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3D Views - Building + Laneway Activation

Elevations - Volumetric Constraints

Zoning Review

Context Plan

Streetscape Analysis

Demolition Plan - Basement

Demolition Plan - Level 2

Demolition Elevation - South

Plan - Site Plan at Basement Plan - Site Plan at Ground Floor

Elevation - East (Beatty St) Elevation - North (Side Lane) Elevation - West (Rear Lane)

Elevation - South

Elevation - Rooftop Section - North South Section - East West

Section - East West

Section - Basement Entrances

Demolition Plan - Roof

Existing Sections

Plan - Level 2 Plan - Level 3 Plan - Level 4 Plan - Level 5 Plan - Level 6 Plan - Roof

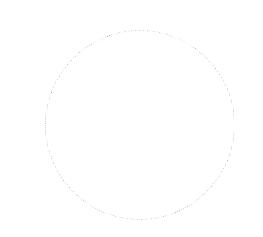
Demolition Plan - Ground Floor

Demolition Elevation - East (Beatty St) Demolition Elevation - North (Side Lane) Demolition Elevation - West (Rear Lane)

Enlarged Plan - Rear Lane at Basement

FSR Overlay - Basement FSR Overlay - Ground FSR Overlay - Level 2 FSR Overlay - Levels 3 + 4 FSR Overlay - Levels 5 + 6

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#	DATE	DESCRIPTION	
1	2020-07-09	DEVELOPMENT PERMIT	

837 BEATTY STREET - REHABILITATION + ADDITION

RELIANCE PROPERTIES

837 Beatty Street Proposed Lot A, Formerly Lots 11, 12, 13 and 14 Vancouver, BC, V6B 2M6 Block 68, District Lot 541, Group 1, New Westminster

DEVELOPMENT PERMIT 2020.07.09

PROJECT TEAM

OWNER	ARCHITECT	HERITAGE	LANDSCAPE	TRANSPORTATION	CODE & CP	STRUCTURAL	MECHANICAL	ELECTRICAL	FIRE PROTECTION	GEOTECHNICAL	SUSTAINABILITY
Reliance Properties Ltd.	office of mcfarlane biggar architects + designers	Donald Luxton & Associates	Amy Tsang Landscape Architect	Bunt & Associates Transportation Planning & Engineering	n GHL Consultants Building Codes & Fire Science	Fast + Epp	MCW Consultants Ltd.	MCW Consultants Ltd.	MCW Consultants Ltd.	GeoPacific Consultants Ltd.	Kane Consulting Partnership
305 - 111 Water St Vancouver, BC V6B 1A7	301 - 1825 Quebec St Vancouver, BC V5T 2Z3	1030 - 470 Granville St Vancouver, BC V6C 1V5	566 Windsor Road West North Vancouver, BC V7N 2N6	1550 - 1050 W Pender St Vancouver, BC V6E 3S7	950 - 409 Granville St Vancouver, BC V6C 1T5	201 - 1672 W 1st Ave Vancouver, BC V6J 1G1	1400 - 1111 W Georgia St Vancouver, BC V6E 4M3	1400 - 1111 W Georgia St Vancouver, BC V6E 4M3	1400 - 1111 W Georgia St Vancouver, BC V6E 4M3	1779 W 75th Ave Vancouver, BC V6P 3T1	408 - 535 Thurlow Street Vancouver, BC V6E 3L2
604.683.2404	604.558.6344	604.688.1216	604.307.8876	604.685.6427	604.689.4449	604.731.7412	604.687.1821	604.687.1821	604.687.1821	604.439.0922	604.924.0094
Contact Rob Leshgold robl@relianceproperties.ca	Contact Steve McFarlane smcfarlane@officemb.ca	Contact Donald Luxton donald@donaldluxton.com	Contact Amy Tsang amy@atlandscapearch.com	Contact Christephen Cheng ccheng@bunteng.com	Contact Andrew Harmsworth ah@ghl.ca	Contact Nick Bevilacqua nbevilacqua@fastepp.com	Contact Willie Perez wperez@mcw.com	Contact Wolf Schenke wschenke@mcw.com	Contact Willie Perez wperez@mcw.com	Contact Matt Kokan kokan@geopacific.ca	Contact Daniel Roberts dan@kane-consulting.ca

Appendix E: Page 1 of 38

837 Beatty Street Rehabilitation + Addition

837 Beatty Street Vancouver BC V6B 2M6 2019-031

Cover Sheet

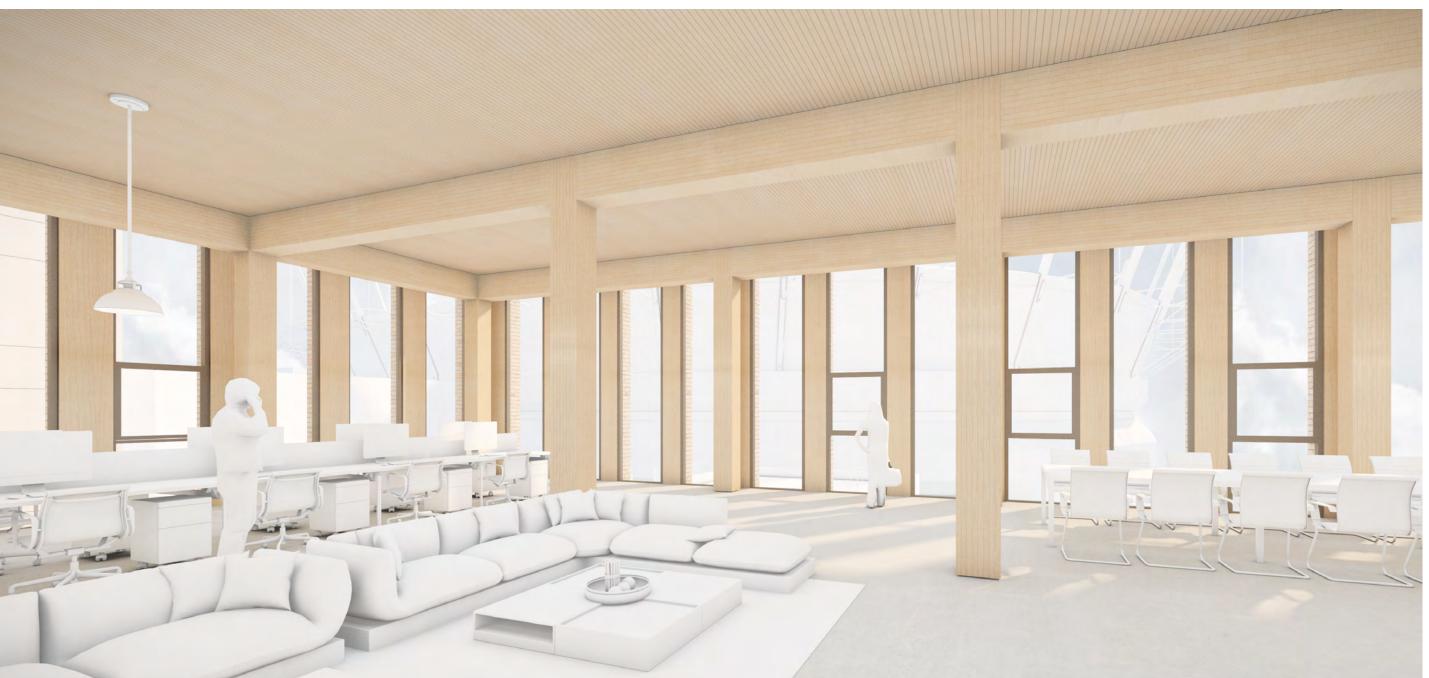


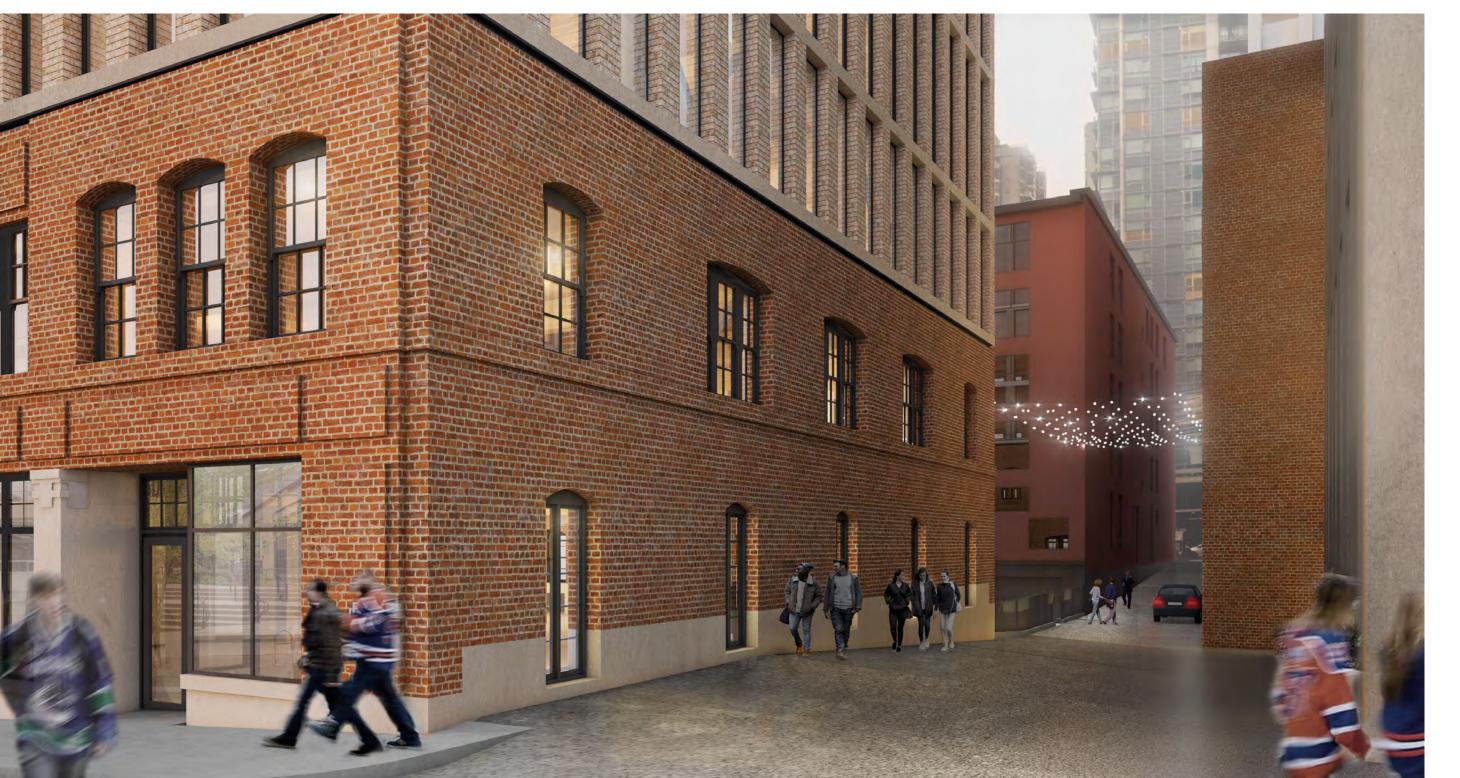
VIEW FROM BEATTY STREET LOOKING NORTH





VIEW FROM TERRY FOX PLAZA



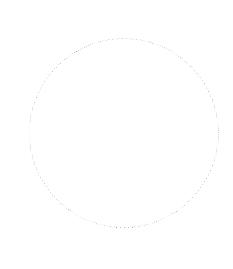


VIEW FROM BEATTY STREET AT ENTRANCE TO THE SIDE LANE LOOKING WEST TO THE LANEWAY ACTIVATION AND STAIR CONNECTION ENTRANCE

Appendix E: Page 2 of 38



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DATE DESCRIPTION 1 2020-07-09 DEVELOPMENT PERMIT

PLEASE SEE THE LANEWAY ACTIVATION STUDY DOCUMENT FOR ADDITIONAL INFORMATION, DRAWINGS AND 3D VIEWS

837 Beatty Street
Rehabilitation + Addition 837 Beatty Street Vancouver BC V6B 2M6 2019-031

3D Views - Building + Laneway Activation

office of mcfarlane biggar architects + designers + design T 604 558 6344 E info@officemb.ca officemb.ca

July 9, 2020

Kevin Spaans, Development Planner (Urban Design Group)

City of Vancouver Development and Building Services 515 West 10th Avenue

Vancouver BC V5Z 4A8

Re: 837 Beatty Street - Request for Relaxations

On behalf of Reliance Properties and in support of the Development Permit application for 837 Beatty Street, we submit this Request for Relaxations to relax conditions of the (DD) Downtown District By-law No. 4911 amendment to the Zoning and Development By-law No. 3575 and Downtown Official Development Plan, as well as the Parking By-law No. 6059. All the requested relaxations are related either to the building's heritage listing as a Category C - Contextual or Character building, or to the unique constraints of the existing heritage structure which is being rehabilitated. A detailed description of the proposed relaxations follows. Please also see the attached letter from Bunt & Associates Transportation Planning & Engineering.

Request for Relaxations to the (DD) Downtown District By-law No. 4911 and Downtown Official Development Plan

Relaxation 1 Increase the permitted density from a floor space ratio (FSR) of 5.0 to an FSR of 5.5 by way of a Heritage density bonus.

Rationale 837 Beatty Street is contained within density Area C3 of the Downtown Official Development Plan which has a maximum floor space ratio (FSR) of 5.0 and requires the total density for all non-residential uses be a minimum FSR of 2.0. Per Section 3.9 of the by-law, the Development Permit Board may permit an increase in floor area for a development which includes the restoration of an existing building listed in the Vancouver Heritage Register if Council approves a heritage designation by-law and if the Board considers applicable Council policies and guidelines, the cost and extent of the heritage restoration, the value of the increased floor area and the impact upon neighbourhood livability and environmental quality. The proposed development is fully non-residential with a combination of commercial retail and office uses, exceeding the required minimum non-residential FSR of 2.0. Council policy including the Vancouver Economic Action Strategy and the Metro Core Jobs and Economy Land Use Plan encourage the creation of more job space and the intensification of existing commercial lands. The heritage rehabilitation will be comprehensive including the repair and restoration of original heritage elements, seismic upgrading and new building systems, ensuring the building will continue to be a healthy and active contributor to the City for decades to come. The proposal will have a positive impact on neighbourhood livability providing additional job space within walking, cycling and transit distance of downtown residential areas. Through the rehabilitation of existing heavy timber structure, the implementation of mass timber for new structural elements, a high performance building envelope, all electric base building systems and the

greenhouse gas reduction. Request for Relaxations to the Parking By-law No. 6059

Relaxation 2 Allow the provision of a single accessible parking space with non-compliant dimensions on City property in the rear lane.

Rationale Although Section 4 of the Parking Bylaw does not stipulate a minimum requirement for the number of standard parking spaces downtown (with the provision of a Transportation Demand Management Plan), section 4.8.4 requires non-residential uses to provide at least one accessible parking space for each building that contains at least 500 m² of gross floor area and an additional 0.4 parking spaces for each 1,000 m² of gross floor area. This results in a requirement of two accessible spaces. The existing heritage building occupies the full footprint of the site with building walls extending to all property lines. As such, there is no available site area to provide accessible off-street parking. The existing site plan provides two non-compliant, non-accessible parking spaces on City property in the rear lane. The project proposes to remove the non-compliant, non-accessible spaces and provide a single accessible space in the rear

pursuit of LEED Gold certification, this project will also be a strong contributor to the City's environmental targets for

2/2

lane behind the building where parking has historically been provided at the City's pleasure. This accessible space will have direct, stair-free access to elevators serving the building. The parking space will be compliant in its stall and access aisle widths (2,500 and 1,500 mm respectively) but will be non-compliant in its length at 4,825 mm rather than 5,500 mm, a shortfall of 675 mm. The rationale for the length of the parking space was developed by preserving a 6,100 mm drive aisle in the rear lane, equally allocated on either side of the lane's center line. This leaves approximately 4,877 mm for the use of each property abutting the lane. Due to an existing building encroachment at the subject property, 4,825 mm are available for use by 837 Beatty Street. We also note that the building at 840 Cambie Street has extant angled parking spaces in the lane that encroach past this 4,877 mm designated area. The provision of a single accessible parking space and no standard parking spaces is consistent with the City's objectives to encourage non-vehicular transportation while preserving accessibility for those that require it.

Relaxation 3 Allow the provision of Class B Bicycle Spaces on City property in the rear lane.

Rationale Per Section 6.2.4 of the Parking Bylaw, six (6) Class B bicycle spaces are required for any development with commercial uses exceeding 2,000 m². The existing heritage building occupies the full footprint of the site with building walls extending to all property lines. As such, there is no available site area to provide publicly accessible off-street bicycle parking. No Class B bicycle spaces are provided at the existing building. The project proposes to locate six (6) Class B bicycle spaces in the rear lane behind the building. These will complement existing City bicycle racks on Beatty Street and provide bicycle spaces for visitors to the lower level commercial space. Additionally, a bicycle maintenance facility will be provided at the lower level. Directions to these Class B bicycle spaces and the bicycle maintenance facility will be included on multimodal wayfinding signage located at Beatty Street. Together, these measures will substantially improve visitor bicycle access to the building.

Relaxation 4 Waive the requirement for off-street Class B Loading Spaces.

Rationale Per Section 5.2.5 Retail Uses of the Parking Bylaw, Class B loading spaces must be provided at a minimum of one space for the first 465 m² of gross floor area plus one space for any portion of the next 1,860 m². This results in a requirement of two Class B loading spaces for both the existing and proposed retail areas. There is no requirement for Class A loading spaces and no requirement for Class C loading spaces for less than 2,000 m² of gross floor area.

> Per Section 5.2.7 Office Uses of the Parking Bylaw, at least one Class A loading space must be provided for 1,000 to 7,500 m² of gross floor area resulting in a requirement of one Class A loading space for both the existing and proposed office areas. At least one Class B loading space must be provided for 500 to 5,000 m² of gross floor area resulting in a requirement of one Class B loading space for both the existing and proposed office areas. There is no requirement for Class C loading spaces.

> The proposed increase in density on the site does not increase the loading requirements per the by-law. The existing building provides no off-street loading spaces. An informal loading zone is located in the rear lane adjacent to the original freight elevator loading bay on the west elevation of the building. The loading bay is elevated approximately 915 mm above the lane. Loading is currently conducted entirely from the rear lane. The freight elevator will be removed and the loading bay door reconfigured to provide a by-law compliant off-street Class A loading space with direct, stair-free access to elevators serving the entire building. This satisfies the requirement for Class A loading spaces. The existing heritage building occupies the full footprint of the site with building walls extending to all property lines. Additionally, the underside of the existing ground floor structure is located approximately 2.4 m above the surface of the lane. As such, there is no available site area outside of the building footprint, nor any interior building space with sufficient vertical clearance to provide off-street Class B loading spaces. The project proposes that loading operations associated with Class B loading spaces continue to be fulfilled from the rear lane with the substantial improvement of an off-street Class A space that will alleviate potential loading congestion within the lane.

We trust that the above proposed relaxations are reasonable to facilitate the proposed development and look forward to working with you to bring this project to fruition. Please don't hesitate to be in contact should you wish to discuss these further.

Steve McFarlane

ARCHITECT AIBC AAA FRAIC LEED®AP

Zoning Review

Site Information 837 Beatty Street, Vancouver, BC, V6B 2M6 **Municipal Address** Proposed Lot A, Formerly Lots 11, 12, 13 and 14 of Block 68, District Lot 541, Group 1, New Westminster **Legal Description** DD (Downtown District), Area C3, Height Area 5 Zoning

Category C - Contextual or Character **Heritage Register Listing**

Site Area (sm)

Floor Area + FSR	Existing		Proposed				
	Permitted/Required (sm)	Existing (sm)	Permitted/Required (sm)	Proposed (sm)	Compliant?	Proposed Relaxation?	Notes
FSR	5.0	3.0	5.5	5.5	Yes	Heritage bonus of 10% or 0.5	
Min. Non-Res FSR	2.0	3.0	2.0	5.5	Yes		
Total Floor Area	3,247.9	1,916.2	3,572.6	3,541.1	Yes	Heritage bonus of 10% or 0.5	
Non-Res Area	1,299.1	1,916.2	1,299.1	3,541.1	Yes		
Retail	n/a	619.3	n/a	737.8	n/a		
Office	n/a	641.5	n/a	2,803.3	n/a		
Non-Excludable Storage	n/a	655.5	n/a	0.0	n/a		Existing basement is used only for storage

	Permitted (m) Existing (m)		Proposed (m)	Compliant?	Proposed Relaxation	Notes
Basic Maximum / View Cones	91.4	9.8 (Beatty) /12.7 (Rear)		27.3 (Beatty) / 30.2 (Rear)	Yes		Beatty Average Grade: 12.8 m ASL, Rear Lane Average Grade: 9.9 m ASL
Increased Maximum	137.2	2			Yes		
	_						
Vehicular Parking	Existing	Prope	osed				
	Required	l Provided	Required	Provided	Compliant?	Proposed Relaxation	Notes
Standard Spaces		3	0	0	Yes	A TDM will be provided	Existing spaces are non-compliant size and in rear lane on City property
Accessible Spaces	2	2 0	2	1	No	Single space provided on City property	Proposed accessible space in rear lane due to no space on site

Bicycle Parking	Existing							
Retail	Existing Requi	red Existing Provide	d Proposed Requi	red Proposed	Provided	Compliant?	Proposed Relaxation	Notes
Class A		2	0	2	3	Yes		1 Class A space per 340 sm
Class B		0	0	0	0	Yes		6 Class B spaces for minimum 1000 sm
Office								
Class A		4	0	16	22	Yes		1 Class A space per 170 sm
Class B		0	0	6	6	Yes		6 Class B spaces for minimum 2000 sm
Total								
Class A		6	0	18	25	Yes		
Portion to be lockers		1	0	2	3	Yes		A minimum of 10% of Class A spaces must be lockers
Max portion to be vertical		2	0	6	1	Yes		A maximum of 30% of Class A spaces may be vertical
Remainder to be horizontal		4	0	12	21	Yes		
Portion to be oversized		1		1	2	Yes		A minimum of 5% of Class A spaces must be oversized
Class B		0	0	6	6	No	Class B spaces provided on City property	Spaces shown in rear lane on City property
End of Trip Facilities								
Clothing Lockers		8	0	25	35	Yes		1.4 times the number of Class A spaces
Water Closets		1	0	2	3	Yes		1 for each 10 Class A spaces up to 50
Wash Basins		1	0	2	3	Yes		1 for the first 10 Class A spaces plus one for each additional 20
Showers		1	0	2	3	Yes		1 for each 10 Class A spaces up to 50
Grooming Stations		1	o	2	6	Yes		1 per shower provided + additional hair dryers in locker area
Loading	Existing							
Retail	Existing Required	Existing Provided	Proposed Required	Proposed Provid	ed	Compliant?	Proposed Relaxation	Notes
Class A		0	0	0	0	Yes		No requirement
Class B		2	0	2	0	No	Waive requirementno space on heritage site	1 space for the first 465 sm + 1 space for any portion of the next 1860 sm
Class C		0	0	0	0	Yes		No requirement for less than 2000 sm

Class B		3	0	3	0	No Waive requirementno space on heritage site	Class B loading to be conducted from rear lane
Passenger Spaces	Existing						
Retail	Existing Required	Existing Provided	Proposed Required	Proposed Provided		Compliant? Proposed Relaxation	Notes
Class A		0	0	0	0	Yes	1 space per 4000 sm
Class B		0	0	0	0	Yes	No requirement
Class C		0	0	0	0	Yes	No requirement
Office							
Class A		0	0	0	0	Yes	1 space per 10000 sm
Class B		0	0	0	0	Yes	No requirement
Class C		0	0	0	0	Yes	No requirement

655.5

75.4

1,991.6

Yes

Floor Area Summary - Existing

See sheets A011 - A013 for details

Percentage of Total for Prorating

Class B

Class C

Class A

Total

Floor Area by Use Retail Storage Prorated Total Retail Prorated Total Office | Total Storage Retail Area Shared Area* Shared Area Office Area Shared Area Area Exclusions 0.0 0.0 0.0 655.5 0.0 0.0 0.0 **Basement** 644.6 594.9 24.4 619.3 0.0 25.3 25.3 0.0 **Ground Floor** 0.0 0.0 616.2 0.0 616.2 33.3 649.5 Level 2

616.2

50.9%

25.3

*Used only to calculate prorated areas for each use. Not included in Total Floor Area.

*Used only to calculate prorated areas for each use. Not included in Total Floor Area.

49.7

594.9

49.1%

24.4

619.3

Floor Area Summary - Proposed

See sheets A011 - A015 for details Floor Area by Use Retail Prorated Total Retail Prorated Total Office **Total Floor** Retail Area Shared Area Shared Area* Office Area Shared Area Area Gross Area Area Area Exclusions 158.1 71.7 229.8 **Basement** 169.7 473.4 35.4 508.7 0.0 134.3 134.3 643.1 643.1 **Ground Floor** 0.0 13.9 13.9 582.0 52.6 634.6 649.5 648.5 Level 2 0.0 13.9 13.9 581.9 52.6 634.5 649.4 648.4 Level 3 0.0 13.9 13.9 581.9 52.6 634.5 649.4 648.4 Level 4 0.0 13.9 13.9 581.9 52.6 634.5 649.4 648.4 Level 5 15.6 0.0 59.1 202.1 Level 6 600.9 612.6 125.2 475.7 2,803.3 3,541.1 Percentage of Total for Prorating

Floor Area - Bylaw Exclusions Summary

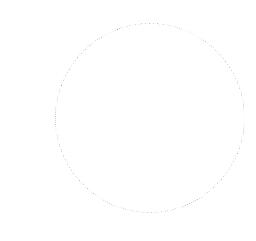
No requirement

Waive requirement--no space on heritage site 1 space for 500 to 5000 sm

Downtown ODP Citation	Description	Rationale
3.6 (b)	The following shall be excluded in the computation of floor space ratio: (b) patios or roof gardens provided that any sunroofs or walls are approved by the Director of Planning;	The outdoor amenity space provides social and recreational space for Downtown employees, consistent with the description in 3.6 (b) and the objectives of section 7.
3.6 (c)	The following shall be excluded in the computation of floor space ratio: (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length;	The basement is largely comprised of spaces for loading, bicycle storage and utilities, consistent with the description in 3.6 (c).
3.6 (h)	The following shall be excluded in the computation of floor space ratio: (h) in buildings with commercial, retail or service use at grade, the area occupied by interior commercial kitchen exhaust shafts, to a maximum exclusion of 3.7 m² for each floor above the commercial, retail or service use.	A kitchen exhaust shaft runs from the ground floor to the roof, consistent with the description in 3.6 (h).
7.I (ix)	The following ancillary facilities are excluded from the floor area measurement provided that the area of such excluded facilities contained in this section does not exceed 20 percent of allowable floor space ratio or 10,000 square feet, whichever is the lesser. (ix) other uses of a public service, social or recreational nature, which, in the opinion of the Development Permit Board, are similar to the above.	The level 6 indoor amenity space which complements the outdoor amenity space provides social and recreational amenities for Downtown employees, consistent with the objectives of section 7.



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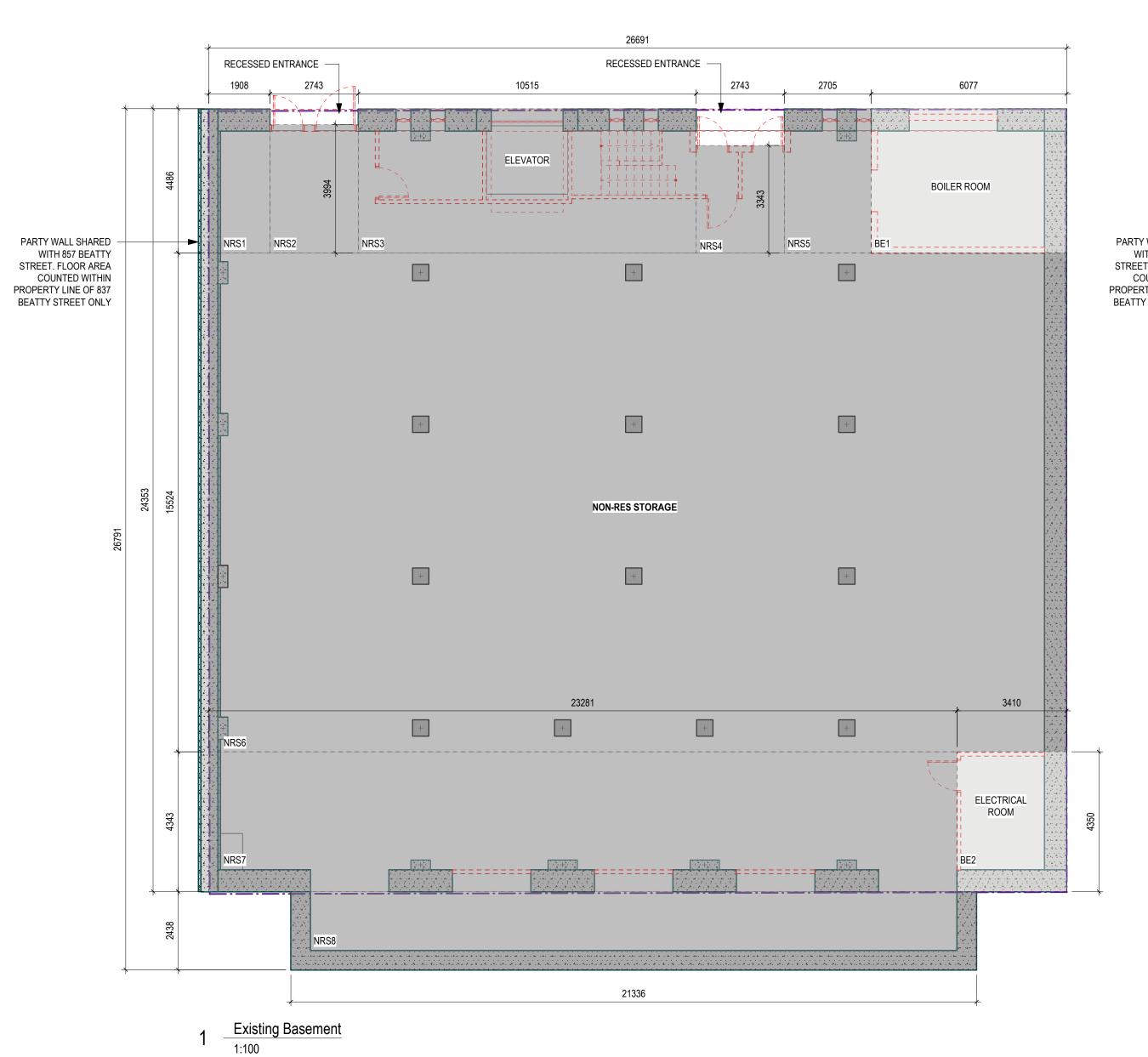
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837 Beatty Street Rehabilitation + Addition

837 Beatty Street Vancouver BC V6B 2M6 2019-031

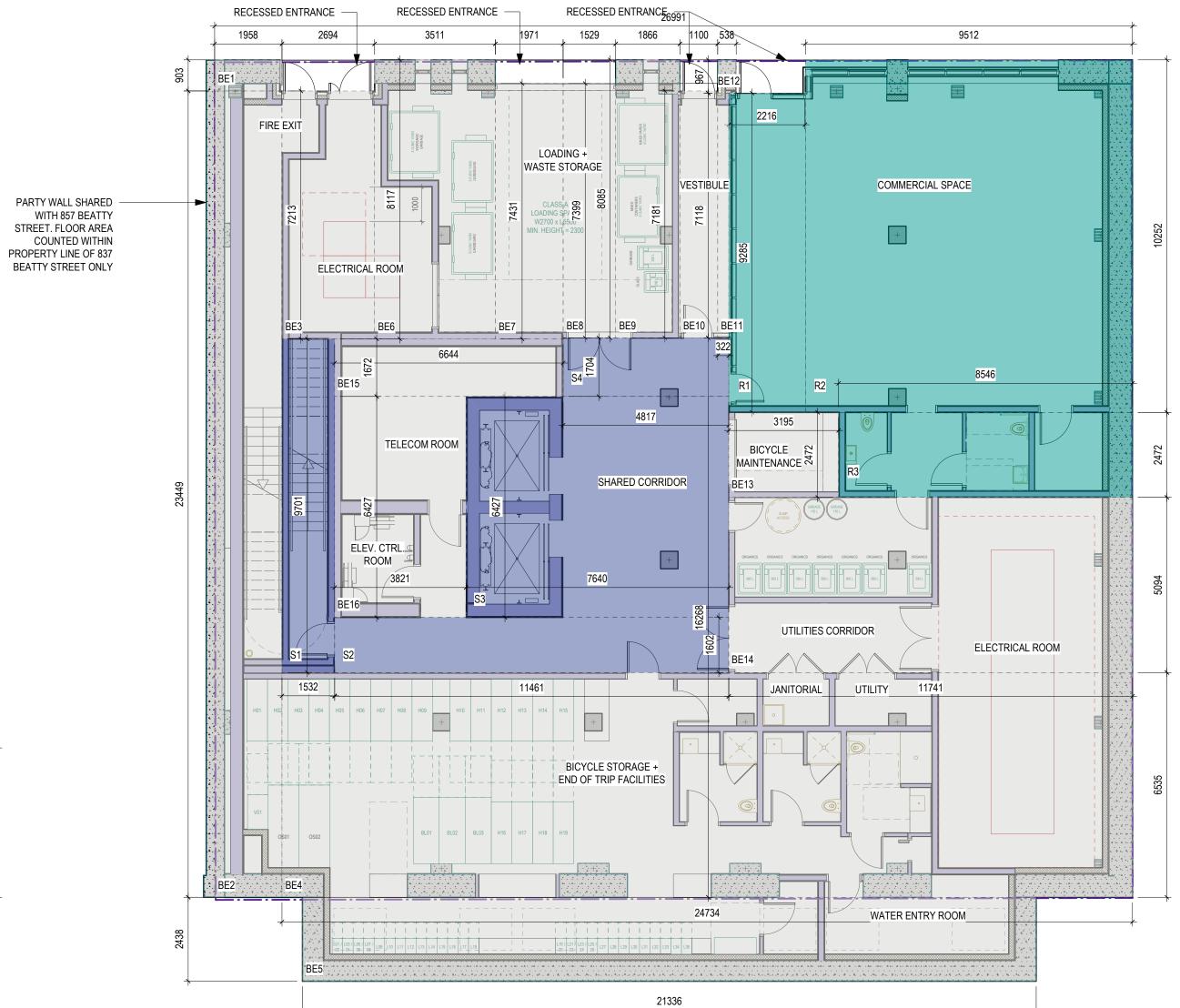
Zoning Review



Floor Area - Existing - Basement

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length x	Width	1	= Area
Non-Residential Storage	NRS1	4.486	1.908	1	8.559
	NRS2	3.994	2.743	1	10.956
	NRS3	10.515	4.486	1	47.17
	NRS4	3.343	2.743	1	9.17
	NRS5	4.486	2.705	1	12.135
	NRS6	26.691	15.524	1	414.351
	NRS7	23.281	4.343	1	101.109
	NRS8	21.336	2.438	1	52.017
Subtotal Non-Residential Storage					655.5
Total Floor Area					655.5
Bylaw Excluded Areas					
Utilities	BE1	6.077	4.486	1	27.261
	BE2	3.410	4.343	1	14.81
Subtotal Utilities					42.1
Total Bylaw Excluded Areas					42.1
Gross Area (Floor Area + Bylaw Exclud	od Arose)				697.5



Proposed Basement

Floor Area - Proposed - Basement

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length x	Width	/ =	Area
Retail	R1	9.285	2.216	1	20.576
	R2	10.252	9.512	1	97.51
	R3	8.546	2.472	1	21.126
Subtotal Retail					139.
Shared Area	S1	9.701	1.532	1	14.862
	S2	11.461	1.602	1	18.36
	S3	7.640	6.427	1	49.102
	S4	4.817	1.704	1	8.20
Subtotal Shared Area					90.
Total Floor Area					229.
Bylaw Excluded Areas (per Downtown Ol	DP)				
Utilities, Loading and Bicycle Storage	BE1	1.958	0.903	1	1.76
Per ODP 3.6 (c)	BE2	23.449	1.958	1	45.91
	BE3	7.213	2.694	1	19.43
	BE4	24.734	6.535	1	161.63
	BE5	21.336	2.438	1	52.01
	BE6	8.117	3.511	1	28.49
	BE7	7.431	1.971	1	14.64
	BE8	7.399	1.529	1	11.31
	BE9	8.085	1.866	1	15.08
	BE10	7.181	1.100	1	7.89
	BE11	7.118	0.322	1	2.29
	BE12	0.967	0.538	1	0.52
	BE13	3.195	2.472	1	7.89
	BE14	11.741	5.094	1	59.80
	BE15	6.644	1.672	1	11.10
	BE16	6.427	3.821	1	24.55
Subtotal					464.
Total Bylaw Excluded Areas					464.
Gross Area (Floor Area + Bylaw Excluded	l Arose)				694.



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DESCRIPTION

1 2020-07-09 DEVELOPMENT PERMIT

DATE

5.0 + 0.5 = 5.5	3.0
FSR Overla	y Legen
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Retail
Office
Shared Area

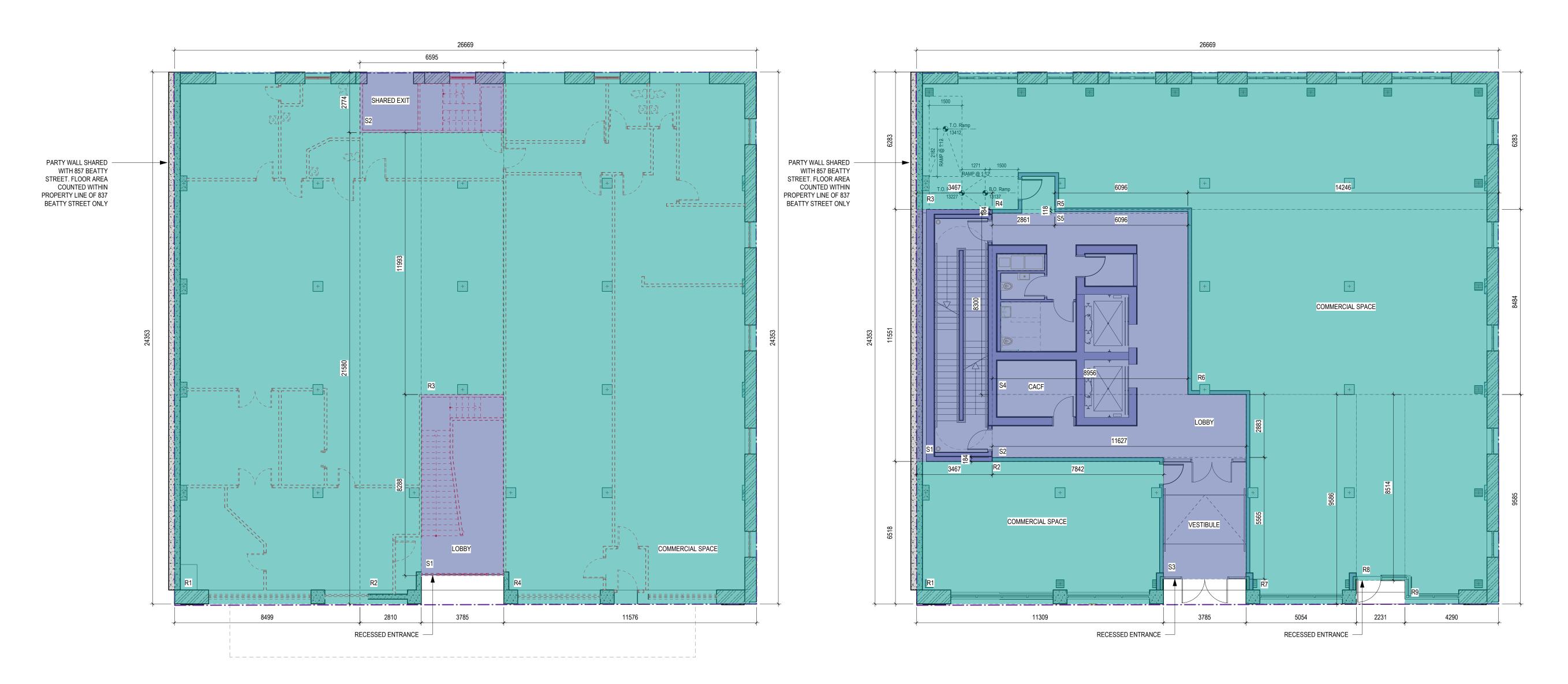




837 Beatty Street Rehabilitation + Addition

837 Beatty Street Vancouver BC V6B 2M6 2019-031

> FSR Overlay -Basement



1 Existing Ground Floor
1:100

Floor Area - Existing - Ground Floor

All dimensions in meters. All areas in square meters.

24.353 21.58 11.993 24.353 8.288 6.595	8.499 2.81 3.785 11.576 3.785 2.774	1 1 1 1		281.910 594. 9 31.370
11.993 24.353 8.288	3.785 11.576 3.785	1 1		45.394 281.910 594. 9
24.353 8.288	11.576 3.785	1		594.9 31.370
8.288	3.785	1		31.370
				594.9 31.370 18.295
6.595	2.774	1		18.295
				49.7
				644.6
				0.0
				0.0
				644.6
	ate to 0.1	ate to 0.1	ate to 0.1	ate to 0.1

2 Proposed Ground Floor
1:100

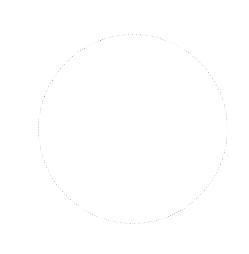
Floor Area - Proposed - Ground Floor

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length x	Width	1	= Area
Retail	R1	11.309	6.518	1	73.712
	R2	7.842	0.184	1	1.443
	R3	26.669	6.283	1	167.56
	R4	2.861	0.184	1	0.526
	R5	6.096	0.118	1	0.719
	R6	14.246	8.484	1	120.863
	R7	9.586	5.054	1	48.448
	R8	8.514	2.231	1	18.995
	R9	9.585	4.29	1	41.120
Subtotal Retail					473.4
Shared Area	S1	11.551	3.467	1	40.047
	S2	11.627	2.883	1	33.521
	S3	5.565	3.785	1	21.064
	S4	8.956	8.300	1	74.335
	S5	6.096	0.118	1	0.719
Subtotal Shared Area					169.7
Total Floor Area					643.1
Bylaw Excluded Areas (per Downtov	vn ODP)				
N/A					
Subtotal					0.0
Total Bylaw Excluded Areas					0.0
Gross Area (Floor Area + Bylaw Exc	luded Areas)				643.1
Note: Due to millimeter rounding, total value		to 0.1			



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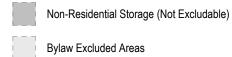
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FSR Summary				
Permitted	Existing	Propos		
5.0 + 0.5 = 5.5	3.0	5.5		

FSF	R Overlay Legen
	Retail





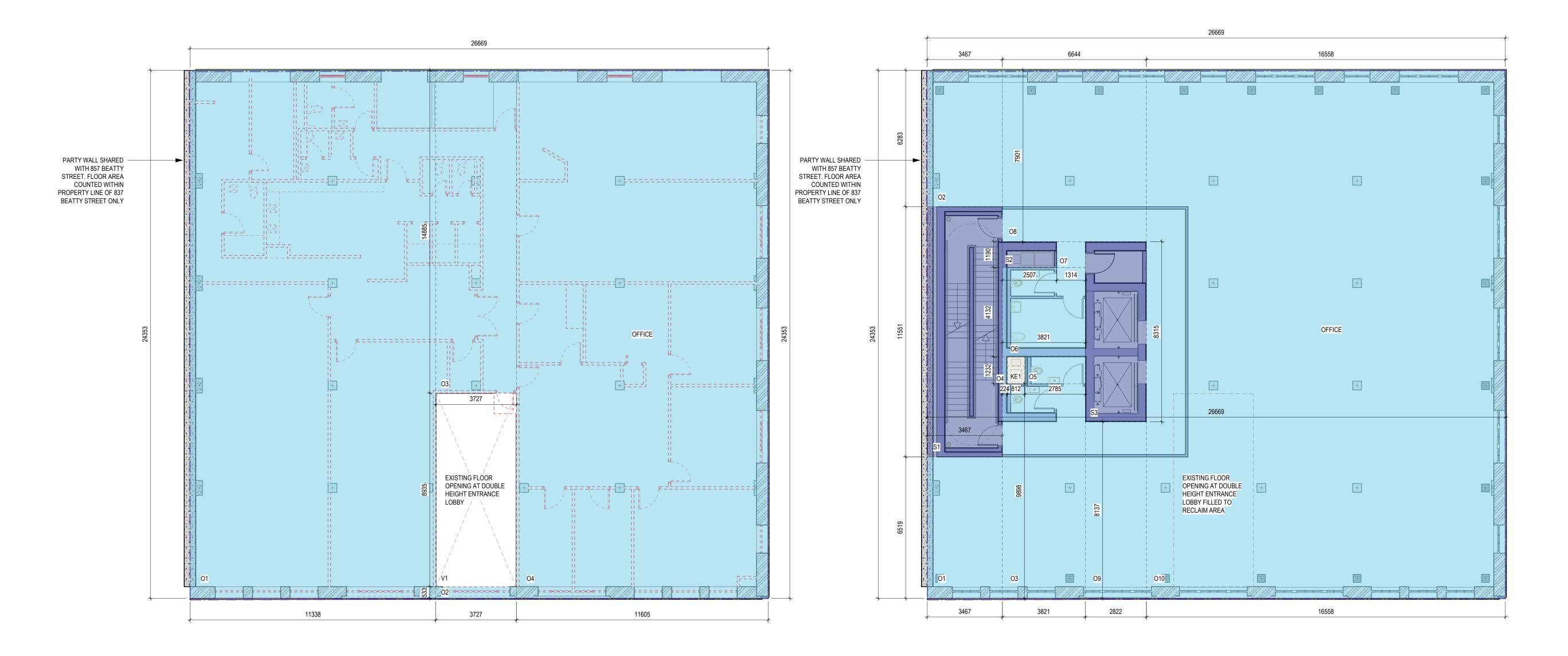


837 Beatty Street Rehabilitation + Addition

837 Beatty Street Vancouver BC V6B 2M6 2019-031

FSR Overlay - Ground

1:10



1 Existing Level 2

Floor Area - Existing - Level 2

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length x	Width	/ =	Area
Office	01	24.353	11.338	1	276.114
	O2	3.727	0.533	1	1.986
	O3	14.885	3.727	1	55.476
	04	24.353	11.605	1	282.617
Subtotal Office					616.2
Total Floor Area					616.2
Bylaw Excluded Areas					
Existing Floor Opening (Void)	V1	8.935	3.727	1	33.301
Subtotal					33.3
Total Bylaw Excluded Areas					33.3
Gross Area (Floor Area + Bylaw Exclu	uded Areas)				649.5
Note: Due to millimeter rounding, total value	s are only accurate	to 0.1			

2 Proposed Level 2

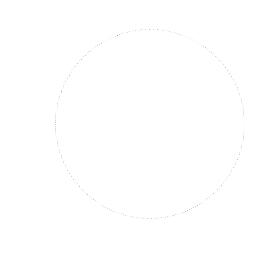
Floor Area - Proposed - Level 2

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length x	Width	1	= Area
Office	01	6.519	3.467	1	22.601
	O2	6.283	3.467	1	21.783
	О3	9.898	3.821	1	37.82
	O4	1.232	0.224	1	0.276
	O5	2.785	1.232	1	3.431
	O6	4.132	3.821	1	15.788
	07	1.314	1.19	1	1.564
	08	7.901	6.644	1	52.494
	O9	8.137	2.822	1	22.963
	O10	24.353	16.558	1	403.237
Subtotal Office					582.0
Shared Area	S1	11.551	3.467	1	40.047
	S2	2.507	1.19	1	2.983
	S3	8.315	2.822	1	23.465
Subtotal Shared Area					66.5
Total Floor Area					648.5
Bylaw Excluded Areas (Per Downtown	ODP)				
Kitchen Exhaust per ODP 3.6 (h)	KE1	1.232	0.812	1	1.000
Subtotal					1.0
Total Bylaw Excluded Areas					1.0
Gross Area (Floor Area + Bylaw Exclu	ded Areas)				649.5
Note: Due to millimeter rounding, total values	are only accurate	to 0.1			



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FSR Summa	ary	
Permitted	Existing	Propos
5.0 + 0.5 = 5.5	3.0	5.5

FSR	Overlay	Lege
	5 . "	

Retail
Office
Shared Area



Bylaw Excluded Areas

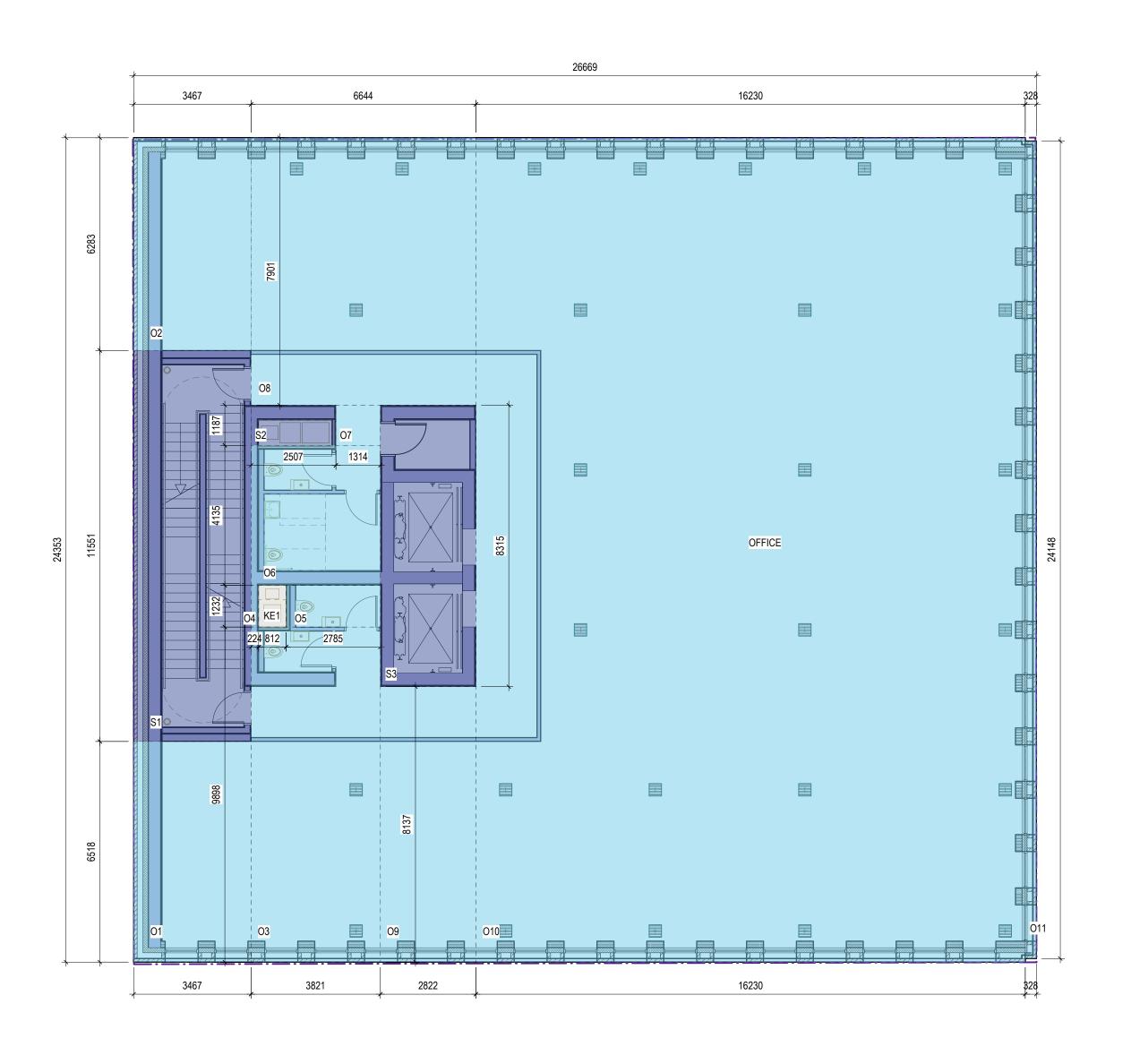


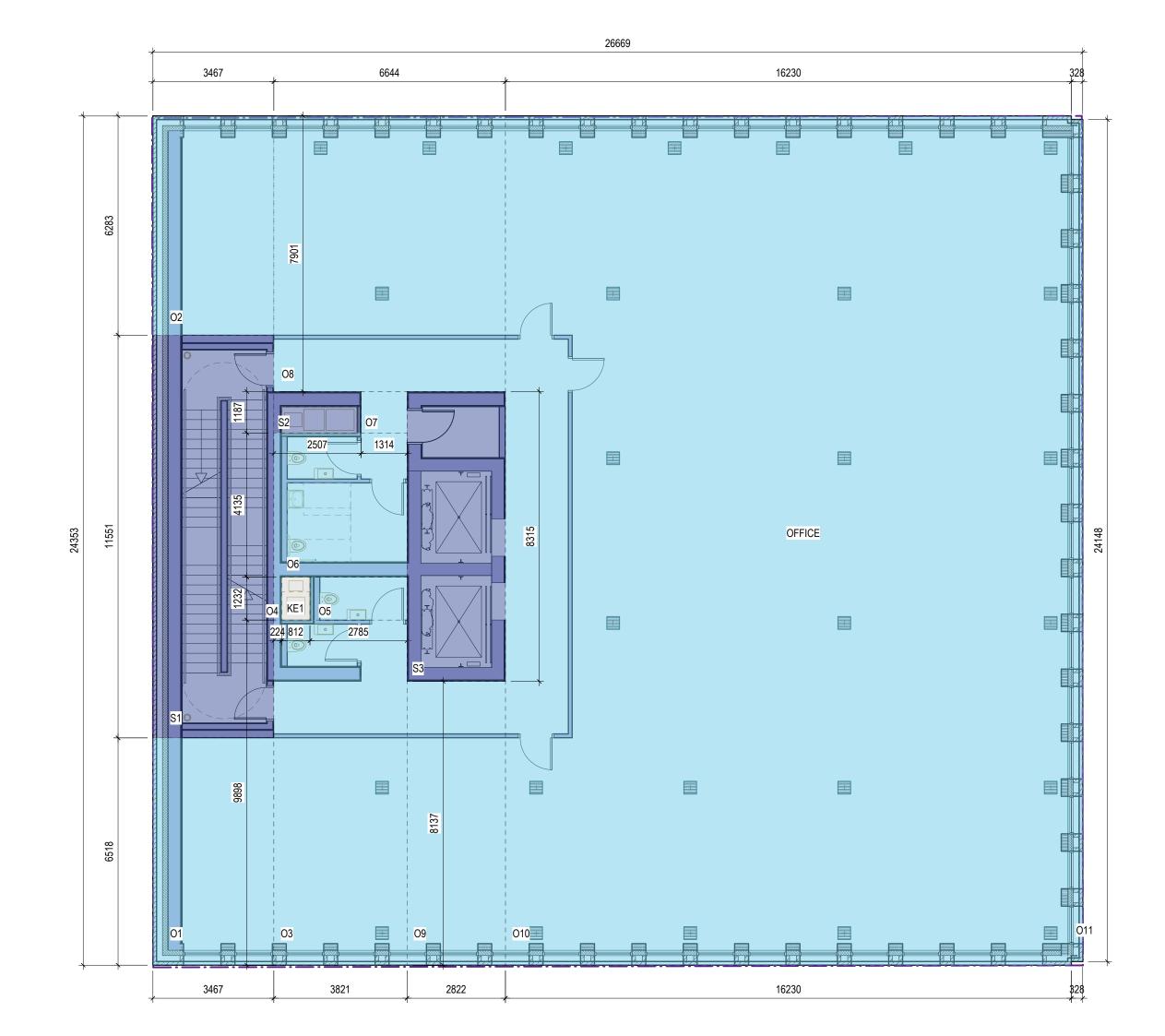
837 Beatty Street Rehabilitation + Addition

837 Beatty Street
Vancouver BC V6B 2M6
2019-031

FSR Overlay - Level 2

1:10





1 Proposed Level 3

Floor Area - Proposed - Level 3

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length x	Width	1	= Area
Office	O1	6.517	3.467	1	22.594
	O2	6.283	3.467	1	21.783
	О3	9.898	3.821	1	37.82
	O4	1.232	0.224	1	0.276
	O5	2.785	1.232	1	3.431
	O6	4.135	3.821	1	15.800
	07	1.314	1.187	1	1.560
	08	7.901	6.644	1	52.494
	O9	8.137	2.822	1	22.963
	O10	24.353	16.23	1	395.249
	O11	24.148	0.328	1	7.921
Subtotal Office					581.9
Shared Area	S1	11.551	3.467	1	40.047
	S2	2.507	1.187	1	2.976
	S3	8.315	2.822	1	23.465
Subtotal Shared Area					66.5
Total Floor Area					648.4
Bylaw Excluded Areas (Per Downtow	n ODP)				
Kitchen Exhaust per ODP 3.6 (h)	KE1	1.232	0.812	1	1.000
Subtotal					1.0
Total Bylaw Excluded Areas					1.0
Gross Area (Floor Area + Bylaw Excl	idod Aroas)				649.4

2 Proposed Leve

Floor Area - Proposed - Level 4

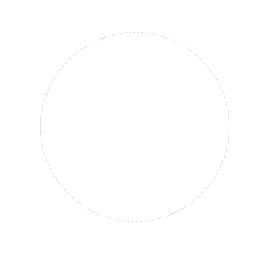
All dimensions in meters. All areas in square meters.

Floor Area	Code	Length x	Width	1	= Area
Office	O1	6.517	3.467	1	22.594
	O2	6.283	3.467	1	21.783
	O3	9.898	3.821	1	37.82
	O4	1.232	0.224	1	0.276
	O5	2.785	1.232	1	3.431
	O6	4.135	3.821	1	15.800
	07	1.314	1.187	1	1.560
	08	7.901	6.644	1	52.494
	O9	8.137	2.822	1	22.963
	O10	24.353	16.23	1	395.249
	011	24.148	0.328	1	7.921
Subtotal Office					581.9
Shared Area	S1	11.551	3.467	1	40.047
	S2	2.507	1.187	1	2.976
	S3	8.315	2.822	1	23.465
Subtotal Shared Area					66.5
Total Floor Area					648.4
Bylaw Excluded Areas (Per Downtow	ın ODP)				
Kitchen Exhaust per ODP 3.6 (h)	KE1	1.232	0.812	1	1.000
Subtotal					1.0
Total Bylaw Excluded Areas					1.0
Gross Area (Floor Area + Bylaw Excl					649.4

office of mcfarlane biggar architects + designers

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DATE DESCRIPTION

1 2020-07-09 DEVELOPMENT PERMIT

FOD 0

Retail
Office
Shared Area

Non-Residential Storage (Not Excludable)

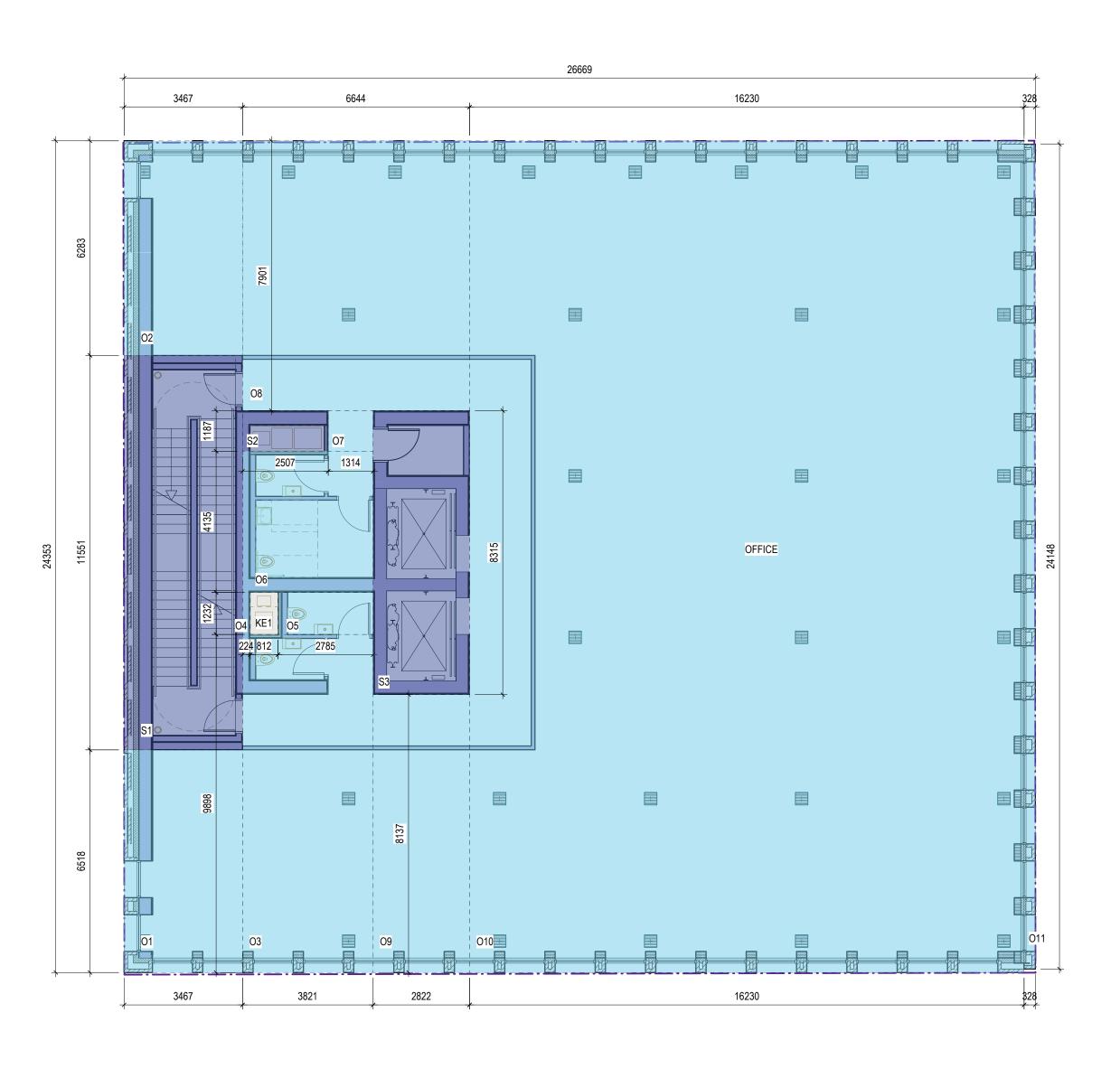


Bylaw Excluded Areas

837 Beatty Street
Rehabilitation + Addition

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FSR Overlay - Levels 3 + 4

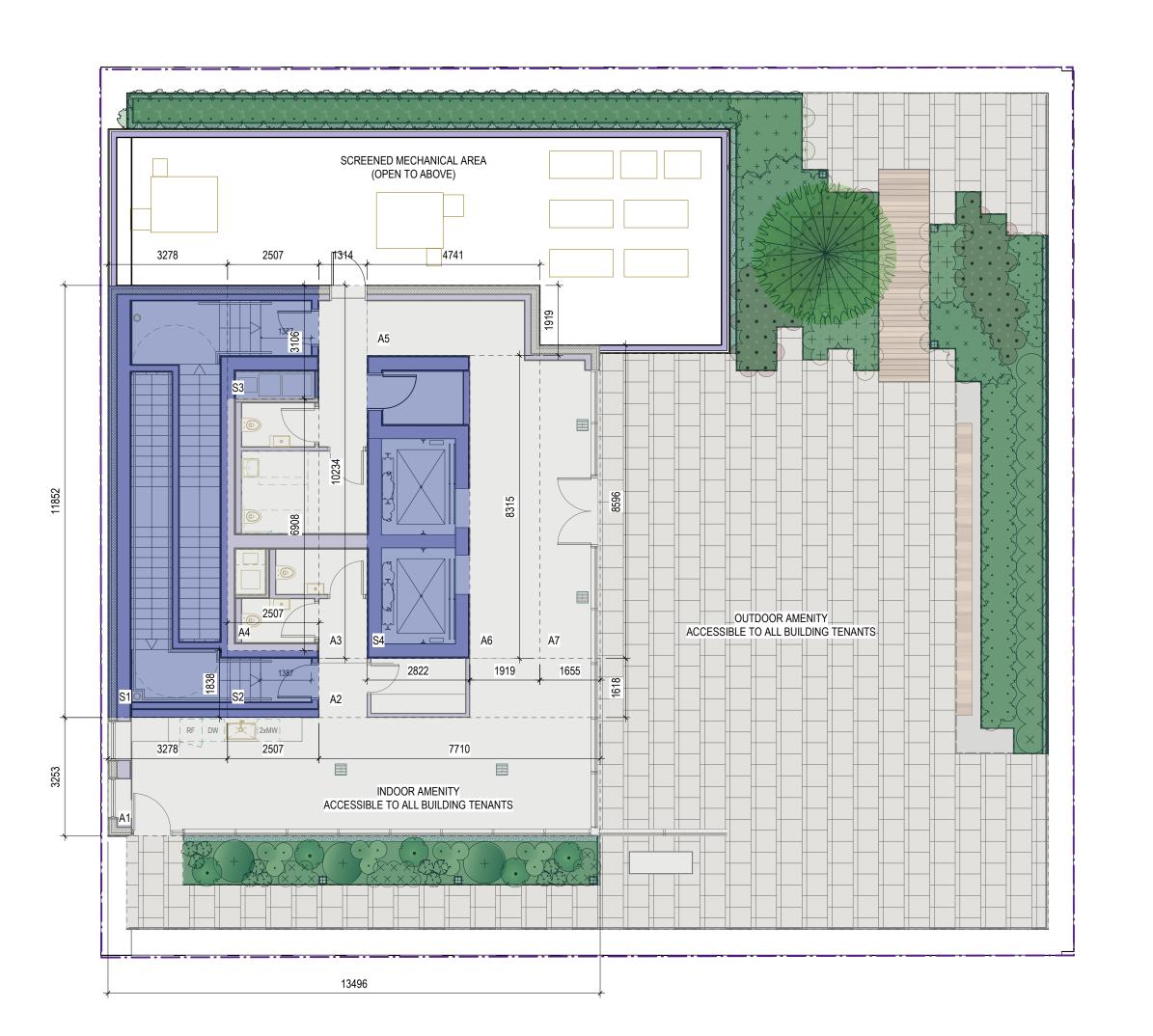


Proposed Level 5 1:100

Floor Area - Proposed - Level 5

All dimensions in meters. All areas in square meters.

Floor Area	Code	Length x	Width	1	= Area
Office	O1	6.517	3.467	1	22.594
	O2	6.283	3.467	1	21.783
	О3	9.898	3.821	1	37.82
	04	1.232	0.224	1	0.276
	O5	2.785	1.232	1	3.431
	O6	4.135	3.821	1	15.800
	07	1.314	1.187	1	1.560
	08	7.901	6.644	1	52.494
	09	8.137	2.822	1	22.963
	O10	24.353	16.23	1	395.249
	011	24.148	0.328	1	7.921
Subtotal Office					581.9
Shared Area	S1	11.551	3.467	1	40.047
	S2	2.507	1.187	1	2.976
	S3	8.315	2.822	1	23.465
Subtotal Shared Area					66.5
Total Floor Area					648.4
Bylaw Excluded Areas (Per Downtown	n ODP)				
Kitchen Exhaust per ODP 3.6 (h)	KE1	1.232	0.812	1	1.000
Subtotal					1.0
Total Bylaw Excluded Areas					1.0
Gross Area (Floor Area + Bylaw Exclu					649.4



Floor Area - Proposed - Level 6

Floor Area	Code	Length x	Width	/ =	Area
Shared Area	S1	11.852	3.278	1	38.85
	S2	2.507	1.838	1	4.60
	S3	3.106	2.507	1	7.78
	S4	8.315	2.822	1	23.46
Subtotal Shared Area					74.
Total Floor Area					74.
Bylaw Excluded Areas (Per Downtown	ODP)				
Kitchen Exhaust per ODP 3.6 (h)	KE1	1.232	0.812	1	1.00
Subtotal					1.
Amenity per ODP 3.6 (b)	A1	13.496	3.253	1	43.90
	A2	7.71	1.618	1	12.47
	A3	10.234	1.314	1	13.44
	A4	6.908	2.507	1	17.31
	A5	4.741	1.919	1	9.09
	A6	8.315	1.919	1	15.95
	A7	8.596	1.655	1	14.22
Subtotal Amenity					126.
Total Bylaw Excluded Areas					127.

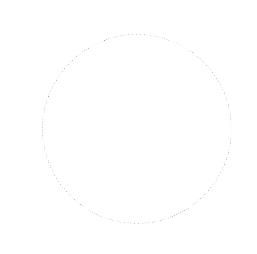
Proposed - Outdoor Amenity Area

All dimensions in meters. All areas in square meters.

Outdoor Amenity Area	Area
Terrace	217.833
Landscape	88.170
Excluded per Downtown ODP 3.6 (b)	
Total Outdoor Amenity Area	306.0



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1 2020-07-09 DEVELOPMENT PERMIT

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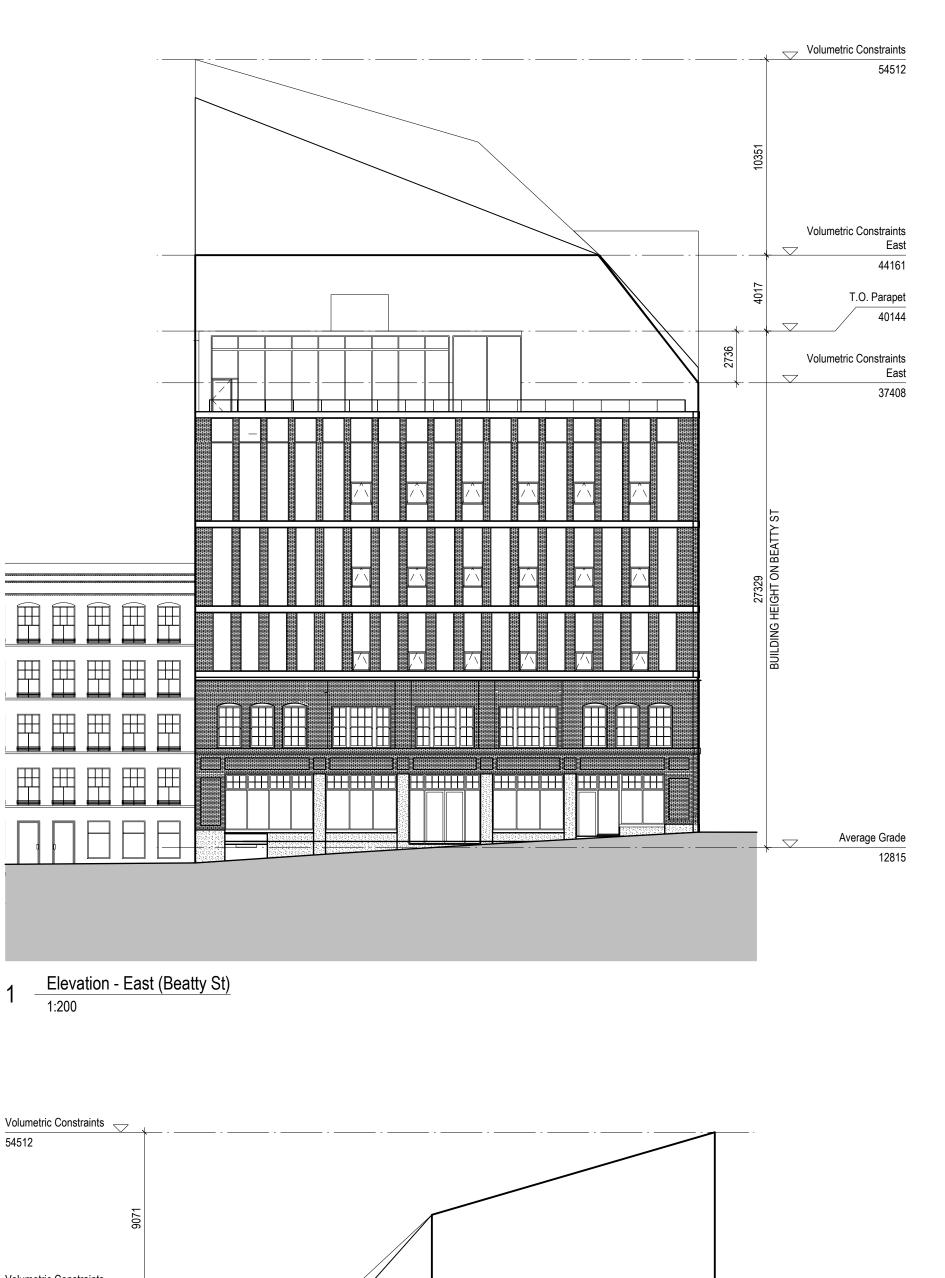




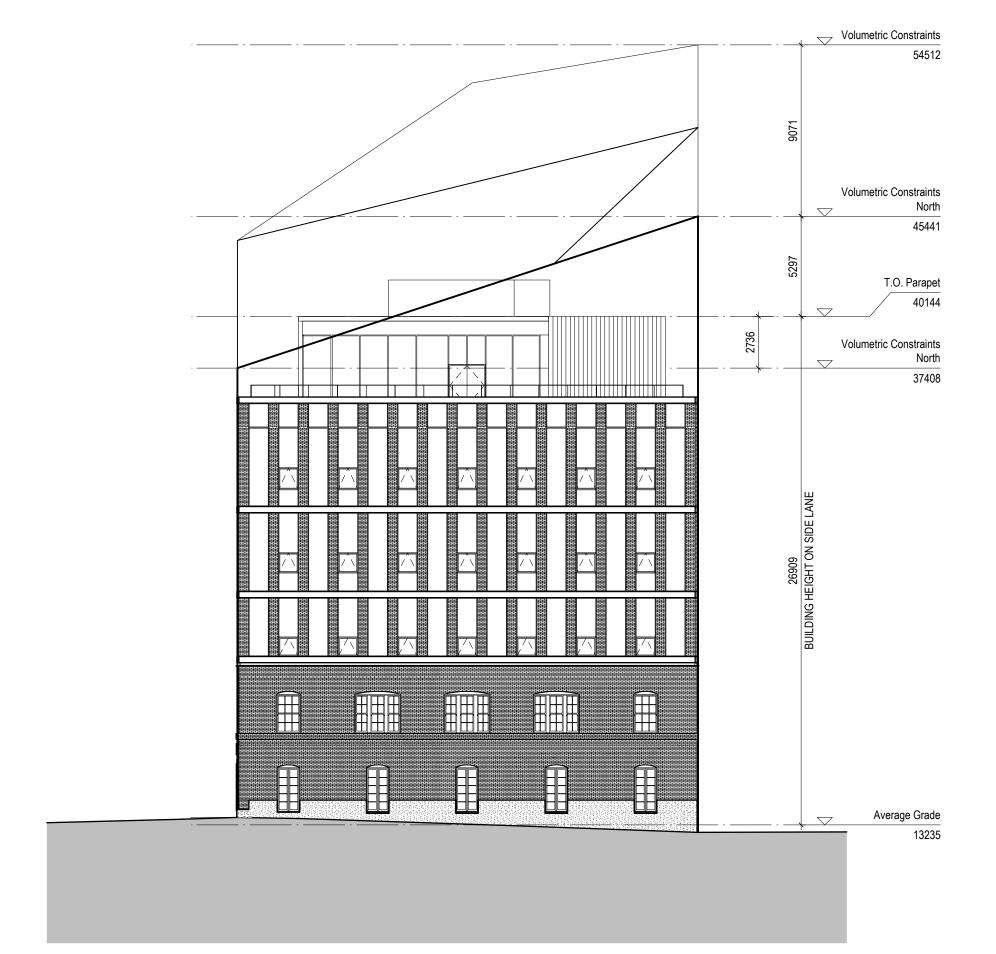
837 Beatty Street Rehabilitation + Addition

837 Beatty Street Vancouver BC V6B 2M6 2019-031

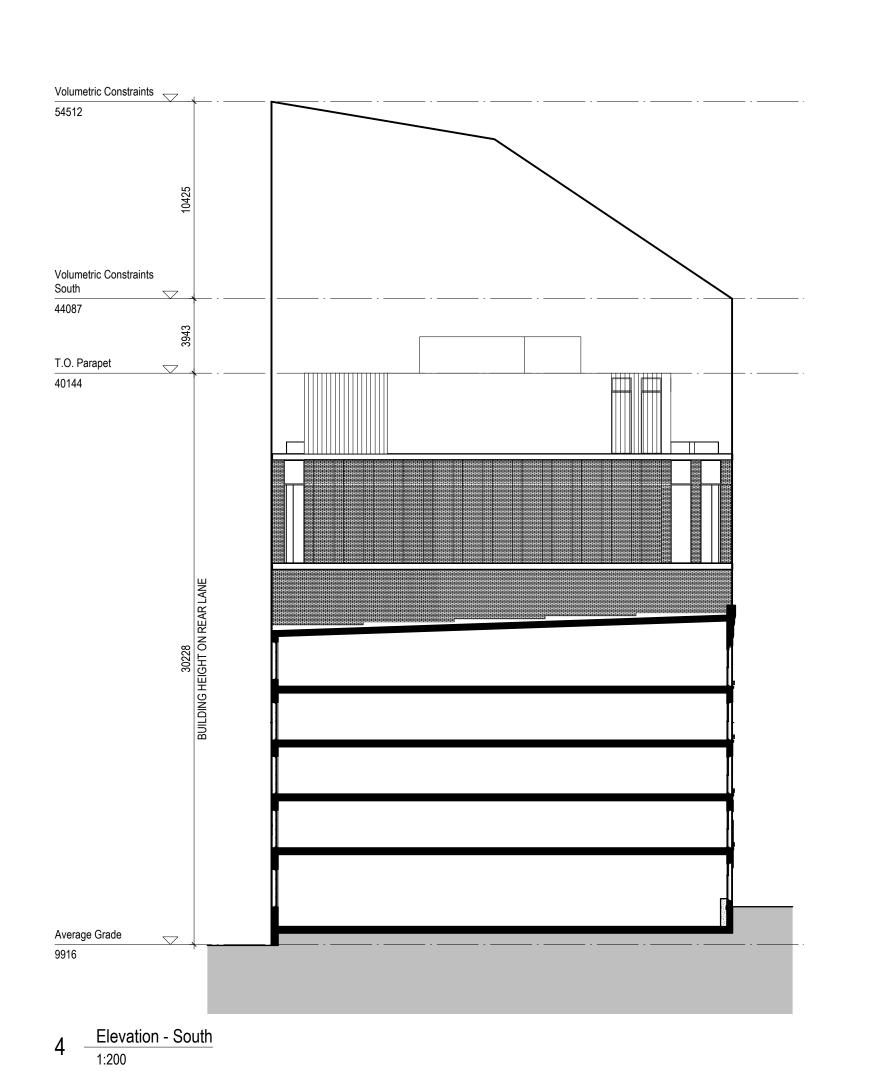
FSR Overlay - Levels 5 + 6







Elevation - North (Side Lane)



architects + designers

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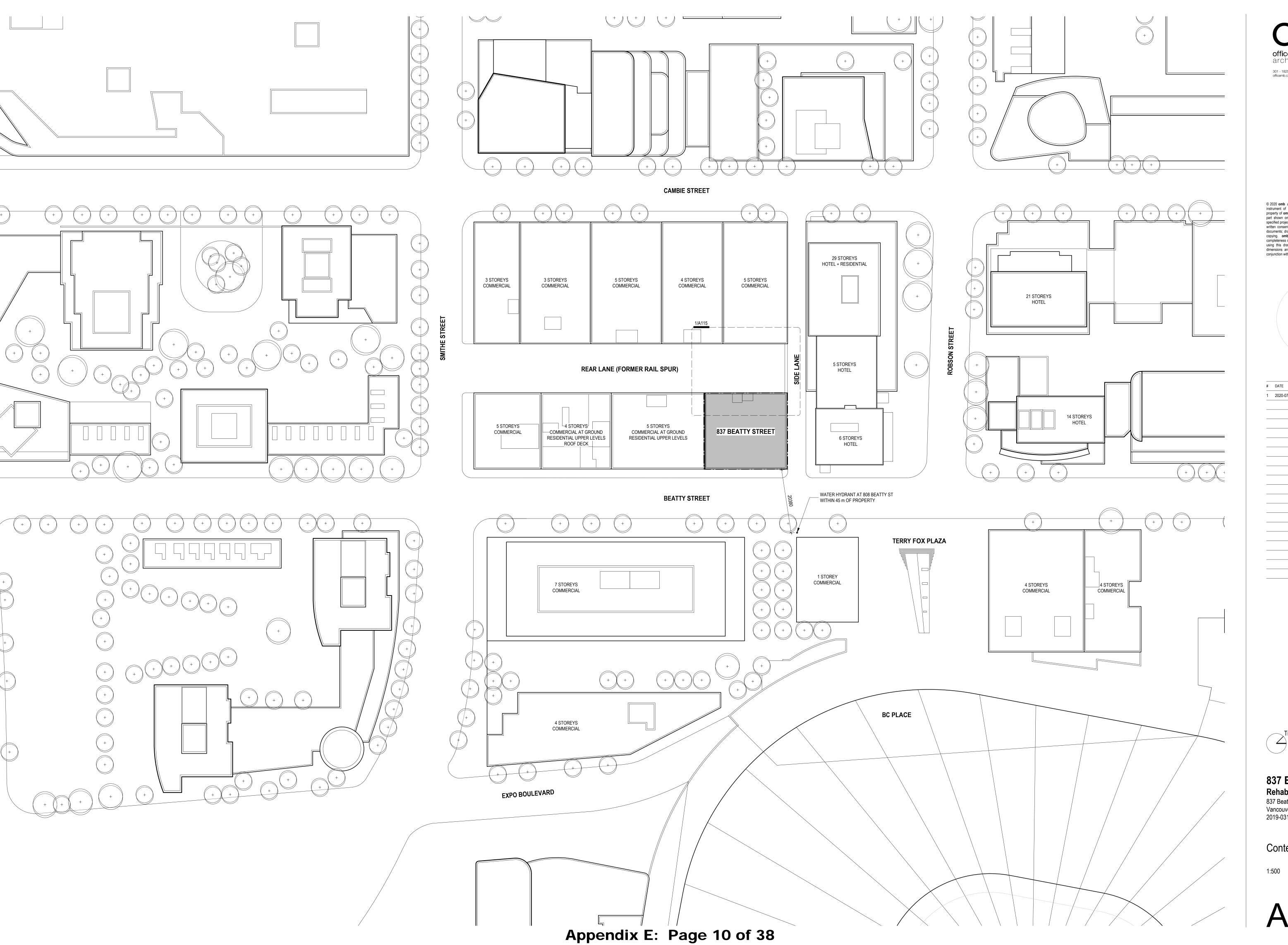
1 2020-07-09 DEVELOPMENT PERMIT

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Rehabilitation + Addition

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Vancouver BC V6B 2M6
2019-031

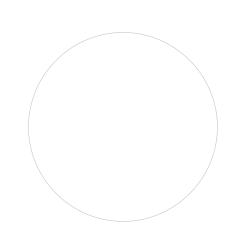
Elevations - Volumetric Constraints

Appendix E: Page 9 of 38





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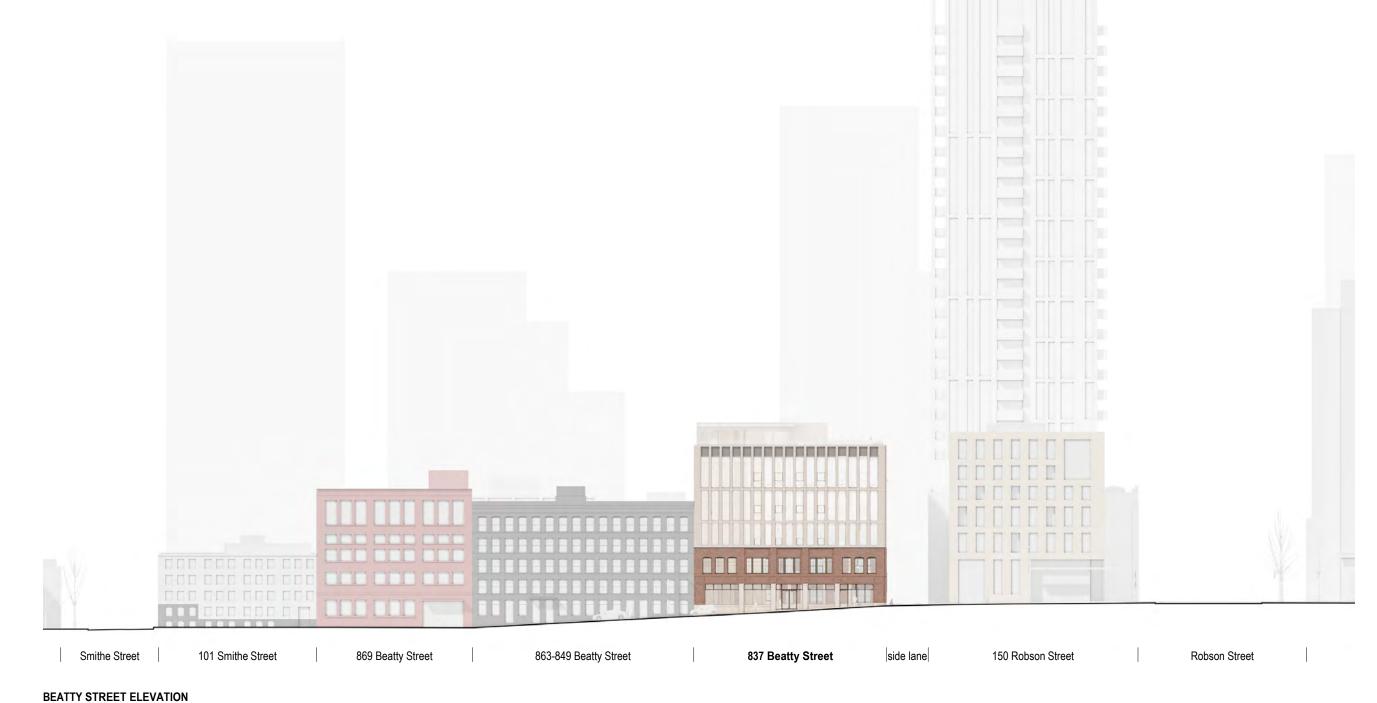
True North
Project North

837 Beatty Street Rehabilitation + Addition 837 Beatty Street Vancouver BC V6B 2M6 2019-031

Context Plan

BEATTY STREET ANALYSIS

Block 68 of Beatty Street is characterized by historic masonry warehouses built at the turn of the twentieth century. 837 Beatty Street is one such site. Each façade participating in the streetscape is defined by deep, rectangular recesses for glazing. This can be seen in the original Edwardian-vernacular architecture, as well as in the recently approved development at 150 Robson (which terminates at the north end of Block 68). The addition to 837 Beatty Street proposes to continue the grid of the street-wall to establish compatibility with the block, while remaining distinguishable through its contemporary design.



REAR LANE ANALYSIS

Originally used as a rail spur to load and offload goods within Block 68, the rear lane is wider than most laneways found in Vancouver. Since the train tracks were removed, the rear lane has become a place for parking and garbage-bin storage. A grade change at the terminus of the rear lane prevents it from intersecting with the side lane (which runs adjacent to the subject site). The street-wall on either side of the lane continues the same grid-like language from Beatty Street, however with less ornament and order. The proposal aims to continue the street-wall grid, while creating a vertical pedestrian connection to the side lane. An outdoor patio will activate the rear laneway, thereby improving the pedestrian experience and lessening the vehicular focus.



REAR LANE ELEVATION

SIDE LANE ANALYSIS

The side lane, running between Beatty Street and Cambie Street, is characteristic of lanes typically found in Vancouver. Used more as a thoroughfare, there are no moments of activation in its existing form. Currently, the lack of outdoor lighting and glazing along the façades means this is a relatively dark space throughout the day. The proposal will brighten and enhance the experience in the side lane through the use of outdoor lighting and larger window openings at grade. The vertical pedestrian connection to the (lower) rear lane will improve pedestrian access and experience.





STREET GRID

Neighbouring buildings on Beatty Street apply a simple facade grid to each level above grade. Windows typically sit deep in the envelope, emphasizing the grid. Each building has different elements that vary the grain of the grid, such as brick arches above the uppermost windows or changes in the spacing of openings.

MATERIALS AND TEXTURE OF BLOCK 68



RED BRICK AFTER PAINT REMOVAL TEST ON SUBJECT SITE



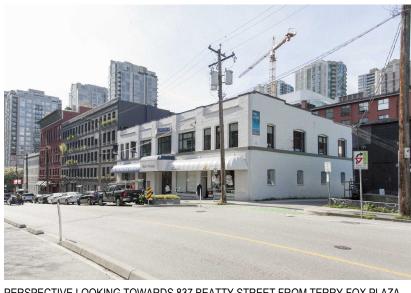
GRID OF WINDOWS IN NEIGHBOURING BUILDING (863-849 BEATTY STREET)



'LOCK ROCK' RETAINING WALL SEPARATING (LOWER) REAR LANE FROM (UPPER) SIDE LANE



SITE CONDITIONS



PERSPECTIVE LOOKING TOWARDS 837 BEATTY STREET FROM TERRY FOX PLAZA



PERSPECTIVE FROM 837 BEATTY STREET LOOKING TOWARDS TERRY FOX PLAZA



PERSPECTIVE FROM SIDE LANE LOOKING TOWARDS 837 BEATTY STREET



PERSPECTIVE FROM REAR LANE LOOKING TOWARDS SMITHE STREET



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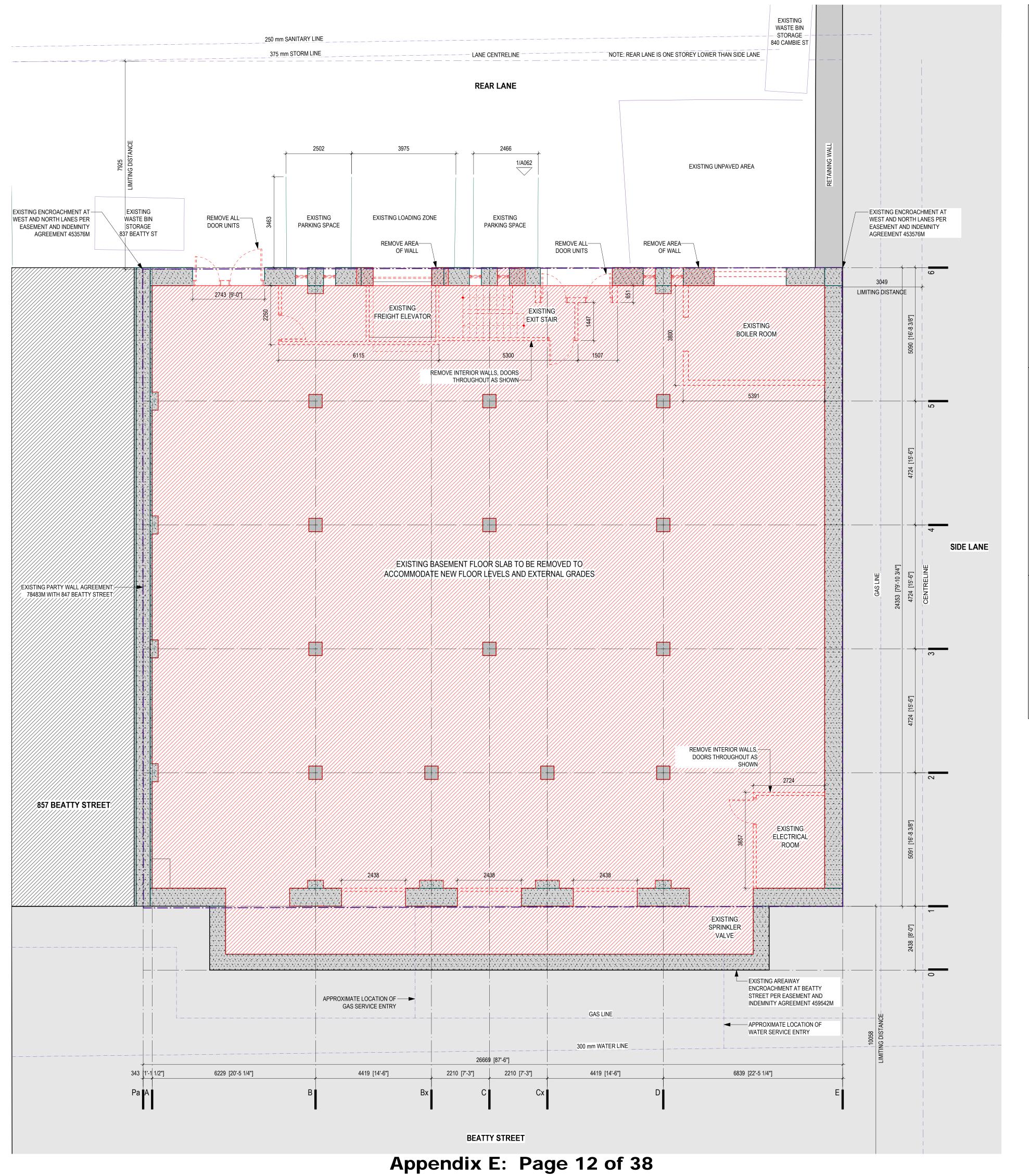
dimensions and conditions on site. This drawing to be read in conjunction with the Contract Documents.

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Streetscape Analysis

NTS



MAINTAIN ALL EXIT PATHS SERVING OCCUPIED AREAS DURING DEMOLITION.

REFER TO CIVIL DRAWINGS FOR ALL SITE WORK INCLUDING

REMOVAL OF EXISTING FILL AND CONCRETE REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS

CONCRETE OR WOOD STRUCTURE. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR EXTENT OF MECHANICAL & ELECTRICAL DEMOLITION OR

FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY,

MODIFICATIONS. EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT

REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

MAJOR WORKS BELOW GRADE. REFER TO CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL WORKS.

AND EXISTING CONDITIONS.

ANY UNFORESEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH

WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED

AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST

ADVICE ON APPROPRIATE WORKING METHODS. ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT

LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

GENERAL NOTES - HERITAGE RETENTION

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME.

RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE

RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE. JOISTS, AND SUB FLOOR

RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE, DECK AND SHEATHING

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED

ALL TRIPLE ROW LOCK ARCHES AT WINDOWS WILL BE RETAINED IN PLACE.

BRICK QUOINING WILL BE RETAINED.

LEGEND - DEMOLITION

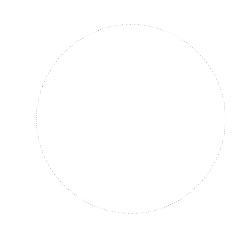
EXISTING TO RETAINED EXISTING AREA TO BE REMOVED

EXISTING TO BE REMOVED

EXISTING AREA TO BE PRESERVED AND REUSED EXISTING TO BE PRESERVED AND RESTORED

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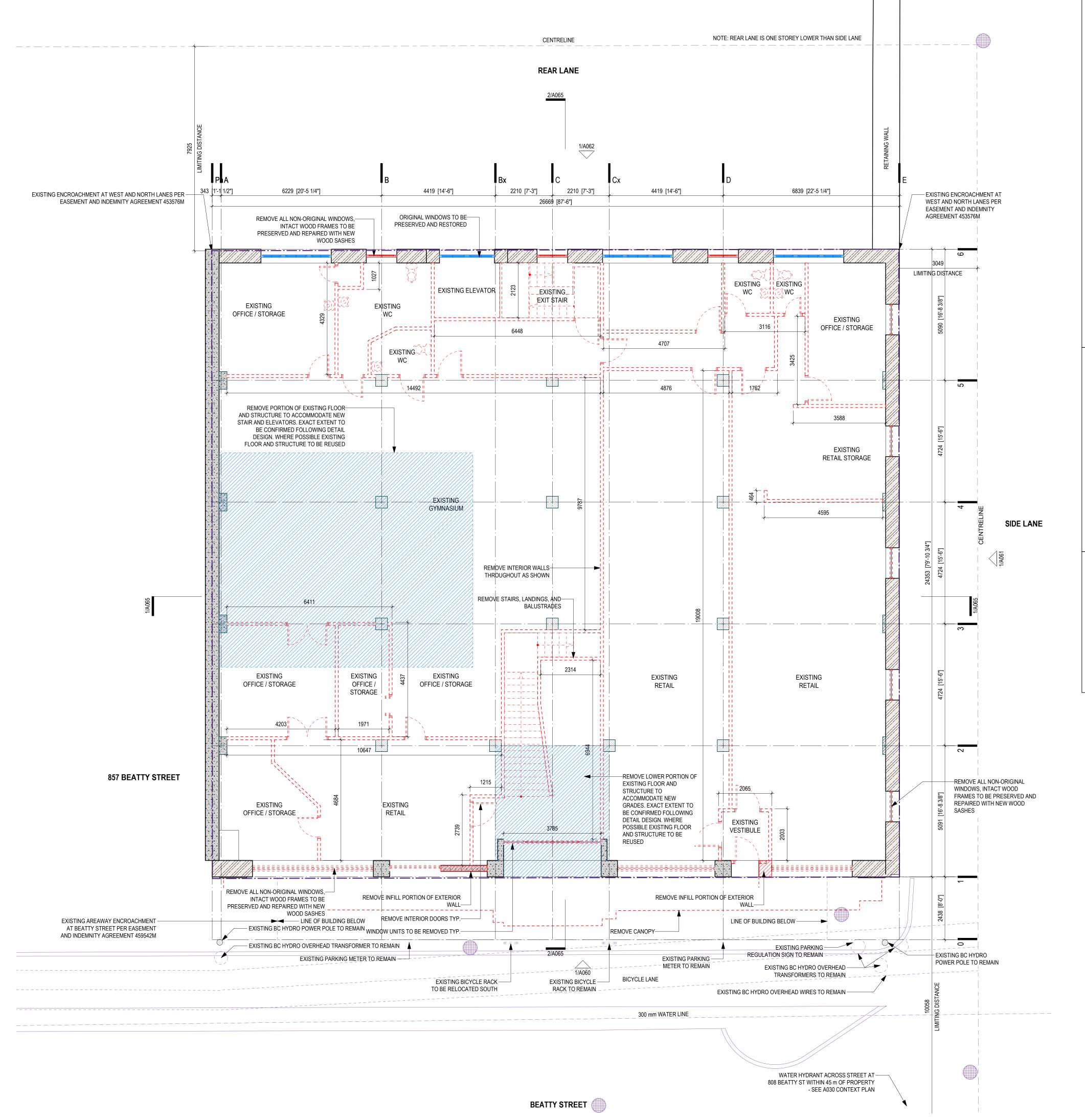
DATE



837 Beatty Street Rehabilitation + Addition

837 Beatty Street Vancouver BC V6B 2M6 2019-031

Demolition Plan -Basement



CONCRETE OR WOOD STRUCTURE.

MAINTAIN ALL EXIT PATHS SERVING OCCUPIED AREAS DURING DEMOLITION.

REFER TO CIVIL DRAWINGS FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY,

REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR EXTENT OF MECHANICAL & ELECTRICAL DEMOLITION OR MODIFICATIONS.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

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DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.

WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED

AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST

ADVICE ON APPROPRIATE WORKING METHODS.

ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK RAINWATER LEADERS. CONDUIT

LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

GENERAL NOTES - HERITAGE RETENTION

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME.

RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE

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RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE, DECK AND SHEATHING

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

ALL TRIPLE ROW LOCK ARCHES AT WINDOWS WILL BE RETAINED IN PLACE.

BRICK QUOINING WILL BE RETAINED.

LEGEND - DEMOLITION

EXISTING TO RETAINED

EXISTING AREA TO BE REMOVED

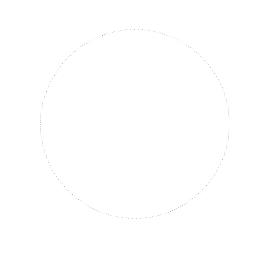
EXISTING TO BE REMOVED

EXISTING AREA TO BE PRESERVED AND REUSED

EXISTING TO BE PRESERVED AND RESTORED



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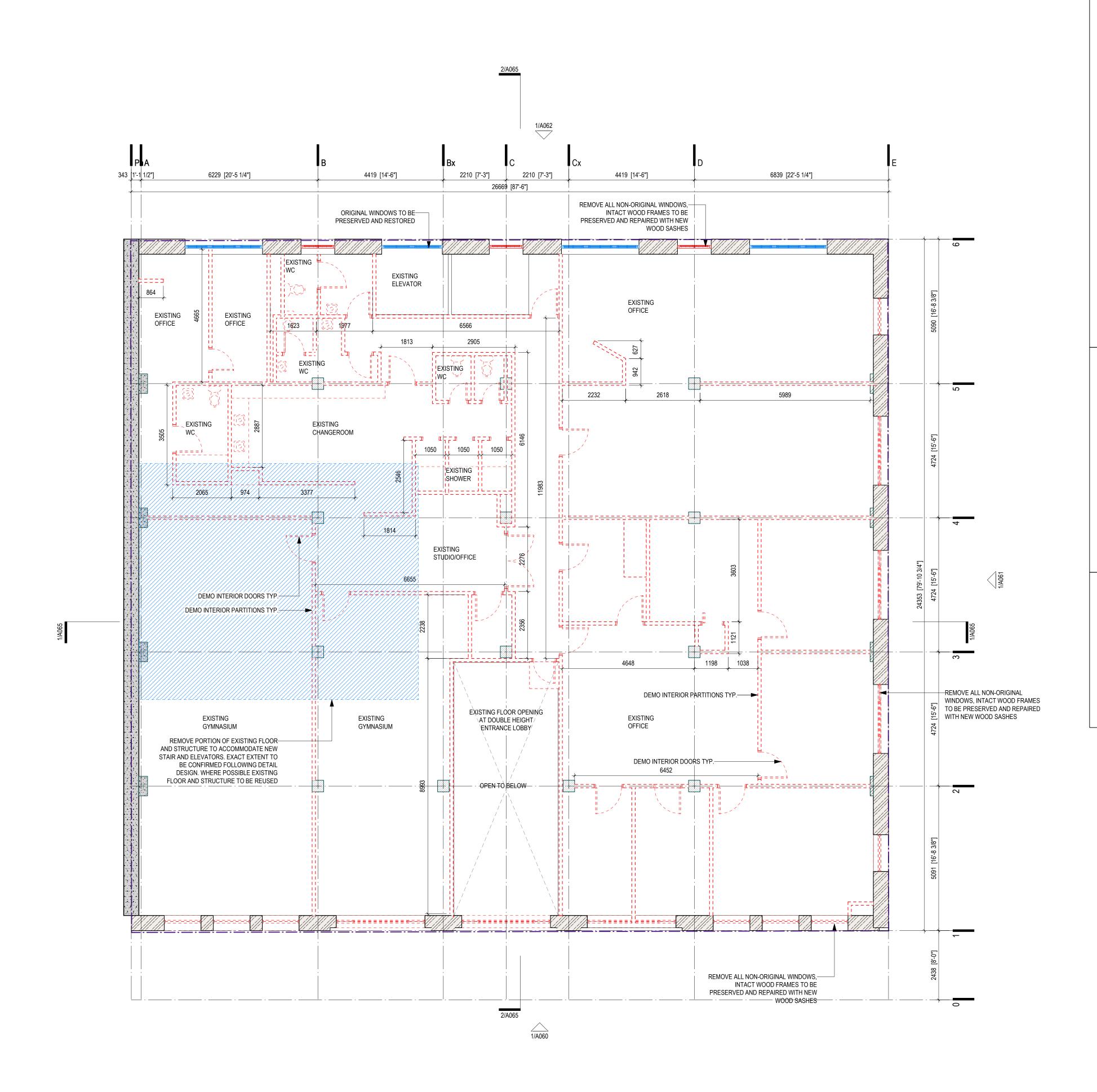
DATE



837 Beatty Street
Rehabilitation + Addition

837 Beatty Street Vancouver BC V6B 2M6 2019-031

Demolition Plan -Ground Floor



MAINTAIN ALL EXIT PATHS SERVING OCCUPIED AREAS DURING DEMOLITION.

REFER TO CIVIL DRAWINGS FOR ALL SITE WORK INCLUDING

REMOVAL OF EXISTING FILL AND CONCRETE REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS

FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY,

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LEGEND - DEMOLITION

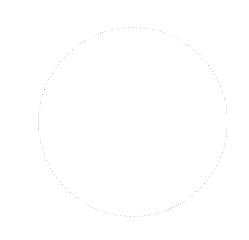
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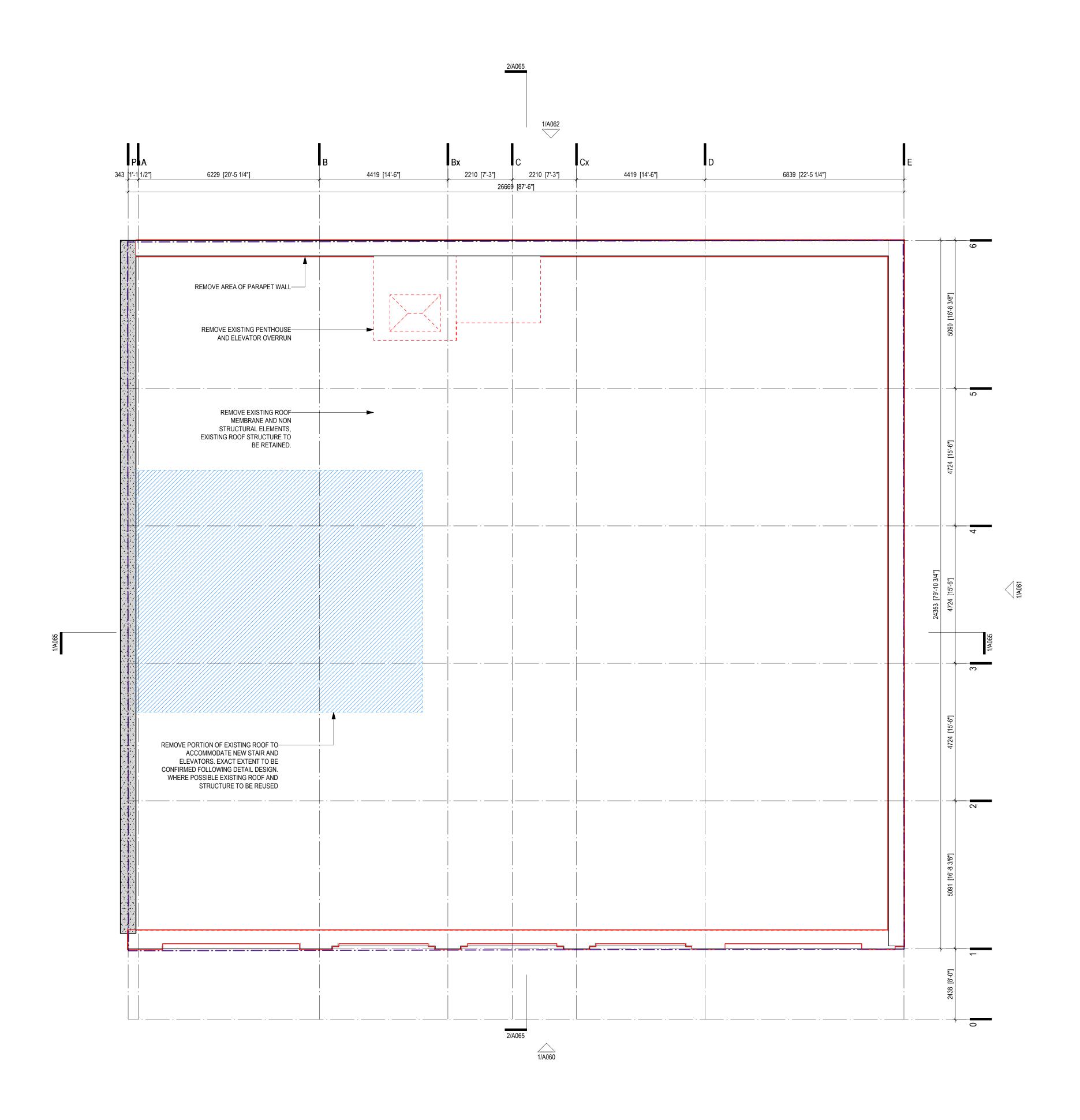
DATE



837 Beatty Street Rehabilitation + Addition

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Demolition Plan - Level



MAINTAIN ALL EXIT PATHS SERVING OCCUPIED AREAS DURING DEMOLITION.

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LEGEND - DEMOLITION

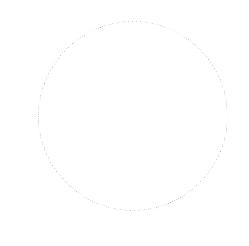
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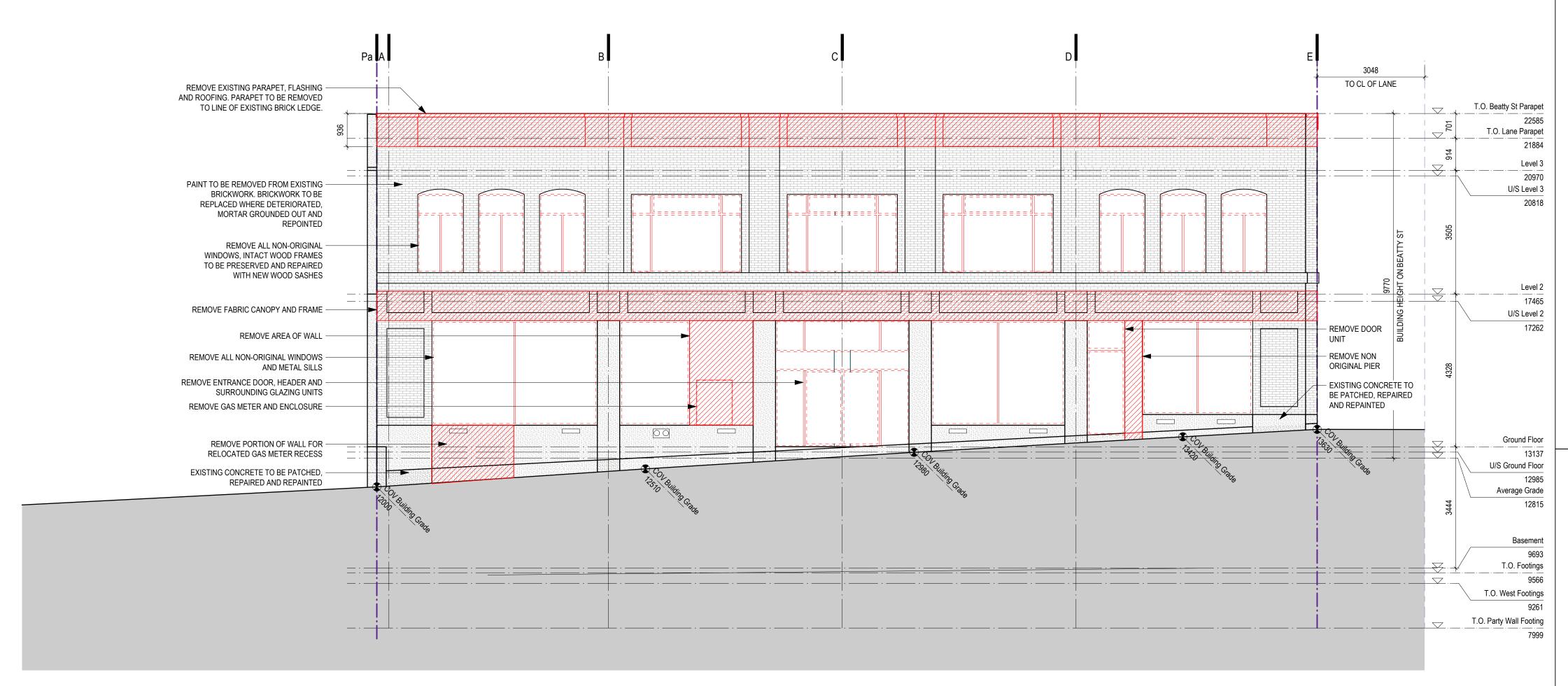


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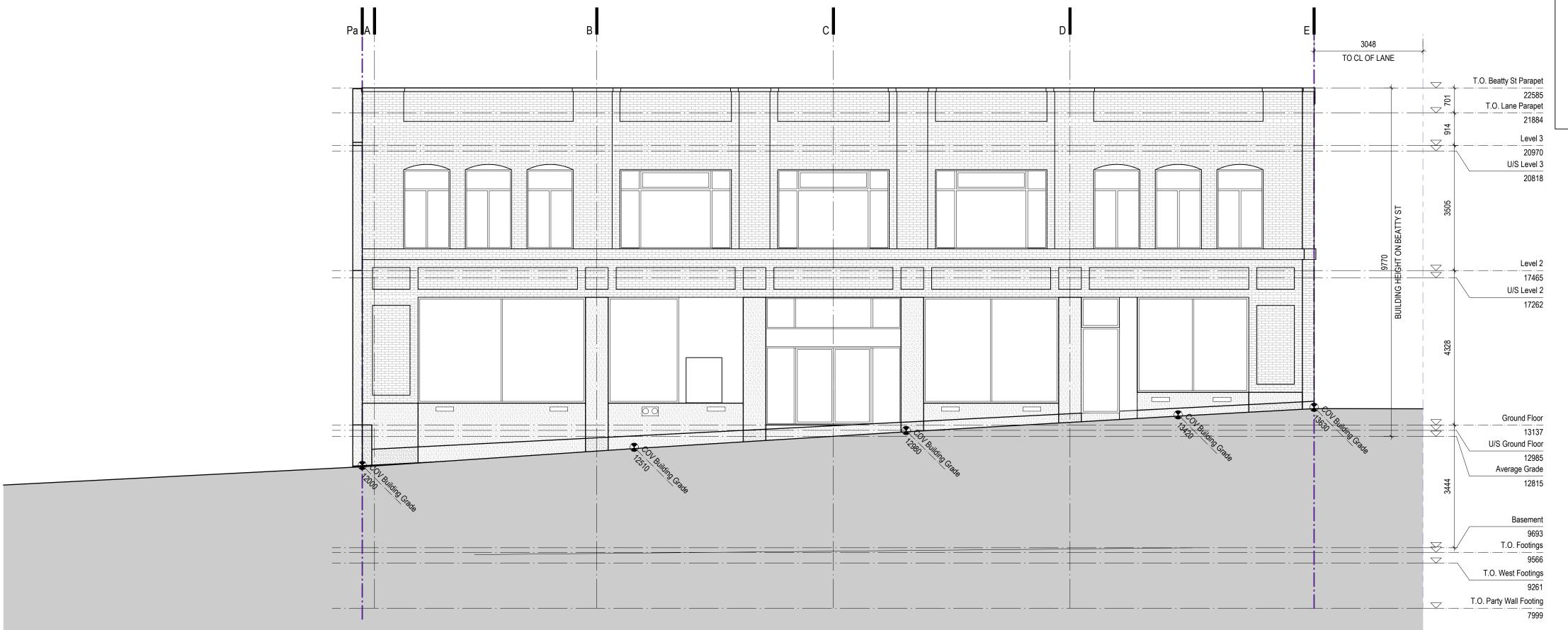
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Demolition Plan - Roof

1:75



2 Demolition Elevation - East (Beatty St)



Existing Elevation - East (Beatty St)
1:75

GENERAL NOTES - DEMOLITION

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EXISTING TO BE PRESERVED AND RESTORED

837 Beatty Street
Rehabilitation + Addition

301 - 1825 Quebec Street, Vancouver BC, Canada V5T 2Z3 officemb.ca | T. 604.558.6344 | E. info@officemb.ca

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Demolition Elevation -East (Beatty St)