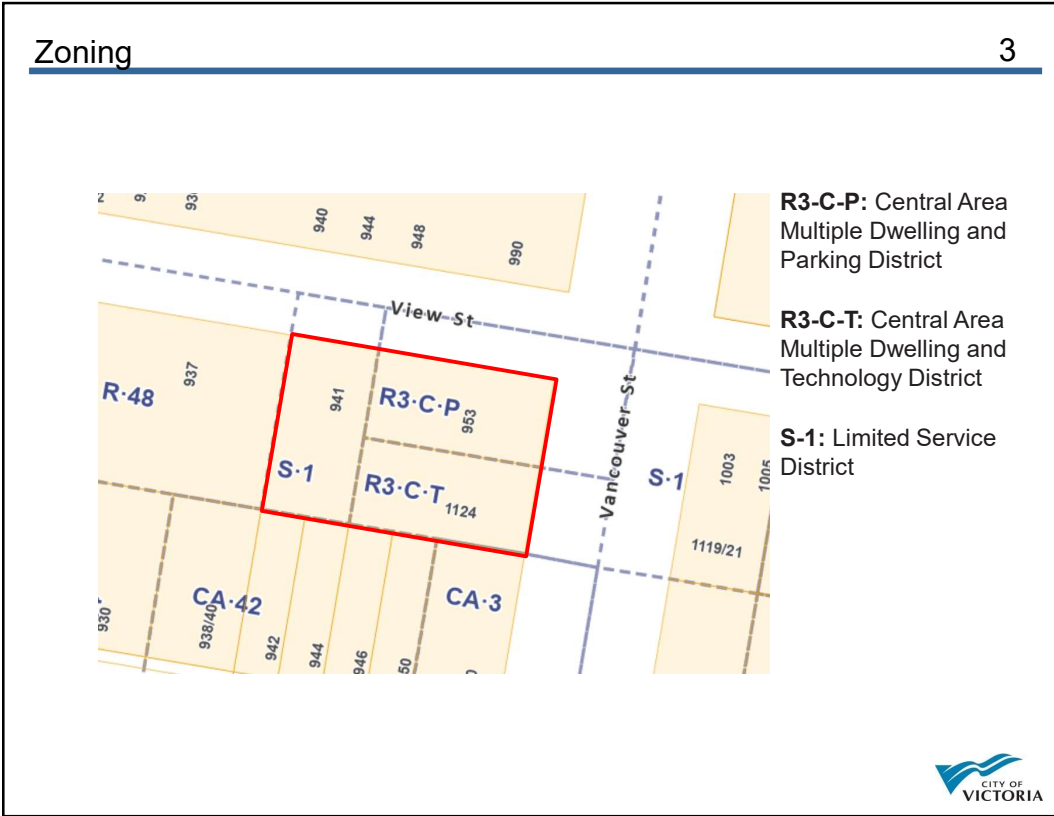


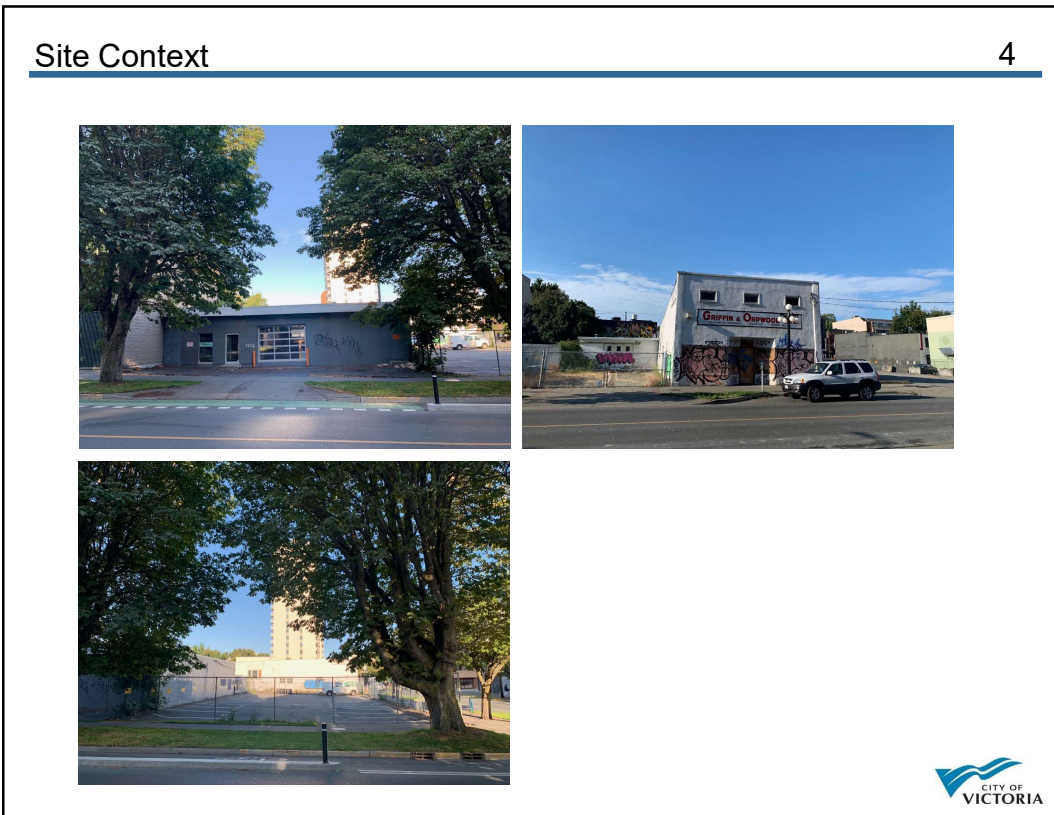
Rezoning No. 00713 and  
Development Permit with  
Variances No. 00133 for

1124 Vancouver Street, 953 View  
Street & 941 View Street



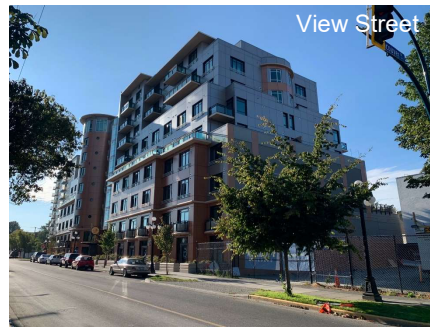
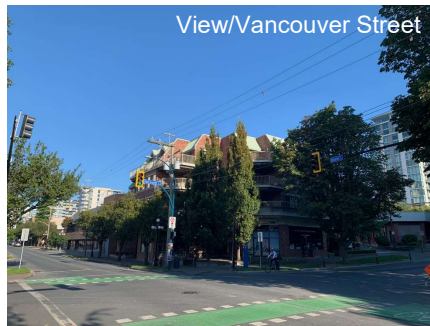


3



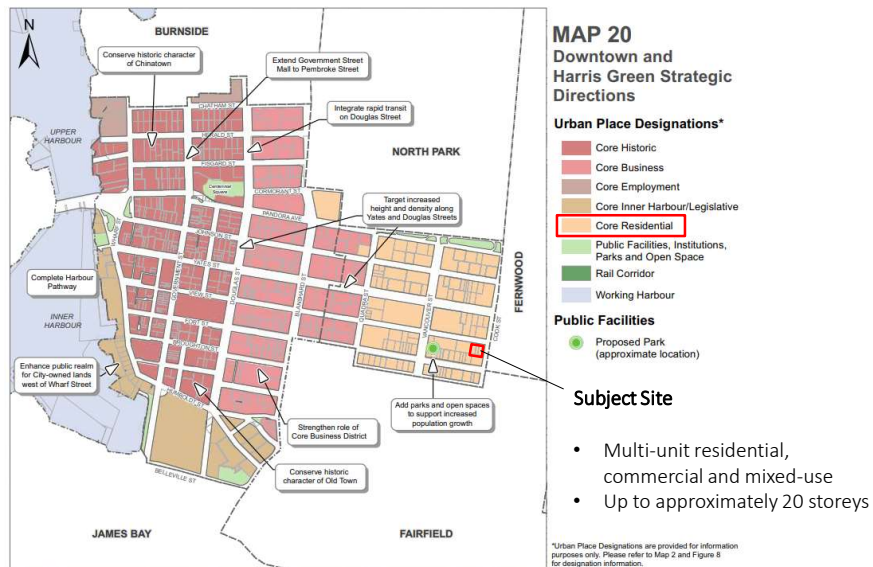
4

Neighbourhood Context



5

Official Community Plan (OCP) Strategic Directions



6

# Downtown Core Area Plan (DCAP)

7



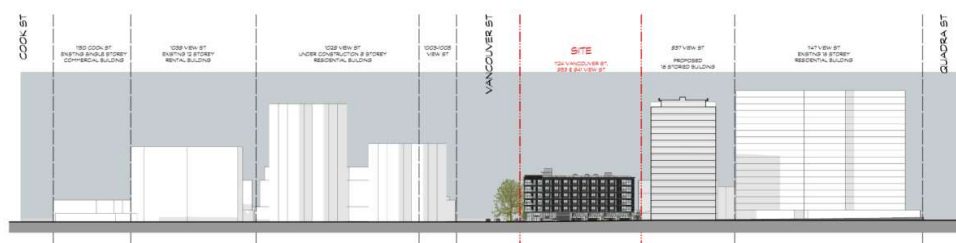
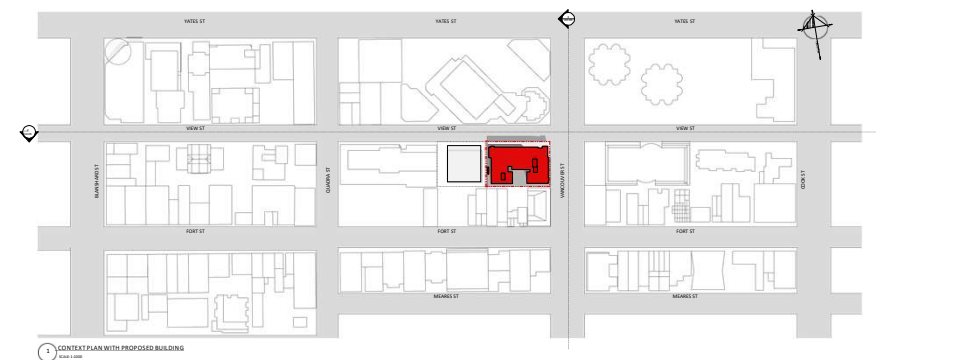
- Encourage multi-use residential development appropriate to the context
- Up to 45m in height
- Up to a maximum 5.5:1 FSR



7

# Context Plan & Elevation

8



8



Development Permit with Variances

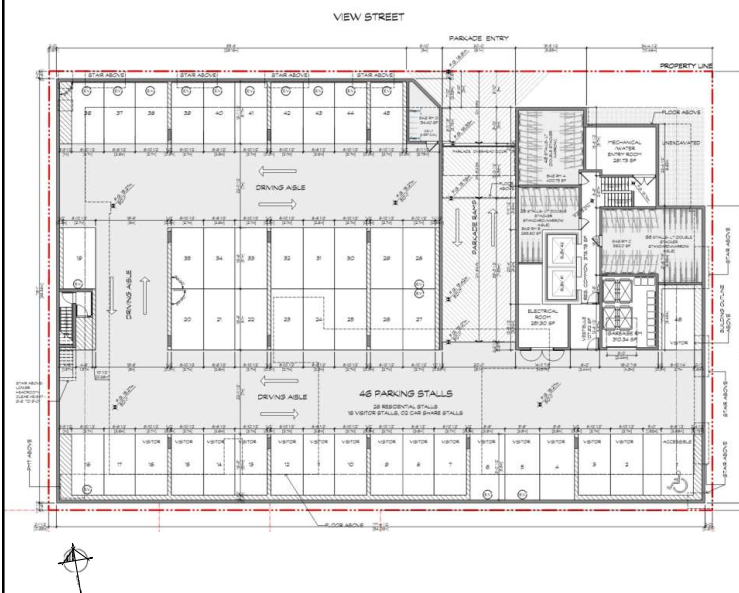
9



9

Underground Parking (P1)

10

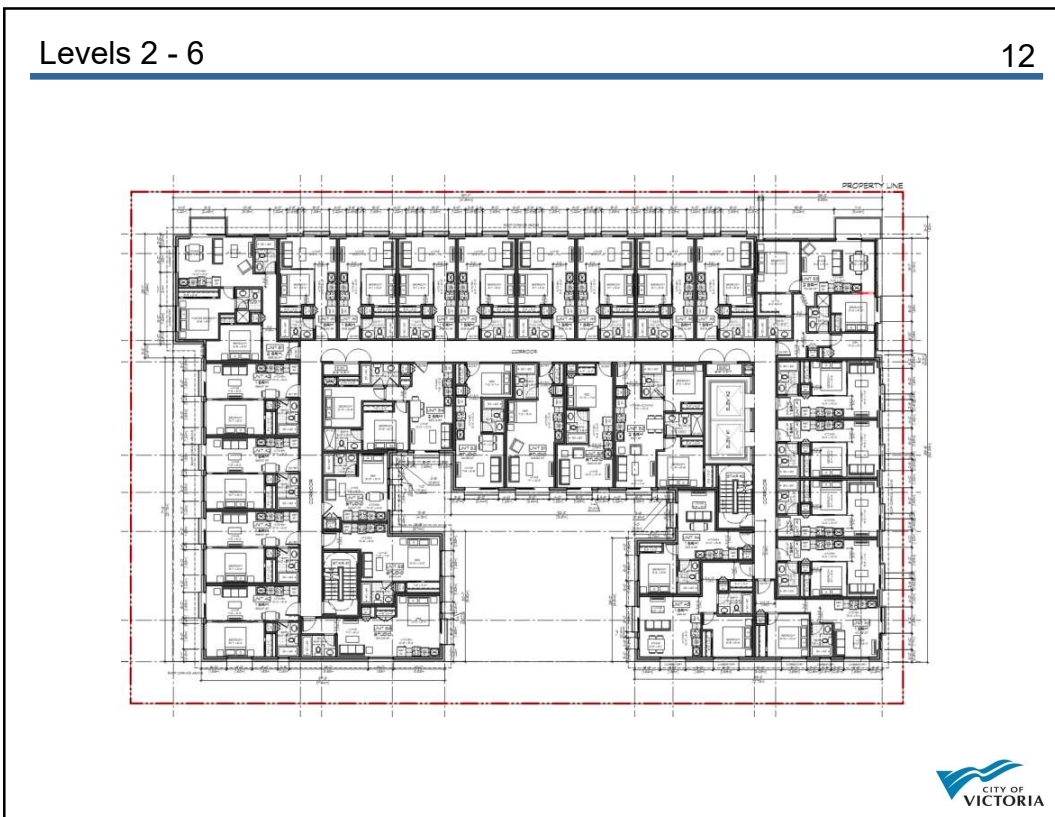
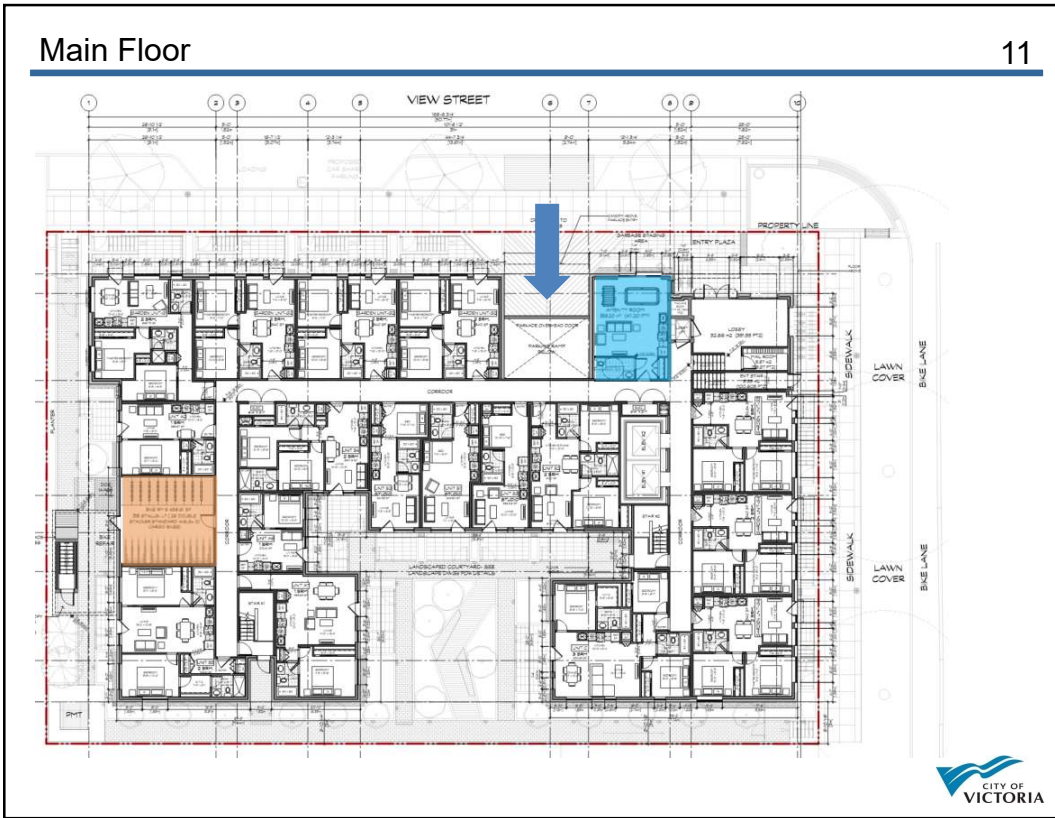


Parking Variance

- 2 car share vehicles
- 2 car share stalls
- 162 memberships (100% of residents)
- Electric chargers for 2 on-street stalls
- 16 UG stalls will be "EV ready" with standard electrical outlets



10

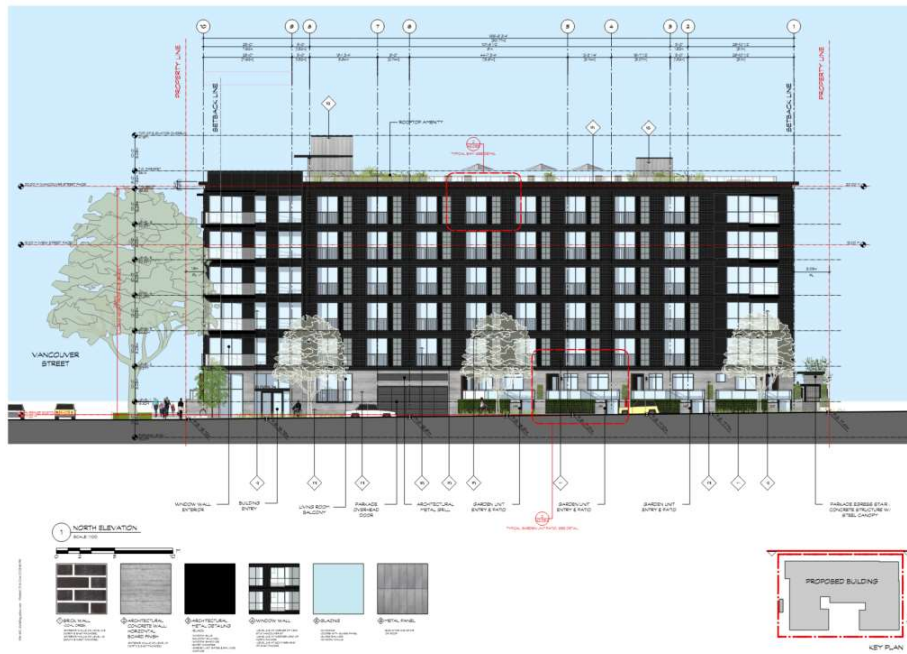






North Elevation (View Street)

15



15

Residential Entrance Detail

16



BRICK WALL WITH ARCHITECTURAL METAL PLANTER CAP  
 PROPOSED LIGHT FEATURE  
 UNIT NUMBER  
 ARCHITECTURAL CONCRETE WALL  
 ARCHITECTURAL METAL & GLASS RAILING W/ ENTRY GATE

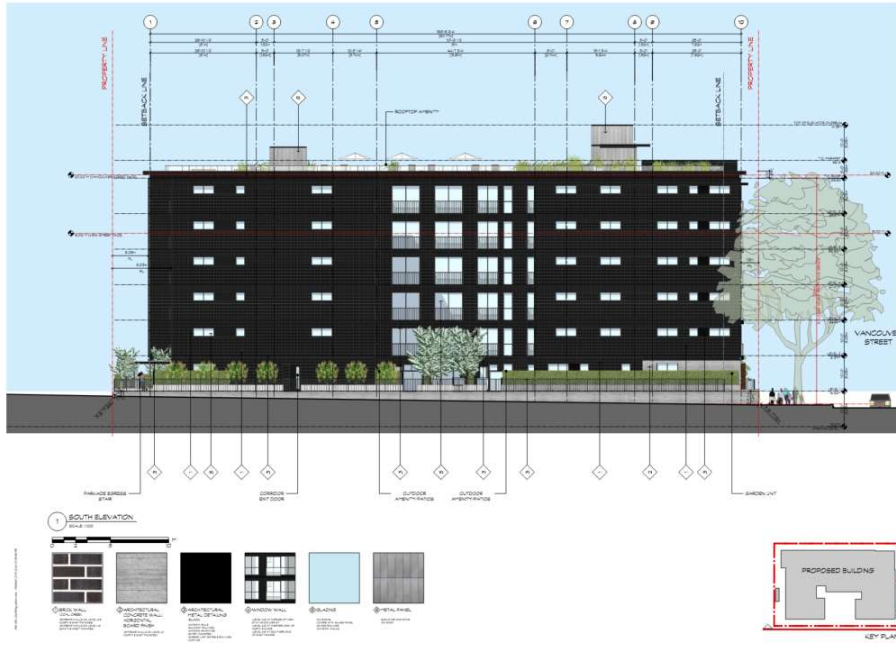


16



### South Elevation (rear)

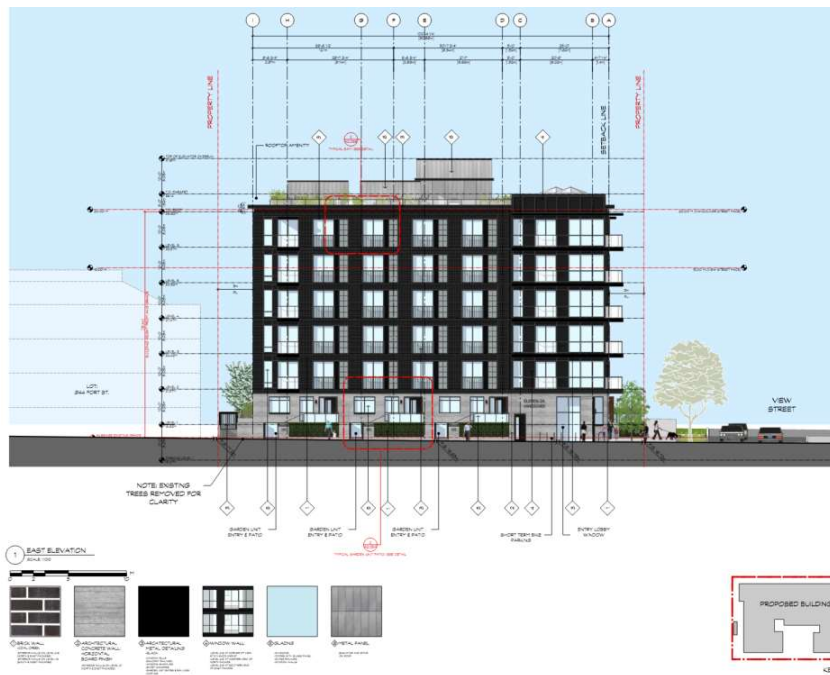
17



17

### East Elevation (Vancouver Street)

18



18

# West Elevation (interior)



# Shadow Studies



# Materials

21

## MATERIAL

- 1 BRICK
  - COAL CREEK
  - EXTERIOR WALLS ON LEVEL 02 - 06
  - EXTERIOR WALLS ON LEVEL 01 (SOUTH & WEST FACADES)



BRICK



## MATERIAL

- 4 WINDOW WALL
  - CORNER OF VIEW ST & VANCOUVER ST (LEVEL 2-6)
  - WESTERN END OF NORTH FACADE (LEVEL 2-6)
  - SOUTHERN END OF EAST FACADE (LEVEL 2-6)



WINDOW WALL



21

# Materials

22

## MATERIAL

- 2 ARCHITECTURAL CONCRETE
  - HORIZONTAL BOARD FINISH
  - EXTERIOR WALLS ON LEVEL 01 (NORTH & EAST FACADES)



ARCHITECTURAL CONCRETE

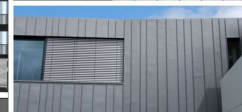


## MATERIAL

- 6 METAL PANEL
  - CORNER OF VIEW ST & VANCOUVER ST (LEVEL 2-6)
  - WESTERN END OF NORTH FACADE (LEVEL 2-6)
  - SOUTHERN END OF EAST FACADE (LEVEL 2-6)



METAL PANEL



22



Referral to Advisory Design Panel

23



23

Referral to Advisory Design Panel

24



24

View from Northeast

25



25

View from Southeast

26



26

Streetscapes



Vancouver Street



Main Entrance



View Street

