

# 902 DAVIE / REZONING APPLICATION

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November 1, 2023

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

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902 DAVIE STREET

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## 0.1 Project Team

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### OWNER

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### ARCHITECTS

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Bingham + Hill Architects

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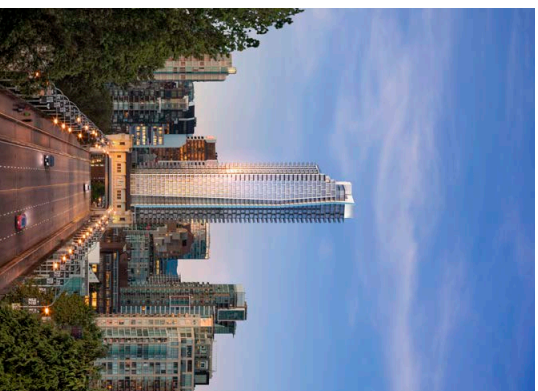
Contact: Doug Nelson

Suite 210-1444 Alberni Street

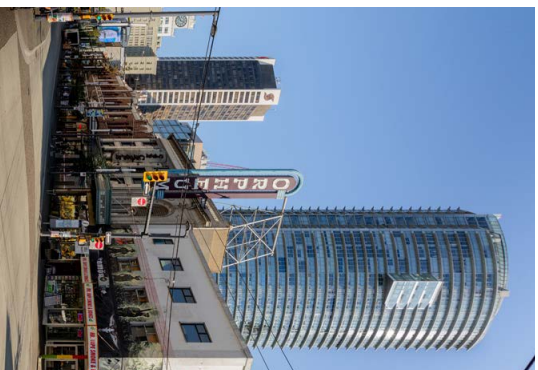
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604.688.8254

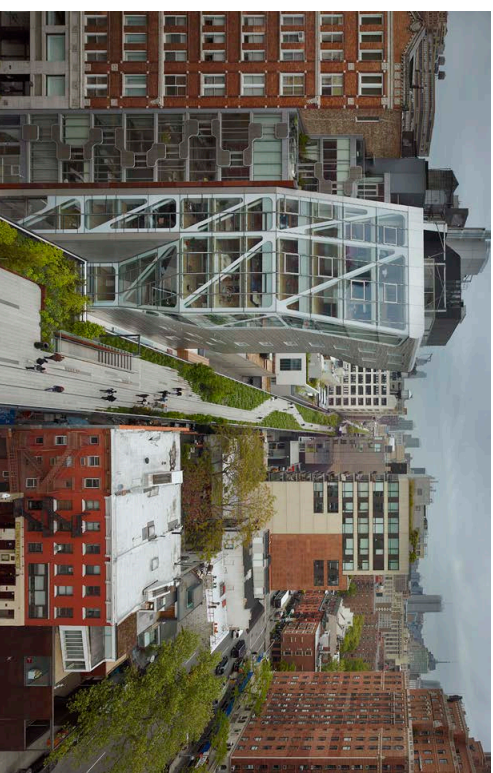
dnelson@bharch.ca



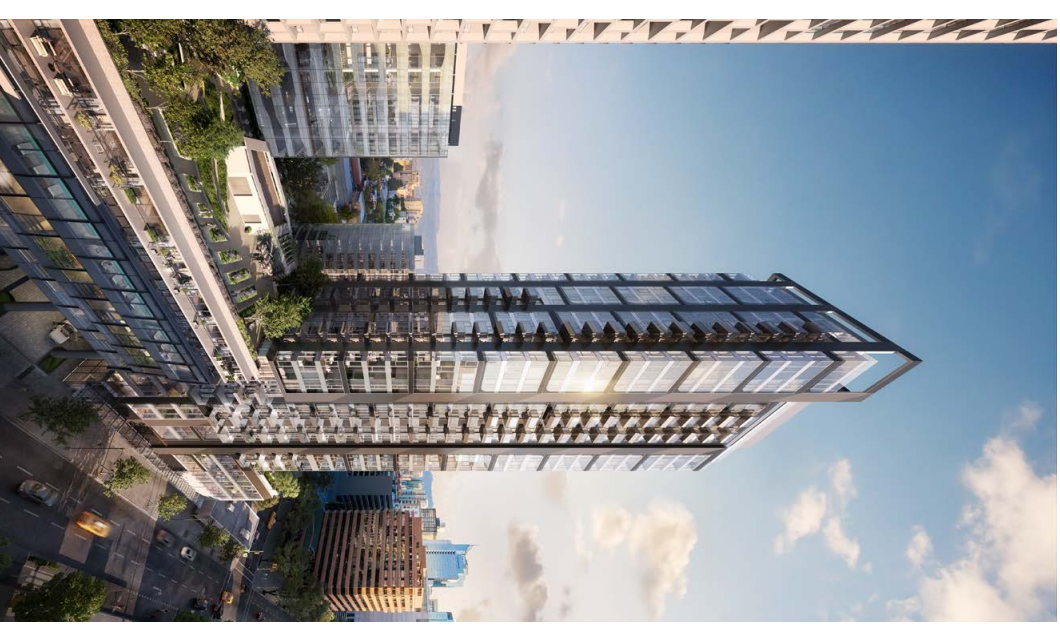
One Burrard Place, Vancouver: Reliance Properties



Capitol Residences, Vancouver: Bingham+ Hill



HL23 New York, NMDA



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

902 DAVIE STREET



## 0.2 Rezoning Intent



**RELIANCE**  
PROPERTIES

305-111 WATER STREET  
VANCOUVER, BC  
CANADA V6B 1A7

GENERAL: 604.683.2404  
FAX: 604.683.8719  
WWW.RELIANCEPROPERTIES.CA

November 1st, 2023

Allison Smith  
Planner | Rezoning Centre  
Planning, Urban Design and Sustainability  
City of Vancouver  
West Annex  
515 West 10<sup>th</sup> Avenue  
Vancouver, British Columbia  
V5Y 1V4

Dear Allison,

### **RE: Rezoning Application Submission – 902 Davie Street**

We are pleased to submit a formal Rezoning Application to the City of Vancouver for a residential mixed-use development at 902 Davie Street. This submission is made following receipt of the Rezoning Enquiry Response Letter dated December 14<sup>th</sup> 2022, in which Staff reviewed the proposal and were supportive in principle of a mixed-use development at this location.

This property is located in the Area N of the Downtown Official Development Plan (DODP). In this context the submission seeks to consolidate and rezone the 904, 910, and 920 Davie sites, owned by Reliance Developments (902 Davie) Ltd., from their existing zoning to CD-1. Currently, there are no residential tenants at these existing properties.

An LOE was originally submitted in 2015 and re-submitted in 2017 after incorporating various updates, with a Pre-application Open House carried out in 2018. The latest LOE submission was made in August, 2022 and included changing the residential portion of the development from rental to strata, as well as updating the view cone, site, and context studies with the latest information available. The current rezoning application builds upon the feedback received from City Staff in Rezoning Enquiry Response Letter and increases the proposed building height while minimizing potential shadowing impacts onto the Davie Village.

The project has been designed for clear compliance to existing View Cones and Shadow policies and guidelines, both of which are currently under review by City Council and staff. Should these policies change in a way that allows the project to become larger or taller the applicant will likely make the permitted changes to this application.

The proposed mixed-use project would include a modern 29-storey tower with elegant architecture comprised of 179 residential suites, 4,716 sf of ground-oriented retail space, 36,708 sf of office from L2 to L6, and 9 levels of underground parking.

The envisioned project aims to provide much needed housing stock within the Downtown neighbourhood while simultaneously improving walkability and mitigating traffic congestion given its close proximity to the Canada Line (650m).

Thank you for your consideration of our application, we look forward to continuing to work with City staff on this proposal.

Yours truly,

Joanna Kwan  
Director of Development  
Reliance Developments (902 Davie) Ltd.

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## 0.3 Rezoning Rationale

In 2008, Council approved the *Potential "Benefit Capacity" in Downtown Policy* encouraging site specific rezonings in the Downtown South district. As such, the proposed project at 902 Davie looks to rezone the site to develop 179 new market residential units and over 4,697.2 sf of new ground floor retail and 36,666.8 sf of new office space. The regulations for the proposed project fall under the *Downtown Official Development Plan (DODP)- Area N (2018)* and *Downtown South Guidelines (excluding Granville Street) (2004)*. The proposed project is replacing 1 and 2 storey CRUs. The architectural resolution of 902 Davie uniquely responds to the view cone and shadowing restrictions on the site while presenting the downtown core with a strikingly elegant form. 902 Davie is the final property to be developed as part of the Burrard Place Development and will continue the success' already achieved by the recently completed adjacent developments.

The following variances and relaxations are sought as part of the CD-1 Rezoning application.

### **Downtown Official Development Plan (Section 4 – Height of Buildings):**

The project conforms to the View Cone requirements onsite (View Cones B1, C1, and 3.2.1). The residential spaces are located below the maximum permitted (300') height. The portion of building form exceeding the maximum permitted (approximately 48') is a sculpted profile to a pointed ridge, under which is housed 2 levels of service spaces and rooftop mechanical equipment. The upper tower form and material treatment provide a strong design resolution to the building form, while integrating and screening all service spaces.

### **Vancouver Parking By-Law - Section 6 (6.3.6)**

The Vancouver Parking By-Law Section 6 Off-street Bicycle Space Regulations subsection 6.3.6 states that Class A bike spaces cannot be located below the first full level of parking unless an elevator designed to accommodate the loading and unloading of two bicycles is provided. Due to limited area and extensive service room requirements, the proposed layout of 902 Davie locates Class A bike storage on parkade levels down to P3. An 5000lb elevator with direct exterior access has been included in the design to facilitate the bike storage access to and from P1, P2 and P3.

# SECTION 01 / DEVELOPMENT PROPOSAL

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- 1.1 Zoning Context
- 1.2 Neighbourhood Context
- 1.3 Context Plan
- 1.4 Burrard Place Development
- 1.5 Existing Site
- 1.6 Project Program







# 1.3 Context Plan

## PROPOSED CIVIC ADDRESS

902 Davie Street

## PROPOSED ZONING

CD-1

## CURRENT CIVIC ADDRESSES

904 Davie Street  
 910 Davie Street  
 920 Davie Street

## CURRENT LEGAL ADDRESSES

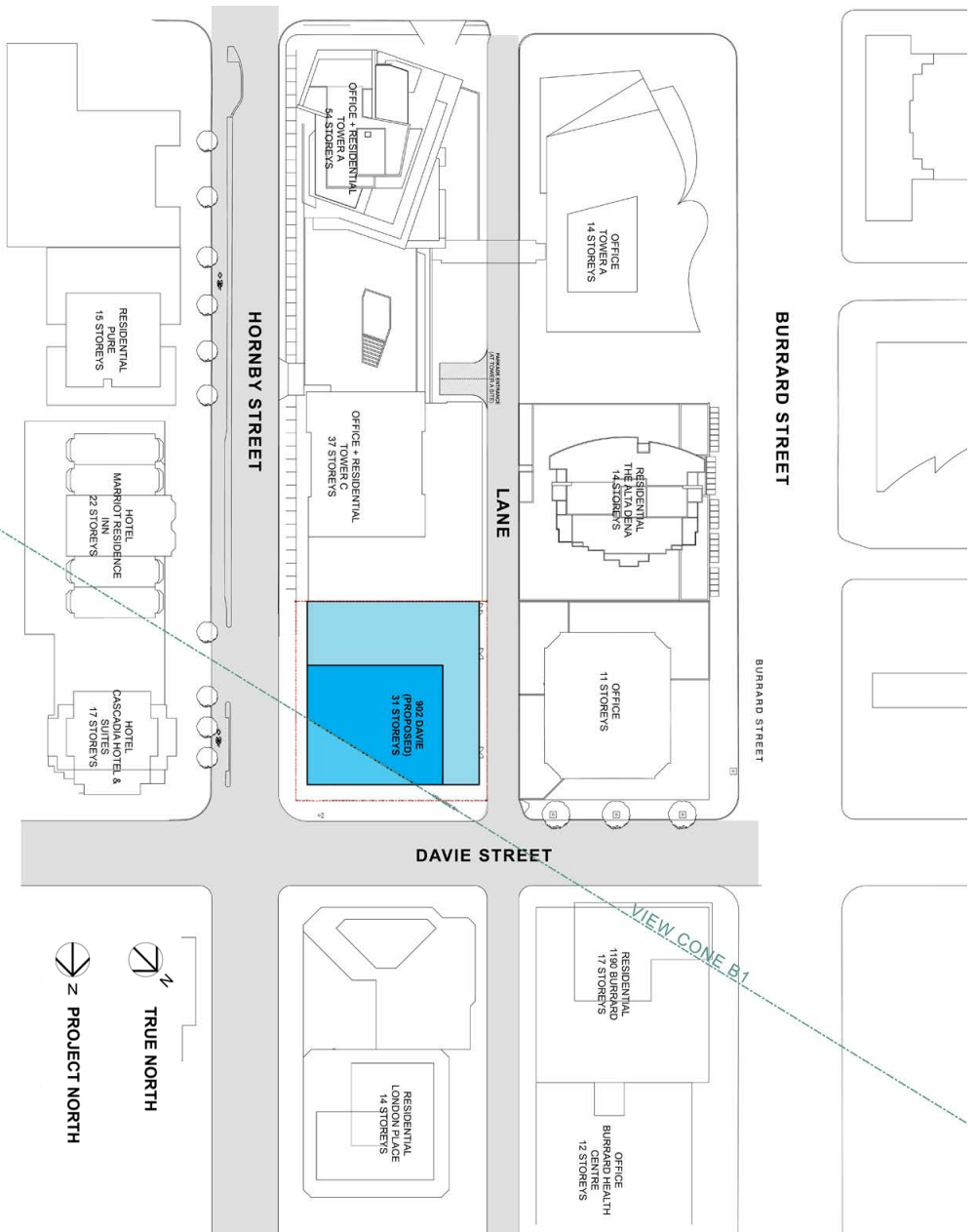
LOT A BLOCK 100 PLAN VAP210 DISTRICT LOT 541  
 NWD (REF PL 1044) OF LOTS 35 TO 38

LOT B BLOCK 100 PLAN VAP210 DISTRICT LOT 541  
 NWD GROUP 1, (REF PL 118) OF LOTS 35 TO 38,  
 LOT 34, BLOC K 100, PLAN VAP210, DISTRICT LOT  
 54 1, GROUP 1, NEW WESTMINSTER LAND DI

LOT C BLOCK 100 PLAN VAP210 DISTRICT LOT 541  
 NWD (SEE 379718L) OF LOTS 35 TO 38

## CURRENT ZONING

DD-Sub Area N



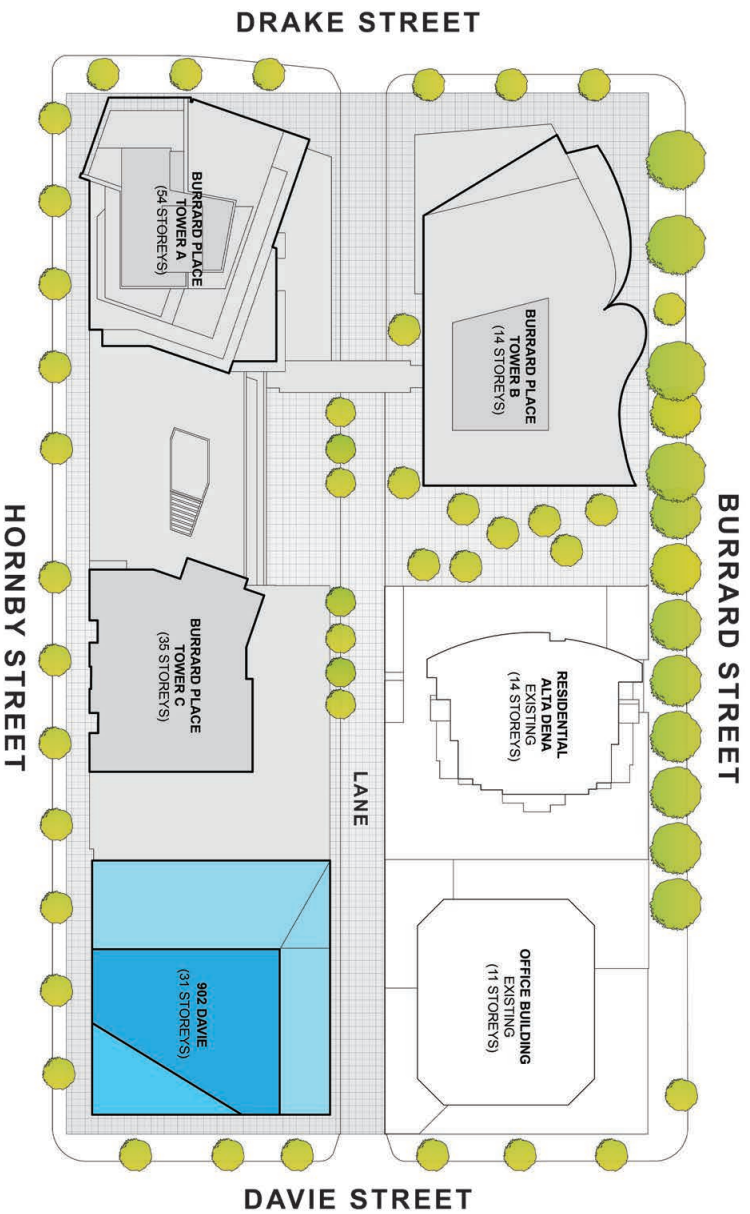
902 DAVIE STREET



## 1.4 Burrard Place Development

### DEVELOPMENT OVERVIEW

- 902 Davie is to the immediate North of the Burrard Place CD-1 Rezoning
- Burrard Place Tower A and Tower B are now complete
- Burrard Place Tower C has commenced construction
- It is anticipated the Burrard Place Tower C will be built prior to the construction of 902 Davie
- The development of Burrard Place (i.e. Tower A, B and C) is a joint venture of Reliance Properties and Jim Pattison Development.
- The development of this proposal at 902 Davie is by Reliance Development (902 Davie) Ltd. only.



# 1.5 Existing Site

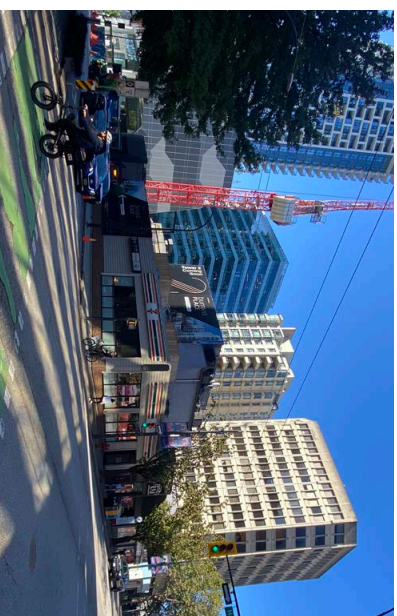
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Looking north along Hornby Street



Looking west along Davie Street



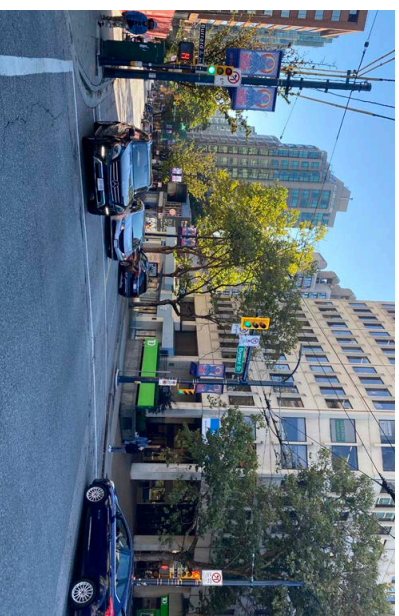
Corner of Hornby Street and Davie Street



Looking south down lane from Davie Street



Looking east along Davie Street



Corner of Davie Street and Burrard Street

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# 1.6 Project Program

## CURRENT USE

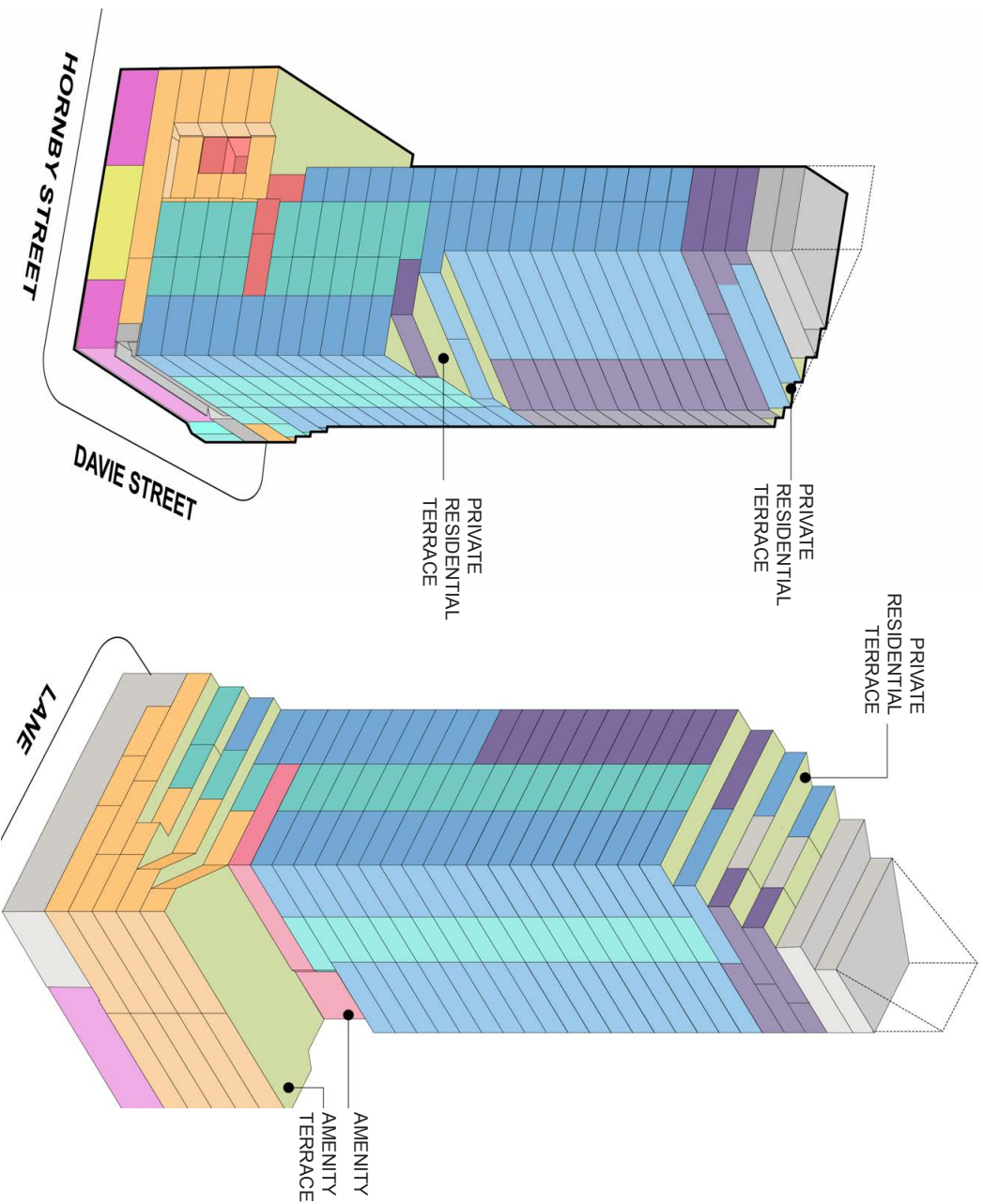
1 AND 2-STOUREY RETAIL BUILDINGS

## PROPOSED USE

- 179 RESIDENTIAL UNITS
- 22 STUDIOS
- 67 ONE-BEDROOM UNITS
- 73 TWO-BEDROOM UNITS
- 17 THREE-BEDROOM UNITS
- LARGE RESIDENTIAL TERRACES
- RESIDENTIAL AMENITY SPACE
- 36,708.4 SF OF OFFICE SPACE (GFA)
- 4,716.0 SF RETAIL SPACE (GFA)
- TOTAL FSR DENSITY OF 12.91

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

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# SECTION 02 / URBAN DESIGN PRINCIPLES

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- 2.1 Applicable Plans, Policies, and Guidelines
- 2.2 Project Massing
- 2.3 Tower Separation
- 2.4 Shadow Studies
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- 2.7 Horizontal Angle of Daylight
- 2.8 Skyline Studies
- 2.9 Site Sections
- 2.10 Site Frontage and Access
- 2.11 Neighbourhood Amenity Analysis

## 2.1 Applicable Plans, Policies, and Guidelines

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A number of City of Vancouver policies have informed the design of the project site and have been addressed in this report including:

Zero Emissions Building Catalyst Policy (2018, amended 2019)

Downtown Official Development Plan (DODP)  
November 4, 1975 (Update July 2022)

Relevant Guidelines for this site include:

Downtown South Goals and Policies  
May 16, 1991 and November 4, 1975

Garbage and Recycling Storage Amenity Design Supplement(2011, Amended 2016)

Downtown South Guidelines  
July 30, 1991 - last amended June 10, 2004 (Update Sept 2019)

Waterwise Landscape Design guidelines (2009)

View Protection Guidelines  
December 12, 1989 - last amended February 1,2011  
View B1 Charleston Seawall - Updated 2018

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

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

Green Buildings Policy for Rezoning  
July 22, 2010-amended May17, 2022

Public Art Policy and Procedures for Rezoned Developments  
July 23, 2014

Greenest City 2020 Action Plan Part Two: 2015-2020

Vancouver Economic Action Strategy (Phase 3) 2016

Bird Friendly Design Guidelines  
Sept 2014

Vancouver Neighbourhood Energy Strategy (2012)

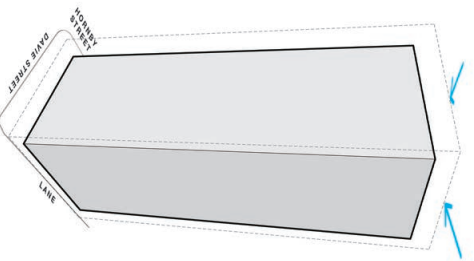
Metro Core Jobs and Economy Land Use Plan: Issues and Directions  
Report (2007)

Community Amenity Contributions - Through Rezoning (1999, last  
amended 2021)

Low-carbon energy systems policy (2017)

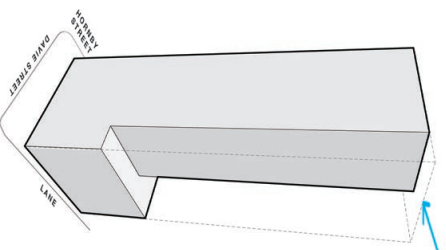
**902 DAVIE STREET**

## 2.2 Project Massing



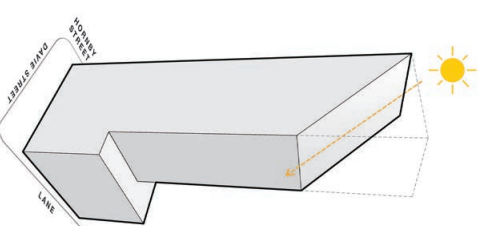
### FOOTPRINT EXTRUSION

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



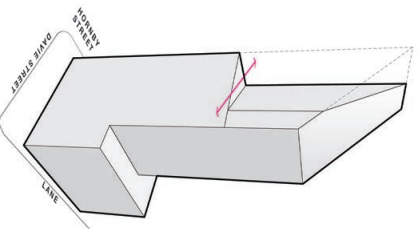
### TOWER SETBACKS

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



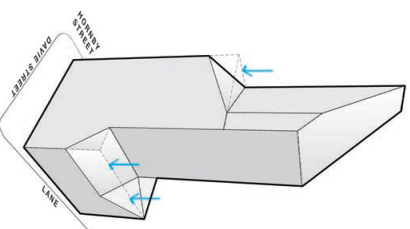
### SHADOWING CONSIDERATION

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



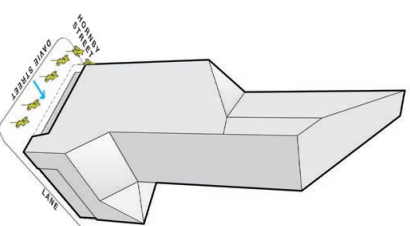
### VIEW CONE ALLOWANCE

The tower is trimmed on an oblique angle to allow for the City view Cone B1 (Charleston Seawall to Lions).



### SLOPED SURFACING

Horizontal surfaces of the form are sloped to allow for better light penetration into units, reducing the obstruction of terrace view lines and creating dynamic private outdoor space.



### STREET LEVEL ACTIVATION

The street level facade is pulled back to allow for covered outdoor areas, landscaping and an approachable pedestrian scale to the architecture.

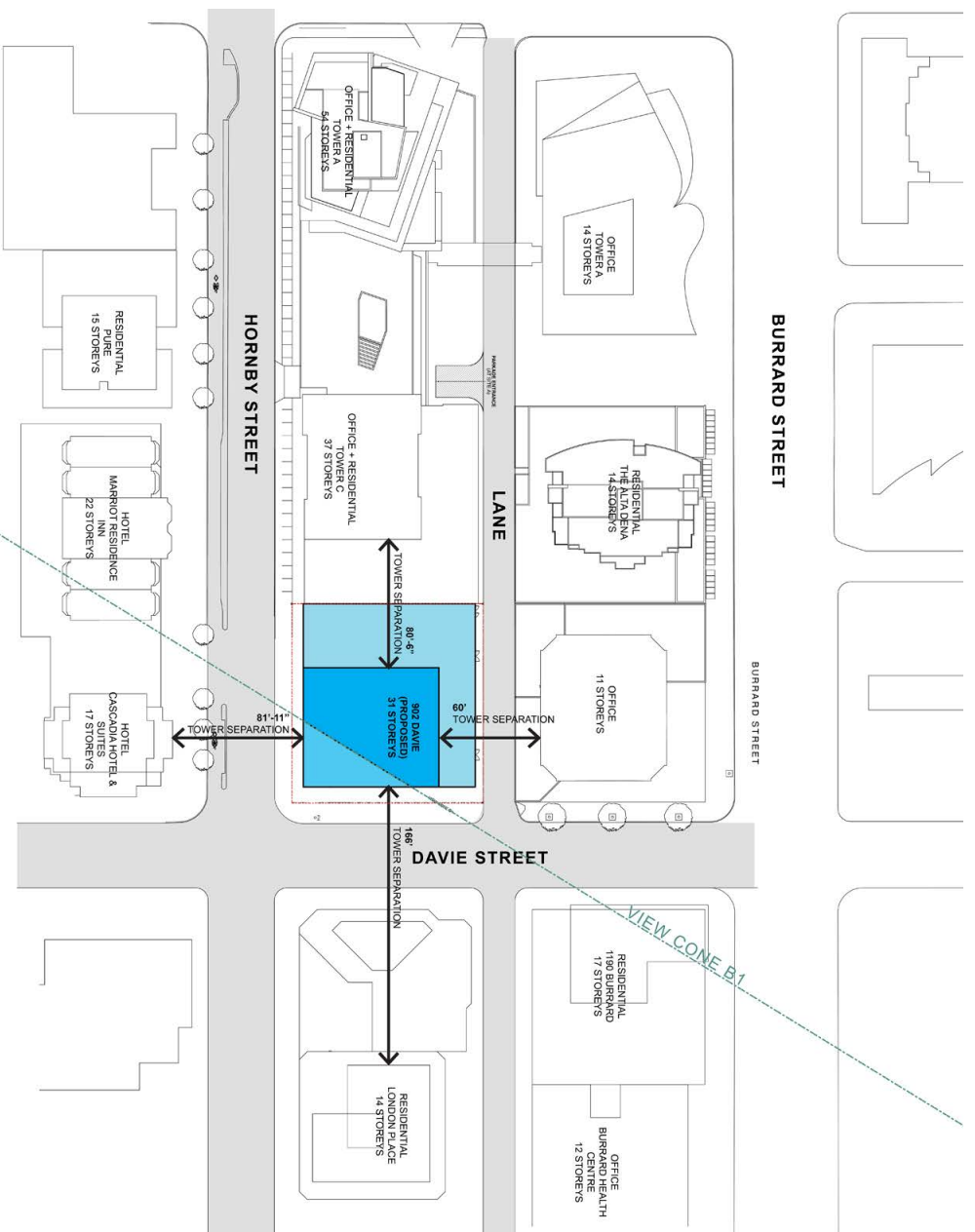
902 DAVIE STREET



## 2.3 Tower Separation

### PROPOSED TOWER SEPARATION

- Tower Separation to Project North: 165'
- Tower Separation to Project East: 81'-11"
- Tower Separation to Project South: 80'-6"
- Tower Separation to Project West: 60'



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## 2.4 Shadow Studies

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The 902 Davie Application meets the relevant policies outlined in the Downtown Official Development Plan, Downtown South Guidelines, and the West End - Tower Form, Siting, and Setbacks Bulletin:

### **1. Downtown Official Development Plan (Section 4 – Height of Buildings):**

The proposed project meets the maximum permitted height allowance by not providing any residential space above the maximum allowable height for the designated area. Additionally, the project conforms to the View Cone requirements onsite (View Cones B1, C1, and 3.2.1)

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

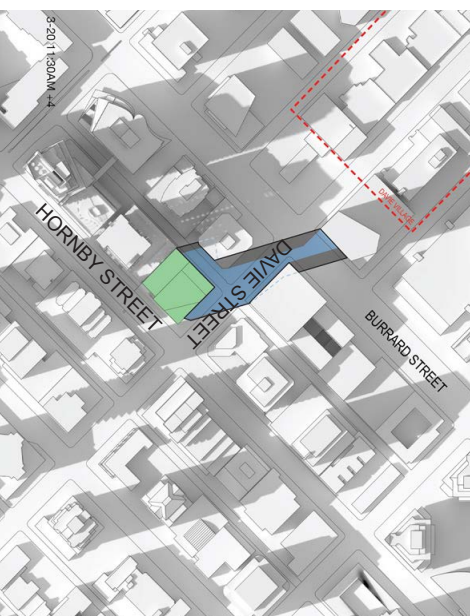
The project complies with the guidelines for light and ventilation as the design intentionally works to minimize shadow impact on various prioritized spaces as per the policy. 902 Davie, as proposed, does not generate any shadow on park spaces aligning with the policy of preserving light and ventilation for public open spaces. By doing so, it enhances the livability and attractiveness of these areas, making them more inviting for residents and visitors.

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

Despite the subject site not being within the West End area. The project's design takes into account the specific hours and seasons during which shadow impact is critical. At the Spring and Fall Equinox, none of the "Davie Village" area is shadowed whatsoever. This aligns with the policy of minimizing shadowing on the West End "Villages" during those hours, ensuring that shadows do not extend beyond the curb of the sidewalks on the north side of the street.

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

## 2.4 Shadow Studies



**LEGEND**

- PROPOSED DEVELOPMENT
- NEWLY ADDED SHADOW AREA
- PROJECT SHADOW OUTLINE
- DAVIE VILLAGE EXTENT

PROJECT NORTH

TRUE NORTH