DRAWING LIST	
00 - GENERAL	
A0.00	COVER SHEET
A0.01	AERIAL CONTEXT PLAN
A0.02	DEVELOPMENT & POLICY CONTEXT
A0.03	TOWER PLACEMENT
A0.04	PROJECT STATISTICS
A0.05	CONTEXT PLAN
A0.06	SITE PLAN
A0.07	SURVEY PLAN
A0.08	BUILDING GRADES
A0.09	SHADOW STUDY
A0.10	BASEPOINT CALCULATIONS
A0.11	STREETSCAPES
A0.12	STREETSCAPES - CARDERO STREET & ROBSON STREET
A0.13	DESIGN RATIONALE
A0.14	RENDERINGS
A0.15	RENDERINGS
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A1.17	LEVEL 28 FLOOR PLAN
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A1.19	ELEVATOR MACHINE ROOM PLAN
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A2.01	ELEVATION - SOUTH
A2.02	ELEVATION - WEST
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03 - SECTION	
A3.01	SECTION A
A3.02	SECTION B



ROBSON & CARDERO

1555 ROBSON STREET

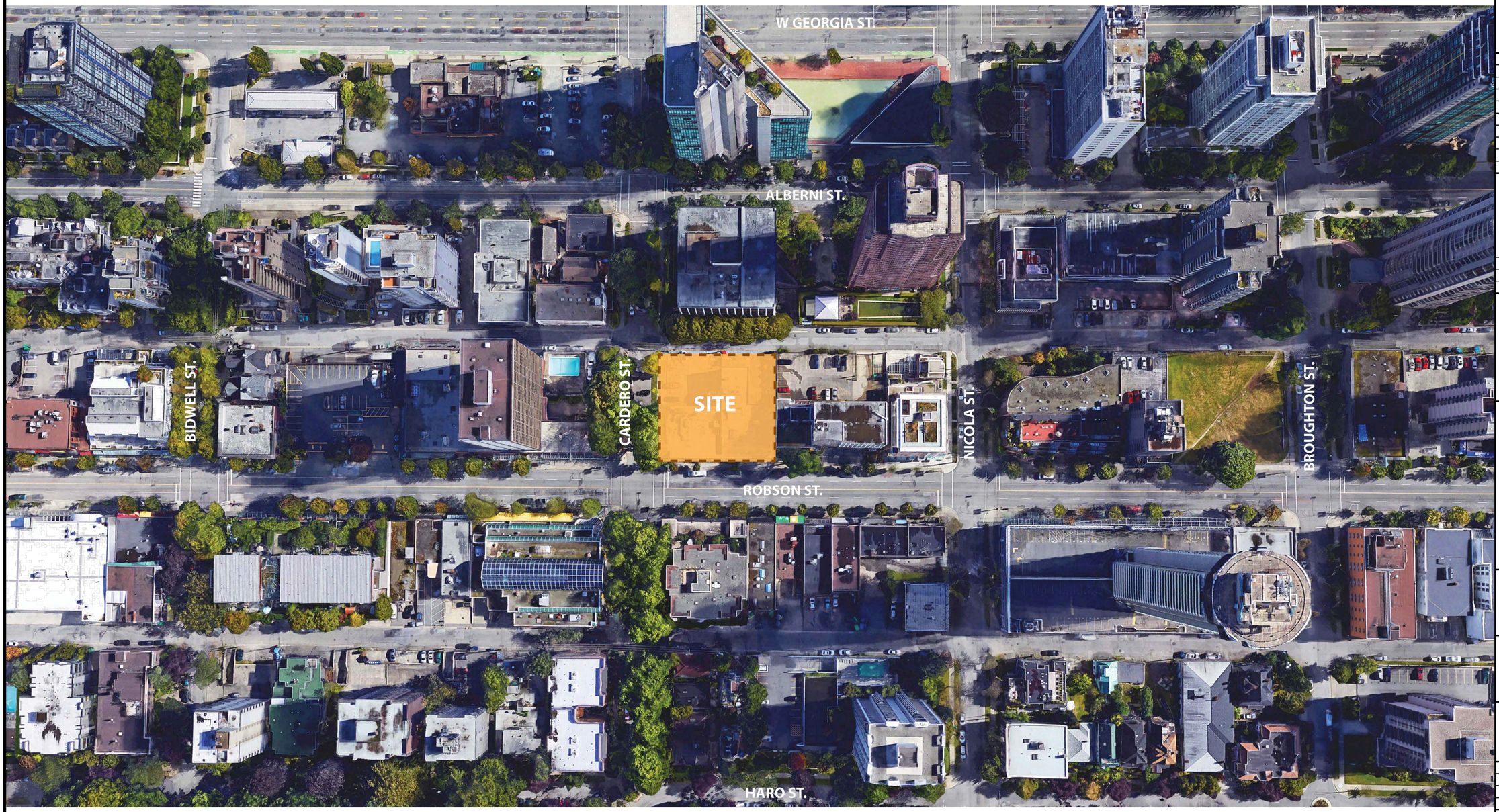
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1	2018-07-05	DP SUBMISSION

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NO.	DATE	APPR	DESCRIPTION

REVISIONS

PROJECT NORTH
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SEAL

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PROJECT TITLE

ROBSON & CARDERO
1555 ROBSON STREET

PROJECT NO:	113012
DRAWN BY:	User
CHK'D BY:	User
SCALE:	N/A
DATE:	2018/07/05

SHEET TITLE

AERIAL CONTEXT PLAN

SHEET NUMBER

A0.01
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DEVELOPMENT CONTEXT

DEVELOPMENT CONTEXT

The project site is located at the heart of the Lower Robson Corridor of the West End Community Plan, at the eastern corner of the Robson Street and Cardero Street intersection. Stretching from Stanley Park to Burrard Street (northwest-southeast), and from West Georgia Street to English Bay (northeast-southwest), the West End is a unique neighbourhood that is located adjacent to Downtown, is home to English Bay, the Seawall, Stanley Park, and an array of beaches and parks. Street furniture, public and private gardens, patios, treed promenades and public events bring a sense of vitality to this neighbourhood.

MOBILITY AND ACCESS

The project site is located in a dense, walkable neighbourhood, where traffic calming measures including concrete islands, pocket parks, separated bike lanes and established one-way streets have allowed walking and cycling to constitute the main form of transportation.

The site has excellent access by way of bike routes; including a bike route along Cardero Street, which provides a direct link to the Seaside Greenway (Seawall).

The site is also widely accessible by transit with bus route 5 running along the site's frontage, as well as nearby routes 240, 241, 242, 246, 247, 250, 253, 254,257 258, which provide direct access to a variety of destinations including the Vancouver City Centre SkyTrain Station, UBC, as well as destinations throughout North Vancouver and West Vancouver.

COMMUNITY RECREATION AND AMENITIES

There are numerous community amenities and facilities within immediate proximity to the site, including:

Community/Recreation Centres: The West End Community Centre is located 500m east of the project site, and offers a variety of programs for all ages and abilities including; childcare, preschool classes, a youth centre, a library, an ice rink, a fitness centre, indoor cycling and other team sport programs.

The Coal Harbour community centre is located within 600m of the project site and offers fitness classes, a dance studio, a gymnasium, and a playground for children.

Outdoor Amenities: Stanley Park, English Bay, Devonian Harbour Park, Coal Harbour Park, and the Coal Harbour seawall are all within a 10-15 min walk of the project site.

Schools: King George Secondary and Lord Roberts Elementary are within a 10 minute walk of the project site.

Services and Amenities: Several grocery stores are within a 10 minute walk of the project site including Whole Foods, Safeway and No Frills.

Pharmacies within a 10 min walk of the project site include a Safeway Pharmacy, the Coal Harbour Pharmacy, Pharmasave, and a Shoppers Drug Mart.

KEY COMMUNITY FACILITIES AND AMENITIES



ORIGINAL MAP OBTAINED FROM WEST END COMMUNITY PLAN



WEST END COMMUNITY CENTRE



ENGLISH BAY



STANLEY PARK



LORD ROBERTS ELEMENTARY SCHOOL

POLICY CONTEXT

POLICY CONTEXT

Applicable Plans, Design Guidelines and Policies Include:

- The West End Community Plan (2013)
- C-5, C-5A and C-6 Districts Schedule (West End Commercial Districts) (2014)
- West End - Tower Form, Siting and Setbacks (2017)
- Vancouver's Housing and Homelessness Strategy 2012-2021 (2011)
- Housing Vancouver Strategy (2018 - 2027) and 3-Year Action Plan (2018 - 2020)
- Greenest City 2020 Action Plan (2011)
- Green Buildings Policy for Rezonings (2010, last amended 2017)
- High-Density Housing for Families with Children Guidelines (1992)

THE WEST END COMMUNITY PLAN (2013)

The West End Community Plan (WECP), which was approved by Vancouver City Council on November 20, 2013, provides the framework for guiding development and growth in the West End.

Lower Robson Corridor:
The WECP divides the West End in to Villages, Neighbourhoods and Corridors, and designates the project site as within the Lower Robson Corridor. The Lower Robson Corridor is comprised of a variety of low, mid, and high-rise buildings offering an array of uses including residential, hotel, restaurants, commercial and retail.

The WECP anticipates a mixed use development at the project site, with active commercial frontages along Robson Street that wrap around the building through to Cardero Street.

It is anticipated that social housing or rental housing are key components of this development. Additional density at the project site can be bonused up to 8.75 FSR (min. 1.2 FSR commercial) for new developments that provide 20% of floor space as social housing or 100% secured market rental housing.

The WECP envisions buildings at the project site to be up to 300 ft tall, and include a podium.

C-5, C-5A AND C-6 DISTRICTS SCHEDULE (WEST END COMMERCIAL DISTRICTS) (2014)

The project site is currently within a C-6 Zone. The Districts Schedule permits greater densities, greater scale and a range of uses in the C-6 zone to provide a transition between downtown and the West End. The Districts Schedule encourages building forms and uses which support pedestrian activity at the street level. The overall intent of the West End Commercial Districts (C-5, C-5A and C-6 Districts) is to allow retail uses, service uses, residential uses and forms of development which are compatible with one another, and with the character of the West End.

HOUSING VANCOUVER STRATEGY (2017)

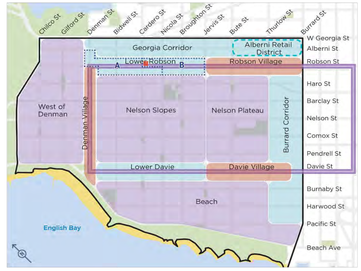
7.3 CORRIDORS

The Corridors are generally the newer areas of the community where the majority of new housing and job space has been built over the past 40 years. They are well served by transit, services and amenities. The Corridors provide additional opportunities to accommodate job space and housing that meet the needs of the community.

Overall Directions

- Strategically locate opportunities for new growth through increased heights and densities along the Georgia and Burrard Corridors and in Lower Robson to help deepen housing affordability and to contribute public benefits.
- In Lower Davie, increase densities to help deepen housing affordability, while maintaining existing height limits.
- Strengthen Alberni Street (between Burrard and Bute Streets) as an emerging retail district.



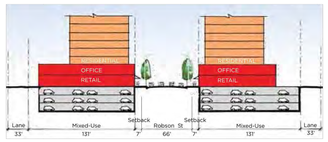


7.3.3 Lower Robson

Character

Extending between Robson Village and Denman Village is Lower Robson, which comprises two distinct mixed-use areas with a variety of low, mid, and high-rise buildings. Robson Street between Jervis and Cardero Streets is three blocks of primarily hotels, as well as bars, restaurants and shops. Robson Street between Cardero and Denman Streets and Denman Street between Robson and Alberni Streets contain a mix of local shops and services, restaurants, and residences, and has evolved with a distinctive Asian character in recent years.

Lower Robson will help deepen housing affordability through mixed-use development. It also presents an opportunity to allow for larger format commercial uses that are viable on hillsides and will help to animate the street, better connecting Robson and Denman Villages.



Lower Robson: typical section

Policies

- Support mixed-use development with continuous active commercial frontages.
- Consider increased density through contributions to social housing or rental housing (**see 8.0 Housing**).
- Building heights can generally be up to:
  - Area 'A': 64 metres (210 feet)
  - Area 'B': 91.4 metres (300 feet)

Building heights are subject to other Council-approved policies, guidelines, by-laws and urban design considerations, and a minimum site frontage of 39.6 metres (130 feet). Development proposals with frontages of less than 39.6 metres (130 feet) can be considered at the discretion of the Director of Planning, where these proposals include contributions to the Public Benefits Strategy, including secured market rental or social housing.

- Podium heights can generally be up to:
  - Area 'A': 2 storeys
  - Area 'B': 3 storeys
- Density:
  - Area 'A': up to 7 FSR
  - Area 'B': up to 8.75 FSR (minimum 1.2 commercial)
- To maximize views and sunlight on sidewalks, residential floor plates should be set back above the podium level(s) and should not exceed:
  - Areas 'A' and 'B': 511 square metres (5,500 square feet)
- Allow larger commercial floor plates, appropriate for hillsides, in Area 'B'.
- For mixed-use buildings, set back residential lobby areas from the street to maximize commercial or public uses along the street frontages.
- Sculpt built form to maximize sunlight on the sidewalks.
- Ensure new development maintains important public street end views to the North Shore mountains, English Bay, Burrard Inlet, and Stanley Park.

ORIGINAL DOCUMENTS OBTAINED FROM WEST END COMMUNITY PLAN (2014)

POLICY CONTEXT

The Housing Vancouver Strategy (2017) and the accompanying 3-year Action Plan set out a number of key objectives to begin responding to Vancouver's deepening housing crises; a number of which this proposal seeks to address including:

The Right Supply:
Where the Housing Strategy refers to a shift towards the 'right supply', it speaks to a shift toward housing that meets the needs of people who live and work in Vancouver. The Housing Strategy specifically looks at where housing is located, the type of buildings that are being developed (building form), housing tenure, and how new housing aligns with the broad range of local incomes. In Vancouver's market, social housing and below-market rental housing are seen as cornerstone examples of the 'Right Supply.'

In order to support fostering the 'Right Supply' of housing, 20% of the proposed development will be dedicated social housing, whose ownership will be transferred to the City of Vancouver. In order to effectively manage and operate the social housing component of this project, it will be designed as an independently functioning entity, which will be subdivided from the commercial and market components of this building. The proposed development will also include family-oriented units in both the social and market housing components of this project.

Renewed Commitment to Partnerships for Affordable Housing:
The Housing Strategy proposes to renew the City of Vancouver's commitment to partnerships to address housing affordability. The Housing strategy has set out an ambitious target of delivering 12,000 social and supportive housing units over the next 10 years. Through a partnership with the City of Vancouver, the owner of the proposed development will contribute to the supply of social housing and address key intents of the Housing Strategy.

HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES (1992)

The High-Density Housing for Families with Children Guidelines address key issues related to residential livability for families with children. The Guidelines are grouped in to three categories; Project Planning, Project Design and Unit Design.

The Project Planning category addresses areas including the accessibility of the site to essential community services and recreational amenities, the compatibility of high density family housing in the neighbourhood, as well as the number and grouping of family units within a building.

The Project Design category addresses areas including the design of common open spaces and designing for children's safety and security.

The Guidelines for Unit Design category addresses areas including ensuring unit sizes and layouts are appropriately designed to meet the needs of families with children. The provision of private outdoor open space and easily accessible and sufficient bulk storage are addressed within this category.

The family units intended for the project site will be designed to align well with the objectives set out in the Guidelines.

Figure 8.2: Opportunities for New Secured Market Rental and Social Housing - Areas '1', '2', '3', '4' and '5'

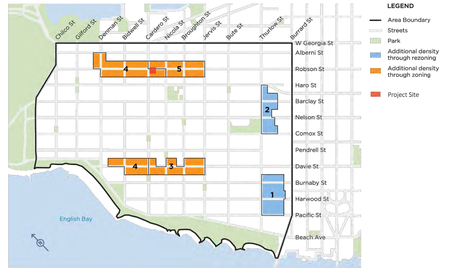
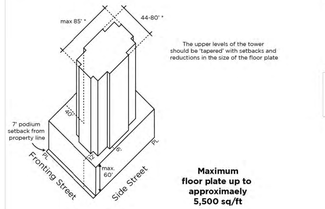


Figure 9.1: Walking and Cycling Improvements



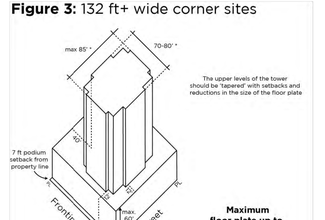
ORIGINAL MAPS OBTAINED FROM WEST END COMMUNITY PLAN (2014)

Figure 2: 99-131 ft wide corner sites



*Depth and width does not include pertenances and balconies.
Any appurtenances and projecting balconies can extend into the setback up to 6' on each face of the building.

Figure 3: 132 ft+ wide corner sites



ORIGINAL DOCUMENT OBTAINED FROM WEST END - TOWER FORM, SITING AND SETBACKS PLANNING BY-LAW ADMIN. BULLETIN (2017)

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NO.	DATE	APPR	DESCRIPTION

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SUB-CONSULTANT

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PROJECT TITLE

ROBSON & CARDERO
1555 ROBSON STREET

PROJECT NO:	113012
DRAWN BY:	User
CHK'D BY:	User
SCALE:	N/A
DATE:	2018/07/05

SHEET TITLE

DEVELOPMENT & POLICY CONTEXT

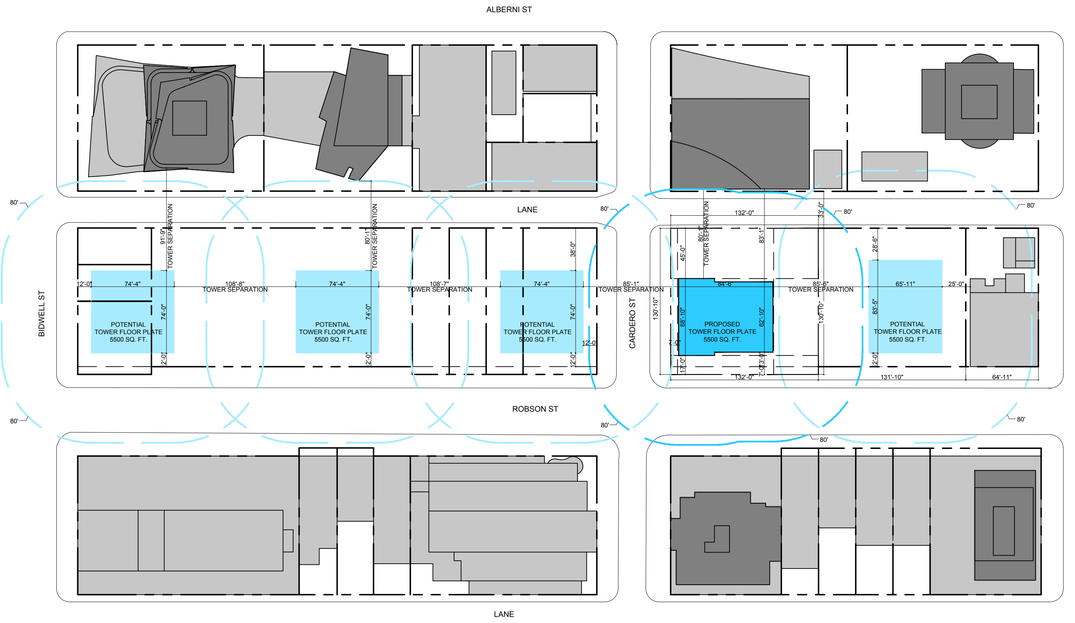
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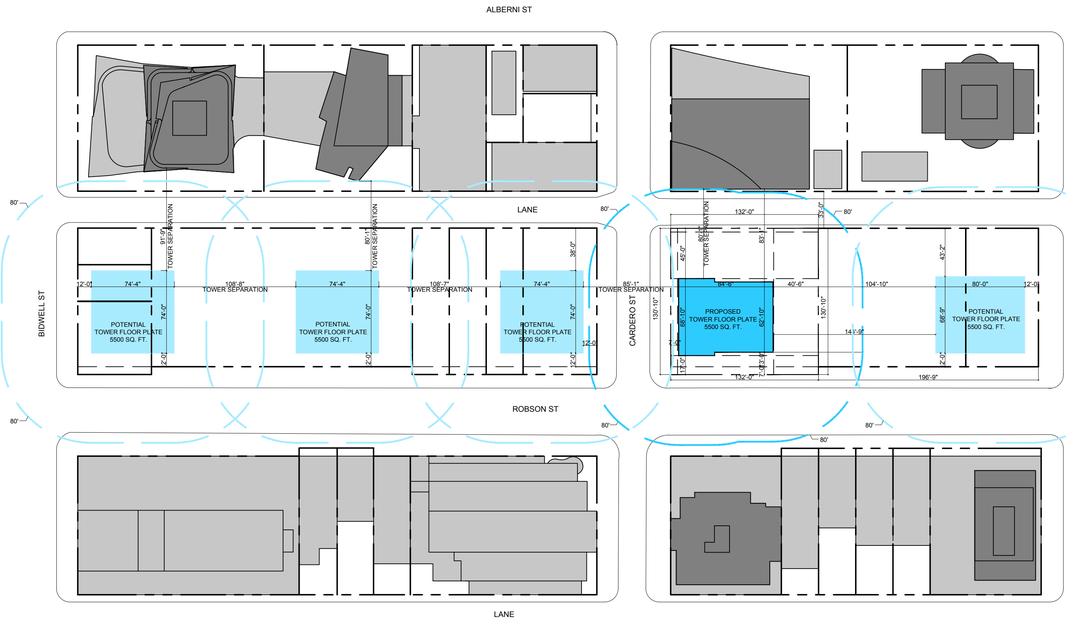
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TOWER PLACEMENT - OPTION A



TOWER PLACEMENT - OPTION B

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PROJECT TITLE

ROBSON & CARDERO
1555 ROBSON STREET

PROJECT NO:	113012
DRAWN BY:	User
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SCALE:	1/64"=1'-0"
DATE:	2018/07/05

SHEET TITLE

TOWER PLACEMENT

SHEET NUMBER

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ROBSON STREET & CARDERO STREET:

MARKET RESIDENTIAL & 20% SOCIAL HOUSING

CURRENT ZONING	C-6	**CIVIC ADDRESS**
PROPOSED USE:	MIXED-USE	1555 ROBSON STREET VANCOUVER, B.C.

SET BACKS

	REQUIRED	PROVIDED
WEST SIDE	–	Min. 3'
SOUTH SIDE	7'	Min. 1'
EAST SIDE	40' for Tower	40.46' for Tower
NORTH SIDE	25' to C/L of the Lane for Res. Use	Min. 45.25' to C/L of th eLane for Res. Use

PROPOSED HEIGHT

BUILDING HIGHT	299'-10"

SITE AREA & FSR

	BASE	FSR 8.75		FSR .875 HERITAGE TRANSFER	FSR 9.625 TOTAL
		FSR 1.2 COMMERCIAL	FSR 7.55 RESIDENTIAL		
SITE AREA /SQFT	17273	20728	130411	15114	166253
SITE AREA /SQM	1605	1926	12116	1404	15446

AREA

LEVELS	FLOOR TO FLOOR HEIGHT	UNITS	GROSS FLOOR AREA (SQFT)					EXCLUSIONS		SUB TOTAL	
			MARKET RESIDENTIAL	NON MARKET RESIDENTIAL	OFFICE	CRU	SUBTOTAL	STORAGE	AMENITY	EXCLUTION SUBTOTAL	TOTAL FSR AREA
MECH.			2,142				2,142				2,142
28	9'8"	4	4,912				4,912	160		160	4,752
27	9'8"	4	4,950				4,950	160		160	4,790
26	10'6"	7	5,500				5,500	272		272	5,228
25	9'8"	7	5,500				5,500	272		272	5,228
24	9'8"	7	5,500				5,500	272		272	5,228
23	9'8"	7	5,500				5,500	272		272	5,228
22	9'8"	7	5,500				5,500	272		272	5,228
21	9'8"	7	5,500				5,500	272		272	5,228
20	9'8"	7	5,500				5,500	272		272	5,228
19	9'8"	8	5,500				5,500	312		312	5,188
18	9'8"	8	5,500				5,500	312		312	5,188
17	9'8"	8	5,500				5,500	312		312	5,188
16	9'8"	8	5,500				5,500	312		312	5,188
15	9'8"	8	5,500				5,500	312		312	5,188
14	9'8"	8	5,500				5,500	312		312	5,188
13	9'8"	8	5,500				5,500	312		312	5,188
12	9'8"	8	5,500				5,500	312		312	5,188
11	9'8"	8	5,500				5,500	312		312	5,188
10	9'8"	8	5,500				5,500	312		312	5,188
9	9'8"	8	5,500				5,500	312		312	5,188
8	9'8"	8	5,500				5,500	278		278	5,222
7	9'8"	4	68	5,432			5,500			-	5,500
6	9'8"	4	68	5,432			5,500			-	5,500
5	9'8"	3	2,254	3,246			5,500		1,783	1,783	3,717
4	9'8"	5	68	8,152	373		8,593		771	771	7,822
3	15'10"	4	380	3,943	6,518		10,841			-	10,841
2	12'0"	4	380	3,890	6,716		10,986			-	10,986
MEZZ.	8'6"		454		372		826				826
1	13'9"-23'5"		1,979	904	719	6,887	10,489			-	10,489
		177	122,155 SQFT 11,349 SQM	30,999 SQFT 2,880 SQM	14,698 SQFT 1,365 SQM	6,887 SQFT 640 SQM	174,739 SQFT 16,234 SQM	5,934 SQFT 551 SQM	2,554 SQFT 237 SQM	8,488 SQFT 789 SQM	166,251 SQFT 15,445 SQM

56,790,175

LEGEND:

- MARKET / RESIDENTIAL
- NON MARKET / RENTAL
- COMMERCIAL
- OFFICE

LEVEL	UINT MIX				SUB TOTAL
	JUNIOR 1 BR	1 BR	2 BR	3 BR	
MECH.					
28			4		4
27			4		4
26	2	2	3		7
25	2	2	3		7
24	2	2	3		7
23	2	2	3		7
22	2	2	3		7
21	2	2	3		7
20	2	2	3		7
19	2	5	1		8
18	2	5	1		8
17	2	5	1		8
16	2	5	1		8
15	2	5	1		8
14	2	5	1		8
13	2	5	1		8
12	2	5	1		8
11	2	5	1		8
10	2	5	1		8
9	2	5	1		8
8	3	4	1		8
7			2	2	4
6			2	2	4
5		1	2		3
4		1	2	2	5
3		4			4
2		4			4
MEZZ.					
1					
TOTAL NON MARKET RE	0	10	8	6	24
	0%	42%	33%	25%	
TOTAL MARKET RES.	39	73	37	0	149
	26%	49%	25%	0%	
TOTAL	39	83	49	6	177

REQUIRED FSR

USE	FSR	FSR AREA (SQ.FT.)
MIN. COMMERCIAL	1.200	20,728
MIN. NON MARKET RESIDENTIAL	1.750	30,228
MAX. MARKET RESIDENTIAL	6.675	115,297
TOTAL	**9.625**	**166,253**

PROPOSED FSR

USE	FSR	FSR AREA (SQ.FT.)
COMMERCIAL	1.250	21,585
NON MARKET RESIDENTIAL	1.750	30,228
MARKET RESIDENTIAL	6.625	114,438
TOTAL	9.625	166,251

PARKING COUNT

Bylaw	Area (SQFT & SQM)	Calculations			City Required	Provided
4.3.6 MARKET RESIDENTIAL	122,155 / 11,349	The lesser of a) At least one parking space for each 140 m2 of GFA b) One parking space for every dwelling unit		11,349 /140 153	81 Stalls	128 Stalls
4.2.1.9 NON MARKET RESIDENTIAL	30,999 / 2,880	A minimum of one space for every two dwelling units		24 /2	12 Stalls	11 Stalls Including 2 H/C
4.3.1 OFFICE / RETAIL	21,585 / 2,005	a) Min. of one parking space for each 145 m2 of GFA b) Max. of one parking space for each 115 m2 of GFA		2,005 / 145	14 Stalls	14 Stalls Including 2 H/C
			TOTAL		107 Stalls	153 Stalls

PARKING STALLS PROVIDED | FLOOR BY FLOOR BREAKDOWN

LEVEL	STALL TYPE			
	SMALL	REGULAR	HANDICAP	SUBTOTAL
P1	0	0	0	0
P2	9	17	4	30
P3	8	26	3	37
P4	7	34	3	44
P5	6	33	3	42
TOTAL	30	110	13	153

	REQUIRED		PROPOSED
SMALL CARS	Max. 25% of total parking stalls		20%
H/C PARKING (COMM.)	1 Stall for first 500 m2 of GFA and 0.04 space for each ad	1	2
H/C PARKING (RES.)	1 Stall for first 7 units and 0.034 space for each additional	7	11
EV STALLS (RES.)	20% of total residentioal parking stalls		22%
EV STALLS (COMM.)	10% of total commercial parking stalls		14%

BIKE COUNT

Bylaw	Area (SQFT & SQM)	Calculations			City Required	Provided
6.2.1.2 MARKET RESIDENTIAL	122,155 / 11,349	Class A Class B	153 Units x 1.25 Stall A Minimum of 6 Stalls=	191 Stalls 6 Stalls	Class A: 191 Class B: 6	Class A: 192 Class B: 6
6.2.1.2 NON MARKET RESIDENTIAL	30,999 / 2,880	Class A Class B	24 Units x 1.25 Stall A Minimum of 6 Stalls=	30 Stalls 6 Stalls	Class A: 30 Class B: 6	Class A: 30 Class B: 6
6.2.5.1 RETAIL	6,887 / 640	Class A Class B	640 m2 / 500 m2 = A Minimum of 6 Stalls for a minimum of 1000 m2 of GFA=	1 Stalls - Stalls	Class A: 1 Class B: 0	Class A: 1 Class B: 0
6.2.4.1 OFFICE	14,698 / 1,365	Class A Class B	1,365 m2 / 500 m2 = A Minimum of 6 Stalls for a minimum of 2000 m2 of GFA=	3 Stalls - Stalls	Class A: 3 Class B: 0	Class A: 4 Class B: 0

PROVIDED BIKE STALLS BREAKDOWN

HORIZONTAL	VERTICAL	TOTAL
141	51	192
6	0	6
21	9	30
6	0	6
1	0	1
0	0	0
4	0	4
0	0	0

LOADING COUNT

Bylaw	Requirements	Calculations				City Required	Provided
5.2.1 RESIDENTIAL	Class A: NA Class B: NA < 100 Units.1 / 100 to 299 Units Class C: NA	Class B	Number of Units:	177	1	Class A: 0 Class B: 1 Class C: 0	Class A: 0 Class B: 1 Class C: 0
5.2.5 RETAIL	Class A: NA Class B: 1 / 465 m2+1 / next Area <1860 m2 Class C: 1 / 2,000 m2 to 5,000 m2	Class B	Retail Area m2	640	2	Class A: 0 Class B: 2 Class C: 0	Class A: 0 Class B: 1 Class C: 0
5.2.7 OFFICE	Class A: 1 / 1,000 m2 to 7,000 m2 Class B: 1 / 500 m2 to 5,000 m2 Class C: NA	Class A Class B	Office Area m2 Office Area m2	1,365 1,365	2 1	Class A: 2 Class B: 1 Class C: 0	Class A: 2 Class B: 1 Class C: 0

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PROJECT TITLE

ROBSON & CARDERO
1555 ROBSON STREET

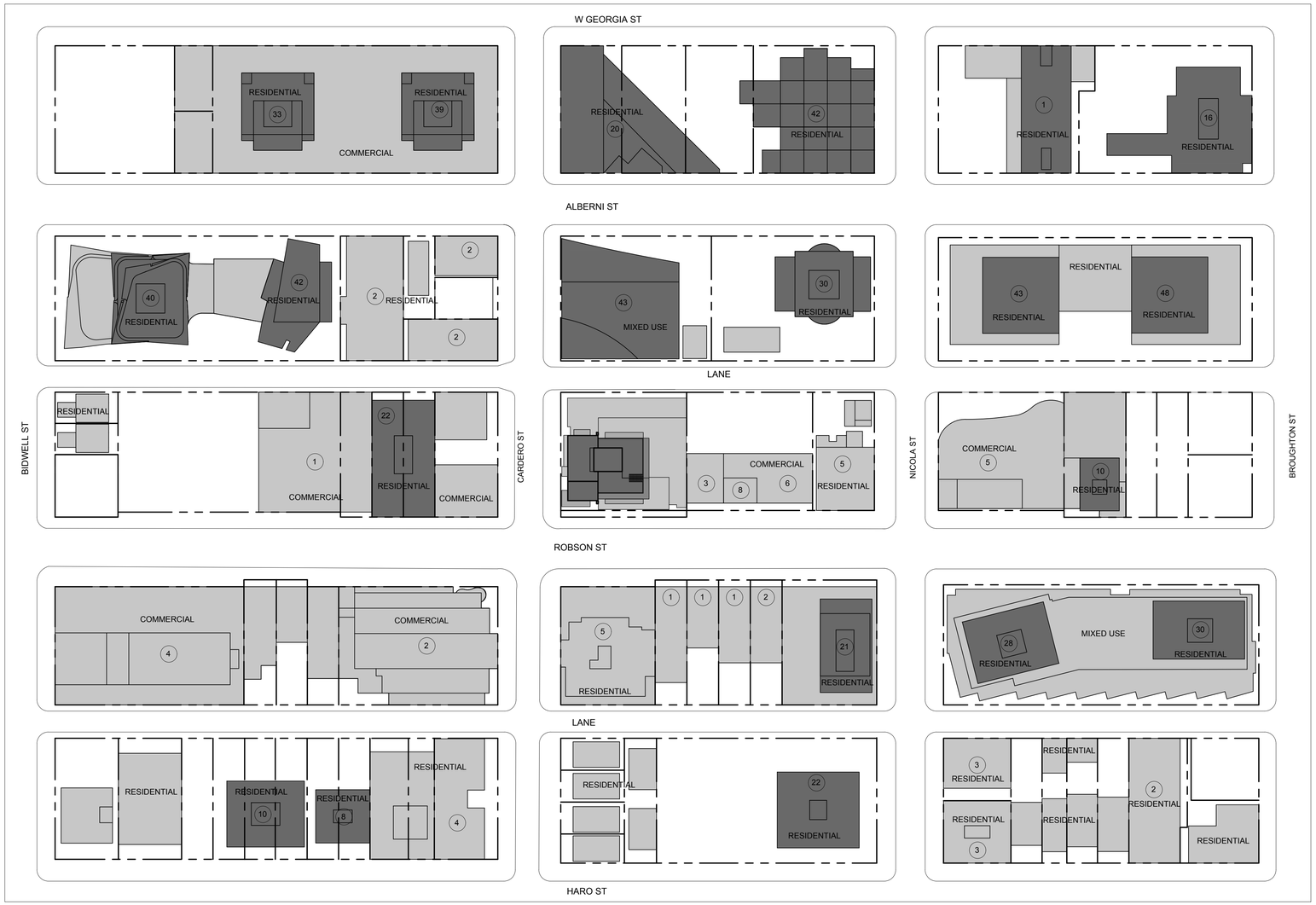
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PROJECT STATISTIC

SHEET NUMBER: A0.04 (1 OF 1)
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PROJECT TITLE

ROBSON & CARDERO

1555 ROBSON STREET

PROJECT NO:	113012
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SHEET TITLE

CONTEXT PLAN

SHEET NUMBER

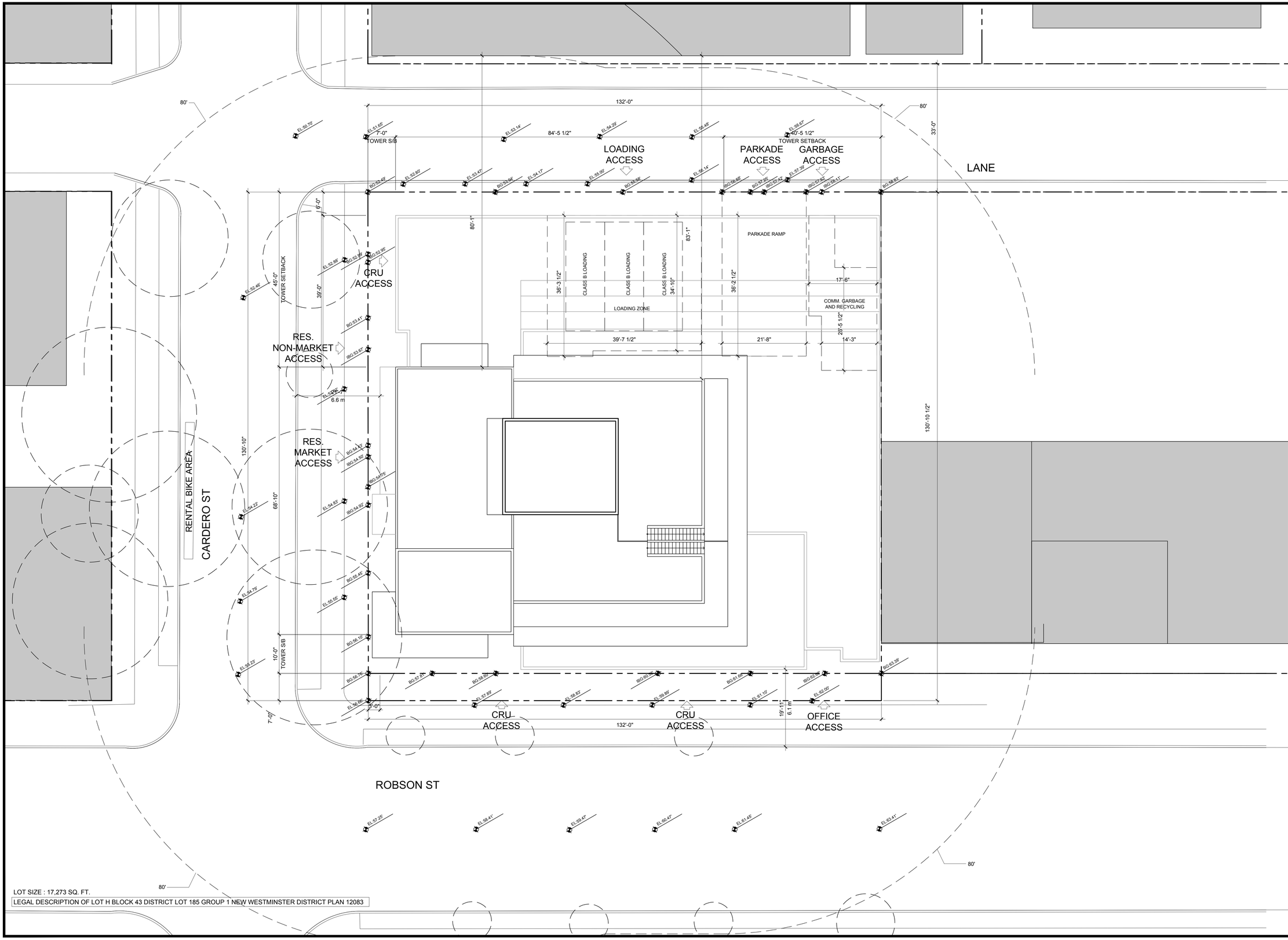
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1 OF 1

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PROJECT TITLE

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1555 ROBSON STREET

PROJECT NO:	113012
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DATE:	2018/07/05

SHEET TITLE

SITE PLAN

SHEET NUMBER

A0.06

1 OF 1

REV:

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V-17-18583-TPG

SURVEY PLAN OF LOT H BLOCK 43 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 12083

=> FOR NEW CONSTRUCTION

PARCEL IDENTIFIER (PID): 008-961-581

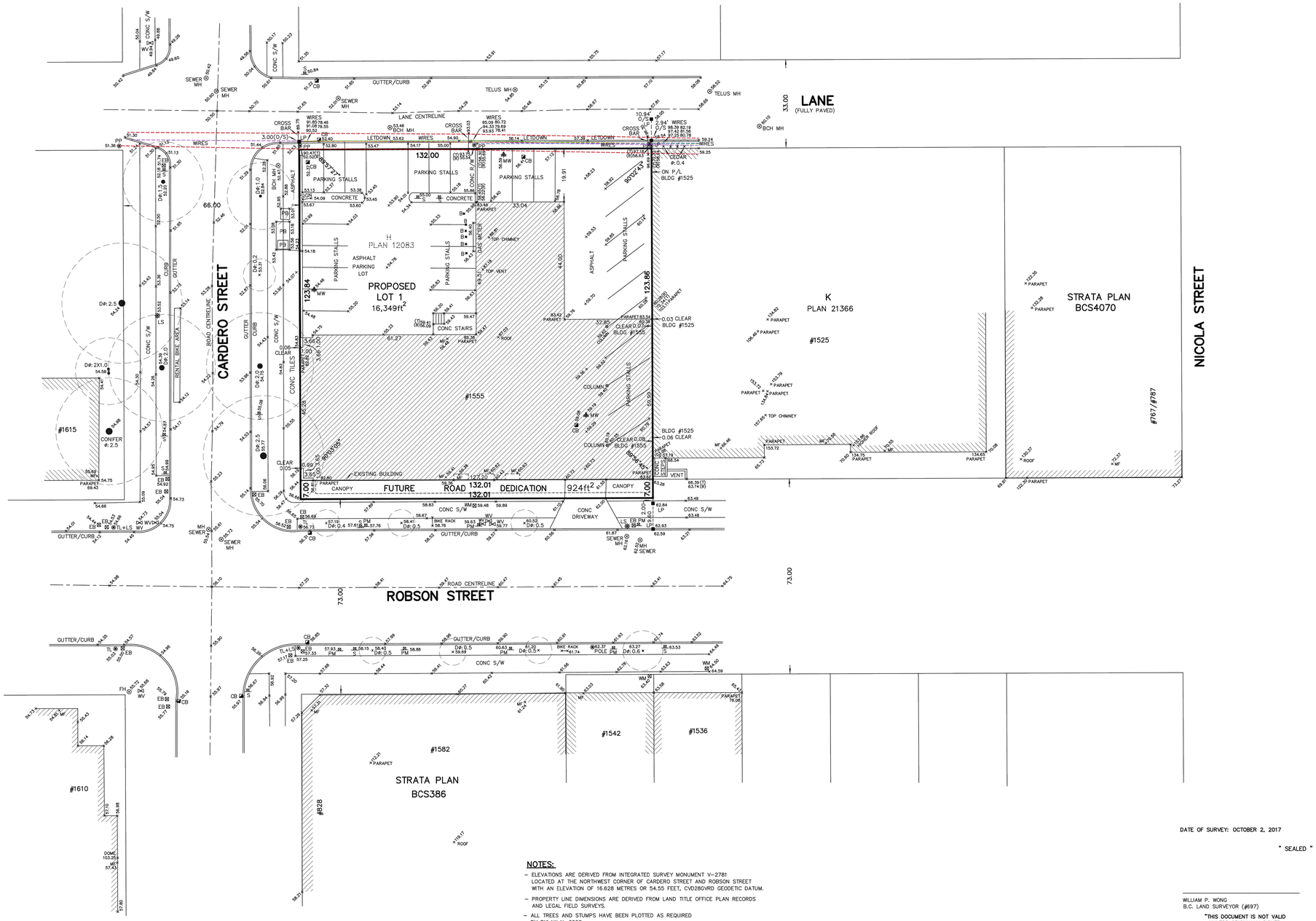
CIVIC ADDRESS

#1555 ROBSON STREET
VANCOUVER, B.C.



LEGEND
SCALE 1" = 16'
10 5 0 10 20 30
ALL DISTANCES ARE IN FEET

- +48.10 INDICATES SPOT ELEVATION
- IP INDICATES IRON POST
- LP INDICATES LEAD PLUG
- CB INDICATES CATCH BASIN
- EB INDICATES ELECTRICAL BOX
- FH INDICATES FIRE HYDRANT
- LS INDICATES LAMP STANDARD
- MH INDICATES MANHOLE
- MW INDICATES MONITORING WELL
- S INDICATES SIGN
- TL INDICATES TRAFFIC LIGHT
- PP INDICATES POWER POLE
- WV INDICATES WATER VALVE
- PB INDICATES PULL BOX
- PM INDICATES PARKING METER
- D INDICATES DECIDUOUS TREE
- MF INDICATES MAIN FLOOR ELEVATION
- R/W INDICATES RETAINING WALL
- S/W INDICATES SIDEWALK
- (T) INDICATES TOP
- (B) INDICATES BOTTOM
- CONC INDICATES CONCRETE
- BCH INDICATES BC HYDRO
- P/L INDICATES PROPERTY LINE



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
320 – 11120 HORSESHOE WAY
RICHMOND, B.C.
V7A 5H7
Ph: 604-270-9331
Fax: 604-270-4137
CADFILE: 18583-001-TPG-000.DWG

V-17-18583-TPG | CLIENT REF: VKJ (CARDERO) INVESTMENT PARTNERSHIP

DATE OF SURVEY: OCTOBER 2, 2017

" SEALED "

WILLIAM P. WONG
B.C. LAND SURVEYOR (#697)

"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

NOTES:

- ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY MONUMENT V-2781 LOCATED AT THE NORTHWEST CORNER OF CARDERO STREET AND ROBSON STREET WITH AN ELEVATION OF 16.628 METRES OR 54.55 FEET, CVD28GVRD GEODETIC DATUM.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY BYLAW No.9958
- BUILDING MEASUREMENTS ARE TAKEN TO EXTERIOR BUILDING WALLS.

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PROJECT TITLE
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1555 ROBSON STREET

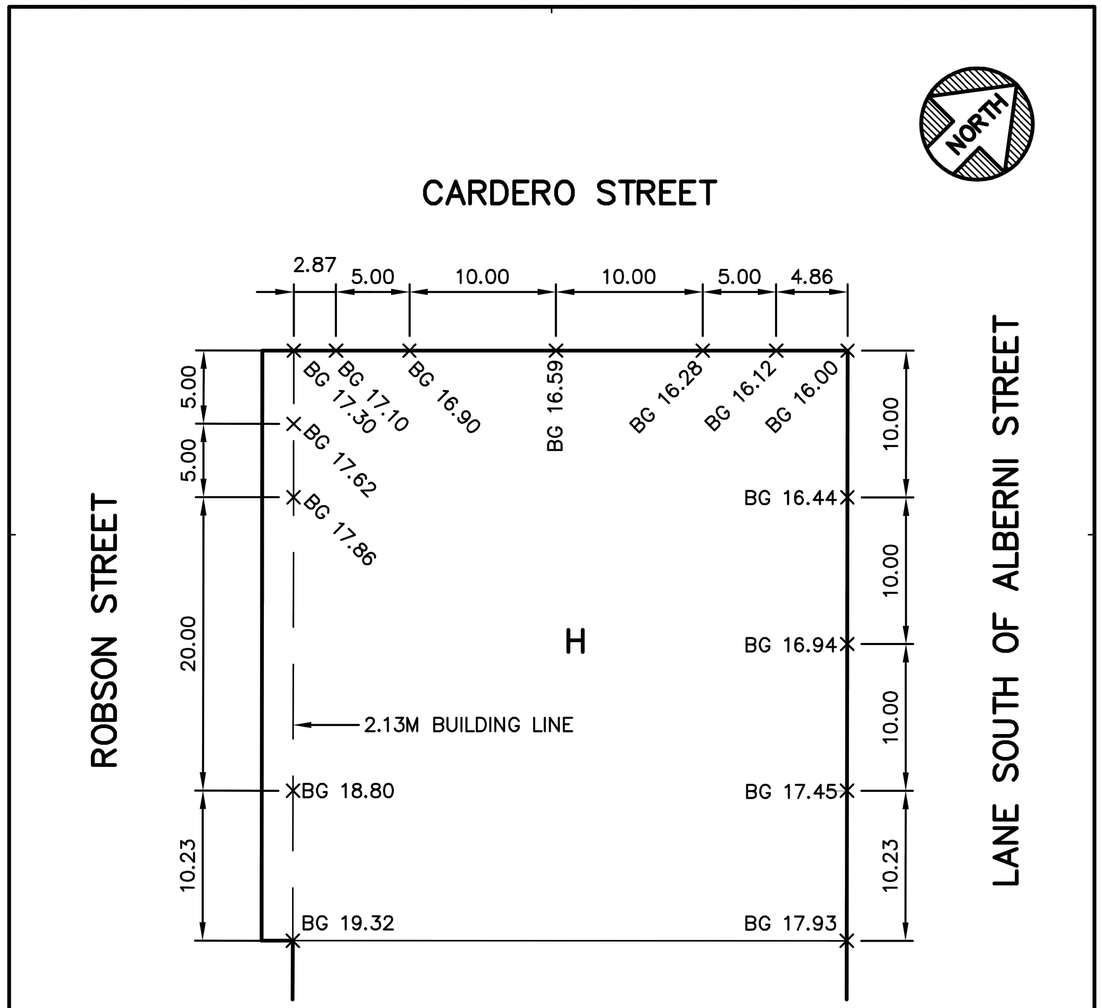
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DATE:	2018/07/05

SHEET TITLE
SURVEY PLAN

SHEET NUMBER
A0.07
1 OF 1

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File Location: J:\113012_1555Robson\5.9 Drawings\5starrtcurrent\ACAD\Sheets\D000-General\A0.07 SURVEY PLAN.dwg Last Saved: July 3, 2018, by bahar.khonsari Plotted: Wednesday, July 11, 2018 3:46:05 AM by Maryam Delmorani



BENCH MARK ELEVATION: 16.628 DESCRIPTION: SURVEY MONUMENT MARKED V–2781 AT THE NORTH WEST CORNER OF ROBSON STREET AND CARDERO STREET.

ATTENTION

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN

CITY OF VANCOUVER ENGINEERING SERVICES

SCALE: 1:400
DATE: 2017–10–25
REF: FILE 2017–00225

BUILDING GRADE ELEVATIONS FOR LOT H, BLK. 43, D.L. 185, PLAN VAP12083.

DESIGN: P.B. | DWG: B.P.
CHK: B.Mc. | REV:

BG 2017–00225

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PROJECT TITLE
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1555 ROBSON STREET

PROJECT NO:	113012
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SCALE:	N/A
DATE:	2018/07/05

SHEET TITLE
BUILDING GRADES

SHEET NUMBER
A0.08
1 OF 1

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File Location: J:\11\3012_1555Robson\5 Drawings-SI\architcurrent\ACAD\Sheets\D000-General\A0.08 BUILDING GRADES.dwg Last Saved: July 10, 2018, by tahar.khonsari Plotted: Wednesday, July 11, 2018 5:46:11 AM by Maryam Dehkordi

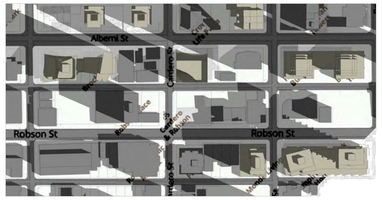
SHADOW STUDY - MARCH & SEPTEMBER



BEFORE MAR 21 & SEPT 21 10:00 AM



AFTER MAR 21 & SEPT 21 10:00 AM



BEFORE MAR 21 & SEPT 21 12:00 PM

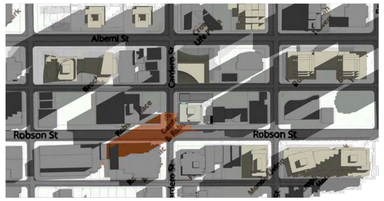


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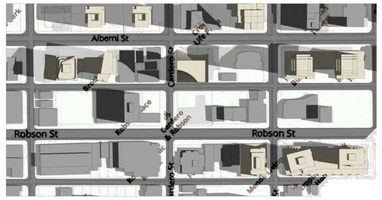
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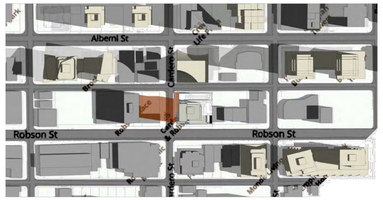
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AFTER JULY 21 10:00 AM



BEFORE JULY 21 12:00 PM



AFTER JULY 21 12:00 PM

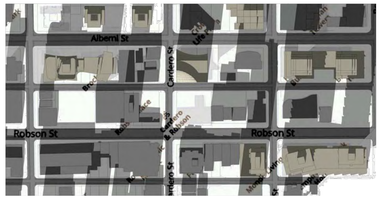
SHADOW STUDY - MARCH & SEPTEMBER



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AFTER MAR 21 & SEPT 21 2:00 PM

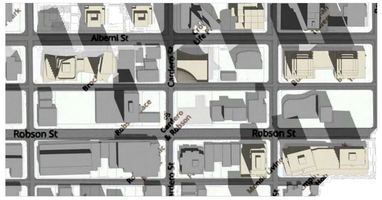


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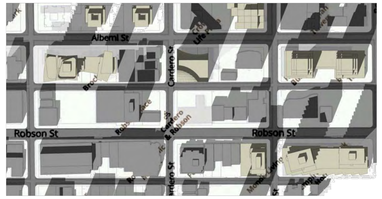
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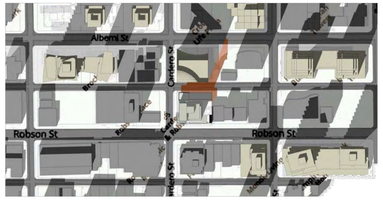
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AFTER JULY 21 2:00 PM



BEFORE JULY 21 4:00 PM



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PROJECT TITLE

ROBSON & CARDERO
1555 ROBSON STREET

PROJECT NO:	113012
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DATE:	2018/07/05

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SHADOW STUDIES

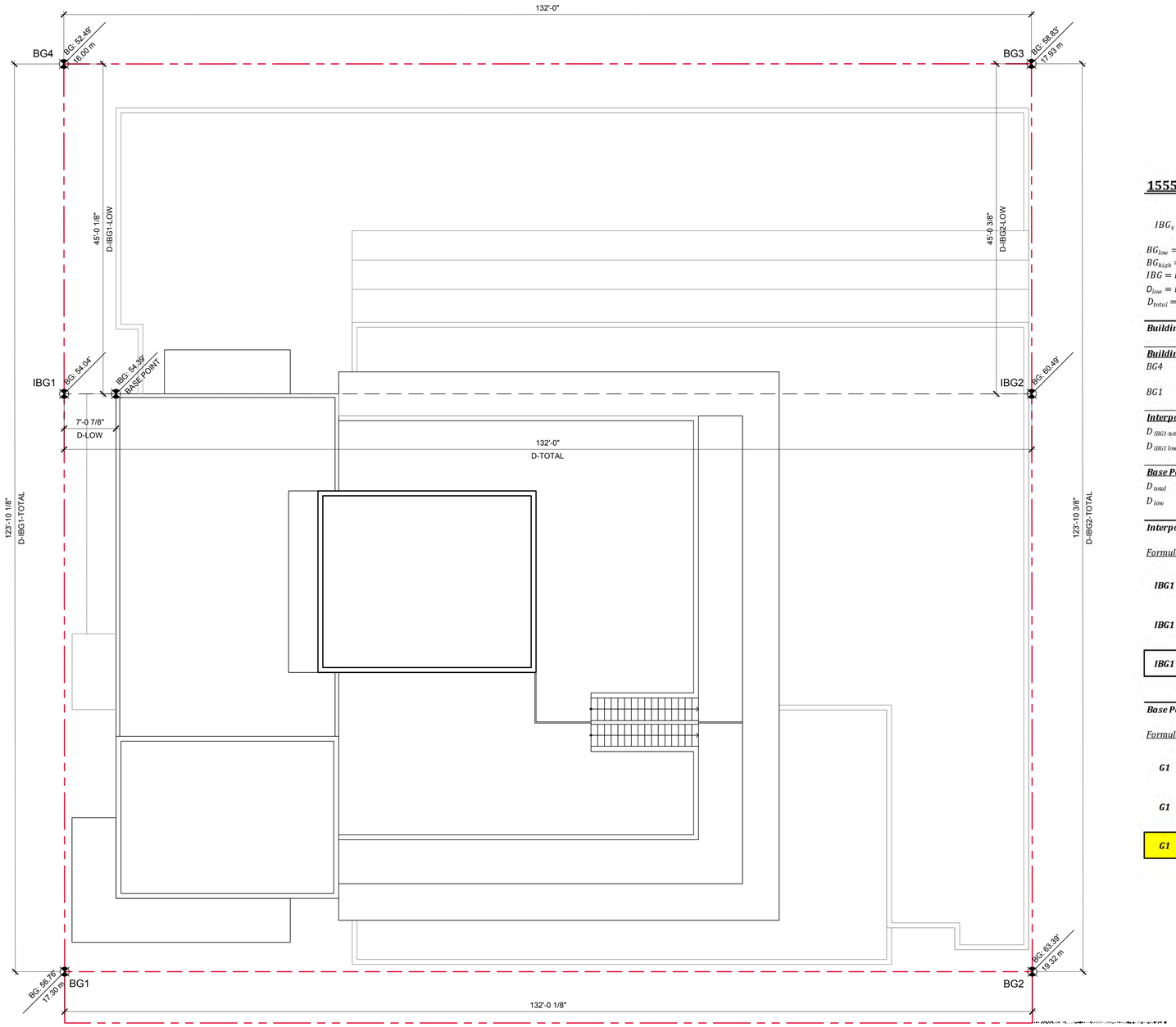
SHEET NUMBER

A0.09
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1555 Robson Base Point Calculations

$$IBG_x = \left[\left(\frac{BG_{high} - BG_{low}}{D_{total}}\right) \times D_{low}\right] + BG_{low}$$

BG_{low} = Lower Known Elevation
BG_{high} = Higher Known Elevation
IBG = Interpolated Building Grade
D_{low} = Distance from Lower Elevation to Interpolated Building Grade
D_{total} = Total Distance from Higher Known Elevation to Lower Known Elevation

Building Surface Information

Building Grade Calculations

BG4	=	52.49'	BG3	=	58.83'
BG1	=	56.76'	BG2	=	63.39'

Interpolated Point Calculations

$D_{IBG1\text{-}total}$	=	123.84'	$D_{IBG2\text{-}total}$	=	123.86'
$D_{IBG1\,low}$	=	45.01'	$D_{IBG2\,low}$	=	45.03'

Base Point Calculation

D_{total}	=	132.00'
D_{low}	=	7.07'

Interpolated Point Calculations

Formula for ***POINT IBG1***

$$IBG1 = \left[\left(\frac{BG1 - BG4}{D_{IBG1\text{-}total}}\right) \times D_{IBG1\,low}\right] + BG4$$

$$IBG1 = \left[\left(\frac{56.76' - 52.49'}{123.84'}\right) \times 45.01'\right] + 52.49'$$

IBG1 = 54.04'

Formula for ***POINT IBG2***

$$IBG2 = \left[\left(\frac{BG2 - BG3}{D_{IBG2\text{-}total}}\right) \times D_{IBG2\,low}\right] + BG3$$

$$IBG2 = \left[\left(\frac{63.39' - 58.83'}{123.86'}\right) \times 45.03'\right] + 58.83'$$

IBG2 = 60.49'

Base Point Calculation

Formula for ***BASE POINT***

$$G1 = \left[\left(\frac{IBG1 - IBG2}{D_{total}}\right) \times D_{low}\right] + IBG2$$

$$G1 = \left[\left(\frac{60.49' - 54.04'}{132.00'}\right) \times 7.07'\right] + 54.04'$$

G1 = 54.39'

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PROJECT TITLE
ROBSON & CARDERO
1555 ROBSON STREET

PROJECT NO:	113012
DRAWN BY:	User
CHK'D BY:	User
SCALE:	1/8"=1'-0"
DATE:	2018/07/05

SHEET TITLE
BASEPOINT CALCULATIONS

SHEET NUMBER
A0.10
1 OF 1

REV:
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File Location: J:\113012_ 155Robson\5.9 Drawings\5branch\current\ACAD\Sheets\2000-General\A0.10 BASEPOINT CALCULATIONS.dwg Last Saved: July 3, 2018, by bahar.khonsari Plotted: Wednesday, July 11, 2018 5:46:30 AM by Maryam Delkordi



1) STREETSCAPE ROBSON ST (NORTH SIDE)

SITE



2) STREETSCAPE ROBSON ST (SOUTH SIDE)



3) STREETSCAPE CARDERO ST (EAST SIDE)

SITE



4) STREETSCAPE CARDERO ST (WEST SIDE)



5) STREETSCAPE NICHOLA ST (WEST SIDE)



N

KEY PLAN

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1	2018-07-05	DP SUBMISSION

ISSUES

NO.	DATE	APPR	DESCRIPTION
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PRIME CONSULTANT

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PROJECT TITLE

ROBSON & CARDERO
1555 ROBSON STREET

PROJECT NO:	113012
DRAWN BY:	User
CHK'D BY:	User
SCALE:	N/A
DATE:	2018/07/05

SHEET TITLE

STREETSCAPES

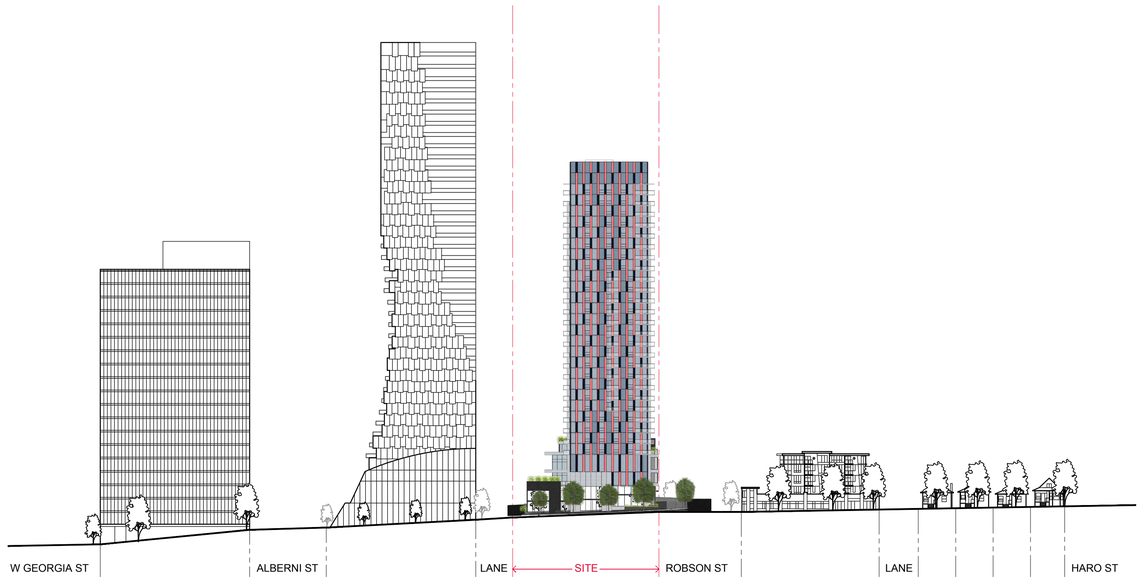
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1) STREETSCAPE CARDERO ST (EAST SIDE)



2) STREETSCAPE ROBSON ST (NORTH SIDE)

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PROJECT TITLE

ROBSON & CARDERO
1555 ROBSON STREET

PROJECT NO:	113012
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CHK'D BY:	User
SCALE:	1/64"=1'-0"
DATE:	2018/07/05

SHEET TITLE

STREET SCAPE
CARDERO & ROBSON

SHEET NUMBER

A0.12
1 OF 1

REV:

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File Location: J:\113012_1555Robson\5 Drawings\5Sarch\current\ACAD\Sheets\D000-General\A0.11 STREETSCAPE - CARDERO & ROBSON.dwg Last Saved: July 10, 2018, by maryam.delnoroi Plotted: Wednesday, July 11, 2018 5:47:00 AM by Maryam Delnoroi

DESIGN RATIONALE

PUBLIC REALM

The site is located on a prominent retail corridor, well known for being active, vibrant, and bustling with pedestrian activity. Retail uses along the site's frontage are supported by low-speed vehicular movement, convenient on street parking and pedestrian-friendly design.

Along with the provision of small scale retail at grade, street trees, canopies, outdoor seating, and sandwich boards will be used along the site's frontage to preserve the fabric of the Lower Robson Corridor, and provide a continuous enhanced pedestrian experience.

BUILDING HEIGHT AND FORM

Site Frontage

The proposed development will provide a frontage of greater than 130 ft along the site's frontage on Robson Street, and maintain a depth of 130 ft along Cardero Street.

Distance Between Towers

As anticipated in the *West End - Tower Form, Siting and Setbacks (2017)* Planning Bylaw Administration Bulletin, the proposed development will maintain a distance of 80 ft from existing and proposed towers around the site, including the tower proposed at 1550 Alberni Street (northeast of the site).

Tower on Podium

The proposed development will provide a podium, which is framed with white metal paneling and glazing beginning along Robson Street and wrapping around to Cardero Street. Above the podium, a vertical seam divides the tower massing into two contrasting planes, which are broken up with balconies to reinforce the architectural design and provide visual interest to the skyline.

Tower Setbacks

From Robson Street: 10 ft
From Cardero Street: 7 ft
From Eihu Lane: 45 ft
From southeast: 40.5 ft

Podium Setbacks

From Robson Street: 1 ft + 7ft dedication
From Cardero Street: 3 ft
From Eihu Lane: 6 ft
From southeast: n/a

ENTRANCES:

To create more intimate entrances for residents, while maintaining the prominence of commercial entrances on Robson Street, the residential lobbies of the proposed development will be located on Cardero Street, while commercial and office entrances will be located on Robson Street.

Entrances for each component of this development will be designed to be unique and easy to identify, and will include features such as:

- strategically locating the residential lobbies along Cardero Street,
- Glazing at grade coupled with activiated frontages along Robson Street to frame the commerical/retail entrances and increase a sense of interaction with activities on the street.

DENSITY

As anticipated in the WECP, the proposed density for this project is 8.75 FSR, of which 1.2 FSR will be dedicated to commercial uses.

VIEWS

As anticipated in the WECP, views and sunlight on sidewalks will be maximized through the provision of residential floor plates that do not exceed 5,500 sq ft, which are set back above the podium.

The proposed form of development will maintain existing important public street end views to the North Shore mountains, English Bay, Burrard Inlet, and Stanley Park.

PARKING

Parking and bicycle storage will be located on 5 underground levels, accessible from the lane. Site servicing and loading areas will located at grade, also accessible from the lane.



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PROJECT TITLE
ROBSON & CARDERO
1555 ROBSON STREET

PROJECT NO:	113012
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SCALE:	N/A
DATE:	2018/07/05

SHEET TITLE
DESIGN RATIONALE

SHEET NUMBER
A0.13
1 OF 1

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RENDERINGS

SHEET NUMBER

A0.14
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1555 ROBSON STREET

PROJECT NO:	113012
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DATE:	2018/07/05

SHEET TITLE

RENDERINGS

SHEET NUMBER

A0.15

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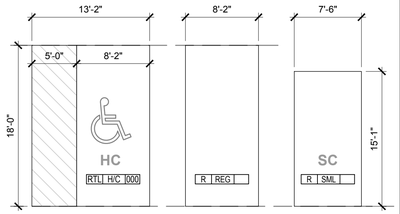
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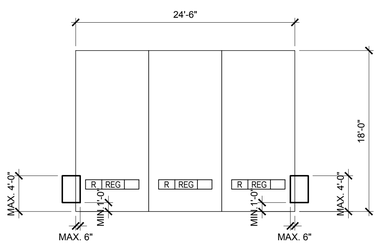
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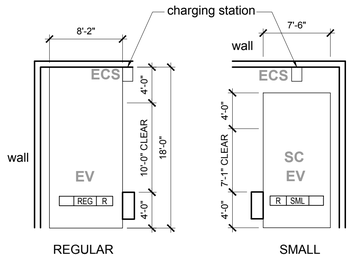
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PARKING STALL USE CATEGORIES	
USES	
C	COMMERCIAL
NM	NON-MARKET RESIDENTIAL
R	MARKET RESIDENTIAL
SUB-CLASSES	
SC	SMALL CAR
EV	ELECTRIC VEHICLE
HC	DISABLED SPACES
ECS	CHARGING STATION

DETAILS OF STALL TYPES

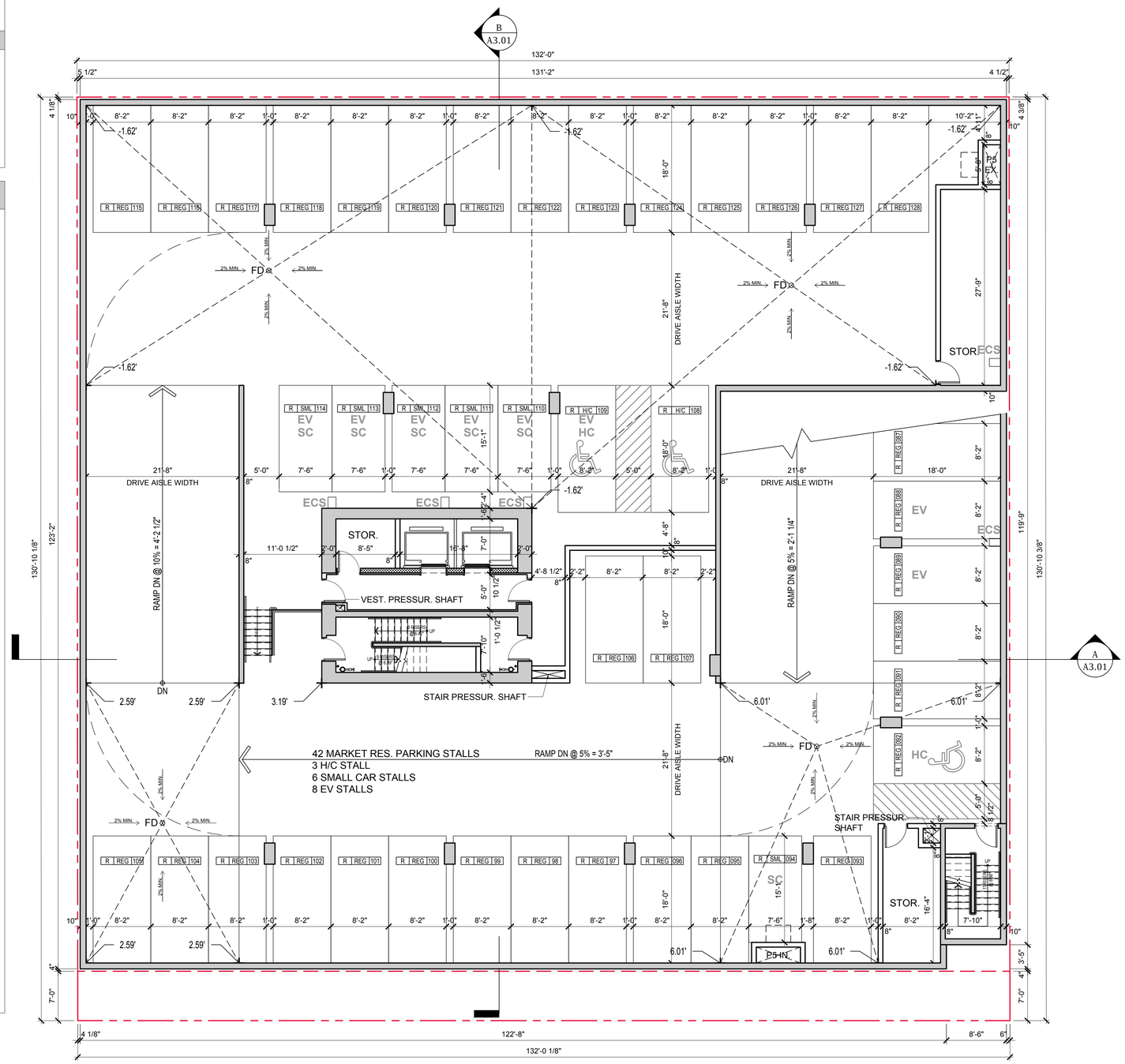






PROVIDED PARKING STALLS IN LEVEL P5			
REGULAR	SMALL CAR	HANDICAP	TOTAL STALLS PROVIDED
33	6	3	42

PROVIDED PARKING STALLS IN LEVEL P5		
COMMERCIAL	MARKET RESIDENTIAL	NON-MARKET RESIDENITIAL
0	42	0



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PROJECT TITLE

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1555 ROBSON STREET

PROJECT NO:	113012
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DATE:	2018/07/05

SHEET TITLE

P5 FLOOR PLAN

SHEET NUMBER

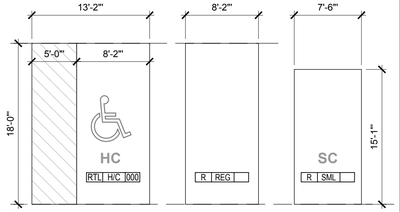
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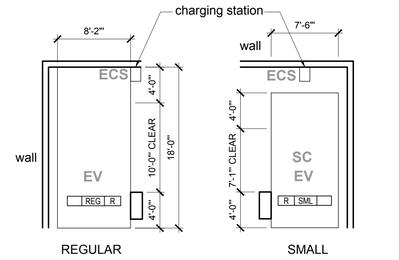
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PARKING STALL USE CATEGORIES	
USES	
C	COMMERCIAL
NM	NON-MARKET RESIDENTIAL
R	MARKET RESIDENTIAL
SUB-CLASSES	
SC	SMALL CAR
EV	ELECTRIC VEHICLE
HC	DISABLED SPACES
ECS	CHARGING STATION

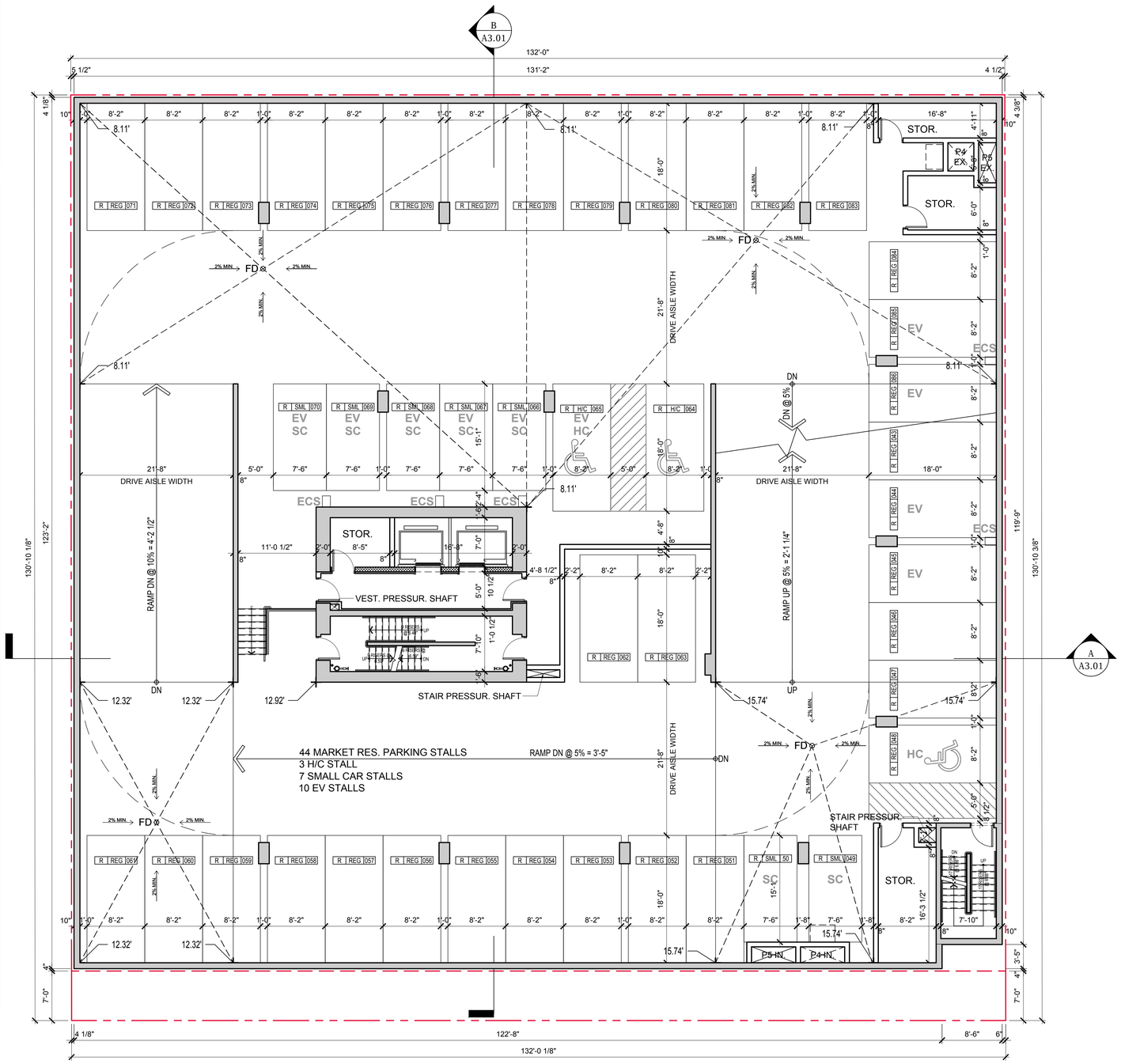
DETAILS OF STALL TYPES





PROVIDED PARKING STALLS IN LEVEL P4			
REGULAR	SMALL CAR	HANDICAP	TOTAL STALLS PROVIDED
34	7	3	44

PROVIDED PARKING STALLS IN LEVEL P4		
COMMERCIAL	MARKET RESIDENTIAL	NON-MARKET RESIDENITIAL
0	44	0



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PROJECT TITLE

ROBSON & CARDERO
1555 ROBSON STREET

PROJECT NO:	113012
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CHK'D BY:	User
SCALE:	1/8"=1'-0"
DATE:	2018/07/05

SHEET TITLE

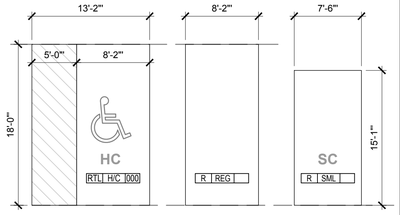
P4 FLOOR PLAN

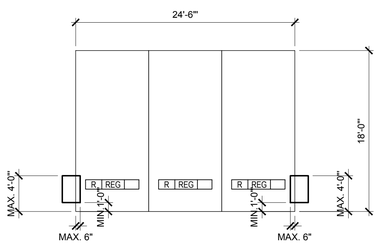
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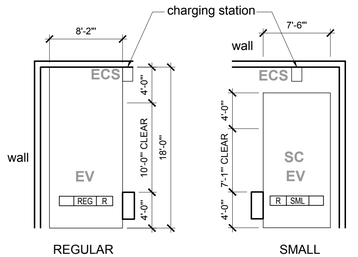
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PARKING STALL USE CATEGORIES	
USES	
C	COMMERCIAL
NM	NON-MARKET RESIDENTIAL
R	MARKET RESIDENTIAL
SUB-CLASSES	
SC	SMALL CAR
EV	ELECTRIC VEHICLE
HC	DISABLED SPACES
ECS	CHARGING STATION

DETAILS OF STALL TYPES

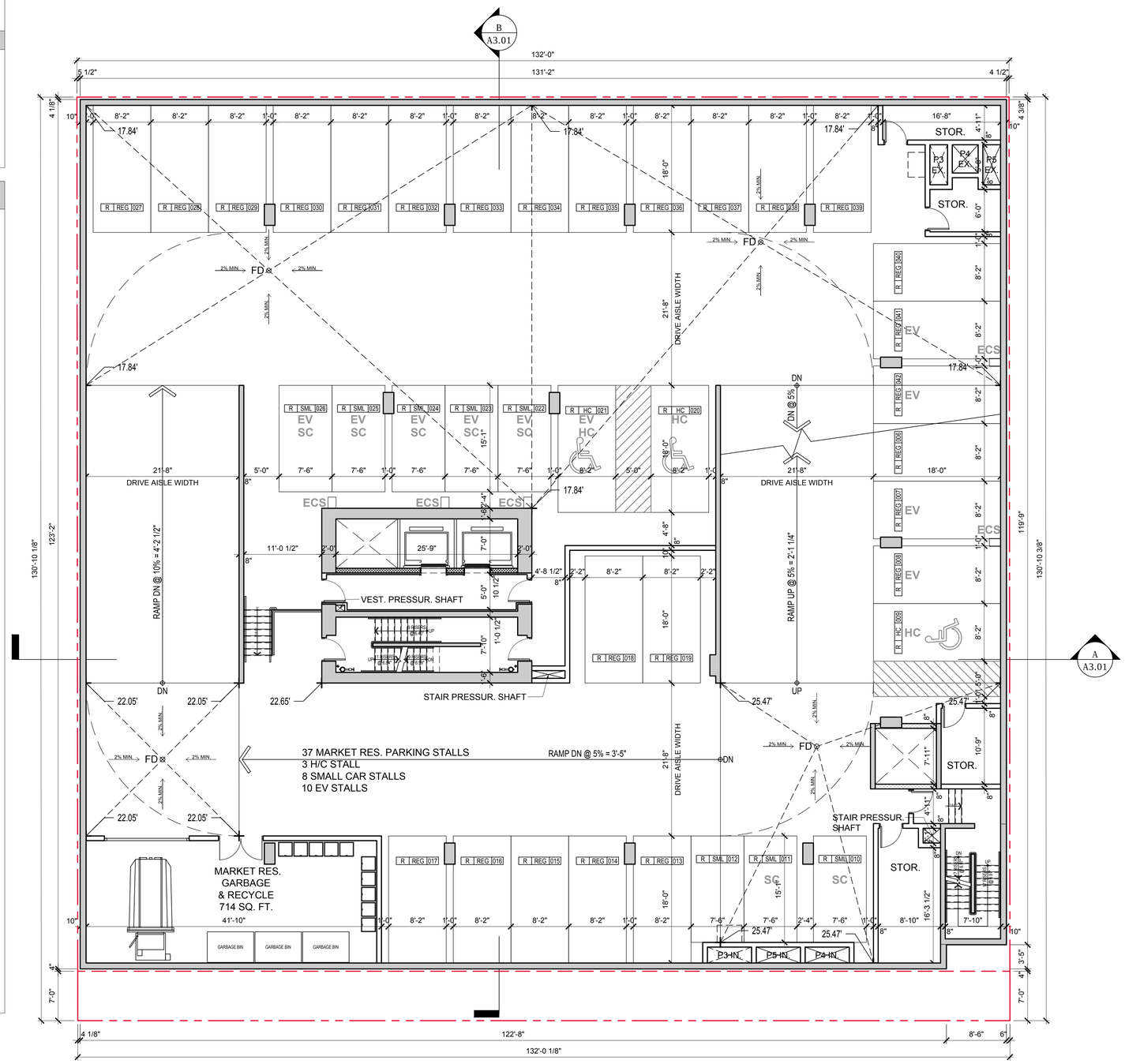






PROVIDED PARKING STALLS IN LEVEL P3			
REGULAR	SMALL CAR	HANDICAP	TOTAL STALLS PROVIDED
26	8	3	37

PROVIDED PARKING STALLS IN LEVEL P3		
COMMERCIAL	MARKET RESIDENTIAL	NON-MARKET RESIDENITIAL
0	37	0



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NO.	DATE	APPR	DESCRIPTION
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PROJECT TITLE

ROBSON & CARDERO
1555 ROBSON STREET

PROJECT NO:	113012
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CHK'D BY:	User
SCALE:	1/8" = 1'-0"
DATE:	2018/07/05

SHEET TITLE

P3 FLOOR PLAN

SHEET NUMBER

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1 OF 1

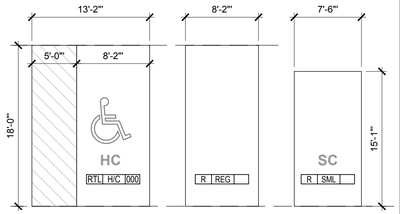
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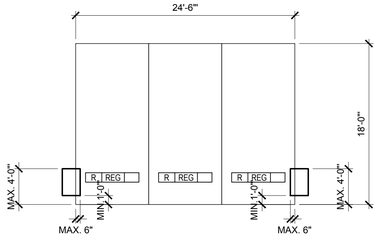
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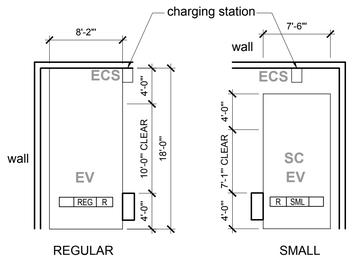
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PARKING STALL USE CATEGORIES	
USES	
C	COMMERCIAL
NM	NON-MARKET RESIDENTIAL
R	MARKET RESIDENTIAL
SUB-CLASSES	
SC	SMALL CAR
EV	ELECTRIC VEHICLE
HC	DISABLED SPACES
ECS	CHARGING STATION

DETAILS OF STALL TYPES

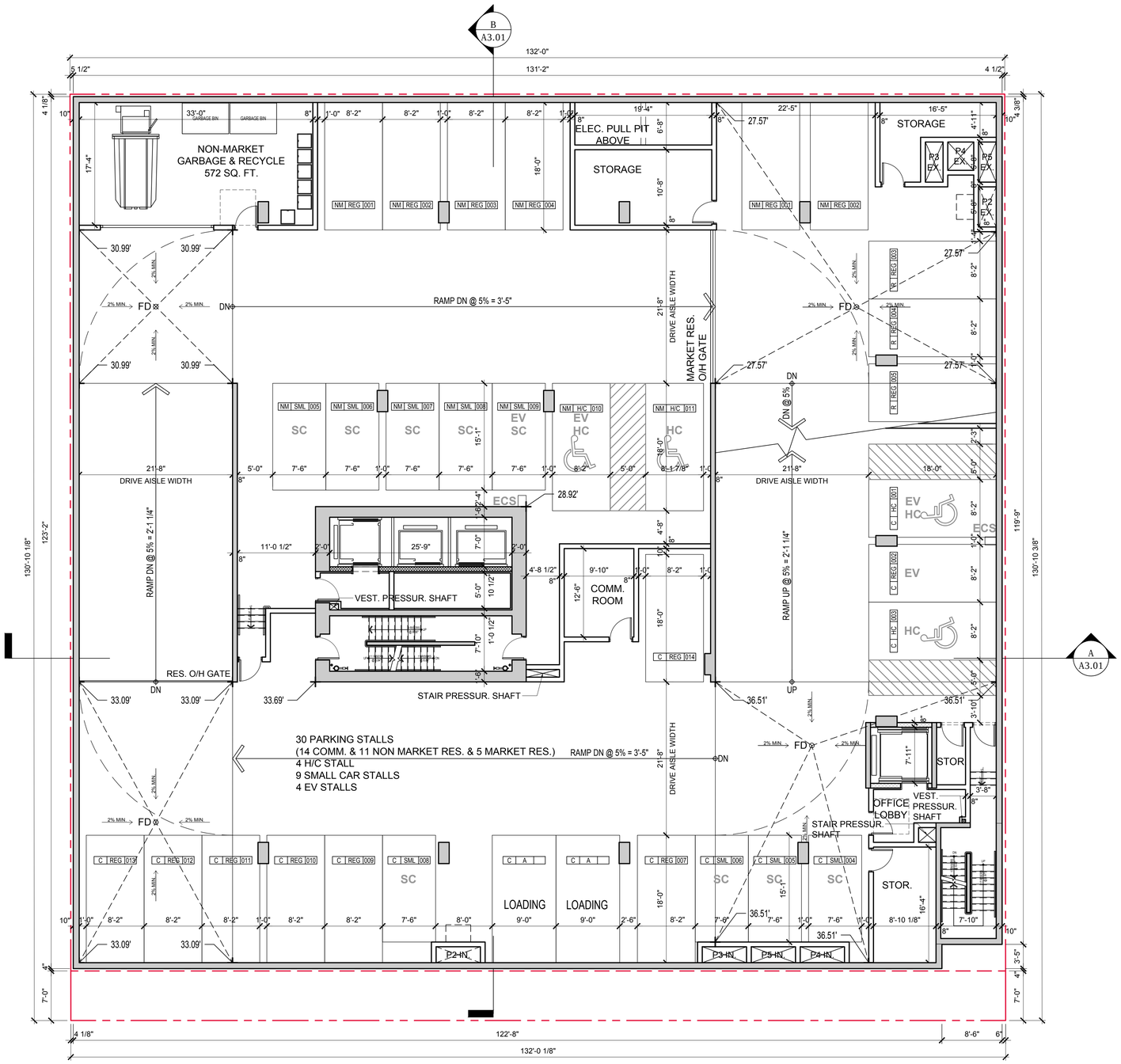






PROVIDED PARKING STALLS IN LEVEL P2			
REGULAR	SMALL CAR	HANDICAP	TOTAL STALLS PROVIDED
17	9	4	28

PROVIDED PARKING STALLS IN LEVEL P2		
COMMERCIAL	MARKET RESIDENTIAL	NON-MARKET RESIDENITIAL
14	5	11



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PROJECT TITLE
ROBSON & CARDERO
1555 ROBSON STREET

PROJECT NO:	113012
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SCALE:	1/8" = 1'-0"
DATE:	2018/07/05

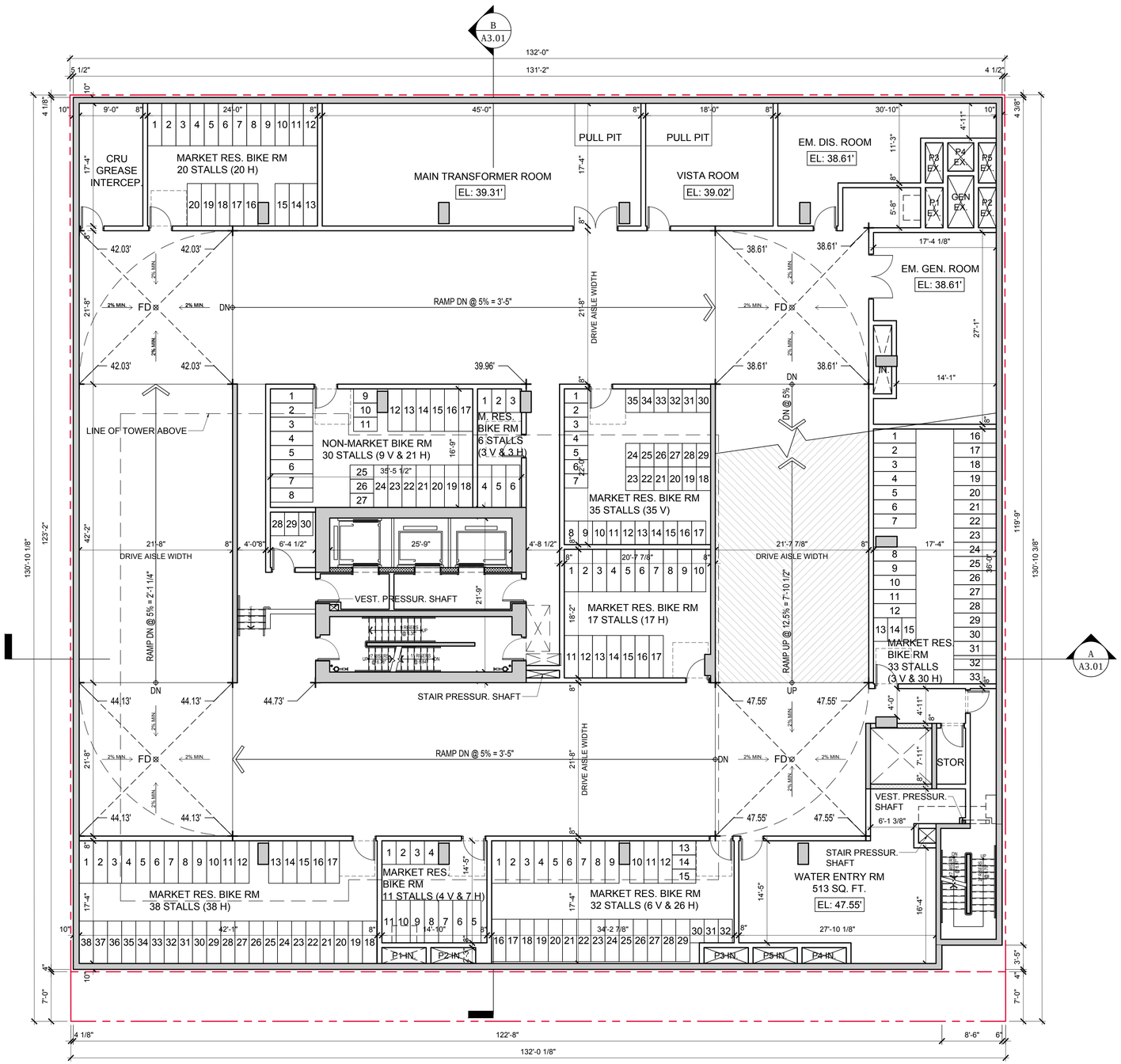
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P2 FLOOR PLAN

SHEET NUMBER
A1.04
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PROVIDED CLASS A BIKE LOCKERS IN LEVEL P1	
NON-MARKET RESIDENTIAL	MARKET RESIDENTIAL
30	192



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PROJECT NO:	113012
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SCALE:	1/8" = 1'-0"
DATE:	2018/07/05

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P1 FLOOR PLAN

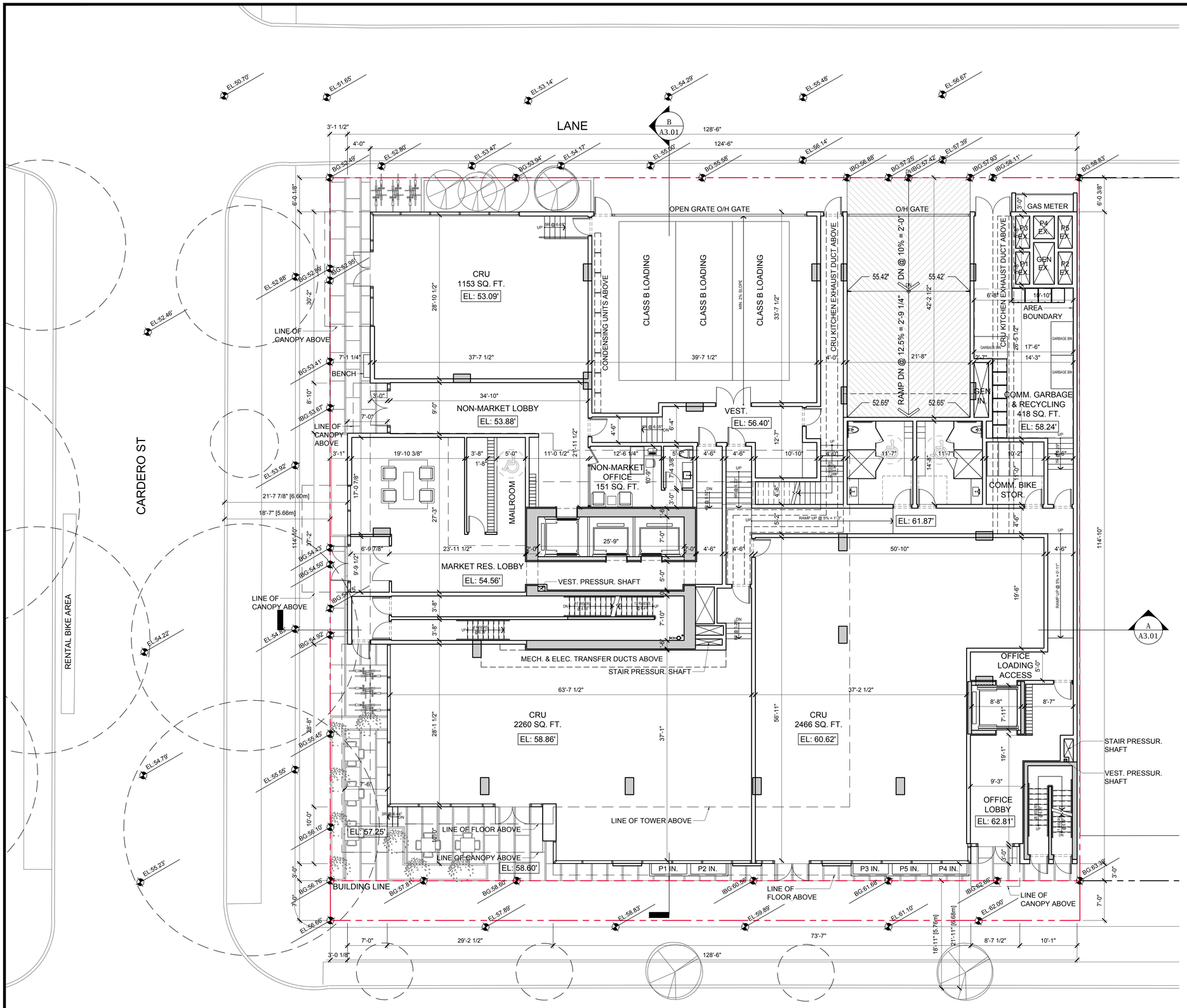
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PROJECT NO:	113012
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SCALE:	1/8" = 1'-0"
DATE:	2018/07/05

SHEET TITLE

LEVEL 1 FLOOR PLAN

SHEET NUMBER

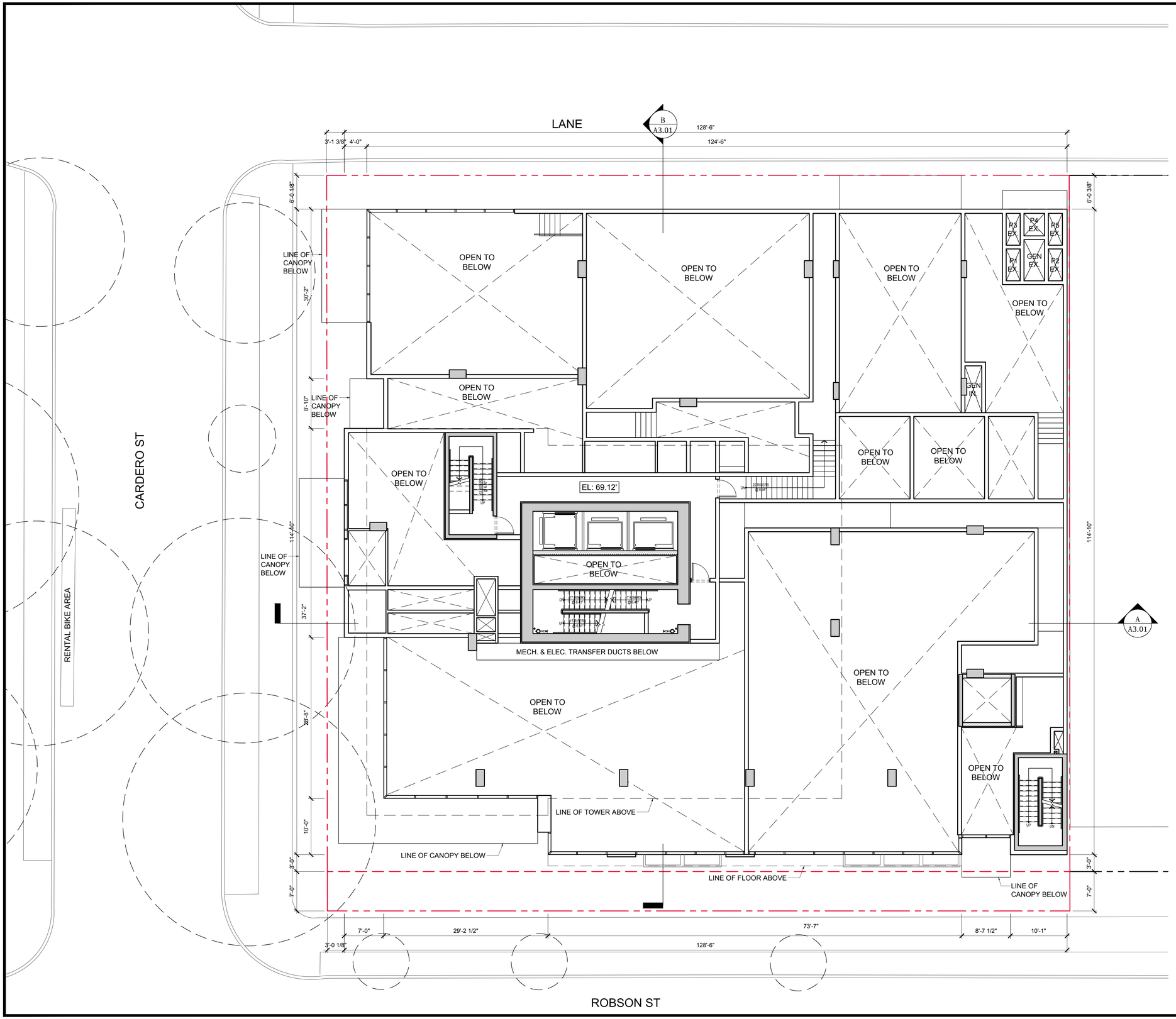
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1555 ROBSON STREET

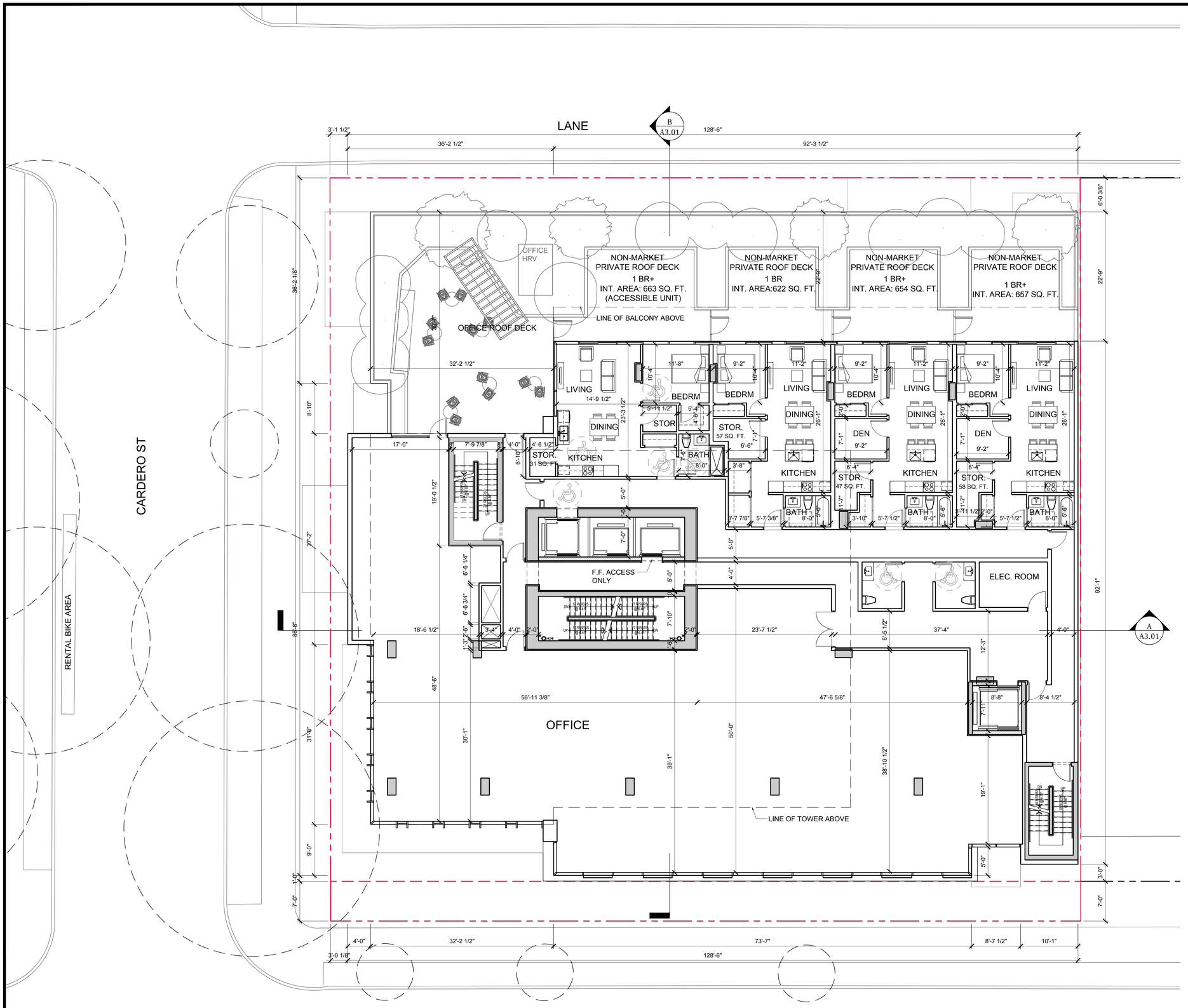
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SHEET TITLE
LEVEL MEZZANINE FLOOR PLAN

SHEET NUMBER
A1.07
1 OF 1

REV:
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SCALE:	1/8" = 1'-0"
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SHEET TITLE

LEVEL 2 FLOOR PLAN

SHEET NUMBER

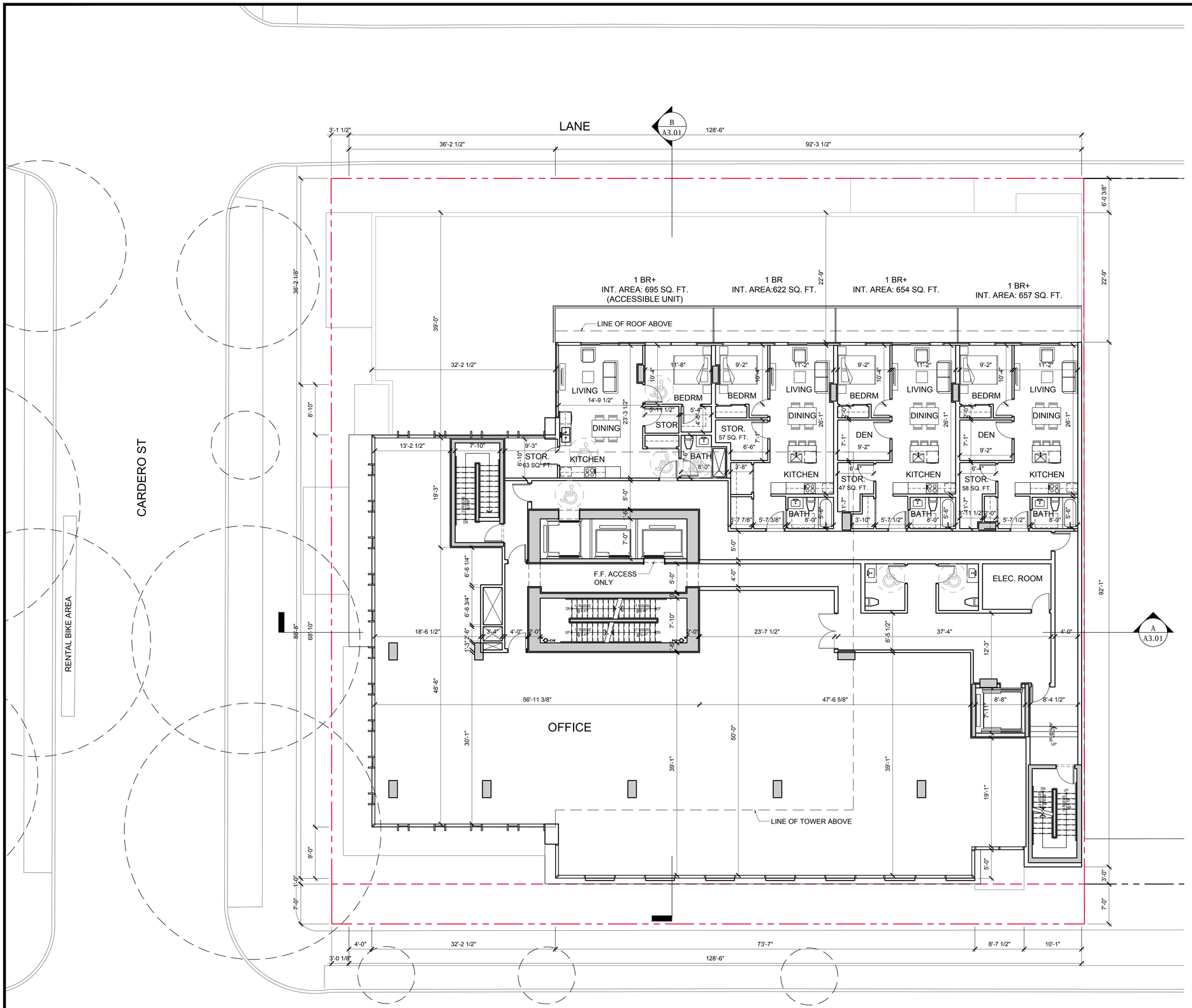
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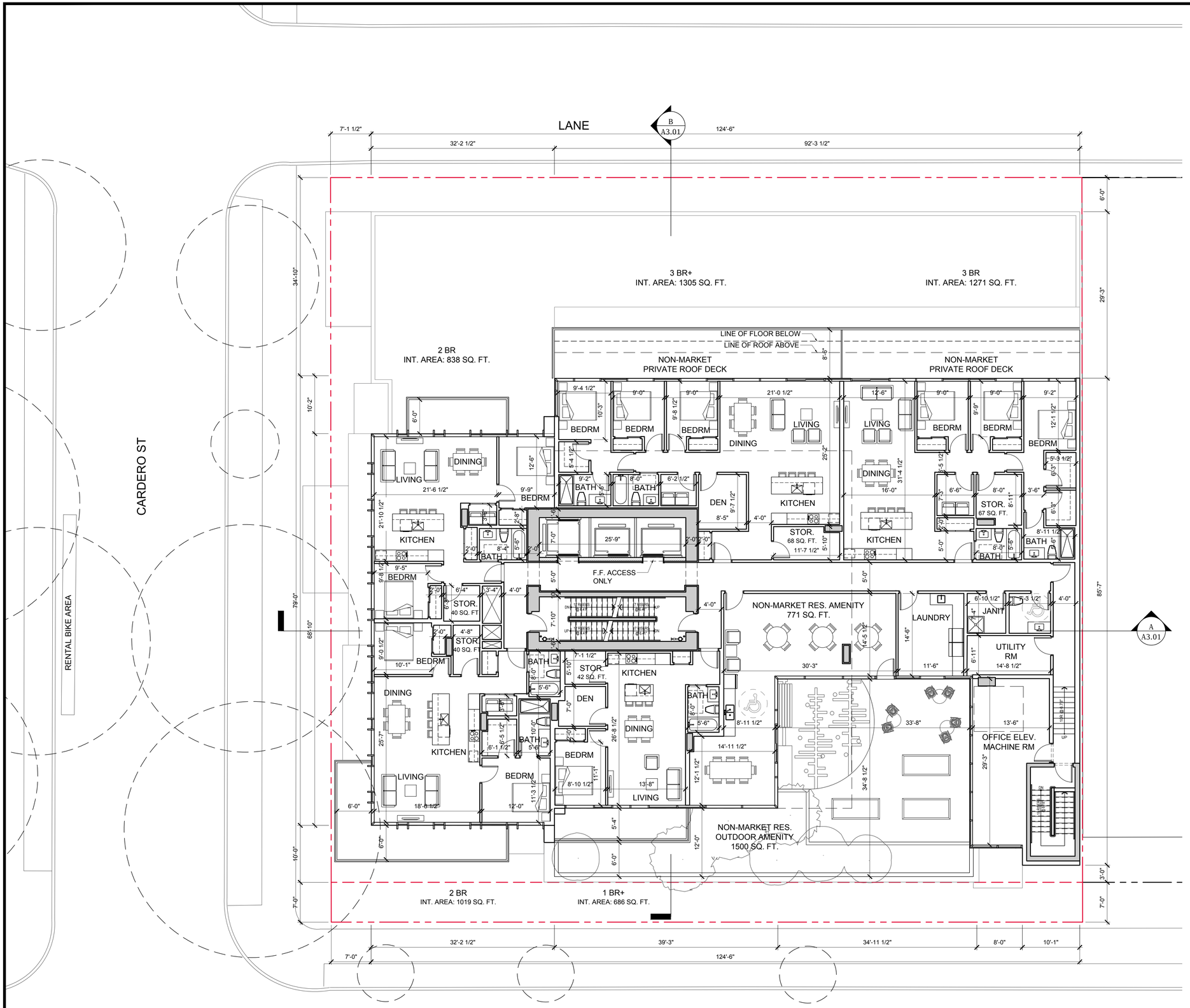
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SHEET TITLE

LEVEL 3 FLOOR PLAN

SHEET NUMBER	REV:
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SHEET TITLE

LEVEL 4 FLOOR PLAN

SHEET NUMBER

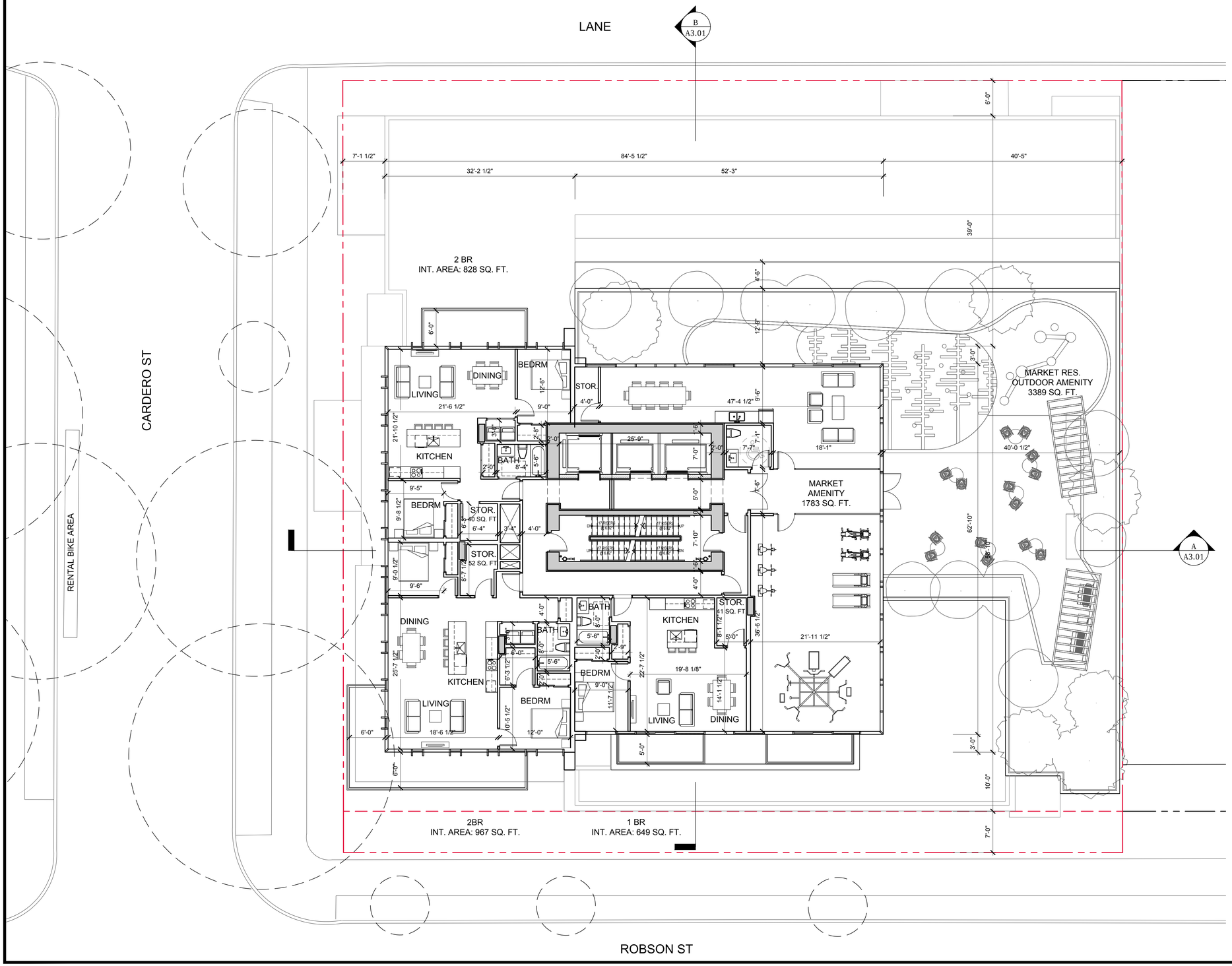
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NOTE: MAXIMUM OCCUPANT LOAD FOR INDOOR & OUTDOOR AMENITY AREA IS 60.



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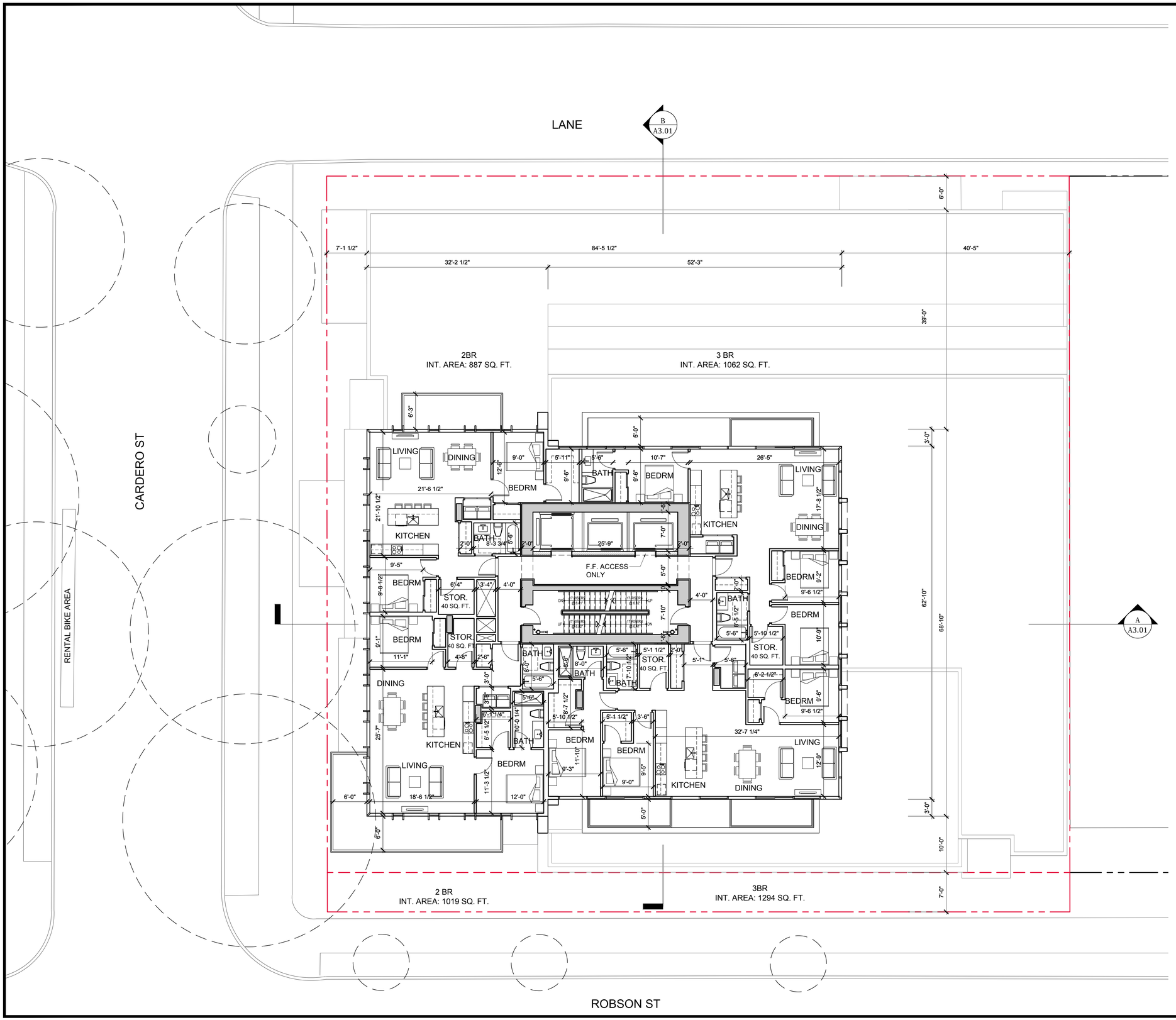
LEVEL 5 FLOOR PLAN

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PROJECT NO:	113012
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LEVEL 6-7 FLOOR PLAN

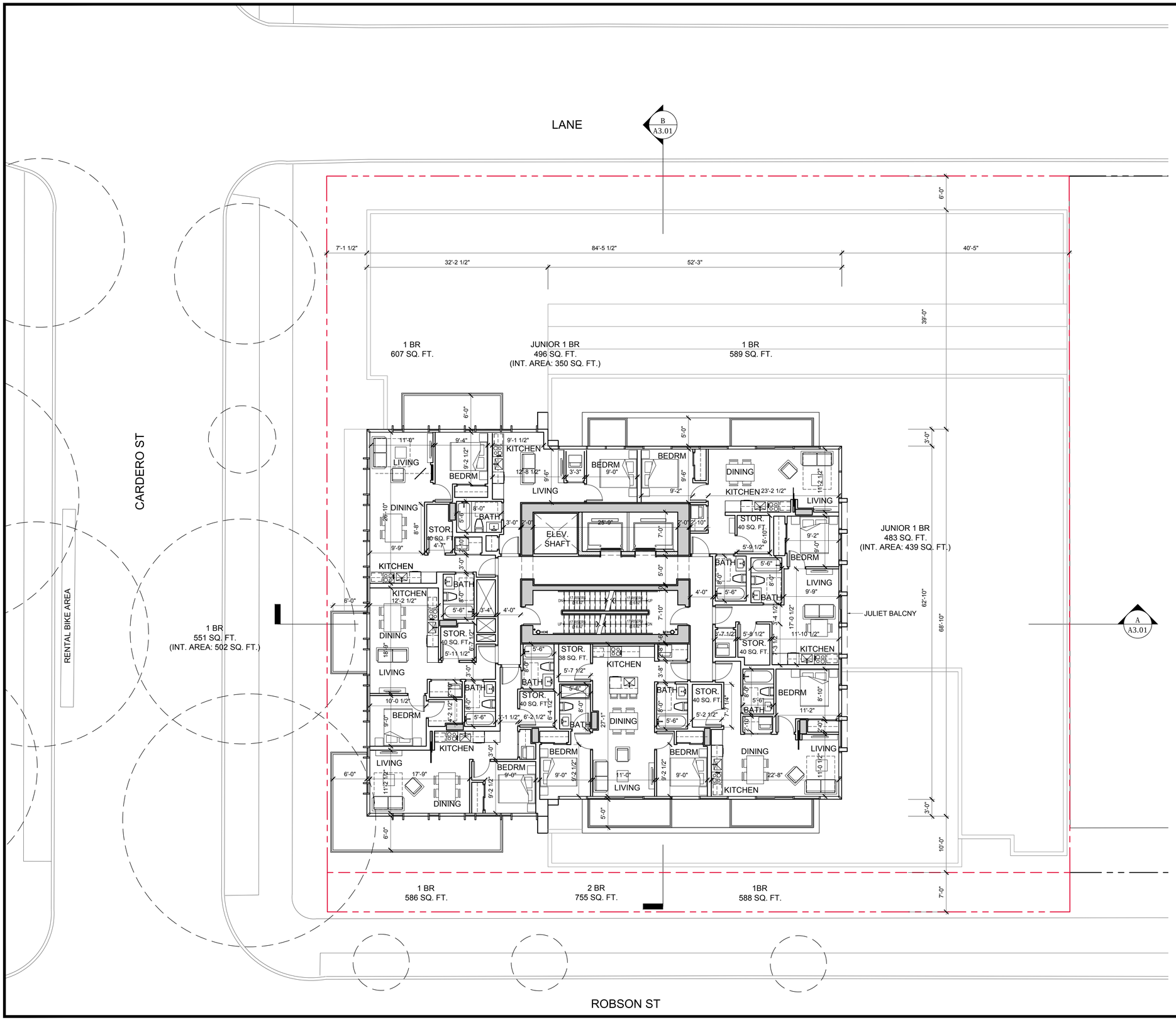
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PROJECT NO:	113012
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LEVEL 8 FLOOR PLAN

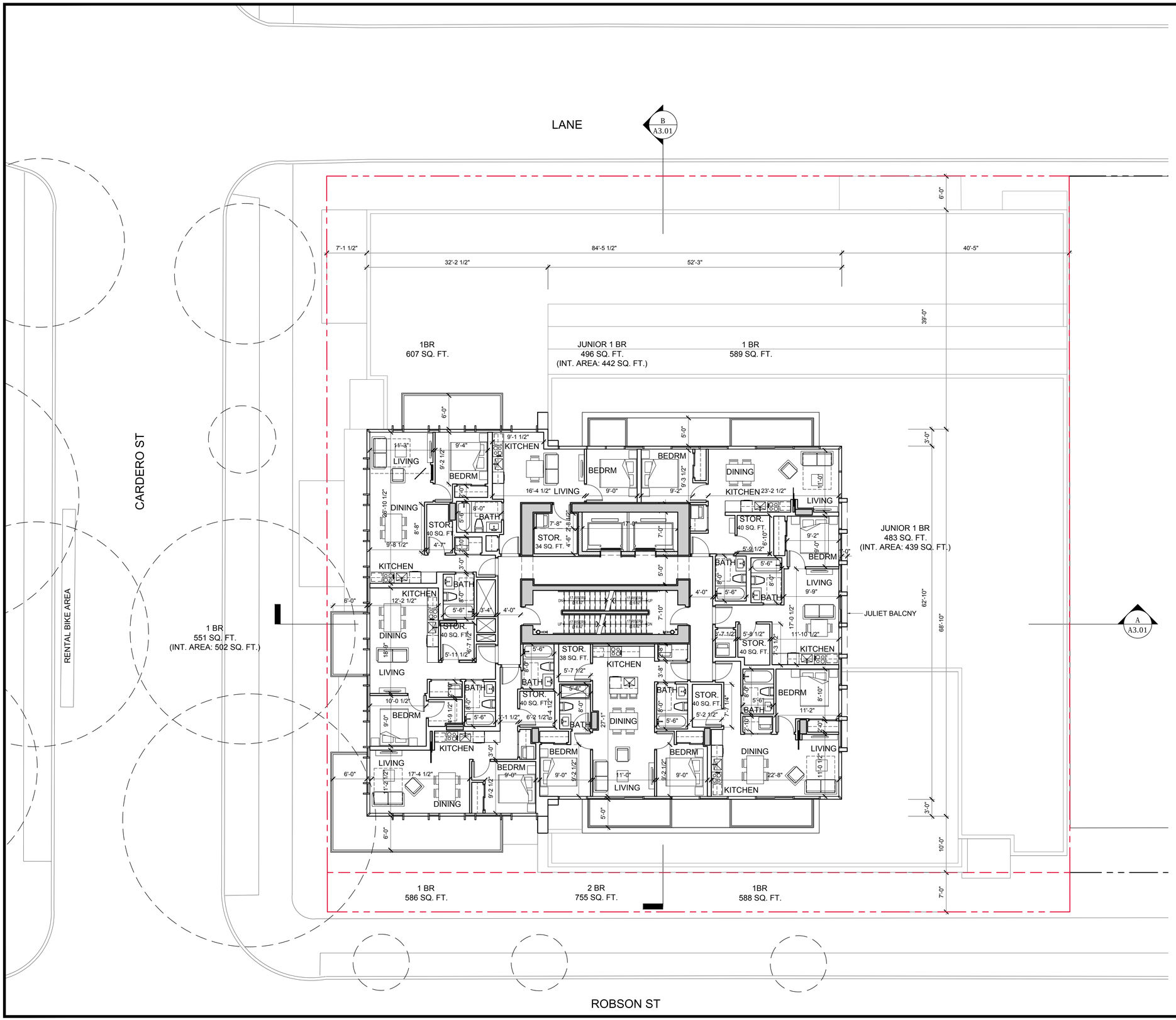
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PROJECT NO:	113012
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DATE:	2018/07/05

SHEET TITLE

LEVEL 9-19 FLOOR PLAN

SHEET NUMBER

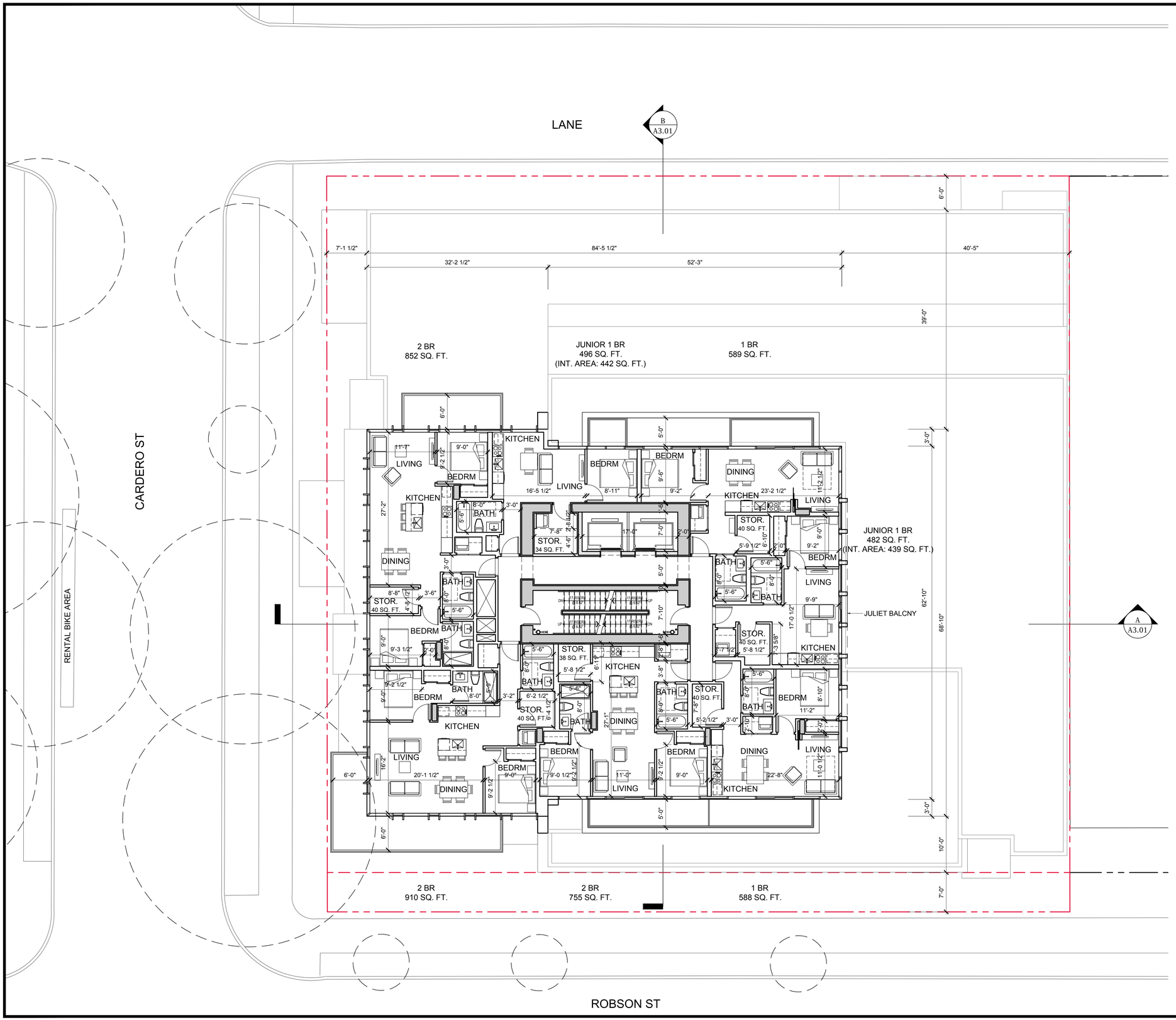
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PROJECT NO:	113012
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LEVEL 20-26 FLOOR PLAN

SHEET NUMBER

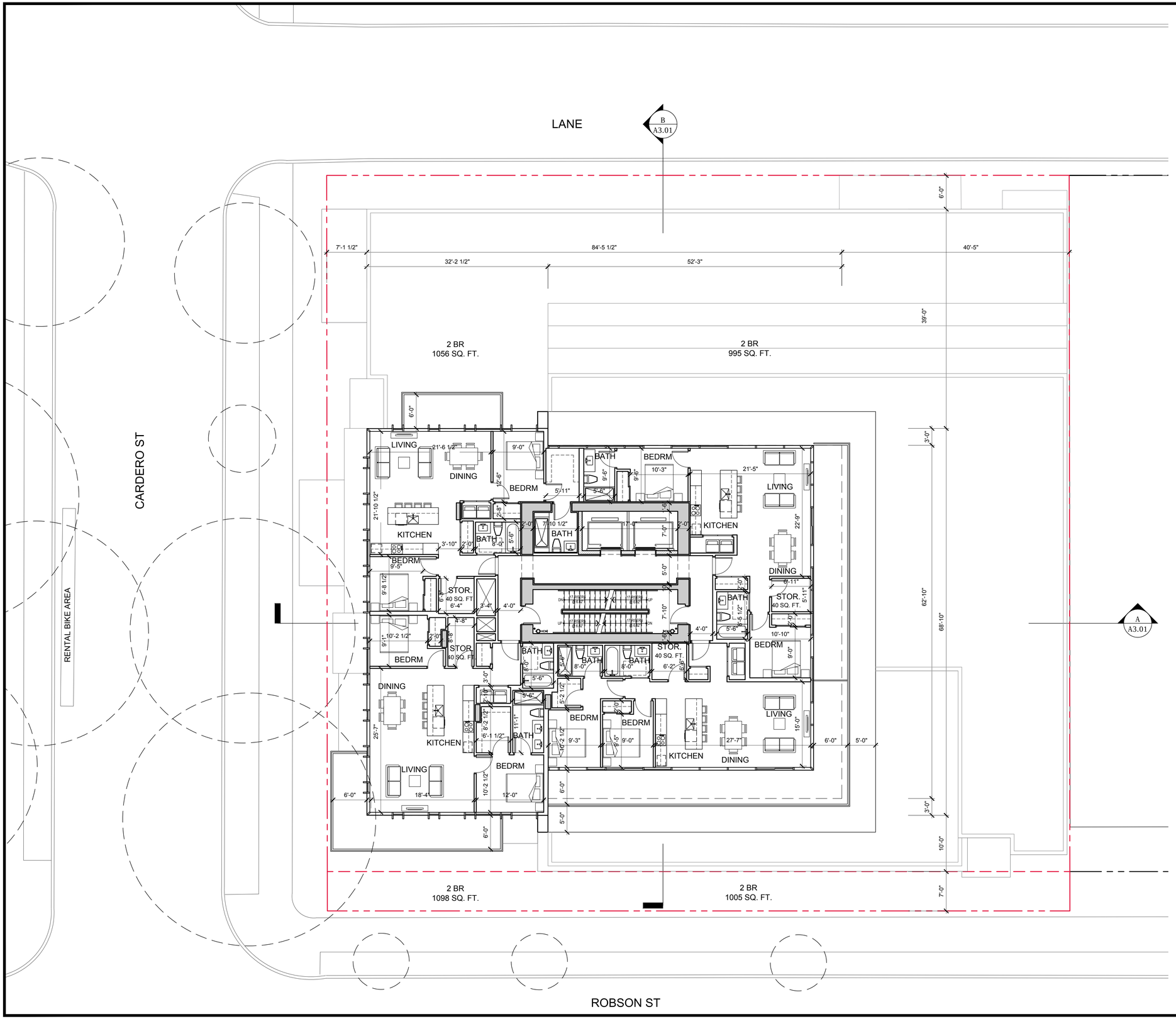
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PROJECT NO:	113012
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SHEET TITLE

LEVEL 27 FLOOR PLAN

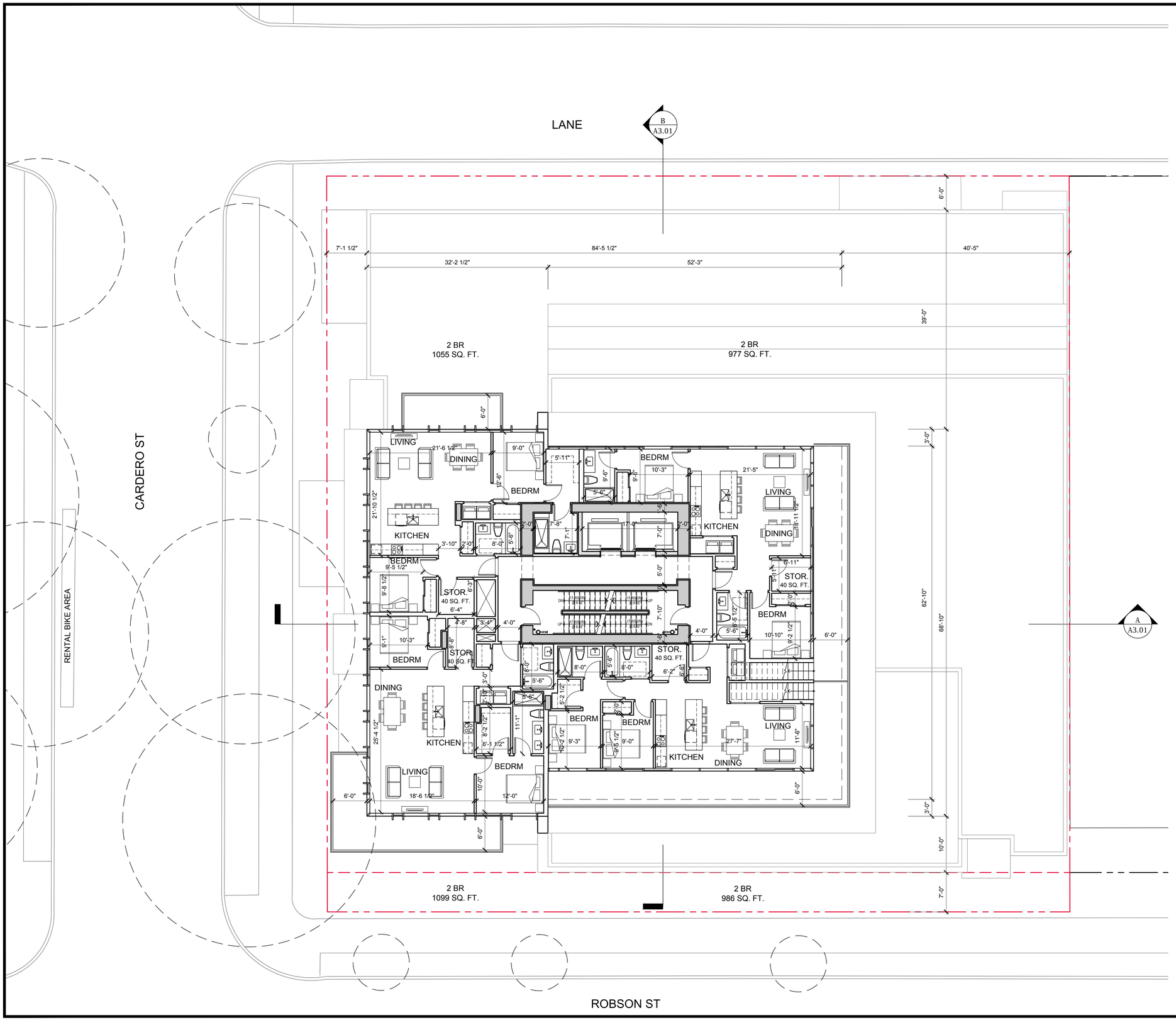
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A1.16
1 OF 1

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1555 ROBSON STREET

PROJECT NO:	113012
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SCALE:	1/8" = 1'-0"
DATE:	2018/07/05

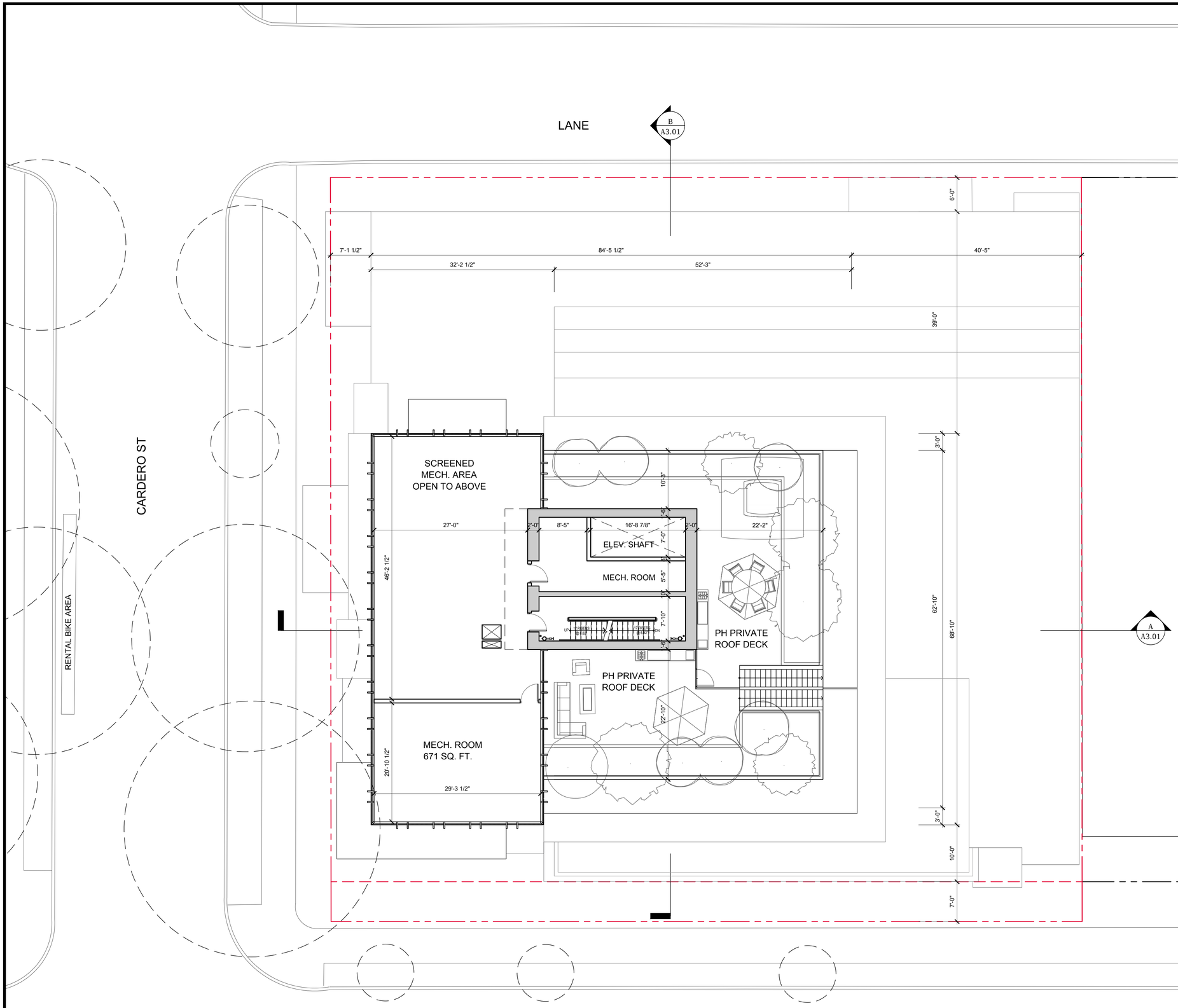
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LEVEL 28 FLOOR PLAN

SHEET NUMBER
A1.17
1 OF 1

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1555 ROBSON STREET

PROJECT NO:	113012
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DATE:	2018/07/05

SHEET TITLE

MECH. LEVEL FLOOR PLAN

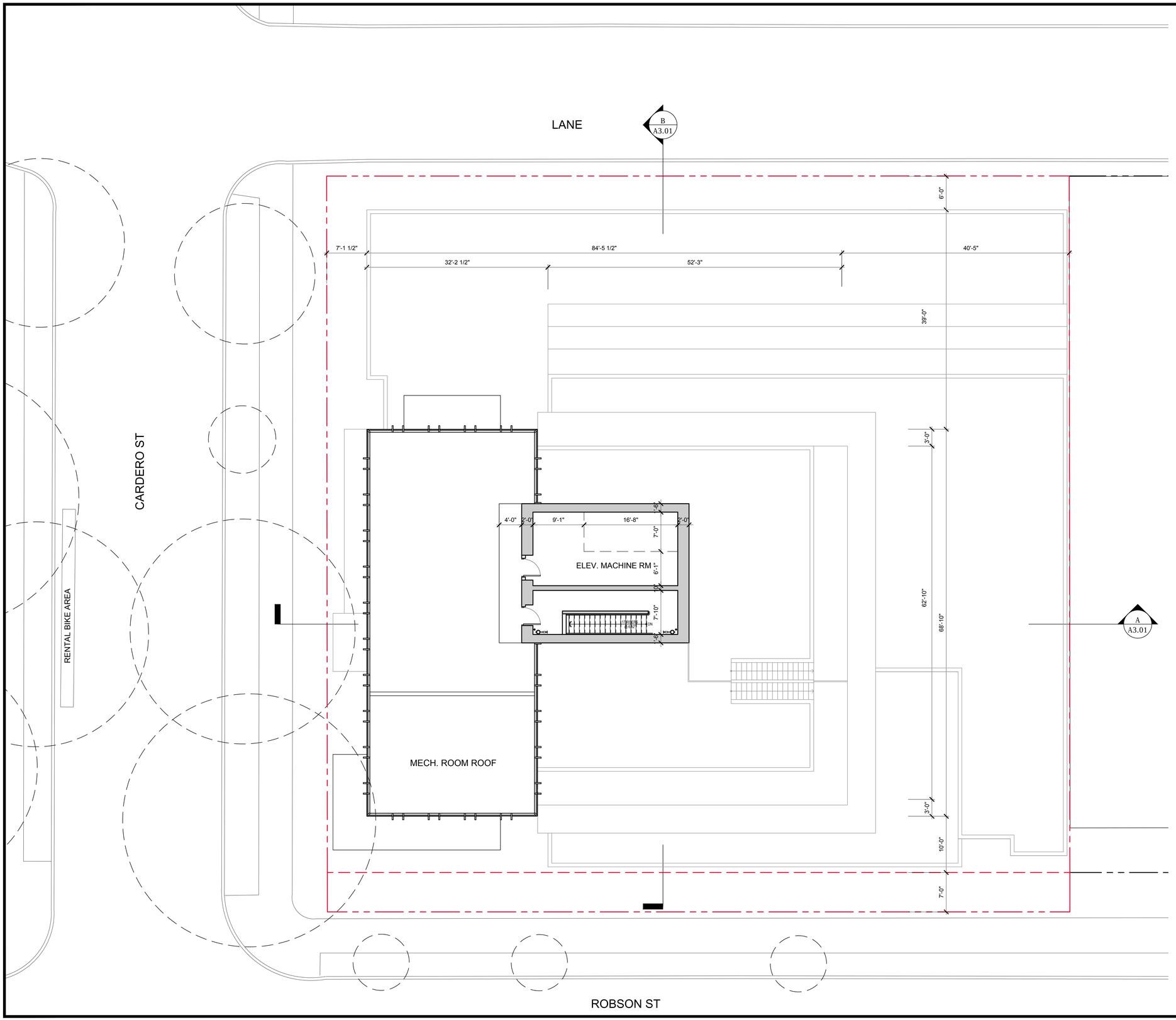
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A1.18
1 OF 1

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SHEET TITLE
ELEVATOR MACHINE ROOM PLAN

SHEET NUMBER
A1.19
1 OF 1

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