

APPLICABLE CITY POLICIES

West End Community Plan (2013)
 Rezoning Policy for the West End (2013)
 West End RM-5B Guidelines
 The Zoning District Schedule and Guidelines
 Housing Vancouver Strategy
 General Policy for Higher Buildings (1997; last amended 2014)
 View Protection Guidelines (1989)
 Green Buildings Policy for Rezoning (2009; last amended 2017)
 Zero Emissions Building Plan (2017)
 Rental Housing Stock Official Development Plan (2007)
 Tenant Relocation and Protection Policy
 Affordable Housing Policies (1991)
 Housing and Homelessness Strategy 2012-2021 (2011)
 High Density Housing for Families with Children Guidelines (1992)
 Housing Design and Technical Guidelines
 Vancouver Neighbourhood Energy Strategy (2012)
 Neighbourhood Energy Connectivity Standards - Design Guidelines (2014)
 Community Amenity Contributions - Through Rezoning (1999, last amended 2016)
 Public Art Policy for Rezoned Developments (2014)

BRIEF REGULATIONS SUMMARY

The Barclay Street site is located in the RM-5B zoning sector of the West End Community Plan, and falls within a protected view corridor limiting the maximum height of the building to 101.4 metres (332'-6") measured from the property line at the corner of Barclay and Thurlow Streets.

In order to promote housing diversity, 25% of the floor space of the new development will need to provide social housing, with a majority of the units destined for families (two- and three-bedroom units). 35% of the condominium units will need to provide two or three bedrooms each.

The floor plate of the tower floors must respect a maximum area of 7,500 sq. ft. per floor and be located from any building higher than 60 feet by a distance of at least 80 feet to allow for the penetration of light and views.

ZONING ANALYSIS

SETBACKS AND HOUSING VANCOUVER STRATEGY

HOUSING VANCOUVER STRATEGY

Lot limit setbacks

The project considers both Barclay Street and Thurlow Street as front yards, as the market housing and social housing main entrances are located along these respective axes.

Front yard

The project is setback along Barclay Street by 7.23 m (24.02 ft) and along Thurlow Street by 3.70 m (12.14 ft), both respecting the minimum required setback of 3.70 m (12.14 ft).

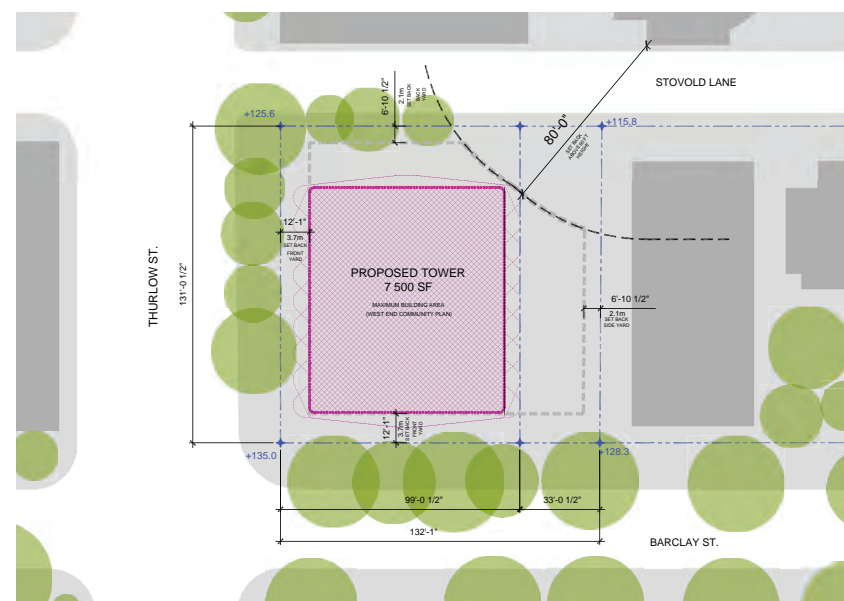
Side yard

The interior eastern lot limit is considered the side yard and has a setback of 2.10 m (6.89 ft), respecting the minimum required setback of 2.10 m (6.89 ft).

Rear yard

The rear yard is along the Stovold Lane limit of the site. This side has a setback of 3.70 m (12.14 ft), respecting the minimum required setback of 2.10 m (6.89 ft).

LOT LIMIT SETBACKS



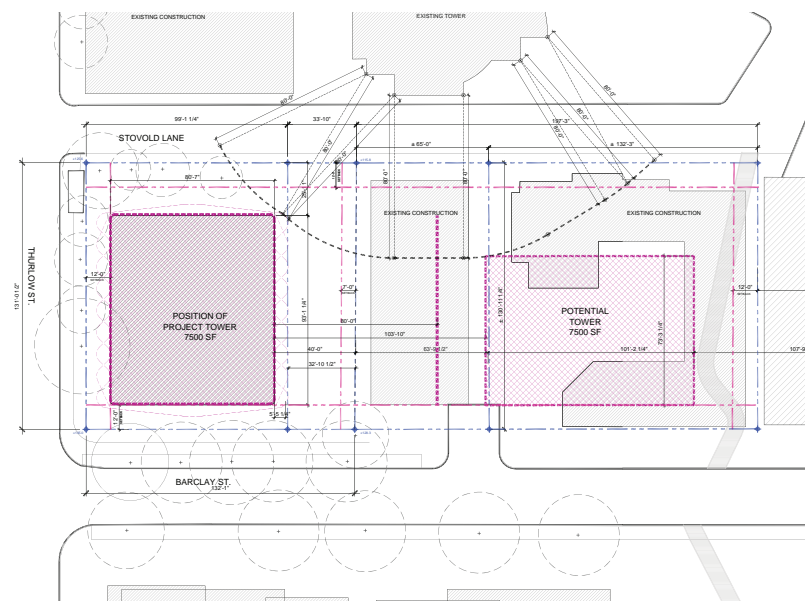
Separation from existing tower (1050 Smithe Street)

The proposed tower is setback 80 ft from the facade of the existing tower across Stovold Lane (1050 Smithe Street). If measured from the existing tower's balcony, every second level's north-eastern corner balcony of the proposed tower encroaches in the separation by 2.5 ft. This relationship should not be considered as an encroachment as it is on the diagonal and not face-to-face, and does not affect access to daylighting or impede views from the existing tower. The staggered balconies on the east and west facade of the proposed tower is integral to the beauty of the architecture. The symmetry of the balconies on these facades follows the natural leaf pattern and the allure of the tower is attributable to the regular and perfectly repeated pattern.

Separation from future tower (to the east of the site)

In order to respect the 100-foot-wide site necessary to support a tower, the two eastern sites are combined to imagine the potential future placement of a tower adjacent to the project site. The tower on the combined site is imagined to be located toward the east side of the site to maximize views toward the north (past the existing tower on Stovold Lane). This position comfortably respects the 80 ft setback for residential towers.

SEPARATION FROM FUTURE TOWER



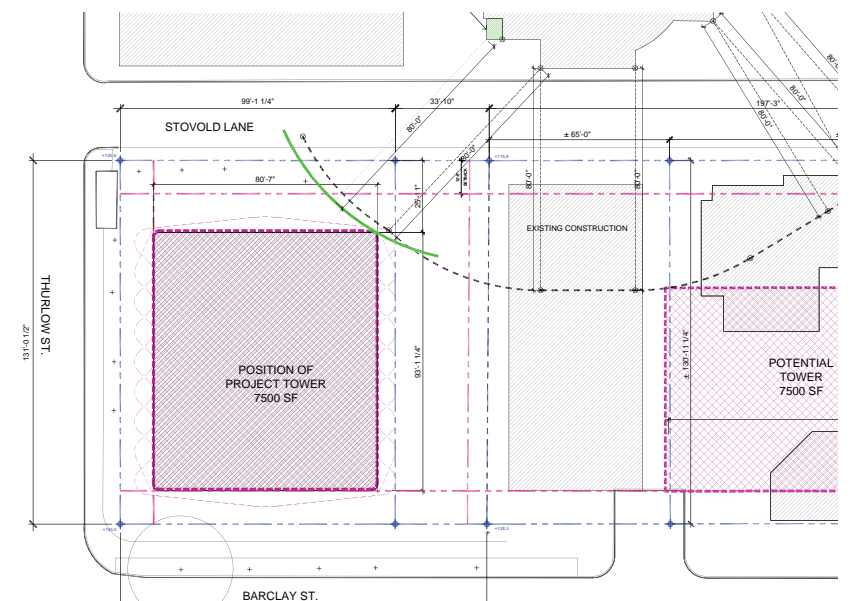
BARCLAY TOWER

HOUSING VANCOUVER STRATEGY

An affordable and varied housing stock is an important foundation for supporting a growing population and ensuring a diverse, vibrant city.

Social housing occupies 25% of the total residential floor area. In both the market and social housing components, the project includes a diverse unit mix that responds to the needs of individuals, couples, and families in the neighbourhood. Amenity spaces are provided for both housing groups and generous outdoor spaces that are linked to the overall landscape and site concept are provided for the public and residents alike (separate market and social housing outdoor zones along with a shared terrace space).

SEPARATION FROM EXISTING TOWER (1050 SMITHE STREET)



With a growing population, aging public facilities, a changing climate, and an evolving economy posing both opportunities and challenges to the West End's success and its residents' quality of life, the future will be determined by how we respond to and shape change. The West End Community Plan sets the direction needed to meet these challenges and to ensure the West End continues to be a great place for all ages to live, work, learn and play.

PLAN PRINCIPLES

Principle 1: Achieve a green, environmentally sustainable urban pattern.

The project places emphasis and special attention on the design and integration of landscaped areas dedicated to the residents and to the public.

Principle 2: Support a range of affordable housing options to meet the diverse needs of the community.

The project proposes 25% social housing.

Principle 3: Foster a robust, resilient economy.

The concept of the project is the people that inhabit it and its surroundings, creating a site that they can relate to. The project will help in attracting people to the neighbourhood and thus fostering support for local businesses.

Principle 4: Enhance culture, heritage and creativity in the city.

The design of the tower in itself fosters a playful design within the city; the landscape and public plaza proposal make room for sculptural interventions that can be enjoyed by the public.

Principle 5: Provide and support a range of sustainable transportation options.

The project encourages pedestrian activity and thus sustainable transportation.

Principle 6: Protect and enhance public open spaces, parks and green linkages.

The project proposes a series of layered green spaces and outdoor plazas that connect to the larger network of green spaces in the neighbourhood.

Principle 7: Foster resilient, sustainable, safe and healthy communities.

The proposal promotes active living, a sustainable environment and physical activity. The site treatment encourages human connection to nature within the urban environment.

PLACES

The West End is one community, but is made up of several distinct areas that help define its character. Based on community input and considerations derived from an analysis of the area, the district is divided into three general character areas: Villages, Neighbourhoods, and Corridors.

The site at hand is located in the Burrard Corridor, as it is located within a newer area of the community that is well served by transit, services and amenities.

Burrard Corridor

The site at hand is located within the E zone, characterized by a 550-foot height limit. The proposed project is 463'-6" tall and is located on a site with 132'-1" frontage, therefore respecting the plan's height limit. The form of the tower is sculpted so as to maximize sunlight on surroundings and to not cast a shadow on the northern sidewalk of Robson Street before 3pm. The maximum floorplate of the tower is 7500 SF in response to plan.

HOUSING

Providing a range of housing options in the West End contributes to a healthy and vibrant community, a strong downtown, and a more equitable city for people of all income levels.

Increasing the diversity of unit types is also important. There is a need for more housing for families with children.

The proposed project includes 78% family housing for the social housing component and 39% family housing for the market housing component.

In areas 1 and 2 within the Burrard Corridor, additional density can be considered through rezoning for new developments that provide at least 25% of floor space as social housing.

The site falls into this area and provides 25% of floor space as social housing, as can be seen in the statistics table. Special attention is paid to the quality of the social housing component, including its frontage on Thurlow Street, that is located at ground level (the same level as the market housing entrance) and is designed to be integral to the concept of the project.

WALKING

Pleasant streetscapes, traffic calming, diverse local shopping, services and amenities, and proximity to the downtown Central Business District contribute to the West End's walkability. The walking experience along some major streets, particularly Thurlow Street and Beach Avenue, can be uncomfortable due to narrow sidewalks, few street trees, and limited pedestrian crossings.

The layered conceptual treatment of the ground plane enlarges adjacent sidewalks (Thurlow Street, Barclay Street, Stovold Lane) and provides a belt of landscape and trees, as well as pockets of public plazas.

PARKS, OPEN SPACE AND GREENERY

The City is committed to ensuring that everyone has equal opportunity to enjoy parks, open spaces and greenways.

The project provides generous public spaces that line the planted zones along the perimeter of the site. On the eastern corner along Barclay Street, a public plaza that is carved into the forest zone (deep earth with mature trees) is integrated into the design of the project. The landscape design includes opening of the Thurlow-Stovold and Thurlow-Barclay corners, visually connecting the project to a larger network of green spaces in the neighbourhood. Separate private outdoor space is provided for the market housing component and the social housing component, in addition to a generous shared outdoor space for both.

ARTS AND CULTURE

The city holds a high importance to public art and acknowledges the positive impacts of cultural interventions within the community.

The project proposes that the public plazas be injected with an intervention, which is represented as a series of sculptural benches in the rendered views. These benches provide a space to rest, perch or interact with neighbours. These plazas also have the potential to hold public art that can interact with and be used by the community.

ZONING ANALYSIS

RM-5B DISTRICT SCHEDULE AND GUIDELINES

RM-5B DISTRICT SCHEDULE

A minimum of 20% of total dwelling units shall contain 2 or more bedrooms; possess private space directly accessible from the unit and which is a minimum of 5.6m² in area with a minimum dimension of 1.8 m; be located within three storeys of grade.

The proposed project exceeds the 20% minimum of family units and the majority of units respect the minimum dimension and area of private outdoor spaces. As there is a 25% social housing component in the project, the social housing units are located toward the lower portion of the tower. Considering the total number of units in the project, it is not possible to respect that 20% are located within three storeys of grade.

Considering the project will consist of demolishing the existing buildings on the site, the unit breakdown will respect the 35% minimum of two or more bedroom units.

A front yard setback of 3.7 m shall be provided. A side yard setback with a minimum width of 2.1 m shall be provided. In the case of a corner site, the exterior side yard shall be 20% of the width of the site, except that it shall not be less than 2.0 m and need not be more than 6.0 m in width. A rear yard with a minimum depth of 2.1 m shall be provided.

Both Thurlow Street and Barclay Street are treated as front yards, as a main entrance is located along both streets (social housing entrance along Thurlow Street and market housing entrance along Barclay Street). The proposed setbacks respect the guidelines with the consideration of having two front yards.

The LOE response received from the City suggested an increase in the front yard at ground level along Barclay Street to approximately 26'-0" in order to emphasize the building's sheared facade at ground level and in reference to corner site guidelines (setback of approximately 20% of the width of the lot). In order to maintain a minimum depth for the market housing lobby along Barclay Street and in order to align with the rigorous rhythm of the tower's structure and design, this setback is proposed as 25'-0".

RM-5B DISTRICT GUIDELINES

The West End has a pleasant ambiance that makes walking through the area an enjoyable experience. It is subdivided into neighbourhoods with unique characters.

The project is positioned in the RM-5B neighbourhood. Special attention is paid to treating the site as an extension of the enjoyable walkability in the neighbourhood; while even improving walkability conditions along Thurlow Street and Stovold Lane.

The mature street trees and lush landscaping of the front yards are major elements in creating the West End's street character.

The landscape treatment of the site is integral to the overall concept of the architecture, which in turn speaks to the natural surroundings and lush vegetation of the West End. Forested areas line the streets around the project and a dense forest zone (deep earth with mature trees) is provided at the eastern corner of the site along Barclay Street. Public plazas are designs for pedestrian use.

A common design theme for developments from most periods has been to emphasize a simple building massing as exemplified by the early mansions, masonry apartments and more recent towers.

The tower and site design is influenced by the character of the surrounding buildings and is manifested through a clear elegant form. The north and south facades are treated with the same soft horizontal band language, while the east and south facades are treated with a system of balconies that are inspired by the Ginkgo leaf. The Thurlow-Barclay corner is particularly engaging with the lifting of the volume at ground level and the meeting of the two facade systems.

New open space can be visually linked with adjacent open space to expand depth of views.

The opening of the corners accentuates the tower in park typology and also provide an opportunity to expand depths of views. This series of green pockets that line the site creates a network of public green spaces that are visually linked to Nelson Park.

The West End Community Plan envisages laneways as smaller and more intimate scaled pedestrian routes.

The plaza at the corner of Thurlow Street and Sovold Lane has been enlarged to further activate the lane. The greenery surrounding this plaza wraps the corner and bleeds into the lane, promoting pedestrian activity. Additionally, the market housing gym terrace is placed along the lane, stimulating activity and promoting visibility of the lane. The activated and green treatment of the lane will encourage pedestrian movement throughout the lane, creating a sense of security.

Most West End buildings have a clearly defined prominent entrance which animates the street and create identity. New developments should provide entrance that create visual interest and identity. A large tower should have a large dramatic entrance.

The southern facade of the volume is sheared upward so that the roof plane corresponds to the angle of the sun at the equinox. The ground level is open along Barclay Street, creating a grandiose lobby with the illusion of an object hovering above. The social housing entrance is located along Thurlow Street and is inspired by a trail in a park, as a path is carved into the vegetal belt creating a ceremonial procession toward the elegant archway entrance door.

Lanscaping is one of the most important elements creating the West End character.

A layered conceptual treatment of the ground plane emphasizes the "tower in the park" typology, while simultaneously activating the public realm. The semi-private vegetal belt wraps the limits of Thurlow Street and Barclay Street. It is composed of indigenous species, with access paths carved into it in a way that is reminiscent to a path in a park. The Stovold and Barclay corners are opened up, expanding the depth of views and promoting public gatherings with the design of public plazas, potentially inhabited by sculptural benches and objects. These pockets of public space are surrounded by greenery, creating a quality similar to that of the edge of a forest, and animating the streetscape and the public realm. A public zone has been carved into the 'dense forest' zone, creating an urban space where the public can benefit from the qualities of this unique pocket of mature trees. Highly unique to a dense downtown site, this space will allow the public to find a serene space amongst nature, similar to that of a clearing in a dense forest.

HIGH DENSITY HOUSING FOR FAMILIES WITH CHILDREN

Where social and economic mix varies from building to building within a development area, research indicates that satisfaction is enhanced when the scale and quality of development is consistent throughout. Important considerations in creating quality design include architectural style and detailing, provision of views, sunlight penetration, privacy, landscaping, and the individualization of entries to units or groupings of units.

Social housing occupies 25% of the total residential floor area. The social housing entrance is located on L1, off Thurlow Street, whereas the market housing entrance is located on L1, off Barclay Street. There is a clear division while maintaining equal importance amongst programs. The procession to the social housing entrance is inspired by a trail in a park, as the path is carved through the vegetal belt, contributing to the “tower in the park” typology. The entrance door is articulated under the archway, providing for a ceremonial procession to the lobby, which is adjacent to the pre-function hall. All social housing amenities are placed on L1 and market housing amenities are placed on L1 and L0. The shared outdoor space is accessible from L1.

Special attention is attributed to creating a project that is engaging at the human scale at ground level and that interacts with the public realm. This is achieved through a generous landscape design at ground level, which includes public plazas, as well as an overall tower design that activates the public realm. As one approaches the tower and looks up at it, the alternating balconies and curved soffits create an intriguing texture that is in dialogue with pedestrians.

Landscaping should be designed to create varied spaces within a large common open space and to use a mixture of hard and soft materials. Materials should be selected to be interesting and safe.

The landscaping around the tower is designed to interact with the public realm and incorporates a balance of hard and soft surfaces. The design of the level 1 amenities terrace incorporates outdoor dining spaces, a series of children’s play space and urban agriculture zones (further details can be seen in the landscape plan).

Individual units, their entries, and private outdoor spaces should be designed to maximize privacy.

The staggered balcony design means that each unit has a maximum amount of privacy, while also maximizing their access to natural daylight.

There should be appropriate open space to meet the on-site needs of children and adults.

The project proposes ample outdoor space, which is accessible from

the amenity area on the ground level. Various zones are included in this outdoor space: social housing terrace, market housing terrace, mixed housing terrace, as well as a private area under the canopy of trees in the dense forest zone (mature trees in deep earth). These spaces will be further designed to stand up to wear and tear and to create a comfortable space for children to play. The location of the outdoor spaces is toward the eastern portion of the site, maximizing sunlight access.

Provide appropriate common indoor amenity space for families with children where individual units are not suited to desired indoor activities.

The project includes generous indoor amenities spaces located on level 1 (ground level at Barclay Street) as well as on level 0 (ground level on Stovold Lane). These spaces consider accessibility norms and give direct access to the outdoor amenity spaces.

Ensure that each household has a private outdoor open space adjacent to its unit for its exclusive use. Each family unit should have a private open space which is a minimum of 1.8 m deep by 2.7 m wide.

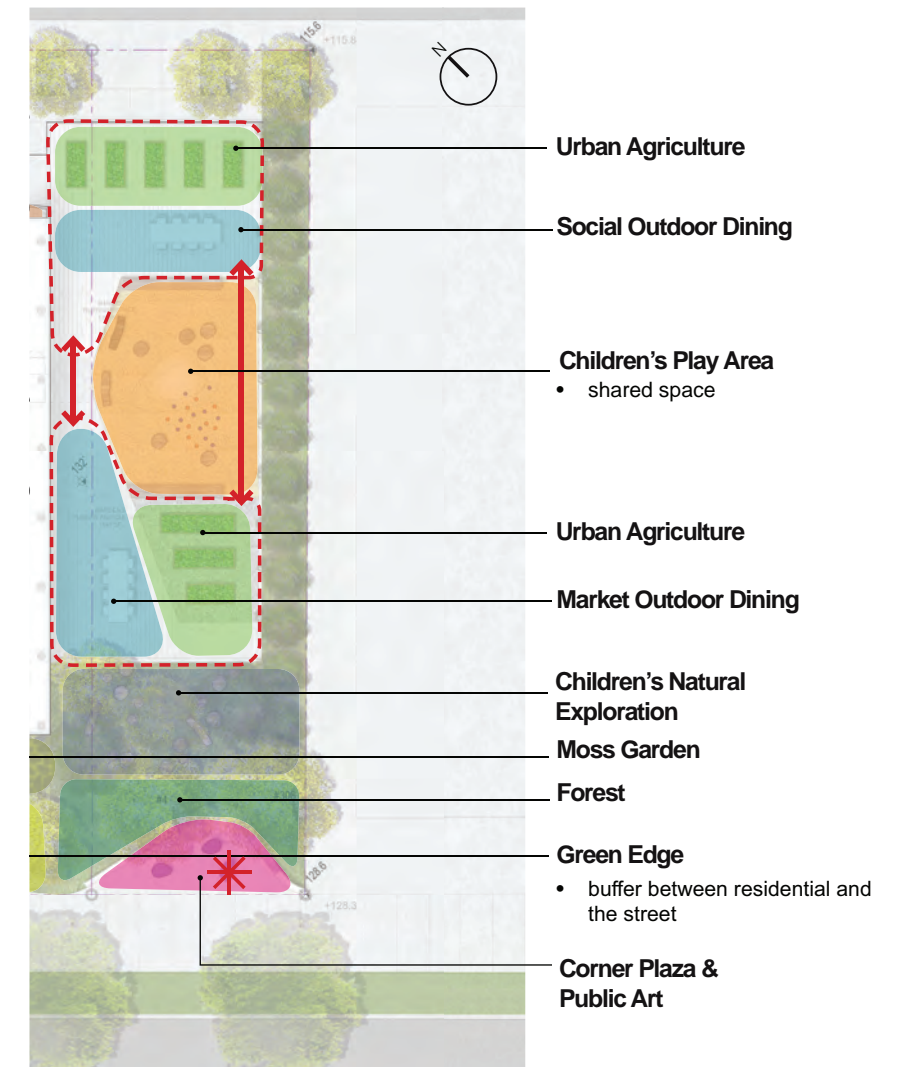
Each unit (both social housing and market housing) has direct access to an exterior space that can accommodate a wide range of activities.

The vast majority of balcony spaces are placed along the east and west facades in order to maximize pleasant morning and afternoon sunlight. These balconies respect the minimum dimensions and are staggered to maximize privacy, views, and access to daylight.

The north and south facades have minimal balconies (only those necessary to provide access to outdoor space for central units). The tapered form of these balconies seamlessly integrates the light shelves and minimize impact on shadows. All balconies are at least 2.7 wide and have a central depth of 1.8 m.

Relationship between programs

The amenity functions are arranged so as to provide a beneficial relationship between spaces for both adults and children. The interior amenity spaces such as the laundry facilities, the common dining areas, the multifunctional room and the lounge all have a view onto the children’s play area, in order to facilitate supervision. A variety of children play areas are provided, including a mound with a rubberized play surface, stepping logs, and a natural exploration zone, totalling 1506 sf (140 sm). The amenities are located to have easy access to the common washrooms. A variety of amenity spaces are included in order to respond to the needs of residents of a variety of ages.



ZONING ANALYSIS

HIGHER BUILDINGS POLICY RESPONSE SUMMARY

DESIGN

Higher buildings must establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline

The overall tower concept is tightly tied to the West End plan, which aims to create a neighbourhood that benefits from open spaces, view retention and sunlight access. The project draws inspiration from the lines of nature, which innately provides a sense of belonging and familiarity to the public. This reinterpretation of the essence of nature refers to the beauty and serenity of the organic forms that so strongly characterize the city of Vancouver and more specifically, the West End.

Within the skyline, the tower will become an icon in the city with its delicate nature-inspired design, its angled roof that maximizes sunlight on neighbouring streets, and its rational design that follows the overall city grid and structure. The tower interacts with the public realm via games of light and shadow along the curvilinear balcony facades, in a uniquely graceful and elegant manner that is traditionally unseen in standard tower design. The balcony forms are poetically inspired by the Ginkgo leaf and speak to the unique quality of Vancouver as an urban city set in nature.

Not only is the tower engaging at the scale of the city, but it also has a 'fifth façade' that engages pedestrians as they approach it, contributing to the experience at a human scale. The base of the tower, including the lobby and the landscaping, activates the public realm and, moreover, as one looks up at the tower from street level, the alternating balconies and curved soffits create an intriguing texture that is in dialogue with pedestrians and activates the pedestrian scale.

Overall, the proposed project is unique in its sophistication, with its soft curves that contrast the surroundings while harmoniously complementing them. The project at hand seeks a timeless design, distinguishing itself in its elegance and contribution to a truly pleasant streetscape for the public.

Ref. project theme, plans, renders

Higher buildings are only permitted within the areas identified below in Figure 1;

The building falls into the 'Central Business District Shoulder', whose maximum building height is listed as 500'. The building's height is 463'-6".

Ref. section

The highest buildings (i.e. ~ 500-700') are located within the Central Business District. Of these buildings, the tallest buildings (i.e. ~ 700') should be located on one of Vancouver's three primary streets: West Georgia, Burrard and Granville;

Not applicable.

Secondary heights may be considered for buildings at the Granville and Burrard Bridgeheads with a single prominent tower (~500') in axial alignment with the Burrard Bridge, two towers framing the Granville Bridge Gateway (~425'), three towers framing the Georgia Gateway (~400'-425'), and one tower at the Georgia Gateway West (~515');

Not applicable.

All other applications for additional height at the two bridgehead locations should be analyzed to ensure that the experiential intent of these gateways is maintained;

Not applicable.

The development should not involve the demolition of a Class 'A' heritage building;

Not applicable.

The buildings should achieve community benefits (i.e. as a recipient site for density transfers; retention of important heritage components; provision of significant cultural or social facilities; or provision of low cost housing);

Social housing occupies 25% of the total residential floor area (FSR). The social housing entrance is located on L1, off Thurlow Street, whereas the market housing entrance is located on L1, off Barclay Street. There is a clear division while maintaining equal importance amongst programs. The procession to the social housing entrance is inspired by a trail in a park, as the path is carved through the vegetal belt, contributing to the "tower in the park" typology. The entrance door is articulated under the archway, providing for a ceremonial procession to the lobby, which is adjacent to the multifunctional room and office/reception. All social

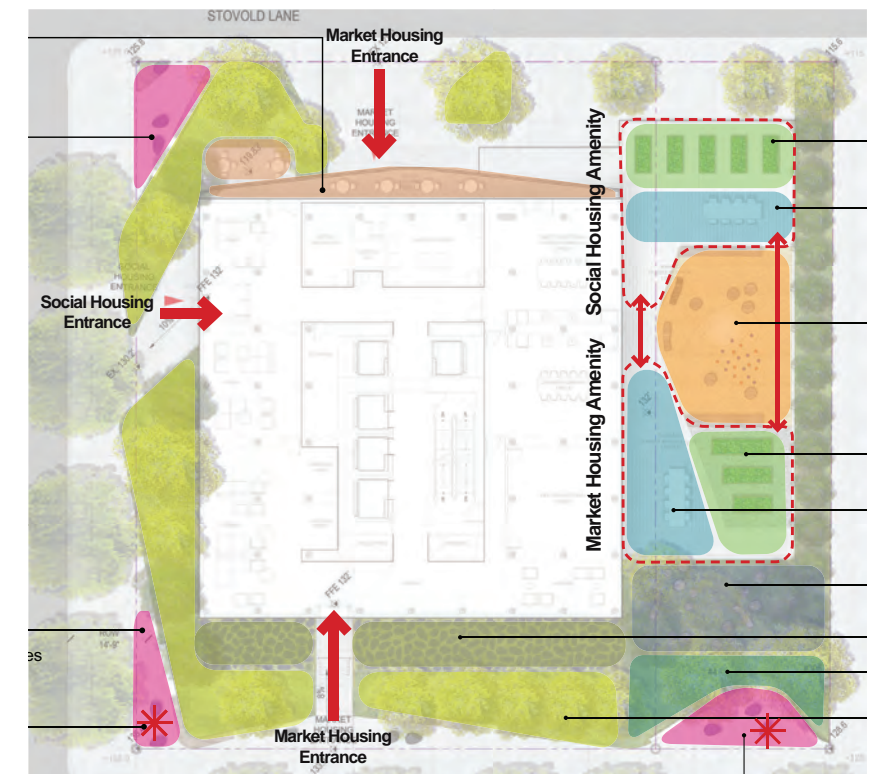
BARCLAY TOWER

housing amenities are placed on L1 and market housing amenities are placed on L1 and L0. The shared outdoor space is accessible from L1.

The vegetal zone that wraps the site is peeled back in sinusoidal curved forms reminiscent to that of the curved balconies of the tower, to create public spaces that could be inhabited by public art. The goal of these zones is to include an artistic intervention that would interact with pedestrians and that could be used for the public, for instance as a place to sit or something that could foster play, in order to contribute to pleasant livability in a dense urban area. In the rendered views, this potential public art feature is interpreted as rocky forms in a variety of materials that could function as benches or as places to perch, animating the public realm. These public zones along the perimeter of the site portray the qualities of the edge of a natural forest. They provide spaces to meander, rest, and contemplate, directly interacting with the surrounding environment, the pedestrians and the public realm.

This 'forest edge' experience is further enlarged on the eastern corner of the site along Barclay Street to create a public plaza in the forest. This public zone is carved under a pocket of mature trees, creating an urban space where the public can benefit from the qualities of a dense forest.

Ref. L1 Barclay plan, statistics, renders, landscape plan



In addition, Higher Buildings should be considered with careful effort to provide a lasting and meaningful public legacy to Vancouver and should include careful consideration of the following:

(i) The building should include activities and uses of community significance and/or public amenity;

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The generous plaza on the corner of Thurlow Street and Sovold Lane activates the lane. The greenery surrounding this plaza wraps the corner and bleeds into the lane, promoting pedestrian activity. Additionally, the market housing gym terrace is placed along the lane, stimulating activity and promoting visibility of the lane. The activated and green treatment of the lane will encourage pedestrian movement throughout the lane, creating a sense of security.

The opening of the corners accentuates the tower in park typology and also provide an opportunity to expand depths of views. This series of green pockets that line the site creates a network of public green spaces that are visually linked to Nelson Park.

A public zone has been carved into the ‘dense forest’ zone, creating an urban space where the public can benefit from the qualities of this unique pocket of mature trees. Highly unique to a dense downtown site, this space will allow the public to find a serene space amongst nature, similar to that of a clearing in a dense forest.

Ref. plans, renders, landscape plan

(ii) The development should provide on-site open space that represents a significant contribution to the downtown network of green and plaza spaces;

The project is inspired by the pleasant walkability and the human scale at street level that characterized the West End. A canopy of mature trees covers the public sidewalk that is periodically enlarged at certain

moments, creating small gathering plazas. The landscape is used to define limits between private, semi-private and public space and is punctuated with scaled spaces that enrich the human experience at street level.

This series of public spaces leads to a larger public gathering space on Barclay Street, adjacent to the eastern site limit. This space is quite unique for a downtown urban context, as it is treated as a serene clearing in a forest, situated amidst the dense mature trees.

The opening of the corners accentuates the tower in park typology and provides an opportunity to expand depths of views. This series of green pockets that line the site creates a network of public green spaces that are visually linked to Nelson Park.

Ref. plans, renders, landscape plan

(iii) The building should not contribute to adverse microclimate effects;

Please refer to the sustainability section.

(iv) Careful consideration should be given to minimize adverse shadowing and view impacts on public realm including key streets, parks and plazas, as well as neighbouring buildings;

The building height is determined in response to the 3pm time for applications within the Burrard Corridor of buildings. The new height does not cast a shadow on the northern sidewalk of Robson Street at 3pm at neither the fall nor spring equinox.

Ref. shadow study

(v) Signage on the buildings should not be located at a height which exceeds the building’s current height limit.

The project will not incorporate signage that exceeds height limits. The tallest point of the lobby height along Barclay Street is at 43’-9” from the ground.

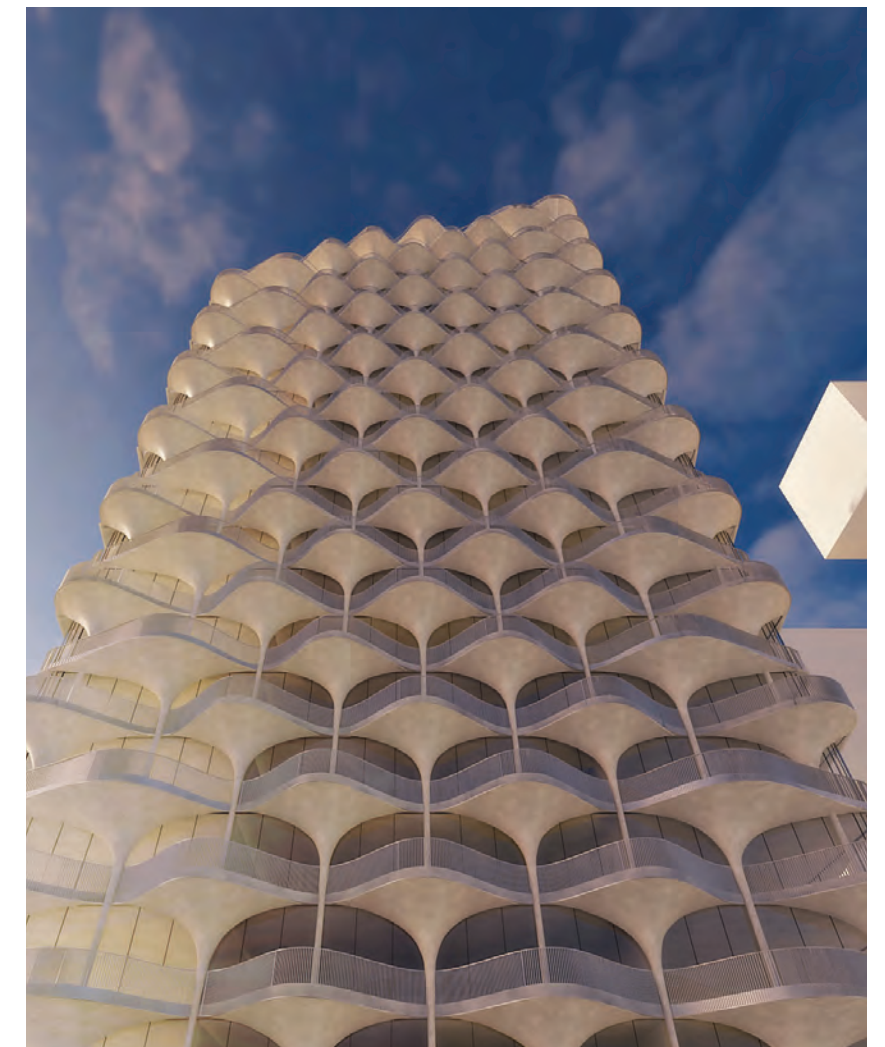
Ref. section

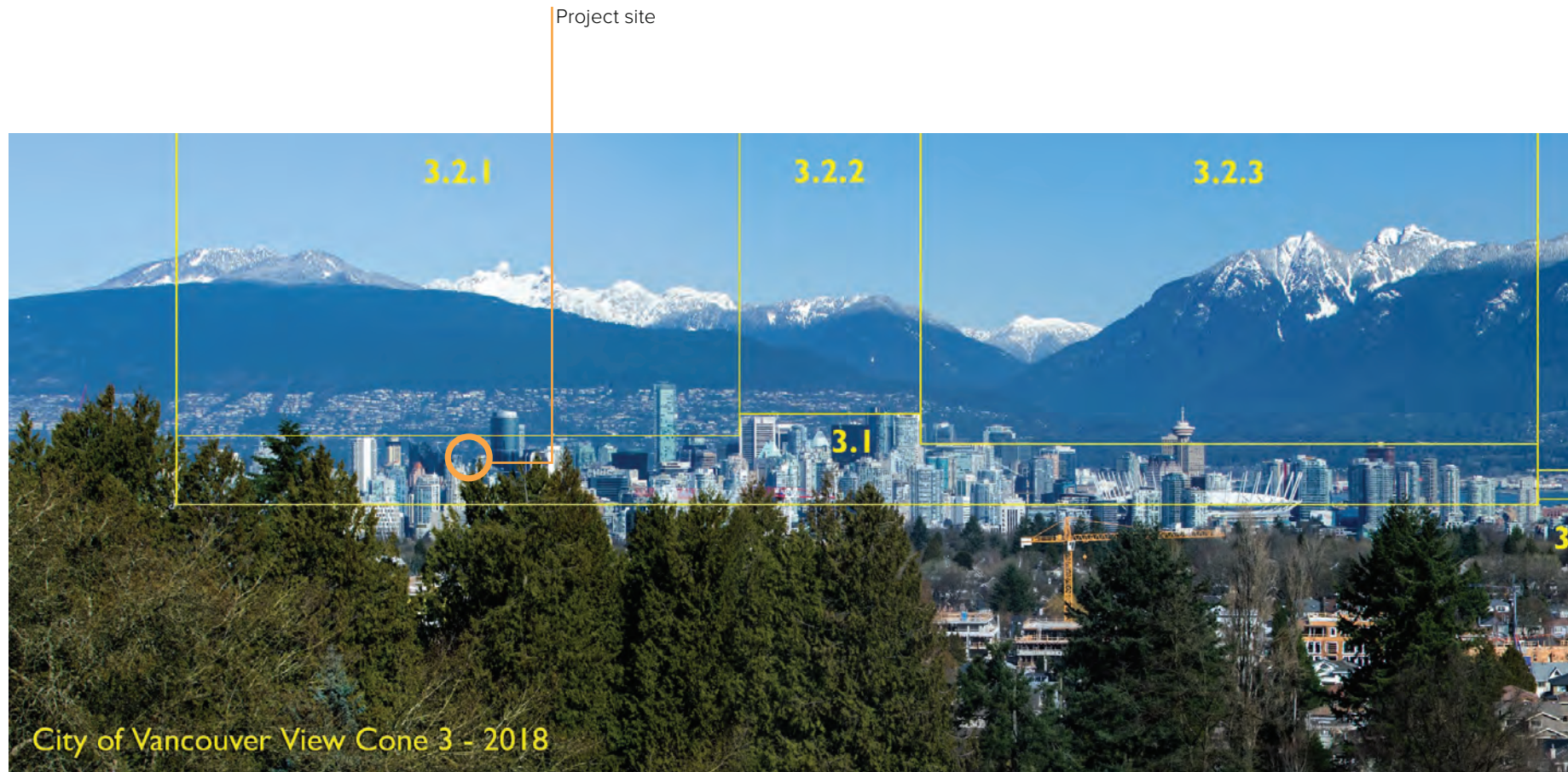
SUSTAINABLE DESIGN AND ENERGY EFFICIENCY

Higher buildings should demonstrate leadership and advances in sustainable design and energy efficiency which must be accomplished in one of the following ways:

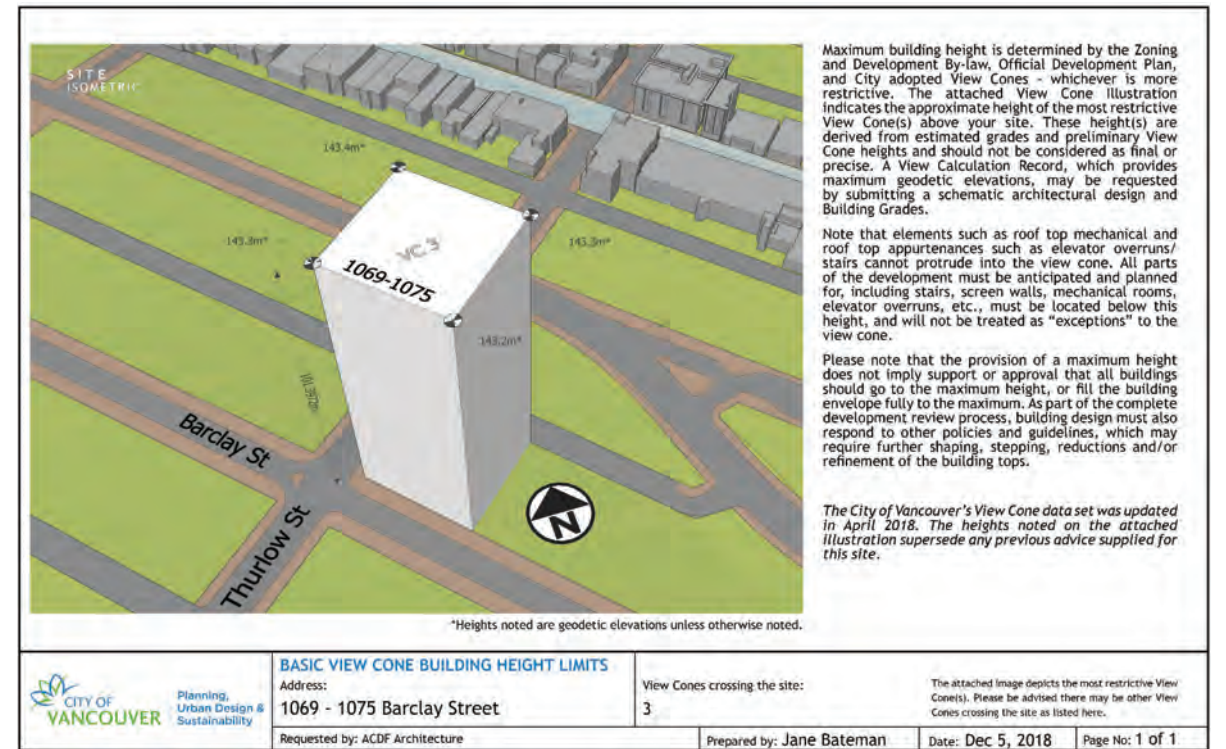
- (a) Achieve Passive House Certification; or**
- (b) Achieve the following energy performance targets based on building type AND connect to a Low Carbon Energy System (LCES) in accordance with the requirements of the LCES Policy**

Please refer to the sustainability section.





City of Vancouver view cone diagram



View Cone Height Limits

Protected view corridors limit development heights to ensure that views of the North shore mountains, the downtown skyline and surrounding water are not blocked. The site's building height is limited by section 3.2.1.





Street character and front yard setbacks

The West End is a mature residential community resulting from incremental redevelopment and established landscaping and street trees. Its proximity to English Bay, Stanley Park and the downtown encourages **pedestrian movement throughout the area** and creates a sense of security. The guidelines for taller developments highlight the rule of thumb of creating a **tower in park**.



Views

The guidelines encourage **new open space visually linked to adjacent open space to expand the depth of views**.

Vancouver has recognized the inherent qualities of the West End neighbourhoods and structured its zoning guidelines to reinforce these qualities to ensure compatible development policies. The conceptual intentions of the project respect the guidelines and reinforce the urban qualities of the West End with respect to streetscape character, open spaces, view retention, sunlight access and privacy.



Landscaping and animation of city lanes

The guidelines stress the importance of the **combination of the lush, mature landscaping with high density buildings** which is an integral part of the West End image. The density of the West End requires that the lanes be treated in a special manner in recognition of their visibility.