

COHEN BLOCK | ARMY & NAVY REDEVELOPMENT

REZONING BOOKLET - CORDOVA BUILDING

8/36 WEST CORDOVA STREET, VANCOUVER BC

ARMY & NAVY| COHEN FAMILY | BOSA PROPERTIES | MGA | ARCADIS

JANUARY 2025

We gratefully and respectfully acknowledge that this project is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations.

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01 **INTRODUCTION**

1.1 **PROJECT INTRODUCTION**

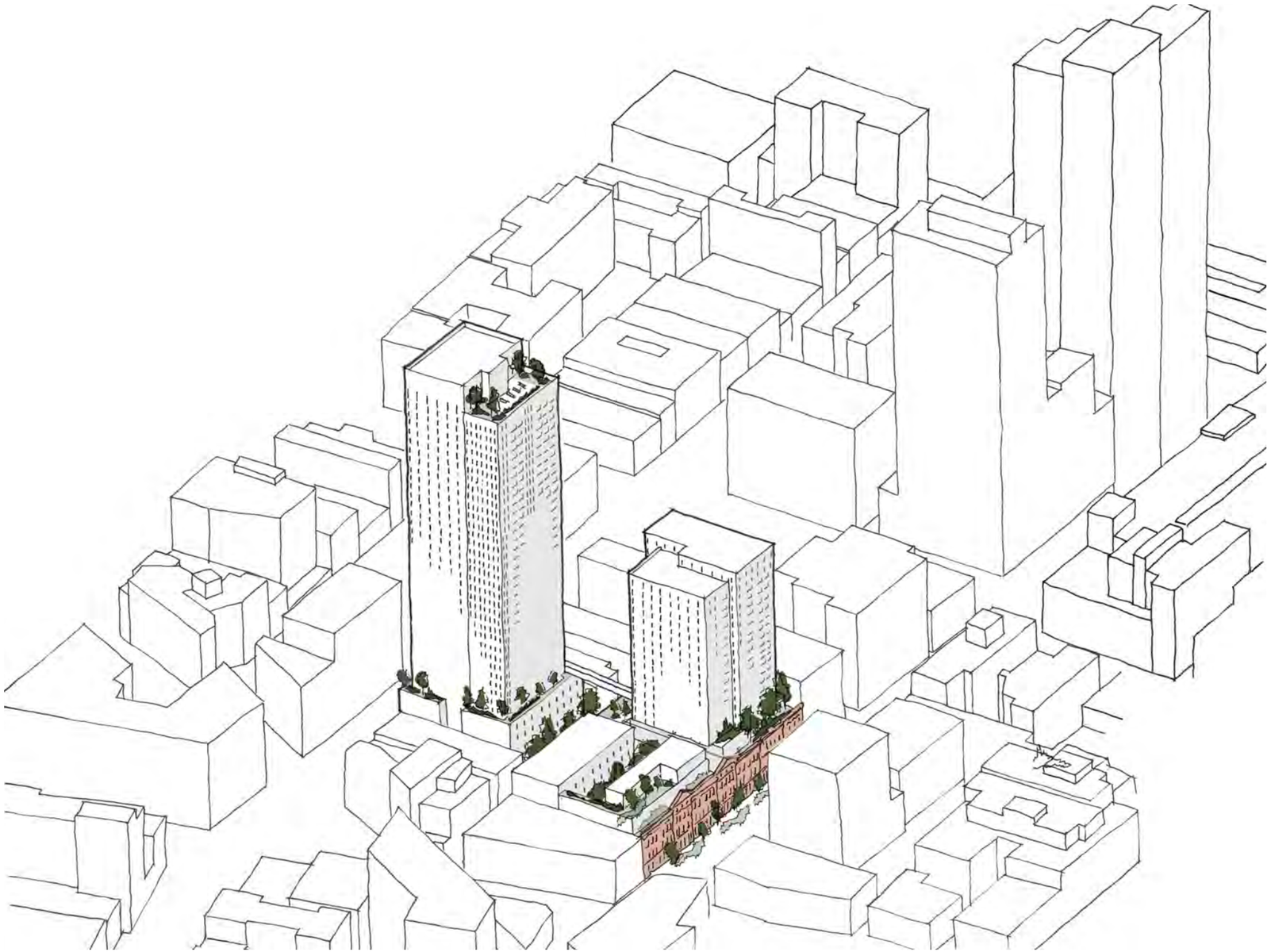
Cohen Block will preserve Gastown and bring renewal to the Downtown Eastside through destination hospitality, local serving retail and secure rental housing, harnessing the spirit and history of Army & Navy.

The Cohen family's commitment to the Downtown Eastside and Gastown has never wavered. For over 100 years, Army & Navy stood proudly as a hub of commerce and inclusivity. It was bricks and mortar, heart and soul.

"My Grandpa Sam started Canada's original discount department store chain in 1919 and I was so proud to honour his vision. My father once said it's a family business with a history, a soul, and a smile. Everyone in Western Canada has an Army & Navy story to tell."

— Jacqui Cohen

The Cohen family, now guided by Jacqui's vision, is committed to continuing their community impact with development of the Cohen Block and has chosen to partner with Bosa Properties to shape this site's next chapter.







Army & Navy historic photographs

1.2 **PROJECT TEAM**

The BC Indigenous Housing Society is dedicated to providing safe, attainable housing for Indigenous individuals and families living in Vancouver and throughout British Columbia. The IHS is a registered charity and non-profit society, is governed by an all-Indigenous Board of Directors and employs approximately 100 people.

Founded in 1984, the IHS currently manages a portfolio of over 19 buildings and 900 units. They work in partnership with federal and provincial government agencies to subsidize tenant rent contributions and achieve affordability for individuals and families with low incomes.

The BC Indigenous Housing Society acknowledges the unceded territories of the Squamish, Tsleil-Waututh and Musqueam Peoples on which they operate.

MGA | Michael Green Architecture is an architecture and design firm creating innovative, sustainable projects that push the boundaries of technology and construction to benefit communities and environments around the world.

Based in Vancouver, Canada, MGA was founded in 2012 by Michael Green, who now leads the studio alongside fellow Principal Natalie Telewiak. This team of talented and experienced architects and designers is bound by a shared drive to create meaningful projects that contribute to a better future.

Dedication to community, innovation, and sustainability have led the team to complete some of the most significant timber buildings and large-scale sustainable developments ever built, ranging from cultural installations and private homes to residential masterplans and university campuses.

Everyone at MGA believes that it is our responsibility to use our skills and imagination to create spaces, ideas, technology, and awareness that support the health and wellbeing of both people and planet.

Arcadis is a global leader in design, engineering, and consultancy services, dedicated to shaping a sustainable future through data-driven solutions for both natural and built environments. With a presence in over 70 countries and a team of more than 36,000 professionals, Arcadis brings together diverse expertise across architecture, engineering, planning, and digital innovation.

For over 25 years, Arcadis has worked alongside First Nations, Inuit, Métis, and Indigenous communities in Canada. From water treatment and environmental remediation to design and architectural buildings, Arcadis works to incorporate Indigenous knowledge, promote capacity building, and deliver solutions that respect and reflect cultural perspectives.

Arcadis' core mission is to improve the quality of life for communities worldwide by addressing urgent global challenges, from climate change to rapid urbanization. By continuing to build strong relationships with Indigenous communities and integrating their insights into projects, Arcadis aims to create a positive, lasting impact for future generations.

FULL CONSULTING TEAM

Structural Engineer	**Glotman • Simpson Consulting Engineers**
Mechanical	**AME Consulting Group**
Sustainability	**Recollective Consulting**
Electrical	**AES Engineering**
Civil Engineer	**Binnie Consulting Ltd**
Transportation Consultant	**Bunt & Associates Engineering Ltd**
Landscape Architect	**Hapa Collaborative**
Code Consultant	**GHL Consultants**
Energy Modeler	**AME Consulting Group**
Arborist	**Diamond Head Consulting Ltd**
Geotechnical Engineer	**Geopacific Consultants Ltd**
Heritage Consultant	**Luxton and Associates**
Survey	**MPT Engineering**
Building Envelope	**RDH Building Science Inc**
Acoustics	**BKL Consultants Ltd**

1.3 **EXECUTIVE SUMMARY**

1.3.a. **Project Context**

The proposed Cohen Block is located on Block 3 in Vancouver's historic Gastown, and within the HA-2 Heritage Zone and DD Downtown District Zones. With frontages on both West Cordova and West Hastings Streets, the site is currently occupied by the Army & Navy store, which includes five different structures connecting two neighbourhoods—Gastown and the Downtown Eastside (DTES). Three of the existing Army & Navy buildings are classified as landmark historic buildings and listed in Vancouver's Heritage Registry.

The overall Army & Navy site is centrally located within walking distance from a broad range of public transit services, commercial and retail activity, health services, housing, and public amenities, including Victory Square Park.

Since opening its doors in 1919, Army & Navy stood proudly as a hub of commerce and inclusivity for 101 years, offering employment and economic activity, and building culture and community.

1.3.b. **Rezoning Intent & Rationale**

This project proposes to rezone the Cordova block (8-36 W Cordova St) and the Hastings block (15-27 W Hastings St, referred to as the Samuel) of the Army & Navy store from HA-2 and DD, respectively, into a single CD-1 zone.

The proposed rezoning is intended to allow for the development of:

- Cohen Block: A 20-storey secure rental housing development that sits above from 5-storeys of podium with destination hotel and local retail, all above 3 levels of below grade parking. The rental housing includes 20% of residential floor area for below-market units.

- Samuel Tower: A 39 -storey secure rental housing development plus amenity floor with three levels of below-grade parking on the Hastings block. 20% of the residential floor area is below-market units, which are intended to be operated by the non-profit BC Indigenous Housing Society, and secured via a Housing Agreement.

This proposal is based on key planning principles and policy context, including:

- Neighbourhood development priorities established in the Gastown HA-2 Design Guidelines, Downtown Eastside Plan, Downtown Official Development Plan, Downtown Design Guidelines, and Victory Square Design Guidelines.
- Heritage priorities established in the Standards and Guidelines for the Conservation of Historical Places in Canada and Vancouver Heritage Policies.
- Social Housing and secure rental housing priorities established in the Housing Vancouver Plan, Below-Market Rental Housing Policy for Rezoning, and Family Room: Housing Mix for Rezoning Projects.
- Indigenous engagement and reconciliation priorities established in the Framework for City of Reconciliation and Downtown Eastside Plan.
- Sustainable development priorities established in the Greenest City Action Plan, Climate Emergency Action Plan, Green Buildings Policy for Rezoning and Sustainable Large Developments Policy.

An initial application for the site was submitted through the Policy Enquiry Process in October 2021. Advice from staff was integrated into a Rezoning Application that was submitted July 2023. The current application for Rezoning has been updated to reflect changes to; the form of development, uses and depth of below-market housing units, as a result of market and policy changes and discussion with City staff.

1.3.c. **Opportunity for Revitalization**

The project proposes the five following principles of revitalization:

1. Housing + Affordability
2. Local Commerce
3. Heritage Preservation
4. Reconciliation + Cultural Redress
5. Sustainability

From day one, the Cohen family has been a leader in demonstrating the role of the private sector in creating solutions for this community and evolving the Army & Navy business to deliver what's needed most by the local community. This next chapter, like its past, is underpinned by this same commitment to community and fueled by Jacqui's vision to restore and honour a piece of Vancouver's history.

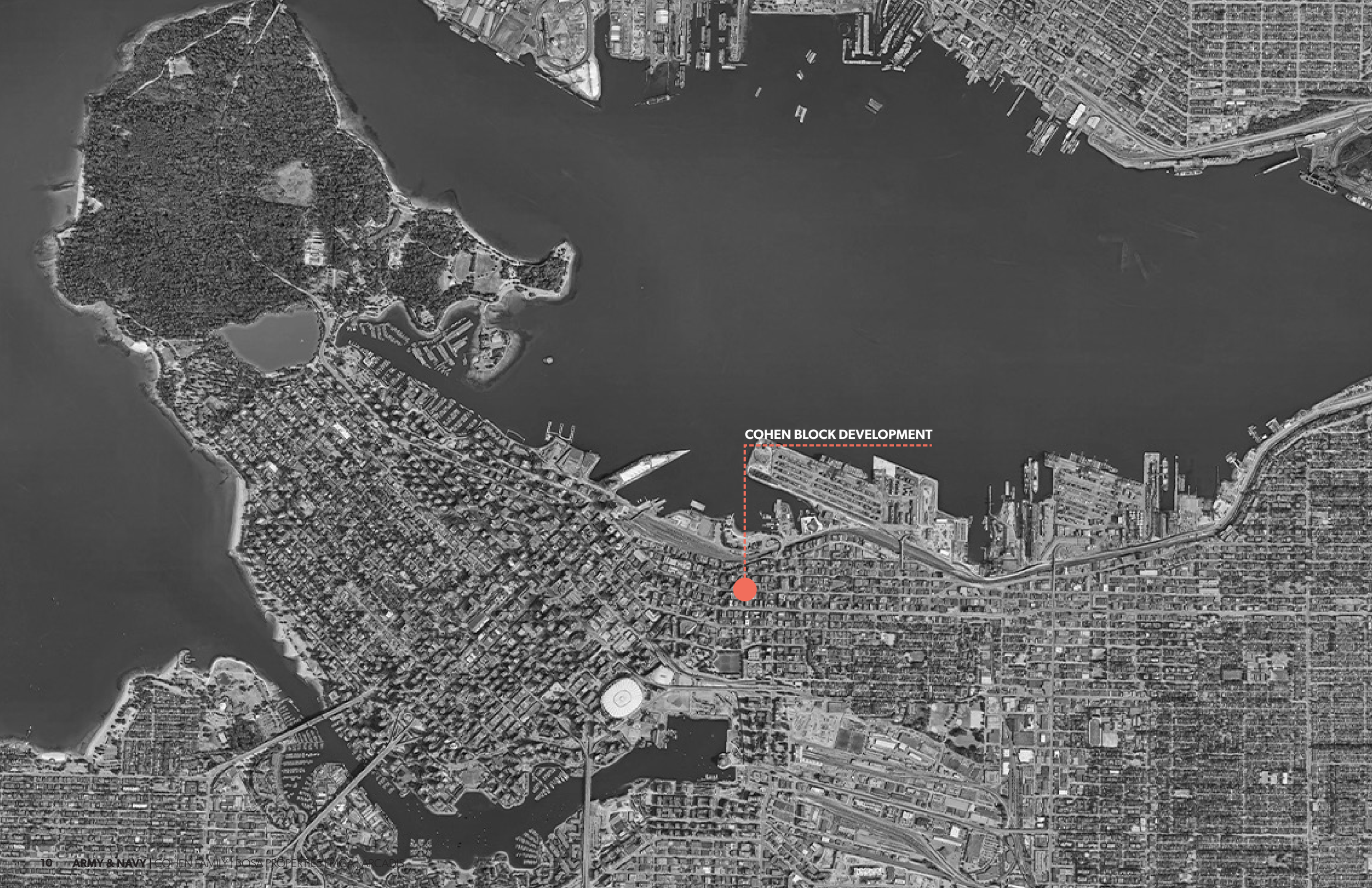
The proposed project, envisioned with the community over the past four years, addresses the immediate and urgent needs: secure, inclusive housing, and economic opportunity.

By redeveloping the site, we hope to be a catalyst for positive change in the Downtown Eastside and Gastown—bringing renewal to the area, embracing sustainable best practices, and investing in the physical preservation of heritage buildings that are in much need of repair. While balancing the need for economic reconciliation and cultural legacy.

The redevelopment's name, Cohen Block, is a testament to the enduring legacy of the Cohen family. It will celebrate heritage while creating a future that once again is a heartbeat in Gastown and the Downtown Eastside.

Community Needs & Priorities	Cohen Block	City Guidelines and Policies
• Need for below-market housing is significant in DTES • Support for greater below-market units, recognizing that project is constrained by height and density restrictions.	**HOUSING AND AFFORDABILITY** 100% secure rental with 738 homes, which includes 15 % family homes (2 bedrooms +) and 20% of the rental homes are below market rents.	• Increase rental stock and below-market housing choice to meet City's target of 4,400 social housing units in DTES and 3,000 market rental housing units • Prioritize rental and Social Housing near transit hubs
• Invest in the DTES neighbourhood and continue Army & Navy's legacy as an important source of employment • Improve storefront and street experience	**LOCAL COMMERCE** 20,115 ft^2 of ground level retail, preserving the site as a critical commercial hub with continuous retail frontage. 179 new hotel units, addressing the need for accommodation in downtown Vancouver to boost local tourism and retail.	• Economically enhance Gastown and Hastings corridor, and revitalize unique heritage retail centers • Supply the critical hotel rooms needed to support tourism and prevent significant economic losses
• Prioritize retaining the exterior of the Dunn-Miller, Callister and McIntosh blocks over the interior • Support for high rise above heritage storefront	**HERITAGE PRESERVATION** Preserve and restore existing Gastown street-facing facades and continue the Cohen family legacy on the site, restoring historic commercial uses of retail and hotel.	• Explore innovate heritage conservation opportunities that offer below-market housing, cultural use, or other priority uses • Incorporate a broad concept of cultural heritage that includes both tangible and intangible or living aspects
• Need for economic reconciliation via indigenous operated housing. • BC Indigenous Housing Society is a trusted housing operator, and a partnership with them is a meaningful method of reconciliation.	**RECONCILIATION + CULTURAL REDRESS** 108 below-market rental homes and 2,943 ft^2 of (indoor + outdoor) amenity operated by BC Indigenous Housing Society. Collaboration in prominent design elements throughout the development	• Form sustained relationships based on mutual respect and understanding with Indigenous Peoples • Partner with urban Indigenous organizations to design and deliver urban Indigenous housing developments
• Embrace sustainable building principles, and provide spaces to allow for local creative talent to be represented • Provide meaningful urban open spaces and connect to nature	**SUSTAINABILITY** The sustainability approach meets current green building measures and aligns with Vancouver's future vision for sustainability by incorporating adaptive reuse of existing building stock, renewing the site's connection to nature, and strengthening cultural ties to the community.	• Reduce embodied carbon emissions for new buildings by 40% and operational carbon emissions by 50% for all buildings by 2030 • Work towards zero emissions buildings by 2030 • Provide access to nature and active living opportunities in DTES to create healthy cities

1 *Summarized from feedback gathered through community engagement. Refer to Pre-Application Consultation Summary Report additional information.*


COHEN BLOCK DEVELOPMENT

02 **PROJECT CONTEXT AND POLICY ANALYSIS**

2.1 **URBAN CONTEXT**

The Cohen Block redevelopment is located at the nexus of the historic Gastown, Victory Square, and Downtown Eastside neighbourhoods, between W Cordova St, W Hastings St, Carrall St, and Abbott St.

2.1.a **Gastown**

Gastown holds significant historic importance, as the old Granville Townsite, and as the area from which the City of Vancouver historically developed. Gastown and Victory Square have a number of heritage buildings that offer rich unique histories and architectural character.

2.1.b **Downtown**

Vancouver's Downtown is the central hub of commercial development, with a range of mid-rise to tower buildings that offer spaces to live, work, shop, and visit.

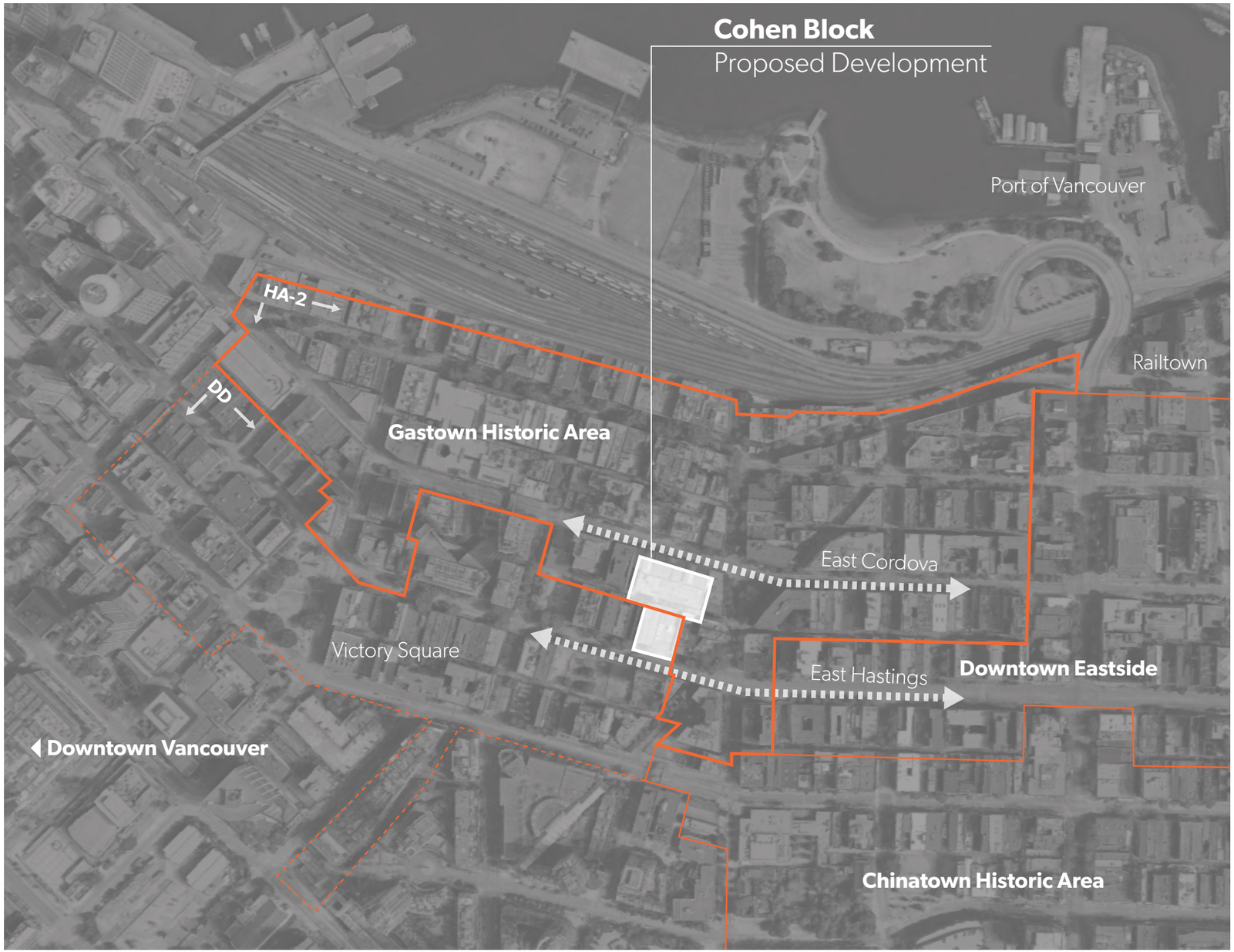
The project site offers easy access to public transit, pedestrian-friendly historic streetscapes, and a wide range of commercial, retail activities, and businesses. In addition, the project's proposed scale and mixed-use programming supports the City's overall vision of creating vibrant neighbourhoods in this area while balancing key policy constraints.



2.2 **NEIGHBOURHOOD CONTEXT**

The project site is located at 8-36 W Cordova St and 15-27 W Hastings St. The site spans over the east-west alleyway that connects the Woodward's redevelopment with Pioneer Square (Pigeon Park), and faces north to the new Blood Alley redevelopment at 33 W Cordova St and the historic Blood Alley, and south to the Chinatown Foundation development at 58 W Hastings St.

The project's central location serves as a meeting point for a variety of demographics and communities that call these neighbourhoods home. As a result, the development seeks to provide a range of Community uses and a porous through-way connection between the sites via retail spaces.



2.2 **NEIGHBOURHOOD CONTEXT**

2.2.a. **Heritage and Historic Neighbourhood**

The historic precinct of Gastown, Victory Square, Chinatown, and the Hastings corridor, is one of Vancouver's – and Canada's – most treasured heritage neighbourhoods. Gastown was recognized as a national historic site in Canada in 2009, in recognition of an early Western Canadian city core that emerged in the late 19th and early 20th centuries.

This precinct is primarily characterized by heavy timber, stone and brick heritage buildings of varying heights that were built at the turn of the 20th century to serve as warehouses, commercial stores, hotels, and taverns. These buildings and streetscapes have since been repurposed numerous times, with new developments strategically integrated, in alignment with Vancouver's economic and urban growth, and now serve as offices, coworking spaces, below-market residences, and commercial and retail enterprises.

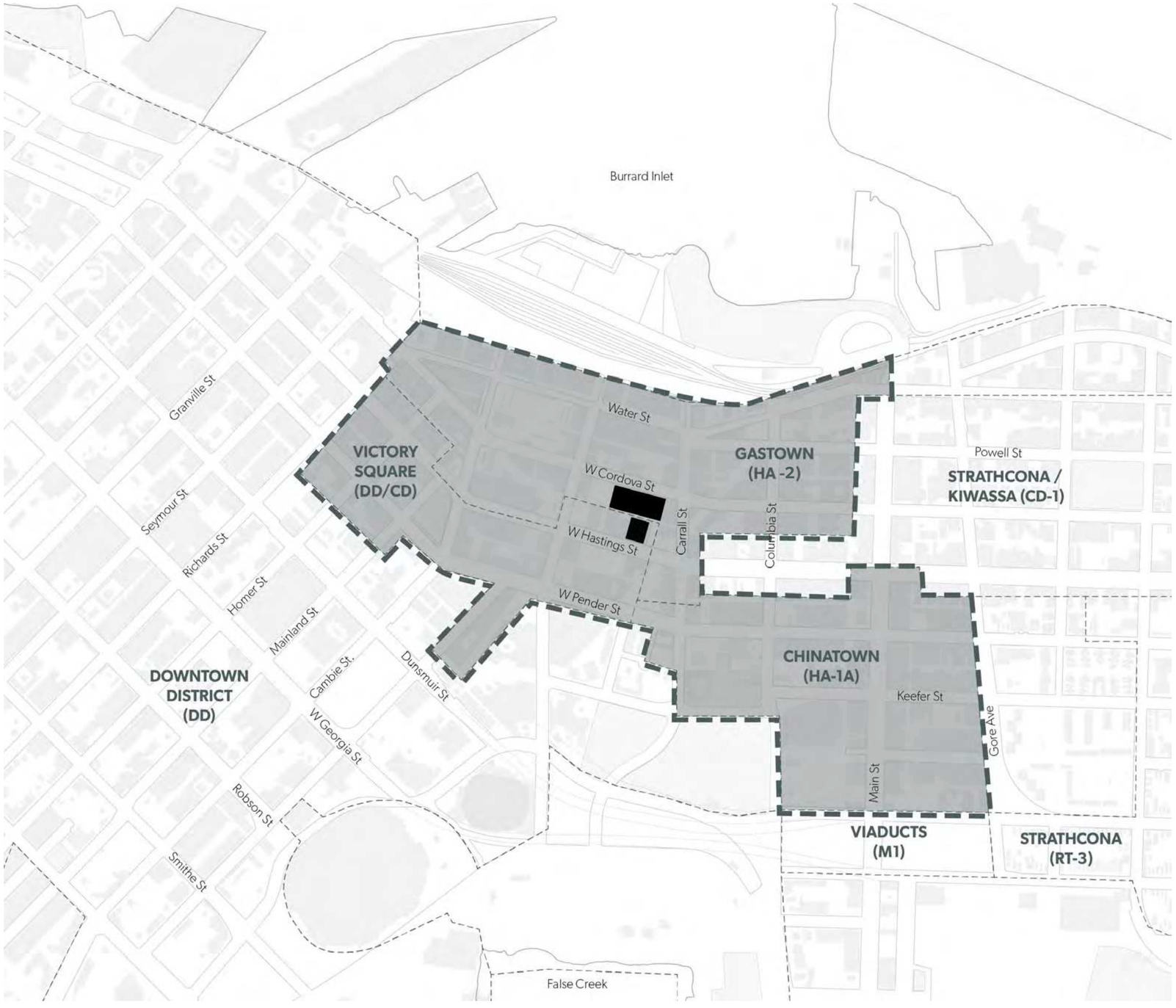
The site itself holds 100 years of history in the heritage context of the neighbourhood, through the Cohen Family and the Army & Navy store. Army & Navy provided many benefits to the community such as affordable goods and local employment and was said to be the living room of the Down Town East Side.

2.2.a.i. **Recent Years**

Over recent years, this neighbourhood has been particularly challenged with limited economic activity, lack of diverse housing options, and limited public amenities and services for some of the most vulnerable populations of Vancouver. The housing crisis has elevated into a mental health and public safety crisis, with a significant impact on local retail. Vacancy rates in the Hastings Crossing exceeding 30% as of July 2024, greatly exceeding the healthy target vacancy rate of 5-7%. These issues challenge retail viability and the ability to create healthy communities.

2.2.a.ii. **Project Response**

To meet the community's need for secure housing and economic reconciliation while preserving heritage, this project proposes thoughtful renewal. The development will revitalize local retail, reintroduce a destination hotel, increase secure rental housing density, and preserve historic buildings, supporting a vibrant, sustainable community.



"BEGINNING OF TIME"
NATURAL HISTORY
GEOLOGY, FLORA, FAUNA

500+ YEARS AGO
NATURAL HISTORY
FIRST GROWTH FORESTS

NATURAL HERITAGE
INDIGENOUS HERITAGE
FUTURE

"SINCE TIME IMMEMORIAL"
INDIGENOUS HISTORY

4000 YEARS AGO
INDIGENOUS HISTORY
c̓əsnaʔəm MUSQUEAM VILLAGE ESTABLISHED

1886
SETTLER HISTORY
VANCOUVER FOUNDED

1919
SETTLER HISTORY
ARMY & NAVY OPENS



PRE-1865
ANCIENT FORESTS



1865
HASTINGS SAW MILL OPENS



1886
VANCOUVER FOUNDED GREAT VANCOUVER FIRE



1971
GASTOWN DECLARED NATIONAL HISTORIC SITE

GASTOWN

INDIGENOUS HERITAGE

CITY OF VANCOUVER

ARMY & NAVY DEPARTMENT STORE

1860 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020

FUTURE

ARMY & NAVY

1888
DUNN MILLER BLOCK COMPLETED



1919
ARMY & NAVY OPENS

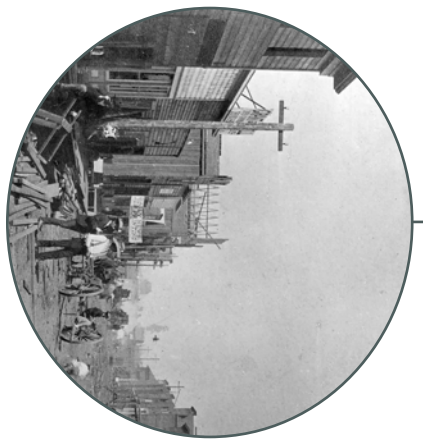


1948-1959
ARMY & NAVY EXPANDS



2020
ARMY & NAVY CLOSES













SIGNIFICANT GROWTH

GROWTH & REVITALIZATION

1860

1865 **HASTINGS SAW MILL OPENS**
Catalyzes the development of 'Gastown' and the origins of Vancouver

1886 **THE GREAT VANCOUVER FIRE**
Marks the reconstruction of Gastown in brick and stone

1888 **DUNN-MILLER BLOCK COMPLETED**

1890 **CALLISTER & McINTOSH BLOCK COMPLETED**

1913 **REX THEATRE OPENS**

1919 **ARMY & NAVY DEPARTMENT STORE OPENS**

1930 **THE GREAT DEPRESSION**
Economic decline marks the beginning of Gastown's decline

1948 **ARMY & NAVY EXPANDS INTO DUNN-MILLER BLOCK**

REX THEATRE CLOSES

1959 **ARMY & NAVY EXPANDS INTO VACANT REX THEATRE**

1966 **PROJECT 200 THREATENS DEMOLITION OF GASTOWN**

1971 **GASTOWN DECLARED NATIONAL HISTORIC SITE**
Renewed interest in revitalization and heritage preservation

1977 **BYRNES BLOCK IS REVITALIZED**
Marks the beginning of the first modern development renaissance in Gastown and paves the way for sweeping urban renewal

2010 **VANCOUVER OLYMPICS**
Business is thriving in Gastown and Vancouver is on the world stage

2020 **COVID 19 PANDEMIC**
Economic downturn forces local businesses like Army & Navy to close

Heritage Conservation Overview

2.2.a.iii. **Heritage Conservation Guidelines**

At the time of their construction, the Dunn-Miller, Callister, and Hayes McIntosh blocks were catalysts of revitalization, promoting commerce and trade in the local neighbourhood. Looking forward to the future almost 130 years later, these buildings once again have the potential to catalyze positive change in the community.

Using *Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada*, the work proposed for the Cohen Block includes aspects of preservation, restoration, and rehabilitation.

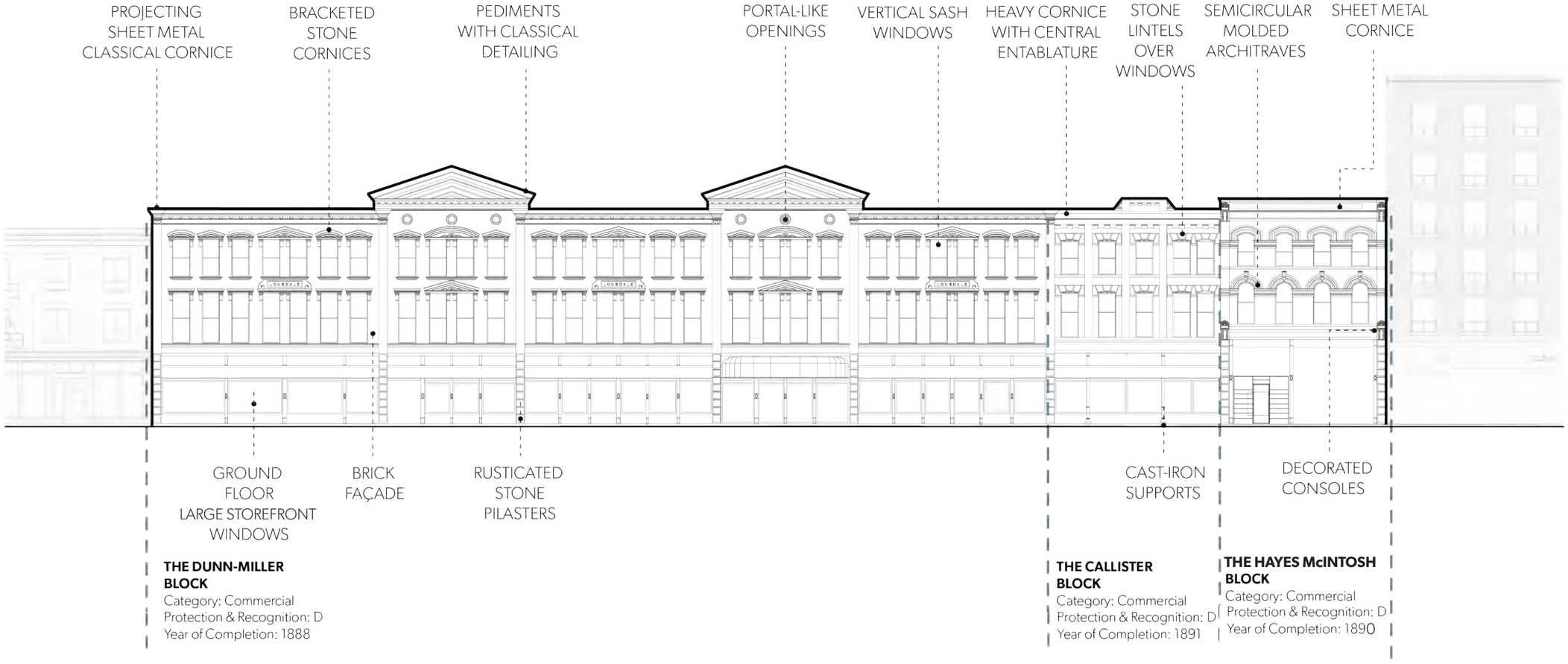
2.2.a.iv. **Heritage Conservation Strategy**

The primary intent is to preserve the existing building facade along W Cordova Street, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for retail, hotel and residential uses. As part of the scope of work, all characteristic-defining elements of the retained facades will be preserved, while missing or deteriorated elements will be restored.

As well as reviving the retail legacy of the Army & Navy store on the site, the development also restores another of the Dunn-Miller Blocks early uses as a hotel. The Dunn-Miller block housed the Crown hotel throughout the early 1900's.

Preserving, rehabilitating and restoring the 240' heritage facade and introducing new life behind its vacant storefront is an important step toward revitalizing Gastown and preserving the neighbourhood's legacy for future generations. Finding new uses for this block that respond to tourism and housing needs, while conserving the character-defining elements of the facade per City of Vancouver's Heritage Policy and notable heritage standards including the Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada,* ensures the continued presence of this unique heritage resource in Vancouver's oldest neighbourhood.

Refer to the Heritage Conservation Plans for additional information.



THE
DUNN-MILLER
BLOCK

"As one of the first buildings to be constructed of permanent materials after the 1886 fire, the Dunn-Miller Block was seen as a sign of renewed prosperity and confidence in the city's future."

- Historic Places Canada

Post Fire Reconstruction of Cordova Street - July 1886

2.2 **NEIGHBOURHOOD CONTEXT**

2.2.b. **Transportation & Mobility**

The project site is centrally located near rapid transit lines and bus lines, and City's Downtown Central Business District (CBD). The site is within walking distance to Waterfront Station which provides connectivity to all Skytrain lines, Ferry to north shore, and to Stadium-Chinatown Station which provides connectivity to Expo Line. The site is also well connected with bus lines that run on W Cordova St and W Hastings St.

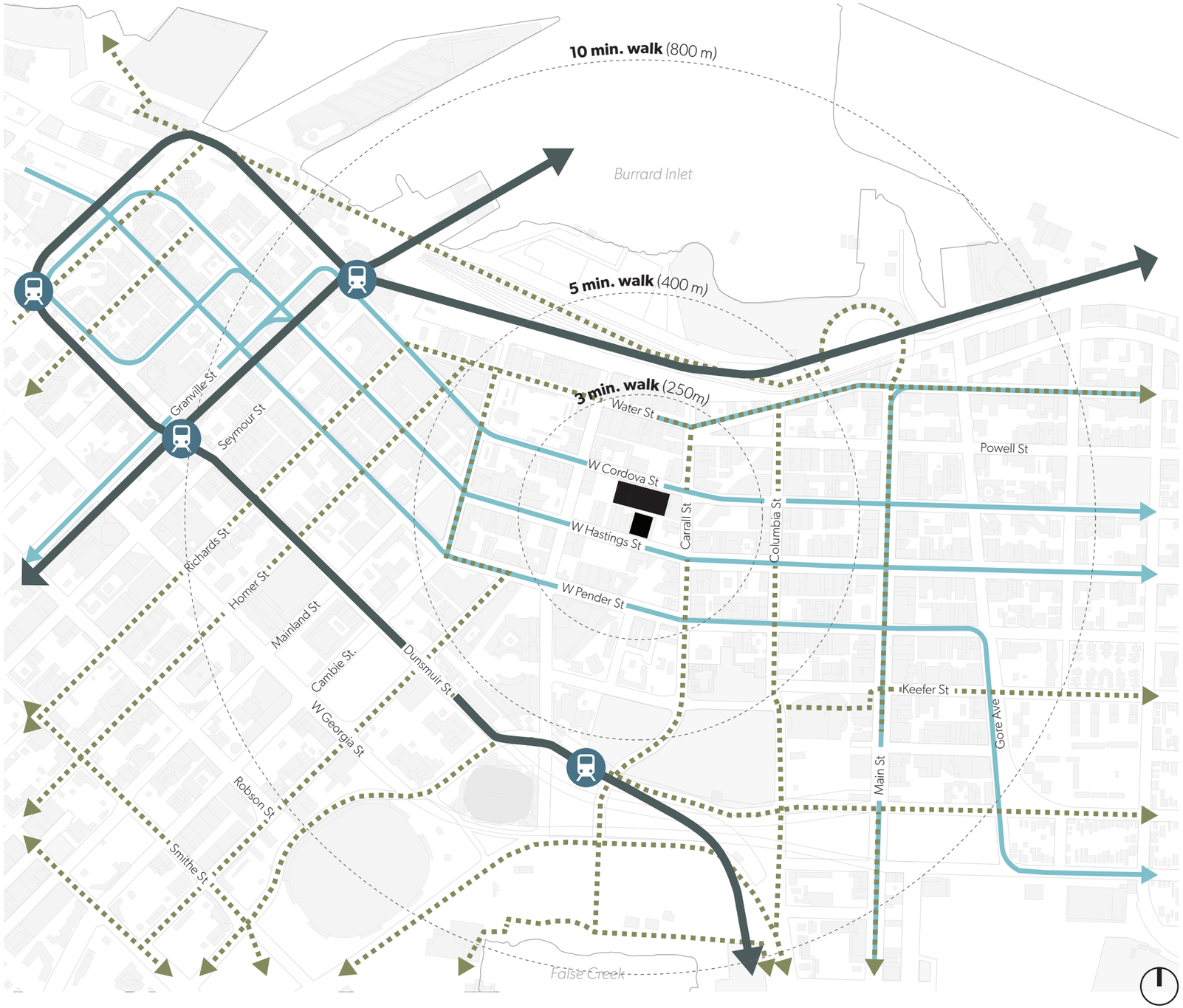
In addition, the site has several dedicated cycling lanes, as well as slow traffic zones along W Hastings St to accommodate increased pedestrian traffic movement in the Downtown Eastside neighbourhood.

The robust network of mobility infrastructure provides a variety of commuting options for work, living, and retail opportunities that are co-located within this project. In addition, any future traffic pattern revisions including 2-way traffic along W Cordova St would benefit the neighbourhood by increasing economic activity and commercial vitality of the project site.

2.2.b.i. **Project Response**

The proposed development offers rental housing in this well connected transit location, with on-site facilities such as public bicycle parking and vehicle parking. The development also provides on-site multi-modal arrival and pick up lane locations and is a universally accessible design.

Refer to the Transportation Demand Management Plan (TDM Plan) in the Appendix for a more detailed overview of the transportation strategy, vehicle and bike parking provisions, and loading provisions for this project.



Bike Routes

Skytrain Lines

Bus Routes

Skytrain Stations

Revitalization has played a critical role in the development of Gastown



Cordova St. Looking West From Carrall St.- Circa 1890

2.2.c. **Public Amenities and Green Space**

The project site is located within walking distance to several major public amenities and open spaces within the Gastown, Downtown, Downtown Eastside, Chinatown, and Victory Square neighbourhoods.

Several green spaces including CRAB Park, Andy Livingston Park, and the historic Victory Square are located within a 5-10 minute walking distance from the project site. The site is also located near one of the most busy retail and food service nodes in Vancouver, as well as a supermarket in the adjacent Woodwards redevelopment. In addition, the surrounding neighbourhood offers unique courtyards and activated alleyways, including Woodwards and Blood Alley.

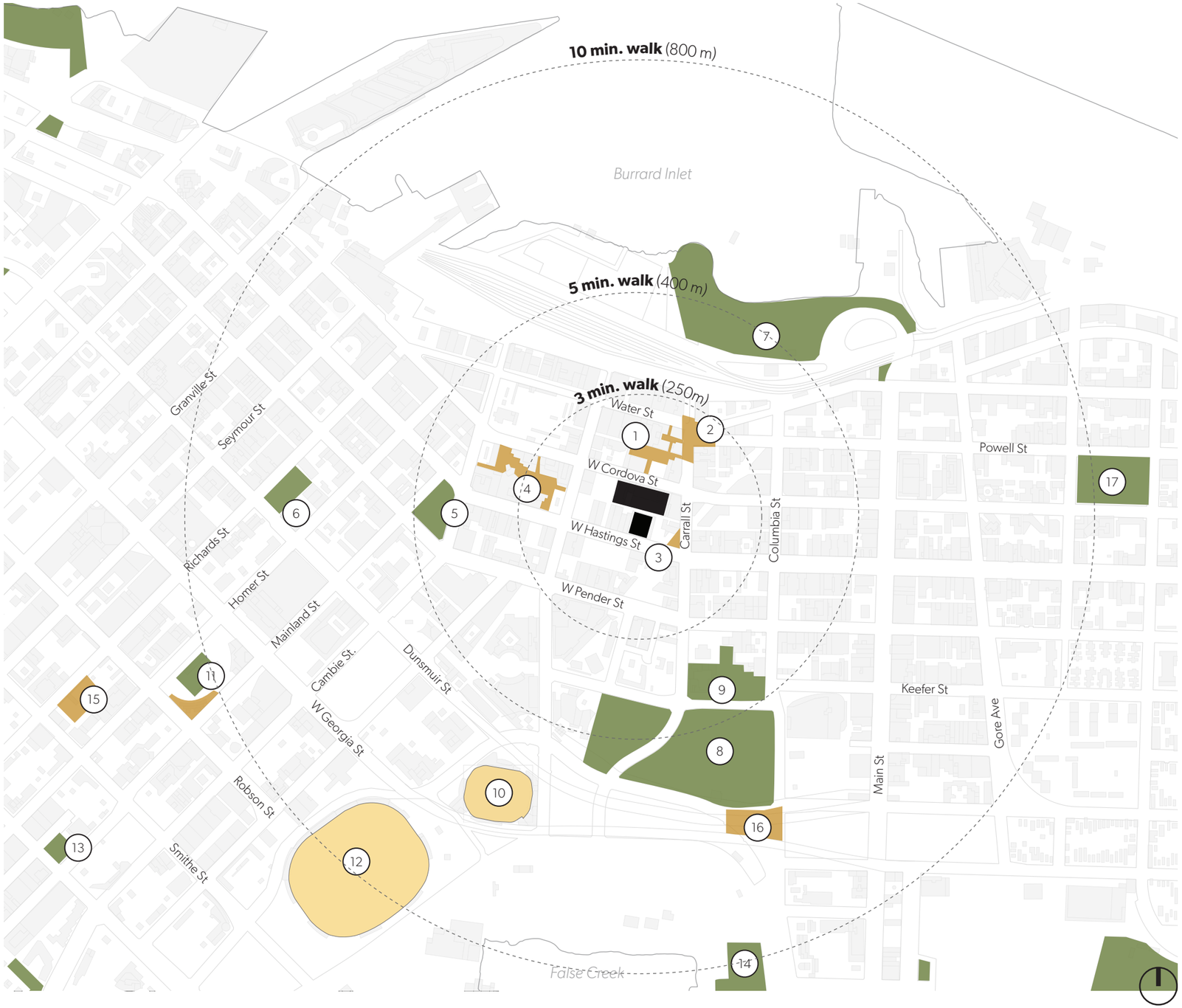
2.2.c.i. **Project Response**

Cohen Block's vibrant ground level retail and activated laneway contributes to the legacy of activated street level and vibrant public realm that is characteristic of this neighbourhood. The project's terraced occupiable rooftops offer residents, hotel guests, and restaurant visitors with a variety of elevated green spaces with views, access to nature and an oasis at the heart of the Cordova block.

The design proposal takes inspiration from the unique urban fabric of the neighborhood, characterized by its porous blocks that offer secondary pedestrian networks. To enhance connectivity and create a vibrant public realm, our design includes a through block connection and lane-facing retail spaces. This approach continues the planning principles reminiscent of Blood Alley, Woodwards, and parts of Water Street.

1 Blood Alley
2 Maple Tree Square
3 Pigeon Park
4 Woodwards
5 Victory Square
6 Cathedral Square
7 CRAB Park
8 Andy Livingston Park
9 Dr. Sun Yat-Sen Classical Chinese Garden
10 Rogers Arena
11 Vancouver Public Library Rooftop and Plaza
12 BC Place
13 Yaletown Park
14 Creekside Park
15 Rainbow Park
16 Downtown Skateboard Plaza
17 Oppenheimer Park

Urban Public Spaces
Landmark Amenity
Green Public Space





Victory Square



Dr. Sun Yat-Sen Classical Chinese Garden



Crab Park



Woodward's Public Plaza



Downtown Skateboard Park



Oppenheimer Park

2.3 **SITE CONTEXT**

2.3.a. **Site Zoning and Existing Buildings**

The proposed Army & Navy redevelopment is located on Block 3 in Vancouver's historic Gastown, and within the HA-2 Heritage zone and DD Downtown District zones. With frontages on both W Cordova and W Hastings Streets, the Army & Navy store occupied five different structures, three of which are classified as landmark historic buildings and listed on Vancouver's Heritage Registry.

Cordova Block is located within the five northern lots (8-36 West Cordova St). The Samuel Residential Tower is located in the southern lots (15-27 West Hastings St).

Current Use: Commercial (Army & Navy Department Store)

Existing Buildings: As noted below

A **HAYES AND McINTOSH BLOCK (HERITAGE (M)[10])**
36 W CORDOVA ST.

A1 **ARMY & NAVY DEPT. STORE LOADING AREA**
36 W CORDOVA ST.

B **CALLISTER BLOCK (HERITAGE (M)[10])**
30-34 W CORDOVA ST.

C **DUNN - MILLER BLOCK (HERITAGE (M)[10])**
8 W CORDOVA ST.

C1 **ARMY & NAVY DEPT. STORE**
8-36 W CORDOVA ST.

D **ARMY & NAVY DEPT. STORE**
27 W HASTINGS ST.

E **ARMY & NAVY DEPT. STORE**
15 W HASTINGS ST.

HA-2
HISTORIC AREA DISTRICT (GASTOWN)

Gastown is the site of the old Granville Townsite, and the area from which the City of Vancouver developed. The HA-2 District recognizes the area's special heritage status in order to maintain Gastown's "turn of the century" historic and architectural character.

USES [1]:
Retail, Service

CONDITIONAL USES [2]:
Cultural, Recreational, Residential, Institutional, Live-Work, Office, Manufacturing, Parking, Utility & Communication, Wholesale Class A, B

HEIGHT [3]:
Min - 12.2m/40'
Max - 22.9m/75' *
*Additional height pending Council approval

SETBACKS[4]:
Setbacks above existing heritage buildings required and defined by Planning Department and Heritage Commission

SITE AREA:
32,199.8 ft^2

FSR[5]:
Conditional, approved by Council; no Max or Min

DD
DOWNTOWN OFFICIAL DEVELOPMENT PLAN

The Downtown District and accompanying Official Development Plan promote all buildings and developments in the Downtown District to meet the highest standards of design and amenity for the benefit of all people who live, work, shop or visit downtown.

USES[7]:
Commercial, Residential, Institutional, Industrial, Parks & Open Spaces, Public Uses & Facilities, Urban Farm - Class B

CONDITIONAL USES:
Conditional upon Council Approval

HEIGHT[8]:
Max - 32m/105' C2 - DD
* Additional height pending Council approval

SETBACKS:
Conditional upon Council Approval

SITE AREA:
14,905.6 ft^2

FSR[9]:
Max - 5.0 - 6.0

VIEW CONE:
View Cones, J1 & 3.2.3 constrain the height of the Samuel Tower.

Relevant Policy Document References:
1 • *2.2, P1, HA-2 (Gastown) District Schedule*
2 • *3, P1, HA-2 (Gastown) District Schedule*
3 • *4.3.1/4.3.2, P4, HA-2 (Gastown) District Schedule + 4.1.2, P5-6, Gastown HA-2 Design Guidelines*
4 • *4.2.3/5.1.1, P7/P14, Gastown HA-2 Design Guidelines*
5 • *4.7, P4, HA-2 (Gastown) District Schedule*
6 • *4.4.2/4.5.1.2, P8/P10, Gastown HA-2 Design Guidelines*
7 • *1 - (C2), P 7-11, Downtown Official Development Plan*
8 • *4, P 19-23, Downtown Official Development Plan*
9 • *3/3.1.C2, P 14, Downtown Official Development Plan*
10 • *Heritage Designation appended with M indicates that the heritage designation was assigned by the City of Vancouver*

ZONING DELINEATION

HA-2

DD

ZONING DELINEATION

W Cordova St

W Hastings St

Abbott St

Carrall St

A

B

C

A1

C1

E

D

ZONING DELINEATION

2.3.b. **View Cones**

The City of Vancouver's View Protection Guidelines, in conjunction with Zoning by-laws, and Official Development Plans, provide a framework for determining building heights that maintain views of the North Shore mountains and ocean, and our connection to nature.

The two restrictive view cones located within the footprint of the project site are 3.2.3 of the Queen Elizabeth Park view cone and J1 of the Creekside Park view cone.

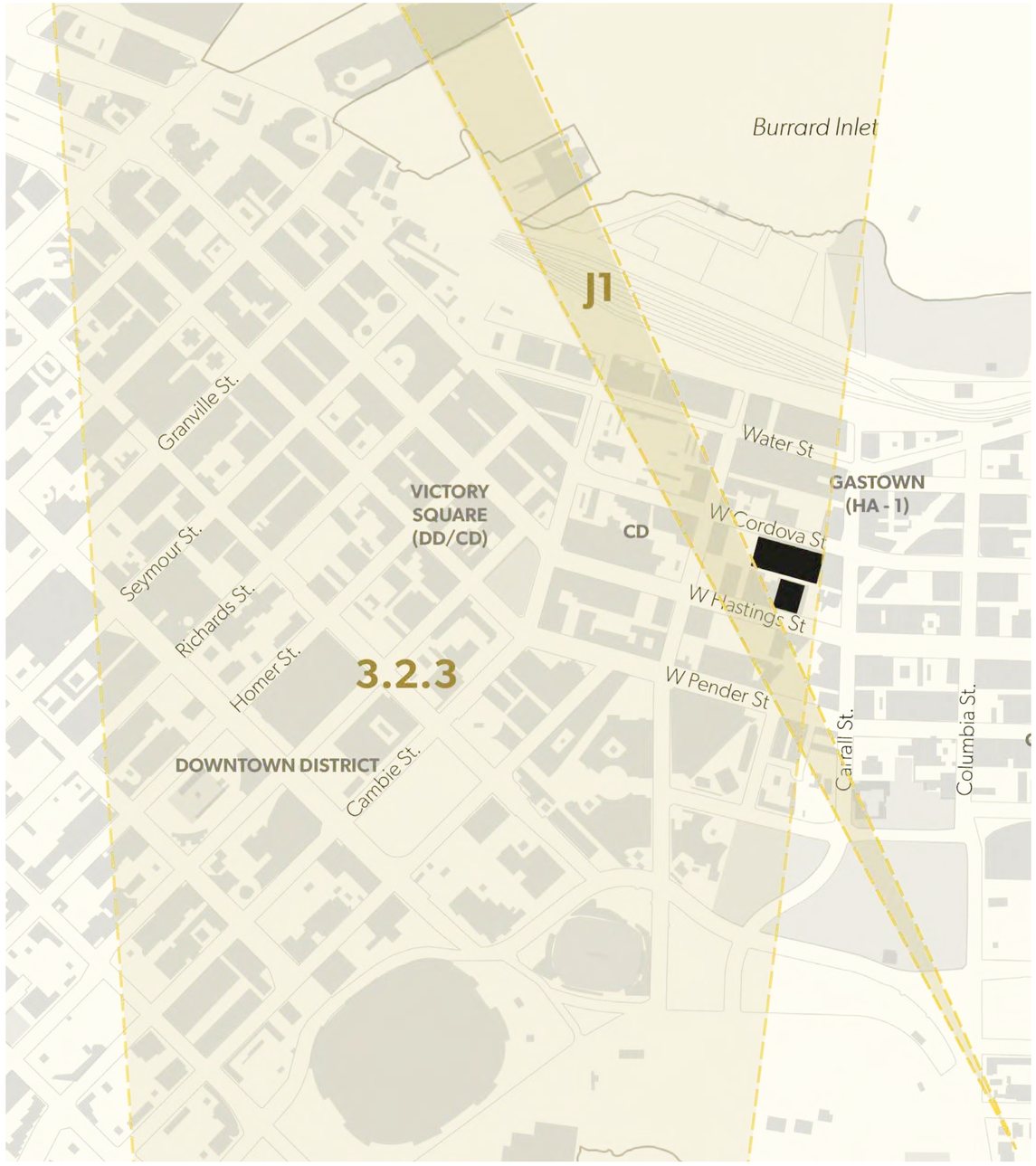
2.3.b.i. **Project Response**

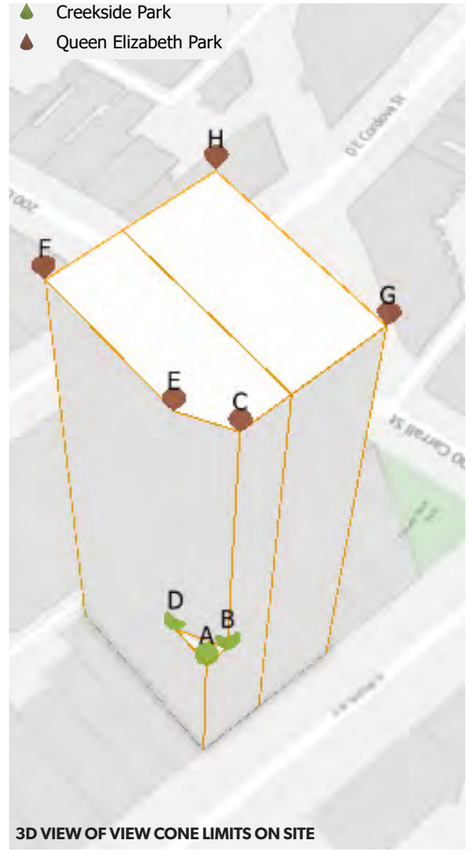
The majority of the proposed redevelopment remains under the Queen Elizabeth Park 3.2.3 view cone, with a 13' encroachment of appurtenance on the Samuel Tower for mechanical equipment, elevator, and stair enclosures. The encroachment of appurtenance is a precedent which has also been set by local developments.

There is a minor encroachment into the Creekside Park J1 view cone on the South West corner of the Samuel Tower from level 15 and above. Recognizing that the view cone encroachment is marginal and does not obstruct the view subject of Ch'ích'iyúy Elx wí n (the 'Two Sisters' or the 'Lions'), the proposed redevelopment's encroachment aims to minimize visual impact.

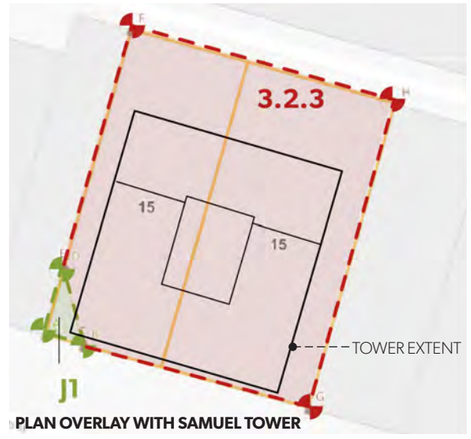
The Samuel Tower's overall height is similar to local developments in the downtown core to the west, which further strengthens the City's overall skyline of higher buildings in the downtown core and mid-to lower height buildings in adjacent areas. Both of these encroachments are marginal and do not obstruct the view subjects.

Refer to Section 4.0 for view cone studies and height impact of the proposed redevelopment.



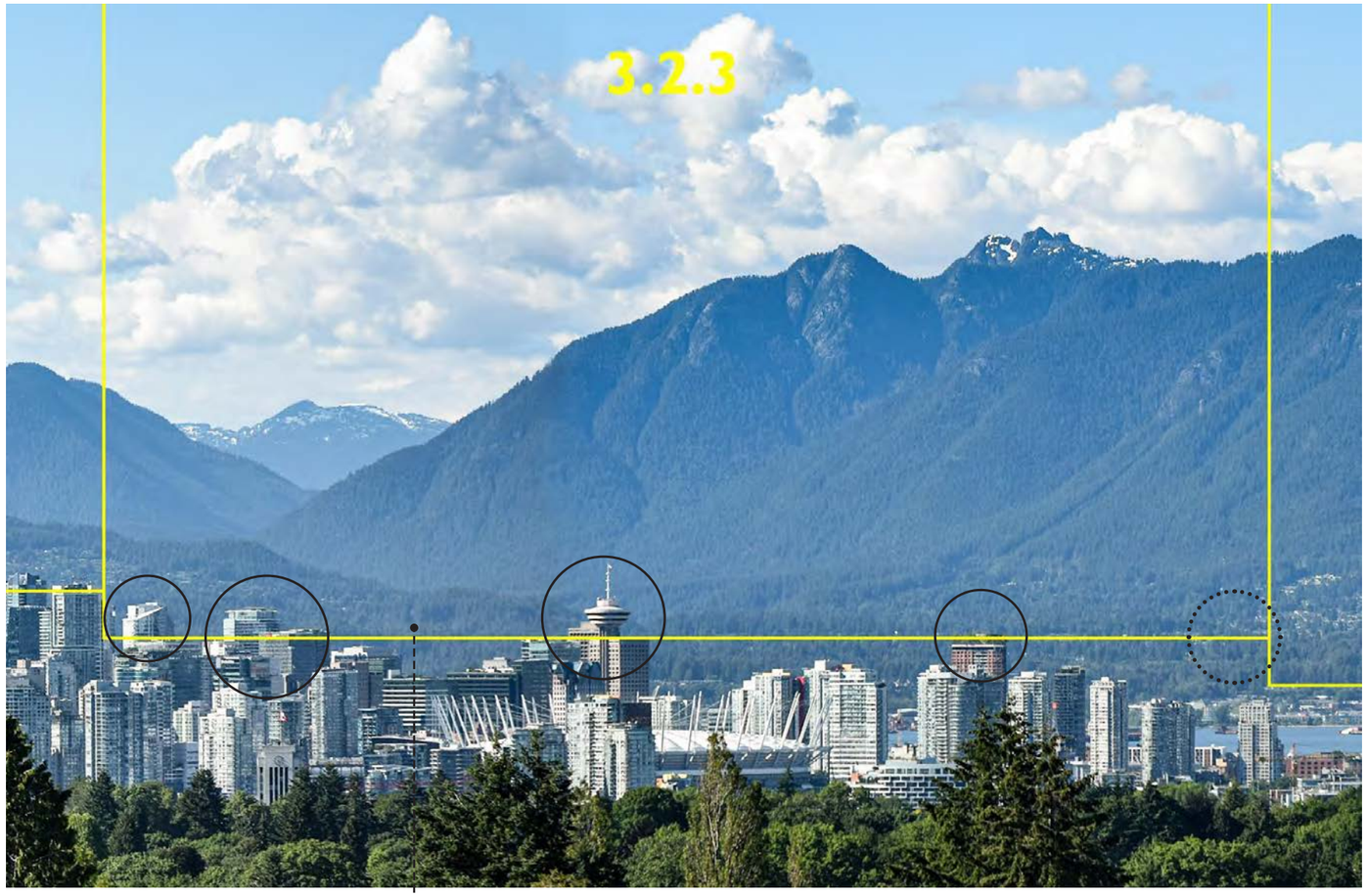


3D VIEW OF VIEW CONE LIMITS ON SITE



PLAN OVERLAY WITH SAMUEL TOWER

Queen Elizabeth Park View Cone 3.2.3

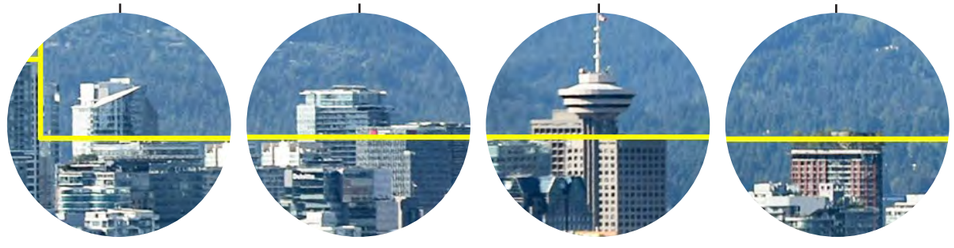




EXTENT OF PROTECTED VIEW FROM QUEEN ELIZABETH PARK

VIEW SUBJECT: CAPILANO MOUNTAIN TO DAM MOUNTAIN INCLUDING THE CROWN OF THE HARBOUR CENTRE.

EXISTING PRECEDENT OF TOWER ENCROACHMENT INTO VIEW CONE 3.2.3 AT NEIGHBOURING DEVELOPMENTS





SAMUEL TOWER PROPOSAL

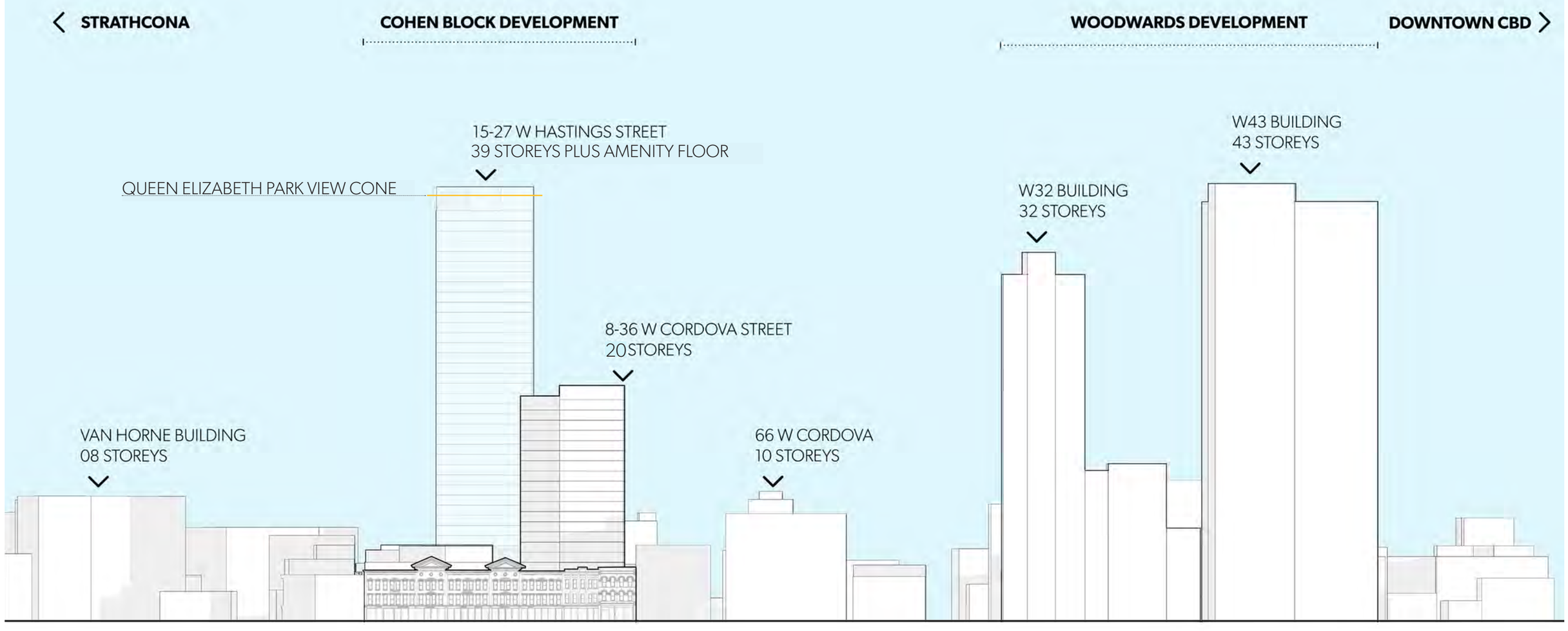
Creekside Park View Cone J1



EXTENT OF PROTECTED VIEW FROM CREEKSIDE PARK

VIEW SUBJECT: CH'ÍCH'IYÚY ELX WÍ N (THE 'TWO SISTERS' OR THE 'LIONS')




STRATHCONA
COHEN BLOCK DEVELOPMENT
WOODWARDS DEVELOPMENT
DOWNTOWN CBD
15-27 W HASTINGS STREET
39 STOREYS PLUS AMENITY FLOOR
QUEEN ELIZABETH PARK VIEW CONE
W43 BUILDING
43 STOREYS
W32 BUILDING
32 STOREYS
8-36 W CORDOVA STREET
20 STOREYS
VAN HORNE BUILDING
08 STOREYS
66 W CORDOVA
10 STOREYS

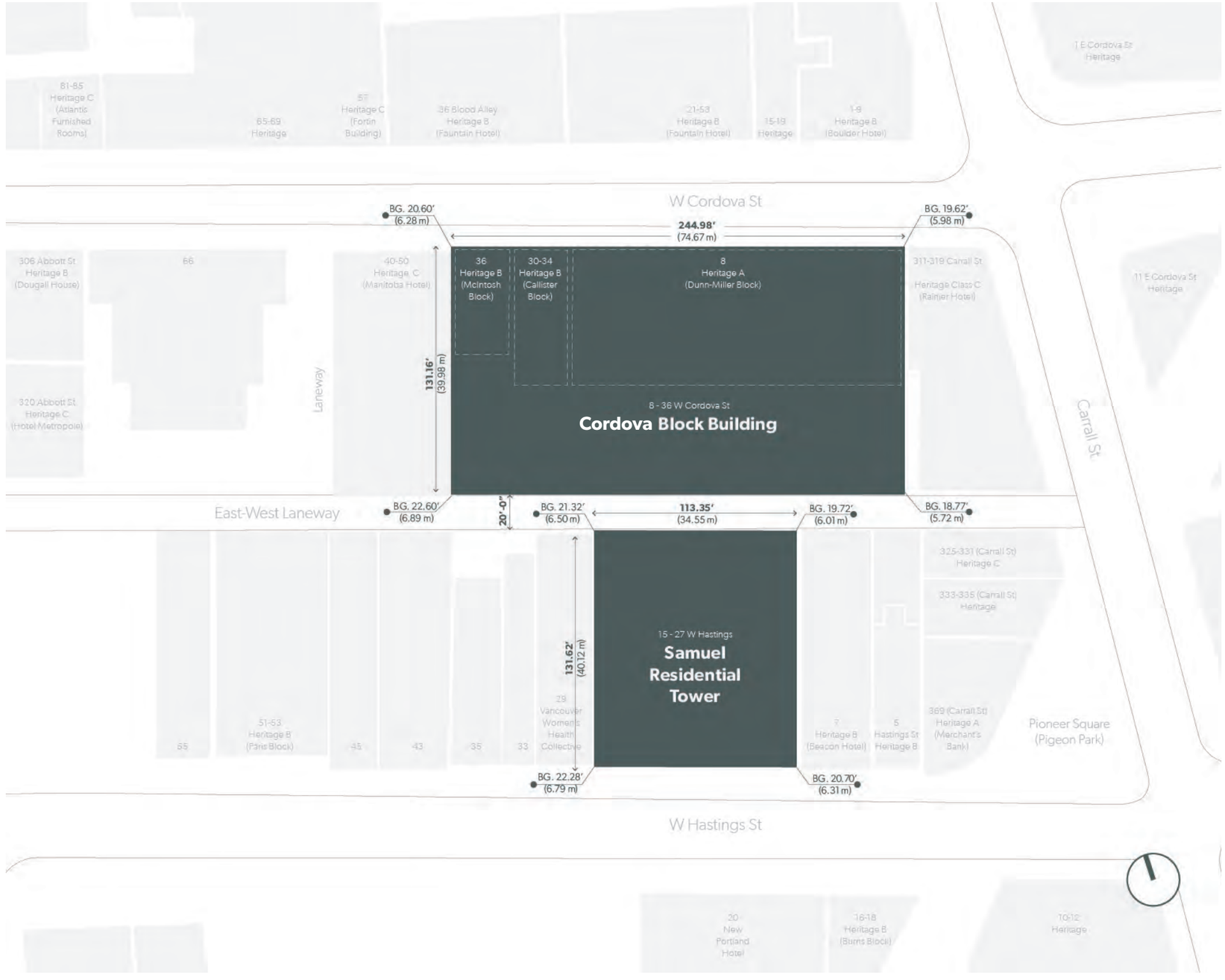
2.3.c. **Site Adjacencies and Grading**

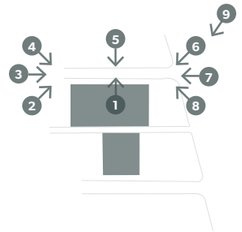
Located in a complex, urban area, Cohen Block is surrounded by a diverse mix of architecture and programming in adjacent buildings.

The Cordova Block Building faces W Cordova St to the north, Rainer Hotel (311-319 Carrall St) to the east, and an alleyway to the south that separates the building from the Samuel Residential Tower further south. The Samuel Residential Tower borders W Hastings St to the south, Vancouver Women's Health Collective (29 W Hastings St) to the west, and Beacon Hotel (7 W Hasting St) to the east.

The Samuel has a 1'-0" (0.30 m) grade change in the north-south direction. In the east-west direction, the site has a grade change of 1.61' (0.49 m) and 1.58' (0.48 m) on the north and south facades respectively, both of which will be mediated through grading treatment.

The Cohen Block Building has a 2'-0" (0.61 m) grade change in the north-south direction. In the east-west direction, the site has a grade change of 1'-0" (0.30 m) and 3.84' (1.17 m) on the north and south facades respectively, both of which will be mediated through grading treatment and a stepped ground level condition.





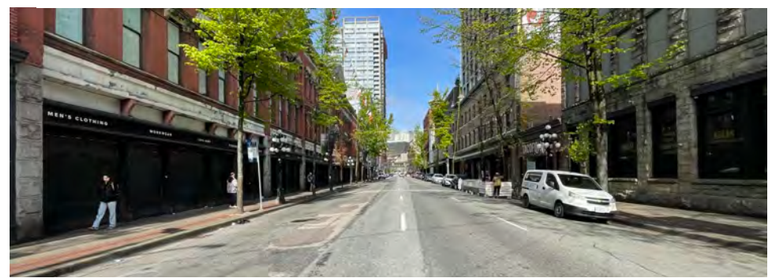
2.3.d.I. **W Cordova St Site Photos**



1. W CORDOVA STREET - NORTH



2. W CORDOVA STREET - SOUTH



3. W CORDOVA STREET - WEST



4. W CORDOVA STREET EAST



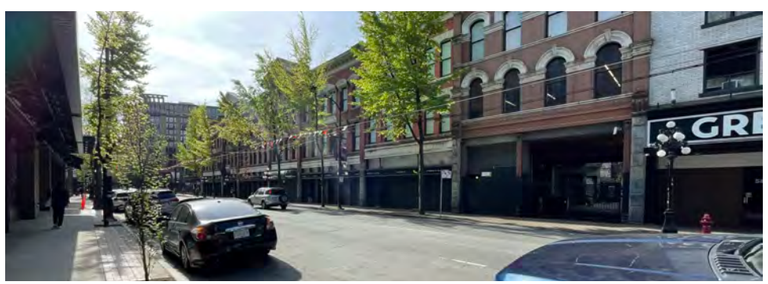
5. W CORDOVA STREET - SW



6. W CORDOVA STREET NW



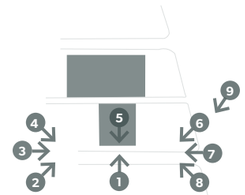
7. W CORDOVA STREET NE



8. W CORDOVA ST SE



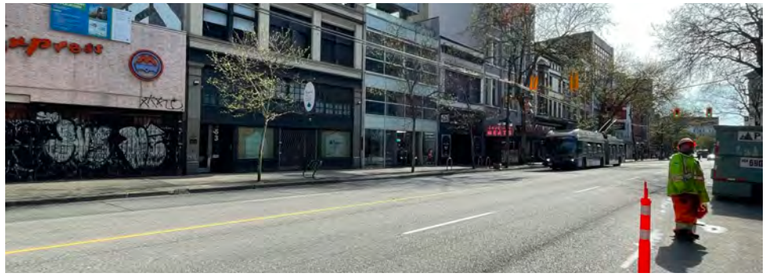
9. W CORDOVA FROM CARRALL ST



2.3.d.ii. **W Hastings St Site Photos**



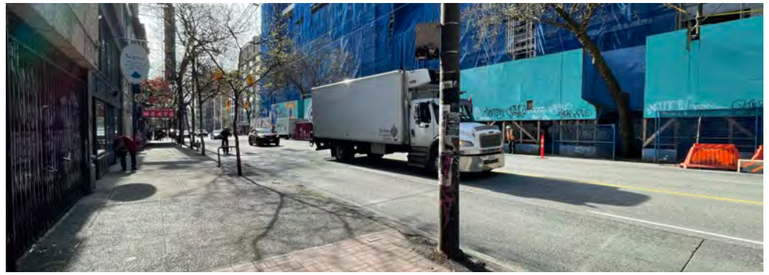
1. W HASTINGS STREET - N



2. W HASTINGS STREET - NE



3. W HASTINGS STREET - EAST



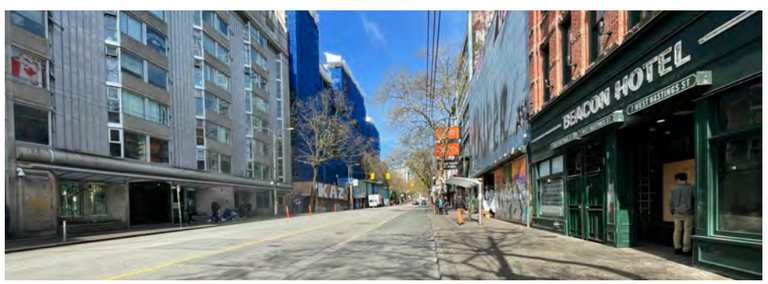
4. W HASTINGS STREET - SE



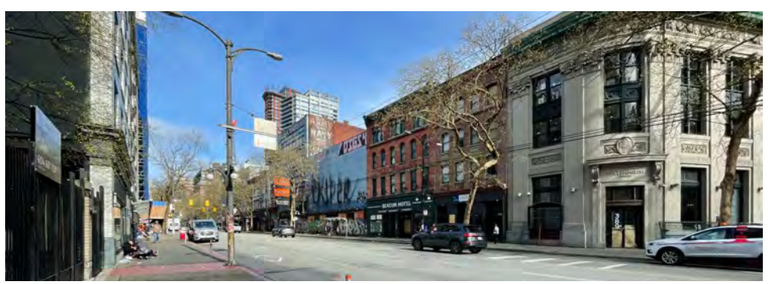
5. W HASTINGS STREET - S



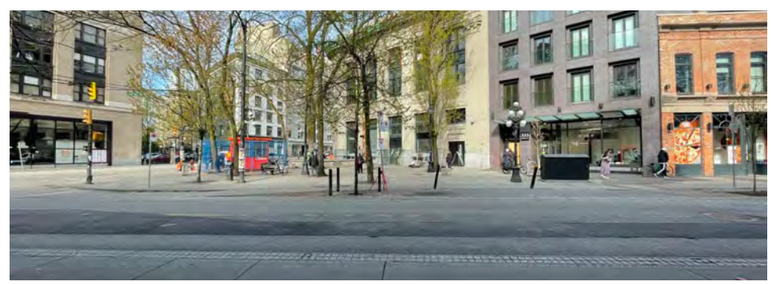
6. W HASTINGS STREET - SW



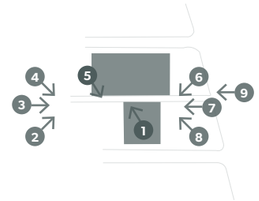
7. W HASTINGS STREET - W



8. W HASTINGS ST - NW



9. W HASTINGS FROM PIGEON PARK



2.3.d.iii. **Service Lane Site Photos**



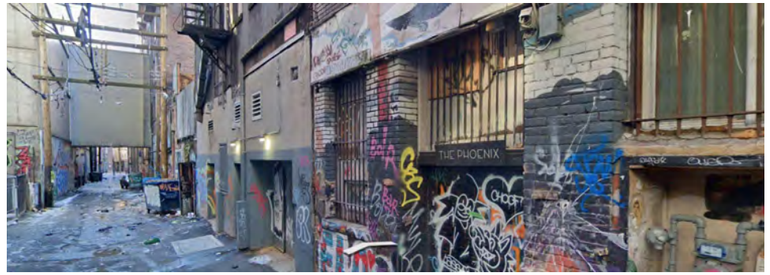
1. SERVICE LANE - NORTH



2.SERVICE LANE - NE VIEW



3. SERVICE LANE - EAST VIEW



4. SERVICE LANE - SE VIEW





5. SERVICE LANE - S VIEW



6. SERVICE LANE - SW VIEW



7. SERVICE LANE - W VIEW



8. SERVICE LANE - NW VIEW



9. SERVICE LANE - FROM CARRALL ST

2.4 **APPLICABLE POLICIES AND GUIDELINES**

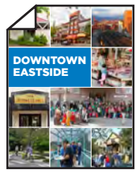
Cohen Block is informed by a broad range of policies and guidelines established by the City of Vancouver, as well as provincial and federal bodies including BC Housing, Canada Mortgage and Housing Corporation (CMHC), and the Canadian Register of Historic Places (CRHP).

Five focus areas emerged across key policies and guidelines as critical policy priorities that are relevant to the proposed development:

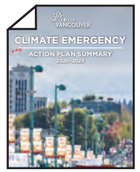
- Housing and Affordability
- Local Commerce
- Heritage Preservation
- Reconciliation + Cultural Redress
- Sustainability

The following page summarizes key points for each focus area that are relevant to any redevelopment within this project's precinct. These focus areas, in combination with community priorities outlined in Section 3, inform Cohen Block's overall project vision.

Policies and visioning principles are applicable for **both Cordova Block(8-36 W Cordova St) and Samuel Residential Tower (15-27 W Hastings t)**



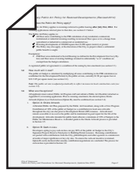
DOWNTOWN EASTSIDE PLAN
2014, last amended 2023



CLIMATE EMERGENCY ACTION PLAN



VIEW PROTECTION GUIDELINES
1989, last amended 2024



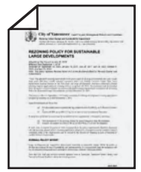
PUBLIC ART POLICY AND PROCEDURES FOR REZONED DEVELOPMENTS
2008, last amended 2014



COMMUNITY AMENITY CONTRIBUTIONS POLICY FOR REZONINGS
1999, last amended 2024



GREEN BUILDINGS POLICY FOR REZONING
2010, last amended 2024



SUSTAINABLE LARGE DEVELOPMENTS
2024



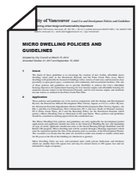
BELOW-MARKET RENTAL HOUSING POLICY FOR REZONING
2019, last amended 2024



FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS
2016, last amended 2020



HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES
1992, last amended 2022



MICRO DWELLING POLICIES AND GUIDELINES
2014, last amended 2020



HOUSING VANCOUVER STRATEGY
2017, last amended 2024



SECURE RENTAL POLICY
2012, last amended 2024

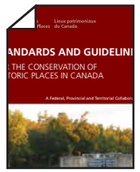


FRAMEWORK FOR CITY OF RECONCILIATION
2014, last amended 2024



UNDRIP ACTION PLAN 2024 - 2028
2024

Policies and guidelines applicable for **Cordova Block (8-36 W Cordova St)**



STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA
Ed.2, 2010



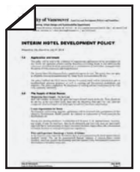
GASTOWN HA-2 DESIGN GUIDELINES
2010



EMPLOYMENT LANDS & ECONOMY REVIEW PHASE 2 REPORT
2020

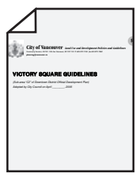


HERITAGE POLICIES
2024



INTERIM HOTEL DEVELOPMENT POLICY
2018

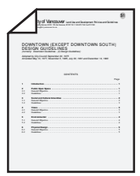
Policies and guidelines applicable for **Samuel Residential Tower (15-27 W Hastings t)**



VICTORY SQUARE GUIDELINES
2006, last amended 2022



DOWNTOWN OFFICIAL DEVELOPMENT PLAN
1975, last amended 2022



DOWNTOWN DESIGN GUIDELINES
1975, last amended 1993

2.5 **SUMMARY OF KEY POLICIES AND PROJECT RESPONSE**

LOCAL COMMERCE

Creating local job opportunities and supporting economic resilience is emphasized in community plans for the neighbourhood and broader economic plans for the region, including the DTES Plan, Employment Lands and Economy Review, Metro 2050, and Vancouver Plan. The impacts of the Covid 19 pandemic on both the hotel and retail sectors highlight the need for strategic development. The Vancouver storefront inventory 2024 also reflects the impact on small businesses within the DTES with a vacancy rate of over 30% in the Hastings Crossing (P.2). The proposed hotel supports the revitalization of retail on both sites, addressing critical gaps in these sectors.

KEY POLICY HIGHLIGHTS

- Vancouver's interim hotel development policy underscores the critical need for new hotel rooms to support tourism. Without additional hotel supply, Metro Vancouver faces significant economic losses. The recent council members motion by Kirby Young states that Between 2022 and 2050, the cumulative impacts include billions in forgone GDP and revenue, along with over 168,000 full-time employment opportunities lost across the provincial economy. (P.1)
- DTES Plan emphasizes economic enhancement in Gastown and the creation of a retail corridor along Hastings (P.111) as a primary economic strategy. In addition, the DTES Plan aims to attract new businesses by facilitating "revitalization of unique heritage retail centres" (P.118), using "retail strategies to attract suitable new enterprises, including tenant recruitment, marketing, activation of storefronts, enhancing tourism through events in historic areas, laneway and other public realm improvements". (P.116).
- Employment Lands & Economy Review (ELER) promotes investments and partnerships that "attract and retain a diversity of economic sectors to match Vancouver's diverse population" (P.14) and underscores the importance of small businesses to the City's economy in order to "maintain a local culture of entrepreneurship and innovation, provide employment opportunities for a wide range of workers" and create "neighborhood shopping streets (which) foster a sense of place community and connection as well as provide for daily needs" (P.32).

PROJECT RESPONSE

- The Cordova Block includes 179 hotel rooms that serve a prominent destination tourism area of the City. This addresses the critical shortage of hotel accommodations, supporting the broader tourism economy.
- Cohen Block's ground level offers 20,115 ft² and over 300'-0" of retail frontage along Cordova and Hastings, which integrates with the existing heritage streetwall and supports entrepreneurial and small-scale businesses, shops, and restaurants, creating an important source of employment for the neighbourhood.
- The Samuel Residential Tower's retail component maintains the traditional through-block connection that existed when Army & Navy was in operation, creating a dynamic and flexible space provides a visual connection between W Hastings St and the newly activated laneway. The Samuel Tower CRU will also be subsidized.
- The hotel and retail spaces are supported by an improved public realm, which includes an interconnected atrium, enhanced laneway, upgraded utilities, and improved lighting and pedestrian safety. Cohen Block will create numerous jobs in the form of short-term construction and long-term employment opportunities for the local community and beyond. The commercial + retail spaces are supported by an improved public realm which includes an enhanced laneway, upgraded utilities, and improved lighting and pedestrian safety.

HERITAGE PRESERVATION

Stewardship of Vancouver's heritage resources is recognized in major heritage policies including the Heritage Conservation Program, Heritage Policy, and *Standard and Guidelines for the Conservation of Historic Places in Canada*, as well as the DTES Plan.

KEY POLICY HIGHLIGHTS

- DTES Plan recognizes both commercial and indigenous histories of Gastown (P.138,141), and encourages innovative heritage conservation strategies and incentives to "*rehabilitate heritage buildings providing social/affordable housing, cultural or other compatible city-prioritized uses*" (P.141).
- Heritage Conservation Program promotes a "*broader concept of Cultural Heritage which includes both tangible (buildings, monuments, natural landscapes) and intangible or living heritage (oral traditions, celebrations, social manners, performing arts)*" (P.4)
- Standard and Guidelines for the Conservation of Historic Places in Canada encourages the integration of "*heritage conservation with other planning and project goals*" as "*the most effective planning and design approach*"(P.3)

PROJECT RESPONSE

- Cohen Block's living heritage approach integrates the site's Indigenous, cultural, and commercial history, and Army & Navy's 101-year history as the living room of the neighbourhood. This approach includes a combination of conservation, restoration, adaptive reuse, revival of historic uses and meaningful contribution to reconciliation in design.
- The Army & Navy building has a 100+ year history of embracing change and adaptive reuse to meet evolving commercial demands and building codes, resulting in the original structure and heritage fabric heavily altered through past interventions. The proposed application focuses on the highest level of retention and conservation of all character-defining elements of the retained facades, addressing structural deficiencies and meeting current fire and building codes to ensure public safety while also preserving the heritage story for future generations. The public street wall of heritage buildings will be preserved while allowing upgrades and conservation to support their continued existence, restoring both physical and cultural components of the site.
- Recognizing that Gastown has evolved over the years to support local commerce and trade, Cohen Block continues this legacy by restoring the site's tangible and intangible heritage. The project will re-instate community-serving retail, hotel, and mixed uses to support City priorities to bring back retail vitality after the COVID-19 pandemic. As well as reviving the retail legacy of the Army & Navy store on the site, the development also restores another of the Dunn-Miller Block's early uses as a hotel. The Dunn-Miller block housed the Crown hotel throughout the early 1900's.
- The additions to the Cohen Block have been sensitively designed in reference to the heritage facade and enable compliance with current seismic codes, retaining original heritage values while supporting hotel and community-serving uses. The 2-storey podium addition has been set back and balanced along Dunn-Miller Block, the oldest building of the site, thus preserving the visibility of the original Dunn-Miller Block's form and scale. The 17-storey tower addition is positioned toward the western edge of the site and further set back, aligning with divisions in the existing facade and with a massing step aligning with the interface between the Dunn-Miller and the Callister Block. Focusing the taller massing toward the western edge of the site also creates a stepped tower massing with the neighbourhood massing of 37 and 43-storey towers to the west.
- A qualified heritage professional, Donald Luxton & Associates, has been engaged to consider the proposed interventions through a Conservation Plan for each heritage resource. The plans address the proposed interventions to the character defining elements and the adaptive reuse process that has shaped the composite nature of the site. The plans ensure that the most visible elements of the heritage buildings' retained facades continue to contribute to the public's understanding of their architectural and historical significance.
- The project supports a meaningful relationship with Gastown's Indigenous history by partnering with the BC Indigenous Housing Society, securing long-term housing for Indigenous Peoples and finding opportunities for prominent areas of creative collaboration as outlined in the Reconciliation & Cultural Redress section.

HOUSING AND AFFORDABILITY

Increasing the depth and breadth of below- market housing options are emphasized in several housing policies for the neighbourhood, including the DTES Plan, Vancouver Plan, Housing Vancouver Strategy, Housing and Homelessness Strategy, Family Room: Housing Mix Policy for Rezoning, and Below-Market Rental Housing Policy for Rezoning.

KEY POLICY HIGHLIGHTS

- Vancouver Plan states "Adequate housing is a fundamental human right. Everyone from low-income residents and newcomers, to seniors, young people, and growing families, should have access to housing that is adequate, secure, and affordable." (Pg.80)
- DTES Plan encourages "housing type diversity, including affordable home ownership, and secured market rental and Social Housing through rezoning" in the Victory Square neighbourhood (P.98), with targets of 4,400 Social Housing units in DTES and 3,000 secure market rental housing units (P.97).
- Housing Vancouver Strategy prioritizes "market and below-market rental and Social Housing near transit hubs and around arterials" (P.32), with targets of 20,000 purpose-built rental units and 12,000 social and supportive housing units.

PROJECT RESPONSE

- Cohen Block provides the single largest addition of secure rental housing to the Downtown Eastside in many years with 738 secure purpose-built rental homes – this redevelopment alone meets over 25% of the housing targets laid out in the DTES Plan.
- The site is in a high-density area fronting W Hastings St on the south side and Cordova St on the north side, both of which are major bus and transit arterial streets, and is within a 5-minute walk to two rapid transit SkyTrain stations.
- The rental housing is comprised of a diverse mix including 112 family homes (2+ bedrooms), and 155 below-market rental homes.
- BC Indigenous Housing Society, a registered non-profit society, has been engaged to operate 108 homes in the Samuel via a Housing Agreement, providing below-market rental homes and economic reconciliation for indigenous peoples within their existing neighbourhood.

RECONCILIATION + CULTURAL REDRESS

Forming a sustained relationship of mutual respect and understanding with Indigenous Peoples is a long-term commitment in key policies, including Framework for Reconciliation, Housing Vancouver Strategy, and the DTES Plan.

KEY POLICY HIGHLIGHTS

- Housing Vancouver Strategy promotes partnerships with "*urban Indigenous organizations to design and deliver urban Indigenous housing developments*" (P.49)
- DTES Plan encourages land-use planning that "*supports urban Aboriginal communities and non-profit immigrant service providers*" (Pg 83), as well as "*strategic partnerships to maximize the delivery of more affordable housing across all neighbourhoods of the DTES to further address the need for units and affordability (e.g. senior government funding, non-profit partners, private sector)*" (P.101)

PROJECT RESPONSE

- BC Indigenous Housing Society (IHS), the non-profit society, is intended to own and operate 108 below-market secure rental homes and 2,943 ft^2 of (indoor + outdoor) dedicated amenity space, with a ground-level presence for leasing and community connection. The development aligns with BCIHS's commitment to reflect the 7 Laws: Health, Happiness, Humbleness, Generations, Generosity, Forgiveness, and Understanding in all that they say and do.
- Recognizing Gastown's Indigenous history, Cohen Block's heritage approach offers opportunities to tell stories about Indigenous presence and achievements through building programming and public art, with the aim of finding common ground and strengthening dialogue. Indigenous artwork will be integrated into the building facade through relief panels and murals created by local Indigenous and DTES artists, fostering a sense of street-level justice and cultural expression.
- The proposed design includes tailored amenity spaces aligned with BCIHS's vision of providing culturally safe and inclusive communities. These include Level 2 programmed as a co-working space and Level 6 as a "makers lab," featuring a kitchen, outdoor agriculture for food education, and crafting spaces where residents can create items for sale in local markets.
- The BCIHS's amenity spaces provide opportunities for teaching, engagement, and community building. These spaces are designed to encourage creative collaboration and support Indigenous traditions. Interior designs will incorporate Indigenous art and patterns, creating a culturally resonant environment.
- BCIHS is dedicated to providing safe, secure, and affordable housing for Indigenous families living in urban settings. BCIHS believes in multi-generational family housing wherein family units are housed together to ensure stories, cultural heritage, and community ties are passed down from one generation to the next.

SUSTAINABILITY

Building a sustainable and resilient city to mitigate climate change and reconnect to nature are major focus areas in the DTES Plan, Climate Emergency Action Plan (CEAP), Greenest City Action Plan, Green Buildings Policy for Rezoning (GBPR), Zero Emissions Building Plan (ZEBP), Climate Change Adaptation Strategy and the Sustainable Large Sites Development Rezoning Policy.

KEY POLICY HIGHLIGHTS

- Current GBPR requirements are comprised of rainwater management, operational carbon emission reductions, embodied carbon emission reporting, resilient building strategies, enhanced commissioning, and energy system sub-metering (P.3, 4).
- By 2030, CEAP aims to reduce embodied carbon emissions from new buildings by 40% and reduce overall carbon emissions from buildings by 50% from a 2018 and 2007 baseline, respectively (P.5).
- DTES Plan highlights "access to nature and active living opportunities" as a key goal towards creating healthy cities (P.9).

PROJECT RESPONSE

- Cohen Block's comprehensive sustainability strategy meets all current green building measures required by the GBPR (refer to Appendix).
- The project prioritizes a people-first approach to sustainability, community, comfort, and resiliency.
- Cohen Block's sustainability strategy meets current green building measures and aligns with Vancouver's future vision for sustainability by incorporating adaptive reuse of existing building stock, renewing the site's connection to nature, and strengthening cultural ties to the community.
- Cohen Block targets enhanced sustainability, comfort, and resiliency through thoughtful material choices and systems.
- Cohen Block encourages healthy living by offering more than xxx ft^2 of amenity space, which includes elevated gardens with access to daylight and views, and flexible spaces for community gatherings.
- Cohen Block prioritises access to and views of nature with many landscaped terraces throughout the development with extensive areas of tree cover and vegetation providing a biodiverse planting environment. These planted terraces branch across the site, leading to a central courtyard on the Cordova Block, creating a green oasis at the heart of the site.



"Whatever we do will have community at its core."

- Jacqui Cohen

03 **LISTENING TO THE COMMUNITY**

3.1 **Community Engagement Overview**

3.1.a. **Engagement Timeline**

Prior to formalizing a proposal, the Cohen and Bosa partnership team engaged in a robust community outreach effort focused on the following:

- Understand what is currently lacking in local services, facilities, and other amenities.
- Identify and assess potential community amenities and partnerships which could be realized through the revitalization of the Cohen Block.
- Identify what key opportunities exist to leave a lasting legacy for the project and benefit the community.

SEP 2020
Initial Project Visioning

APR-MAY 2021
Phase One: Early Community Discussions

JUN 2021
Phase Two: Exploring Community Priorities

SEP 2021
What We Heard + Preliminary Concepts

MAR 2022
Draft Proposal

DEC 2022
Cohen Block receives a signed letter of intent from BC Indigenous Housing Society

FEB-APR 2023
Phase Three: Re-Engaging Community with Revised Concept

APR 2023
Pre-Application Public Open House held at Army & Navy site

COMMUNITY ENGAGEMENT

CITY OF VANCOUVER REZONING

ARMY & NAVY DEPARTMENT STORE

2020 | 2021 | 2022 | 2023 | 2024 | 2025

MAY 2020
Army & Navy closes its doors

FEB 2021
Army & Navy opens temporary shelter via partnership with BC Housing

OCT 2021
PEP application submitted

MAR 2022
City response: non-support for Cohen Block

MAY 2022
PEP application re-submitted addressing view cone and heritage concerns - reduced height and stepped massing

JUL 2022
City response: non-support for Cohen Block

SEP 2022
Project team invites City staff on site to align on heritage retention. Staff concede re: full structural retention, not on additional height.

JUNE 2023
Rezoning application submitted

JUL 2024
Amendment to view cone policy

JAN 2025
Revised rezoning application submitted



3.1.b. **Stakeholder Outreach**

Stakeholder outreach for Cohen Block was undertaken in a multi-phase approach, to capture diverse voices from the community.

Phase One: Early Community Discussions
- Reviewed early concepts in one-on-one conversations with representatives from local housing, community services, mental health, arts, culture and innovation, employment, local business groups and neighbourhood activists.

Phase Two: What We Heard + Preliminary Concepts
- Established five themes as priority areas through early stakeholder engagement (Phase One): *family housing, childcare, food security, indigenous engagement + reflection, and local procurement.*

Phase Three: Exploring Community Priorities
- Gathered feedback through extensive stakeholder engagement which indicated general support for project's vision, program mix, and heritage strategy.
- Some stakeholders expressed concern that affordable housing was constrained by density and height limits, and recognized the complexity of the proposed vision.

Phase Four: Pre-Application Public Open House
- Hosted Public Open House on April 12, 2023 at the Cordova Block project site, which garnered detailed comments from the community.
- Majority of comments were in favour of the proposed concept and recognized the proposal as much needed in the Downtown Eastside.

Future Engagement:
- The project team is dedicated to continuing smaller, targeted conversations throughout the development process to ensure that the program is outfitted and supported with expert commentary from those who live, work, and spend their time in this neighbourhood and community.

Refer to the Appendix for detailed Pre-Application Consultation Summary Report.



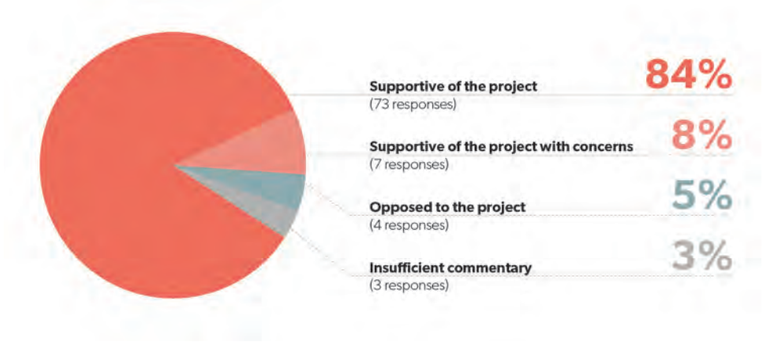
"I believe I wore shoes from Army an Navy from four years old until High School Graduation. Shopping there was the highlight of going 'downtown' with my Mother."

- Community Stories, Places That Matter

3.1.c. **Public Open House Summary**

The Public Open House was well attended by the community, with over **320** community members attending in person, and over **984** members visiting the project website.

The majority of participants who provided feedback were excited to the mix of uses, and were hopeful of the positive impact the property's redevelopment will have on the community. Participant feedback for the overall proposal is summarized below:



Four key themes emerged the Public Open House comments:

- Support for more low-income housing on the Downtown Eastside
- Support for a mixed-use development at this location
- Desire to see more deep subsidy and below-market rental homes
- Refinement of office space use

Detailed feedback from the Public Open House, summarized in eight focus areas, provide additional insight into key community needs and priorities.

01 Overall Project Support

- Support for architectural elements of the project such as scale, mass timber, retaining the heritage facade etc.
- Support for the mixed-use development and high rise form
- Support for more low-income housing in the DTES
- Support for the project and emphasis on neighbourhood revitalization triggered by the project
- Appreciation of collaboration with BC Indigenous Housing Society
- Positive response toward sustainability initiatives of the project
- Interest expressed to be able to move in once the project is completed
- Support for re purposing Army & Navy into something that would benefit the community, considering its deep significance to a lot of people

02 Density

- Significant desire to see an increase in the proposed height/ density. This included commentary such as "We have a housing crisis, not a view crisis, not a heritage crisis"
- Minimal concerns about the proposed height
- Desire to increase the density in order to add more affordable homes
- Concerns regarding too much market rental housing in relation to the proposed amount of below-market housing
- Concerns regarding too much office space in a neighbourhood with a high office vacancy
-

03 Heritage Restoration

- Appreciation for restoring the storefront, with some citing that the heritage elements of the storefront would be a welcomed aesthetic in the neighbourhood.
- Minimal concerns about high rise above the storefront

04 Affordable Housing

- Concerns regarding the amount of below-market housing and a desire to see more
- Desire to see more subsidized housing and fewer market rental homes
- Desire to see this project through due to the housing crisis in the city

05 Public Engagement

- Willingness to partake in future engagement events
- Concern about not having enough public consultation with the impacted community

06 Parking

- Desire to see more bike stations
- Desire to incorporate EV charging stations in both parkades
- Desire for more underground parking spots

07 Safety

- Concerns regarding neighbourhood safety
- Questions around the plans to revitalize the alleyways and backstreets to enhance security in the neighbourhood
- Desire to see more streetlights and efficient safety measures

08 Other

- Desire to see public realm improvements along the lane
- Desire to incorporate public art into the design by providing a space for visual arts and other creative forms
- Desire to see a neighbourhood revitalization plan/ contribution in some way
- Concerns about the aesthetics of the neighbourhood
- Desire to see low-income seniors housing

Refer to the Appendix for detailed Pre-Application Consultation Summary Report.

Sample commentary from the Public Open House - refer to Cohen Block Engagement Summary Report in the Appendix for additional information.

I like the mix of retail and residential We need more people to put "eyes" on the street. Provide housing for local workers and neighbours!

I would love to see a continuation of these public events to showcase these updates to the community about this project

Developments like these change the lives of the people who need this housing the most and should be streamlined through the municipal process



The development looks great and would be a welcome addition to an area that needs investment and to move forward from its current state.

I appreciate the effort to work with indigenous housing - hope that continues in more future projects

The heritage retention creates an aesthetically beautiful environment. Ground level retail will help restore the vibrancy of the area. Residential will breathe new life to the area

Amazing mix of housing diversity that is desperately needed both in the area and in the city as a whole.

03.1.d **Project Response**

Following the public open house, this rezoning submission has been redesigned subject the amendment to view cone policy in 2024. This has provided the opportunity for the proposed redevelopment to better suit the needs of the community, utilizing the deep understanding that has been gained through the past four years of engagement. The project has responded in the following ways:

- The urgent need for housing which has been highlighted by the community has been further addressed in the updated design following the removal of office space and replacement with additional rental housing.
- The alteration of the view cones have also facilitated additional rental housing to the Samuel Tower.
- Revised application results in 738 rental homes, with a total of 155 below-market rental homes.
- The Cohen block includes over 20,000 SF of retail use across the ground level helping to restore the vibrancy of the area as well as 179 hotel suites and restaurant supporting the success of the Cohen Block as a heritage retail destination.
- These uses alongside the developments commitment to reconciliation and sustainability will support the revitalization of the area, creating a safe destination for the community which celebrates the cultural heritage and legacy of the Cohen Block.


BOOKBINDING
RESTAURANT
HOTEL

04 **DESIGN PROPOSAL:**
COHEN BLOCK

4.1 **Architectural Concept**

The Cohen Block design is founded on principles of the tangible and intangible histories of the site, from time immemorial to current day.

1. Designing for indigenous partners
Through the partnership with BC Indigenous Housing, strategies have been developed for collaboration in design throughout the development. Engagement sessions have identified key opportunities across the site where elements designed by first nation members could manifest, such as in public murals, facade panel relief designs and visibility and integration of indigenous supportive programs.

2. Community at the Core
Provide meaningful housing choice supported by a variety of amenities that supports inter-generational living, and meets the complex needs of the local community. Centering the development around the local community by creating a balanced development that address the community needs now and into the future.

4. Celebrating the heritage architecture
The heritage Cordova facade is preserved, restored and rehabilitated, with historic entrances reinstated. The massing and architectural character of the additions take inspiration from the existing heritage features and offer a contemporary elegant counterpoint which is distinguishable in the city's skyline, but keeps the focus at street level.

3. Reviving the retail legacy of Army & Navy & the Crown Hotel
The Cohen Block is grounded in a human-scale architectural expression at the street level, encouraging the spirit of commerce to thrive once again in Gastown and the Hastings Corridor and reviving the spirit of Army & Navy as the living room of the neighbourhood and reviiving the historic hotel use.

5. Connection to Nature
Providing spaces for relaxation, healing, and social gathering through indoor and outdoor amenity spaces. Green spaces are integrated at various levels cascading throughout the development and culminating in a central green oasis at the heart of the Cordova block.

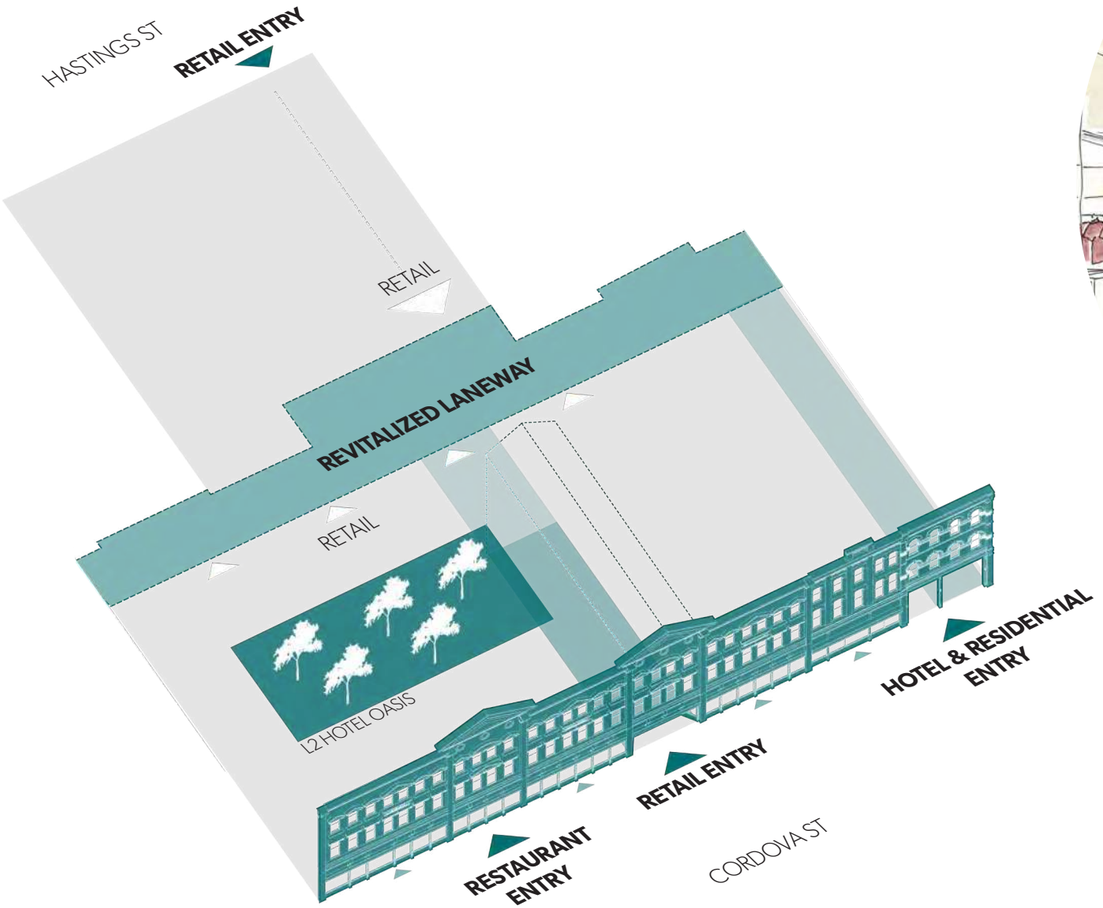
6. Creating unique & characterful urban destinations
Creating a safe and comfortable hub for the neighbourhood where diverse groups can come together and experience a shared appreciation for the place and for each other through a retail and hotel destination, activated streetscape and laneway, and elevated gardens.







4.2 **Design Rationale**





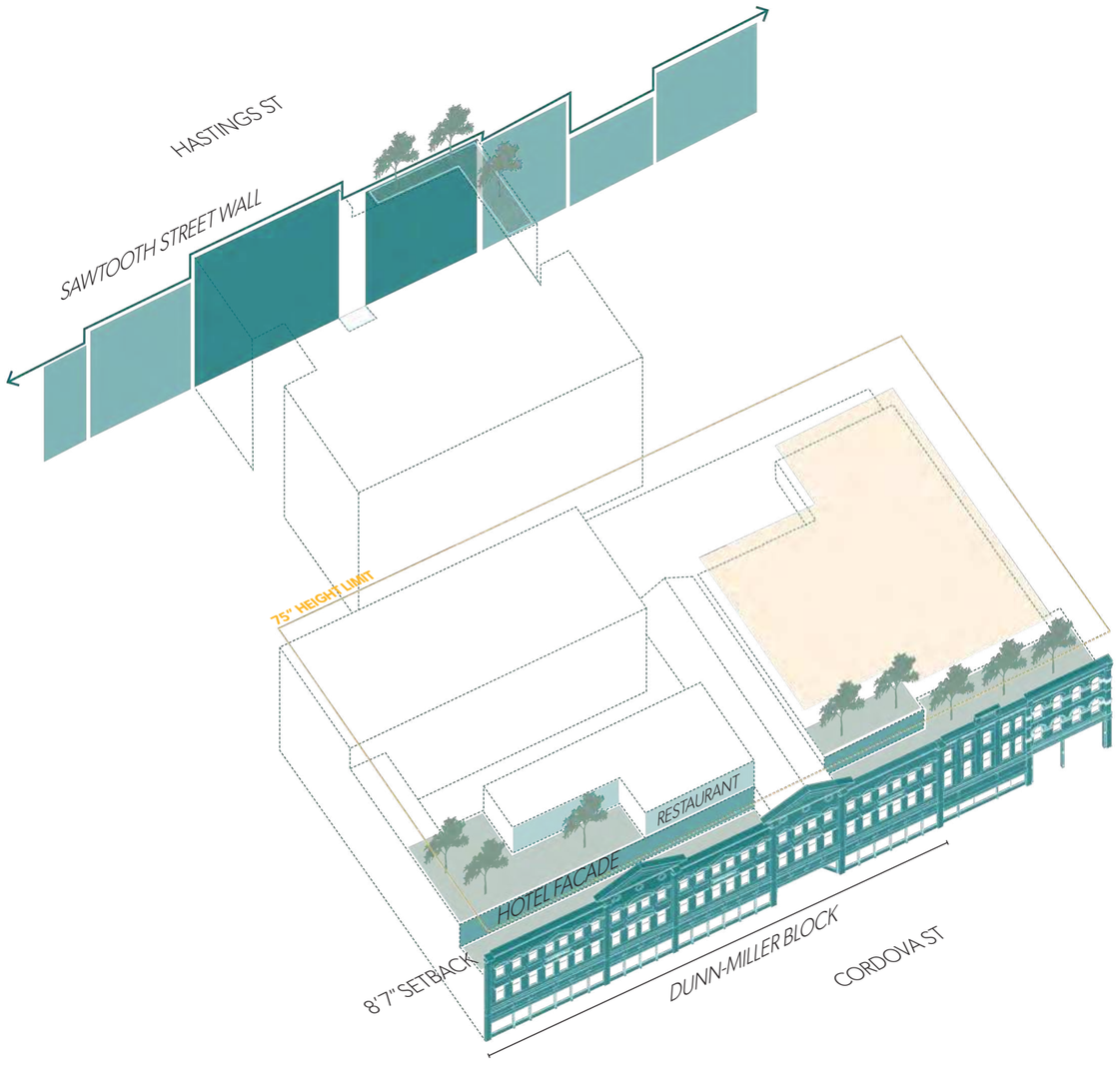
Laneway view



Hotel arrival view
McIntosh Block Carriageway

4.2.a Ground Floor Activation

- Heritage moments in the facade are reactivated with key entry points, emphasizing the two pediments of the Cohen block as well as the McIntosh Block carriageway.
- An internal multi storey retail space creates visual connection with the heritage facade, and creates a dynamic space celebrating the legacy of Army & Navy.
- Retail spaces permeate the site, connecting Hastings & Cordova street to the laneway, bringing activation and retail frontage to the lane. The through block connection at the McIntosh block carriageway also provides visibility into the laneway.
- The site has a central courtyard starting from level 2, allowing daylight into the site and creating an internal oasis which can be viewed from within the ground floor.





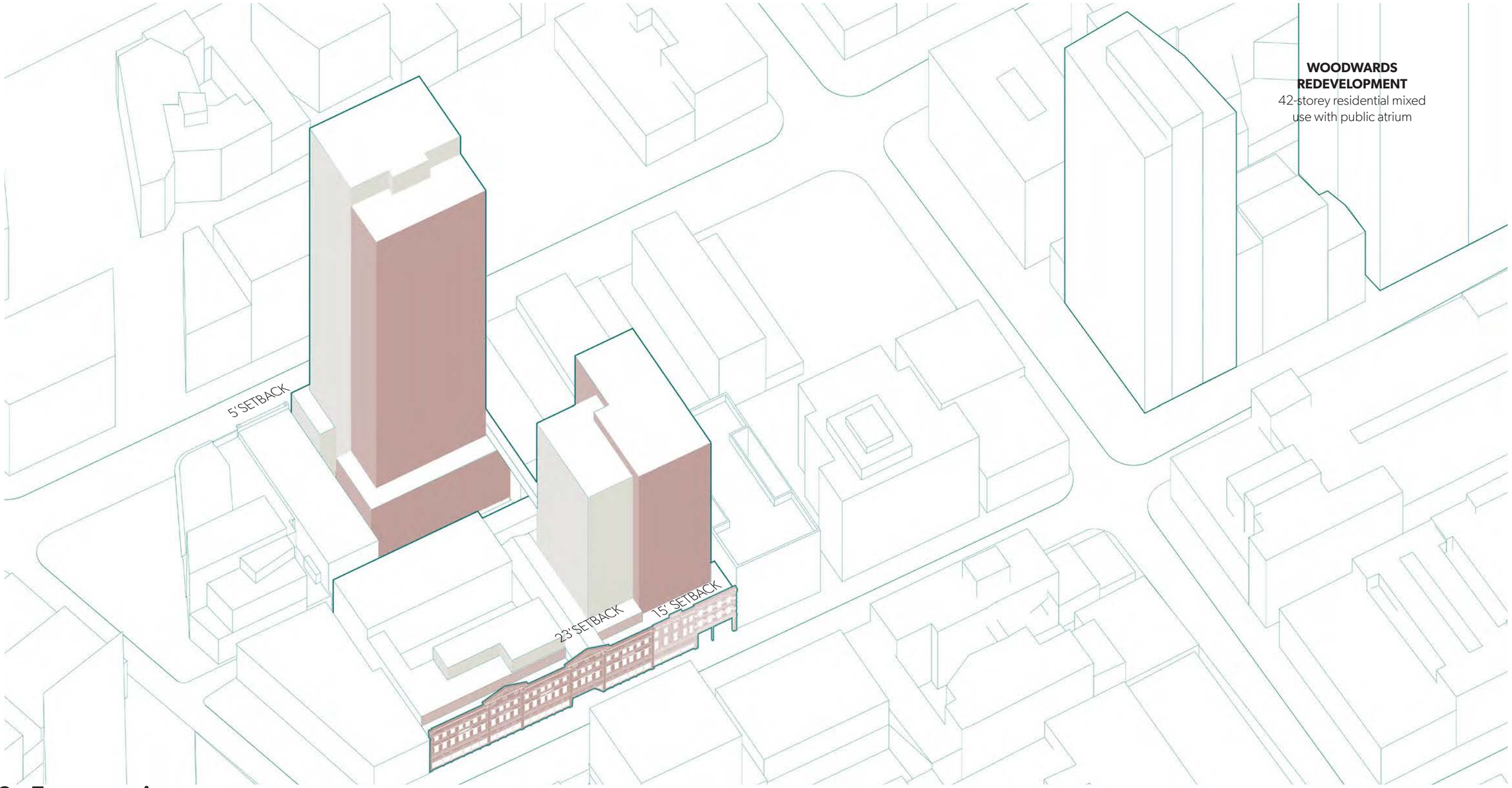
Cordova Street View



Hastings Street view

4.2.b Street Scale Massing

- The entire podium massing is below the 75' height limit, with only the residential tower exceeding 75'.
- The Hastings street massing continues the sawtooth stepping language characteristic of the Victory Square area, creating a continuous sawtooth street wall.
- The massing of the hotel facade at Level 4 is balanced along the Dunn-Miller block, the oldest building of the site, thus preserving the visibility of the original Dunn-Miller form. The restaurant massing sits between the existing pediments, balancing the street elevation and introducing activation and visibility of this urban destination from the street.
- Significant planting along the perimeter of level 4 and 5 creates a landscaped buffer between the existing building and new structure.



4.2.c Tower massing

- The Cordova massing has been designed to keep as much of the site below 75' in height as possible, the 17-storey tower addition is then positioned toward the Western edge of the site and further set back. Focusing the taller massing toward the western edge of the site also creates a stepped tower massing with the neighbourhood massing of 37 and 43-storey towers to the west.
- The Cordova tower massing takes reference from the existing facade, with an additional set back to the tower at the junction between the Dunn-Miller Block and the Callister Block. This maintains the prominence of the Dunn-Miller block.
- Both the Corodva Tower and the Hastings Tower are broken down into two elegant masses. This is achieved through simple stepping in the massing aligning with colour distinction. This move creates harmony between the towers and further references the heritage facade datums and colour palette.

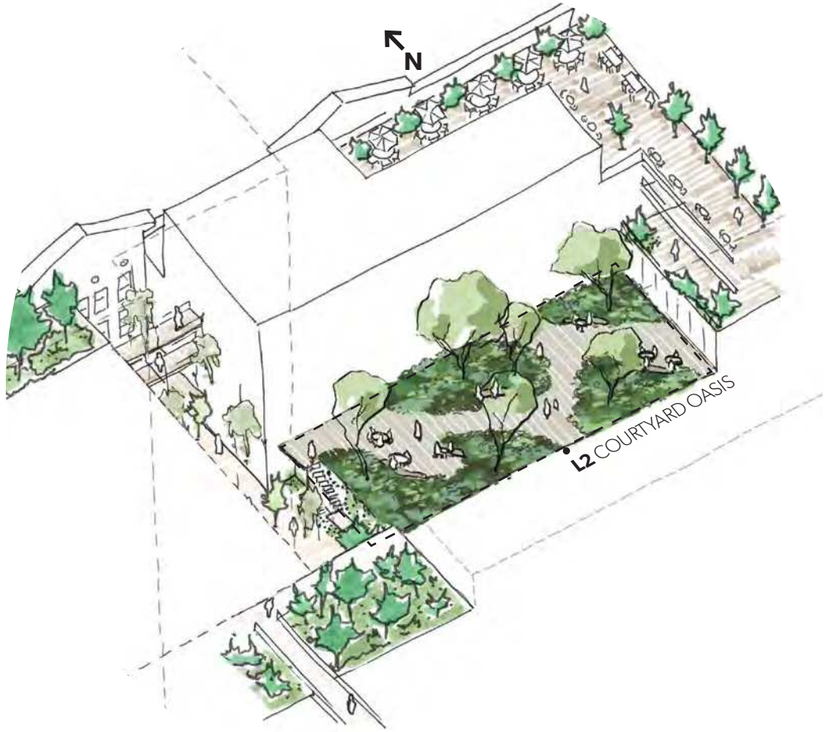












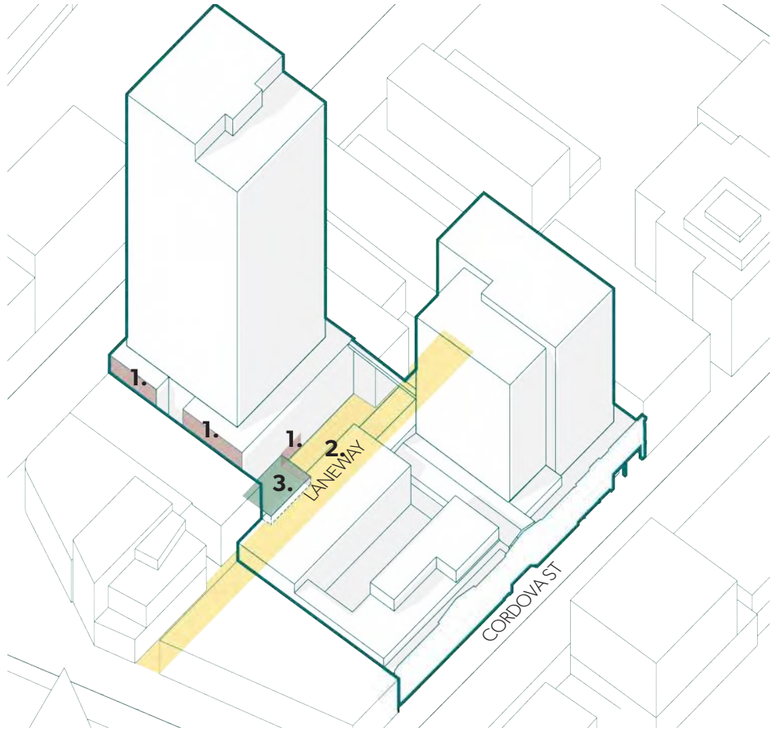
Aerial View looking North East over the Cordova Block

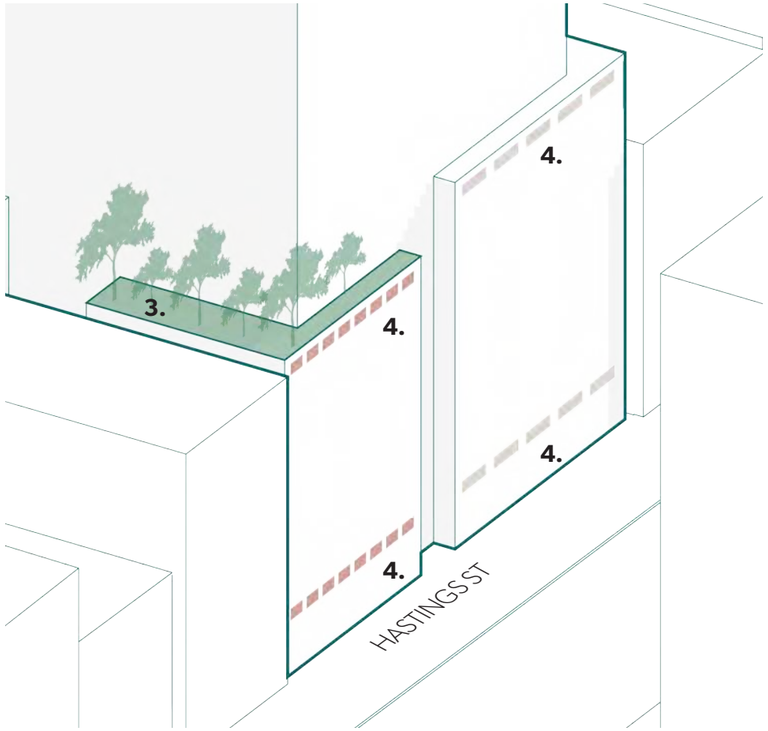


Cordova Restaurant Terrace View

4.2.d Green Space & Amenity

- Cohen Block prioritizes access to and views of nature with many landscaped terraces throughout the development with extensive areas of tree cover and vegetation providing a biodiverse planting environment.
- These planted terraces branch across the site, leading to a central courtyard on the Cordova Block, creating a green oasis at the heart of the site.
- A bridge link connects the Samuel Tower with the Cordova block for access to shared amenities across the two residential towers and creating a dynamic shared community.
- Various amenity spaces throughout the development connect to outdoor amenity areas Providing spaces for relaxation, healing, and social gathering.







Hastings Facade View



1. MURALS IN COLLABORATION WITH LOCAL ARTISTS



2. FACADE ARTICULATION BCIH ARTIST COLLABORATION



3. INDIGENOUS PLANTING & FOOD PROGRAMS



4. INTERNAL & FLOOR FINISH PATTERNS & MATERIALS

4.2.e BC Indigenous Housing Collaboration

- Providing a meaningful contribution to reconciliation by providing strategies that respect and understand reconciliation and its history.
- Through the partnership with BC Indigenous Housing, strategies have been developed for collaboration in design throughout the development. Engagement sessions have identified key opportunities across the site where elements designed by first nation members could manifest.

- BCIH have extensive knowledge and experience of working with indigenous artists and designers and the following opportunities for collaboration in design have been identified:
  (1) indigenous / DTES artists integrating murals onto building facades
  (2) artwork integrated into building facade relief panels.
  (3) indigenous planting, food programs and landscaping
  (4) indigenous art / patterns integrated into interior & exterior design



Laneway View

4.3 **Form of Development and Program Summary**

4.3.a. **Setbacks and Buildable Envelope**

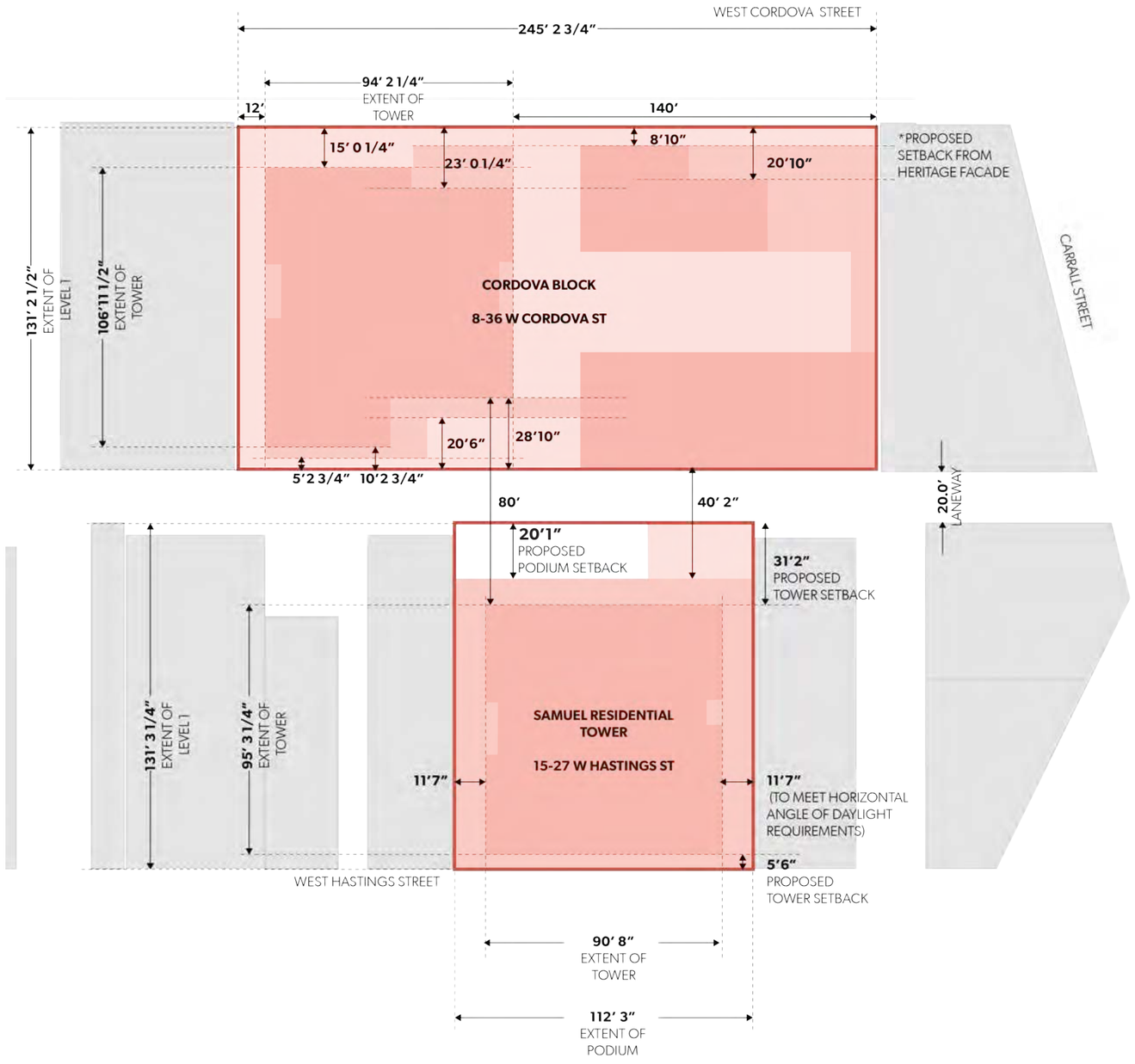
Legal Site Description

8/36 West Cordova Street, Vancouver, B.C.
LOT 1, EXCEPT PART IN REFERENCE PLAN 132, BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168 ("Lot 1");
LOT 2 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168 ("Lot 2");
LOT 3 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168 ("Lot 3");
THE EAST 1/2 OF LOT 4 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168 ("East 1/2 of Lot 4"); and
THE WEST 1/2 OF LOT 4 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 168 ("West 1/2 of Lot 4")

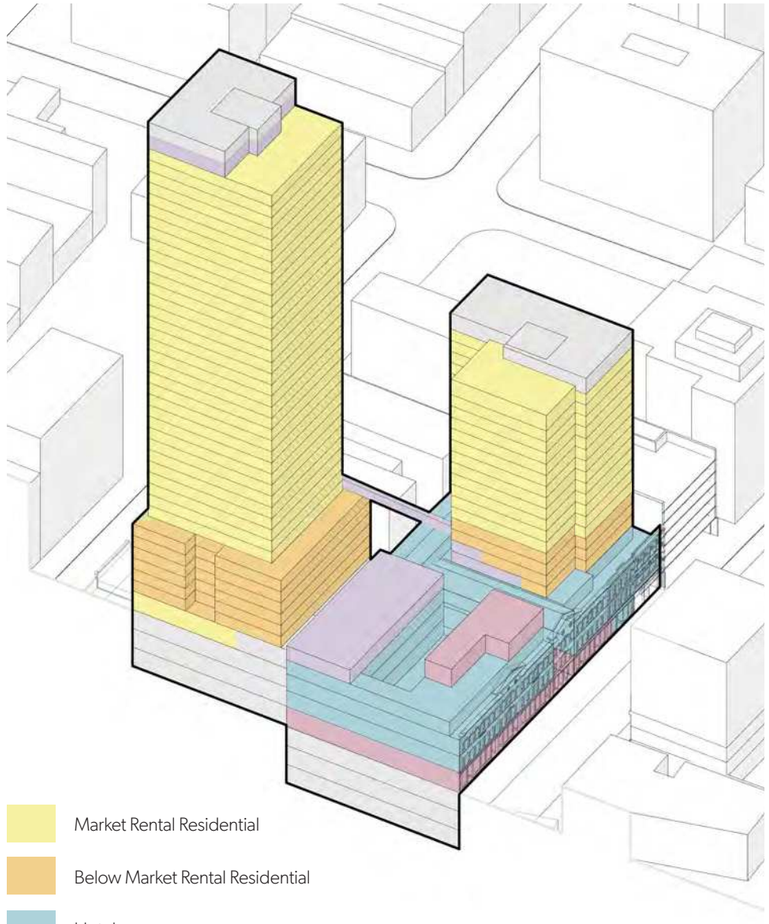
15/27 West Hastings Street, Vancouver, B.C.
LOT 1 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 15573 ("Lot 1 Block 3"); and
LOT 2 BLOCK 3 OLD GRANVILLE TOWNSITE PLAN 15573 ("Lot 2 Block 3")

Site Area

8/36 West Cordova:	32,199.8 ft^2 (2,991 m^2)
15/27 West Hastings:	14,905.6 ft^2 (1,385 m^2)
Total Site Area:	47,105 ft^2 (4,376 m^2)



4.3.b. **Project Statistics**



- Market Rental Residential
- Below Market Rental Residential
- Hotel
- Amenity
- Retail / Service
- Back of House

Samuel Residential Tower

100% purpose-built rental proposal with retail and supporting services on the ground level.

AREA (FSR)	
332,031.0 ft² (30,846.7m²)	Total Floor Area
14,905.6 ft² (1,384.8 m²)	Site Area
22.28	FSR
4,054 ft² (376.6 m²)	Ground Level Retail Area

HEIGHT	
383.5' (116.89 m)	Building Height (base surface point to top of slab of last occupiable level)
408' (124.36 m)	Base surface point to top of appurtenance
59' (17.98 m) / **50.5'** (15.39 m)	Podium Height (base surface point to top of parapet of podium) East / West

RENTAL UNITS	
Total Units	
519 units	Total Below-Market + Market Rental Units
108 units	Below-Market Housing Units (**20%** of Residential FSR)
85 units	70%of BMR units at 80% CMHC
23 units	30%of BMR units at 50% CMHC
411 units	Market Rental Units
Family Units	
68 units	Market Family Units (**17%**)
11 units	Below-Market Family Units (**10%**)

PROGRAM AREA	
4,054 ft² (376.6 m²)	Total CRU Area
2,237 ft² (207.8 m²)	Indoor Amenity (BCI)
1,397 ft² (129.8 m²)	Outdoor Amenity (BCI)
5,438 ft² (505.2 m²)	Indoor Amenity (excl BCI)
3,155 ft² (293.1 m²)	Outdoor Amenity (excl BCI)

PARKING	
Parking Summary	
43	Total Parking Stalls
10	Total Accessible Stalls
13	Total Small Car Stalls
20	Total Standard Car Stalls
Bicycle Spaces and Loading	
773	Total Bike Parking Class A
34	Total Bike Parking Class B
1	Total Loading Class A
2	Total Loading Class B
3	Class A Passenger

Cordova Building

Residential tower and hotel podium supported by amenities and commercial uses on the ground level

AREA (FSR)	
226,508.29 ft² (21,043.3 m2)	Total Floor Area
32,199 ft² (2,991.4 m²)	Site Area
7.03	FSR
16,061 ft² (1,492.1 m²)	Ground Level Retail Area

HEIGHT	
217.67' (66.35m)	Building Height (base surface point to top of upper parapet)
237.69' (72.45 m)	Base surface point to top of appurtenance
71.11' (21.67 m)	Podium Height (base surface point to top of parapet of podium)

RENTAL UNITS	
Total Units	
219 units	Total Below-Market + Market Rental Units
47 units	Below-Market Housing Units (**20%** of Residential FSR)
33 units	70%of BMR units at 80% CMHC
14 units	30%of BMR units at 50% CMHC
172 units	Market Rental Units
Family Units	
25 units	Market Family Units (**14.5%**)
8 units	Below-Market Family Units (**17%**)

PROGRAM AREA	
16,061 ft² (1,492.1 m²)	Total CRU Area
77,370 ft² (7,187.9 m²)	Total Hotel Area
6,363 ft² (591.4 m²)	Indoor Amenity
1151 ft² (106.9 m²)	Outdoor Amenity
3,232 ft² (300.3 m²)	Restaurant

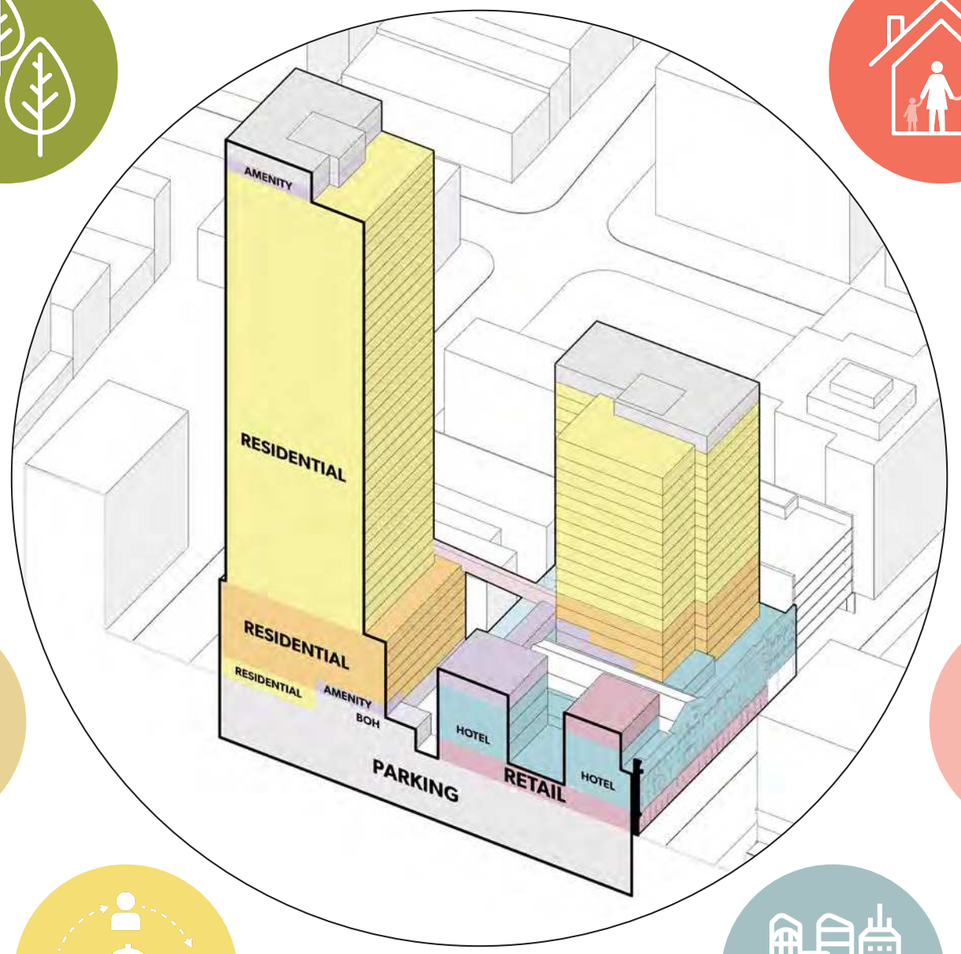
PARKING	
Parking Summary	
301	Total Parking Stalls
31	Total Accessible Stalls
71	Total Small Car Stalls
199	Total Standard Car Stalls
Bicycle Spaces and Loading	
339	Total Bike Parking Class A
25	Total Bike Parking Class B
2	Total Loading Class A
4	Total Loading Class B
3	Class A Passenger

Public Art
To be incorporated into project to enhance public realm

Heritage Conservation
Preserve and restore existing historic Gastown street-facing facades

Sustainability
Reclaimed materials, connection to nature, people-first approach

Rental Housing
Total of 738 secure purpose-built rental homes in DTES neighbourhood



Retail
20,115ft² retail storefronts

Affordability
155 rental homes secured at below market rates

Hospitality
179 hotel suites and a destination rooftop restaurant

Family Housing
112 family homes (2+ bedrooms)

Local Employment
creating jobs in hospitality, retail & construction

Public Realm Improvements
Vibrant streetscape with retail, activated laneway, enhanced lighting and safety

Indigenous Partnership
Social Housing operated by BC Indigenous Housing Society

4.4 **Landscape**



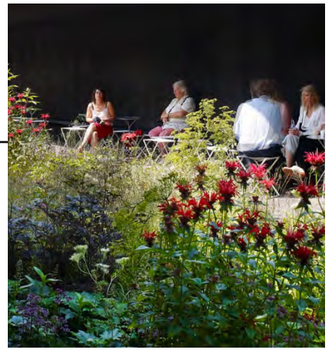
L4&5 BALCONIES





L5 DINING TERRACE
ADJACENT TO RESTAURANT

L2 HOTEL COURTYARD





L40 AMENITY ROOFTOP TERRACE RELATING TO INTERNAL AMENITY





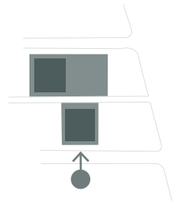
L7 INDIGENOUS URBAN AGRICULTURE CONNECTING TO BCIH AMENITY

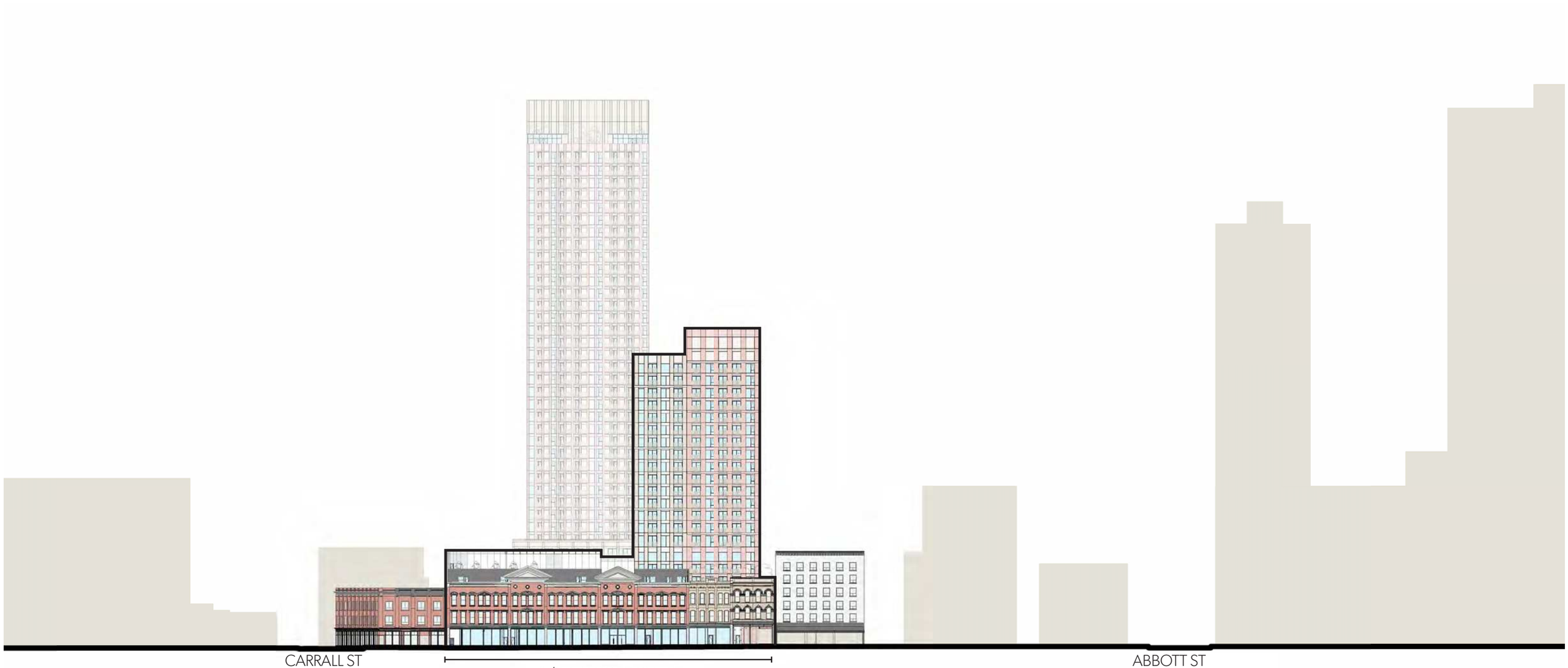




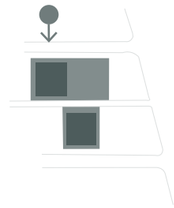
- Develop an immersive hotel courtyard sanctuary that captures the essence of the Pacific Northwest rainforest
- Provide an elevated outdoor dining experience
- Integrate urban agriculture and cultural exchange spaces
- Create multi-functional resident cooking and gathering space
- Showcase dramatic North Shore Mountain views

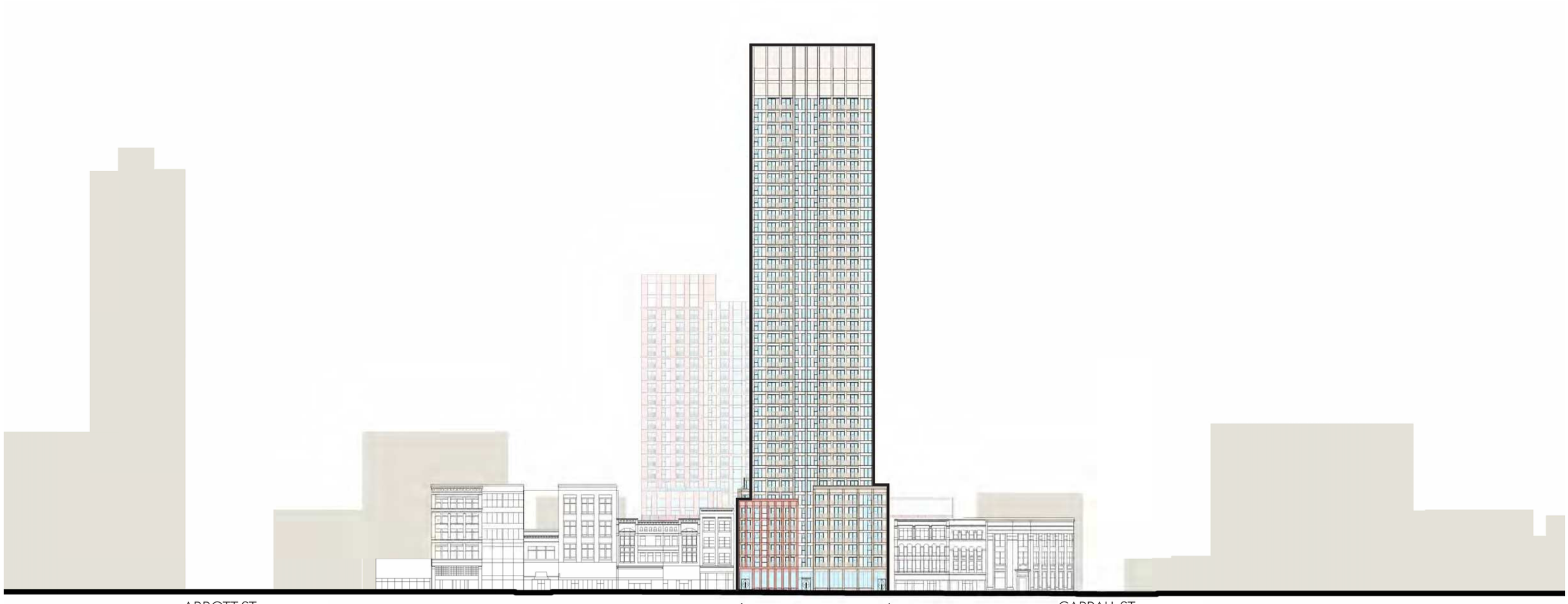
4.5 **Street Elevations**





North Elevation





South Elevation

4.6 **Variances**

HEIGHT

POLICY CONTEXT

Cordova Block
- Gastown Historic Area (HA-2) District Schedule limits building height to 75'-0" (22.9m), which significantly limits development potential for the project site.

Samuel Tower
- Downtown District Guidelines, Victory Square Policy Plan and Guidelines, and the DTES Plan limit overall building height to 100'-0" (30.5m), which significantly limits development potential for the project site.
- View cone J1 which protects views to the north shore mountains from Creekside Park, limits maximum building height on a small corner of the Samuel tower to 165'3" to 167'2".
- View cone 3.2.3 which protects views to the north shore mountains from Queen Elizabeth Park limits maximum building height of the Samuel tower to 414'8".

PROPOSED VARIANCE

Cordova Block tower proposes an overall height of 217.36' (66.25m) with 20' mechanical appurtenance.
- The application proposes meeting the 75' height limit for the hotel podium, with a variance for the rental tower. The additional density is required to delivery housing affordability, heritage retention and renewal.
- The building remains under the most restrictive view cones in this area (J2 and 3.2). The building also remains significantly lower than adjacent developments including the Woodwards redevelopment.
- Upper levels are setback progressively from 8'7" up to 23' from the heritage facade, with setbacks increasing towards the western portion of the site where the massing is taller, thus minimizing solar impact and sightlines when viewed from street level and from the adjacent street intersection. The proposed massing setbacks are significantly greater than setbacks provided in adjacent developments including the Blood Alley redevelopment.
- The added height allows for an additional 172 market rental and 47 below-market rental residential units.

Samuel Tower proposes a building height of 383.5' (116.89m) with 25' mechanical appurtenance.
- Section 3.13 of the DD ODP provides for an increase in density in return for provision of low cost housing. This clause allows market developments to include a component of low cost housing and be compensated in density, through a Development Permit process, subject to a Housing Agreement as well as urban design analysis.
- The Cohen Block proposal maintains contiguous street front retail, building social housing and preserving the heritage asset and thus seeks to be compensated via additional density subject to a housing agreement and urban design analysis.

Samuel Tower proposes a maximum extension of 13'-4" (4.06 m) of appurtenance into the Queen Elizabeth Park view cone and minor encroachment into the Creekside Park View Cone.
- Podium height is in keeping with adjacent heritage buildings, and the tower is setback from the street front to minimize impact when viewed from street level.
- The City's response to the Policy Enquiry Resubmission noted the provision of below-market housing, and consideration of urban context as part of the podium and tower design were noted as relevant factors to support additional building height for the Samuel Tower.
- There is a 15' encroachment of appurtenance only into the Queen Elizabeth Park 3.2.3 view cone on the Samuel Tower for mechanical equipment, elevator, and stair enclosures. The encroachment of appurtenance is a precedent which has been set by local developments of similar sizes such as the Woodwards development.
- There is a minor encroachment into the Creekside Park J1 view cone on the South West corner of the Samuel Tower from level 15 and above. Recognizing that the view cone encroachment is marginal and does not obstruct the view subject of Ch'ích'iyúy Elx wí n (the 'Two Sisters' or the 'Lions'), the proposed redevelopment's encroachment aims to minimize visual impact.

DENSITY

POLICY CONTEXT

Samuel Tower
- Downtown Design Guidelines limit density to 6.0 FSR for secured market rental housing development, which significantly limits the overall development potential for the project site.

PROPOSED VARIANCE

Samuel Tower proposes 22.28 FSR, and proposes a purpose-built rental development.
- The proposed site's density, exceeding 6.0 FSR by 240,000 sf, supports the goals of the City of Vancouver Downtown Official Plan by helping to provide much-needed market rental and below-market rental housing. The plan prioritizes increasing rental housing options to address affordability and supply challenges in the city's core. By utilizing higher density, the project can deliver more rental units, including affordable options, aligning with city priorities to create diverse and inclusive housing for low- to moderate-income households.

Note: Cordova Block proposes 7.03 FSR. Gastown Historic Area (HA-2) District Schedule does not have a maximum floor space area ratio limit.

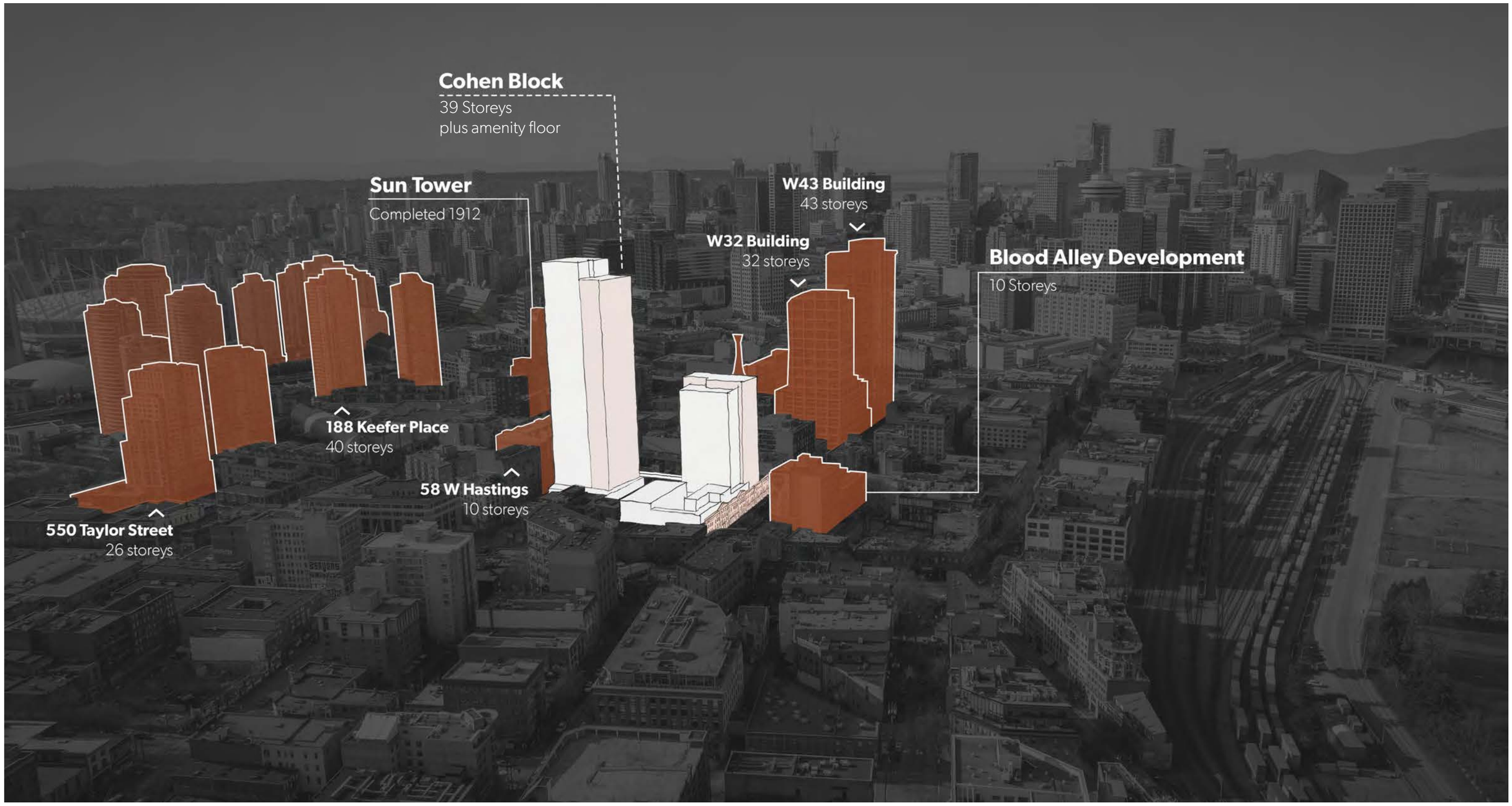
HERITAGE

POLICY CONTEXT

Cordova Block
- Heritage Policies require structural retention and conservation for the Callister and Dunn-Miller Blocks, which significantly impacts the economic viability and functionality for commercial and retail uses on the project site.
- DTES Plan supports heritage rehabilitation and adaptive reuse strategies to create diverse economic opportunities and local-serving retail.
- Vancouver Heritage Program supports a broader concept of heritage that includes tangible and intangible histories as drivers of change.
- A facade retention and restoration strategy was noted as acceptable for the Hayes and McIntosh Block in the City's Policy Enquiry Resubmission response.

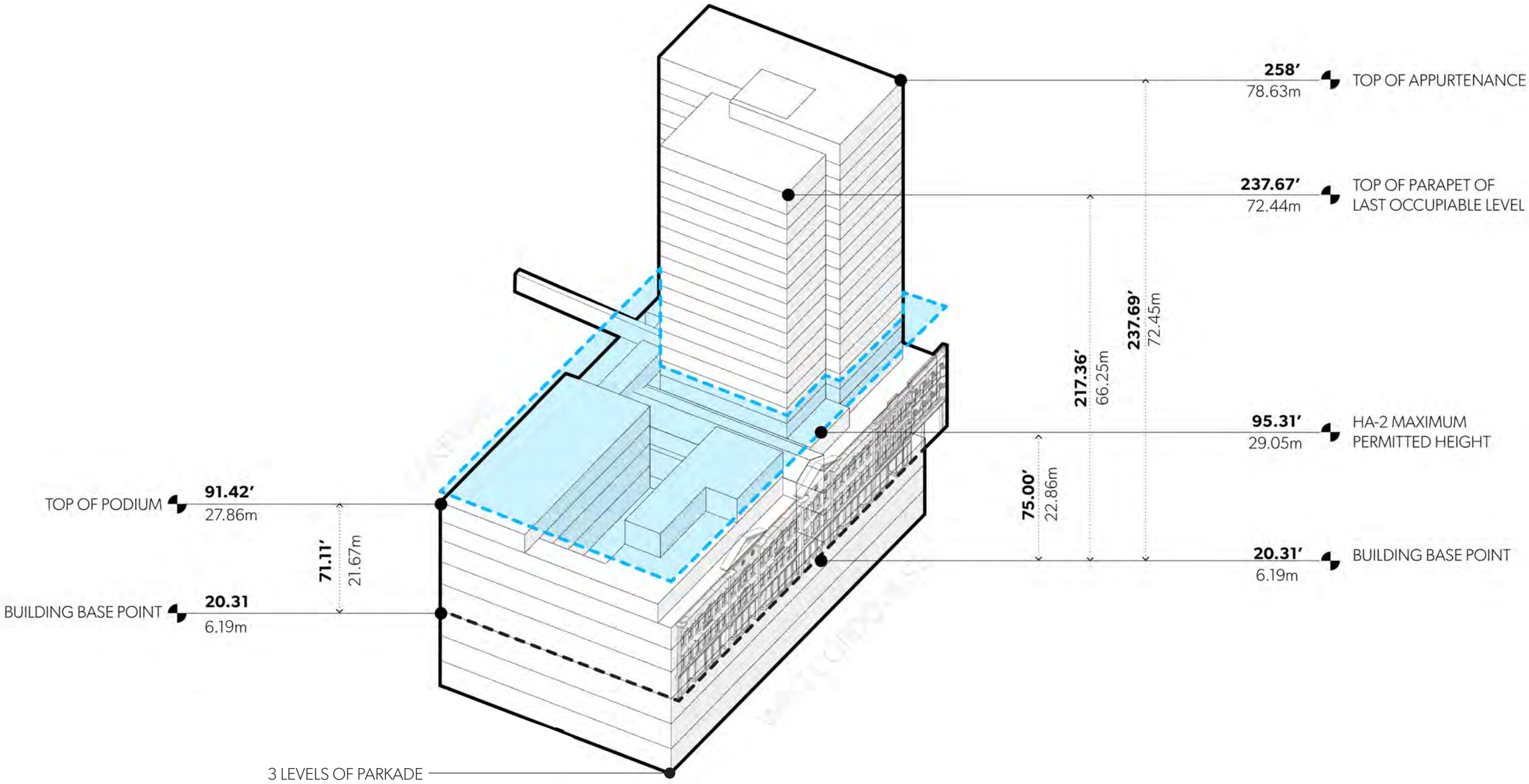
PROPOSED VARIANCE

CordovaBlock's Heritage Conservation Strategy proposes to preserve and restore the Dunn-Miller, Callister, and Hayes and McIntosh Block's historic front facade, and rehabilitate the site by upgrading its structure and services to increase functionality for commercial and retail uses.
- Recognizing that the structural retention and conservation of the existing interior spaces of the Callister and Dunn-Miller blocks would be economically un-viable, and significantly constrain the site's ability to serve the needs of the community, Cohen Block embraces an adaptive reuse strategy that enables contemporary commercial and retail uses and supports local-serving retail.
- The proposed heritage conservation strategy recognizes that the key elements that define the site's heritage character lie predominantly within the exterior facade, which are being preserved and restored.
- The proposal recognizes the historic relationship between the project area and the economic development of early Vancouver as an intangible aspect of the site's heritage, and introduces contemporary commercial + retail uses that are centred around economic development and growth.

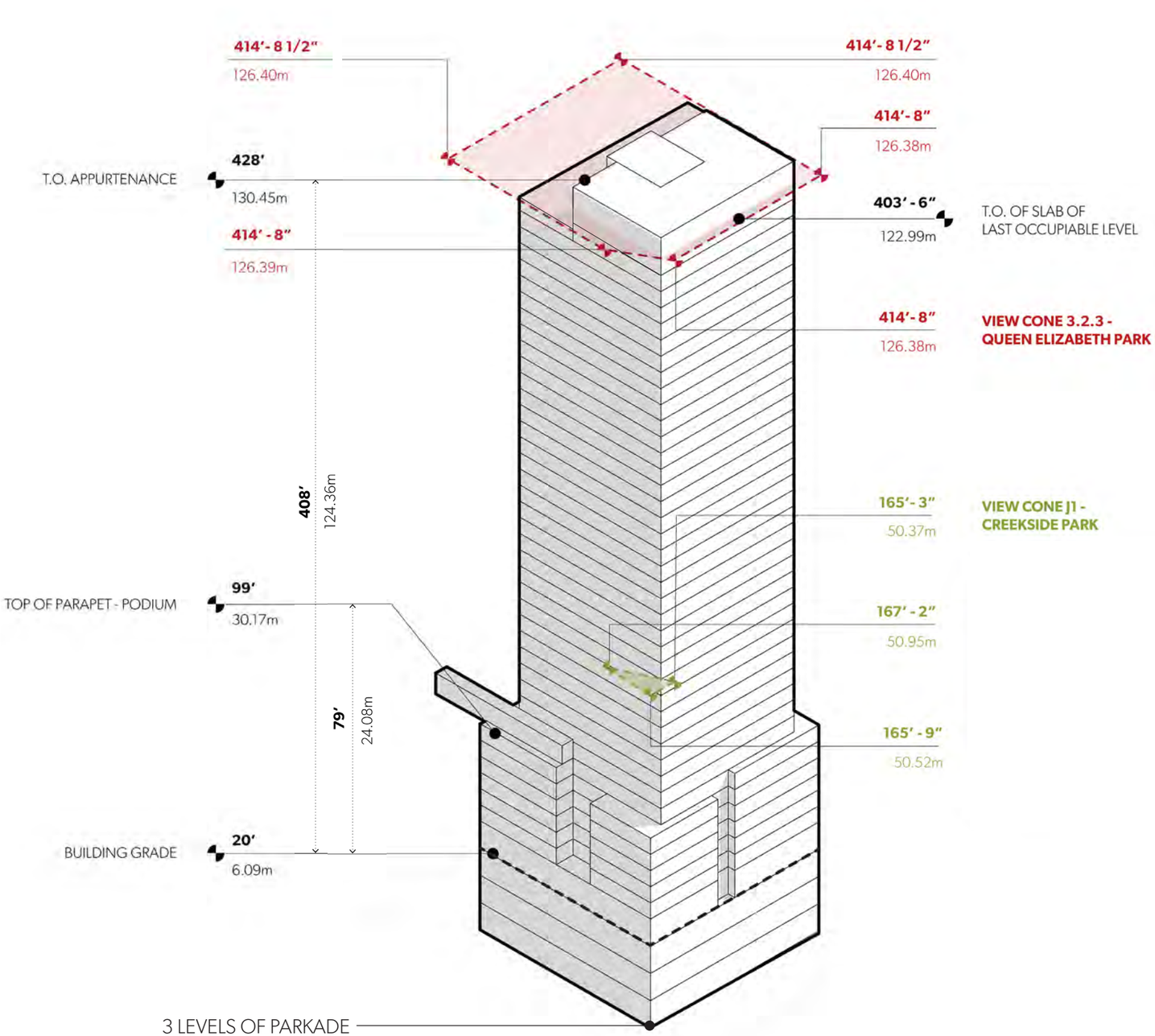

Cohen Block
39 Storeys
plus amenity floor
Sun Tower
Completed 1912
W43 Building
43 storeys
W32 Building
32 storeys
Blood Alley Development
10 Storeys
188 Keefer Place
40 storeys
58 W Hastings
10 storeys
550 Taylor Street
26 storeys

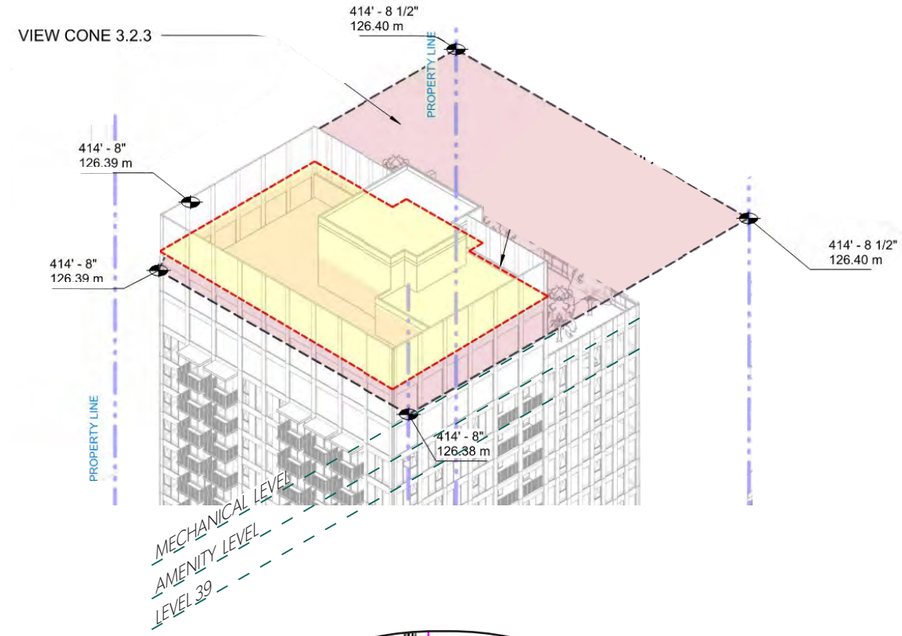
4.7 **Building Height**

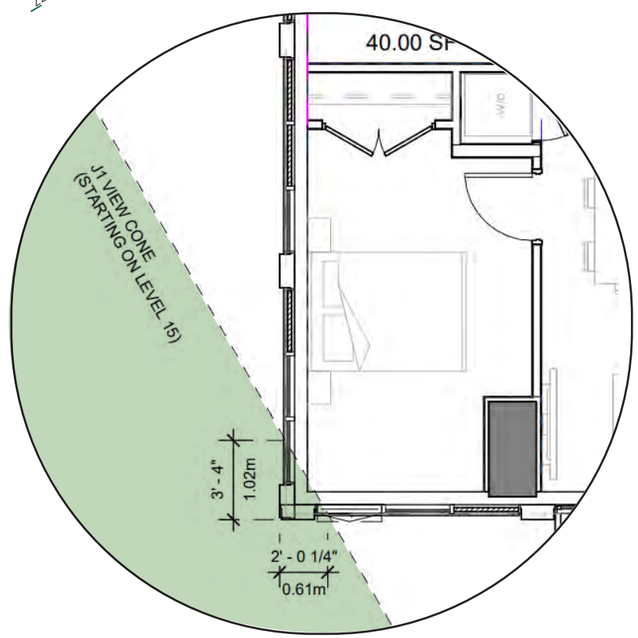
4.7.a. **Cordova Block**



4.7.b. **Samuel Tower**







4.8 **Renderings**



View from Cordova Street looking South West



Facade Panel
Teracotta tone



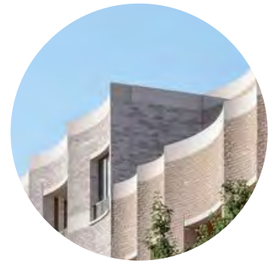
Facade Panel
Light warm tone



Glazed Restaurant Pavilion



Greenery



Fluted masonry hotel
facade



Hayes & Mcintosh Block



Dunn Miller Block



Callister Block



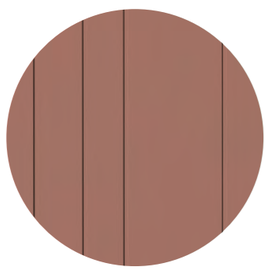
Street scale palette

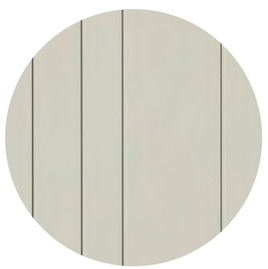


View from Hastings Street looking North


Masonry
Terracotta Tone


Masonry
Light Warm Tone


Metal Panel
Terracotta Finish


Metal Panel
Light Warm-Tone Finish


Picket Railing

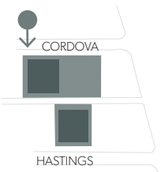

Feature Relief Panel



View from Cordova Street looking South



View from Cordova Street looking North into the McIntosh Carriageway





Carriageway Feature Lighting Strategy



Green Wall



Reference to Heritage Legacy



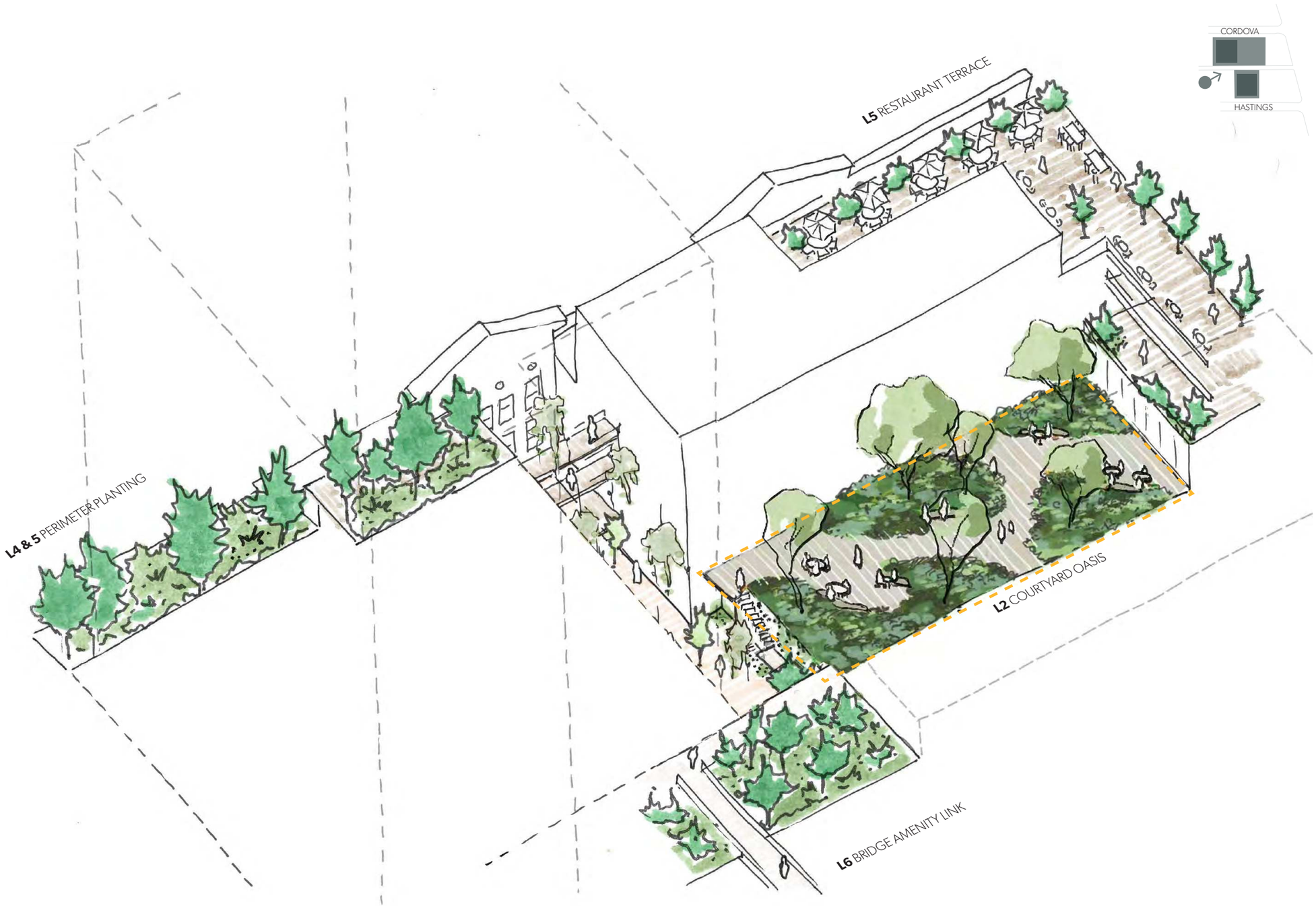
Water Features



Access to nature



Immersive Courtyard



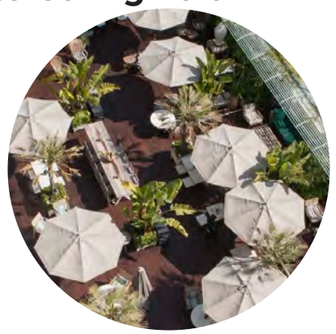
Aerial View looking North East over the Cordova Block



View from Level 5 Restaurant Terrace looking North



Connection to Nature



Places to Gather



Rooftop Amenities



Rooftop Destination Restaurant



North Shore Mountain Views



View from Laneway looking East



Laneway Activation



Vibrant Laneway Lighting



Public Artworks + Installations



Murals



Laneway Floor Finish

05 **TECHNICAL DRAWINGS AND ANALYSIS**

5.1 **PROJECT STATISTICS**

SITE WIDE STATISTICS

SITE AREA CALCULATIONS

	Gross Site Area	
	Metric (m^2)	Imperial (sq.ft.)
#8 WEST CORDOVA	2,991.5	32,199.80
#15 W HASTINGS	1,384.8	14,905.60
Dedications	N/A	N/A
Net Site Area (Gross Minus Dedications)	4,376.23	47,105.40
Site Area for calculation of Density (Gross)	4,376	47,105.40

FLOOR AREA (FAR) CALCULATIONS

FSR		FSR Area	
		Metric (m^2)	Imperial (sq.ft.)
Permitted FSR Ratio (outright)	N/A	-	-
Additional Density Sought thourgh Rezoning	N/A	-	-
FSR Ratio (CORDOVA)	7.03	21,043.31	226,508.29
FSR Ratio (HASTINGS)	22.28	30,846.69	332,031.00
BLENDED FSR	11.86	51,890.00	558,539.29

SITE DIMENSIONS

	Width (Hastings/Cordova & Lane Frontage)		Depth (interior lot lines)	
	Metric	Imperial	Metric	Imperial
Hastings				
Gross	34.53	113.28	39.99	131.20
Net of Dedications	-	-	-	-
Cordova				
Gross	74.73	245.18	40.12	131.62
Net of Dedications	-	-	-	-

SITE COVERAGE CALCULATIONS

	CORDOVA	Metric (m2)	Imperial (sq.ft.)	HASTINGS	Metric (m2)	Imperial (sq.ft.)
Gross Site Area		2,991	32,200		1,385	14,906
Largest Building Footprint (podium)			26,284			12,989
Site Coverage %			82%			87%
Max Site Coverage %			**n/a**			**n/a**

SITE WIDE STATISTICS

FLOOR AREA BREAKDOWN

Component	Gross Area		Exclusions		FSR Density	
	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)
CORDOVA	22,935.43	246,875.0	1,892.13	20,366.7	21,043.30	226,508.3
HASTINGS	34,002.34	365,998.3	3,155.66	33,967.3	30,846.68	332,031.0
Total	56,937.77	612,873.3	5,047.79	54,334.0	51,889.98	558,539.3

BUILDING SETBACKS

Property Line	CORDOVA Podium Required		CORDOVA Podium Proposed		CORDOVA Tower Required		CORDOVA Tower Proposed	
	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)
Front yard (Cordova)	N/A	N/A	-	-	N/A	N/A	4.58	15.03
Rear yard (South)	N/A	N/A	-	-	N/A	N/A	3.12	10.24
Side yard (East)	N/A	N/A	-	-	N/A	N/A	42.67	139.99
Side yard (West)	N/A	N/A	-	-	N/A	N/A	3.66	12.00

Property Line	HASTINGS Tower Required		HASTINGS Tower Proposed	
	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)
Front yard (Hastings)	-	-	1.68	5.51
Rear yard (North)	7.00	22.97	9.50	31.17
Side yard (East)	-	-	3.53	11.58
Side yard (West)	-	-	3.57	11.71

FLOOR PLATE SIZES

		Metric (m^2)	Imperial (sq.ft.)		Metric (m^2)	Imperial (sq.ft.)
Max. Permitted Tower Floor Plate Size	Cordova	-	-	Hastings	-	-
AVG. Provided Tower Floor Plate size		791.18	8,516.2		822.12	8,849.2
Balcony Area Permitted (12% of Residential FSR Area)		1,193.47	12,846.37		3,656.57	39,358.96
Balcony Provided		733.68	7,897.28		1,915.66	20,620.00
			7.38%			6.29%

SITE WIDE STATISTICS

HEIGHT OF BUILDING (MEASURED FROM BASE SURFACE)

Height Provided	CORDOVA		HASTINGS		
	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)	
NUMBER OF FLOORS	20		39		
TOP OF PARAPET/SLAB OF LAST OCCUPIABLE LEVEL	72.44	237.67	122.99	403.50	
TOP OF APPURTENANCE	78.64	258.00	130.45	428.00	
TOP OF PODIUM HEIGHT EAST	27.86	91.42	24.08	79.00	
TOP OF PODIUM HEIGHT WEST	27.86	91.42	21.49	70.50	Geodetic
Base Point	6.19	20.31	6.10	20.00	Elevation
Building Height	**72.45**	**217.36**	**124.36**	**383.50**	
Podium Height	**21.67**	**71.11**	**17.98**	**59.00**	

UNIT COUNT

TYPE	STUDIO	1 BEDROOM	2 BEDROOM	3+ BEDROOM	TOTAL
MARKET RENTAL	72	75	25	-	172
BELOW MARKET RENTAL	21	18	8	-	47
CORDOVA	93	93	33	-	219
MARKET RENTAL	32	311	68	-	411
BELOW MARKET RENTAL	75	22	11	-	108
HASTINGS	107	333	79	-	519
Total	**200**	**426**	**112**	**-**	**738**

HOTEL	SUITE
CORDOVA	179

UNIT BREAKDOWN PER AREA

Building	Type	A < 65 m²	65 m² < A < 105 m²	A > 105 m²	
CORDOVA	Rental	218	1	-	219
HASTINGS	Market Rental	403	8	-	411
	DS + BMR	108	-	-	108
Grand Total		**729**	**9**	**-**	**738**

PARKING STATISTICS

PARKING/ LOADING SUMMARY

Zoning Bylaw 6059 Section 4,5 & 6

Residential Use: Section 4.3.2 Except for accessible parking which is to be provided in accordance with section 4.8.4, there is no minimum residential parking requirement for residential uses Downtown, including live-work use.
Visitor Parking: min. the lesser of 5% of total number of res. Parking spaces and 0.05 per dwelling unit; max 0.1 per unit

Non-Residential Uses Downtown (Section 4.3.1): (a) A minimum of the required number of accessible parking space
(b) max one per 115m2 of gross floor Area

Calculation of Accessible Parking Spaces(4.1.15): Despite anything to the contrary in this By-law or in any other by-law mentioned herein, each accessible parking space provided to satisfy the minimum required number of such spaces will count as two parking spaces for the purpose of satisfying the minimum required number of parking spaces. Use of this section will not affect any maximum parking permitted calculations.
Residential Disability Parking Stalls (Section 4.8.4): there must be at least one disability parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit
Required Disability Parking Stalls (Section 4.8.4.b): non-residential uses, there must be at least one disability parking space for each building that contains at least 500 m² of GFA and an additional 0.4 parking space for each 1000 m² of GFA
Commericial Electric Vehicle: 10% of total parking spaces required for the site
Residential Electric Vehicle: 100%

VALUES FOR TABULATING PARKING & LOADING COUNTS

Area Breakdown	Cordova			Hastings	Total
	Hotel	Retail	Sub-total	Retail	
Commercial Net Gross Area (sf)	74,249	16,010	90,259	4,040	94,298
Commercial Net Gross Area (sm)	6,898	1,487	8,385	375	8,761

# of Residential Units	Rental	BMR UNIT	Total	# of Suite	Hotel
	583	155	**738**		**179**
Cordova	172	47	**219**		
Hastings	411	108	**519**		

REQUIRED / PROVIDED TOTAL PARKING

Required parking

Use	Residential				Commercial		Carshare	Total
Required parking	Market Rental - BF Stalls	Social House - BF stalls	Sub Total Parking	Visitors	Hotel	Retail		
Cordova	6.70	-	6.7	8.6	4.0	2	-	**22**
Rounded	7	-	7	9	4	2	-	
Max Parking	17				60	13		
Hastings	14.8	4.5	19.3	26.0	-	1	-	**47**
Rounded	15	5	20	26	-	1	-	
Max Parking	41	11	52	74		4		
Total	22	5	27	35	4	3		**66**

Provided

Use	Residential			Residential Visitor	Commercial		Carshare	Total
Parking Provided	Market Rental	Social House/BMR	Sub Total Parking	Visitors	Hotel	Retail		
Cordova	200	5	205	36	43	17	-	**301**
Hastings	43	-	43	-	-	-	-	**43**
Total	**243**	**5**	**248**	**36**	**43**	**17**	-	**344**

Standard Stall Per Unit: 0.42 / per Market Rental Unit 0.24 / per Hotel Room

INCLUDING SHARED PARKING W/ VISITOR

Required (Sub types - part of overall count of cars)

	Small Car (Max)	Electric Vehicle			Disabled Parking					
					Residential		Commercial		Carshare	Total
	25% of residential parking & Employee Parking 40% of	Residential (100% Required)	Commercial (10% Required)	Sub total	Market Rental	Below Market Rental	Hotel	Retail		
Cordova	**4**	7	1	**8**	7	-	**4**	**2**	-	**13**
Hastings	**5**	**20**	1	**21**	15	5	-	**1**	-	**19**
Total	**9**	**27**	**2**	**29**	**22**	**5**	**4**	**3**	-	**32**

Provided

	Small Car	Electric Vehicle			Disabled Parking					
					Residential		Commercial		Carshare	Total
	25% of residential parking & Employee Parking 40% of	Residential	Commercial	Sub total	Residential	Below Market Rental	Hotel	Retail		
Cordova	**65**	7	1	**8**	19	5	4	3		**31**
Hastings	**13**	-		-	10	-	-	-		**10**

Note: Electric Vehicles (EV) stalls noted above will provide 240 V Outlet (no Charger)

REQUIRED / PROVIDED LOADING

Res. Loading Section 5.2.1: Class A (At least one space for 50-299 dwellling and one for additional 200 units); Class B (One for first 100-299 dwellings, + One for next 300-499); Class C (No Requirement).
Retail Loading Section 5.2.5: Class A (no requirement); Class B (One for first 465 sm & one for next 1860 sm); Class C No requirement for less than 2000 sm
Hotel Loading 5.2.2 Class A A minimum of one space for a hotel with a minimum of 150 sleeping, housekeeping or dwelling units up to a maximum of 249 units, a minimum of two spaces for a hotel with 250 units up to a maximum of 499 units, a minimum of three spaces for a hotel with 500 units up to a maximum of 699 units, and one additional space for any portion of each additional 200 units.

Hotel Loading 5.2.2 Class B A minimum of one space for a hotel with less than 75 sleeping, housekeeping or dwelling units, a minimum of two spaces for a hotel with 75 units up to a maximum of 399 units, a minimum of three spaces for a hotel with 400 units up to a maximum of 599 units, and one additional space for any portion of each additional 200 units.

Class A Required

Type	Retail	Hotel	Residenital	Total
Cordova	-	1	1	**2**
Hastings	-		1	**1**

Class A Provided

Type	Retail	Hotel	Residential	Total
Cordova		1	1	2
Hastings			1	1

Class B Required

Retail	Hotel	Residenital	Total
1	2	1	**4**
1		2	**3**

Class B Provided

Retail	Hotel	Residential	Total
1	2	1	4
1		1	2

Shared Loading Bay for all Rental Units

REQUIRED / PROVIDED PASSENGER SPACE

Residential Section 7.2.1: A min. of one space for any development with 50 to125 dwelling units, plus one space for every additional 150 dwelling units
Retail and Service Section 7.4.2.5 : A minimum of one space for each 4,000 m2 of gross floor area
Office 7.2.4.1: A minimum of one space for each 10,000 m2 of gross floor area.

Class A Required

Type	Retail	Hotel	Residenital	Total
Cordova		1	2	**3**
Hastings			3	**3**

Class A Provided

Type	Retail	Hotel	Residential	Total
Cordova		1	2	**3**
Hastings			3	**3**

PARKING STATISTICS (CONTINUED)

REQUIRED / PROVIDED BICYCLE PARKING

Section 6.2

Class A :

Residential

Shelter Rate Units: 0.75 space for every single use accomodation unit

Dwelling Units:

1.5 space for unit under 65 m2 (699 sf);

2.5 space for unit 65 m2-105 m2 (699sf-1,130sf) ;

3 space for unit over 105 m2 (1130sf)

Retail: A minimum of 1 space for each 340 m2 (3660 sqft) of gross floor area.

Hotel: A minimum of 1 space for every 30 dwelling, housekeeping or sleeping units, or any combination thereof.

Class B :

2 spaces for any development with at least 20 dwelling units with an additional one space for each 20 additional dwelling units

Retail: A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.

Hotel: A minimum of 6 spaces for any development containing a minimum of 75 dwelling, housekeeping or sleeping units, or any combination thereof.

6.3.21 Electrical outlets : Each two Class A bicycle spaces must have an electrical outlet

6.5.1 Clothing Lockers

Where Class A bicycle spaces are required for a non-dwelling use, a minimum number of clothing lockers equal to 0.7 times the minimum number of required Class A spaces shall be provided for each sex

Storage room	
L1A	11
L1	
P1 MEZZ	

VALUES FOR TABULATING BICYCLE PARKING COUNTS

Type	Residential Units	Deep Subsidy	<699	699 to 1131	over 105 m2	SubTotal
CORDOVA	Rental	-	218	1	-	**219**
		-	-	-	-	**-**
HASTINGS	MR	-	403	8	-	**411**
	BMR	22	86	-	-	**108**
	Total	22	707	9	-	738

Required

Type	Rental	Below Market	Retail	Hotel	SubTotal	Total
Long Term Bikes (Class A)						
CORDOVA	329	-	4	6	**339**	
HASTINGS	625	146	1	-	**772**	**1,112**
Short Term Bikes (Class B)						
CORDOVA	12	1	6	6	**25**	
HASTINGS	22	6	6	-	**34**	**59**

Provided

Type	Rental	Below Market	Retail	Hotel	SubTotal	Total
Long Term Bikes (Class A)						
CORDOVA	329	-	4	6	**339**	
HASTINGS	626	146	1	-	**773**	**1,112**
Short Term Bikes (Class B)						
CORDOVA	12	1	6	6	**25**	
HASTINGS	22	6	6	-	**34**	**59**

Residential Required (Sub types)

	Lockers (Min. 10%)	Horizontal (Min. 25%)	Oversized (Min. 5%)	Stackedl (Max. 30%)	Vertical (Max. 30%)	Total	EV Outlets
Cordova - Market Rental	33	83	17	98	98	**329**	165
Cordova - Social Housing	-	-	-	-	-	**-**	-
Hastings - Market Rental	63	157	32	187	187	**626**	313
Hastings - Social Housing	15	37	8	43	43	146	73
Total	111	277	57	328	328	1,101	551

Residential Provided (Sub types)

	Lockers (Min. 10%)	Horizontal (Min. 25%)	Oversized (Min. 5%)	Stackedl (Max. 30%)	Vertical (Max. 30%)	Total	EV Outlets
Cordova - Market Rental	33	83	17	98	98	**329**	165
Cordova - Social Housing	-	-	-	-	-	**-**	-
Hastings - Market Rental	63	158	32	186	187	**626**	313
Hastings - Social Housing	15	38	8	42	43	146	73
Total	111	279	57	326	328	1,101	551

PROVIDED PARKING BREAKDOWN BY LEVEL

CORDOVA	Residential MR				Residental BMR				Visitor			HOTEL/VISITOR SHARED			Hotel				RETAIL				Grand Total
	Standard	Small	Handicap	Sub Total	Standard	Small	Handicap	Sub Total	Standard	Small	Sub Total	Standard	Small	Sub Total	Standard	Small	Handicap	Sub Total	Standard	Small	Handicap	Sub Total	
C P1	-	-	-	-	-	-	5	5	-	-	-	-	-	-	22	2	4	28	14	-	3	17	**50**
C P2	16	2	5	23	-	-	-	-	11	11	22	8	6	14	11	4	-	15	-	-	-	-	**74**
C P3	59	23	7	89	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**89**
C P4	58	23	7	88	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**88**
TOTAL	**133**	**48**	**19**	**200**	**-**	**-**	**5**	**5**	**11**	**11**	**22**	**8**	**6**	**14**	**33**	**6**	**4**	**43**	**14**	**-**	**3**	**17**	**301**

HASTINGS	Residential MR				Residental BMR				Visitor			HOTEL/VISITOR SHARED			Hotel				RETAIL				Grand Total
	Standard	Small	Handicap	Sub Total	Standard	Small	Handicap	Sub Total	Standard	Small	Sub Total	Standard	Small	Sub Total	Standard	Small	Handicap	Sub Total	Standard	Small	Handicap	Sub Total	
H P1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
H P2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
H P3	3	2	6	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**11**
H P4	17	11	4	32	-	-	-	-			-			-	-	-	-	-	-	-	-	-	**32**
TOTAL	**20**	**13**	**10**	**43**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**43**

Total SML stalls		
61	25%	243

FSR SUMMARY - CORDOVA

Cordova Site

Uses	Level (s)	GFA										Exclusions																						FSR				
		SHARED			Retail	Service	Hotel	Rental			PARKING	Total	Retail / Service					Hotel				Rental								PARKING			Total	Retail/Service	Hotel	Rental		Total
		HOTEL/RENTAL	HOTEL/SERVICE	HOTEL/SERVICE/RETAIL	Incl. Shared	Incl. Shared	Incl. Shared	Market/Below Market Prorate Area - Incl. Shared	Market Rental - Incl. Common	Below Market Rental- Incl. Common			LOADING	BIKE ROOM	MEP	WASTE MANAGEMENT	Subtotal	LOADING	MEP	OPEN TO BELOW	Subtotal	AMENITY	OPEN TO BELOW	LOADING	STORAGE - MR	STORAGE - BMR	Subtotal - MR	Subtotal - BMR	Total Rental	EXIT	VENT	Subtotal				MARKET RENTAL	BELOW MARKET RENTAL	
Elev. Mech					-			999.5	796.2	200.2		996.5	-	-	-	-	-	-	-	-	-	-	72.7	-	-	-	58.1	14.6	72.7				72.7	-	-	738.1	185.6	923.8
Mech					-	-	-	2,862.5	2,287.2	575.2		2,862.5	-	-	-	-	-	-	-	-	-	-	183.6	-	-	-	146.7	36.9	183.6				183.6	-	-	2,140.6	538.3	2,678.9
Market Rental/ Below Market Rental	20	-	-	-	-	-	-	-	8,499.4		-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	-	560.0	-	-	-	560.0	-	-	7,939.4	-	7,939.4
	19	-	-	-	-	-	-	-	8,499.4		-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	-	560.0	-	-	-	560.0	-	-	7,939.4	-	7,939.4
	18	-	-	-	-	-	-	-	8,499.4		-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	-	560.0	-	-	-	560.0	-	-	7,939.4	-	7,939.4
	17	-	-	-	-	-	-	-	8,499.4		-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	-	560.0	-	-	-	560.0	-	-	7,939.4	-	7,939.4
	16	-	-	-	-	-	-	-	8,499.4		-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	-	560.0	-	-	-	560.0	-	-	7,939.4	-	7,939.4
	15	-	-	-	-	-	-	-	8,499.4		-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	-	560.0	-	-	-	560.0	-	-	7,939.4	-	7,939.4
	14	-	-	-	-	-	-	-	8,499.4		-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	-	560.0	-	-	-	560.0	-	-	7,939.4	-	7,939.4
	13	-	-	-	-	-	-	-	8,499.4		-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	-	560.0	-	-	-	560.0	-	-	7,939.4	-	7,939.4
	12	-	-	-	-	-	-	-	8,499.4		-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	-	560.0	-	-	-	560.0	-	-	7,939.4	-	7,939.4
	11	-	-	-	-	-	-	-	8,499.4		-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	-	560.0	-	-	-	560.0	-	-	7,939.4	-	7,939.4
	10	-	-	-	-	-	-	-	8,499.4		-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	-	560.0	-	-	-	560.0	-	-	7,939.4	-	7,939.4
	9	-	-	-	-	-	-	-	8,499.4		-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	-	560.0	-	-	-	560.0	-	-	7,939.4	-	7,939.4
	8	-	-	-	-	-	-	1,077.3	3,281.0	5,218.3	-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	160.0	400.0	560.0	-	560.0	-	-	-	560.0	-	-	3,121.0	4,818.3	7,939.4
	7	-	-	-	-	-	-	-	-	8,499.4	-	8,499.4	-	-	-	-	-	-	-	-	-	-	-	-	-	560.0	-	560.0	560.0	-	-	-	560.0	-	-	-	7,939.4	7,939.4
	6	-	-	-	-	-	210.9	1,805.2	1,442.4	7,098.5	-	8,751.8	-	-	-	-	-	-	-	210.9	210.9	578.8	-	-	-	480.0	462.5	596.3	1,058.8	-	-	-	1,269.7	-	-	979.9	6,502.2	7,482.1
Rental/Amenity/Restaurant	5	1,211.9	147.9	-	-	2,548.7	1,791.0	7,135.0	5,701.1	7,456.1	-	17,497.0	-	-	-	-	-	-	-	-	-	5,774.9	-	-	-	440.0	4,614.4	1,600.5	6,214.9	-	-	-	6,214.9	2,548.7	1,791.0	1,086.7	5,855.6	11,282.1
Hotel	4	-	356.2	-	-	150.1	21,063.7	553.0	441.8	111.1	-	21,766.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150.1	21,063.7	441.8	111.1	21,766.8
	3	-	356.2	-	-	136.9	23,131.7	553.0	441.8	111.1	-	23,821.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	136.9	23,131.7	441.8	111.1	23,821.5
	2	-	353.1	-	-	136.8	23,853.0	553.0	441.8	111.1	-	24,542.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	136.8	23,853.0	441.8	111.1	24,542.7
Retail / Lobby	1A	-	506.7	-	-	20.6	696.3	644.8	515.2	129.6	-	1,361.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20.6	696.3	515.2	129.6	1,361.7
	1	-	275.9	303.7	16,061.7	241.0	6,624.1	3,014.0	2,408.3	605.7	342.9	26,283.7	694.1	648.7	328.7	484.1	2,155.5	1,179.6	438.9	-	1,618.5	-	-	668.9	-	-	534.5	134.4	668.9	184.3	158.6	342.9	4,785.8	14,147.2	5,005.6	1,873.8	471.3	21,497.9
Total		1,211.9	1,995.8	303.7	16,061.7	3,234.1	77,370.6	19,194.0	119,749.3	30,116.4	342.9	246,875.0	694.1	648.7	328.7	484.1	2,155.5	1,179.6	438.9	210.9	1,829.3	6,353.7	256.3	668.9	6,880.0	1,880.0	12,696.2	3,342.7	16,038.9	184.3	158.6	342.9	20,366.7	17,140.2	75,541.2	107,053.1	26,773.7	226,508.3

PRO-RATE HOTEL/SERVICE/RETIAL				93,401.3	PRO-RATE RENTAL COMMON AREA RATIO	130,671.8
	17.141%	3.365%	79.494%		79.90%	20.10%
	52.0	10.2	241.4			
PRO-RATE HOTEL/SERVICE				77,391.7	Do not add this column to Total	
		4.061%	95.939%			
		81.0	1,914.8			
PRO-RATE HOTEL/RENTAL				93,196.5		
			79.669%	20.331%		
			965.5	246.4		

Total Rental FSR Area		133,826.82
FSR Ratio	79.99%	20.01%
FSR - CORDOVA	7.03	

FSR SUMMARY - CORDOVA (CONTINUED)

OUTDOOR		
BALCONY	TERRACE	OUTDOOR AMENITY
528.7	-	-
528.7	-	-
528.7	-	-
528.7	-	-
528.7	-	-
528.7	-	-
528.7	-	-
528.7	-	-
528.7	-	-
528.7	-	-
528.7	-	-
528.7	-	-
528.7	-	-
528.7	-	-
398.5	466.8	-
97.5	2,984.9	1,150.9
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
7,897.3	**3,451.7**	**1,150.9**

Level (s)	City Unit Mix								
	Hotel	Market rental				Below Market Rental			
	Suite	Studio	1BR	2BR	Subtotal	Studio	1BR	2BR	Subtotal
Mech					-				-
20		6	6	2	**14**	-	-	-	-
19		6	6	2	**14**	-	-	-	-
18		6	6	2	**14**	-	-	-	-
17		6	6	2	**14**	-	-	-	-
16		6	6	2	**14**	-	-	-	-
15		6	6	2	**14**	-	-	-	-
14		6	6	2	**14**	-	-	-	-
13		6	6	2	**14**	-	-	-	-
12		6	6	2	**14**	-	-	-	-
11		6	6	2	**14**	-	-	-	-
10		6	6	2	**14**	-	-	-	-
9		6	6	2	**14**	-	-	-	-
8		-	3	1	**4**	6	3	1	**10**
7		-	-	-	**-**	6	6	2	**14**
6		-	-	-	**-**	4	5	3	**12**
5		-	-	-	**-**	5	4	2	**11**
4	55	-	-	-	**-**	-	-	-	-
3	64	-	-	-	**-**	-	-	-	-
2	60	-	-	-	**-**	-	-	-	-
1A									
1									-
Total	**179**	**72**	**75**	**25**	**172**	**21**	**18**	**8**	**47**

7.38%

of Residential FSR AREA

Family Unit Ratio 14.5%

Family Unit Ratio 17.0%

Rental Unit			
Studio	**1 Bedroom**	**2 Bedroom**	**Total**
93	**93**	**33**	**219**

15.1%

FSR SUMMARY - HASTINGS

Hastings Site

GFA

Uses	Level (s)	SHARED LOADING	SHARED MR/BMR	Retail Excl. Shared	Retail Incl. Shared	Market Rental Incl. Shared	Below Market Rental Incl. Shared	Total
Elev. Mech				-	-	1,090.4	-	1,090.4
Mech					-	2,091.4	-	2,091.4
Amenity		-	-	-	-	5,438.1	-	5,438.1
Market Rental	39	-	-	-	-	8,382.4	-	8,382.4
	38	-	-	-	-	8,382.4	-	8,382.4
	37	-	-	-	-	8,382.4	-	8,382.4
	36	-	-	-	-	8,382.4	-	8,382.4
	35	-	-	-	-	8,435.5	-	8,435.5
	34	-	-	-	-	8,435.5	-	8,435.5
	33	-	-	-	-	8,435.5	-	8,435.5
	32	-	-	-	-	8,435.5	-	8,435.5
	31	-	-	-	-	8,435.5	-	8,435.5
	30	-	-	-	-	8,435.5	-	8,435.5
	29	-	-	-	-	8,435.5	-	8,435.5
	28	-	-	-	-	8,435.5	-	8,435.5
	27	-	-	-	-	8,435.5	-	8,435.5
	26	-	-	-	-	8,435.5	-	8,435.5
	25	-	-	-	-	8,435.5	-	8,435.5
	24	-	-	-	-	8,435.5	-	8,435.5
	23	-	-	-	-	8,435.5	-	8,435.5
	22	-	-	-	-	8,435.5	-	8,435.5
	21	-	-	-	-	8,435.5	-	8,435.5
	20	-	-	-	-	8,435.5	-	8,435.5
	19	-	-	-	-	8,435.5	-	8,435.5
	18	-	-	-	-	8,435.5	-	8,435.5
	17	-	-	-	-	8,435.5	-	8,435.5
	16	-	-	-	-	8,435.5	-	8,435.5
	15	-	-	-	-	8,435.5	-	8,435.5
	14	-	-	-	-	8,435.5	-	8,435.5
	13	-	-	-	-	8,435.5	-	8,435.5
	12	-	-	-	-	8,435.5	-	8,435.5
	11	-	-	-	-	8,435.5	-	8,435.5
	10	-	-	-	-	8,435.5	-	8,435.5
	9	-	-	-	-	8,435.5	-	8,435.5
	8	-	-	-	-	8,778.7	146.1	8,924.8
Below Market Rental	7	-	195.3	-	-	434.1	10,736.2	11,170.3
	6	-	195.4	-	-	435.9	11,405.9	11,841.8
	5	-	195.4	-	-	435.9	11,405.9	11,841.8
	4	-	195.4	-	-	435.9	11,405.9	11,841.8
	3	-	195.4	-	-	435.9	11,405.9	11,841.8
	2	-	195.3	-	-	434.1	11,407.6	11,841.7
Retail / Lobby	1A	-	1,061.2	-	-	839.9	2,957.5	3,797.4
	1	1,281.3	369.5	*4,039.7*	4,054.0	3,874.0	4,503.2	12,988.9
Total		1,281.3	2,602.9	*4,039.7*	4,054.0	286,012.4	75,374.1	365,998.3

PRO-RATE MR/BMR		357,516.7	
		79.143%	20.857%
		2,060.0	542.9
PRO-RATE LOADING	361,556.4		
	1.117%	78.259%	20.624%
	14.3	1,002.7	264.3

Exclusions

Uses / Level (s)	Retail LOADING	Retail Subtotal	Market Rental AMENITY	Market Rental OPEN TO BELOW	Market Rental LOADING	Market Rental MEP	Market Rental STORAGE	Market Rental Subtotal	Below Market Rental AMENITY	Below Market Rental OPEN TO BELOW	Below Market Rental LOADING	Below Market Rental WASTE MANAGEMENT	Below Market Rental BIKE ROOM	Below Market Rental STORAGE	Below Market Rental Subtotal	PARKING EXIT	PARKING VENT	PARKING Subtotal	Total
Elev. Mech		-	-	86.4		-	-	86.4	-	-		-	-	-	-	-	-	-	86.4
Mech		-	-	268.8		-	-	268.8	-	-		-	-	-	-	-	-	-	268.8
Amenity		-	5,438.1	-		-	-	5,438.1	-	-		-	-	-	-	-	-	-	5,438.1
39		-	-	-		-	480.0	480.0	-	-		-	-	-	-	-	-	-	480.0
38		-	-	-		-	480.0	480.0	-	-		-	-	-	-	-	-	-	480.0
37		-	-	-		-	480.0	480.0	-	-		-	-	-	-	-	-	-	480.0
36		-	-	-		-	480.0	480.0	-	-		-	-	-	-	-	-	-	480.0
35		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
34		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
33		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
32		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
31		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
30		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
29		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
28		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
27		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
26		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
25		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
24		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
23		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
22		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
21		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
20		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
19		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
18		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
17		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
16		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
15		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
14		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
13		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
12		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
11		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
10		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
9		-	-	-		-	520.0	520.0	-	-		-	-	-	-	-	-	-	520.0
8		-	570.9	-		-	480.0	1,050.9	-	146.1		-	-	-	146.1	-	-	-	1,197.0
7		-	-	-		-	-	-	997.9	-		-	-	519.9	1,517.8	-	-	-	1,517.8
6		-	-	-		-	-	-	-	-		-	-	679.9	679.9	-	-	-	679.9
5		-	-	-		-	-	-	-	-		-	-	679.9	679.9	-	-	-	679.9
4		-	-	-		-	-	-	-	-		-	-	679.9	679.9	-	-	-	679.9
3		-	-	-		-	-	-	-	-		-	-	679.9	679.9	-	-	-	679.9
2		-	-	-		-	-	-	1,238.7	-		-	-	639.9	1,878.6	-	-	-	1,878.6
1A		-	-	-		-	-	-	-	-		-	1,581.0	-	1,581.0	-	-	-	1,581.0
1	14.3	14.3	-	-	1,002.7	-	-	1,002.7	-	-	264.3	-	1,481.0	-	1,745.3	341.5	216.2	557.7	3,320.0
Total	14.3	14.3	6,009.0	355.2	1,002.7	-	16,440.0	23,806.9	2,236.6	146.1	264.3	-	3,062.0	3,879.4	9,588.4	341.5	216.2	557.7	33,967.3

TRUE

FSR

Uses / Level (s)	Retail	Market Rental	Below Market Rental	Total
Elev. Mech	-	1,004.0	-	1,004.0
Mech	-	1,822.6	-	1,822.6
Amenity	-	-	-	-
39	-	7,902.4	-	7,902.4
38	-	7,902.4	-	7,902.4
37	-	7,902.4	-	7,902.4
36	-	7,902.4	-	7,902.4
35	-	7,915.5	-	7,915.5
34	-	7,915.5	-	7,915.5
33	-	7,915.5	-	7,915.5
32	-	7,915.5	-	7,915.5
31	-	7,915.5	-	7,915.5
30	-	7,915.5	-	7,915.5
29	-	7,915.5	-	7,915.5
28	-	7,915.5	-	7,915.5
27	-	7,915.5	-	7,915.5
26	-	7,915.5	-	7,915.5
25	-	7,915.5	-	7,915.5
24	-	7,915.5	-	7,915.5
23	-	7,915.5	-	7,915.5
22	-	7,915.5	-	7,915.5
21	-	7,915.5	-	7,915.5
20	-	7,915.5	-	7,915.5
19	-	7,915.5	-	7,915.5
18	-	7,915.5	-	7,915.5
17	-	7,915.5	-	7,915.5
16	-	7,915.5	-	7,915.5
15	-	7,915.5	-	7,915.5
14	-	7,915.5	-	7,915.5
13	-	7,915.5	-	7,915.5
12	-	7,915.5	-	7,915.5
11	-	7,915.5	-	7,915.5
10	-	7,915.5	-	7,915.5
9	-	7,915.5	-	7,915.5
8	-	7,727.8	-	7,727.8
7	-	434.1	9,218.4	9,652.5
6	-	435.9	10,726.0	11,161.9
5	-	435.9	10,726.0	11,161.9
4	-	435.9	10,726.0	11,161.9
3	-	435.9	10,726.0	11,161.9
2	-	434.1	9,529.0	9,963.1
1A	-	839.9	1,376.5	2,216.4
1	4,039.7	2,871.2	2,758.0	9,668.9
Total	4,039.7	262,205.5	65,785.8	332,031.0
FSR RATIO		79.94%	20.06%	

FSR - HASTINGS 22.28

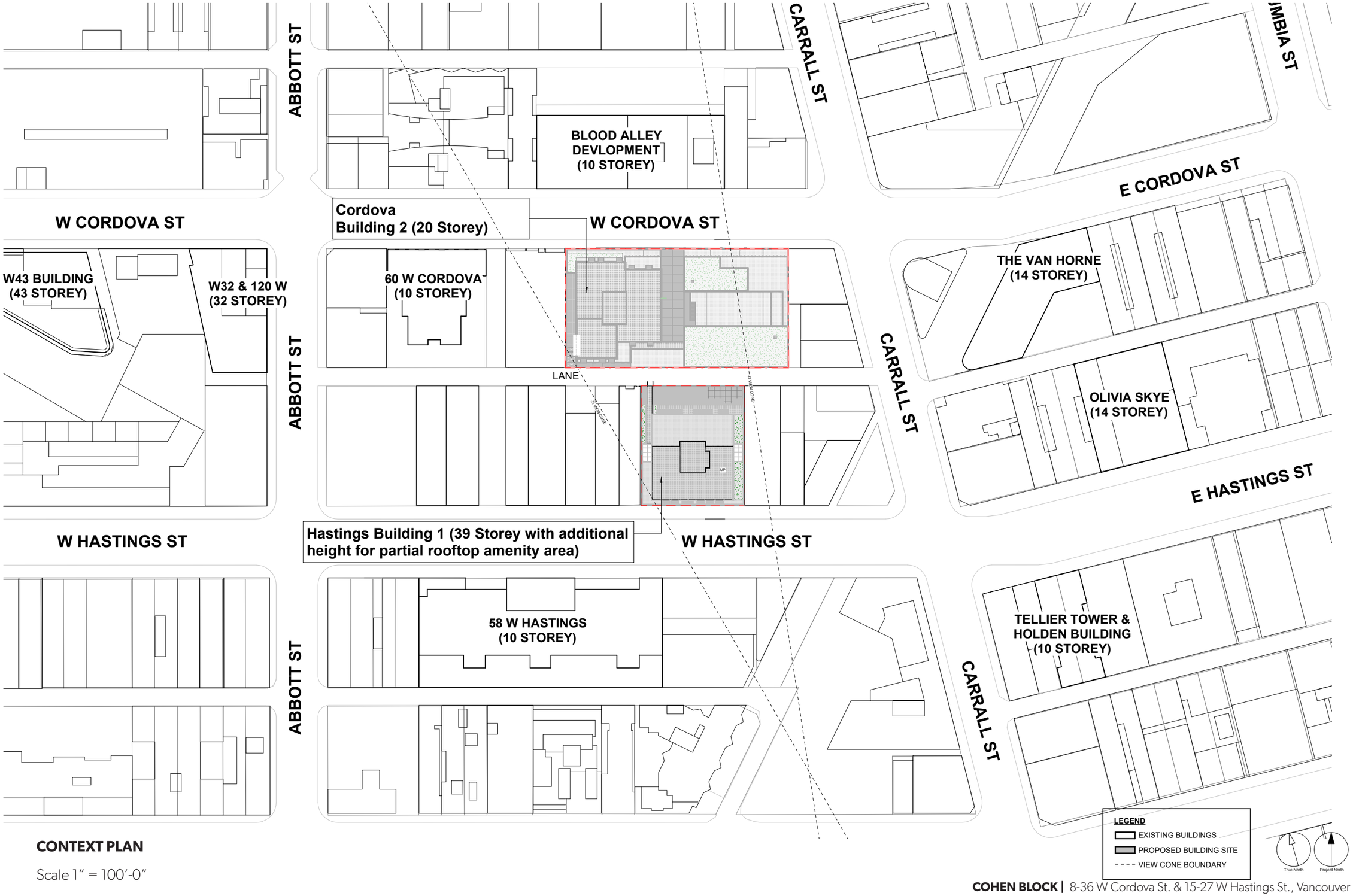
FSR BLEND BETWEEN TWO SITES 11.86

FSR SUMMARY - HASTINGS (CONTINUED)

OUTDOOR			Level (s)	City Unit Mix								
				Hotel	Market Rental				Below Market Rental			
BALCONY	TERRACE	OUTDOOR AMENITY		Suite	Studio	1BR	2BR	Subtotal	Studio	1BR	2BR	Subtotal
								-				-
-	-	3,155.7	Amenity					-	-	-	-	-
658.0	-	-	39		1	8	3	12	-	-	-	-
658.0	-	-	38		1	8	3	12	-	-	-	-
658.0	-	-	37		1	8	3	12	-	-	-	-
658.0	-	-	36		1	8	3	12	-	-	-	-
612.4	-	-	35		1	10	2	13	-	-	-	-
612.4	-	-	34		1	10	2	13	-	-	-	-
612.4	-	-	33		1	10	2	13	-	-	-	-
612.4	-	-	32		1	10	2	13	-	-	-	-
612.4	-	-	31		1	10	2	13	-	-	-	-
612.4	-	-	30		1	10	2	13	-	-	-	-
612.4	-	-	29		1	10	2	13	-	-	-	-
612.4	-	-	28		1	10	2	13	-	-	-	-
612.4	-	-	27		1	10	2	13	-	-	-	-
612.4	-	-	26		1	10	2	13	-	-	-	-
612.4	-	-	25		1	10	2	13	-	-	-	-
612.4	-	-	24		1	10	2	13	-	-	-	-
612.4	-	-	23		1	10	2	13	-	-	-	-
612.4	-	-	22		1	10	2	13	-	-	-	-
612.4	-	-	21		1	10	2	13	-	-	-	-
612.4	-	-	20		1	10	2	13	-	-	-	-
612.4	-	-	19		1	10	2	13	-	-	-	-
612.4	-	-	18		1	10	2	13	-	-	-	-
612.4	-	-	17		1	10	2	13	-	-	-	-
612.4	-	-	16		1	10	2	13	-	-	-	-
612.4	-	-	15		1	10	2	13	-	-	-	-
612.4	-	-	14		1	10	2	13	-	-	-	-
612.4	-	-	13		1	10	2	13	-	-	-	-
612.4	-	-	12		1	10	2	13	-	-	-	-
612.4	-	-	11		1	10	2	13	-	-	-	-
612.4	-	-	10		1	10	2	13	-	-	-	-
612.4	-	-	9		1	10	2	13	-	-	-	-
86.5	1,286.7	-	8		1	9	2	12	-	-	-	-
263.9	-	690.6	7		-	-	-	-	11	2	2	15
275.7	-	-	6		-	-	-	-	13	4	2	19
275.7	-	-	5		-	-	-	-	13	4	2	19
275.7	-	-	4		-	-	-	-	13	4	2	19
275.7	-	-	3		-	-	-	-	13	4	2	19
-	432.9	706.3	2		-	-	-	-	12	4	1	17
-	-	-	1A									
-	-	-	1					-				-
20,620.0	1,719.6	4,552.6	Total	-	32	311	68	411	75	22	11	108
6.29%					Family Unit Ratio		17%		Family Unit Ratio		10%	
of Residential FSR AREA												

Total Rental Unit			
Studio	1 Bedroom	2 Bedroom	Total
107	333	79	519
Family Unit Ratio		15%	

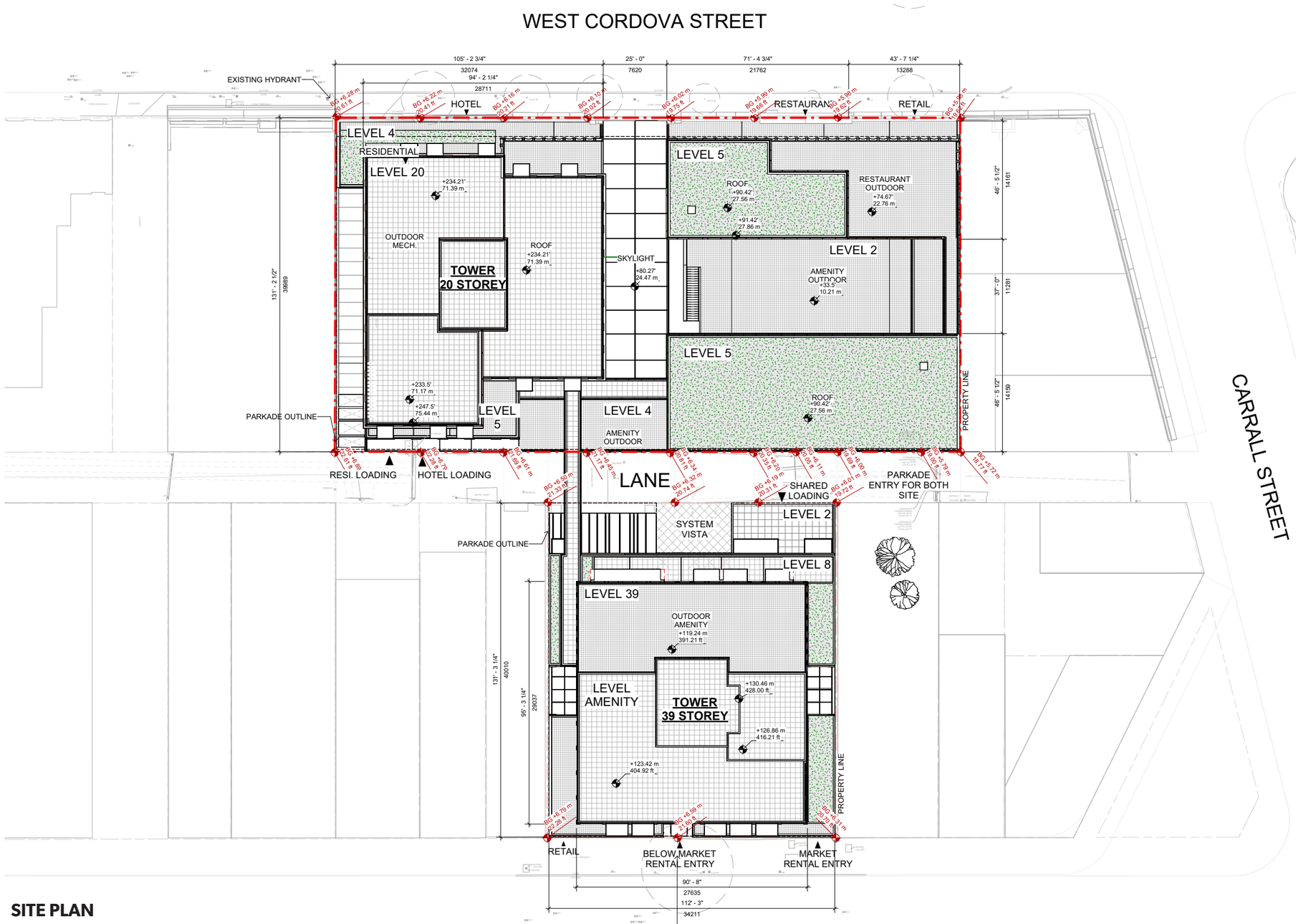
5.2 ARCHITECTURAL DRAWINGS



CONTEXT PLAN

Scale 1" = 100'-0"

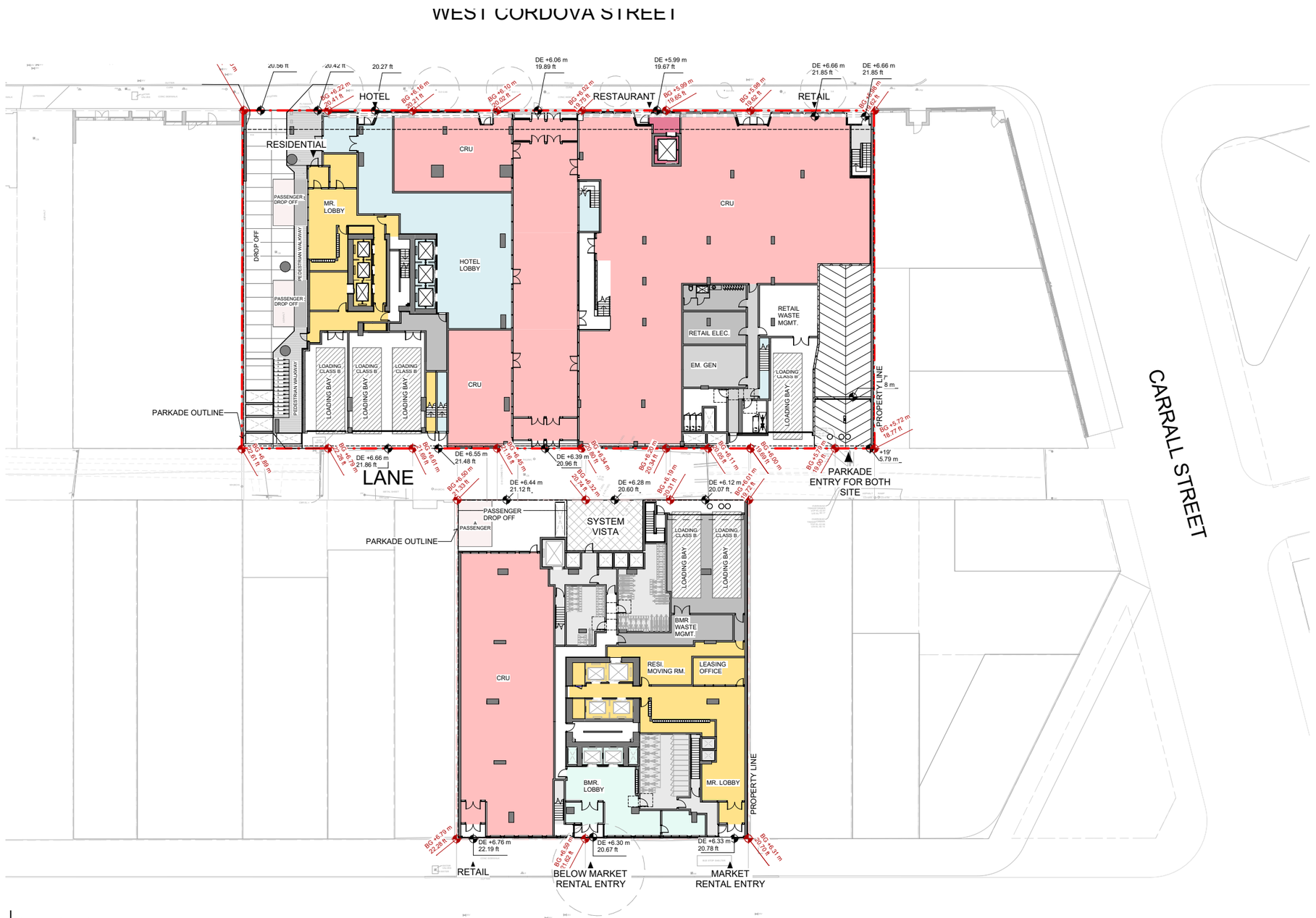
SITE PLAN



SITE PLAN

Scale 3/128" = 1'-0"

SITE PLAN - L1

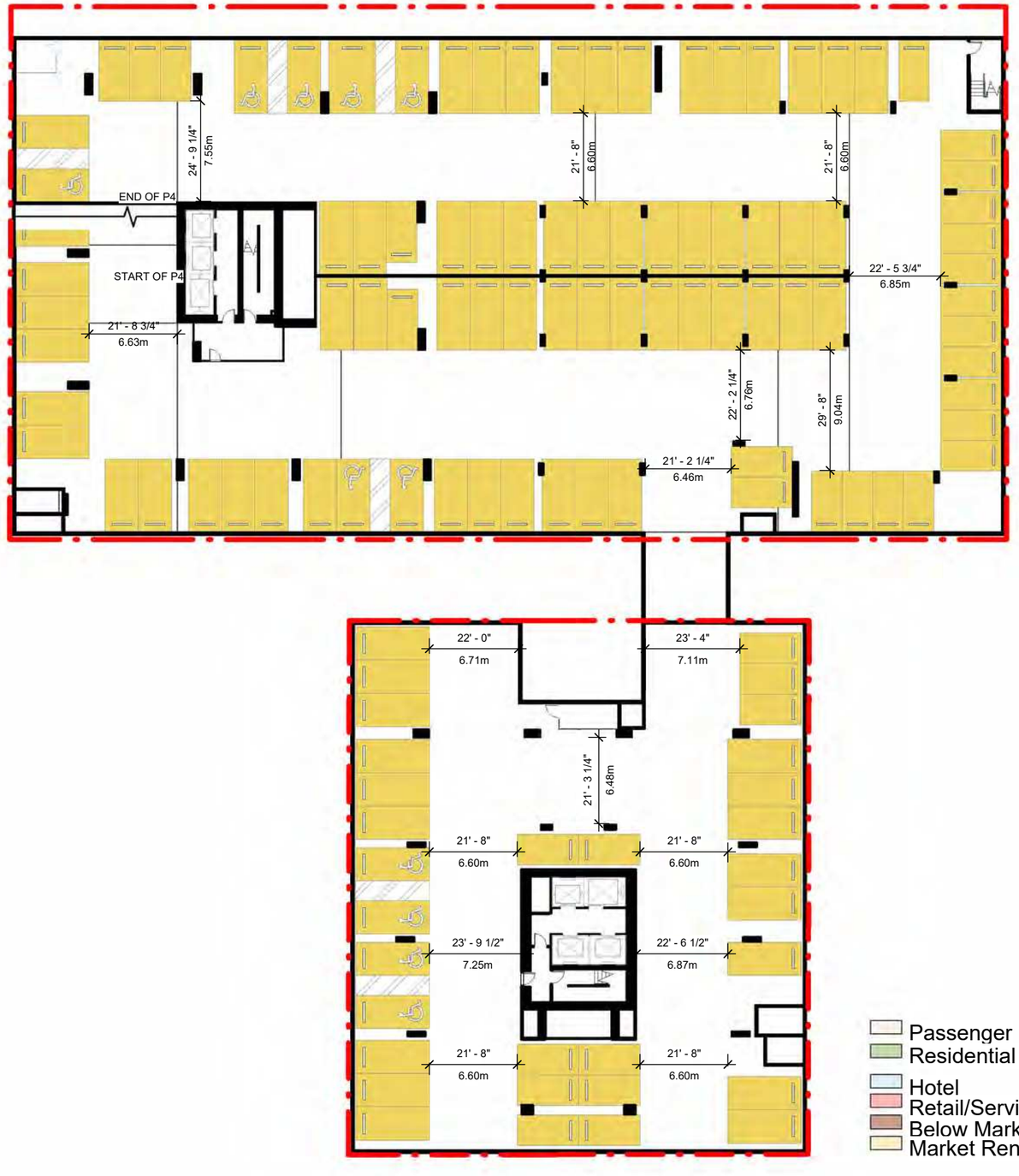


L1 SITE PLAN

Scale 3/128" = 1'-0"

OVERALL PLAN

CORDOVA LEVEL P4



HASTINGS LEVEL P4

Passenger
Residential Visitor
Hotel
Retail/Service
Below Market Rental
Market Rental

SCALE 1/32" = 1'-0"

OVERALL PLAN

CORDOVA LEVEL P3



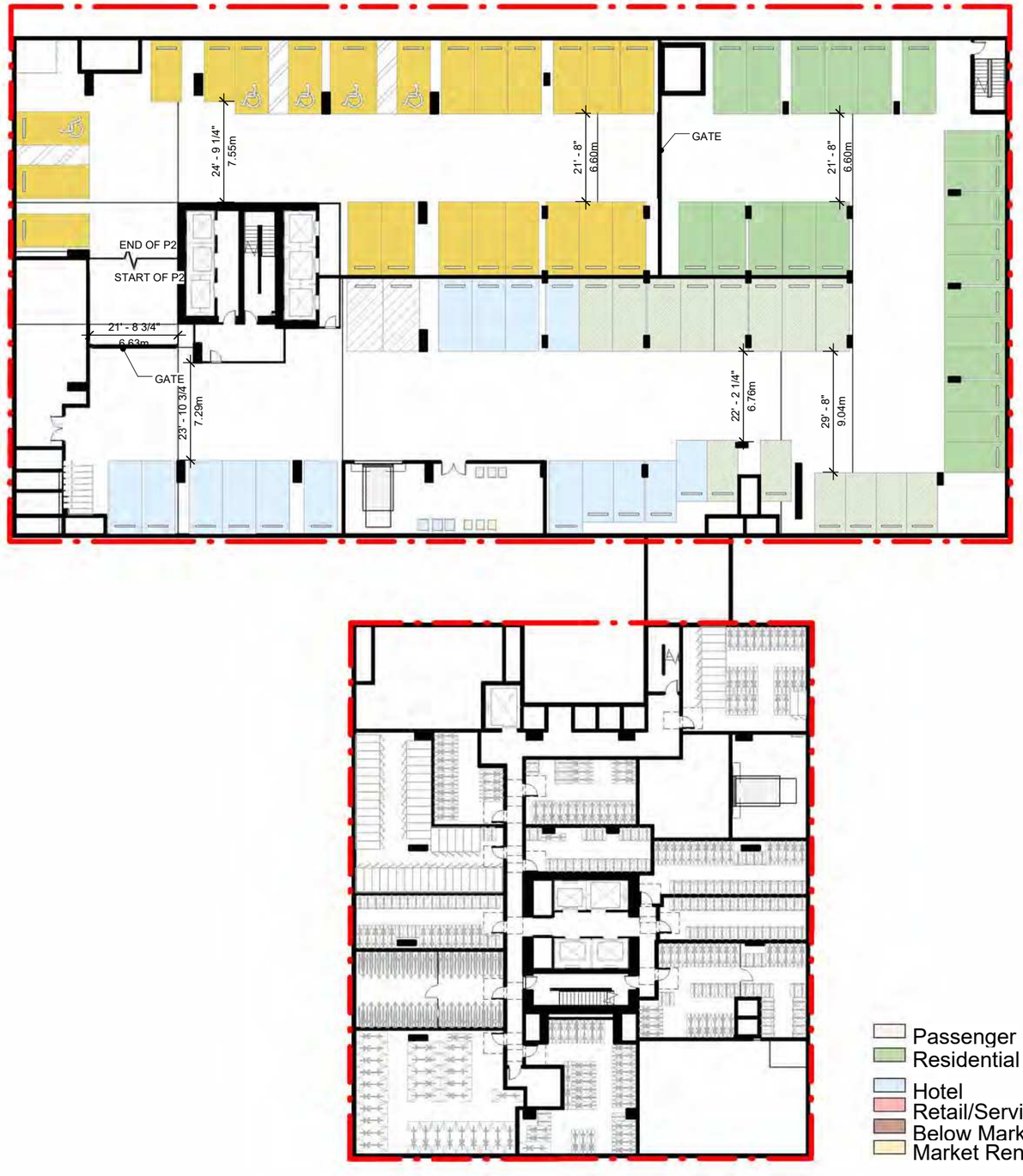
HASTINGS LEVEL P3

Passenger
Residential Visitor
Hotel
Retail/Service
Below Market Rental
Market Rental

SCALE 1/32" = 1'-0"

OVERALL PLAN

CORDOVA LEVEL P2



HASTINGS LEVEL P2

Passenger
Residential Visitor
Hotel
Retail/Service
Below Market Rental
Market Rental

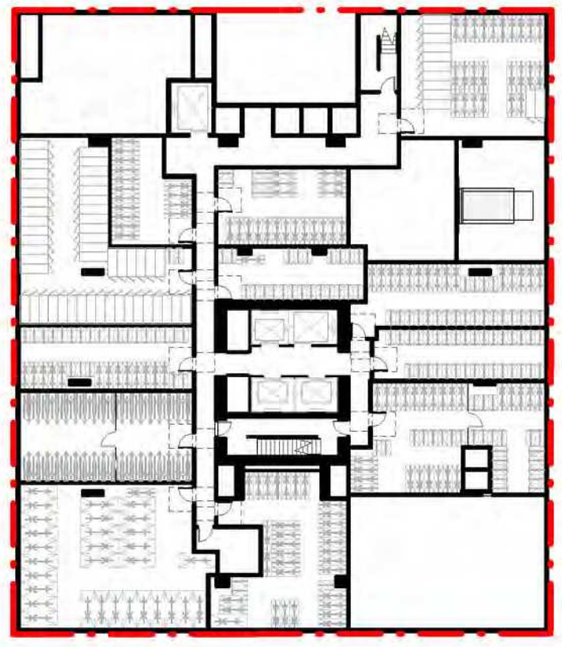
SCALE 1/32" = 1'-0"

OVERALL PLAN

CORDOVA LEVEL P1



HASTINGS LEVEL P1



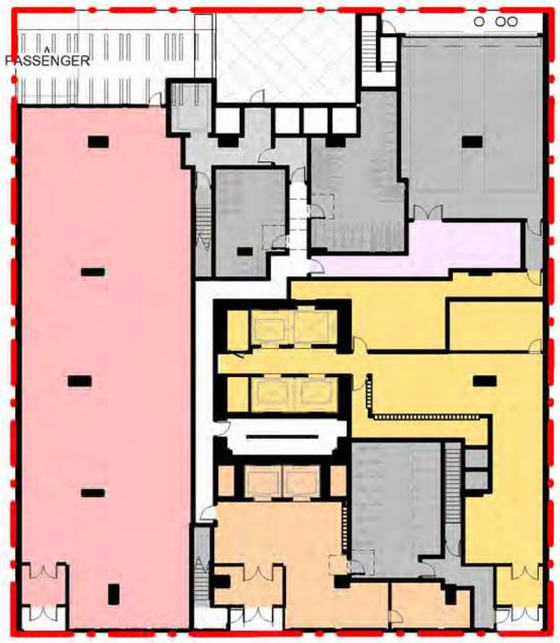
Passenger
Residential Visitor
Hotel
Retail/Service
Below Market Rental
Market Rental

SCALE 1/32" = 1'-0"

OVERALL PLAN



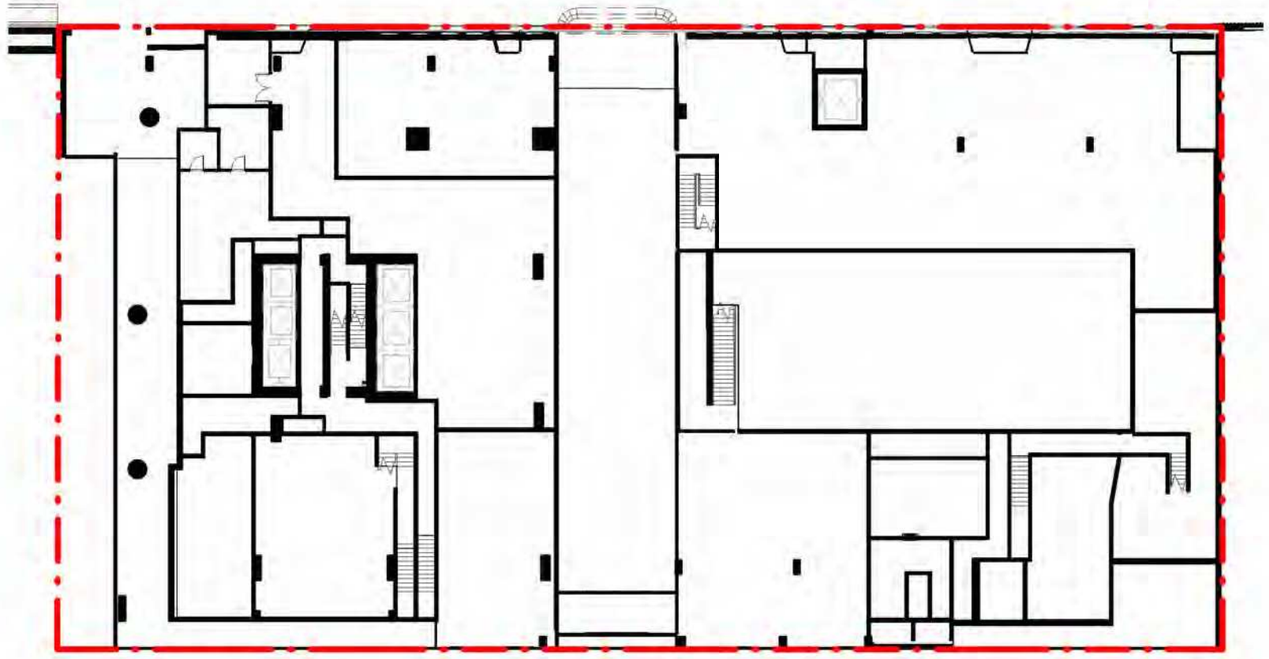
CORDOVA LEVEL 01



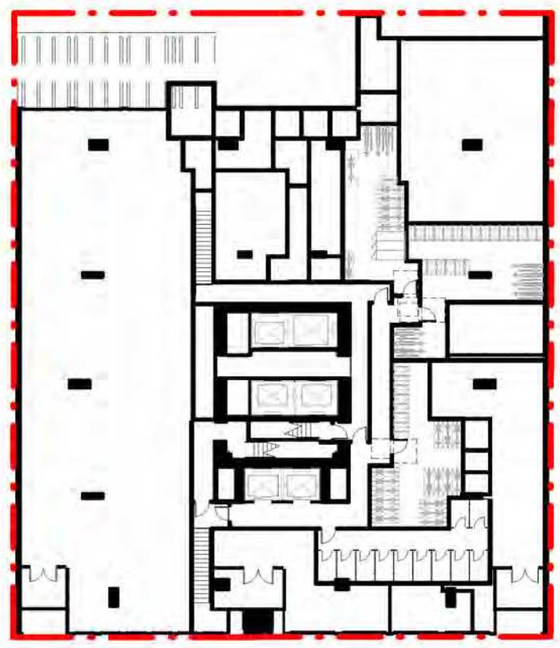
HASTINGS LEVEL 01

SCALE 1/32" = 1'-0"

OVERALL PLAN



CORDOVA LEVEL 01A

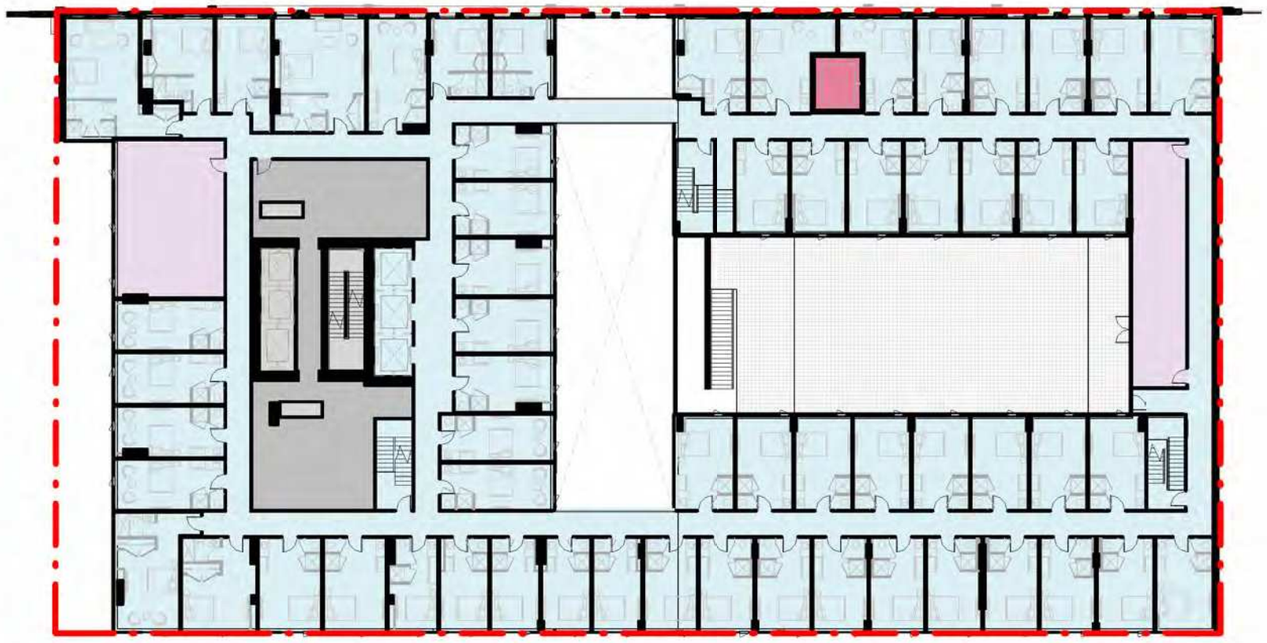


HASTINGS LEVEL 01A

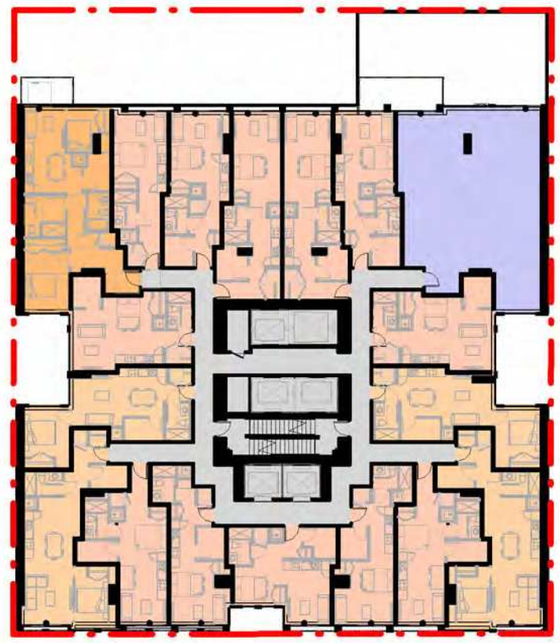
SCALE 1/32" = 1'-0"

OVERALL PLAN

SCALE 1/32" = 1'-0"



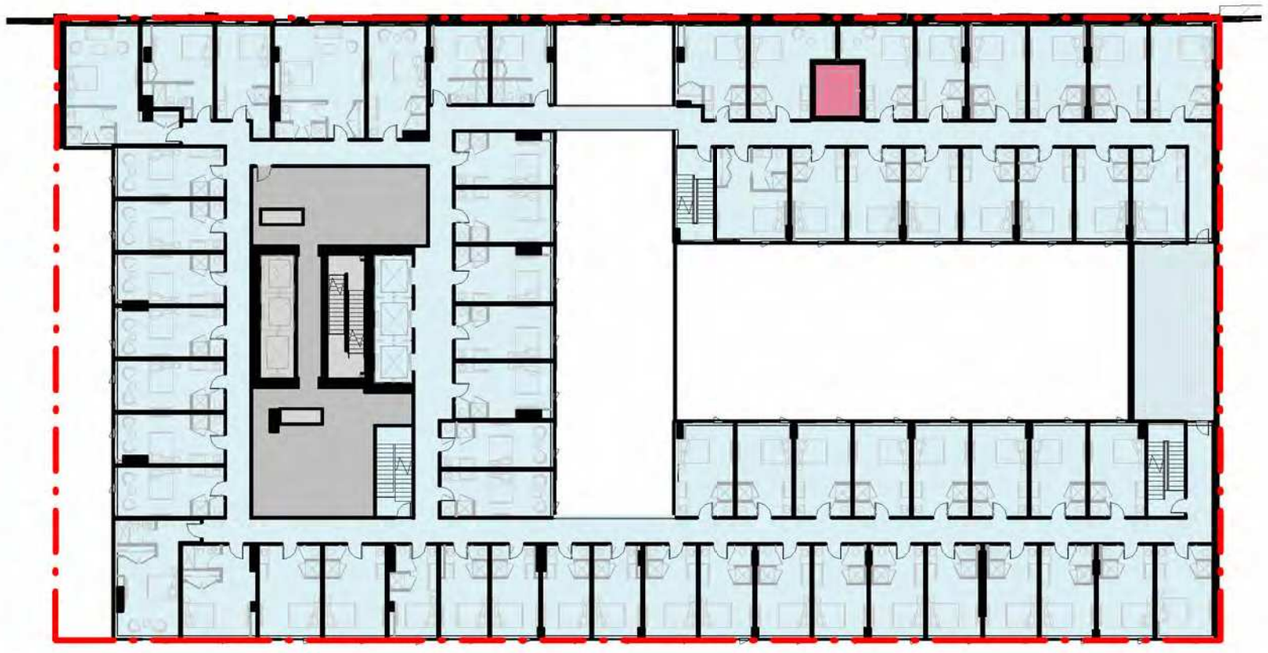
CORDOVA LEVEL 02



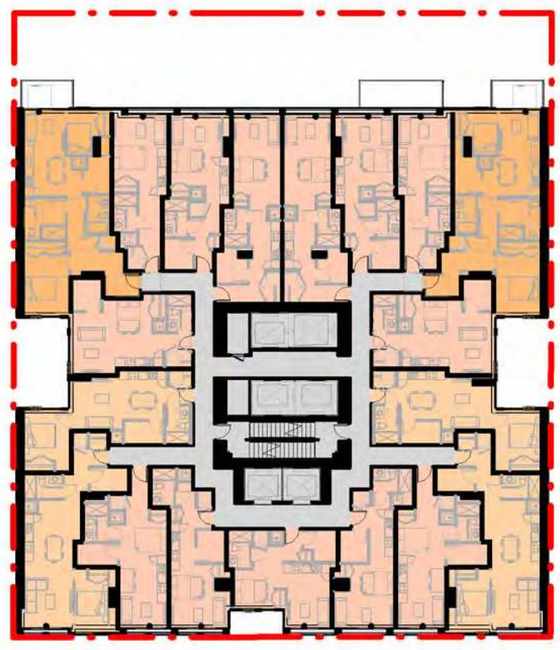
HASTINGS LEVEL 02

OVERALL PLAN

SCALE 1/32" = 1'-0"



CORDOVA LEVEL 03

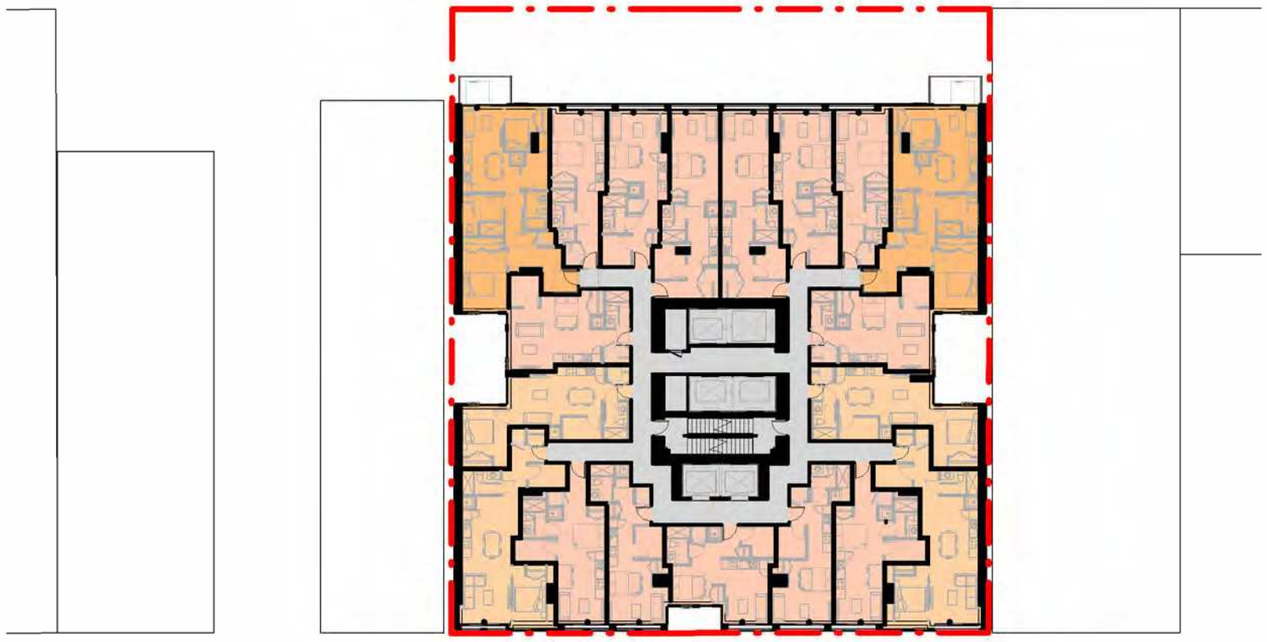


HASTINGS LEVEL 03

OVERALL PLAN



CORDOVA LEVEL 03



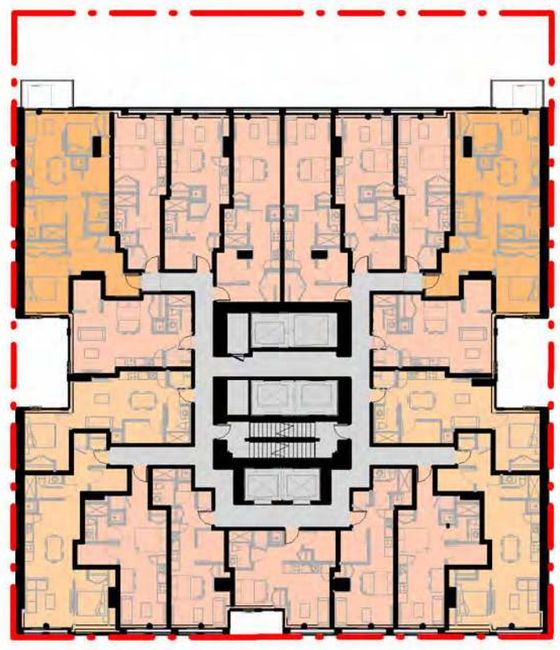
HASTINGS LEVEL 04

SCALE 1/32" = 1'-0"

OVERALL PLAN



CORDOVA LEVEL 04



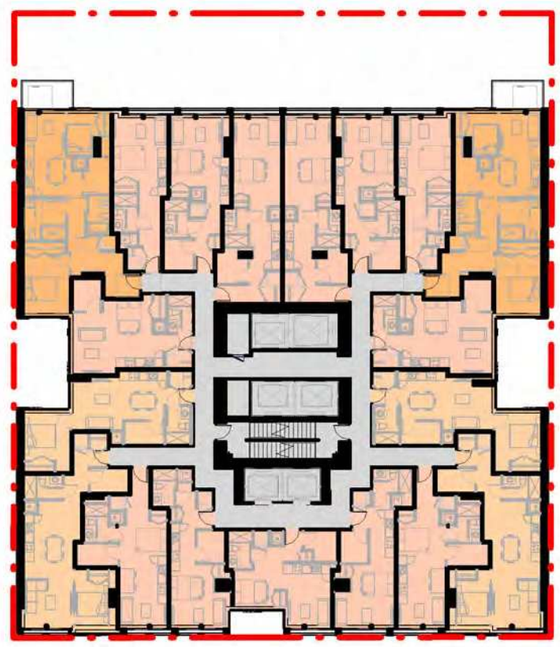
HASTINGS LEVEL 05

SCALE 1/32" = 1'-0"

OVERALL PLAN



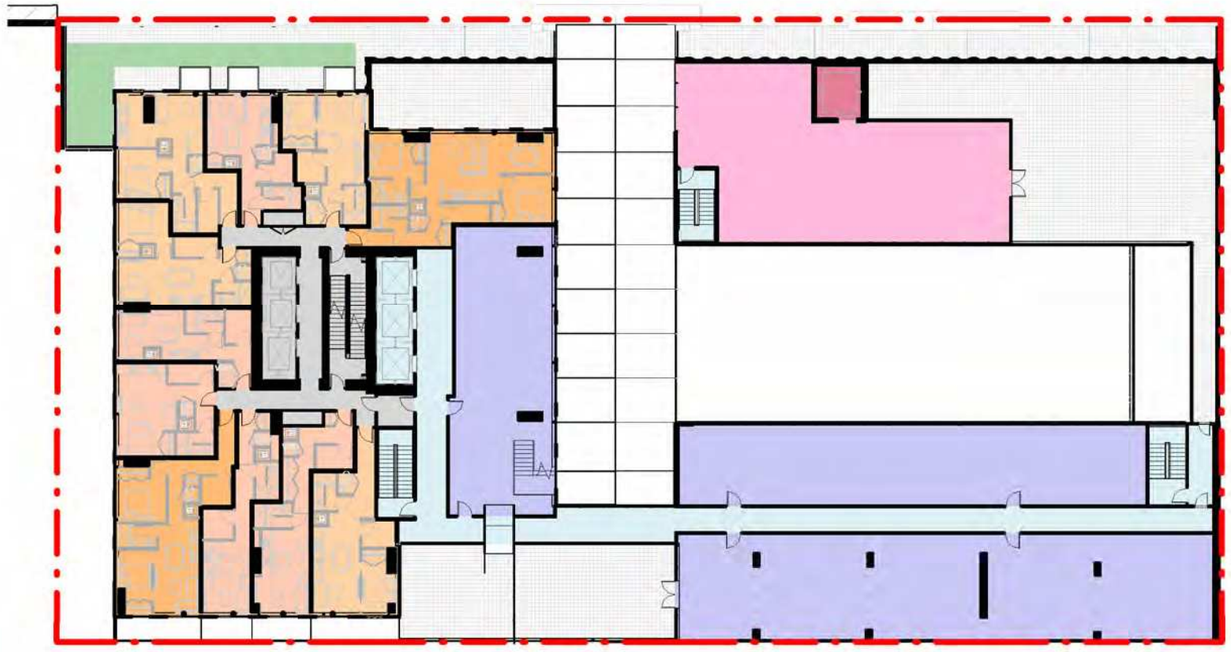
CORDOVA LEVEL 04



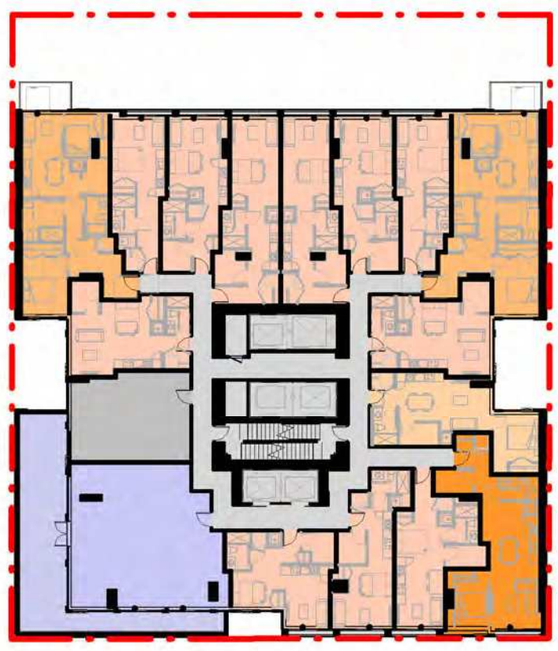
HASTINGS LEVEL 06

SCALE 1/32" = 1'-0"

OVERALL PLAN



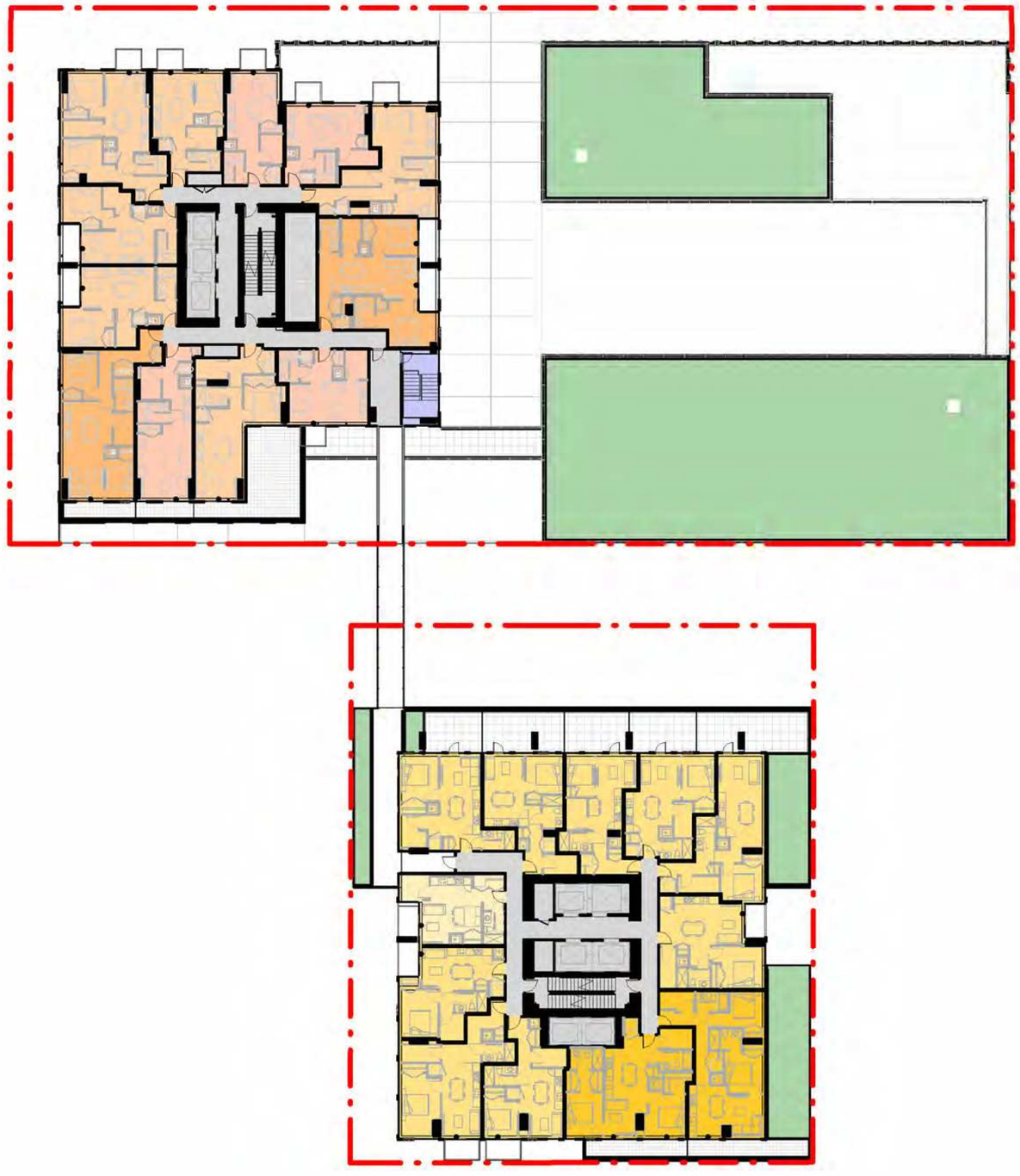
CORDOVA LEVEL 04



HASTINGS LEVEL 07

SCALE 1/32" = 1'-0"

OVERALL PLAN



CORDOVA LEVEL 06

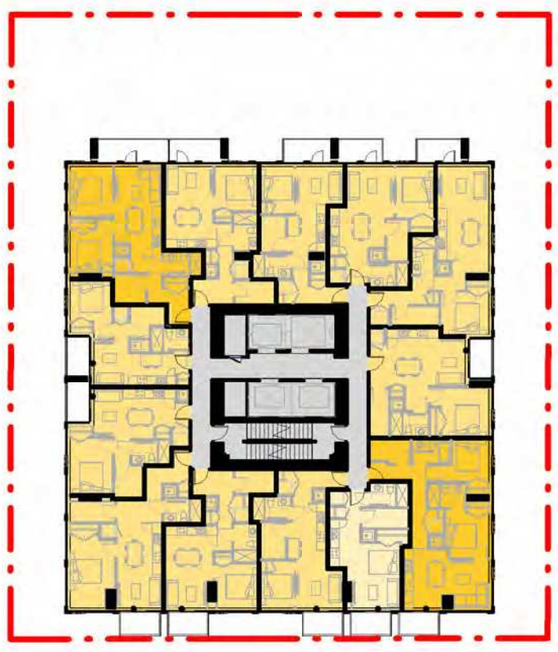
HASTINGS LEVEL 08

SCALE 1/32" = 1'-0"

OVERALL PLAN



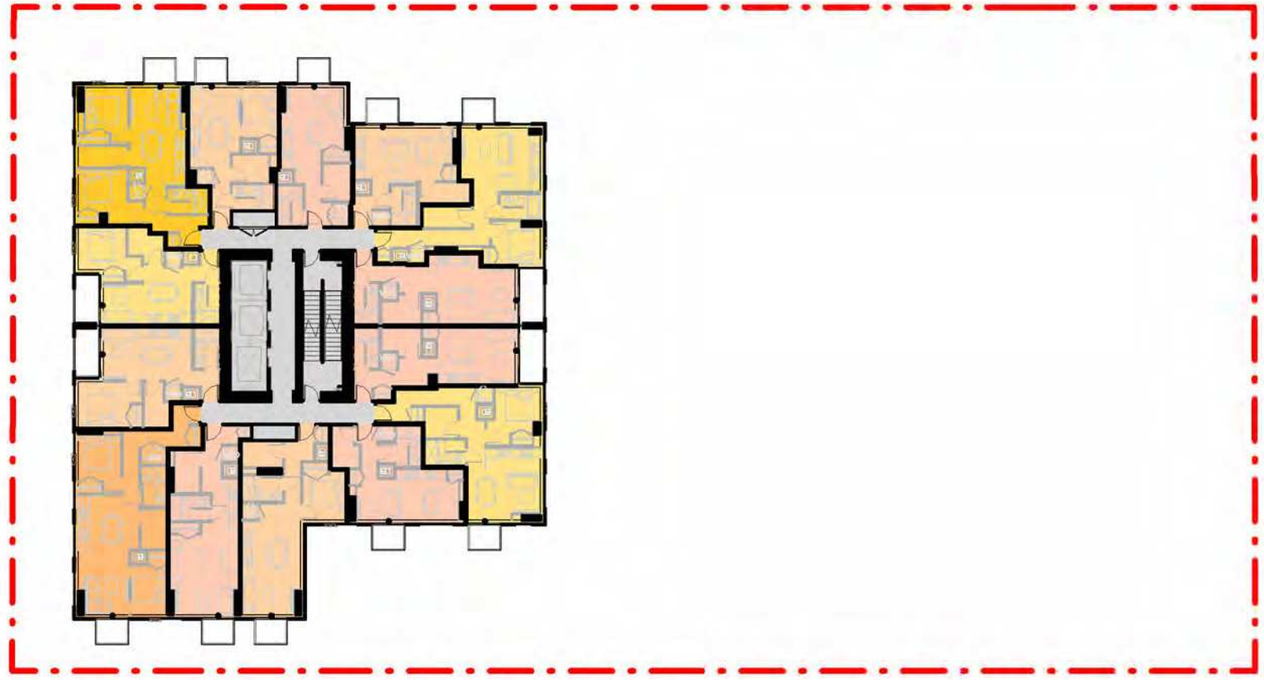
CORDOVA LEVEL 07



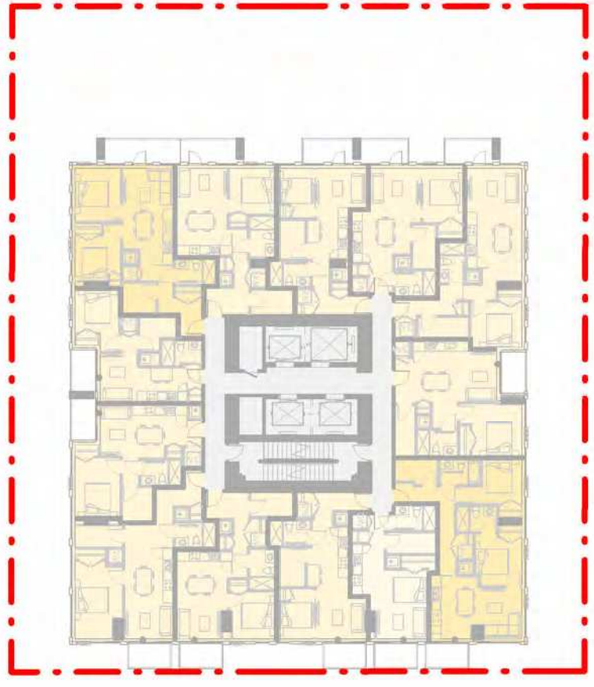
HASTINGS LEVEL 09-35

SCALE 1/32" = 1'-0"

OVERALL PLAN



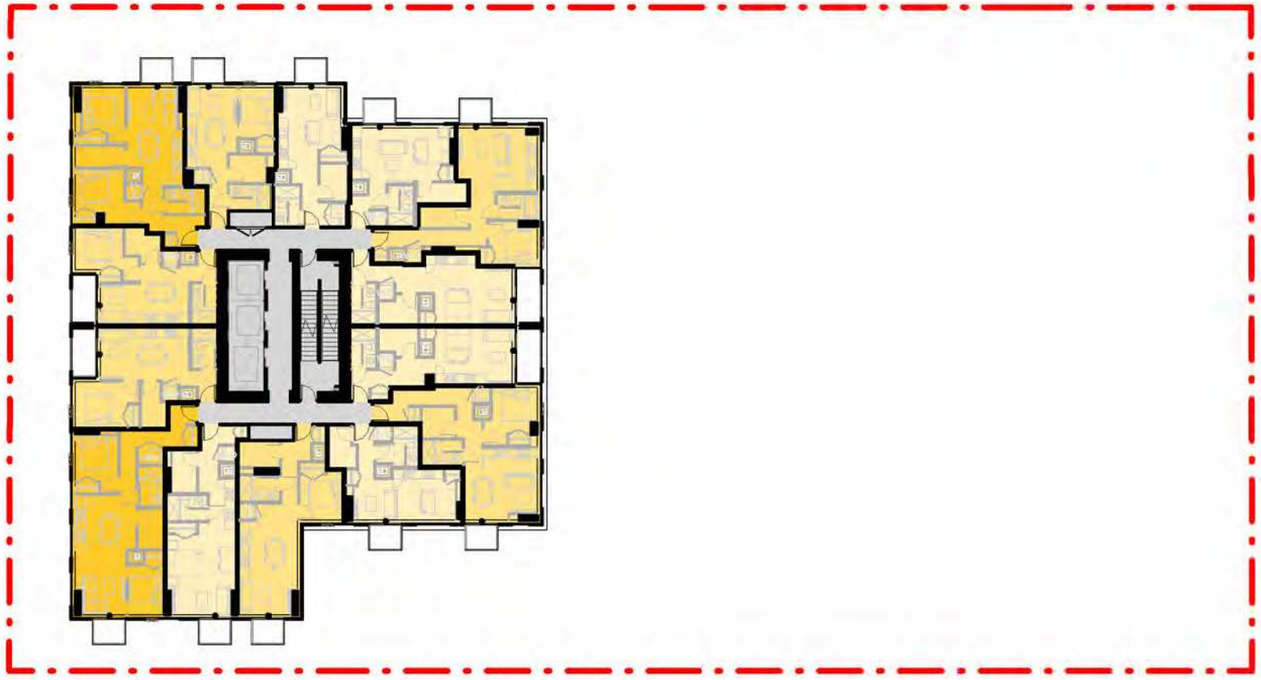
CORDOVA LEVEL 08



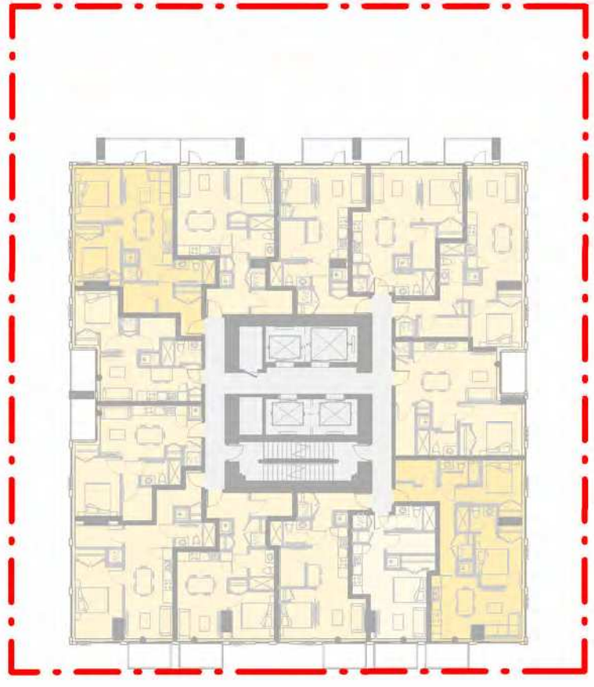
HASTINGS LEVEL 09-35

SCALE 1" = 30'-0"

OVERALL PLAN



CORDOVA LEVEL 09-20



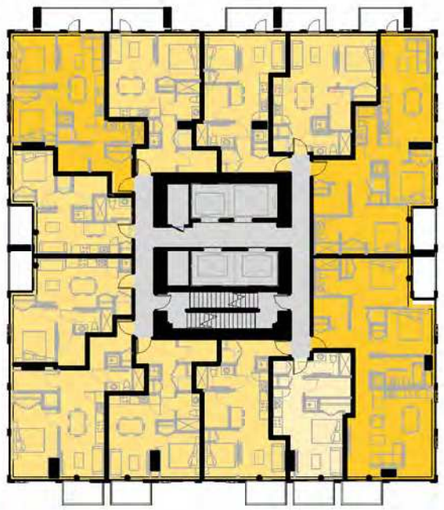
HASTINGS LEVEL 09-35

SCALE 1" = 30'-0"

OVERALL PLAN



HASTINGS LEVEL 36-39

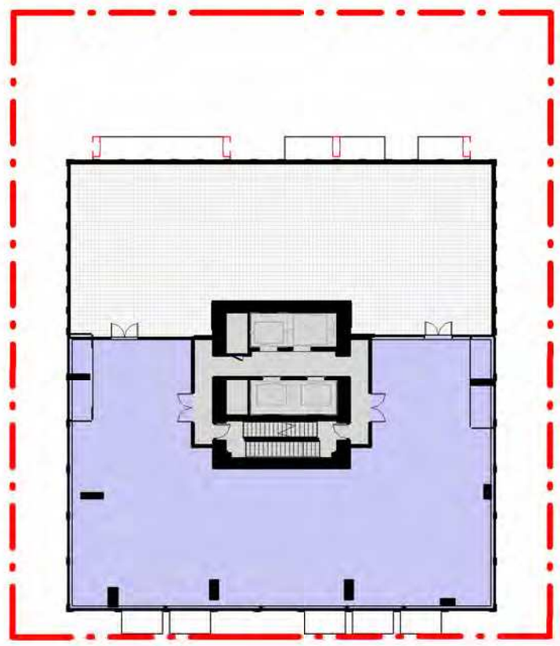


SCALE 1/32" = 1'-0"

OVERALL PLAN



HASTINGS LEVEL AMENITY

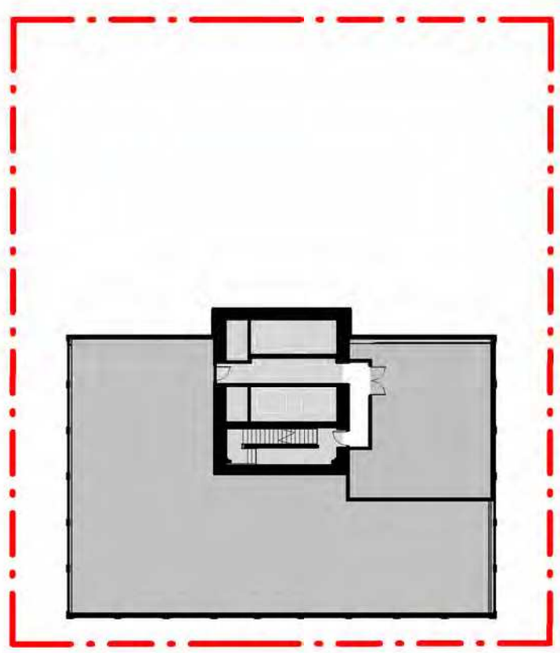


SCALE 1/32" = 1'-0"

OVERALL PLAN



HASTINGS LEVEL MECH.

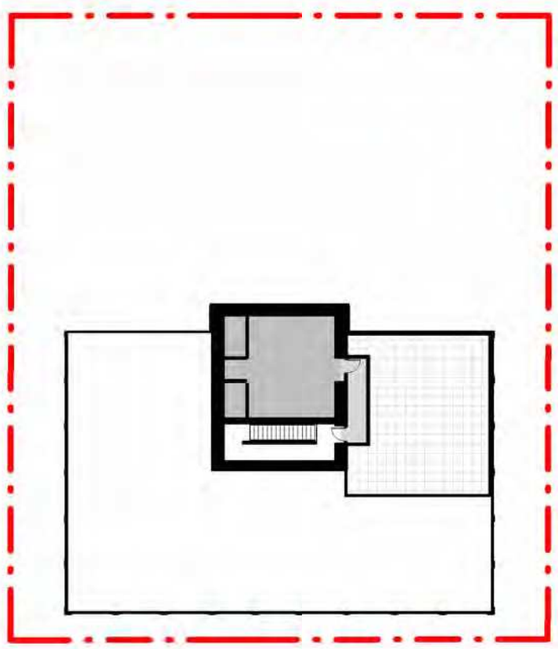


SCALE 1/32" = 1'-0"

OVERALL PLAN



HASTINGS LEVEL UPPER MECH.



SCALE 1/32" = 1'-0"

CORDOVA EAST AND WEST ELEVATION





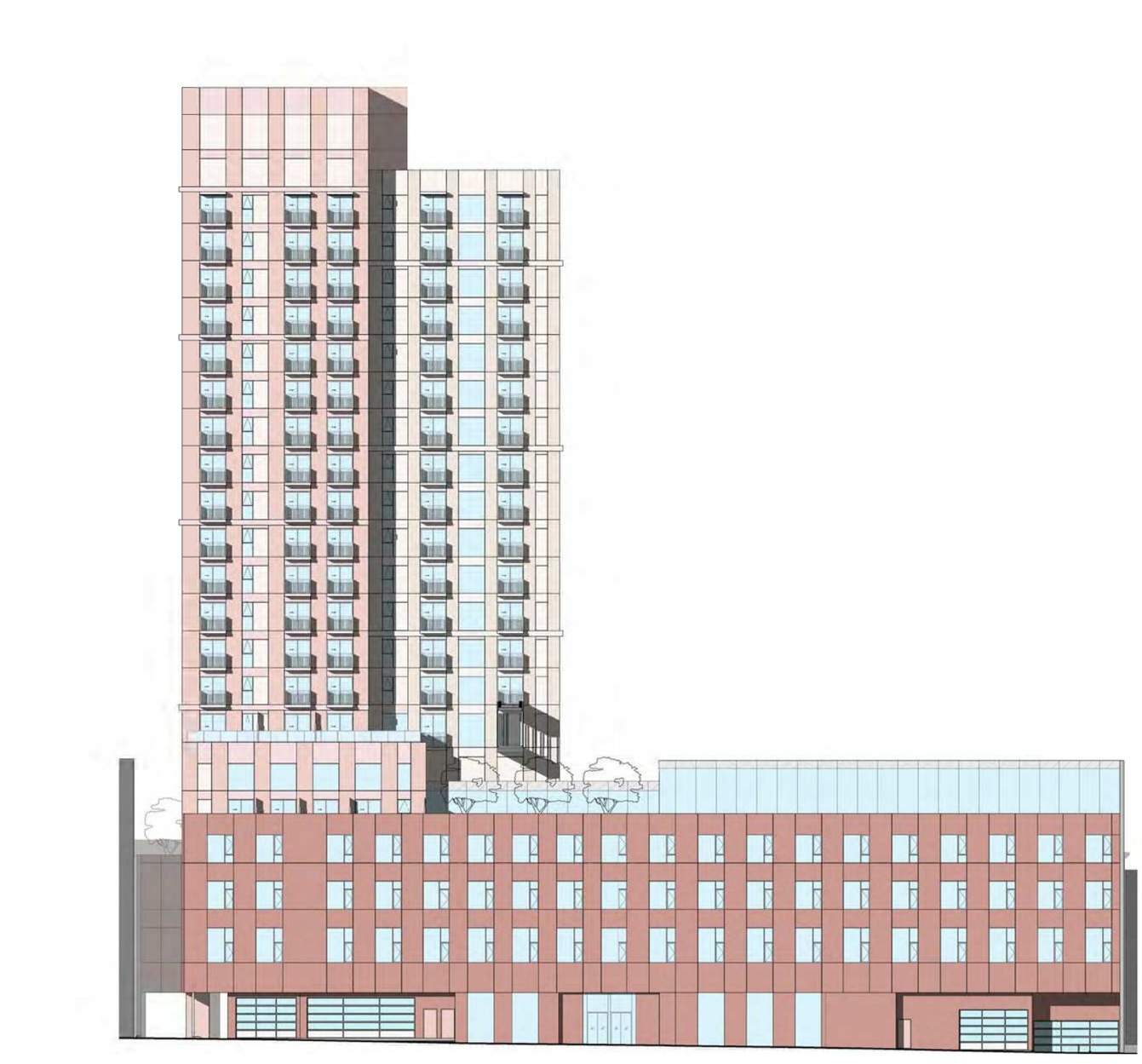
Scale 1/32" = 1'- 0"

CORDOVA NORTH ELEVATION



Scale 1/32" = 1'- 0"

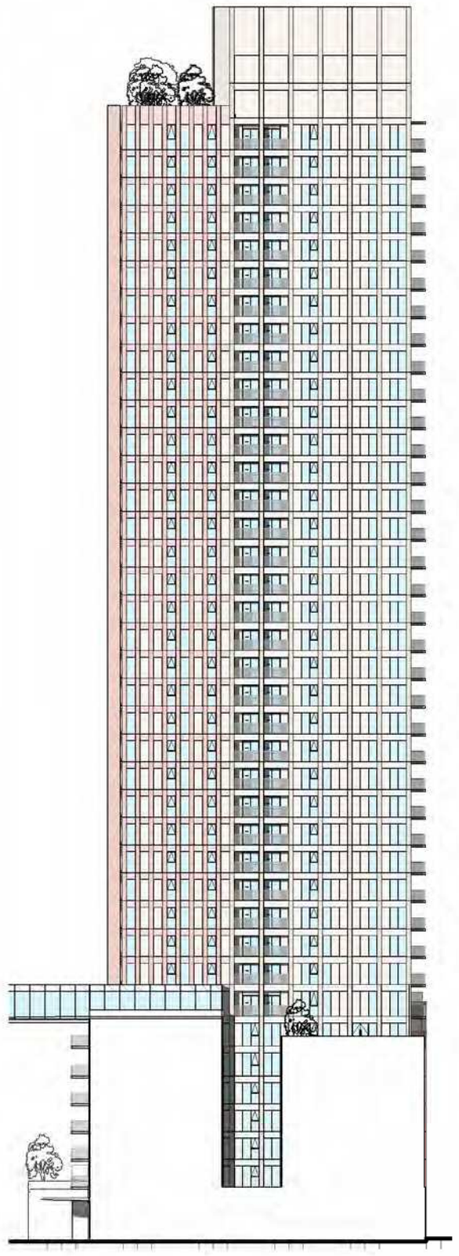
CORDOVA SOUTH ELEVATION



Scale 1/32" = 1'- 0"

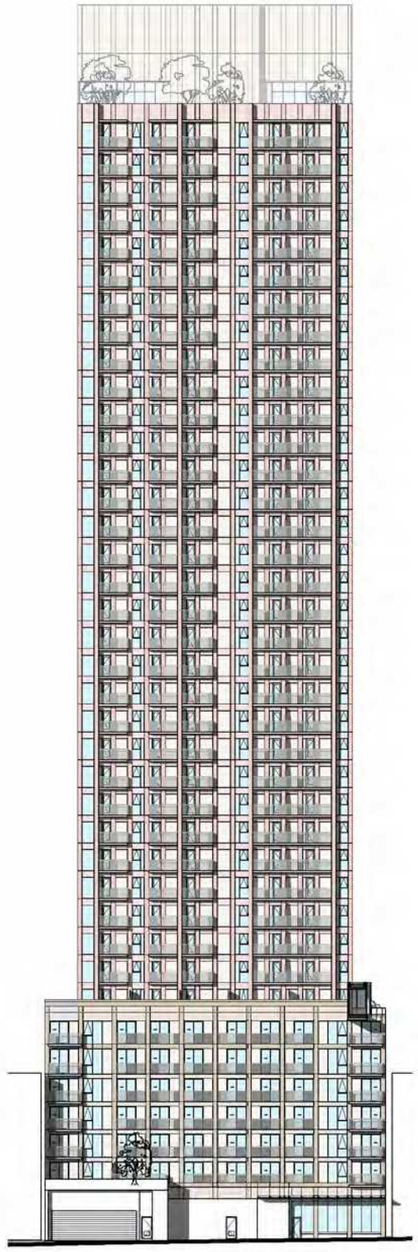


HASTINGS - EAST ELEVATION



HASTINGS - WEST ELEVATION

SCALE 1" = 50'-0"



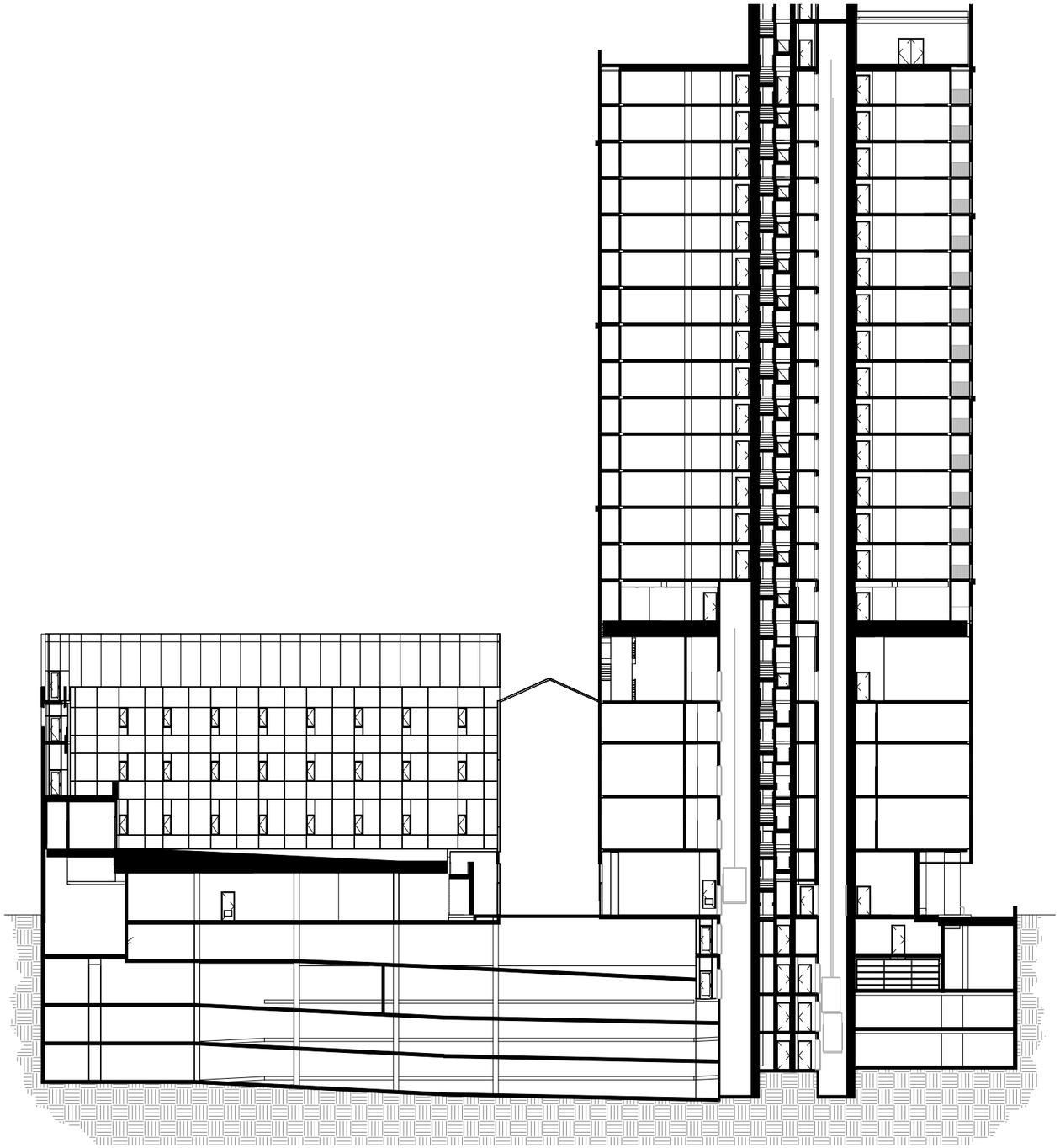
HASTINGS - NORTH ELEVATION



HASTINGS - SOUTH ELEVATION

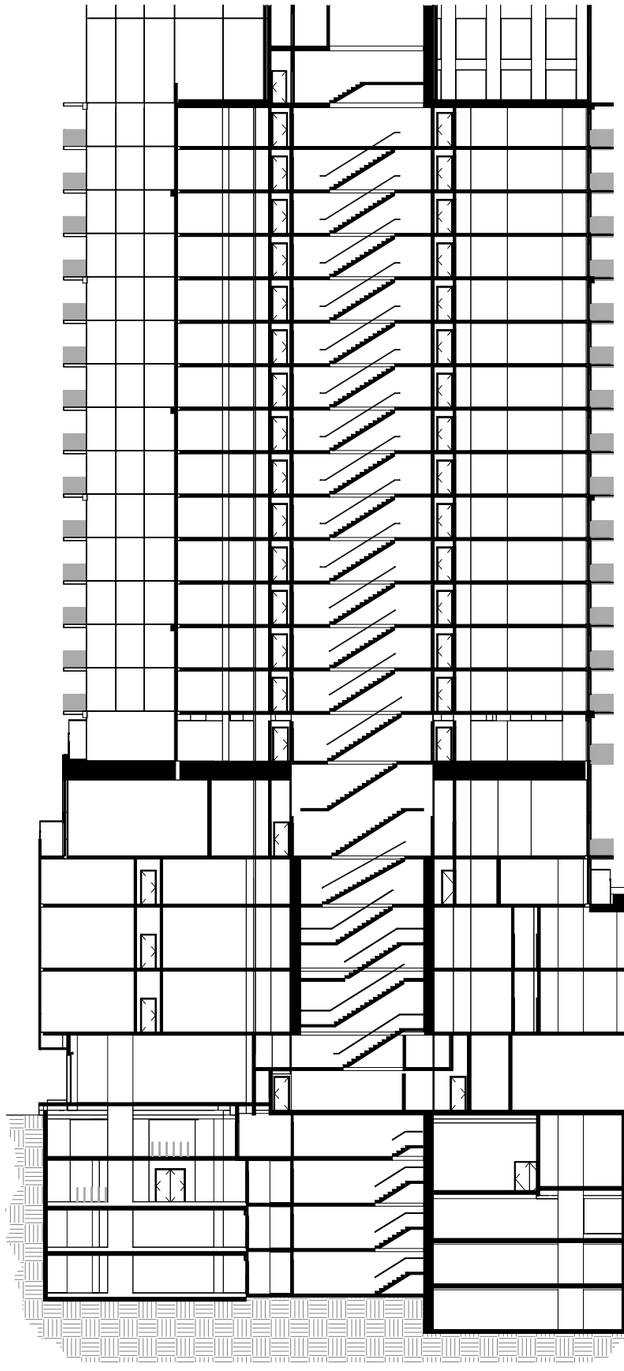
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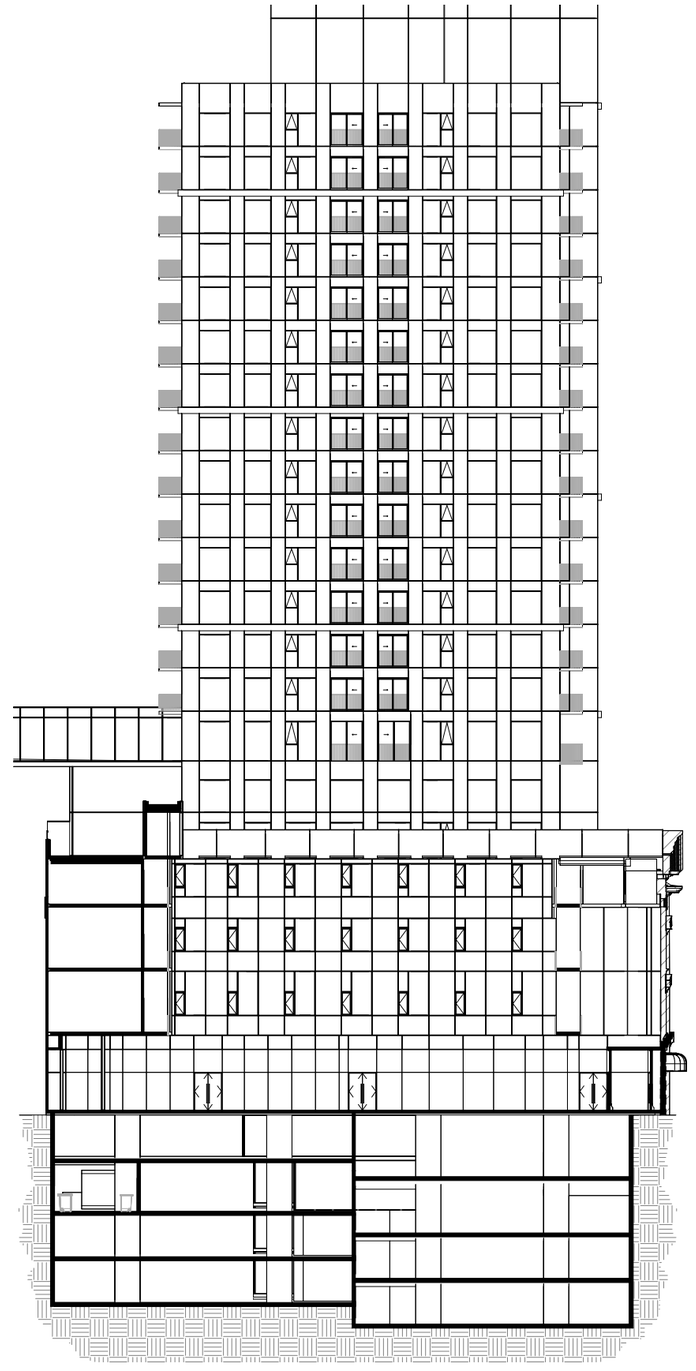
CORDOVA SECTION



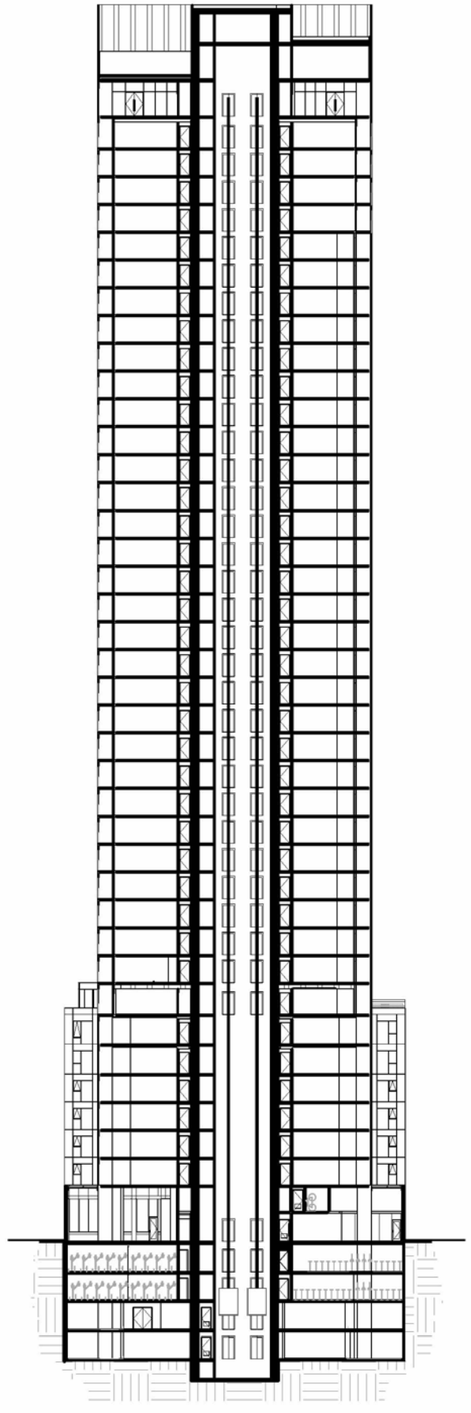
Scale 1/32" = 1'- 0"

CORDOVA SECTION

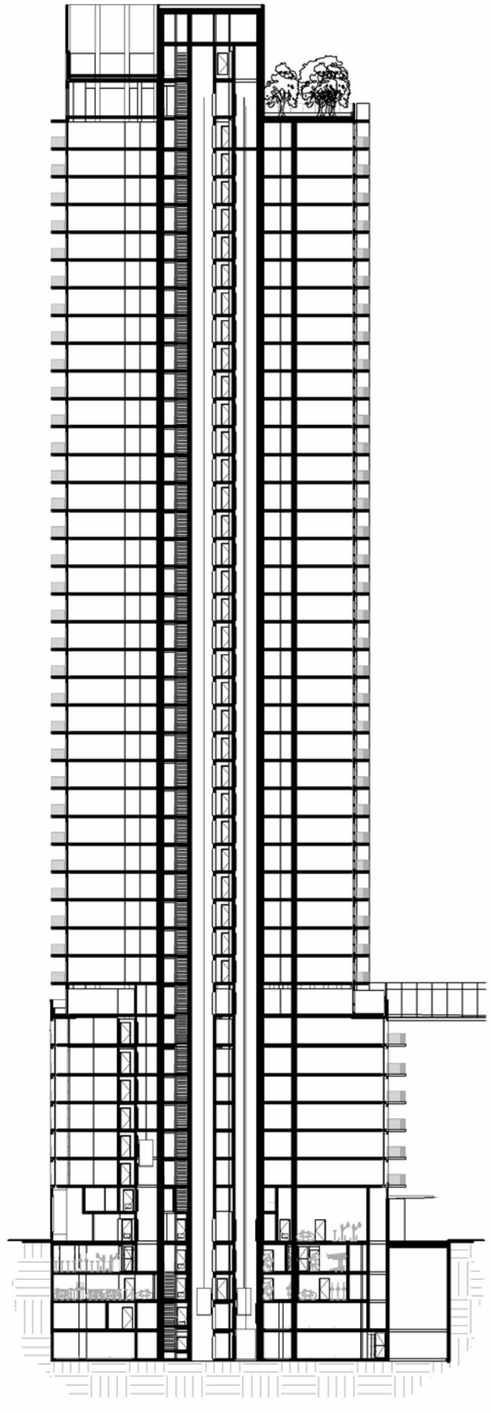




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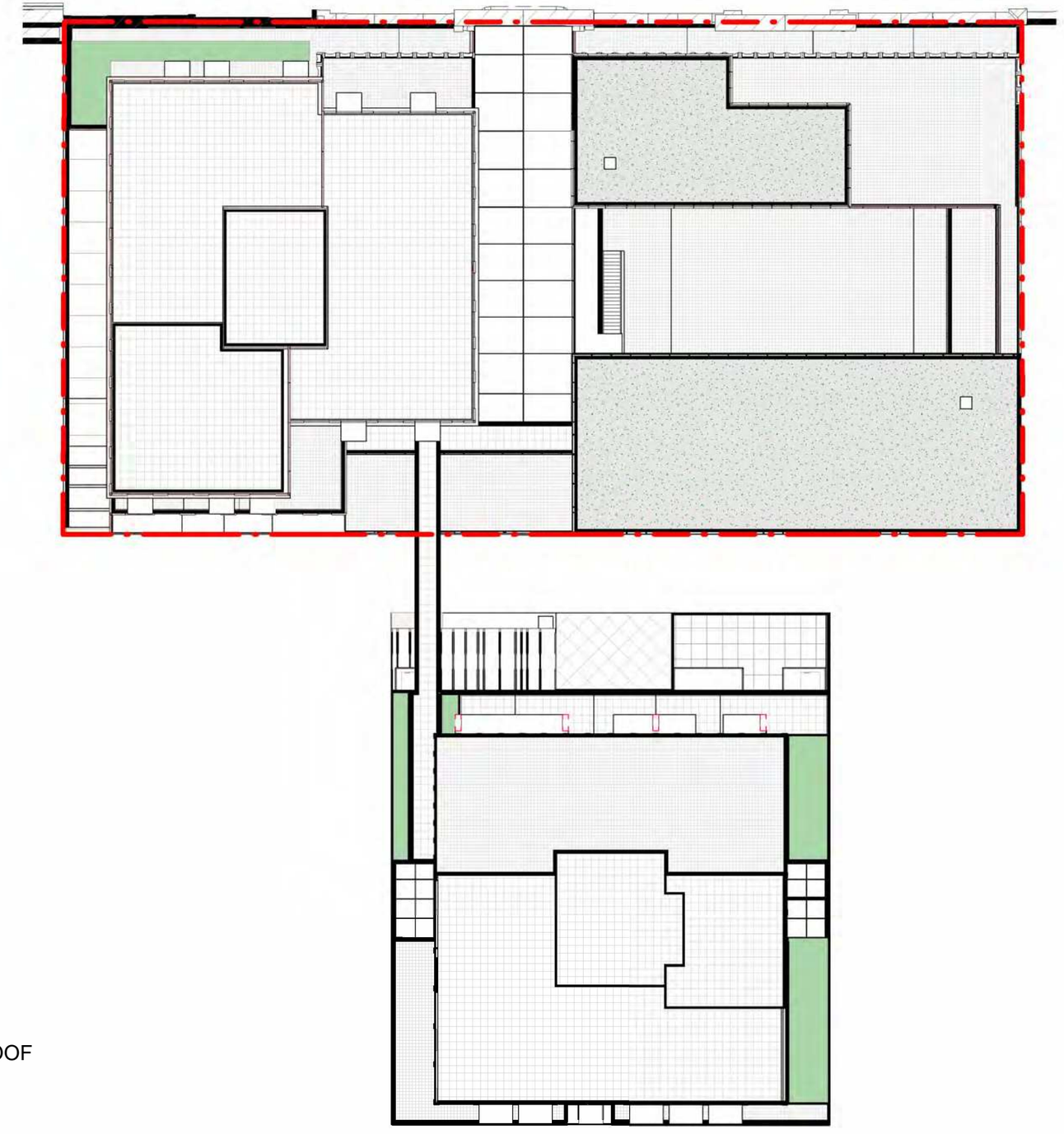
HASTINGS - NORTH SECTION



HASTINGS - WEST SECTION

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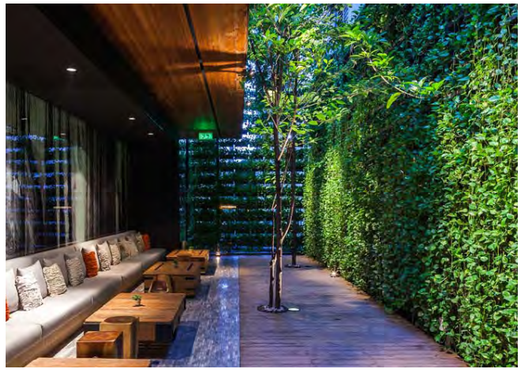
OVERALL PLAN



OVERALL LEVEL ROOF

SCALE 1/32" = 1'-0"

5.3 **LANDSCAPE**



Enclosure and Protection

Build buffers to offer privacy from other agencies, and address safety and protection to the site.



Access to Nature

Introduce plantings and vegetation to the landscape space for contrast, attraction, and comfort.



Tell the Story of Army & Navy

Showcase the legacy of the heritage site, and tell the story of Army & Navy by integrating design elements.



Inside / Outside

Use landscape amenities as an extension of the interior, and views in and out are carefully considered and framed.



Activated Shared Space

Encourage the use of spaces by providing comfort and adjustable programs.



Local and Authentic

Create an experience through various media that associates with a sense of Vancouver.

Site Plan - Ground Level



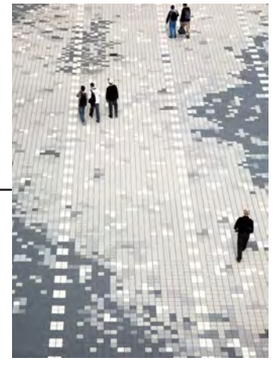
- Expand and brighten carriageway for enhanced safety and visibility
- Introduce stone paving to unify site and connect to neighborhood spaces
- Create design elements showcasing Army & Navy's historical narrative
- Integrate indigenous plants to support local ecology
- Develop a cohesive, functional urban corridor that respects site heritage













Cohen Block
January 2025

HAPA COLLABORATIVE

Site Plan - Roofs



- Develop an immersive hotel courtyard sanctuary that captures the essence of the Pacific Northwest rainforest
- Provide an elevated outdoor dining experience
- Integrate urban agriculture and cultural exchange spaces
- Create multi-functional resident cooking and gathering space
- Showcase dramatic North Shore Mountain views

L4&5 BALCONIES

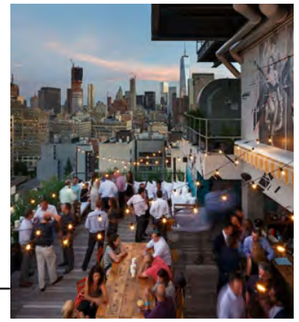
L5 DINING TERRACE ADJACENT TO RESTAURANT

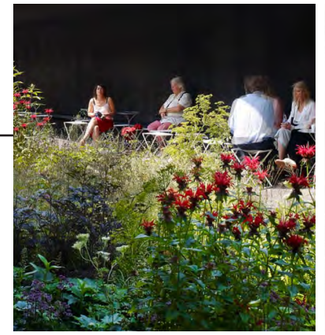
L2 HOTEL COURTYARD

L40 AMENITY ROOFTOP TERRACE RELATING TO INTERNAL AMENITY

L7 INDIGENOUS URBAN AGRICULTURE CONNECTING TO BCIH AMENITY

















5.4 **SHADOW ANALYSIS**



Vernal Equinox - March 21 - 10:00 (Pacific Daylight Time)



Vernal Equinox - March 21 - 12:00 (Pacific Daylight Time)



Vernal Equinox - March 21 - 14:00 (Pacific Daylight Time)

SHADOW STUDY LEGEND:

- CORDOVA BUILDING
- HASTINGS BUILDING
- PROPOSED CORDOVA BUILDING SHADOW
- PROPOSED HASTINGS BUILDING SHADOW
- EXISTING BUILDING SHADOW

N



Summer Solstice - June 21 - 10:00 (Pacific Daylight Time)



Summer Solstice - June 21 - 12:00 (Pacific Daylight Time)



Summer Solstice - June 21 - 14:00 (Pacific Daylight Time)

SHADOW STUDY LEGEND:

- CORDOVA BUILDING
- HASTINGS BUILDING
- PROPOSED CORDOVA BUILDING SHADOW
- PROPOSED HASTINGS BUILDING SHADOW
- EXISTING BUILDING SHADOW

N



Autumnal Equinox - September 21 - 10:00 (Pacific Daylight Time)



Autumnal Equinox - September 21 - 12:00 (Pacific Daylight Time)



Autumnal Equinox - September 21 - 14:00 (Pacific Daylight Time)

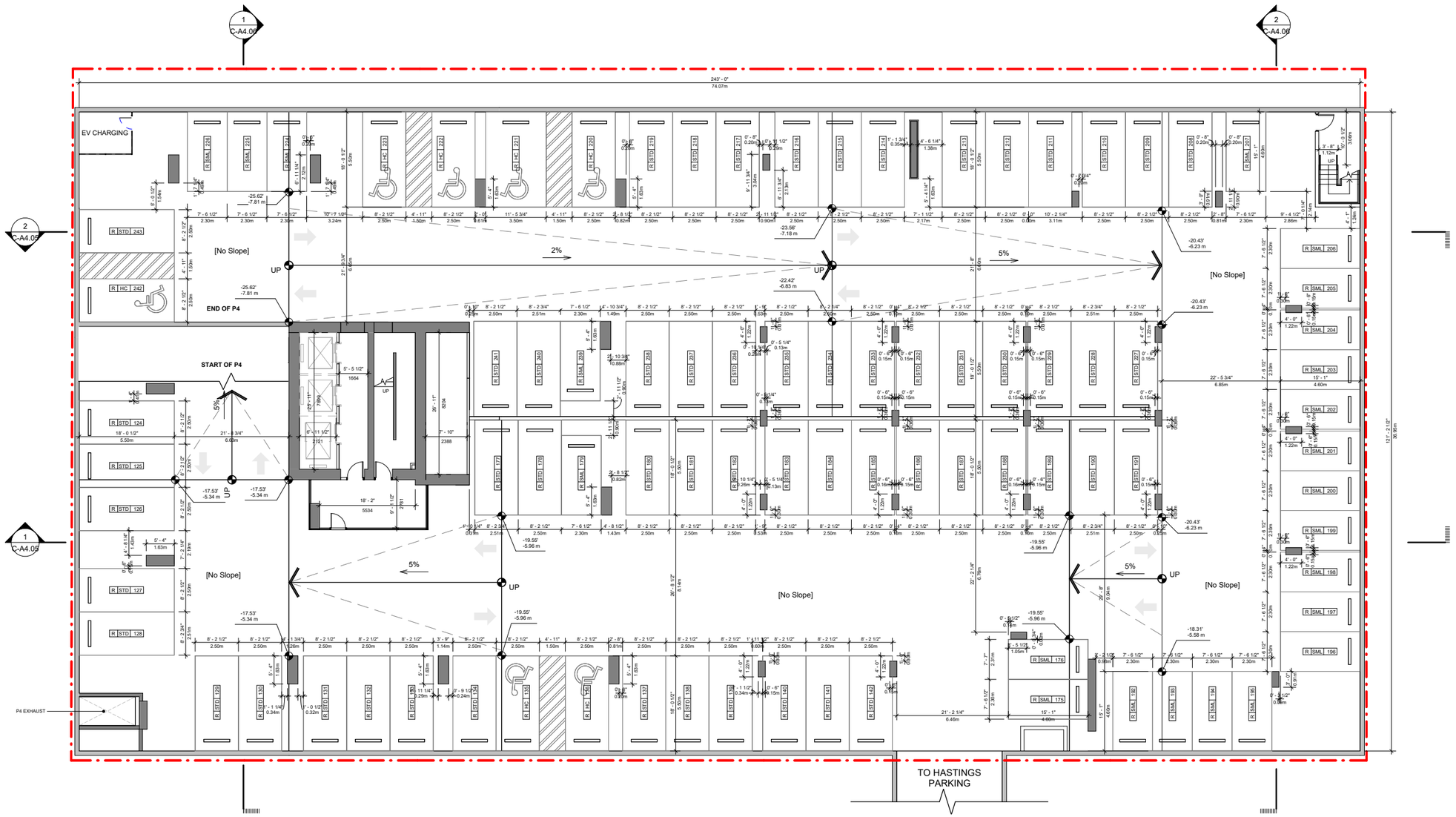
SHADOW STUDY LEGEND:

- CORDOVA BUILDING
- HASTINGS BUILDING
- PROPOSED CORDOVA BUILDING SHADOW
- PROPOSED HASTINGS BUILDING SHADOW
- EXISTING BUILDING SHADOW

N

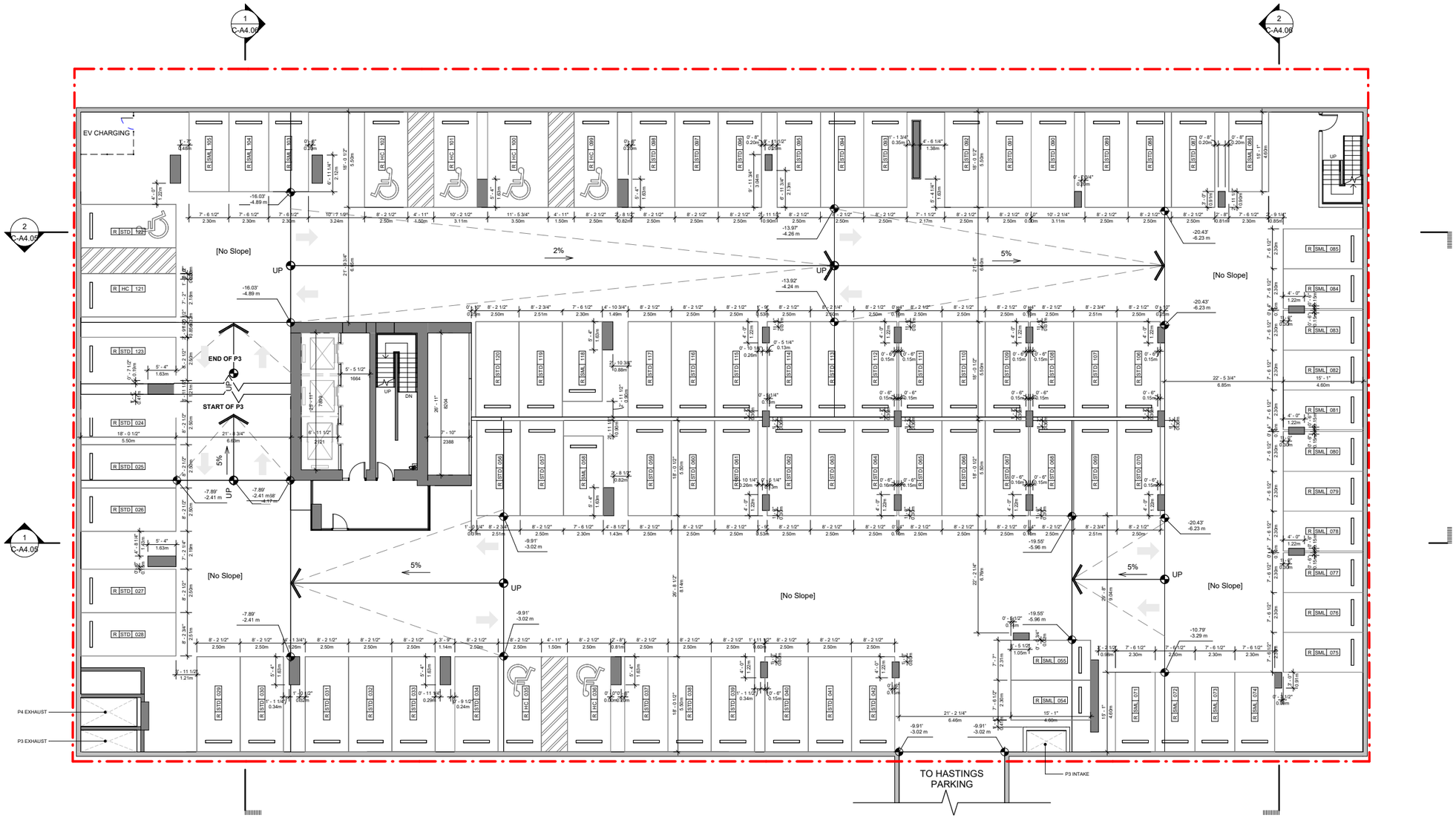
5.5 **ARCHITECTURAL TECHNICAL DRAWINGS**

CORDOVA P4 PLAN



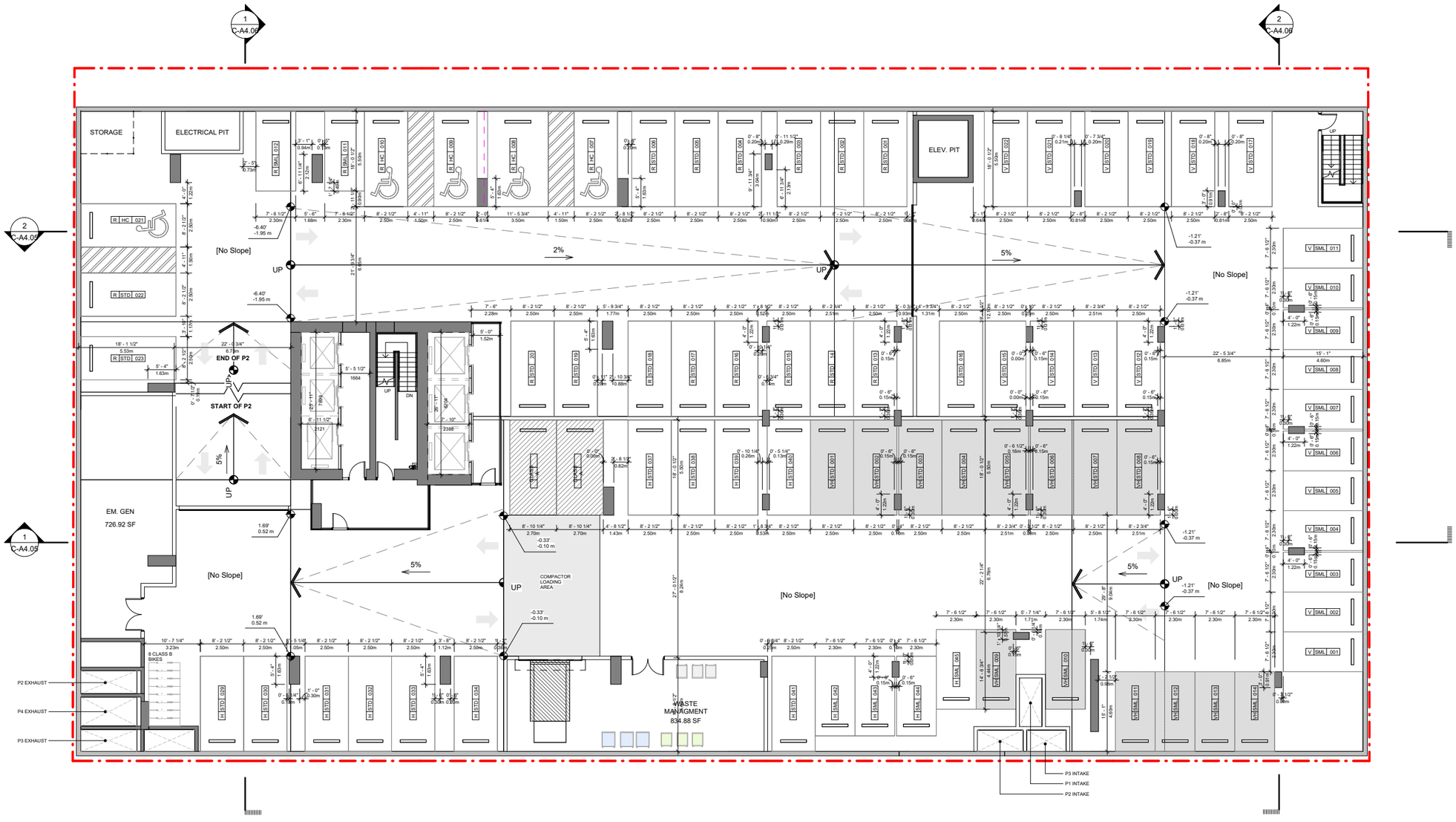
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CORDOVA P3 PLAN



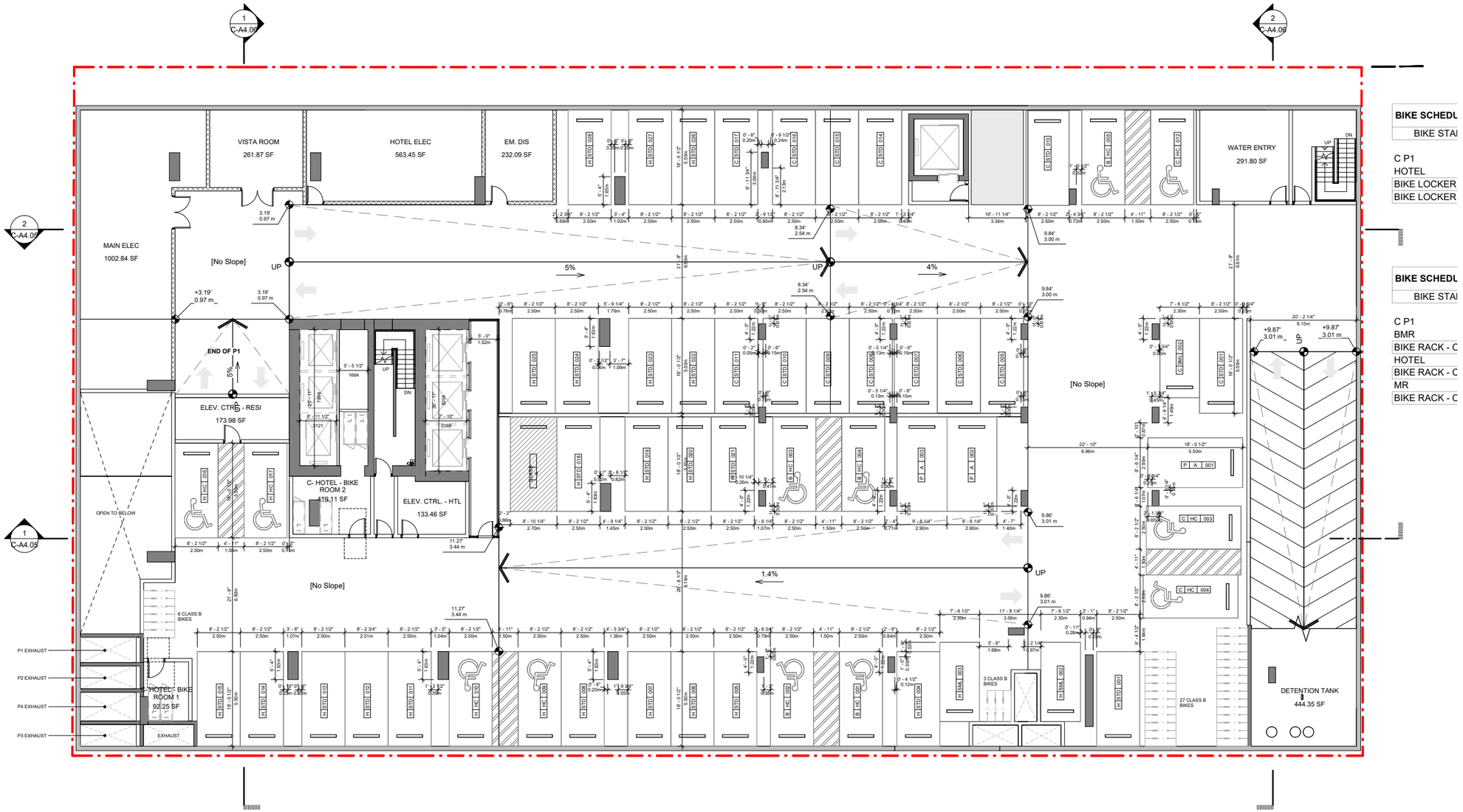
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CORDOVA P2 PLAN



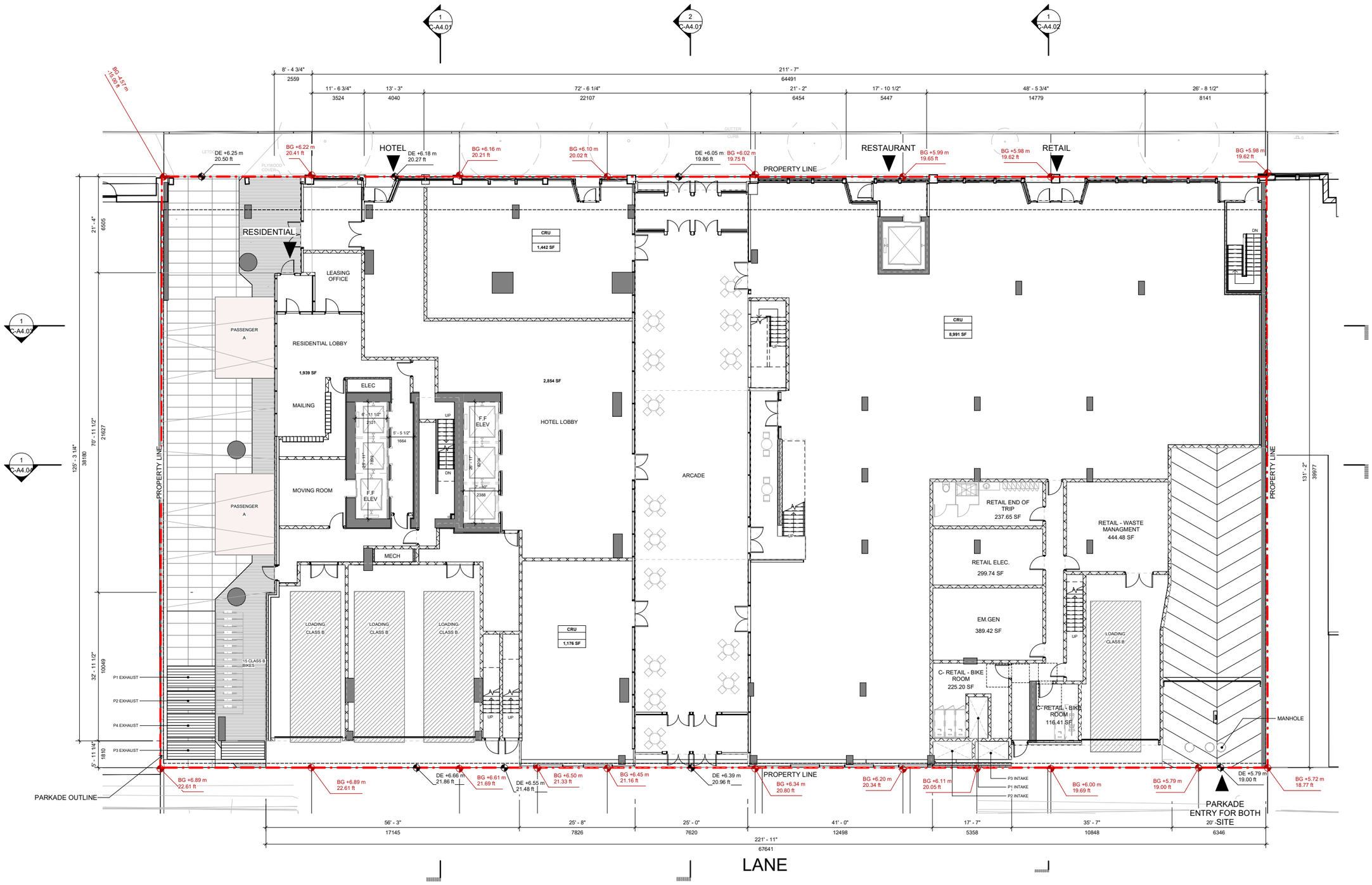
Scale 3/64" = 1'- 0"

CORDOVA P1 PLAN



Scale 3/64” = 1’- 0”

CORDOVA L01 PLAN



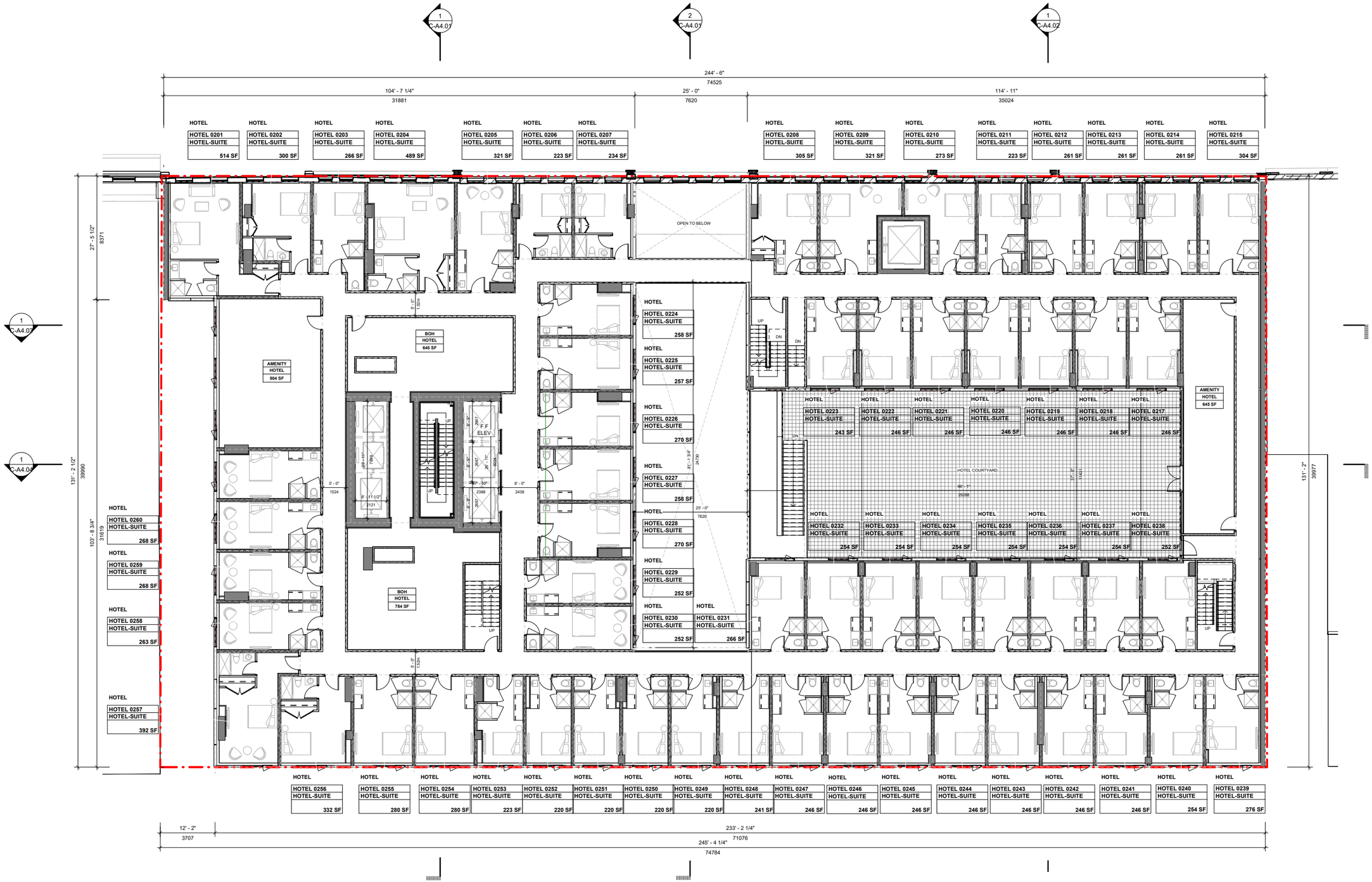
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CORDOVA L01A PLAN



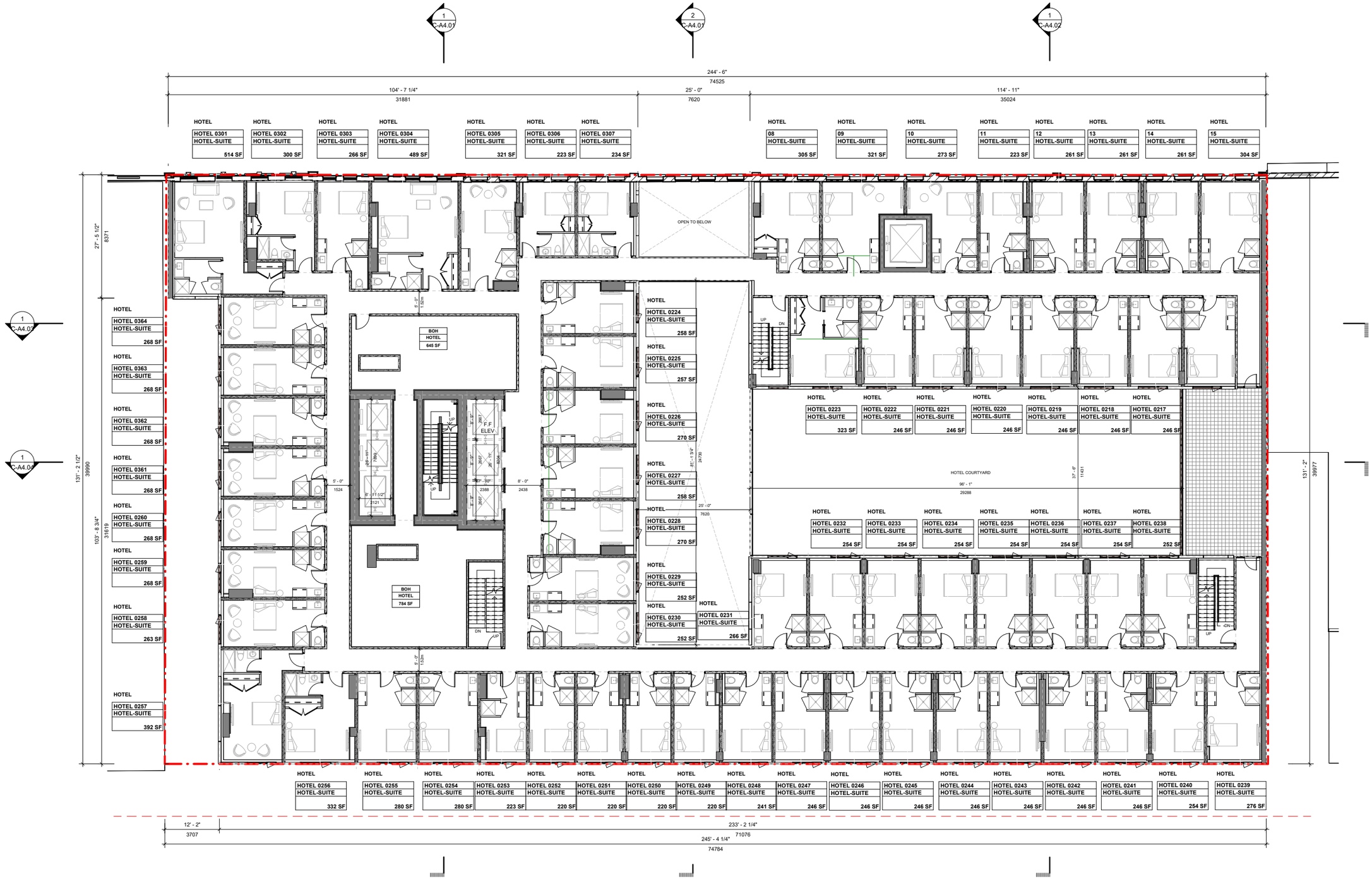
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CORDOVA L02 PLAN



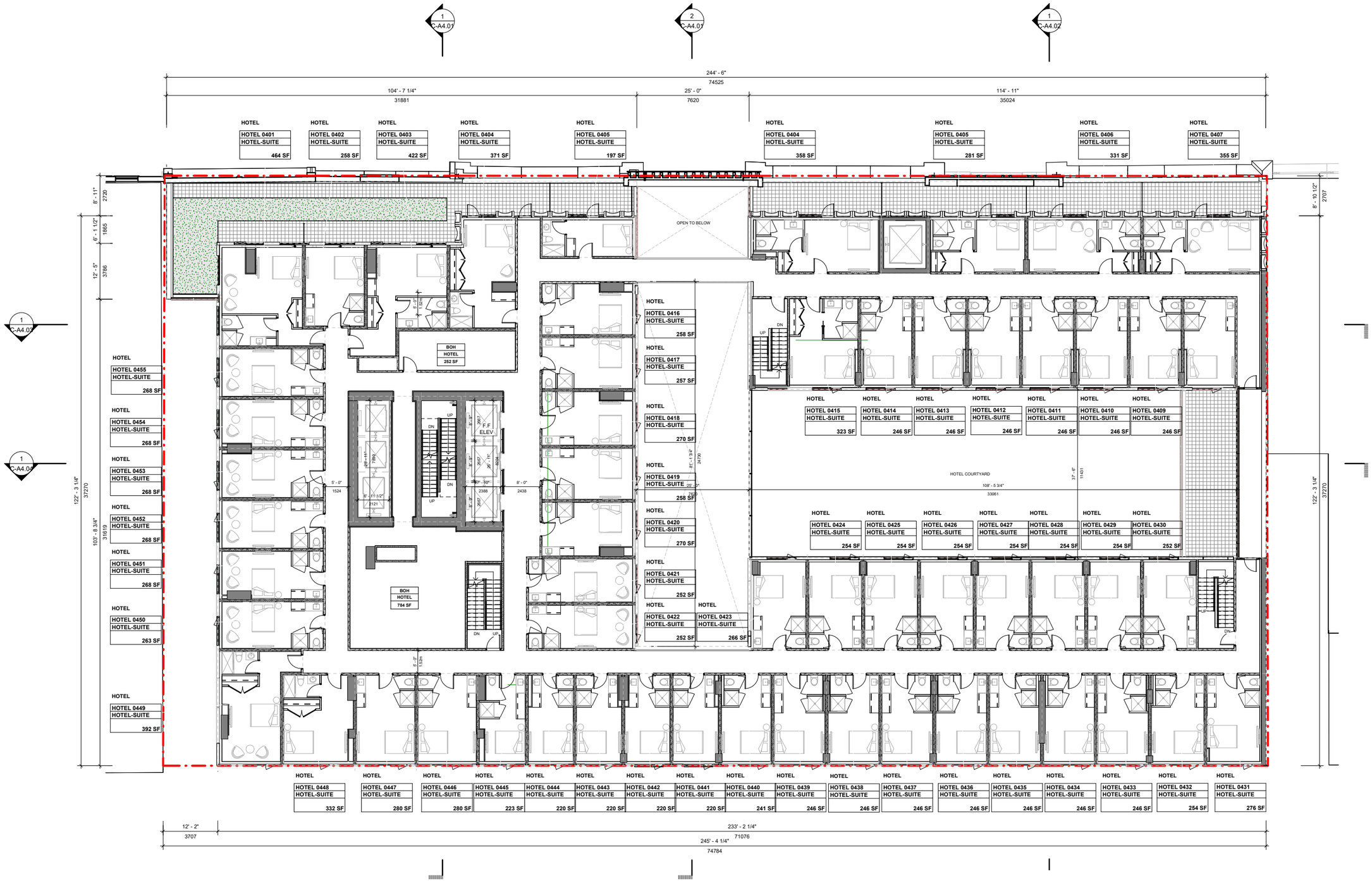
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CORDOVA L03 PLAN



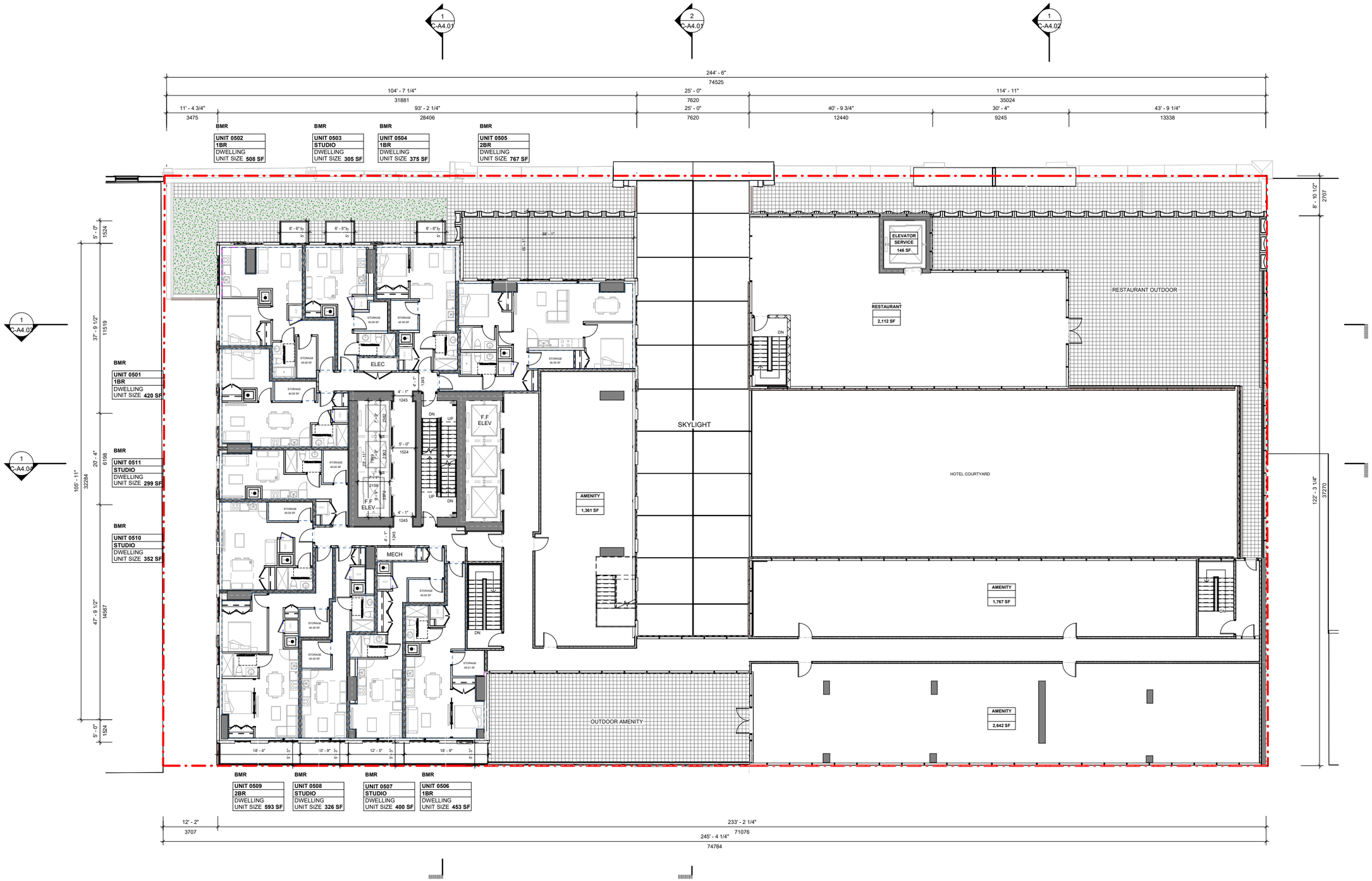
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CORDOVA L04 PLAN



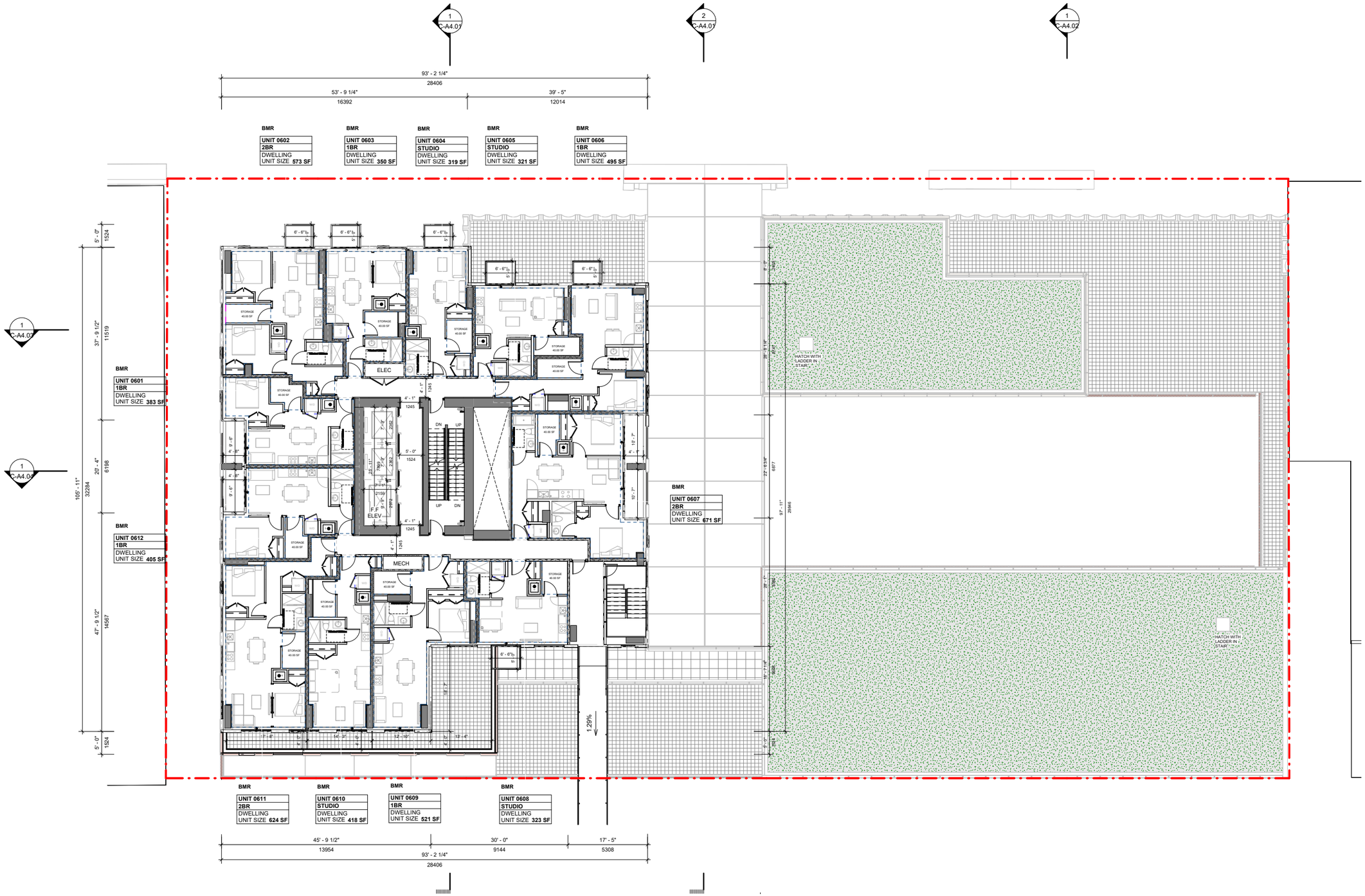
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CORDOVA L05 PLAN



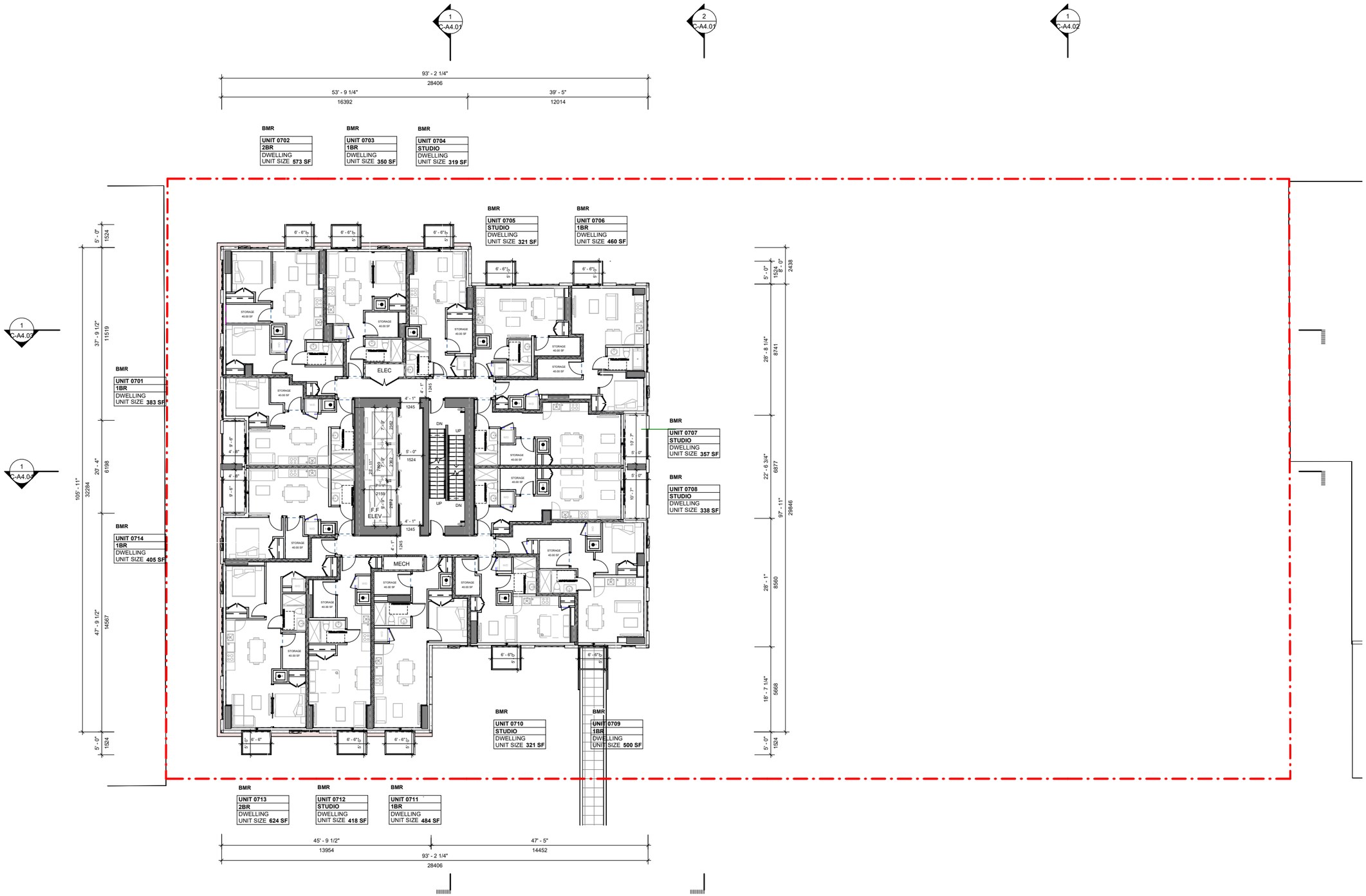
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CORDOVA L06 PLAN



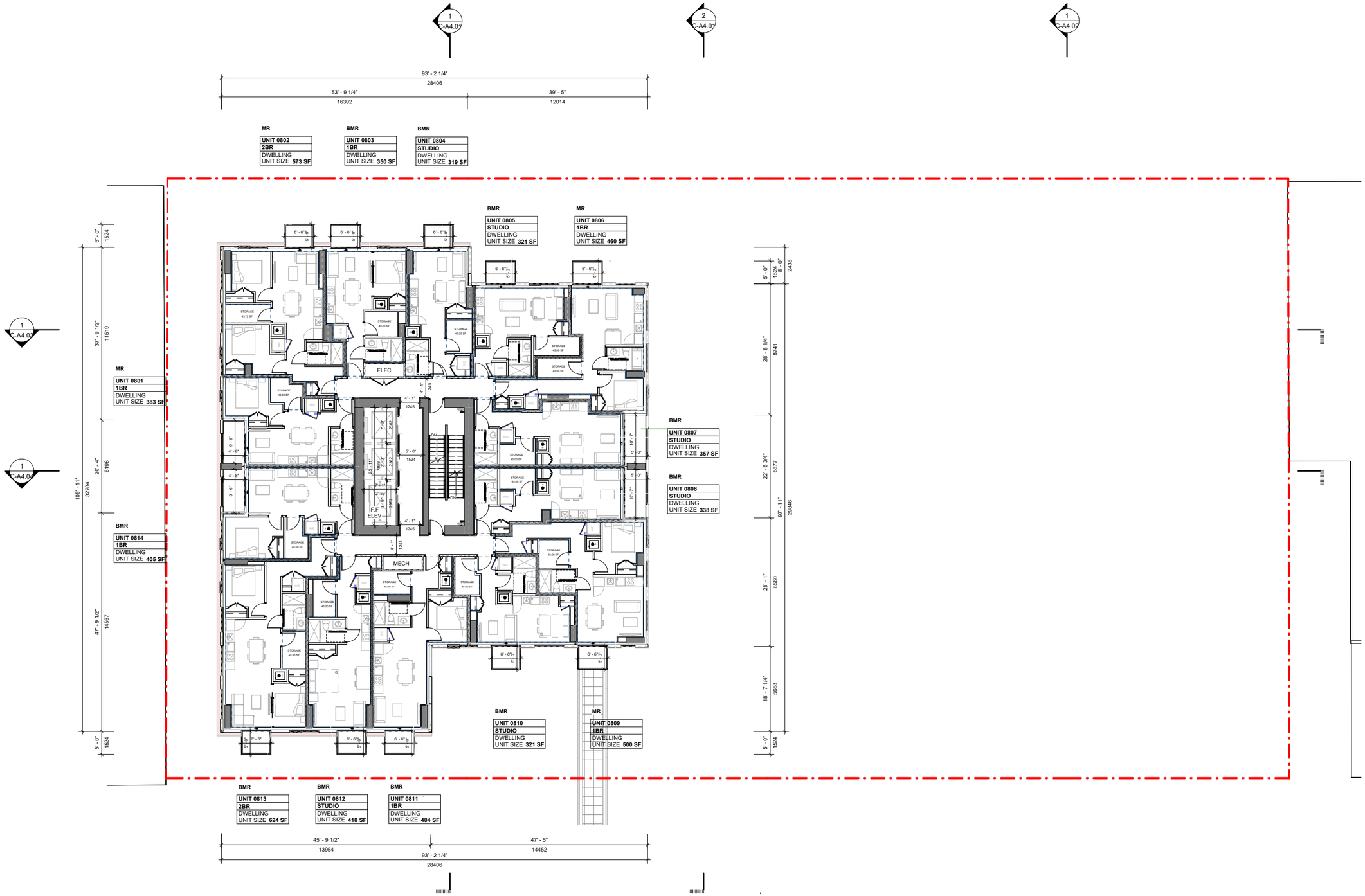
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CORDOVA L07 PLAN



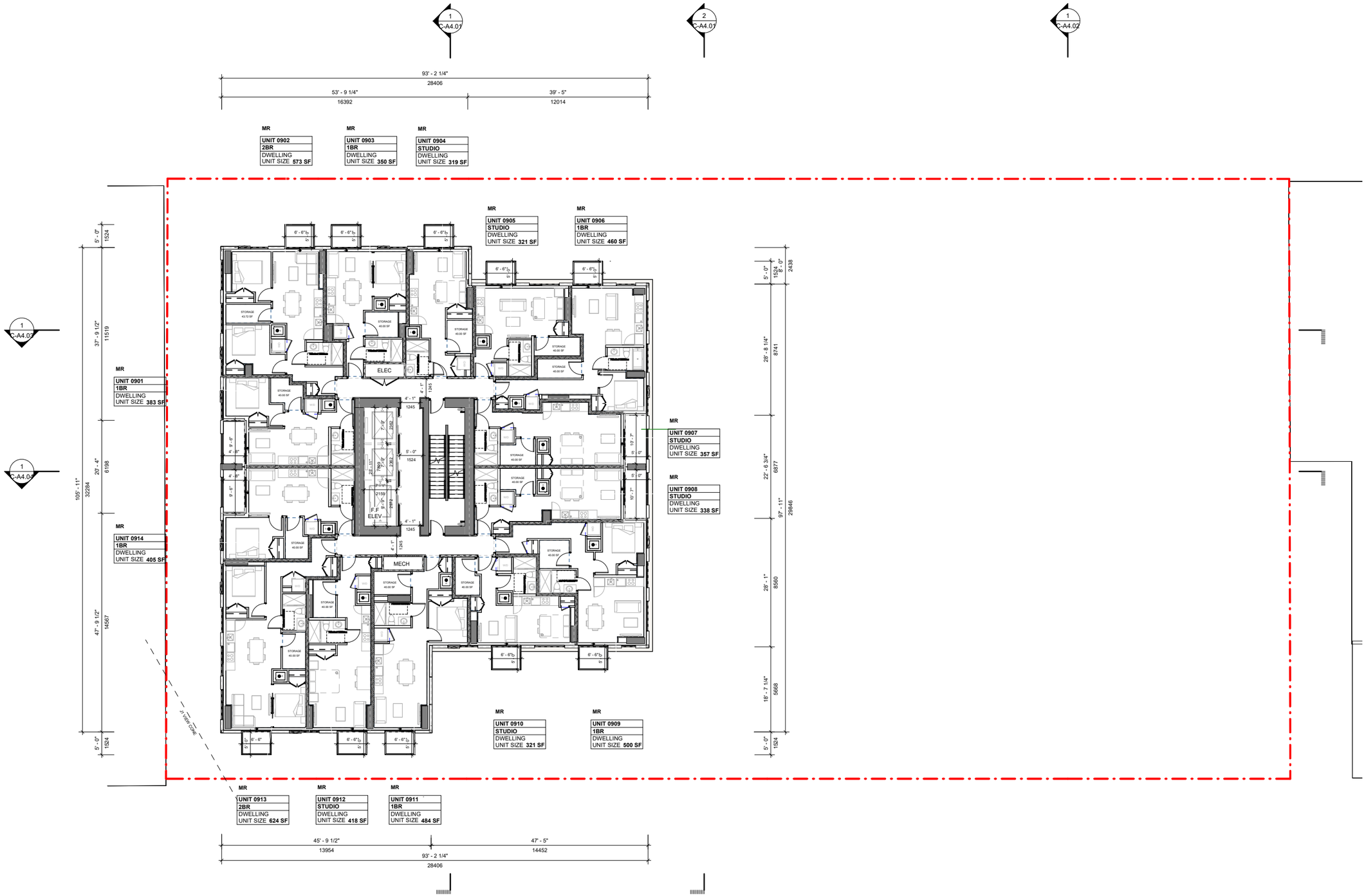
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CORDOVA L08 PLAN



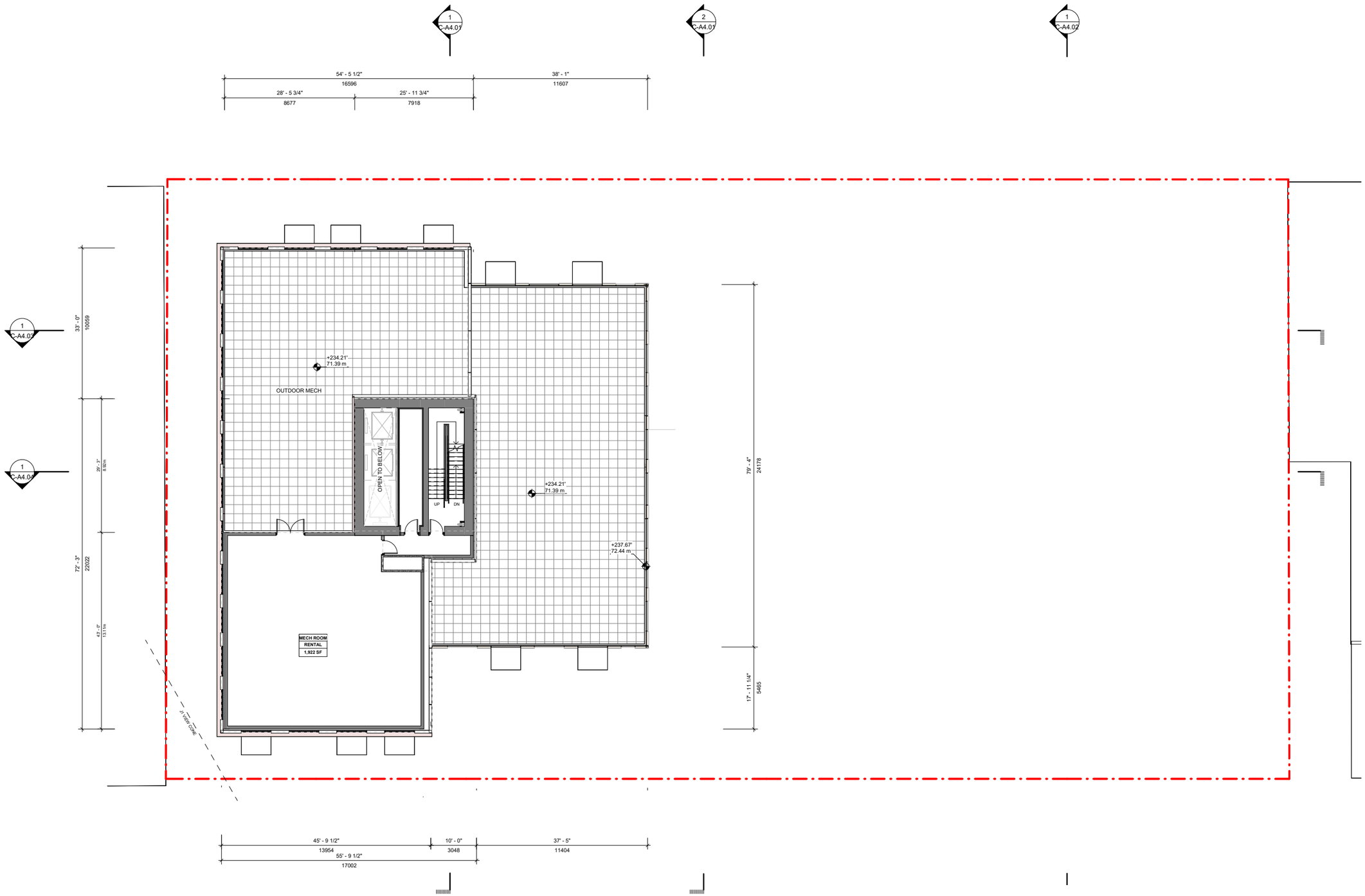
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CORDOVA L09-20 PLAN



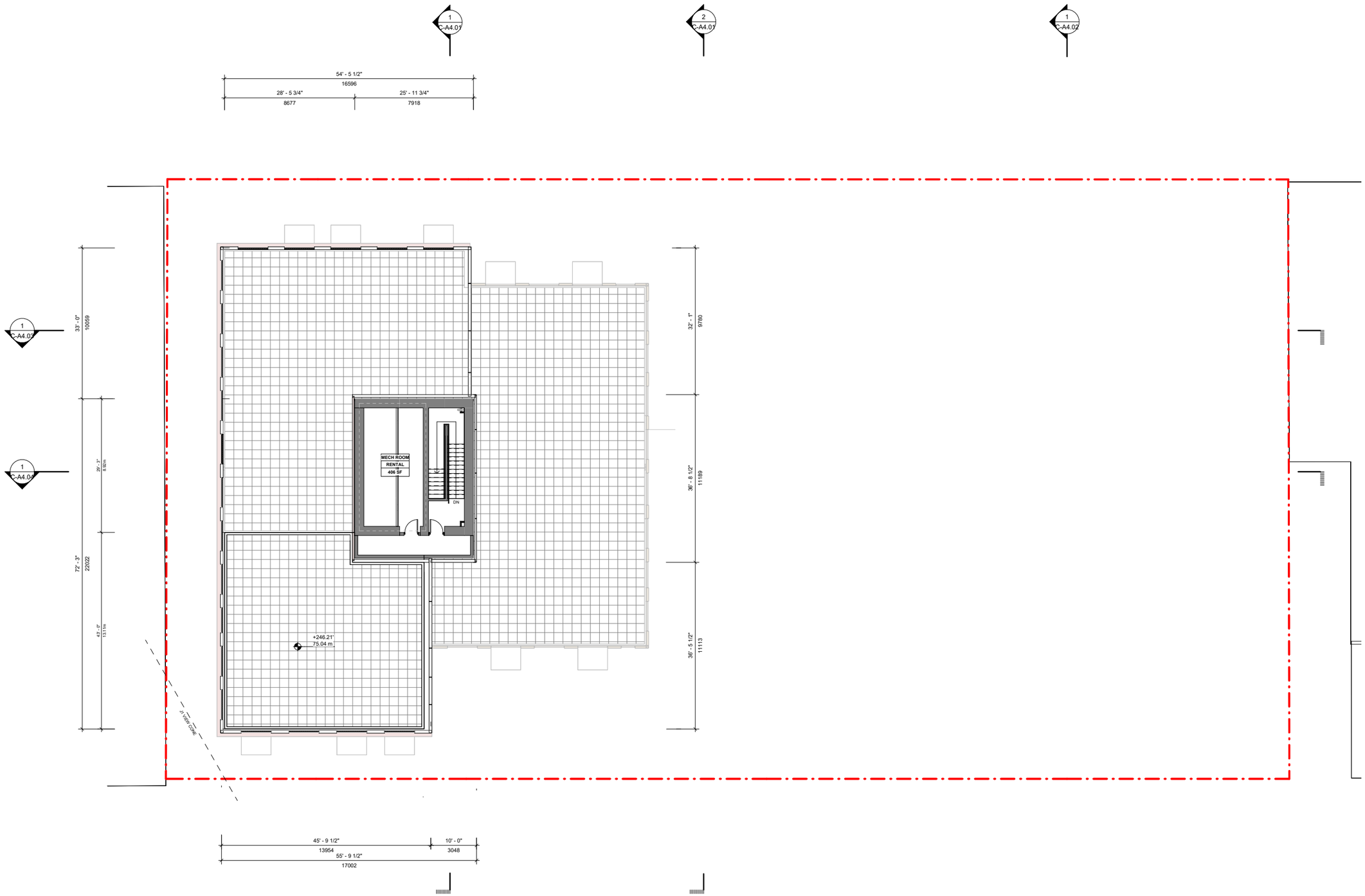
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CORDOVA LEVEL MECH PLAN



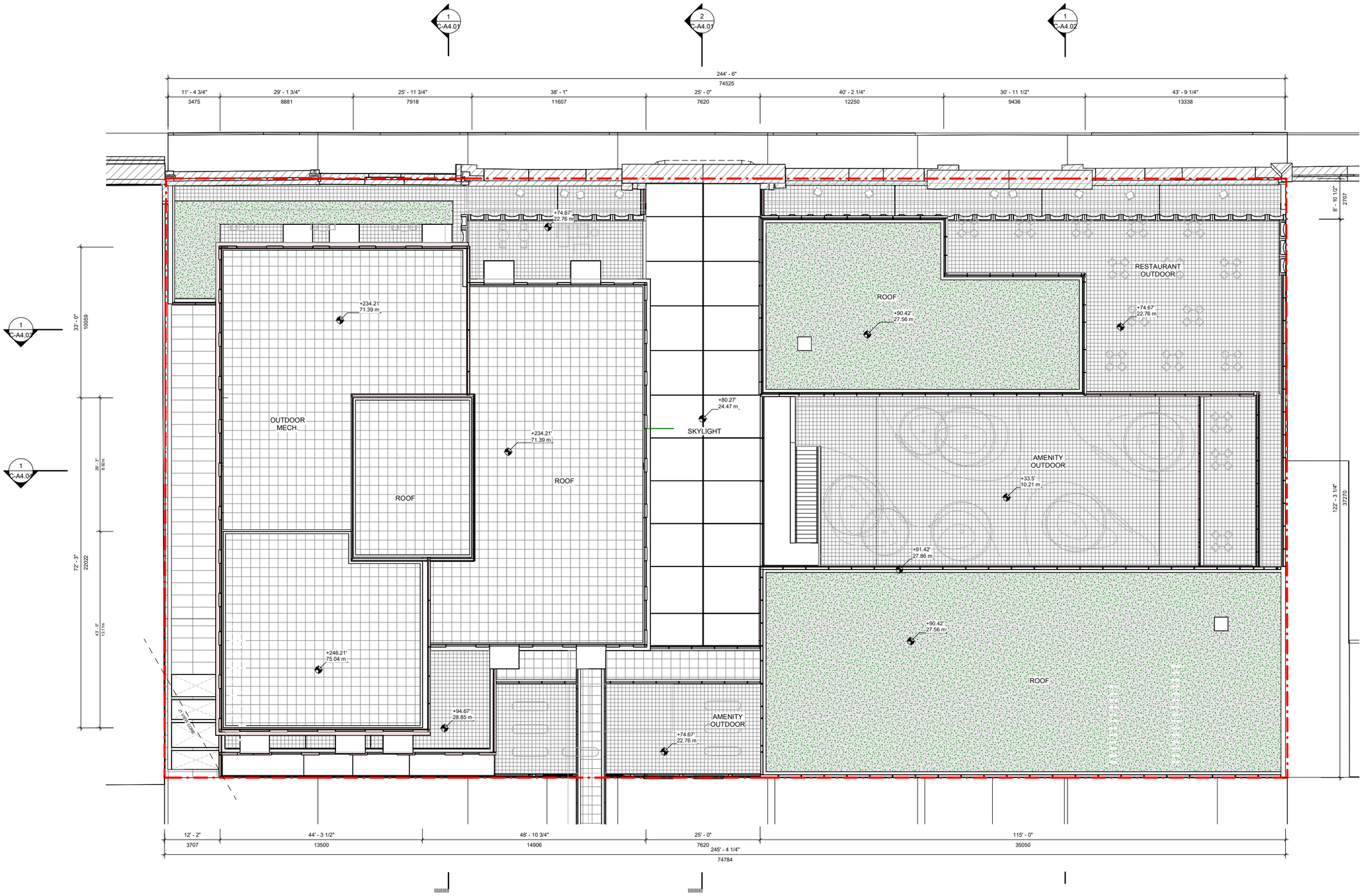
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CORDOVA LEVEL ELEV MECH PLAN



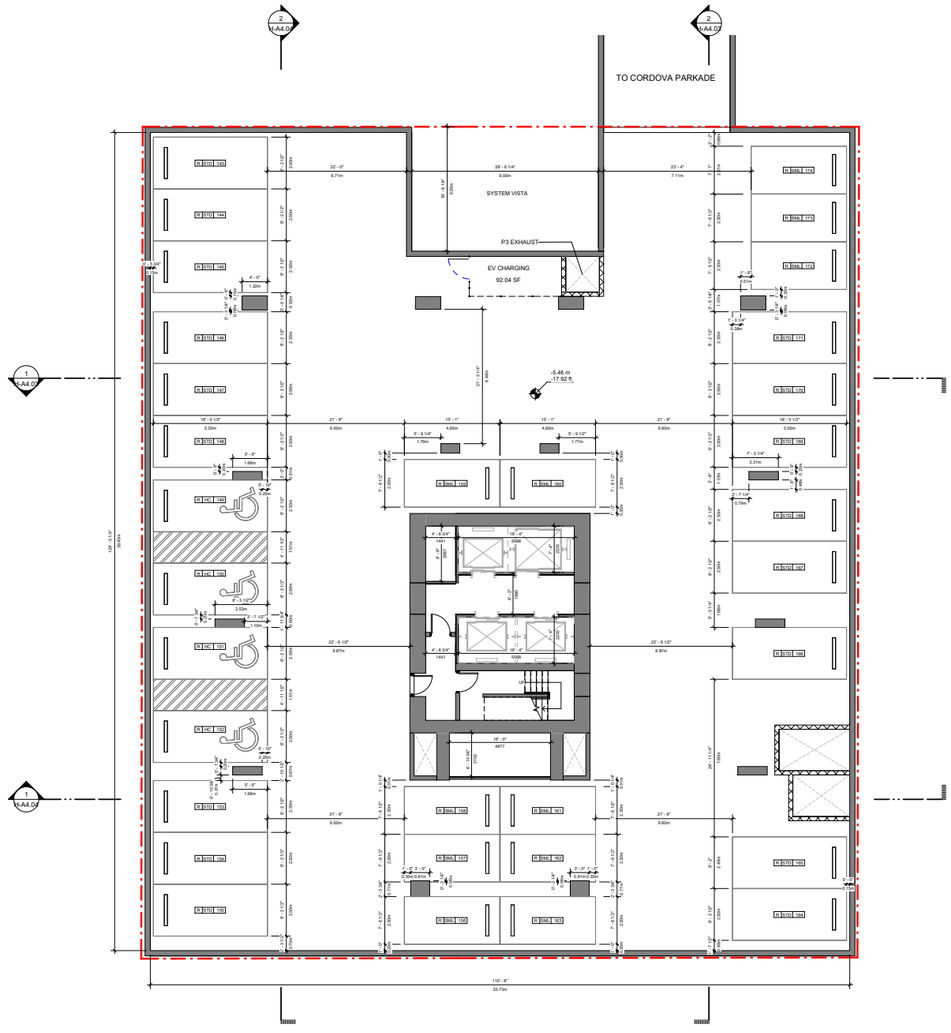
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CORDOVA LEVEL ROOF PLAN



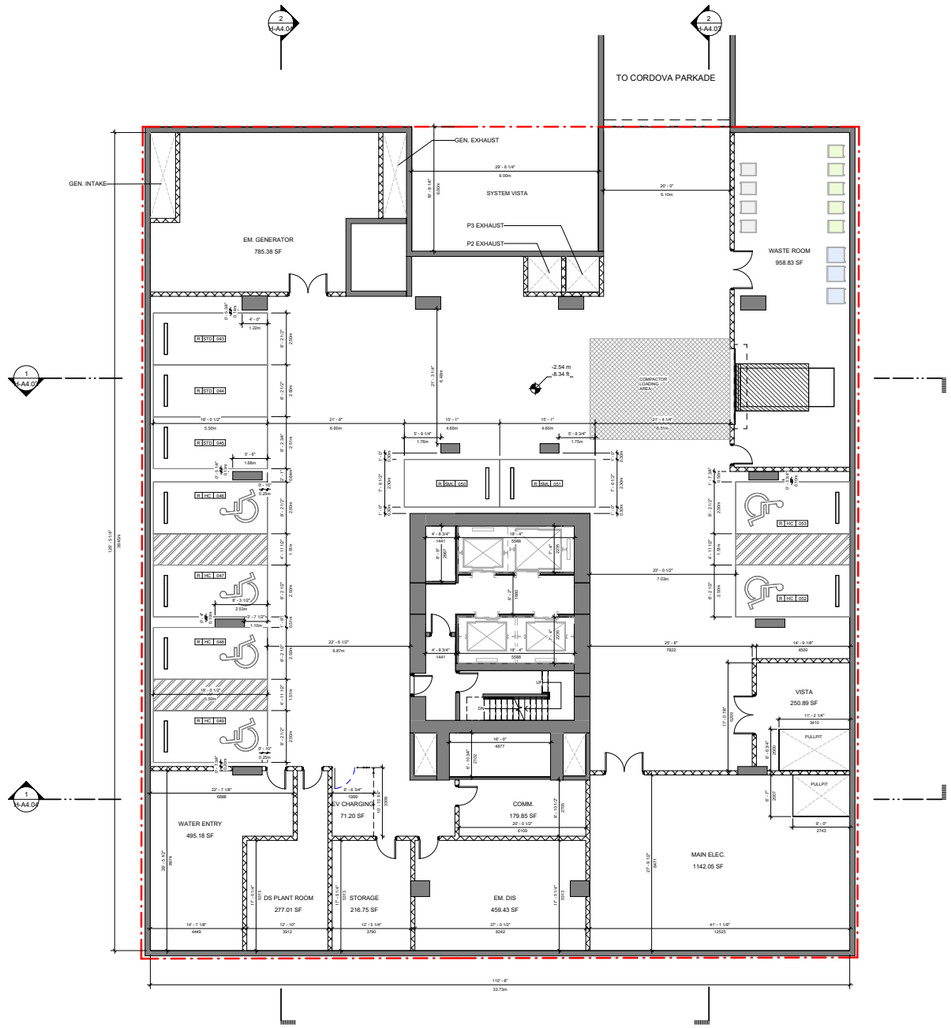
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HASTINGS LEVEL P4 PLAN



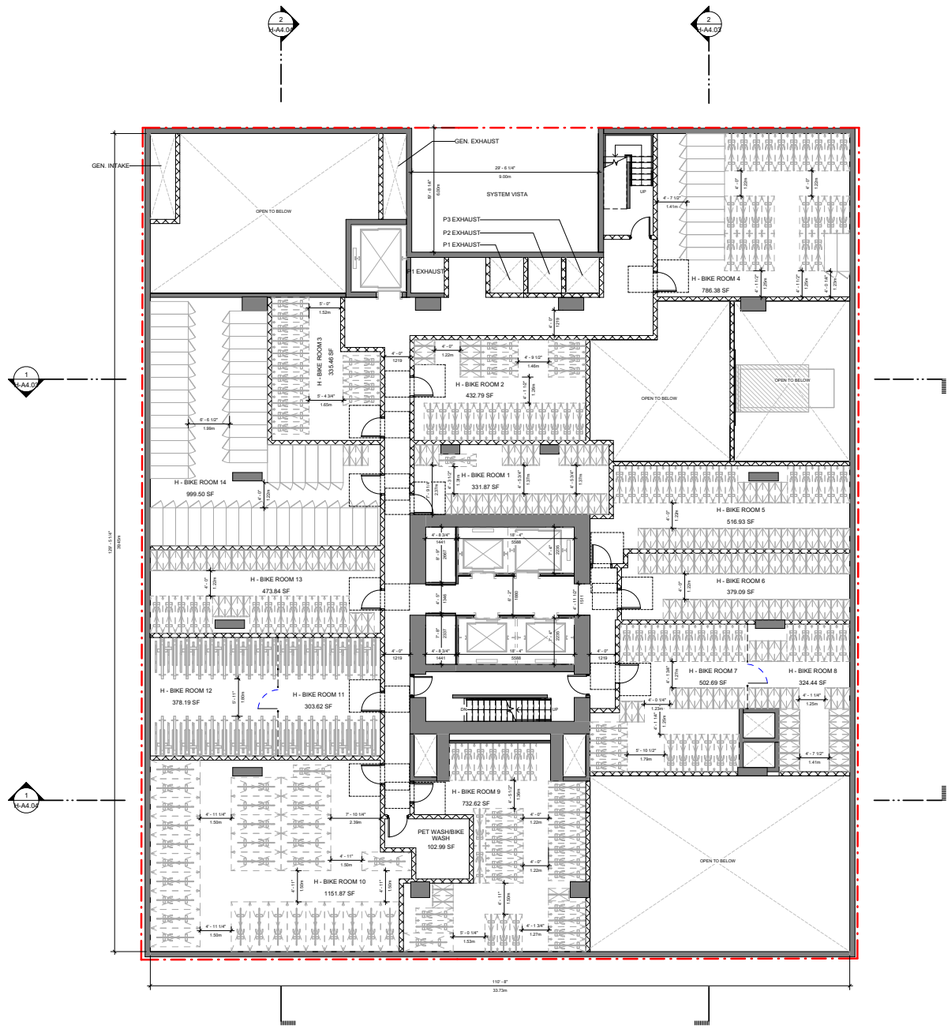
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HASTINGS LEVEL P3 PLAN



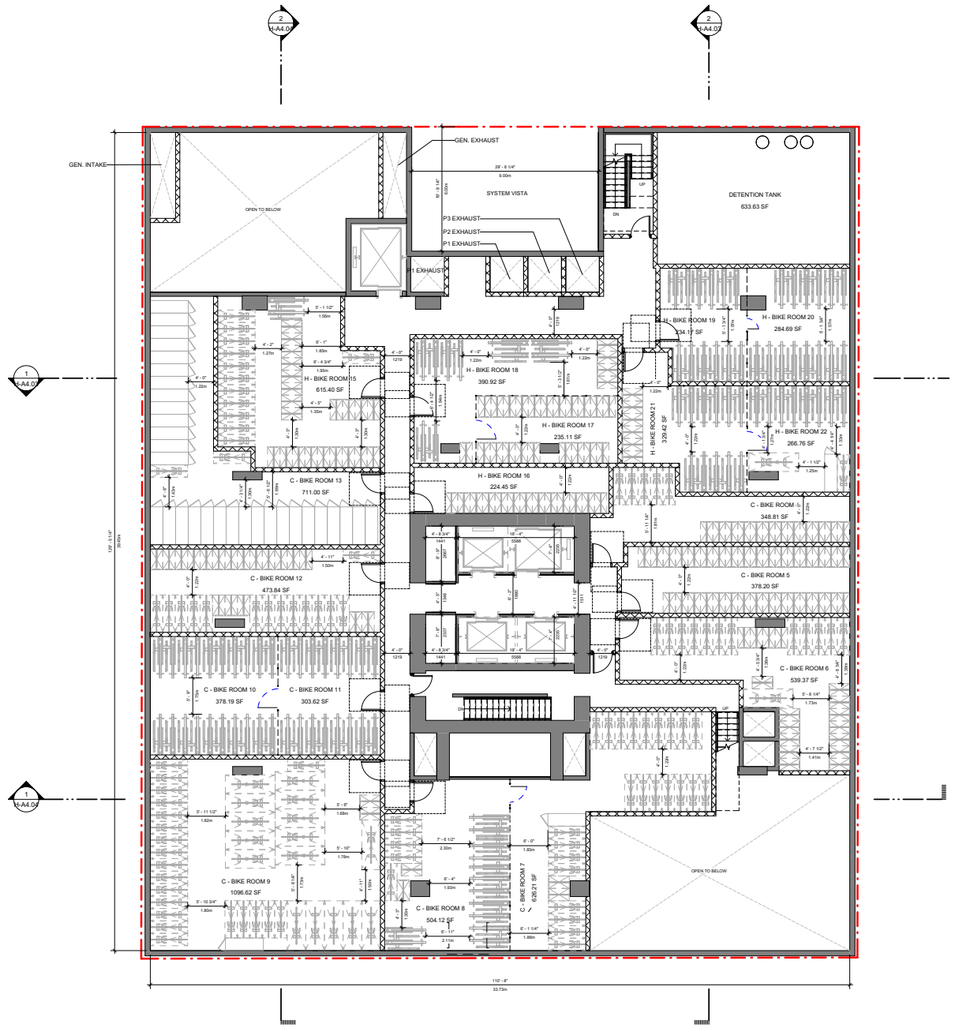
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HASTINGS LEVEL P2 PLAN



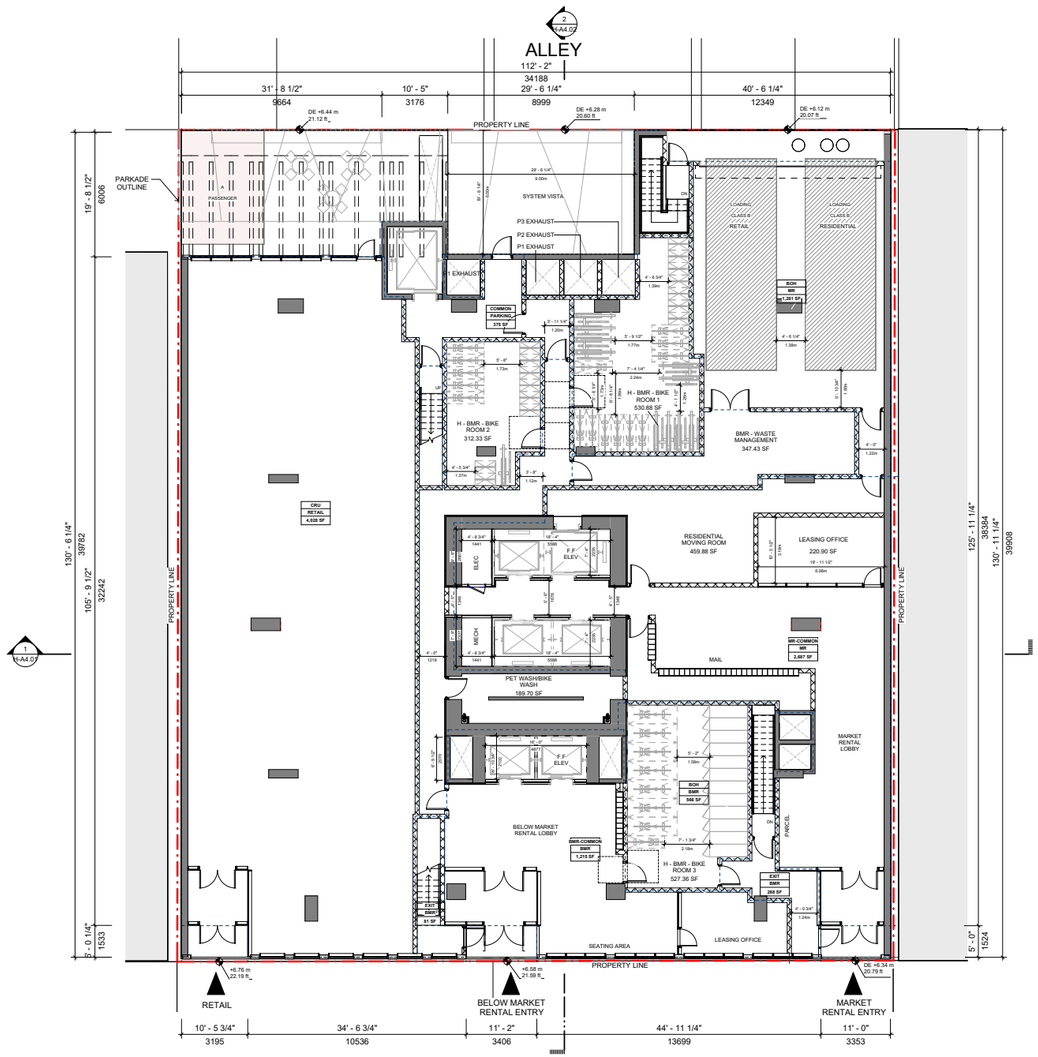
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HASTINGS LEVEL P1 PLAN



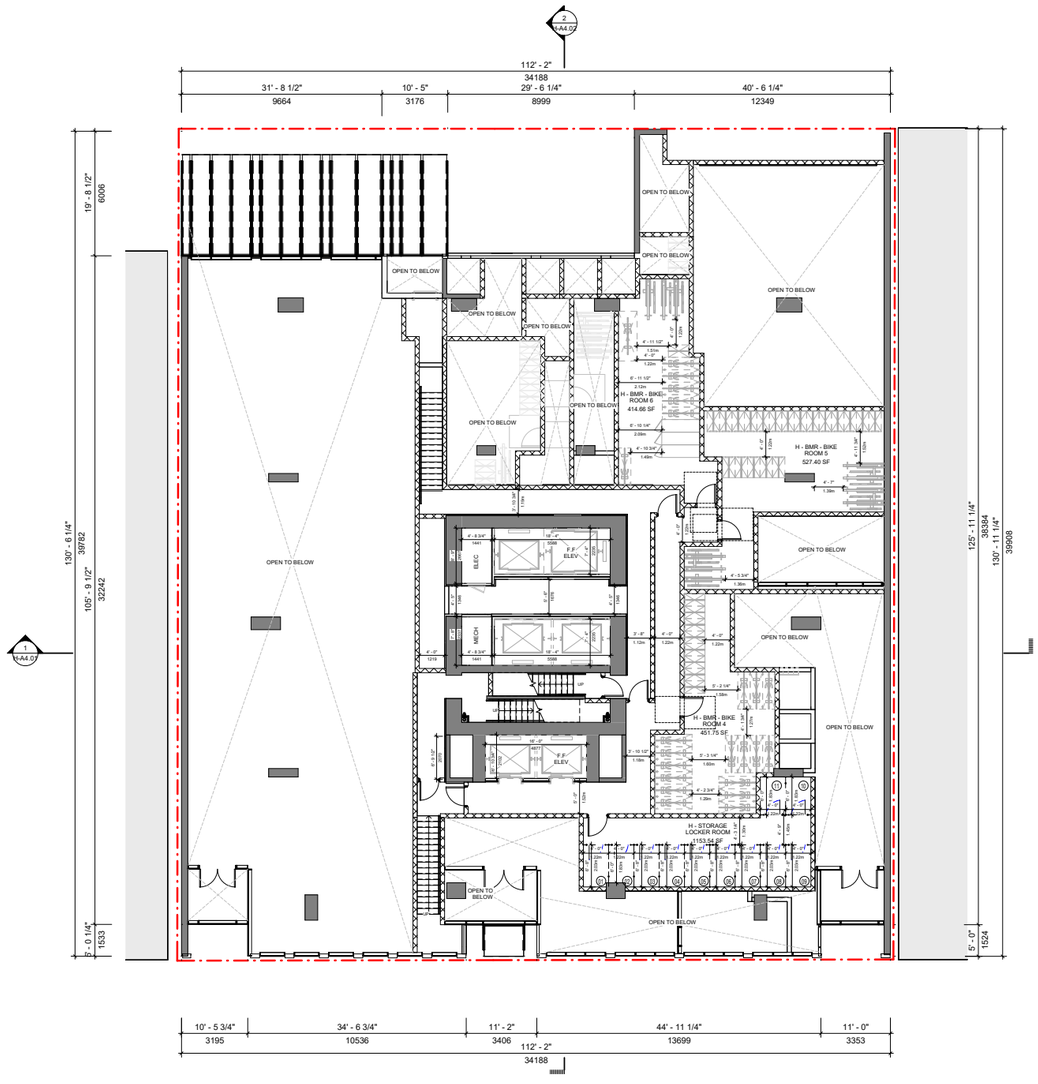
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HASTINGS LEVEL L01 PLAN



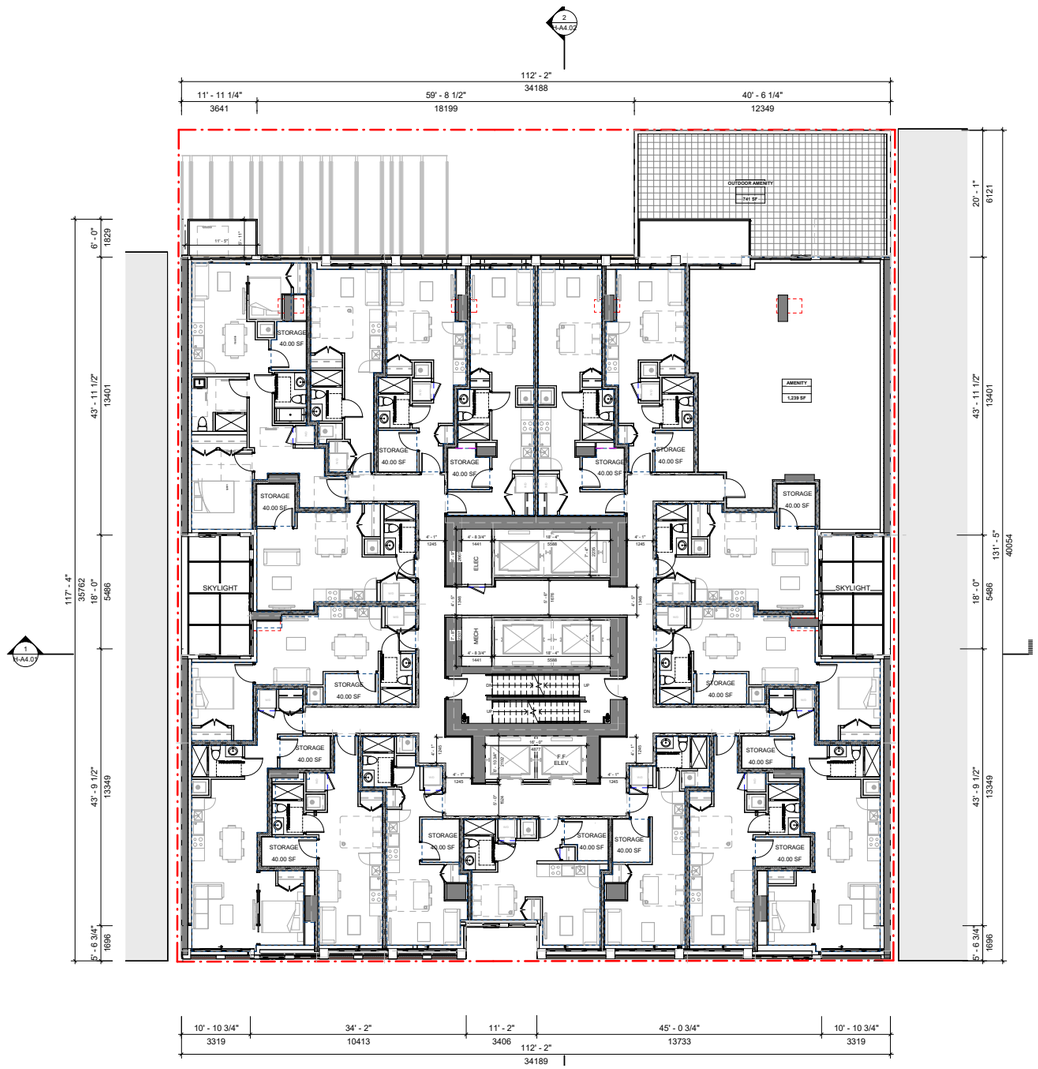
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HASTINGS LEVEL 01A PLAN



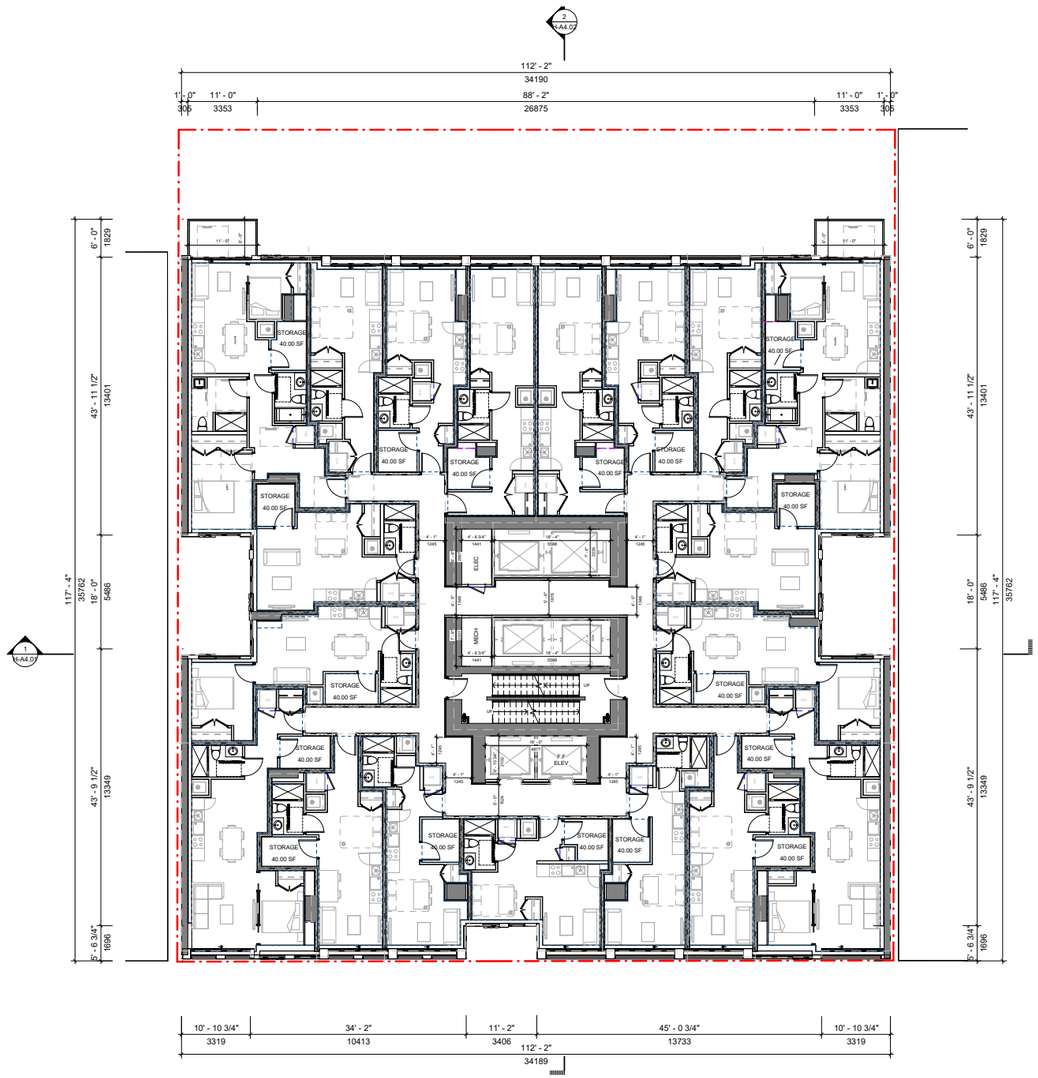
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HASTINGS LEVEL L02 PLAN



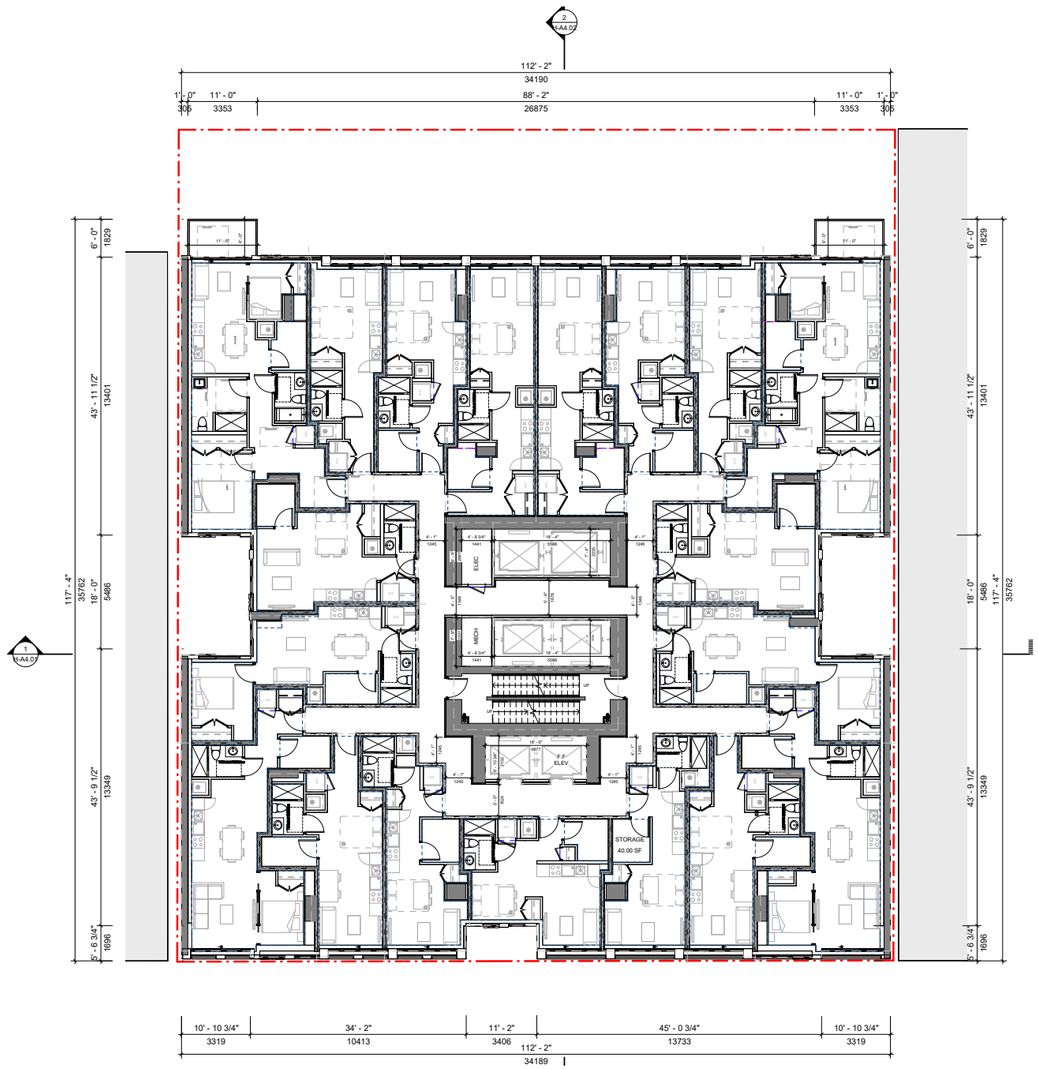
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HASTINGS LEVEL 03-04 PLAN



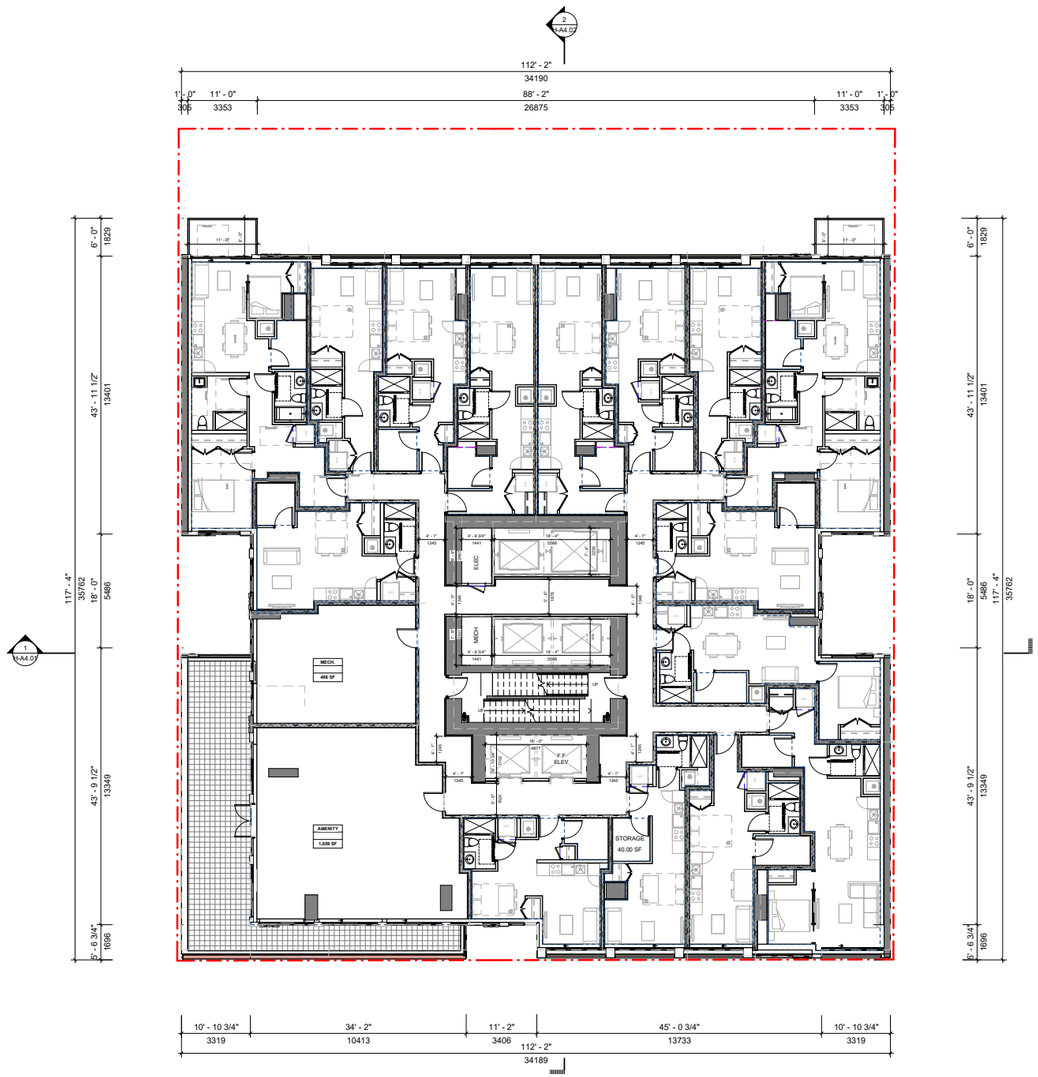
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HASTINGS LEVEL L05-06 PLAN



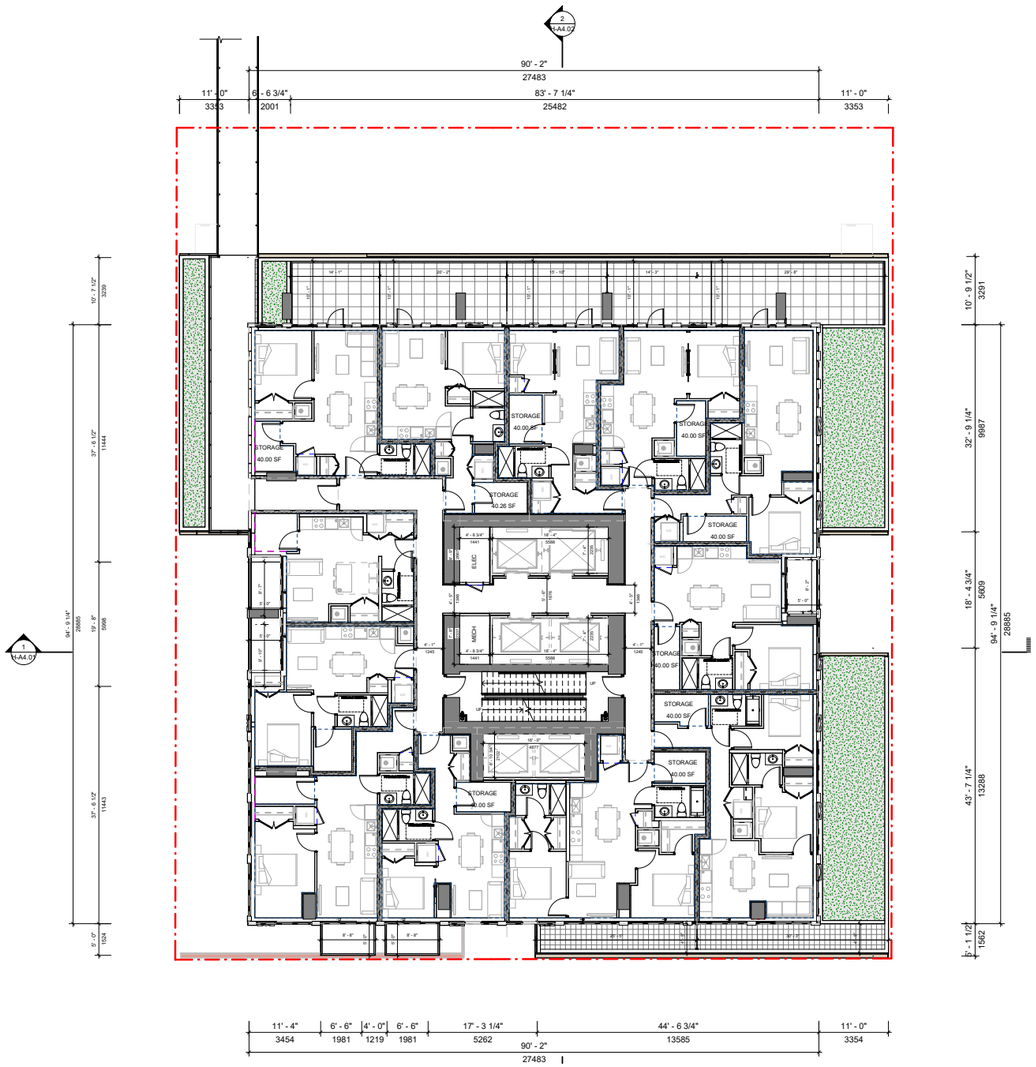
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HASTINGS LEVEL 07 PLAN



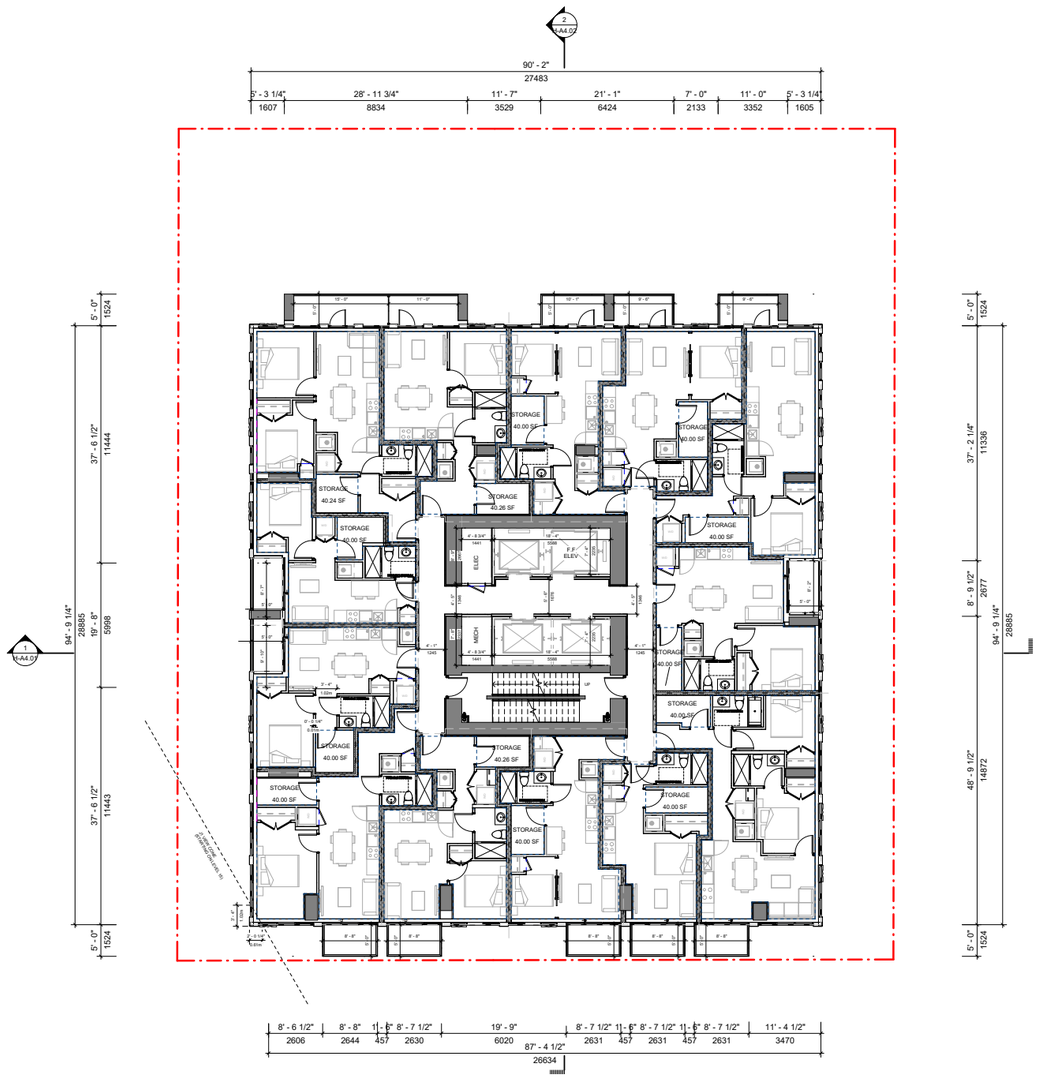
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HASTINGS LEVEL L08 PLAN



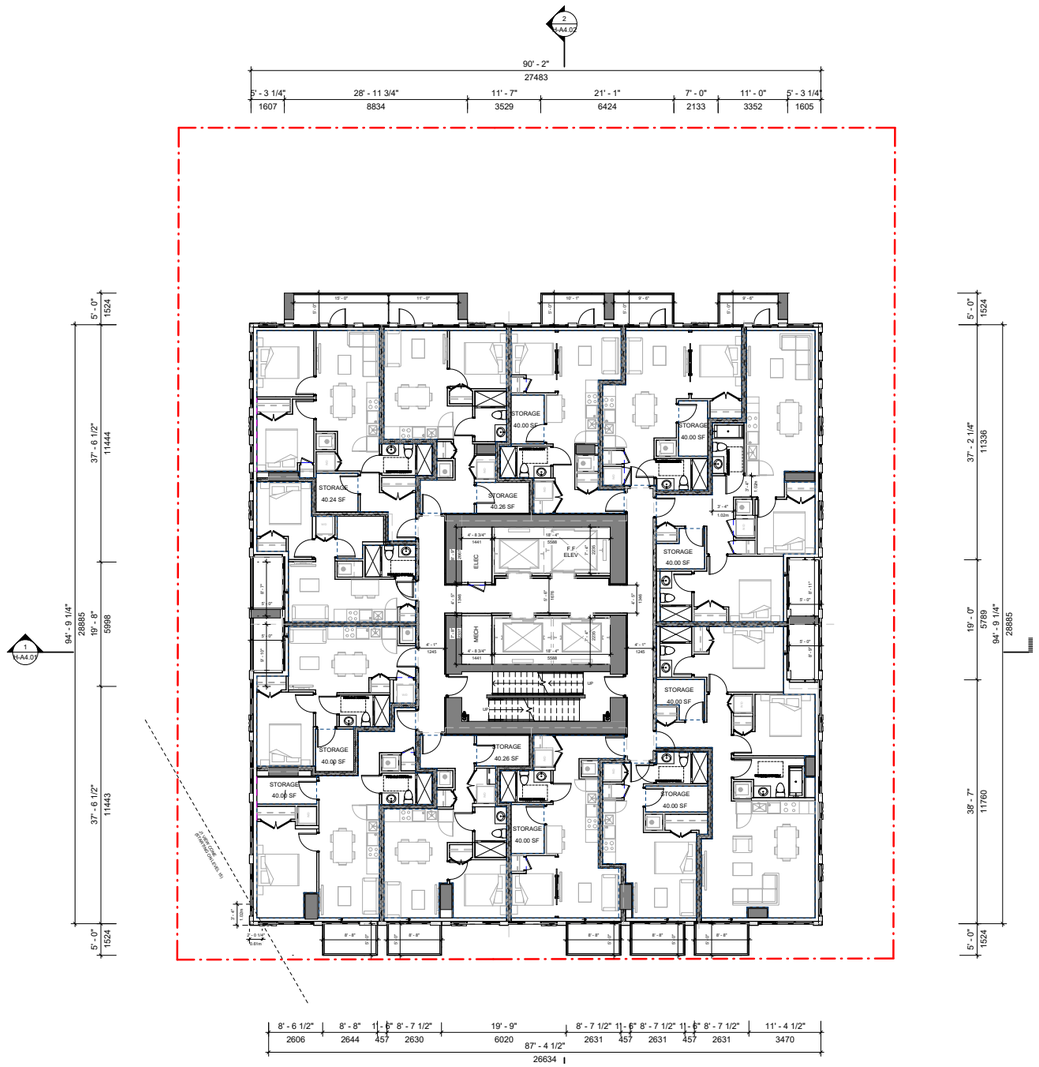
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HASTINGS LEVEL 09-35 PLAN



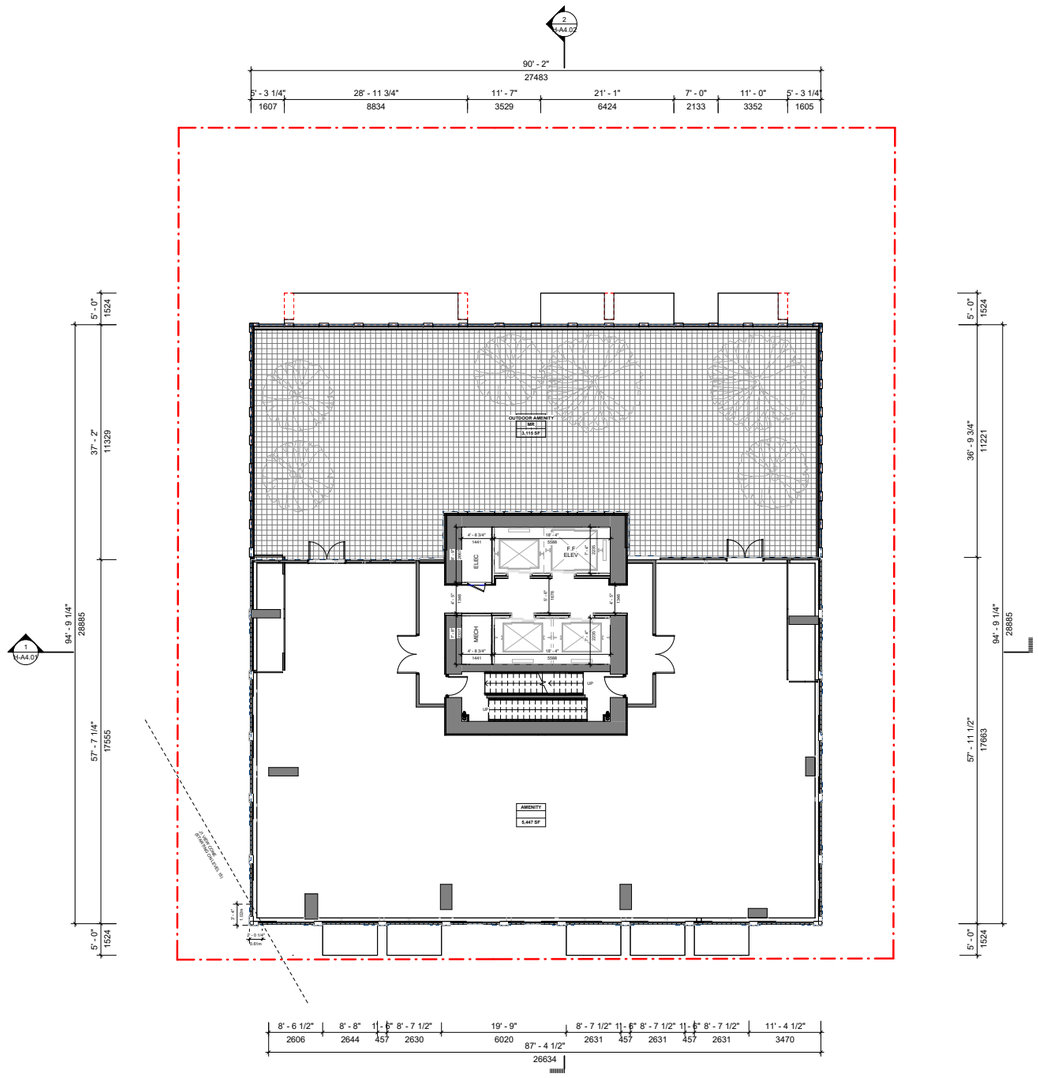
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HASTINGS LEVEL L36-39 PLAN



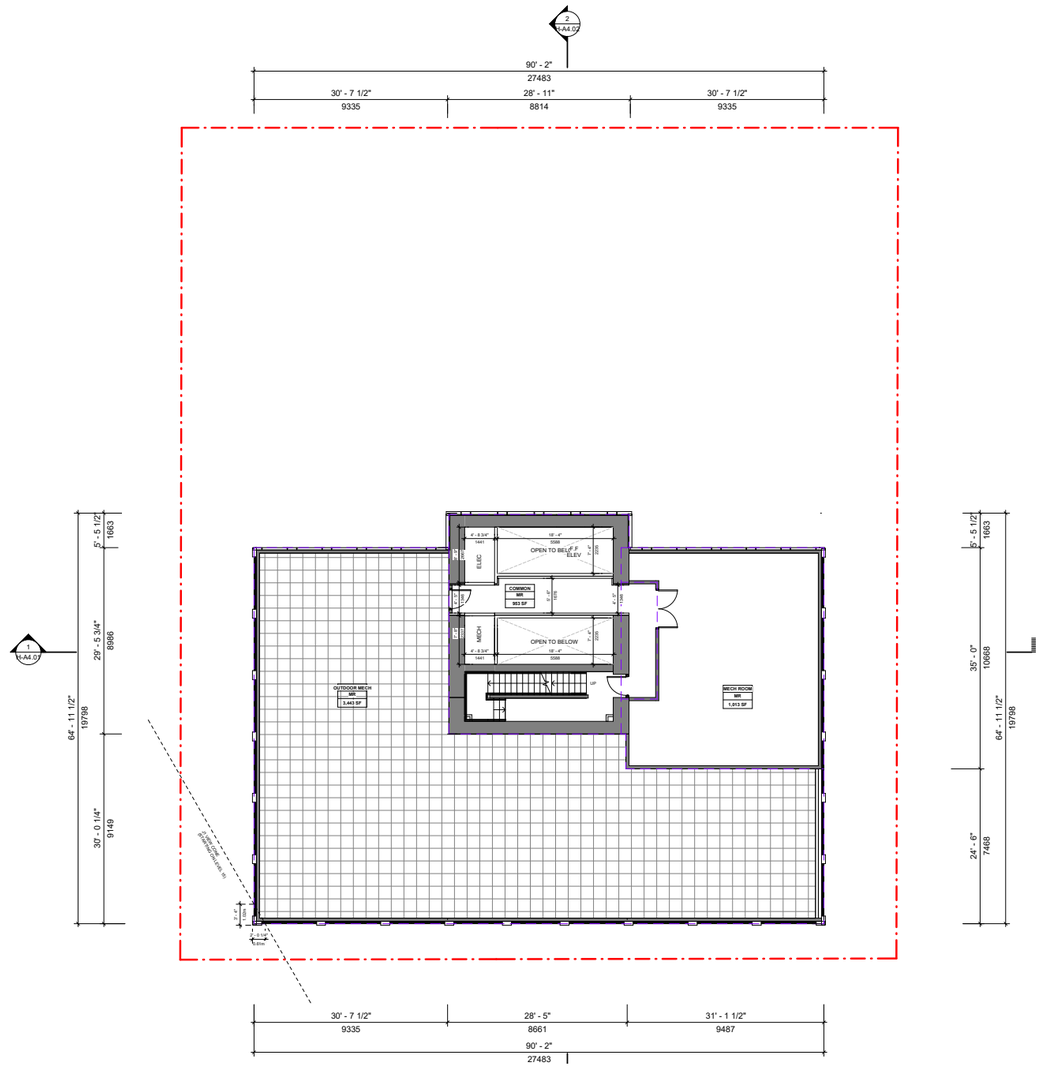
Scale 1/24" = 1'- 0"

HASTINGS LEVEL AMENITY PLAN



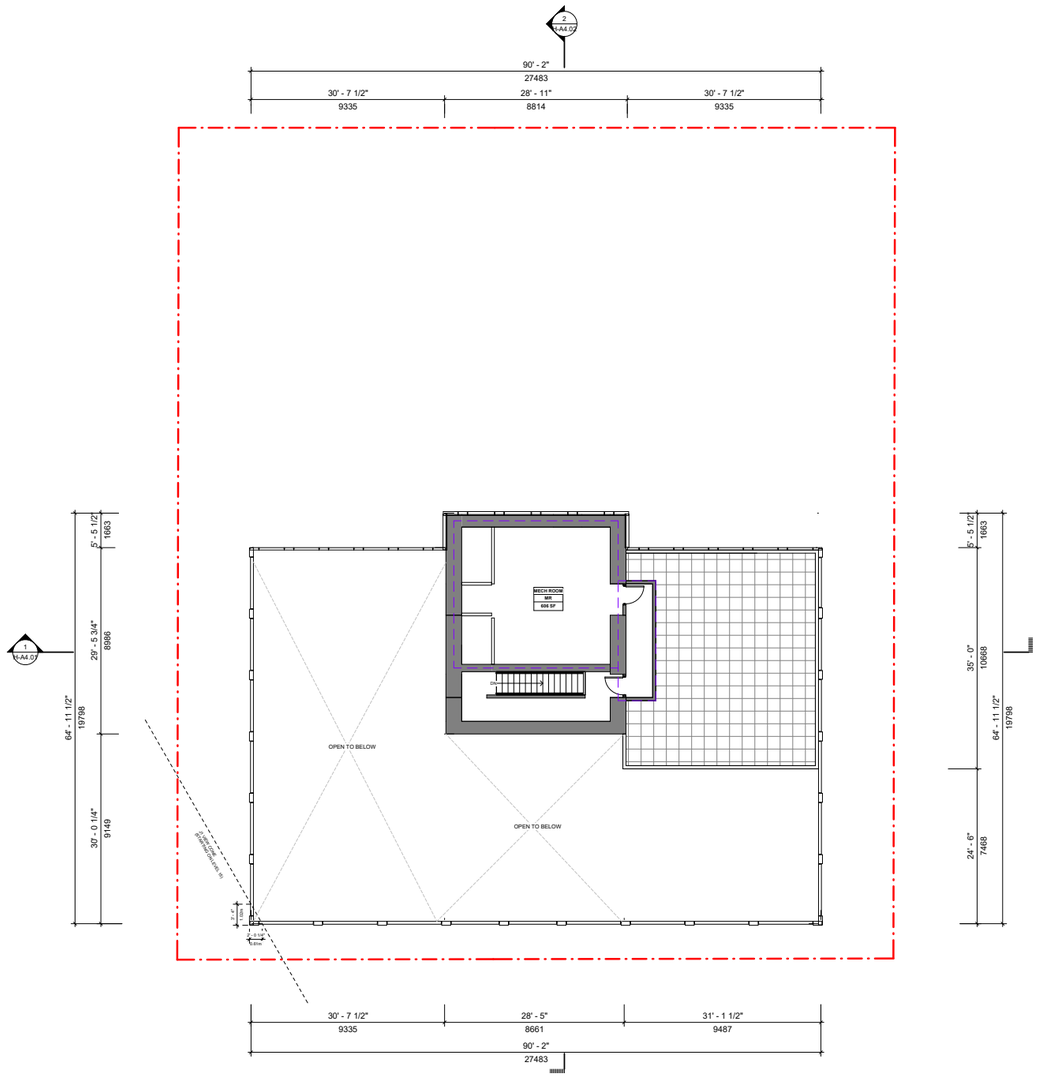
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HASTINGS LEVEL MECH PLAN



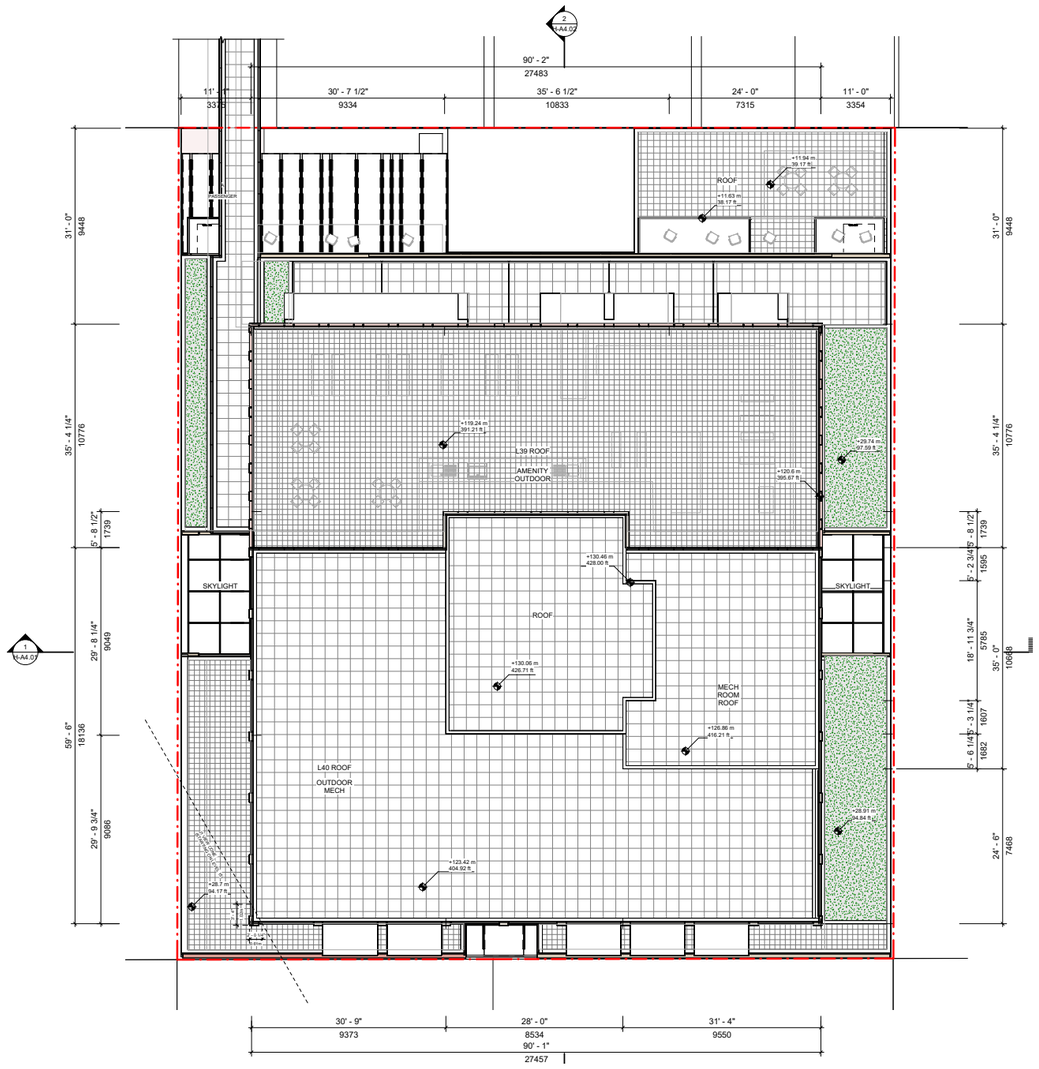
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HASTINGS LEVEL ELEV MECH PLAN



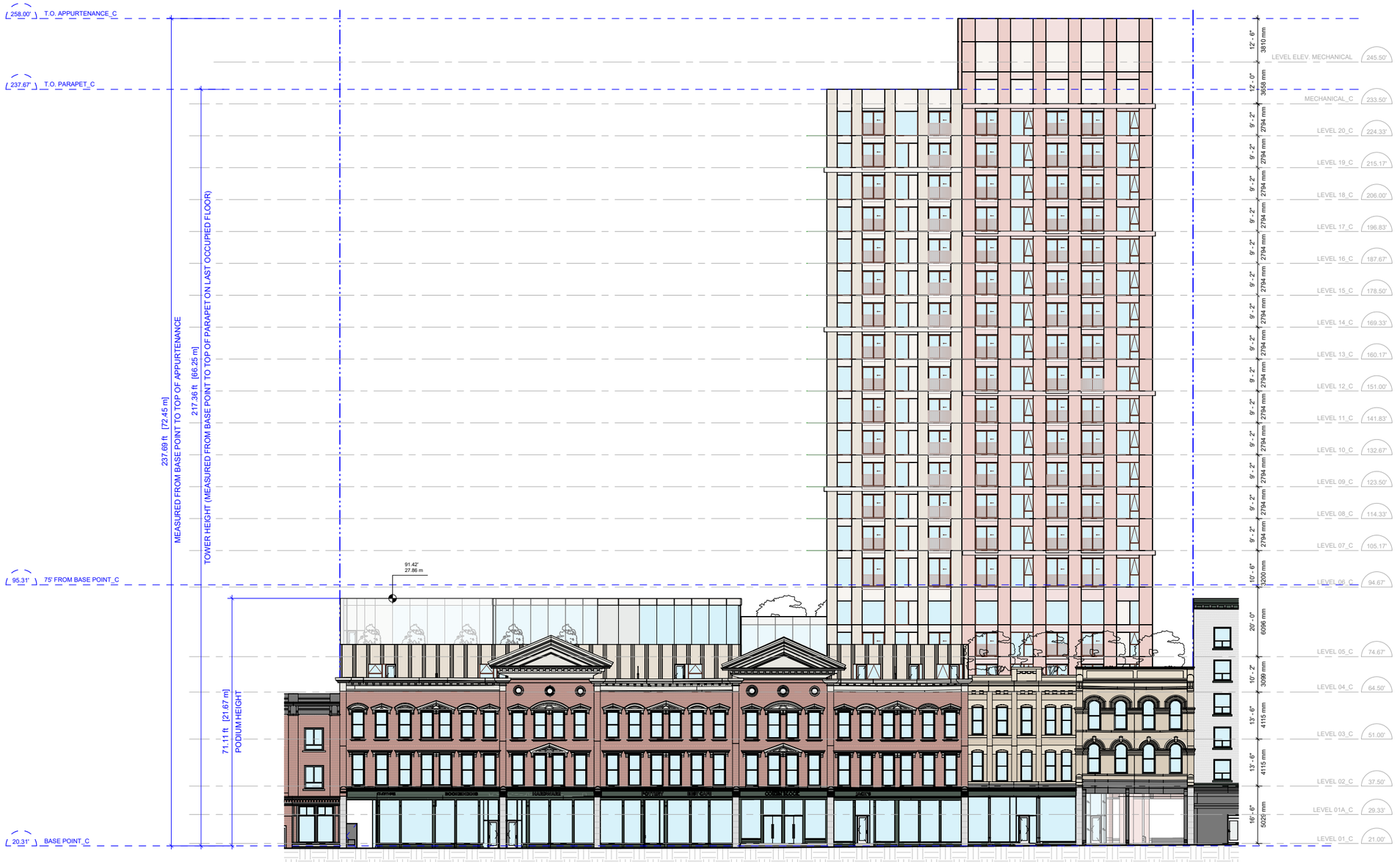
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HASTINGS LEVEL ROOF PLAN



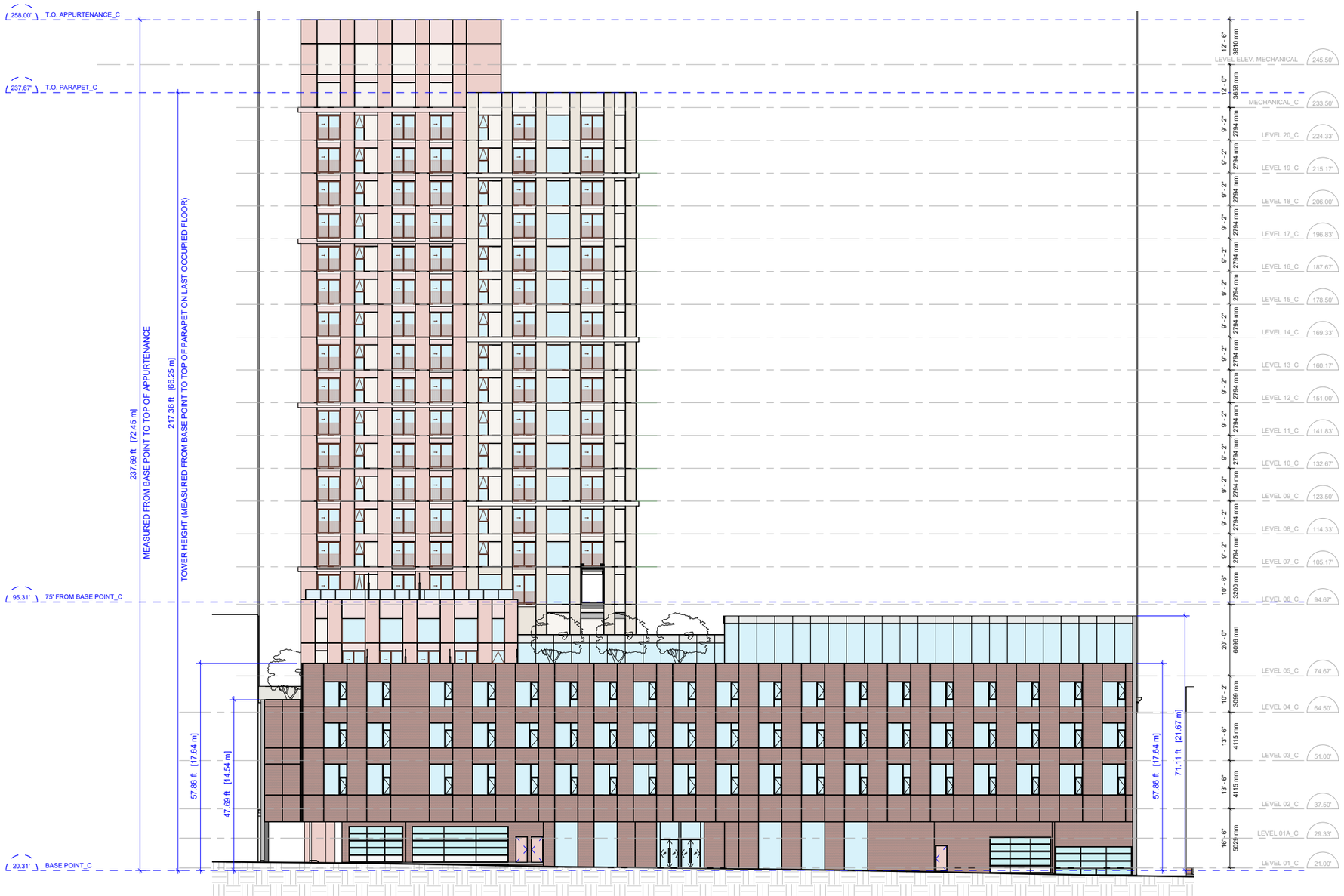
Scale 1/24" = 1'- 0"

CORDOVA NORTH ELEVATION



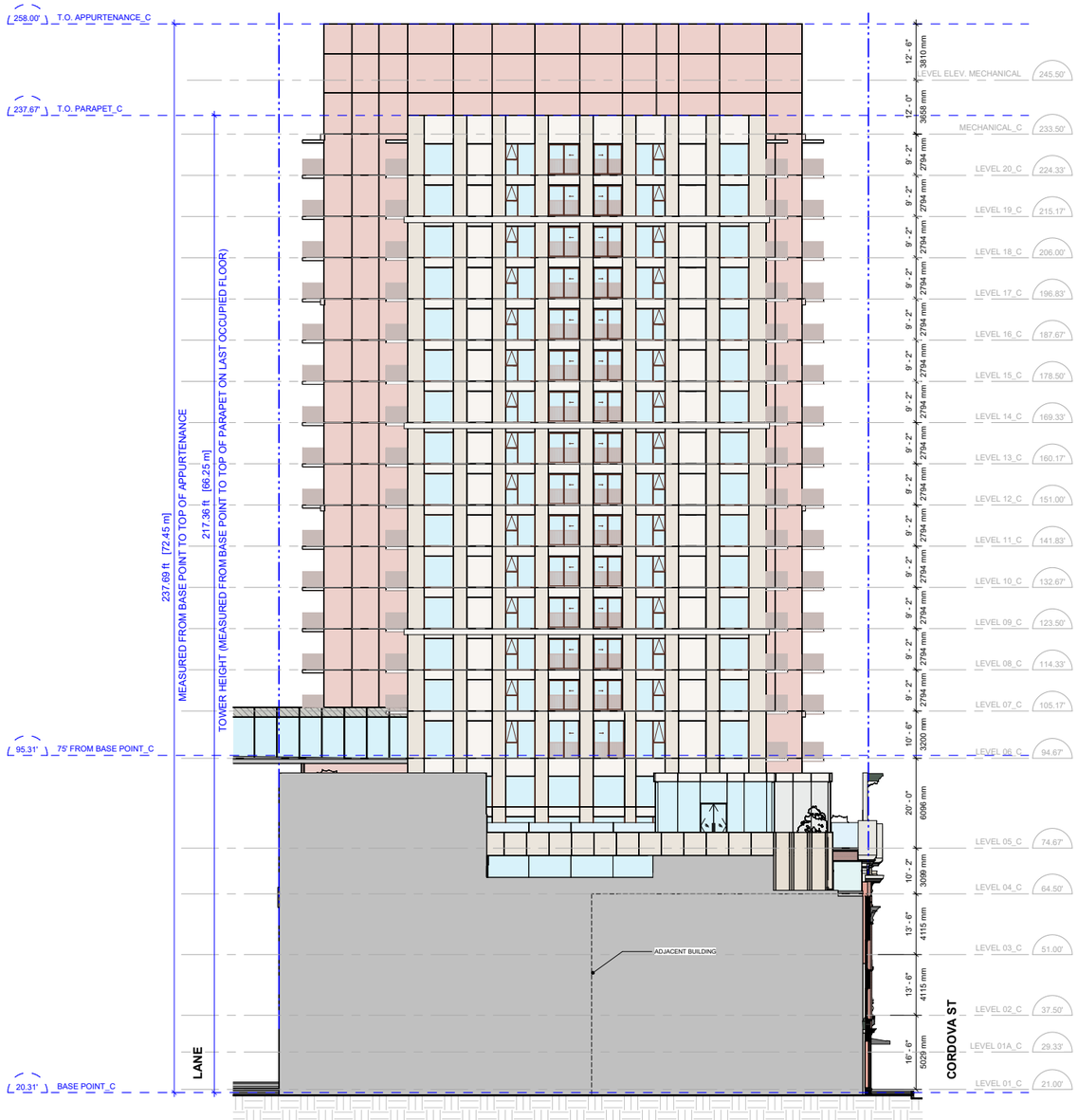
Scale 1/32" = 1'- 0"

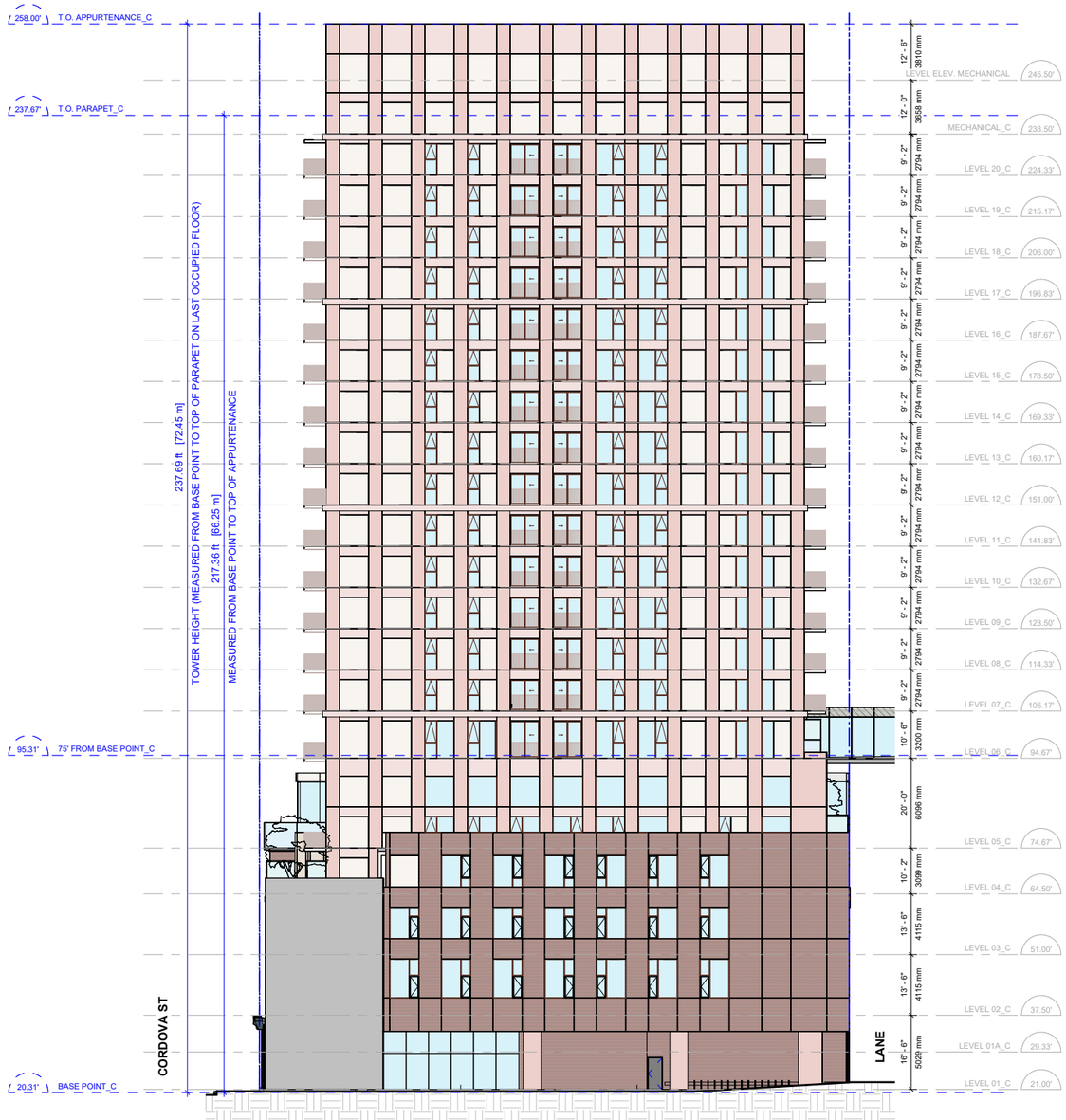
CORDOVA SOUTH ELEVATION



Scale 1/32" = 1'- 0"

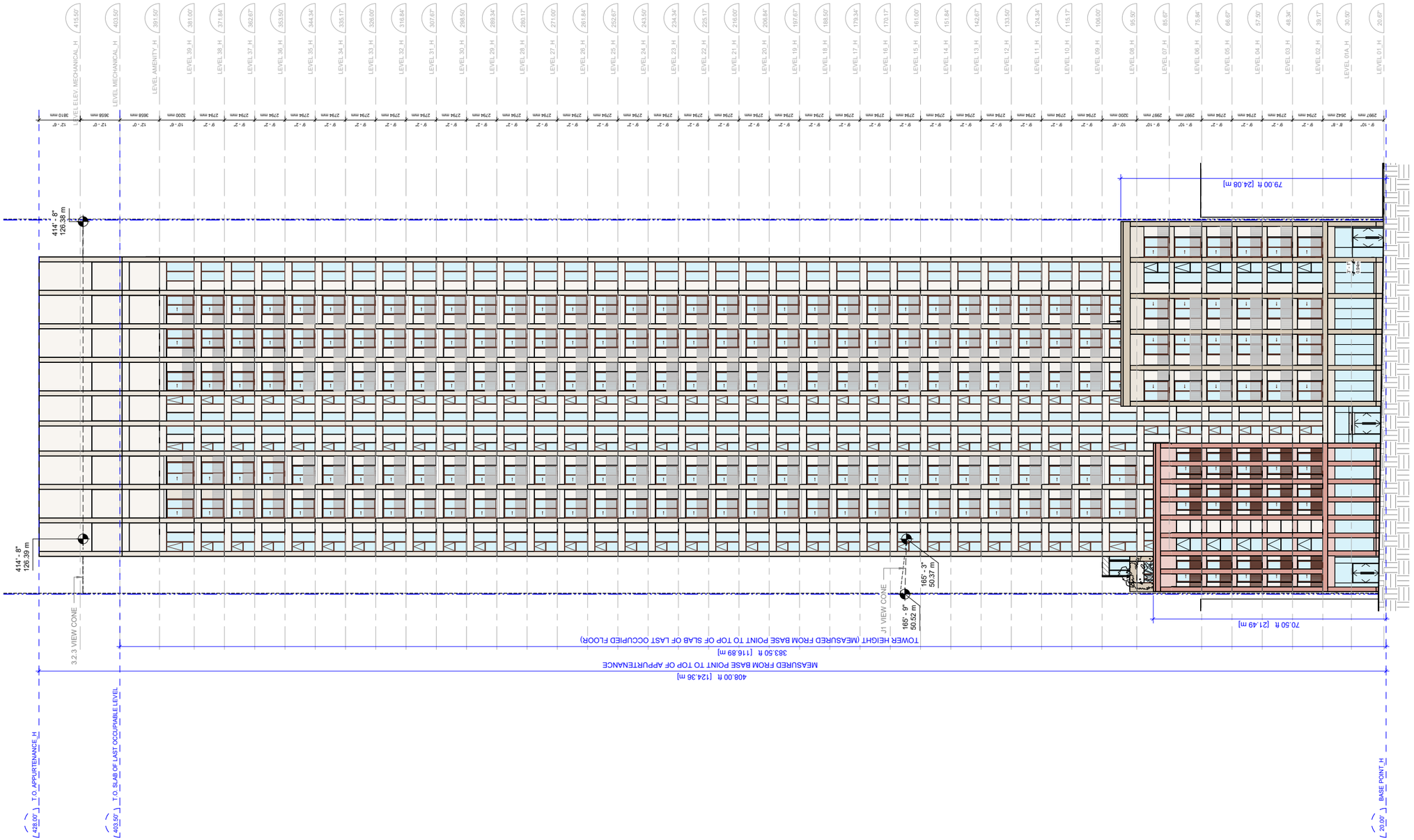
CORDOVA EAST & WEST ELEVATION





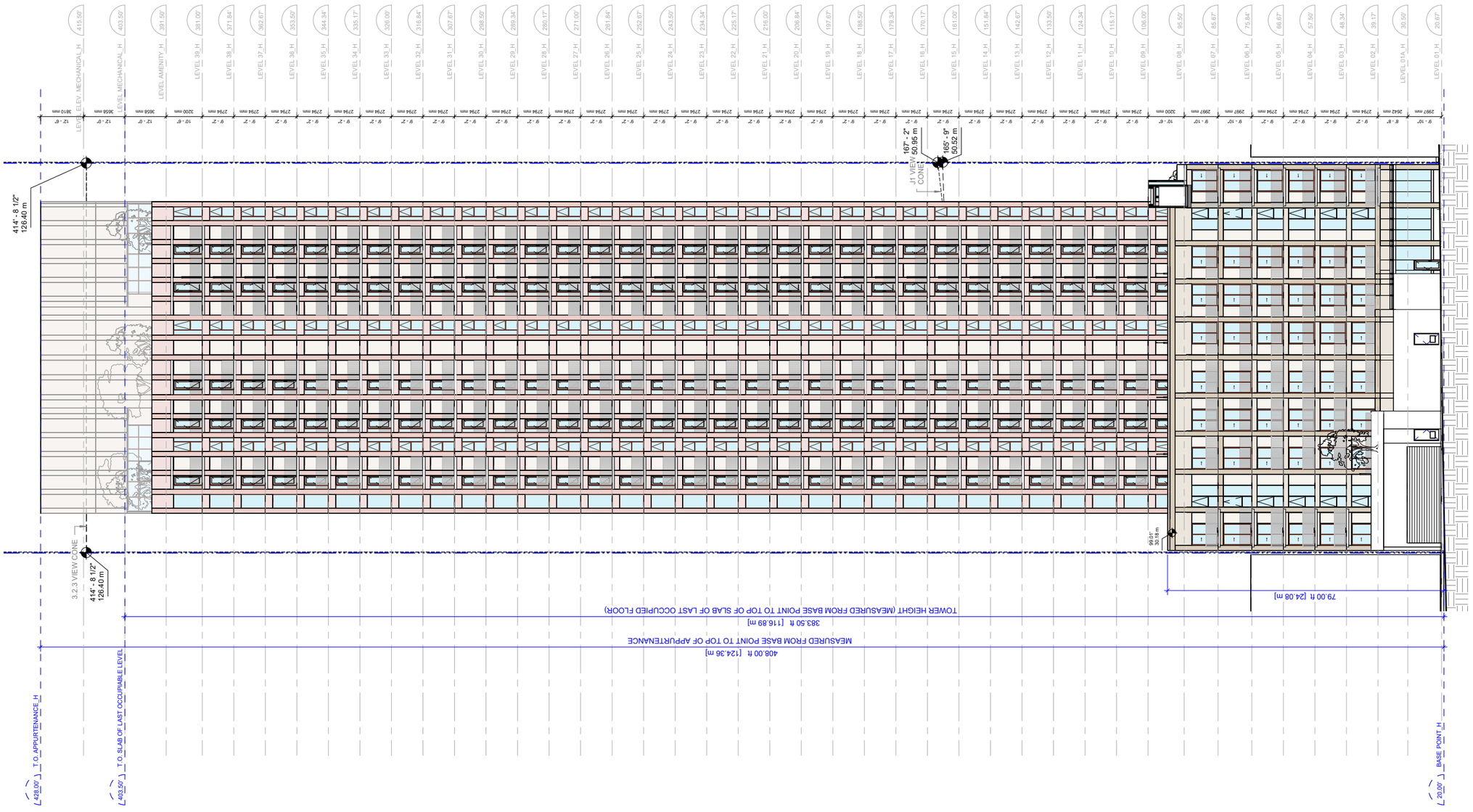
Scale 1/32" = 1'- 0"

HASTINGS SOUTH ELEVATION



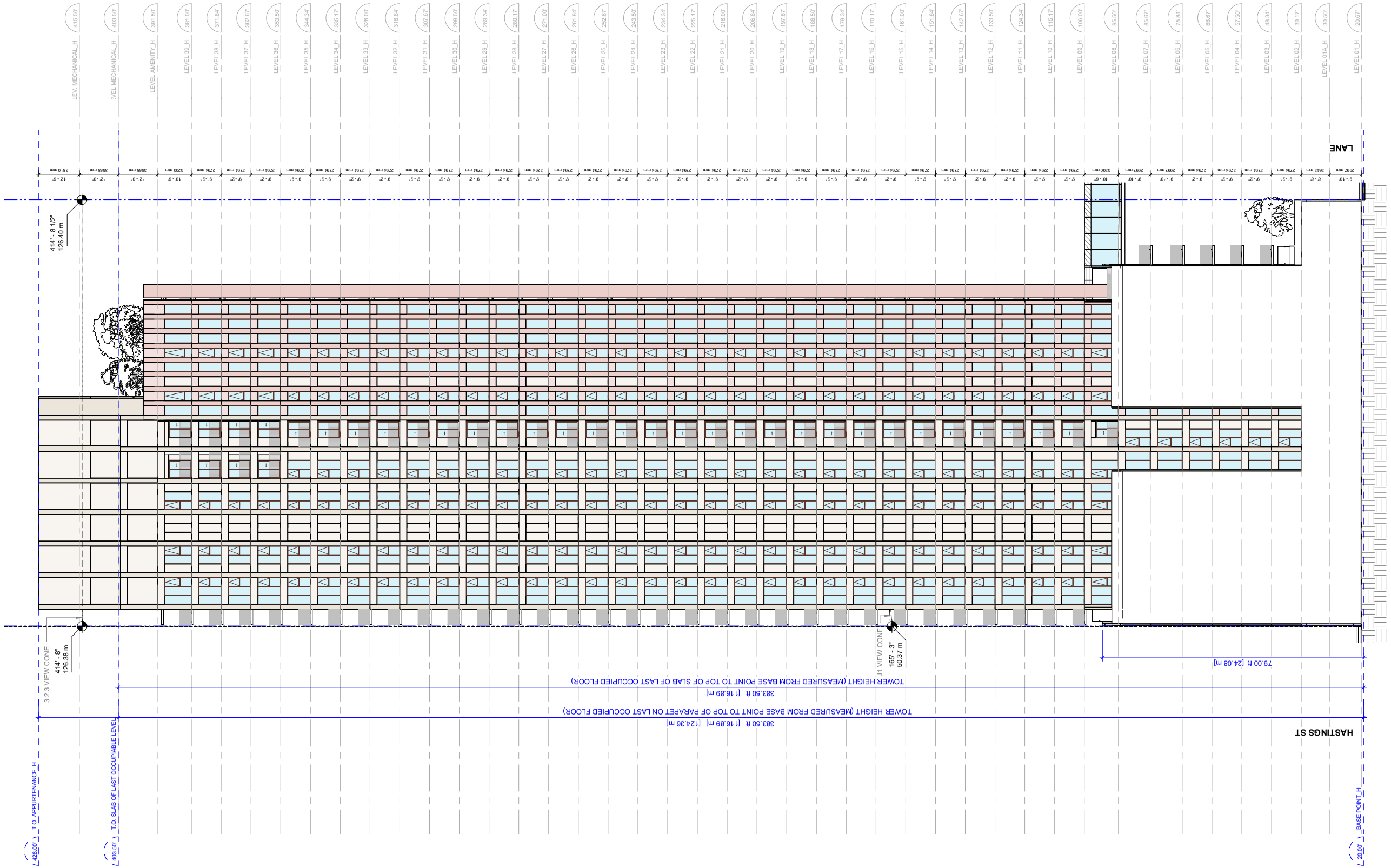
Scale 1/32" = 1'- 0"

HASTINGS NORTH ELEVATION



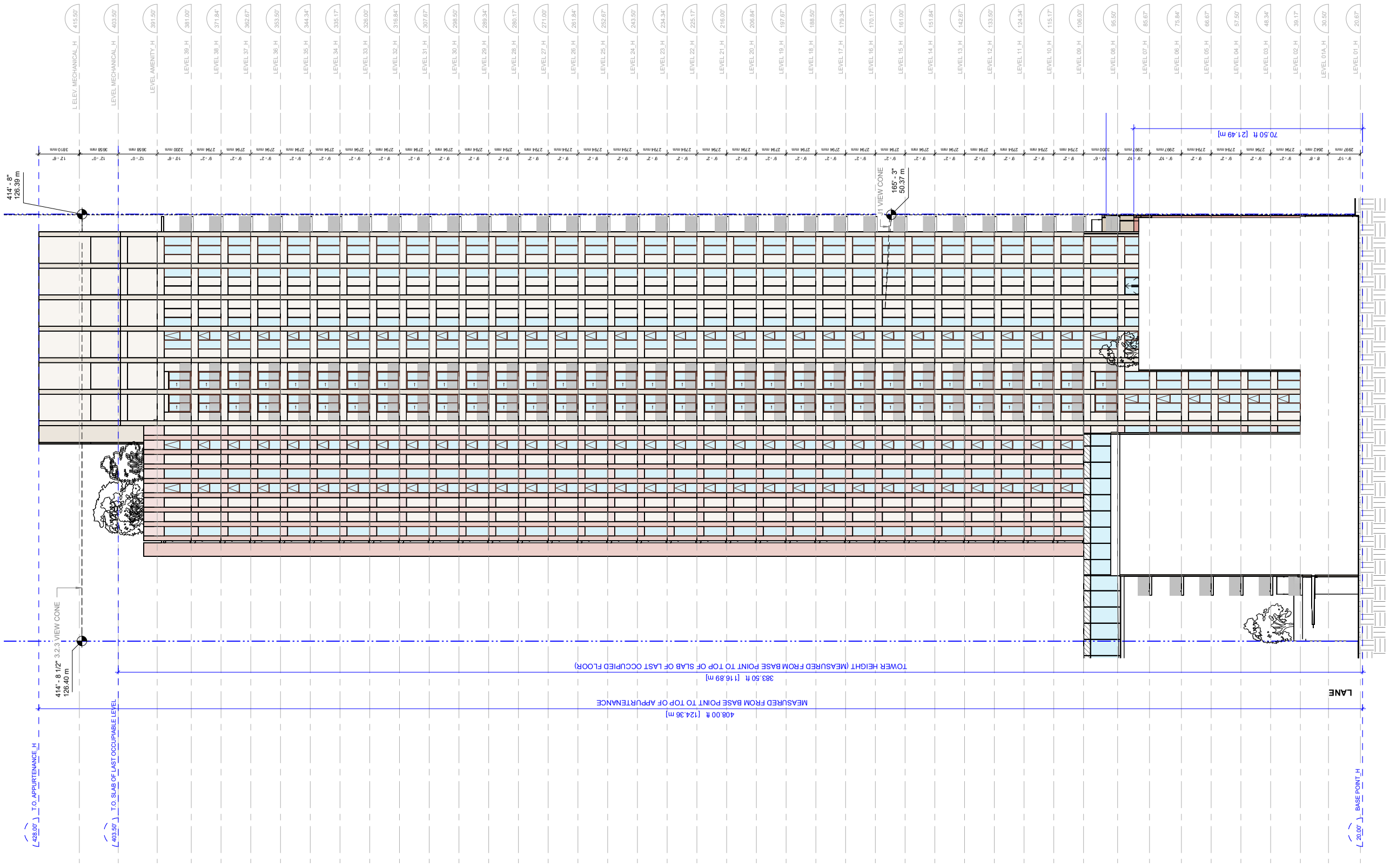
Scale 1/32" = 1'- 0"

HASTINGS EAST ELEVATION



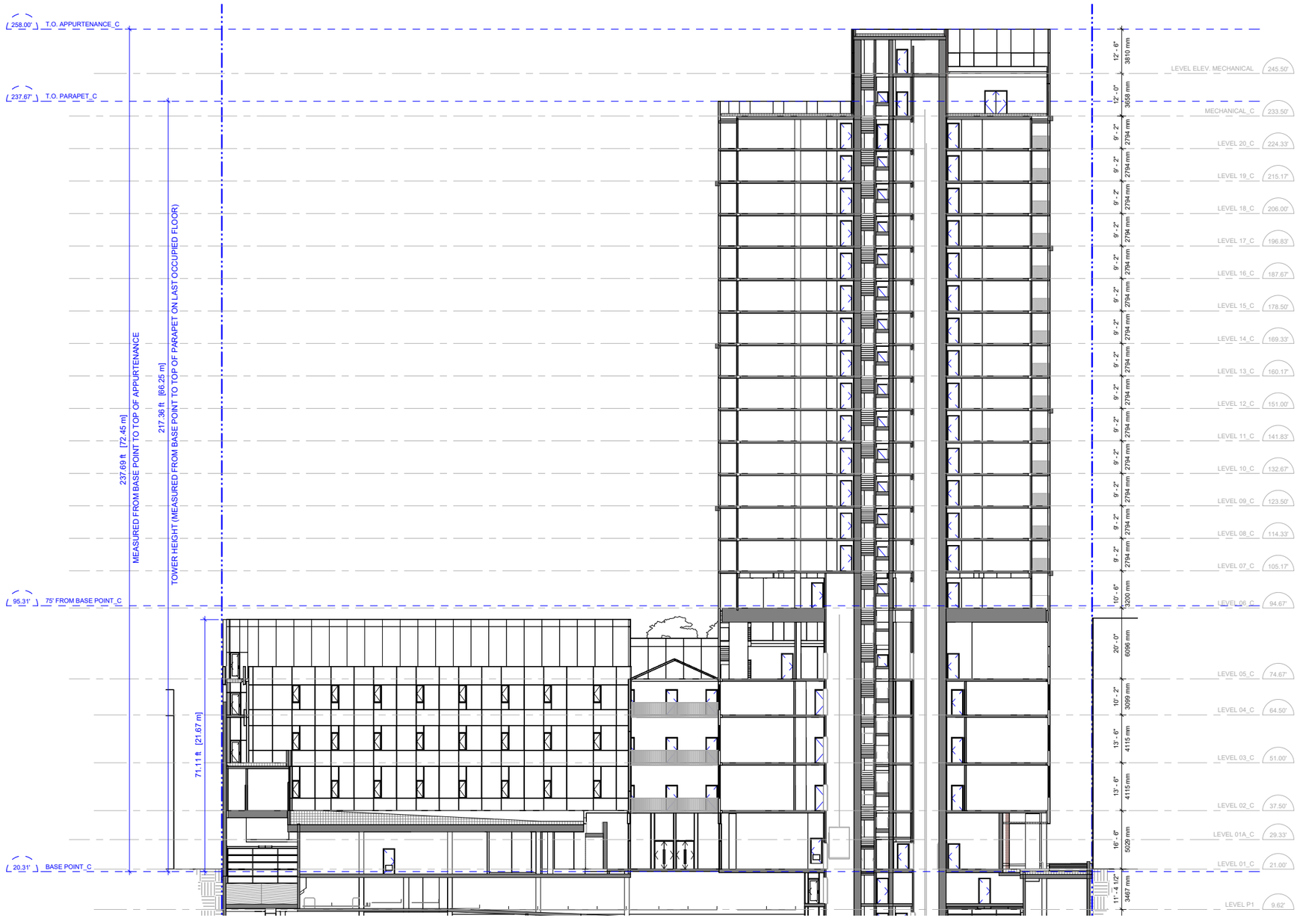
Scale 1/32" = 1'- 0"

HASTINGS WEST ELEVATION



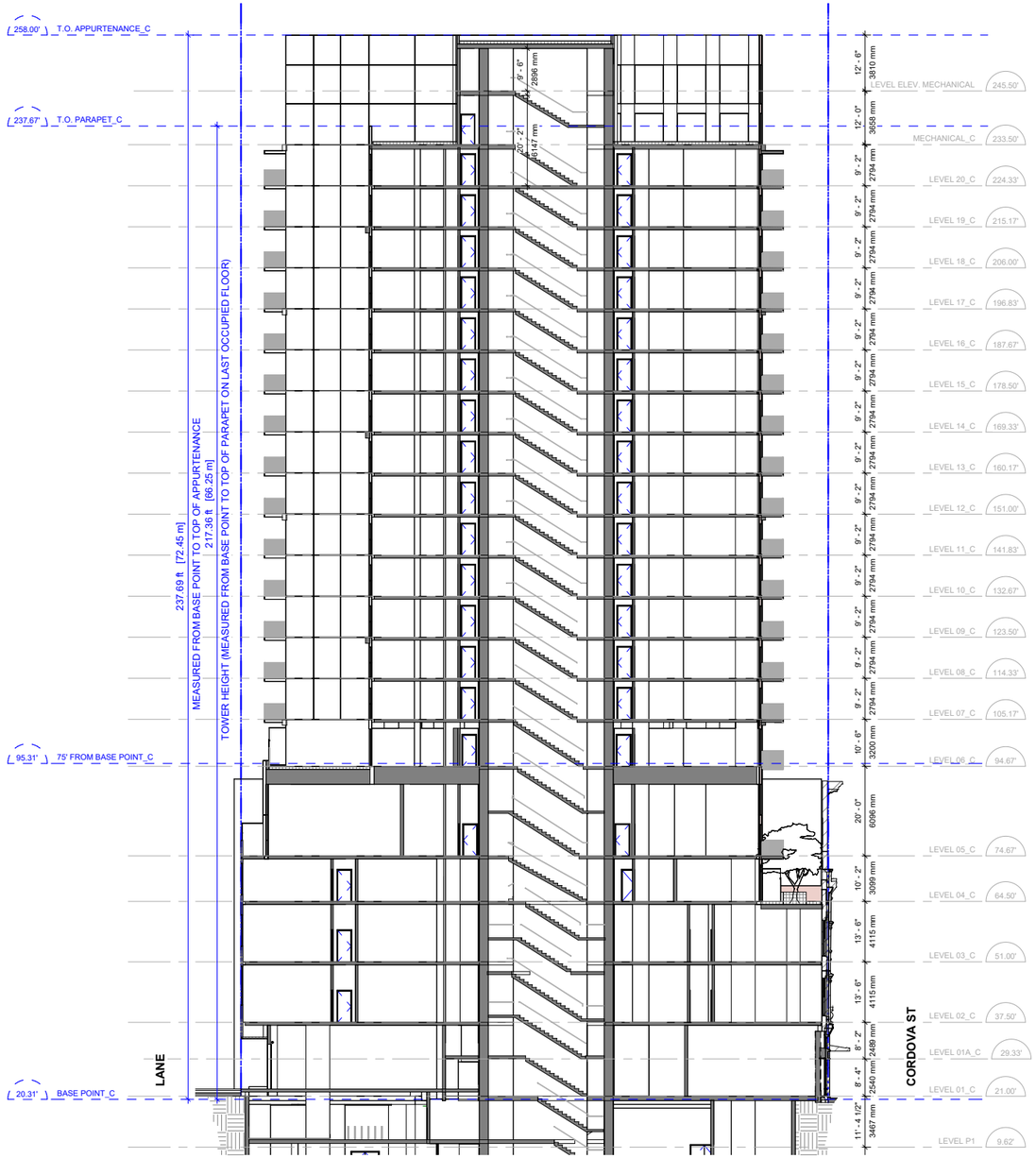
Scale 1/32" = 1'- 0"

CORDOVA SOUTH SECTIONS



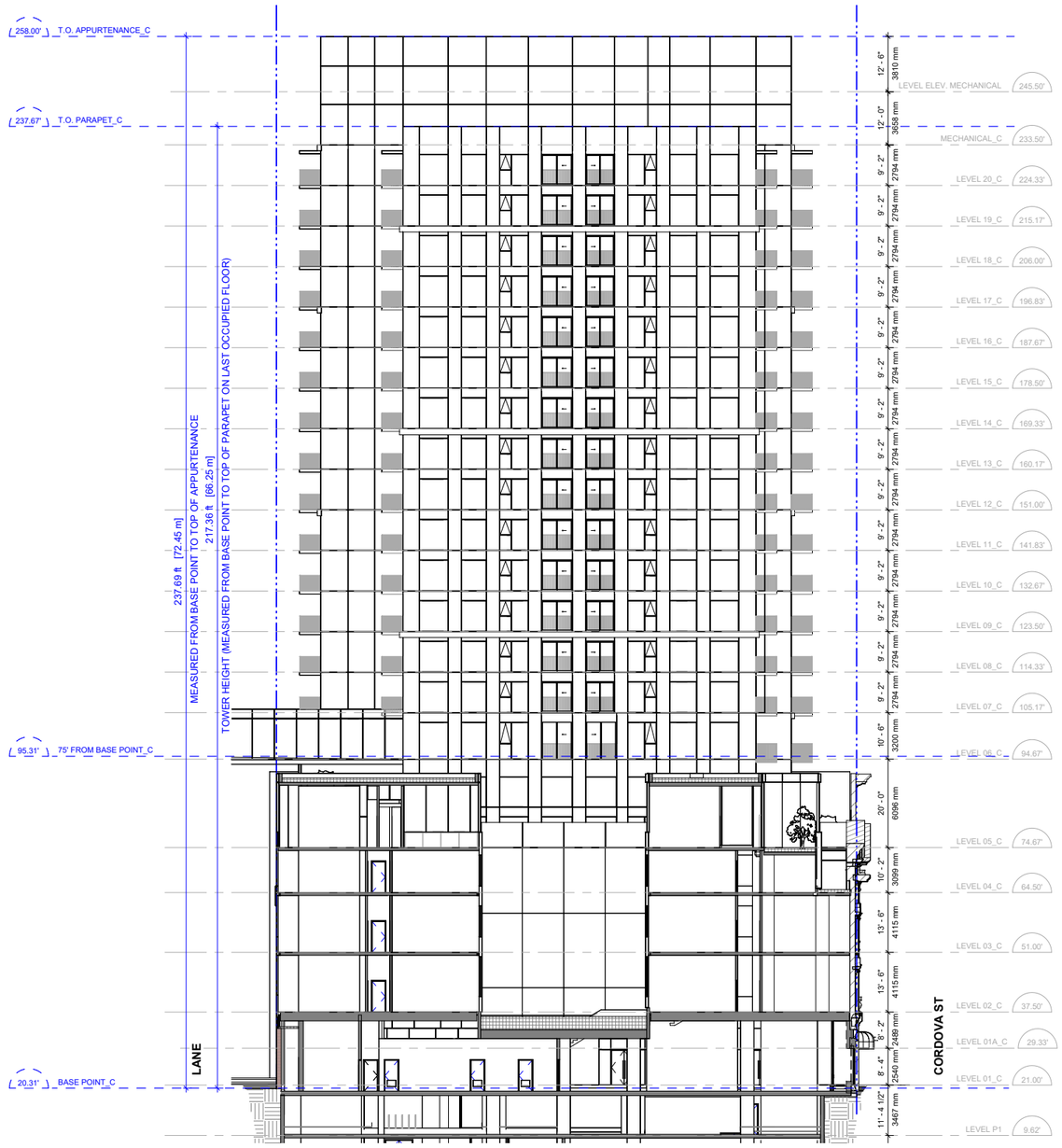
Scale 1/32" = 1'- 0"

CORDOVA WEST SECTIONS



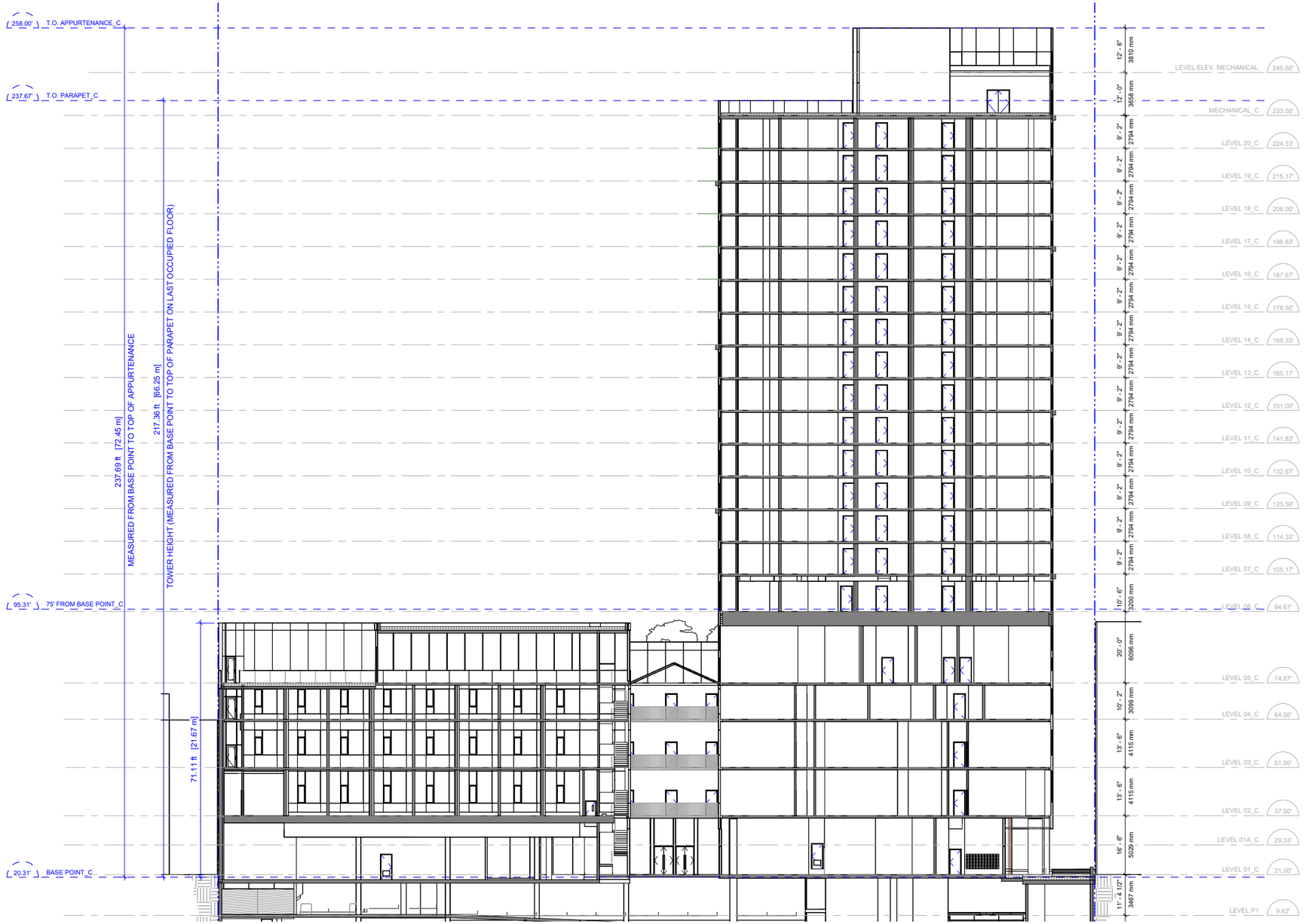
Scale 1/32" = 1'- 0"

CORDOVA WEST SECTIONS



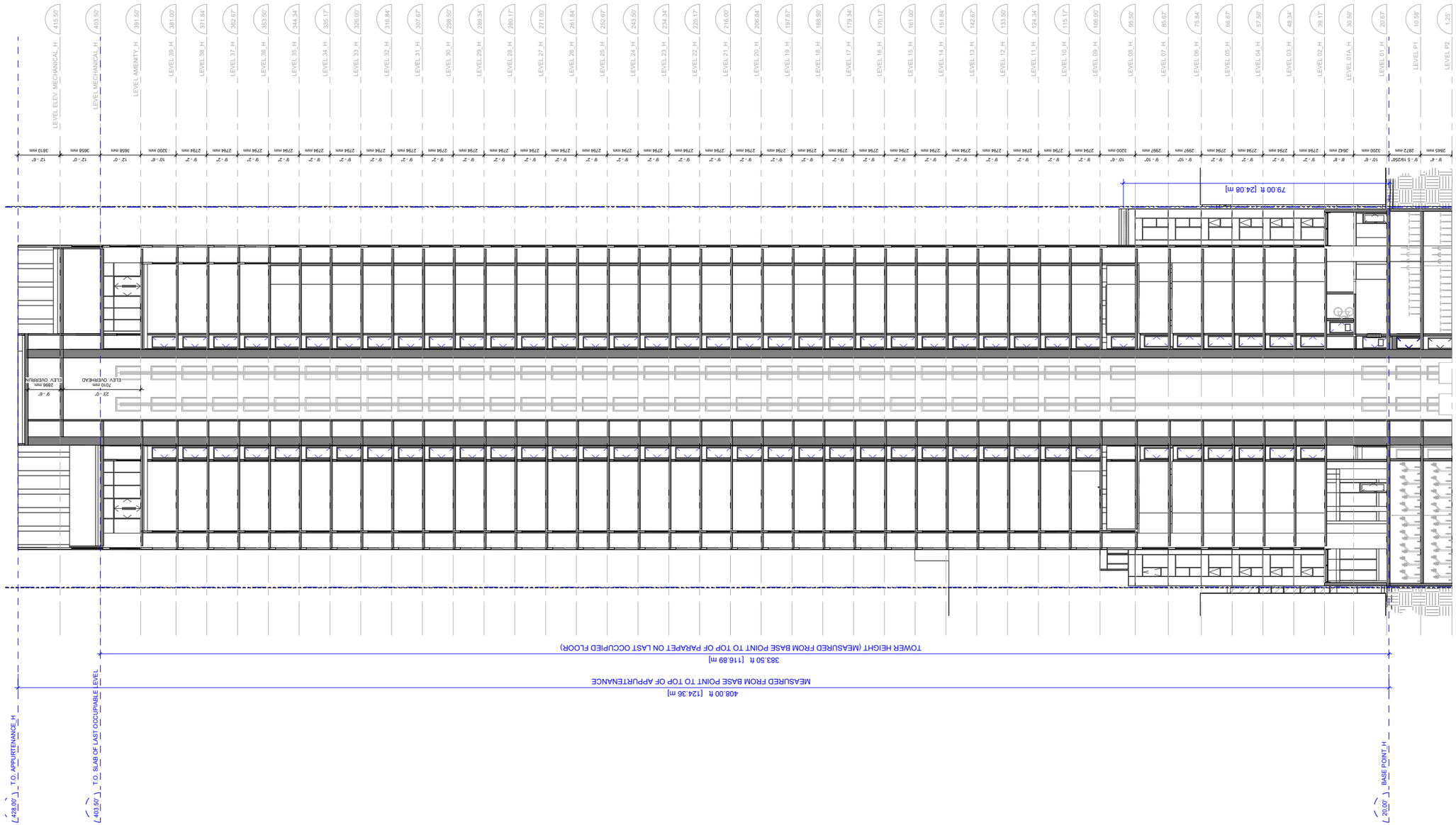
Scale 1/32" = 1'- 0"

CORDOVA SOUTH SECTIONS



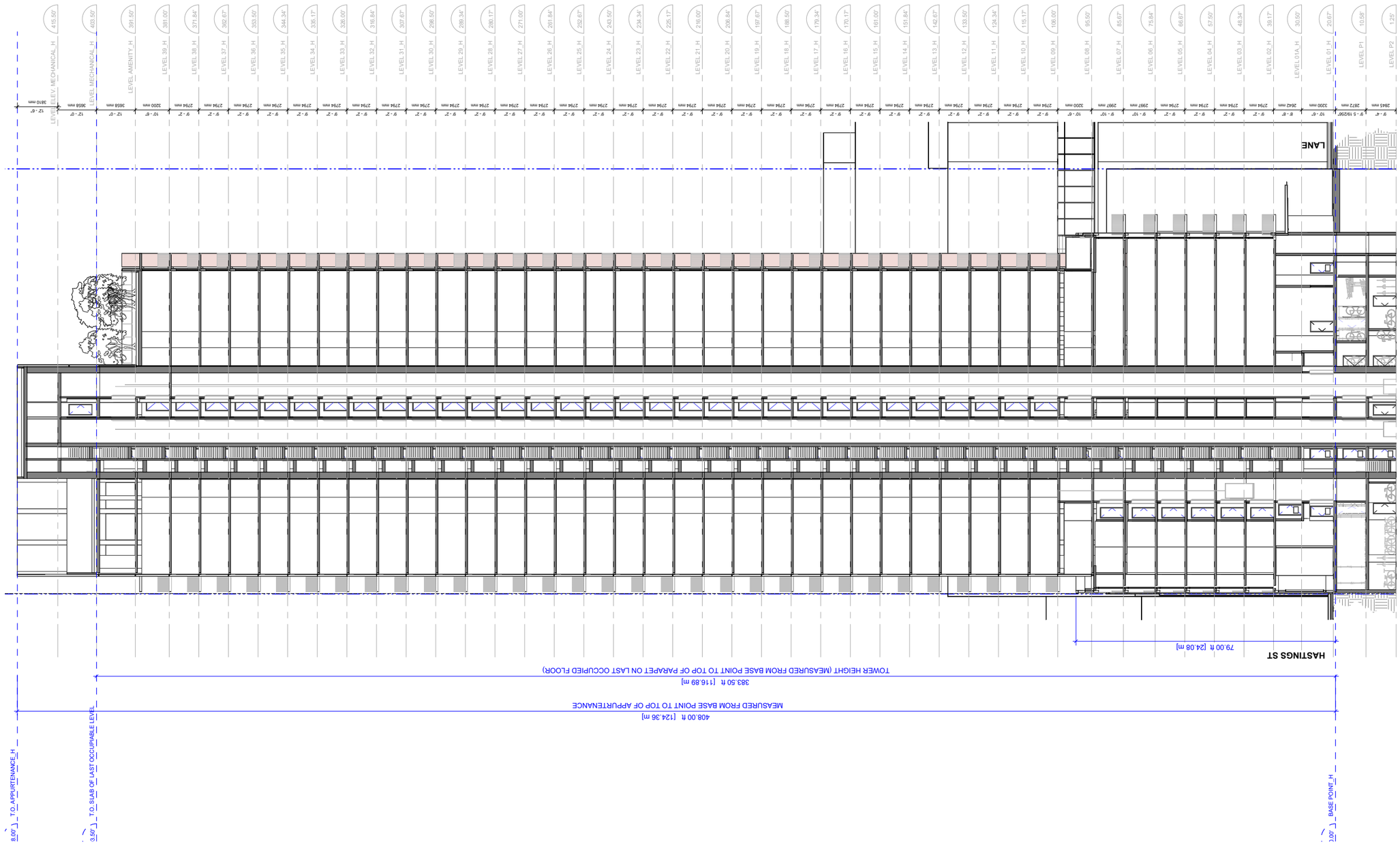
Scale 1/32" = 1'- 0"

HASTINGS SOUTH SECTION

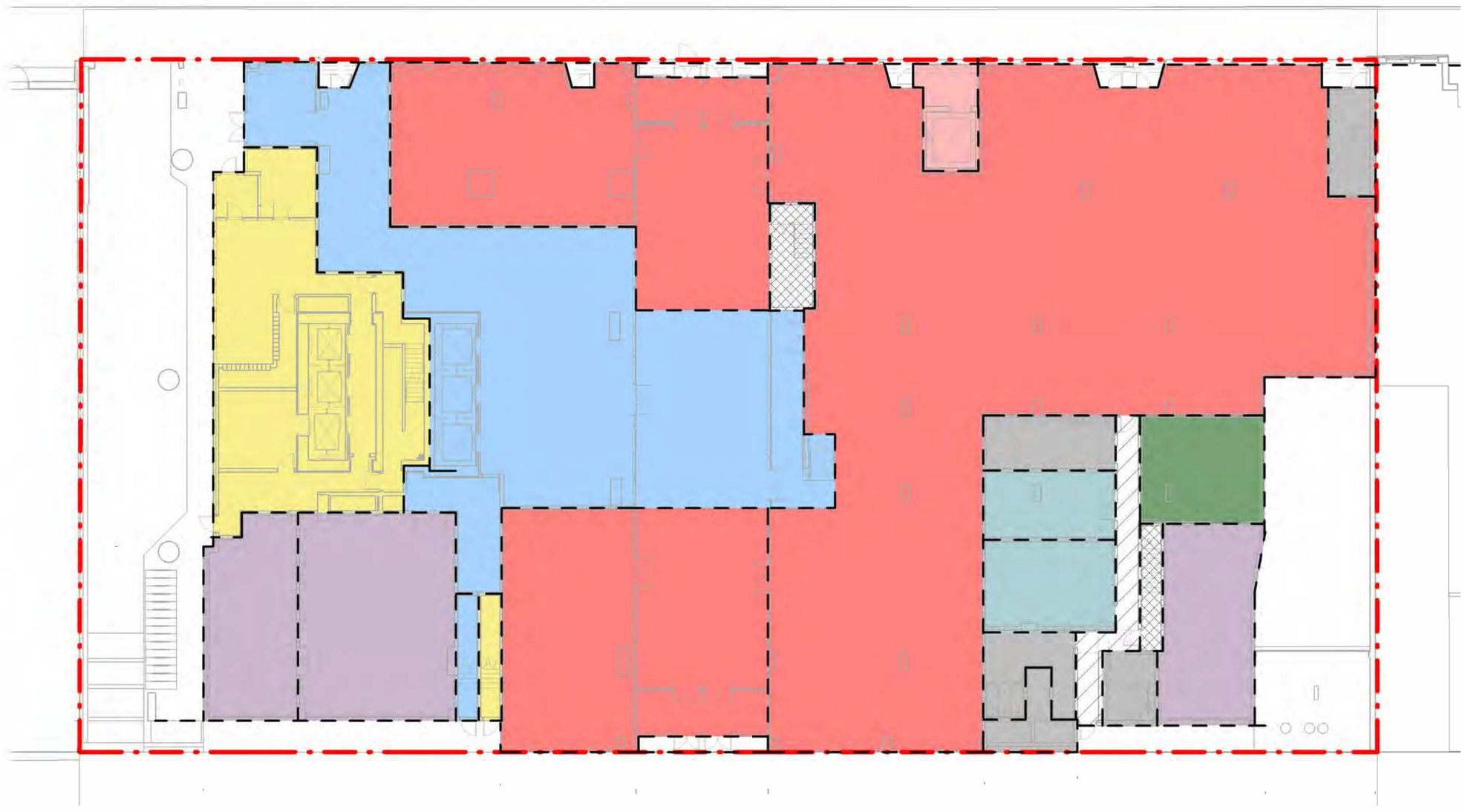


Scale 1/32" = 1'- 0"

HASTINGS WEST SECTION



Scale 1/32" = 1'- 0"



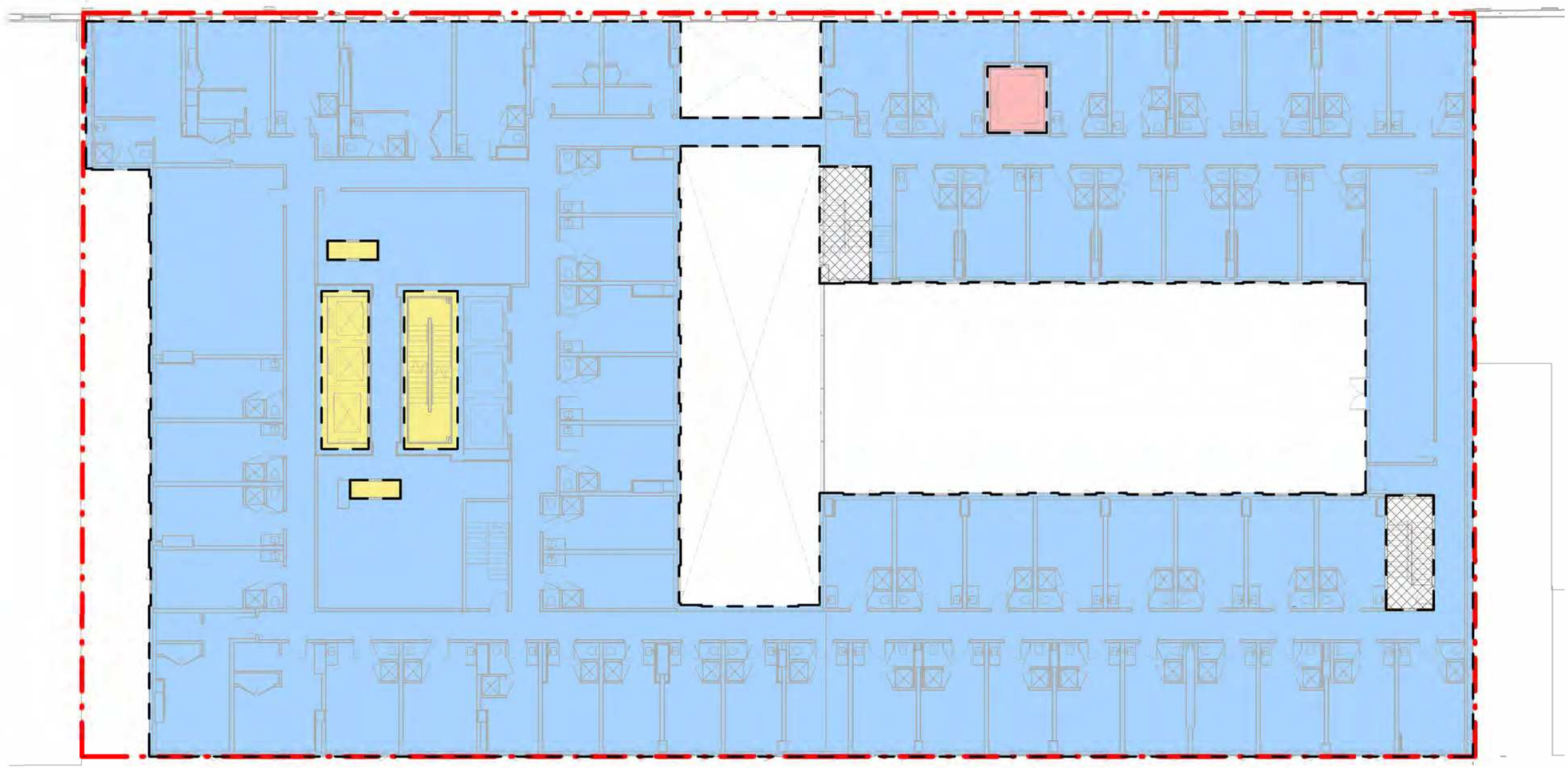
CORDOVA - LEVEL L1 PLAN

SCALE 3/64" = 1'-0"



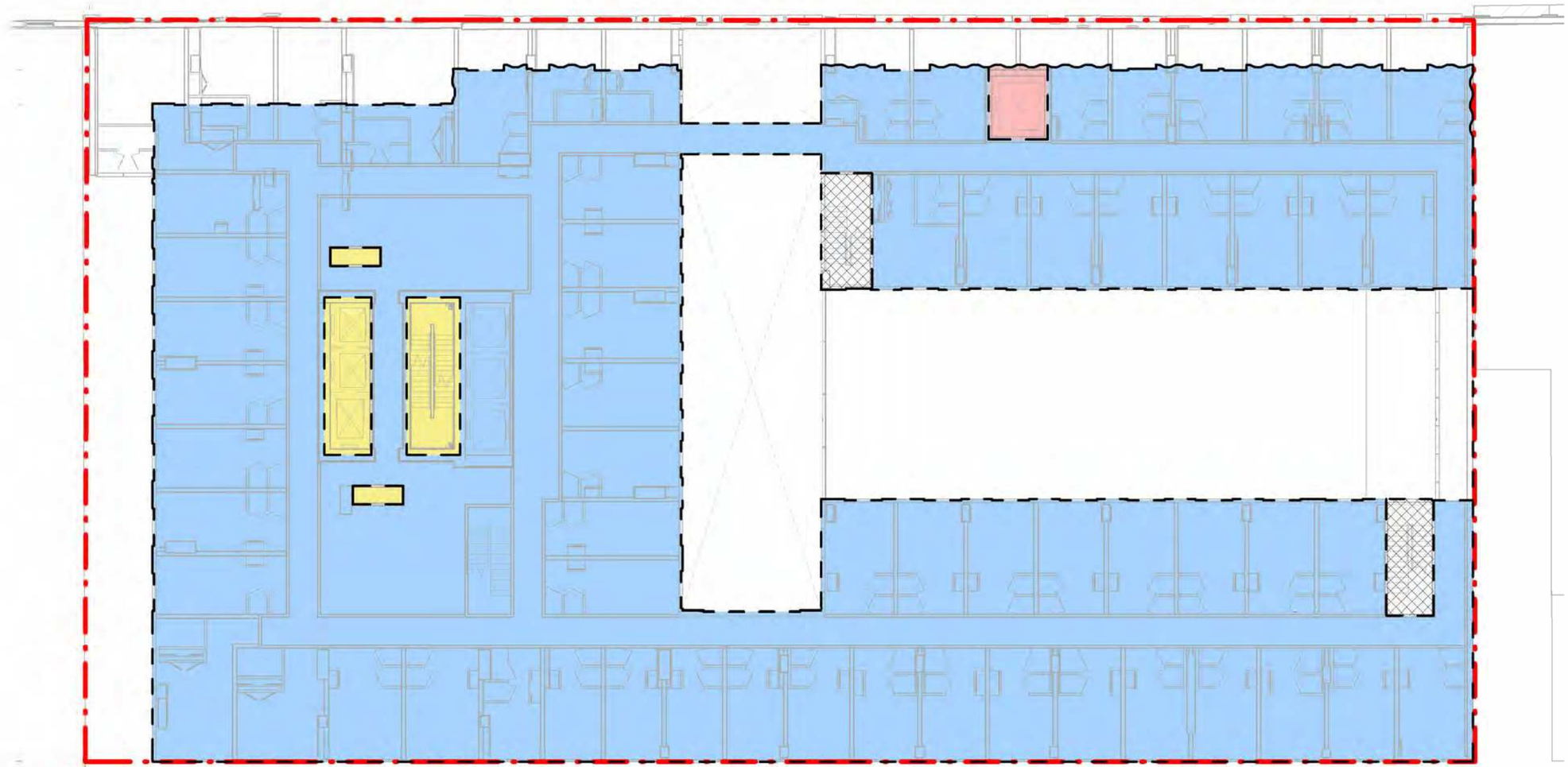
CORDOVA - LEVEL L1A PLAN

SCALE 3/64" = 1'-0"



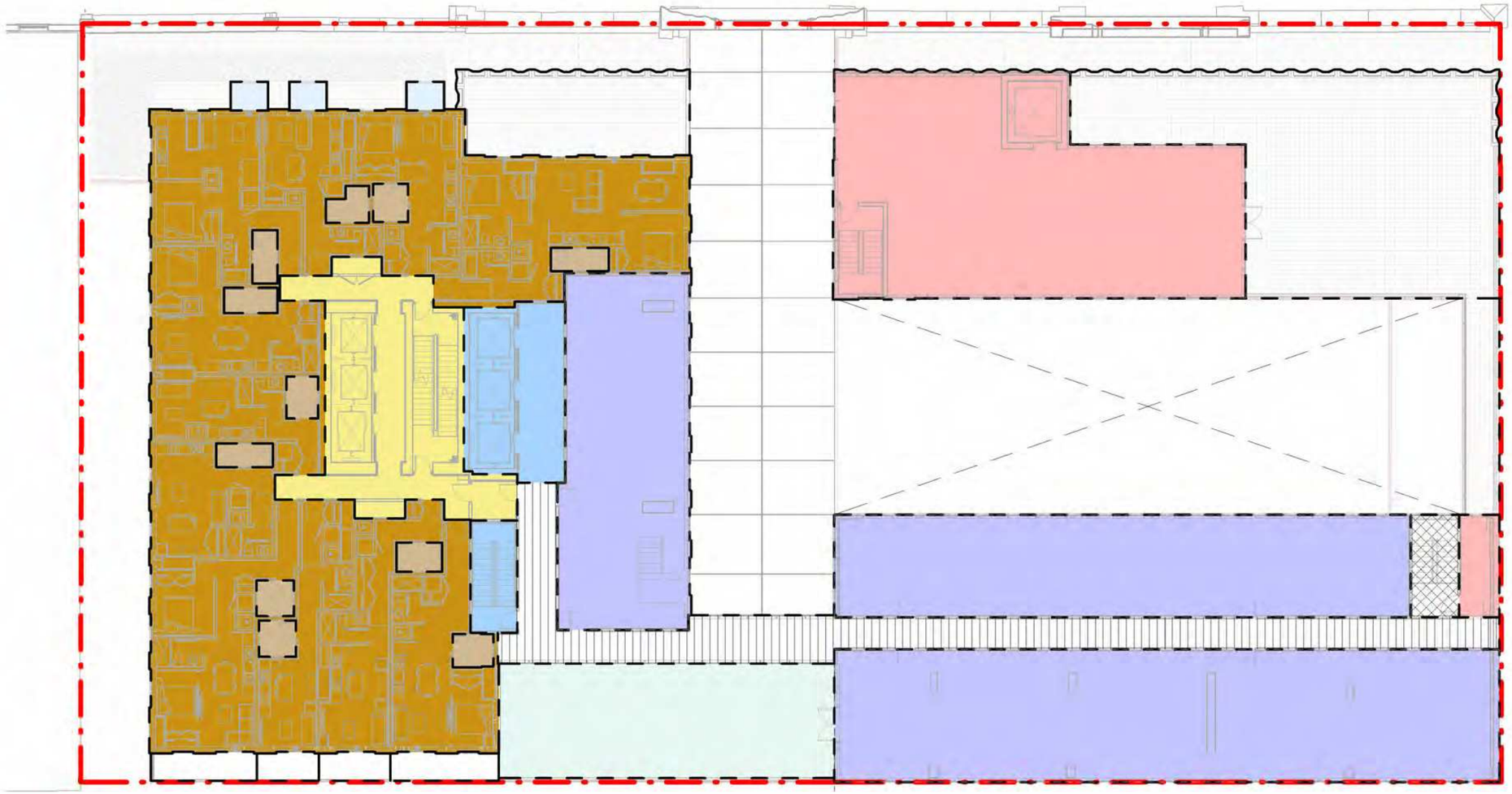
CORDOVA - LEVEL L2 PLAN

SCALE 3/64" = 1'-0"



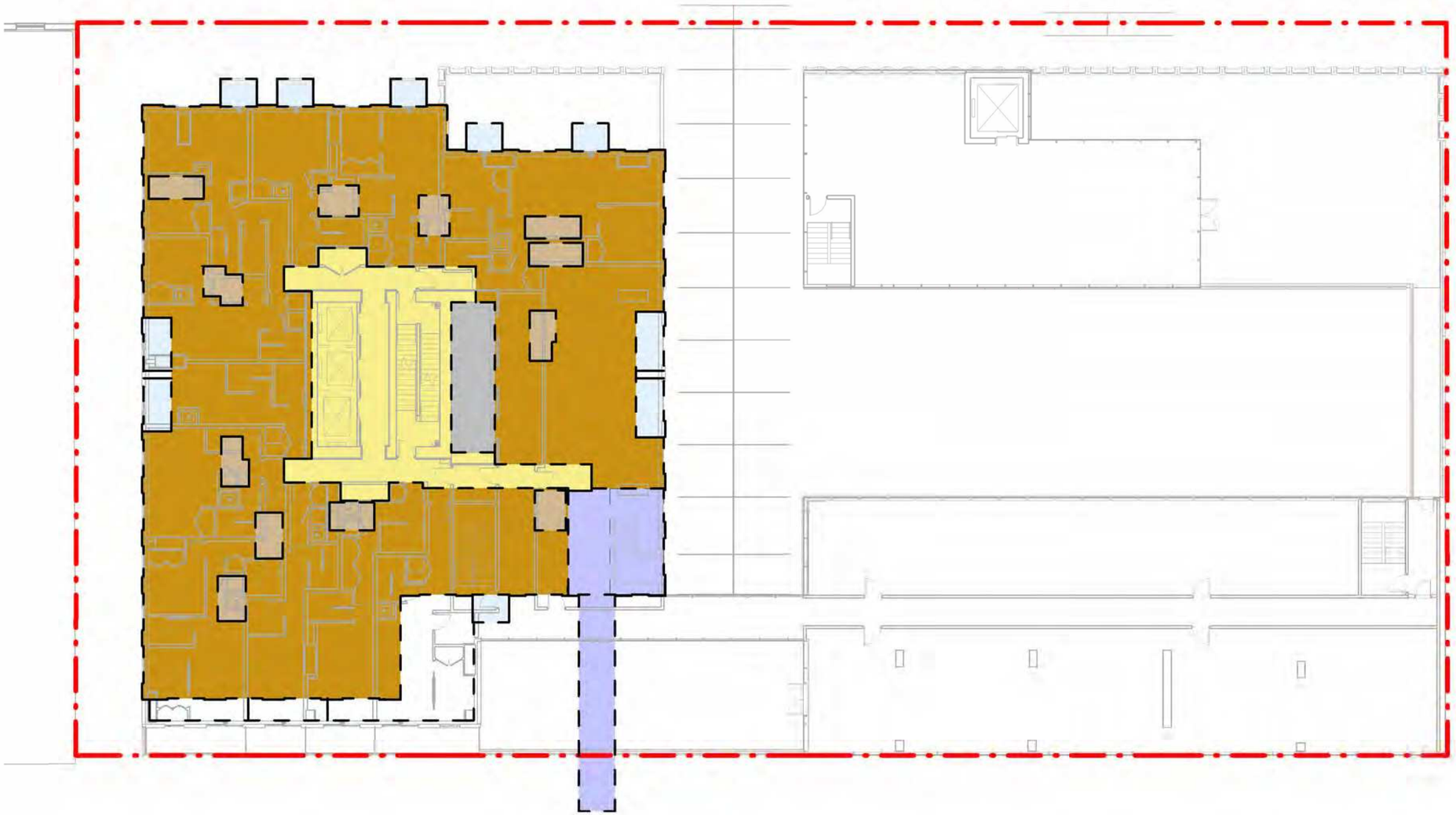
CORDOVA - LEVEL L4 PLAN

SCALE 3/64" = 1'-0"



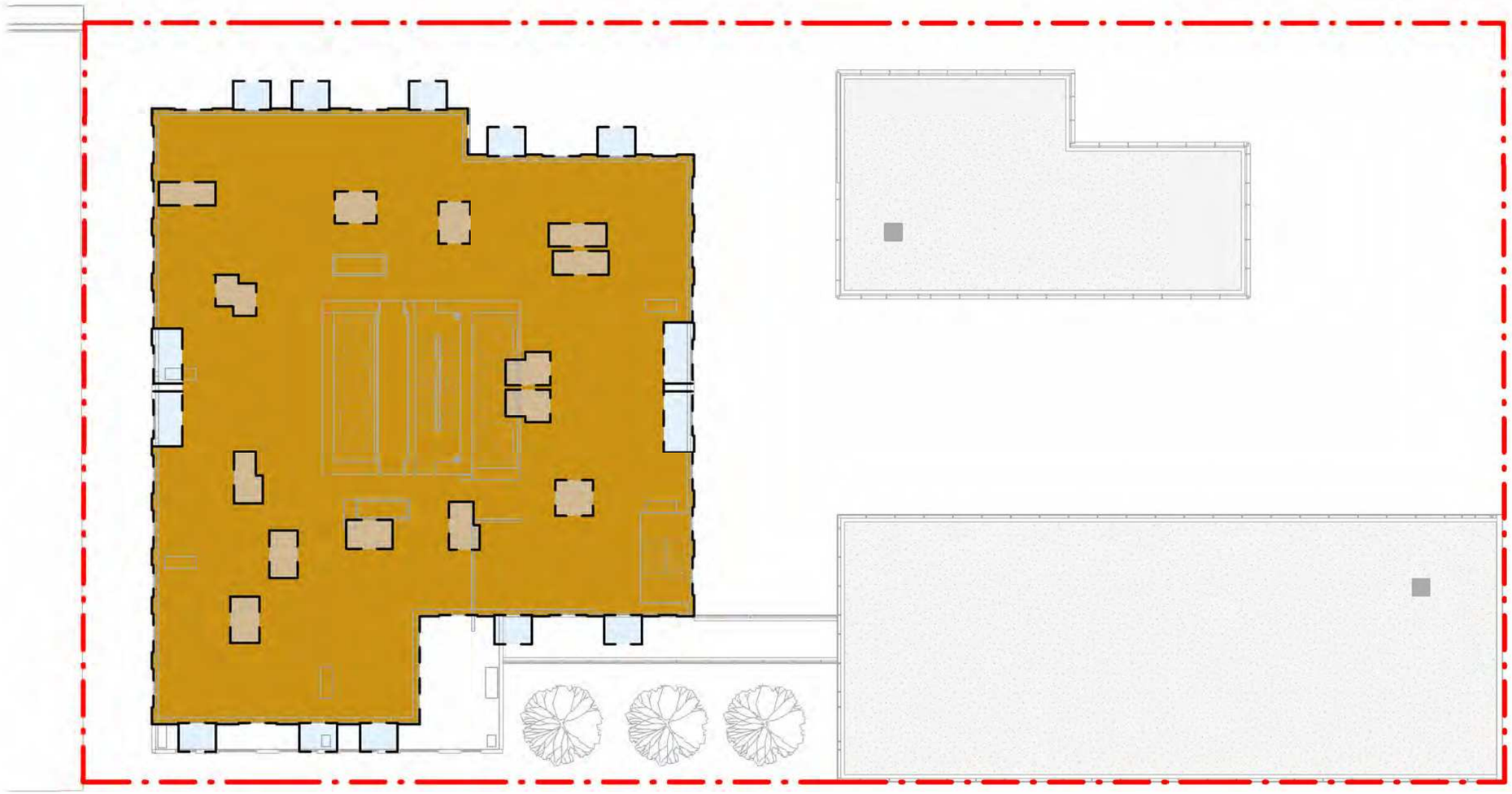
CORDOVA - LEVEL L5 PLAN

SCALE 3/64" = 1'-0"



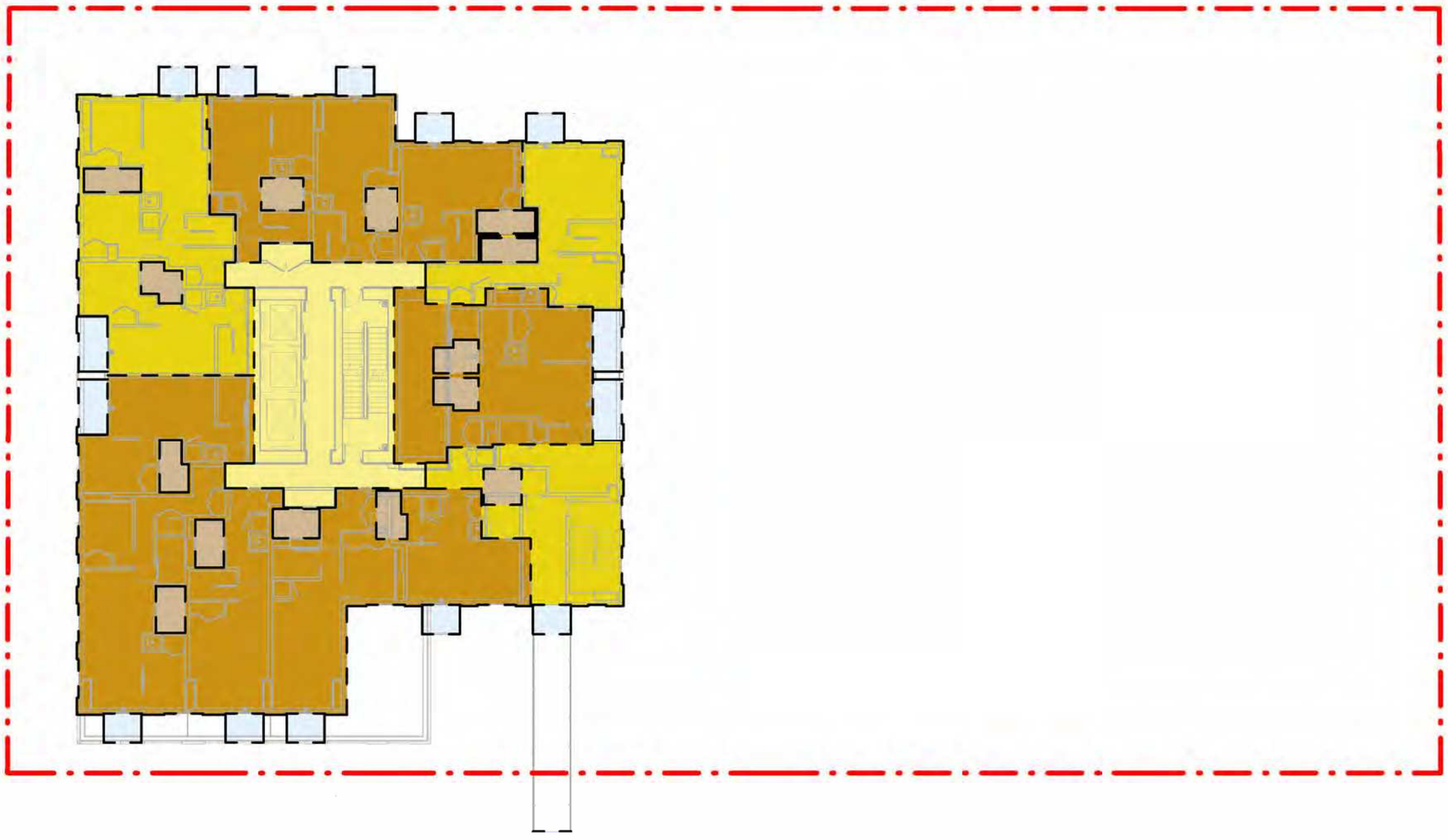
CORDOVA - LEVEL L6 PLAN

SCALE 3/64" = 1'-0"



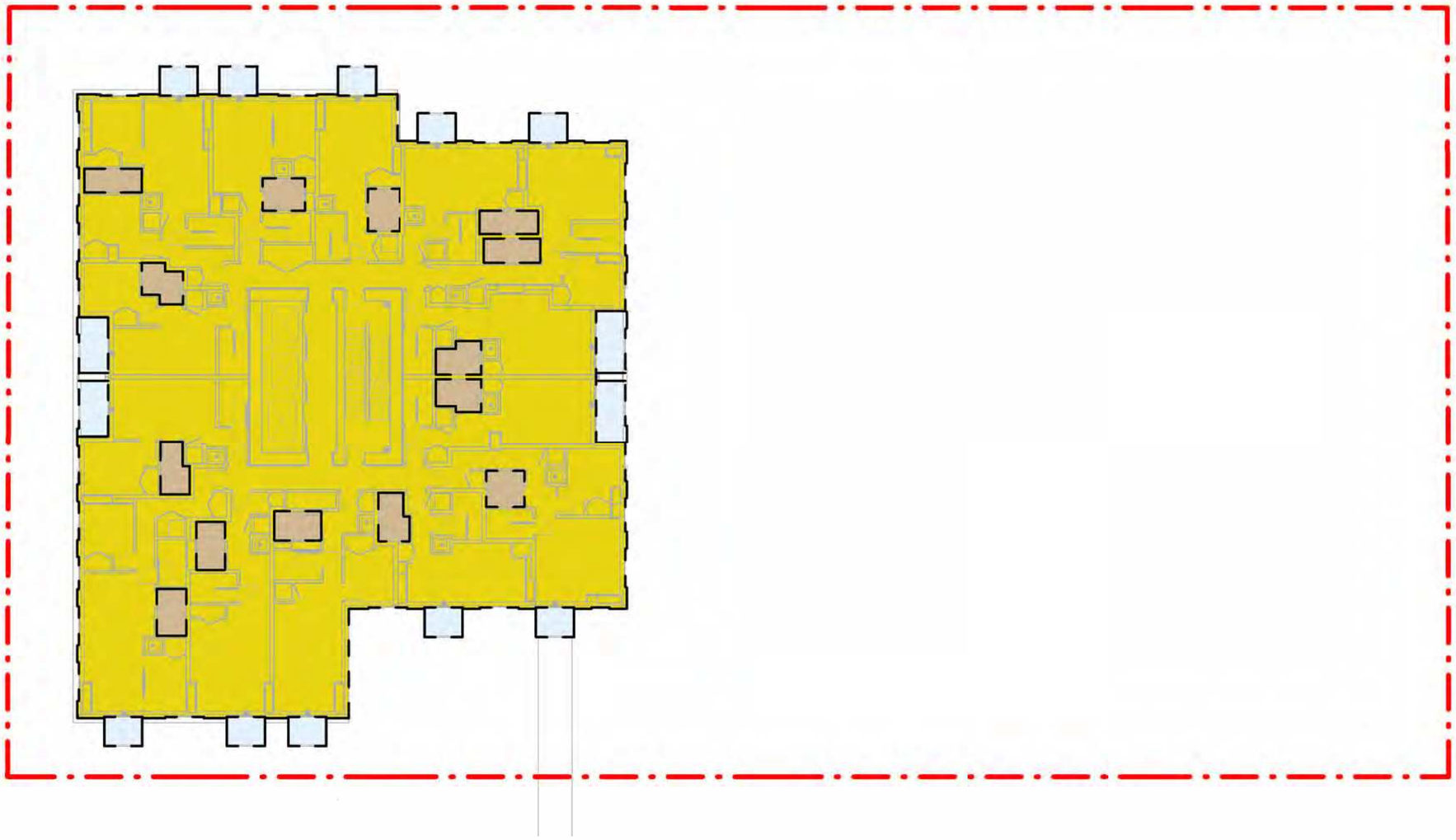
CORDOVA - LEVEL L7 PLAN

SCALE 3/64" = 1'-0"



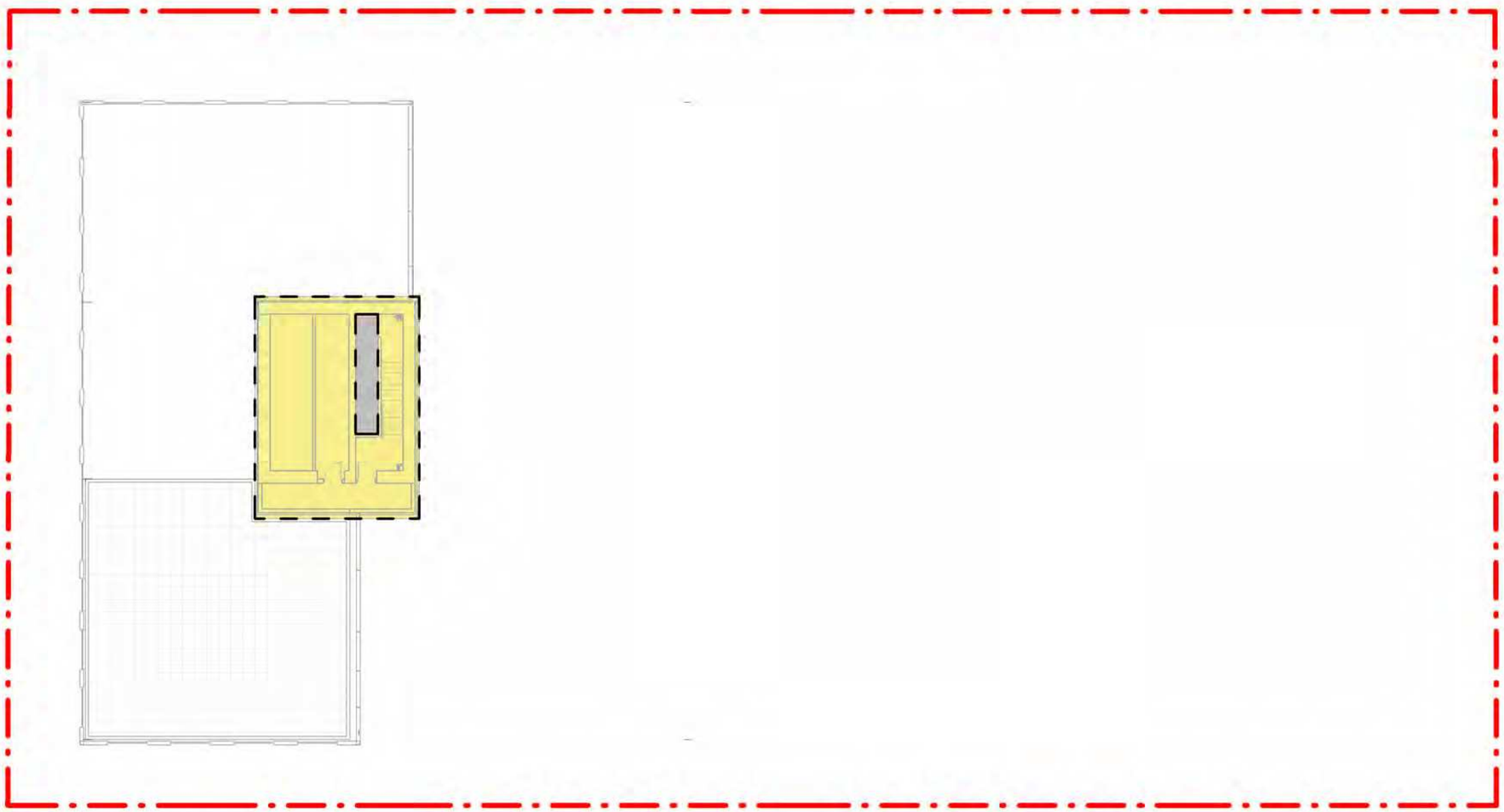
CORDOVA - LEVEL L8 PLAN

SCALE 3/64" = 1'-0"



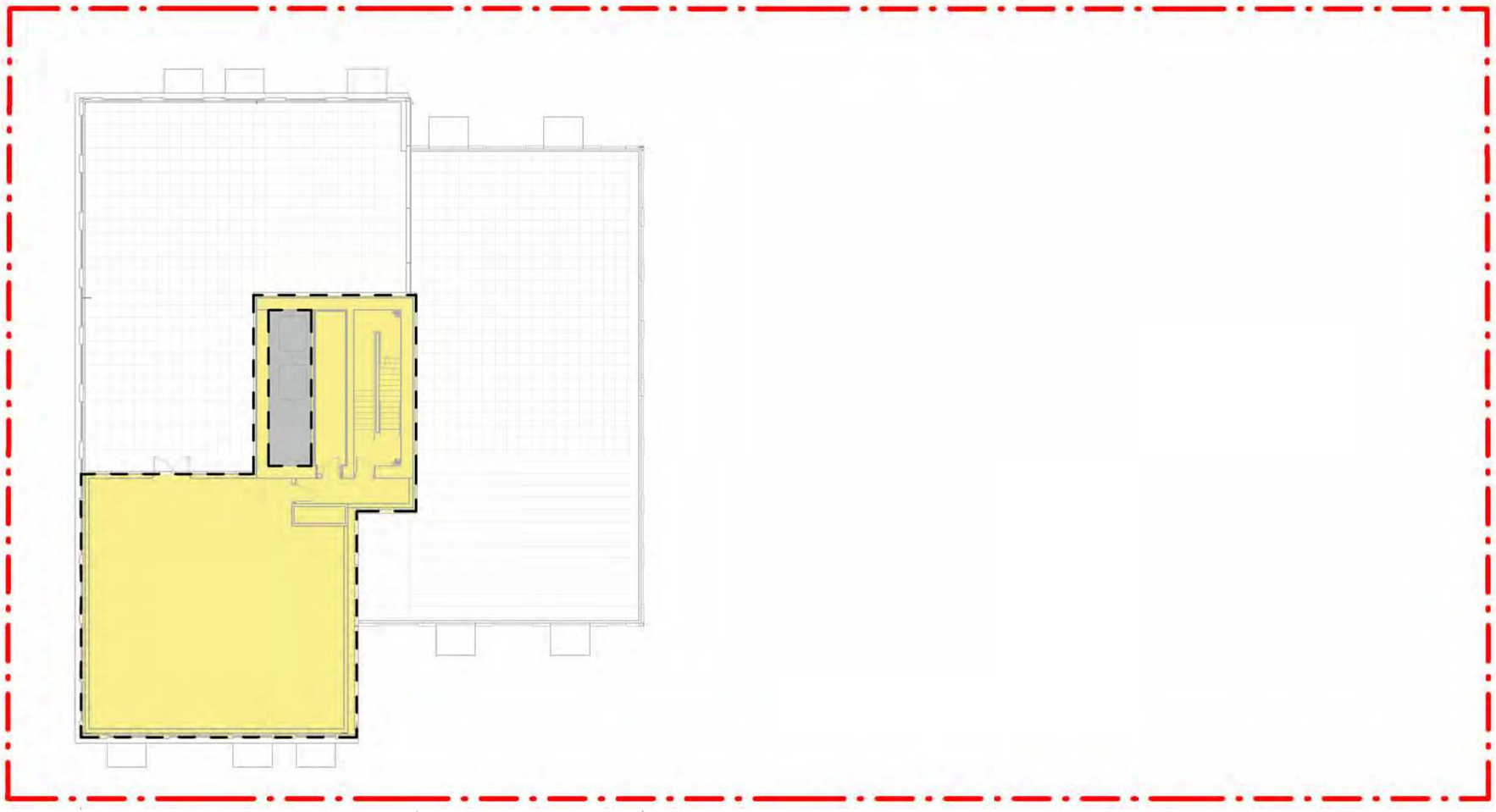
CORDOVA - LEVEL L9-20 PLAN

SCALE 3/64" = 1'-0"



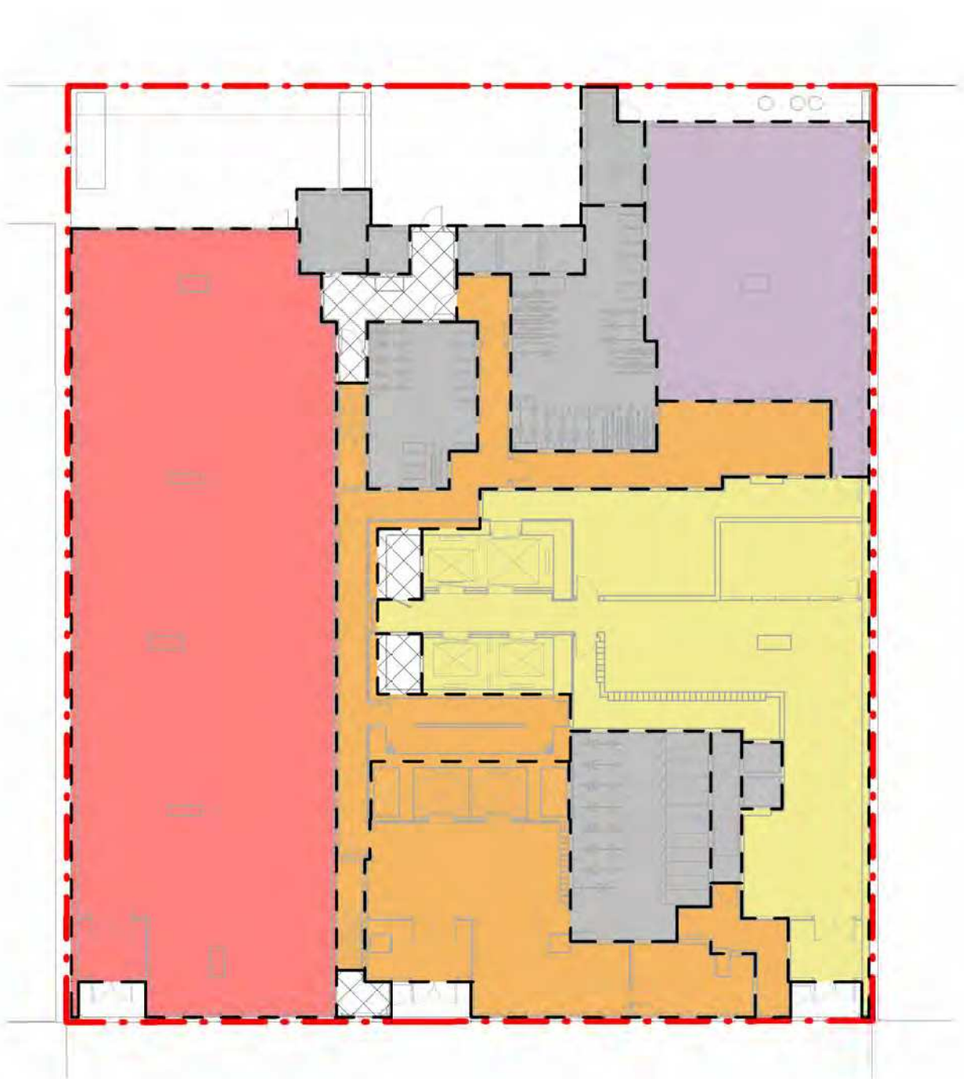
CORDOVA - LEVEL MECH. PLAN

SCALE 3/64" = 1'-0"



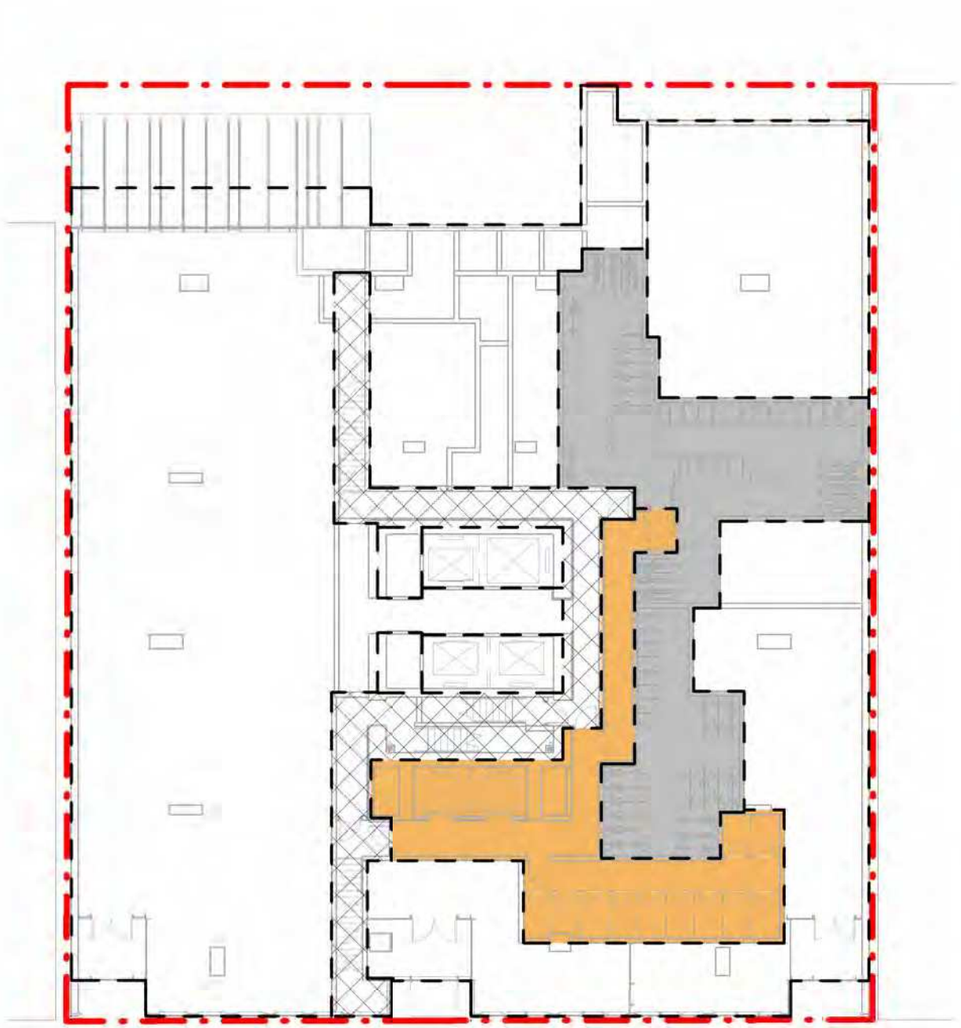
CORDOVA - ELEV MECH. PLAN

SCALE 3/64" = 1'-0"



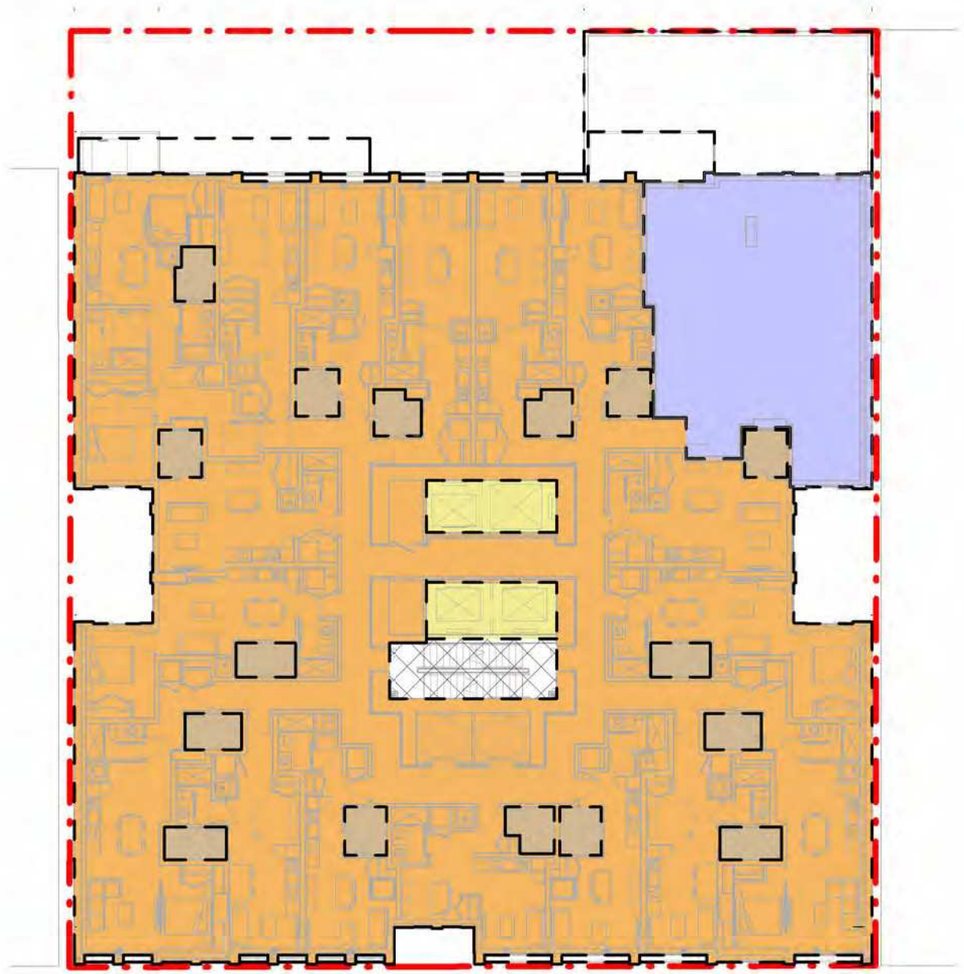
HASTINGS - LEVEL L1 PLAN

SCALE 3/64" = 1'-0"



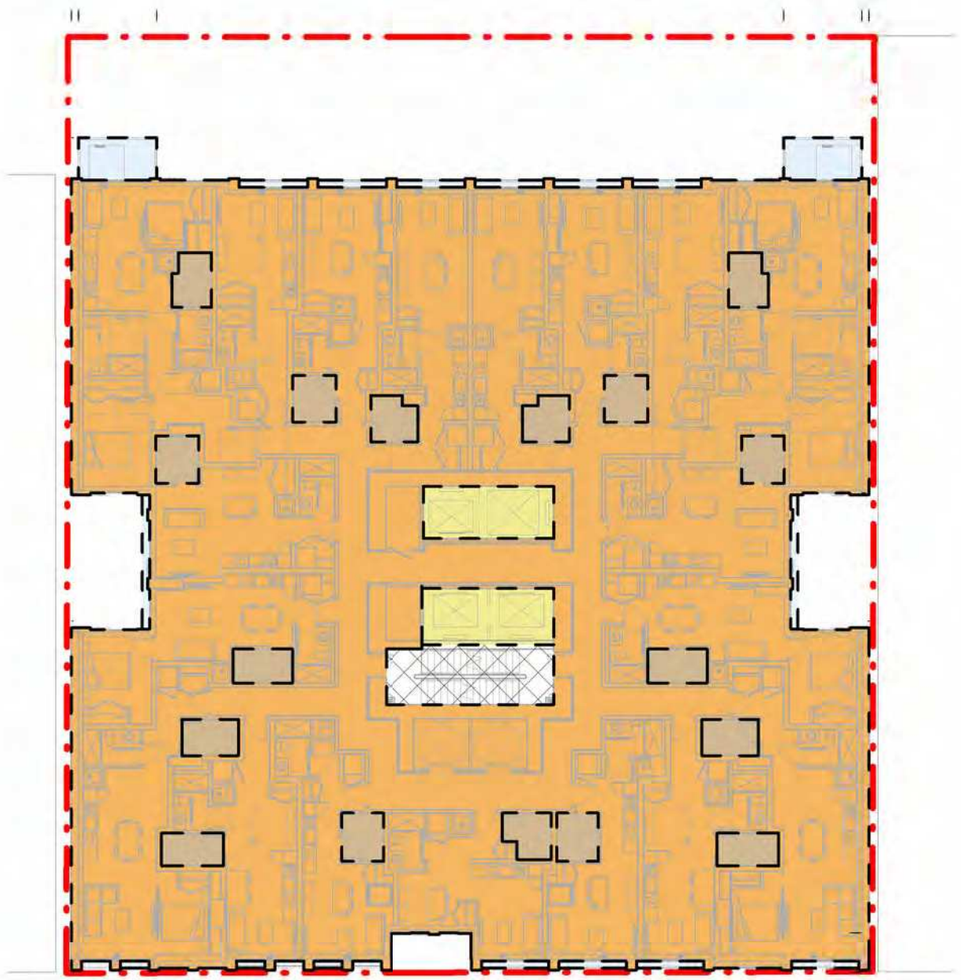
HASTINGS - LEVEL L1A PLAN

SCALE 3/64" = 1'-0"



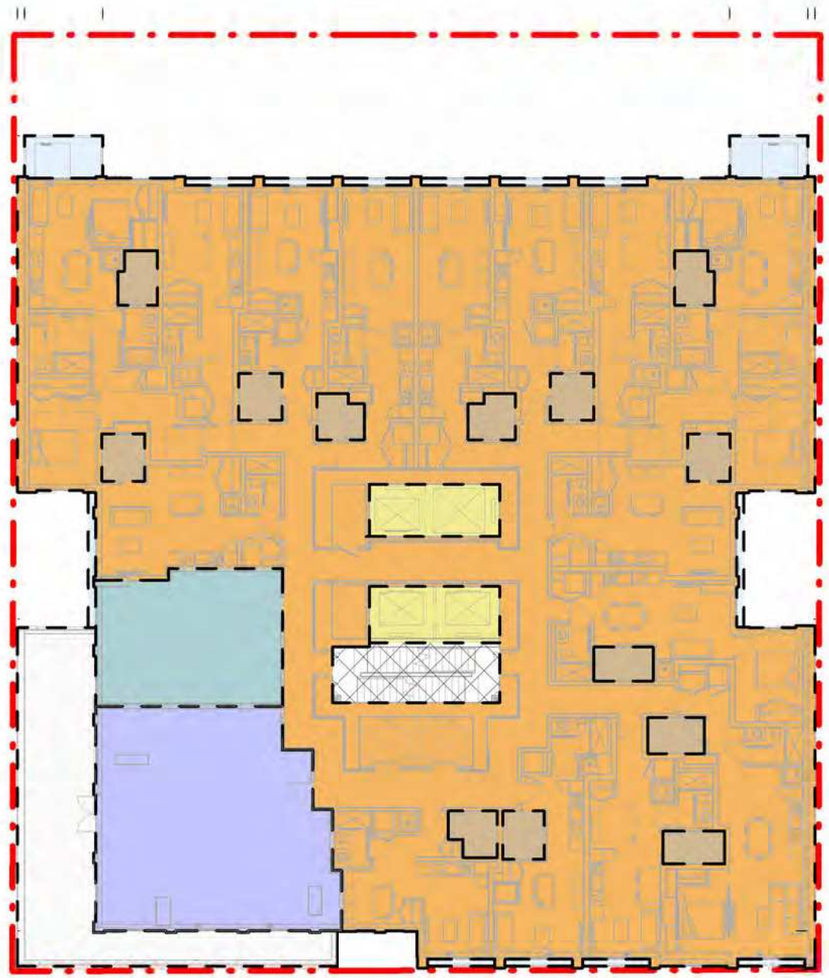
HASTINGS - LEVEL L2 PLAN

SCALE 3/64" = 1'-0"



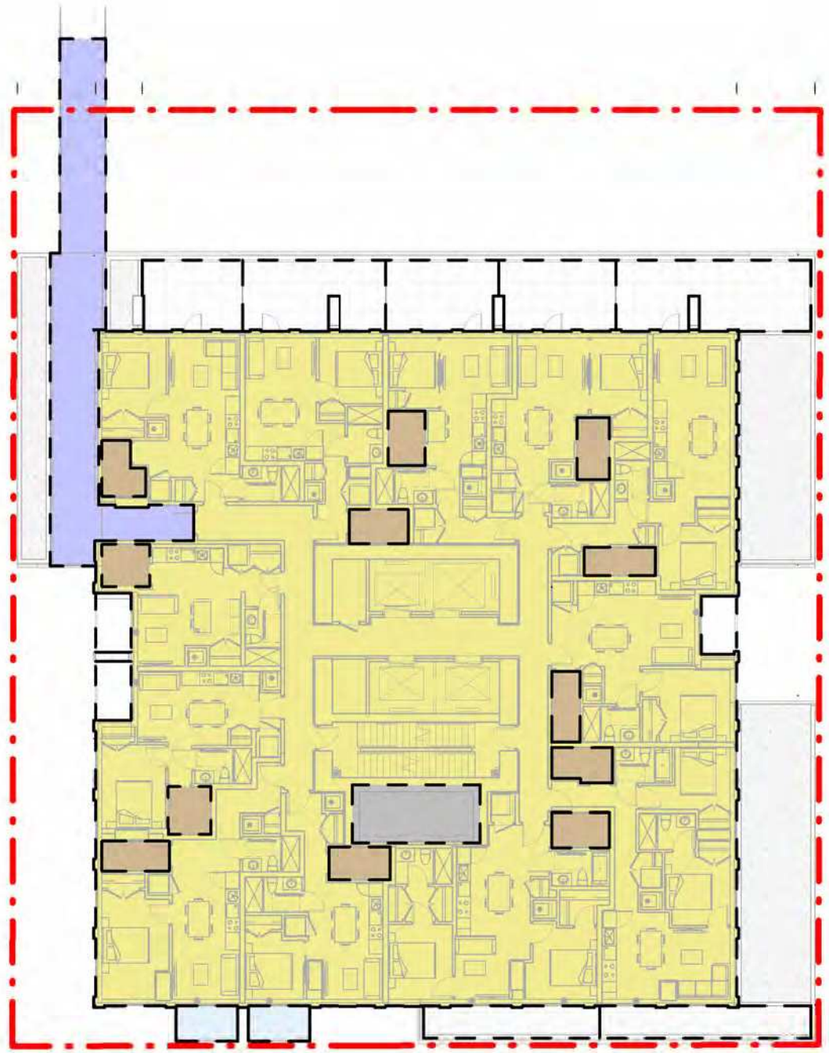
HASTINGS - LEVEL L3-L6 PLAN

SCALE 3/64" = 1'-0"



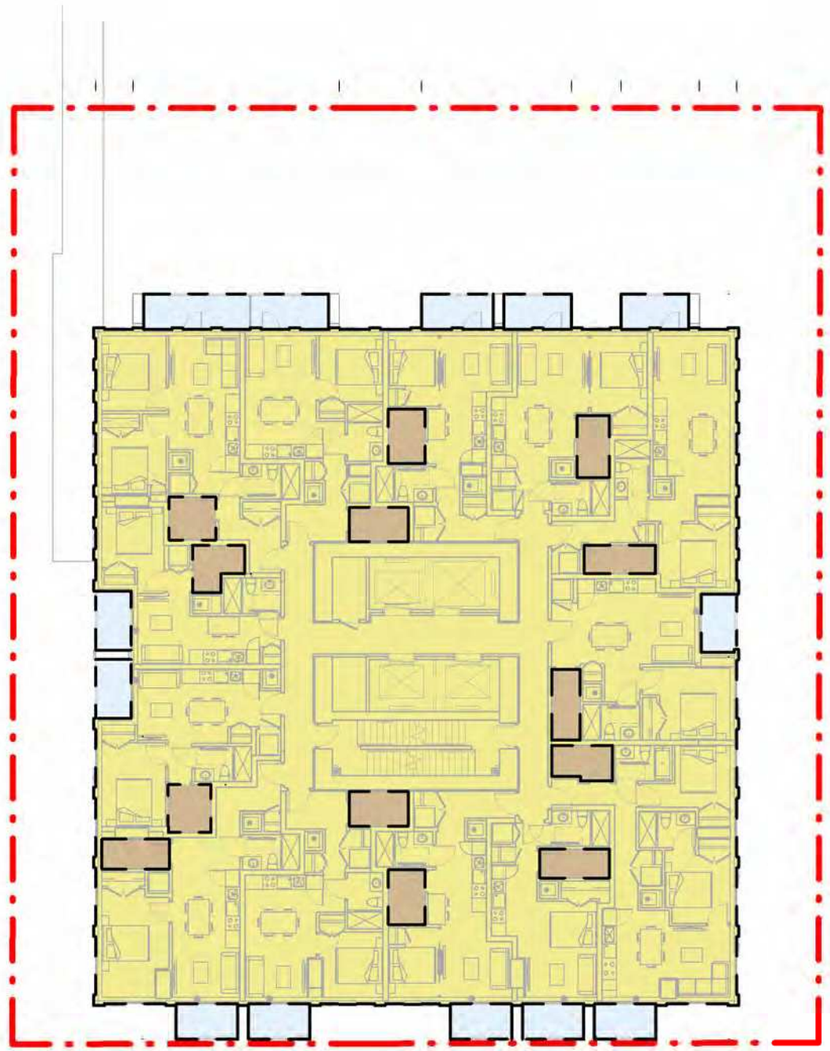
HASTINGS - LEVEL L7 PLAN

SCALE 3/64" = 1'-0"



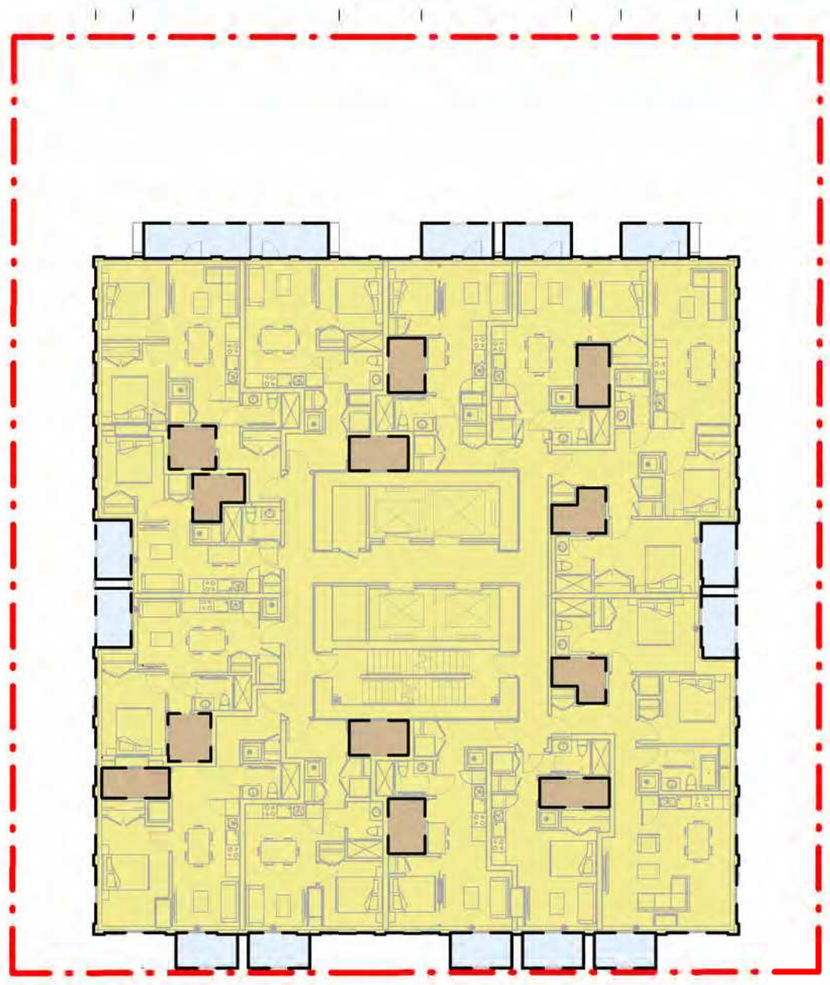
HASTINGS - LEVEL L8 PLAN

SCALE 3/64" = 1'-0"



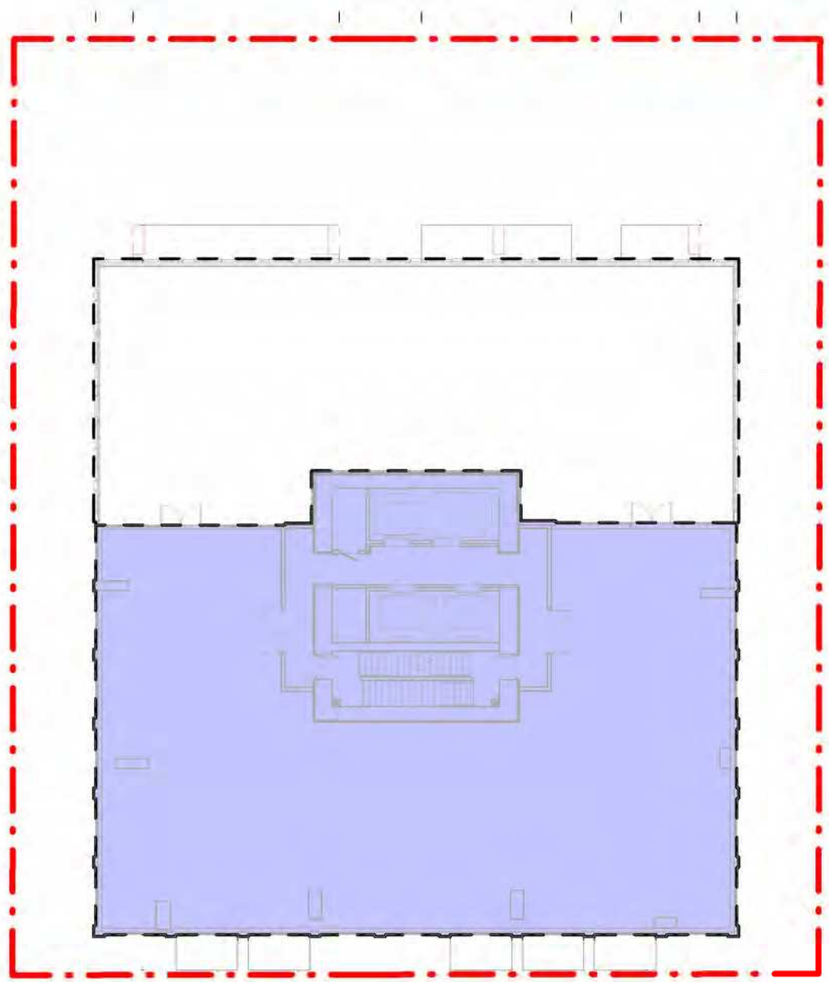
HASTINGS - LEVEL L9-35 PLAN

SCALE 3/64" = 1'-0"



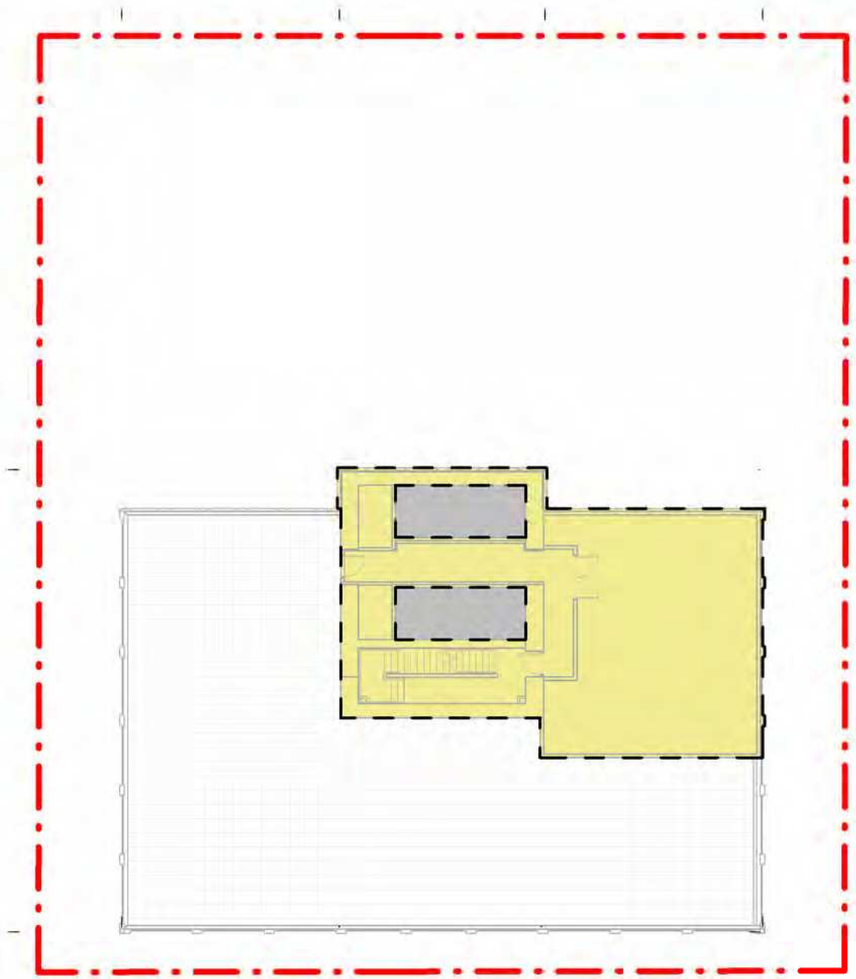
HASTINGS - LEVEL L36-39 PLAN

SCALE 3/64" = 1'-0"



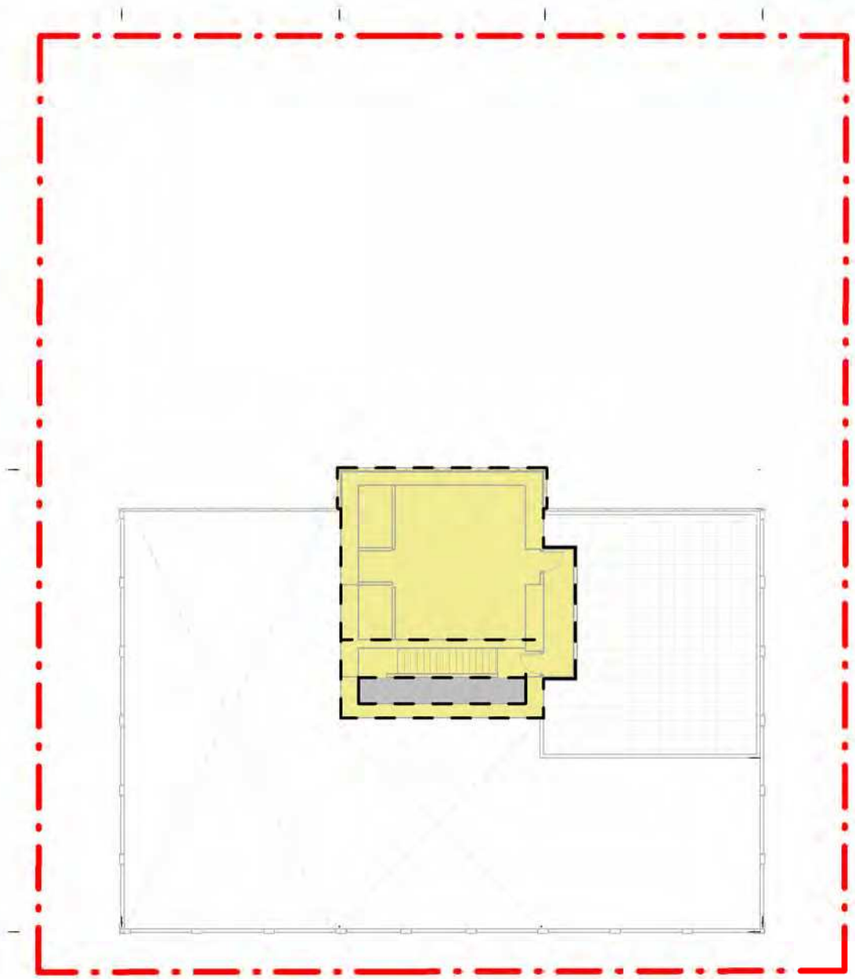
HASTINGS - LEVEL AMENITY PLAN

SCALE 3/64" = 1'-0"



HASTINGS - LEVEL MECH. PLAN

SCALE 3/64" = 1'-0"



HASTINGS - LEVEL ELEV MECH. PLAN

SCALE 3/64" = 1'-0"

