF THE FLOOR AREA TO ACCOMMODATE LARGER 3 BEDROOM FAMILY UNITS.

LEGEND

NO	YY-MM-DD	REVISION
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PROJECT No. : 2201

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PLOT DATE :

DRAWN BY : IR, RL

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DRAWING #:

**ASK6.06**

RELAXATION REQUEST

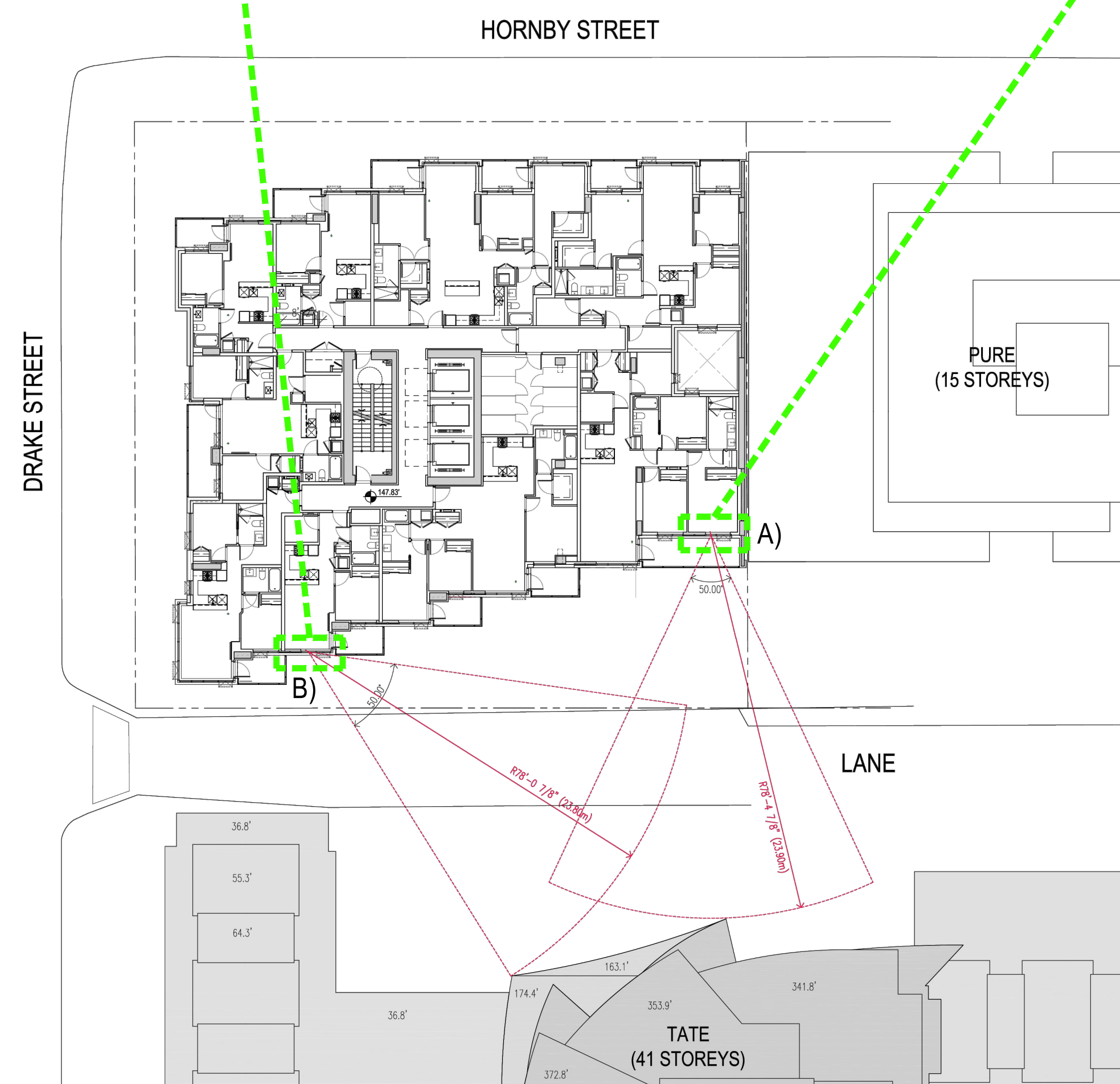


ISSUE

7. RELAXATIONS FOR HORIZONTAL ANGLE OF DAYLIGHT REQUESTED:

- A) FACING THE TATE ACROSS THE LANE. FROM THE PODIUM SUITE AT THE SE CORNER OF 4".
- B) FACING TATE ACROSS THE LANE FROM THE TOWER SUITE SOUTH OF THE CORE OF 8".

ILLUSTRATION/ CONDITION



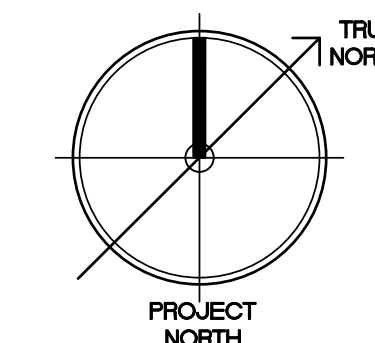
PODIUM SUITE - HORIZONTAL ANGLE OF DAYLIGHT

REMARKS/ RATIONALE

- IN BOTH CASES, THE RELAXATION HAS NO IMPACT ON THE HORIZONTAL ANGLE OF DAYLIGHT REQUIREMENT SINCE THE ENCROACHMENT IS MEASURED TO THE TATE BALCONY SLAB EDGE.

LEGEND

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PLOT DATE :

DRAWN BY : IR, RL

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DRAWING #:

**ASK6.07**

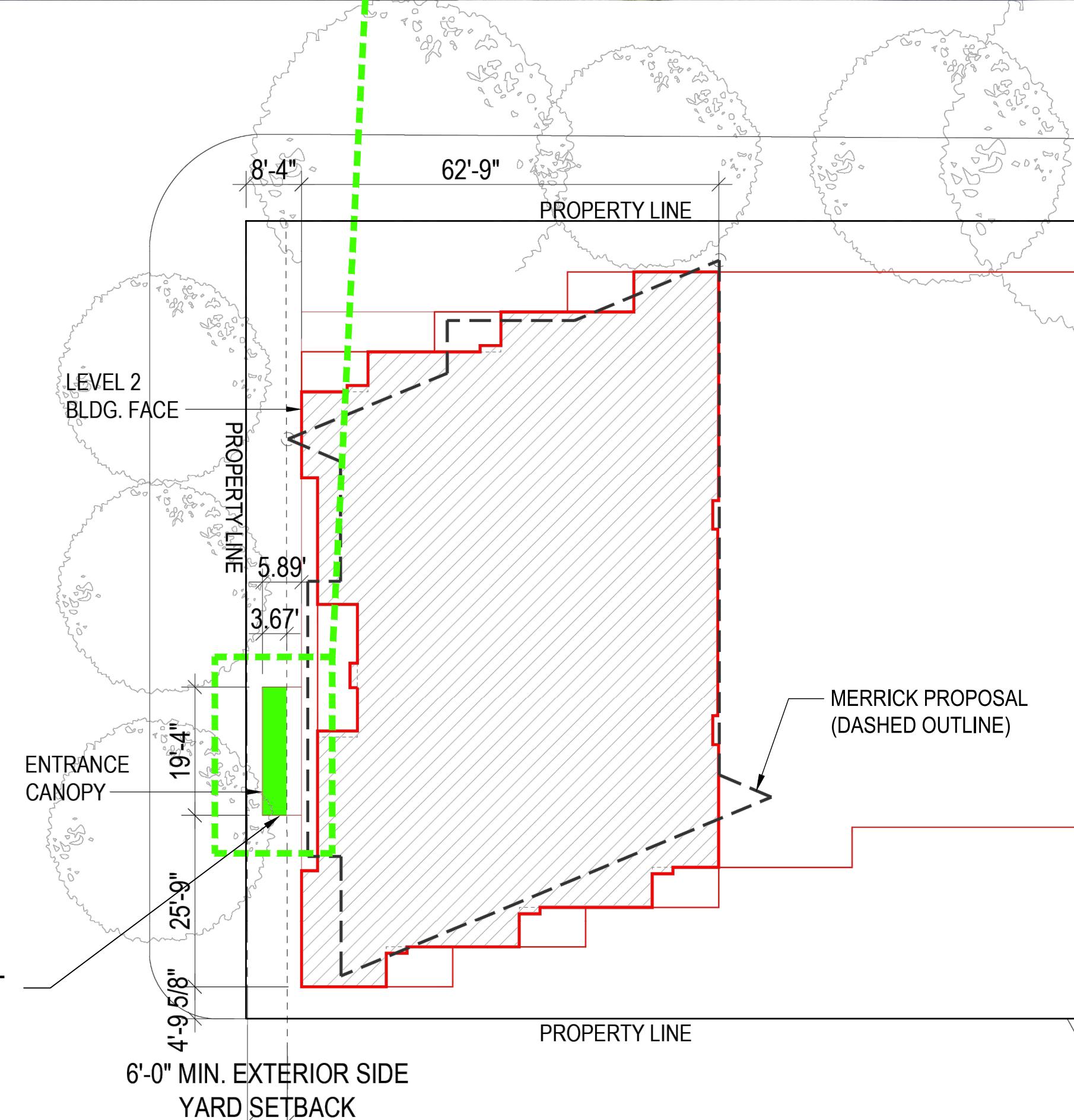
RELAXATION REQUEST



ISSUE

8. RELAXATION IS REQUESTED FOR THE RESIDENTIAL CANOPY ENCROACHMENT OF 3.67' INTO THE 6.00' DRAKE STREET SETBACK.

ILLUSTRATION/ CONDITION



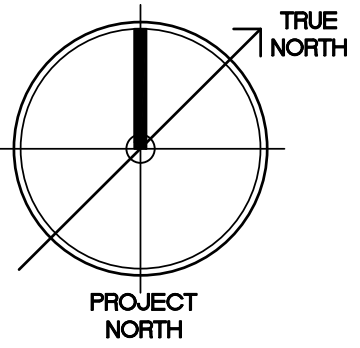
3.67' CANOPY ENCHROACHMENT INTO DRAKE SETBACK (GREEN HATCH)

REMARKS/ RATIONALE

- THE CANOPY CANTILEVERS OUT FROM THE BUILDING FACE AND THERE ARE NO SUITES LOCATED BELOW THE CANOPY.
- THE CANOPY IDENTIFIES THE MAIN RESIDENTIAL ENTRANCE.
- THE CANOPY PROVIDES ADDITIONAL WEATHER PROTECTION WITH INTEGRATED OVERHEAD LIGHTS.

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PROJECT No. :	2201
SCALE :	AS NOTED
PLOT DATE :	
DRAWN BY :	IR, RL
CHECKED BY :	

DRAWING #:

# ASK6.08

RELAXATION REQUEST

Filename: P:\Drawing\2201-1290 Hornby WFCV\2201+A2.08\_Relaxation Requested.dwg - ASK6.08  
 Last Saved: Jul. 18/23 9:19am Plotter: Jul. 18/23 - Romel