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MOTION

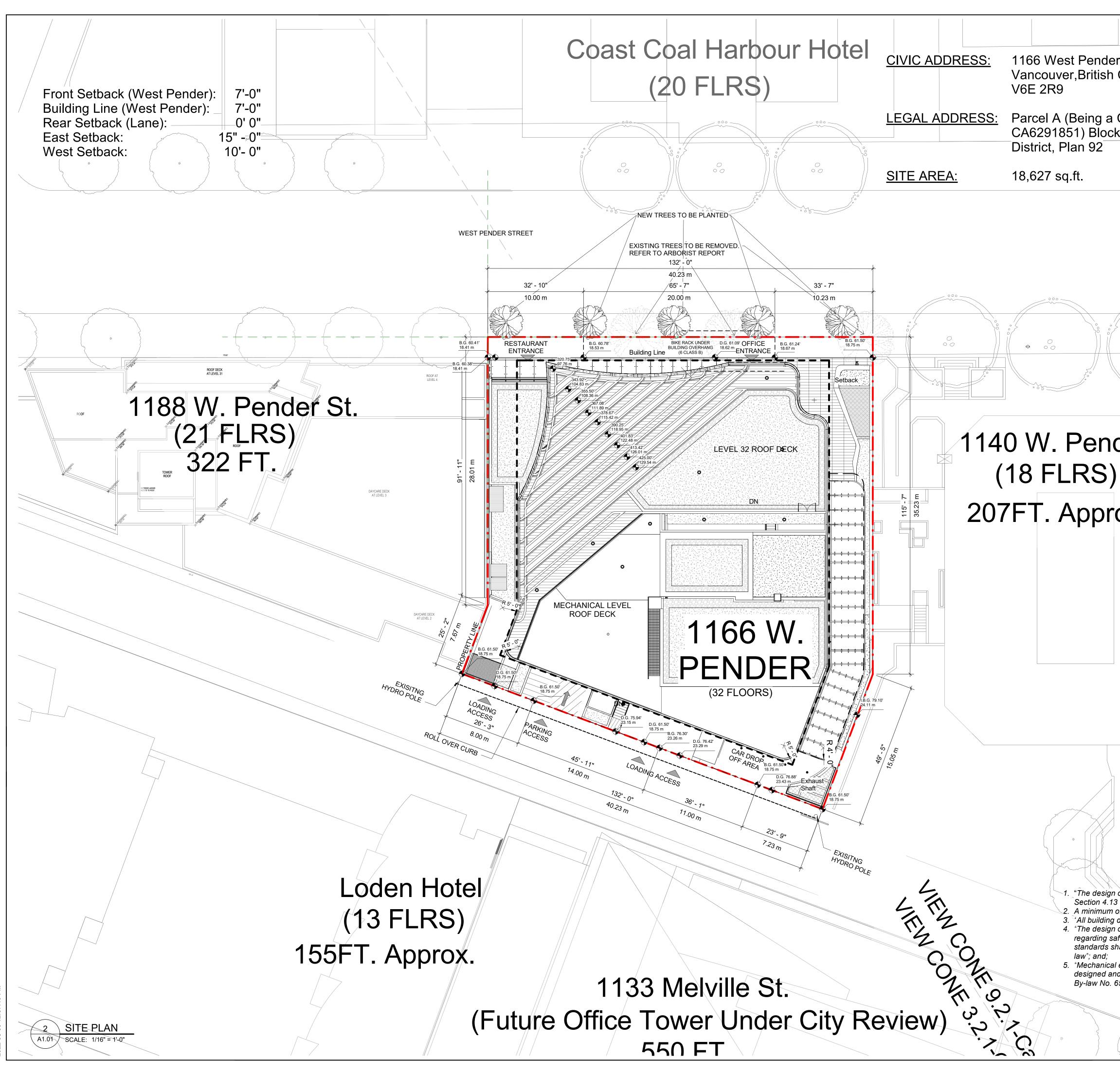
9. Approval of Form of Development – 1166 West Pender Street

THAT the form of development for this portion of the site known as 1166 West Pender Street be approved generally as illustrated in the Development Application Number DP-2020-00345, prepared by Hariri Pontarini Architects, and submitted electronically on May 20, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

* * * * *

Additional Background Information:

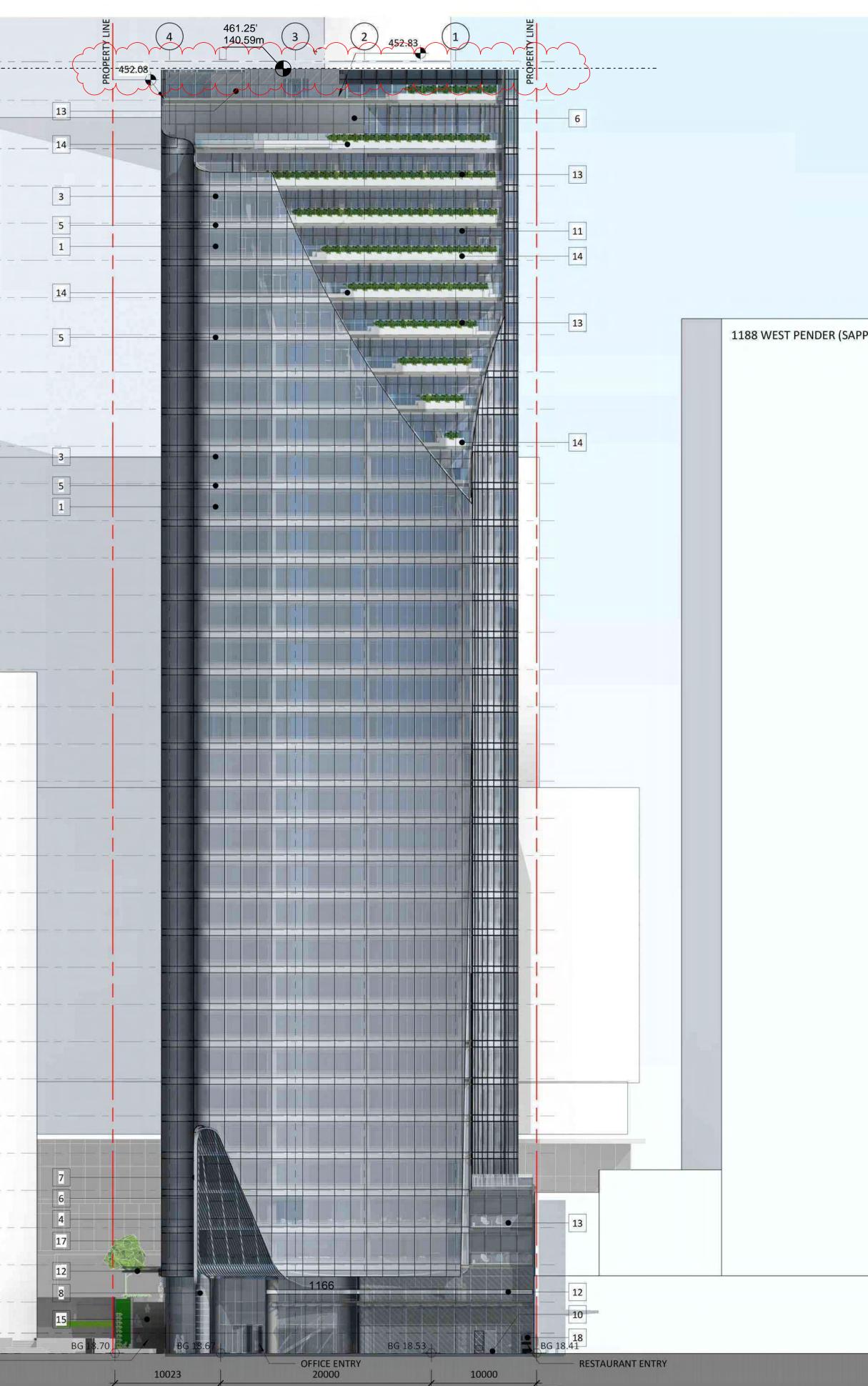
https://rezoning.vancouver.ca/applications/1166wpender/index.htm



er Columbia	CLIENT Partnership by : RELIANCE Hines
	111 Water Street Vancouver, British Columbia Canada, V6B 1A7
Consolidation of Lots 7 and 8, See k 16, District Clot 185 New Westminster	COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication. IBI Group Architects (Canada) Inc. is a member of the IBI Group of companies ISSUES No. DATE DESCRIPTION 2021APR21
	2021JUL05ISSUED FOR GC RFP2021JUL29ISSUED FOR 50% CD PROGRESS REVIEW2021DEC01RESPONSE TO DP PRIOR TO LETTER #22022APR20RESPONSE TO DP PRIOR TO REVIEW2022MAY20RESPONSE TO DP PRIOR TO LETTER #3
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ox. (16 F 178FT	
	SEAL
	DESIGN ARCHITECT HARIRI PONTARINI ARCHITECTS
	ARCHITECT OF RECORD IBI GROUP ARCHITECTS (CANADA) INC. 700-1285 West Pender Street, Vancouver, BC V6E 4B1, Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com
of the parking structure regarding safety and security shall be in accordance with	1166 WEST PENDER OFFICE TOWER 1166 WEST PENDER ST. VANCOUVER, BC
of one electrical receptacle shall be provided for each two Class A bicycle spaces" dimensions, setbacks and yards are to the outside of cladding"; of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) afety and security measures and end of trip facilities regarding required design	PROJECT NO: 101392 DRAWN BY: CHECKED BY: RS GV
hall be in accordance with the relevant provisions of Section 6 of the Parking By- I equipment (ventilators, generators, compactors, and exhaust systems) will be nd located to minimize noise impacts on the neighbourhood and comply with Noise 6555"	PROJECT MGR: APPROVED BY: RS GV
	SITE PLAN
True North Project North	SHEET NUMBER ISSUE

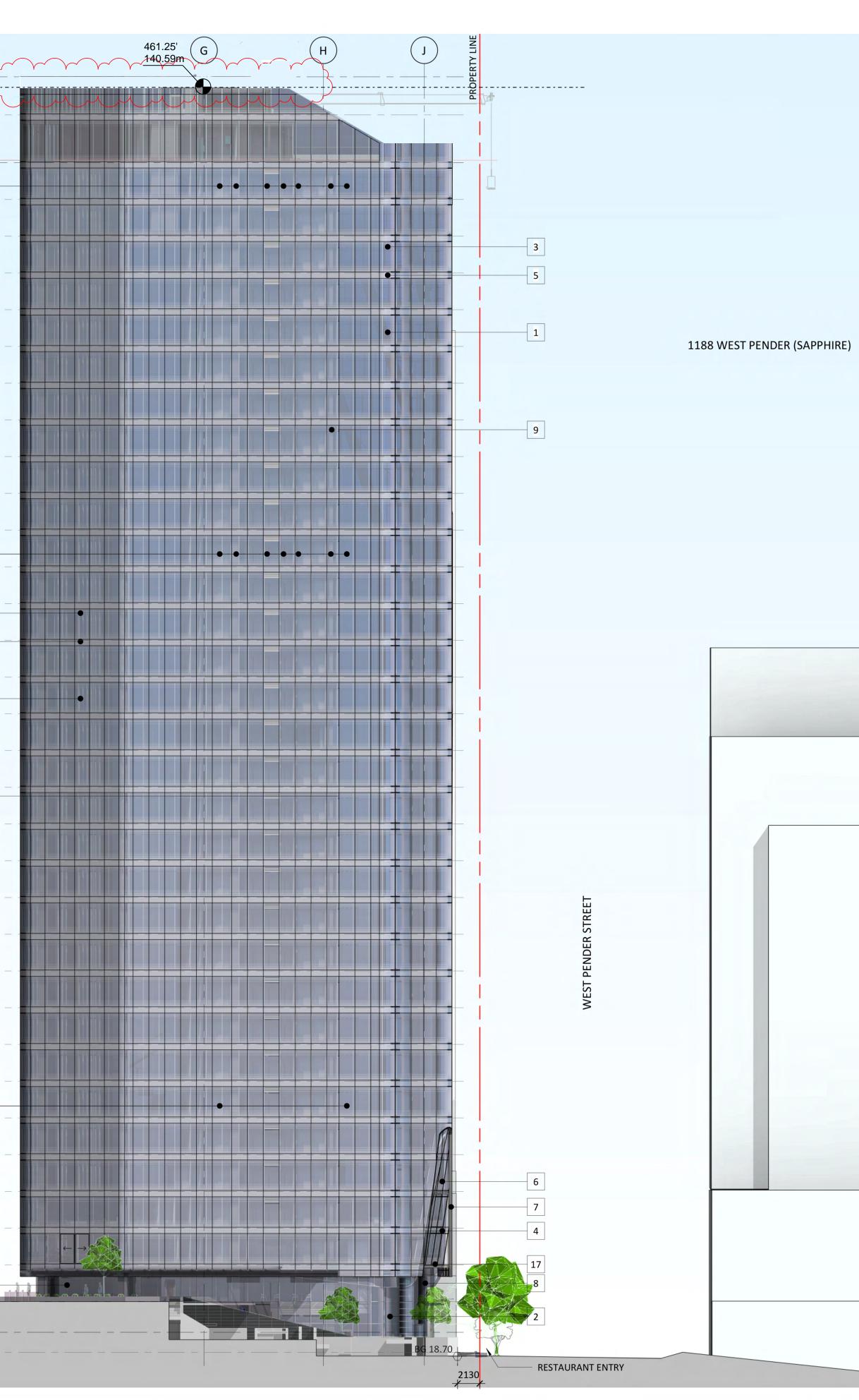
T.O. APPUR	FENACNCE		24' - 8"	MECHANICAL	451.67 UPPER MECH
436.58	MECHANICAL			<u> </u>	
					425.00 LEVEL 32
					413.42 LEVEL 31
					401.83 LEVEL 30
					390.25 LEVEL 29
					378.67 LEVEL 28
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					355.50 LEVEL 26
					343.92 LEVEL 25
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		HEIGHT OF BUILDING TO TOP APPURTENANCE		Ш	286.00 LEVEL 20
		APPUR		IED LEV	274.42 LEVEL 19
	393' - 5"	S TO TOP		HEIGHT OF BUILDING TOP OF LAST OCCUPIED LEVEL	1140 WEST PENDER 262.83 LEVEL 18
	30	NICTING	368' - 9"	OF LAS	251.25 LEVEL 17
		SHT OF B	368	ING TOP	239.67 LEVEL 16
		HEIG		DF BUILD	228.08 LEVEL 15
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67.83	BUILDING GRADE BASE	\			61.50 LEVEL 01

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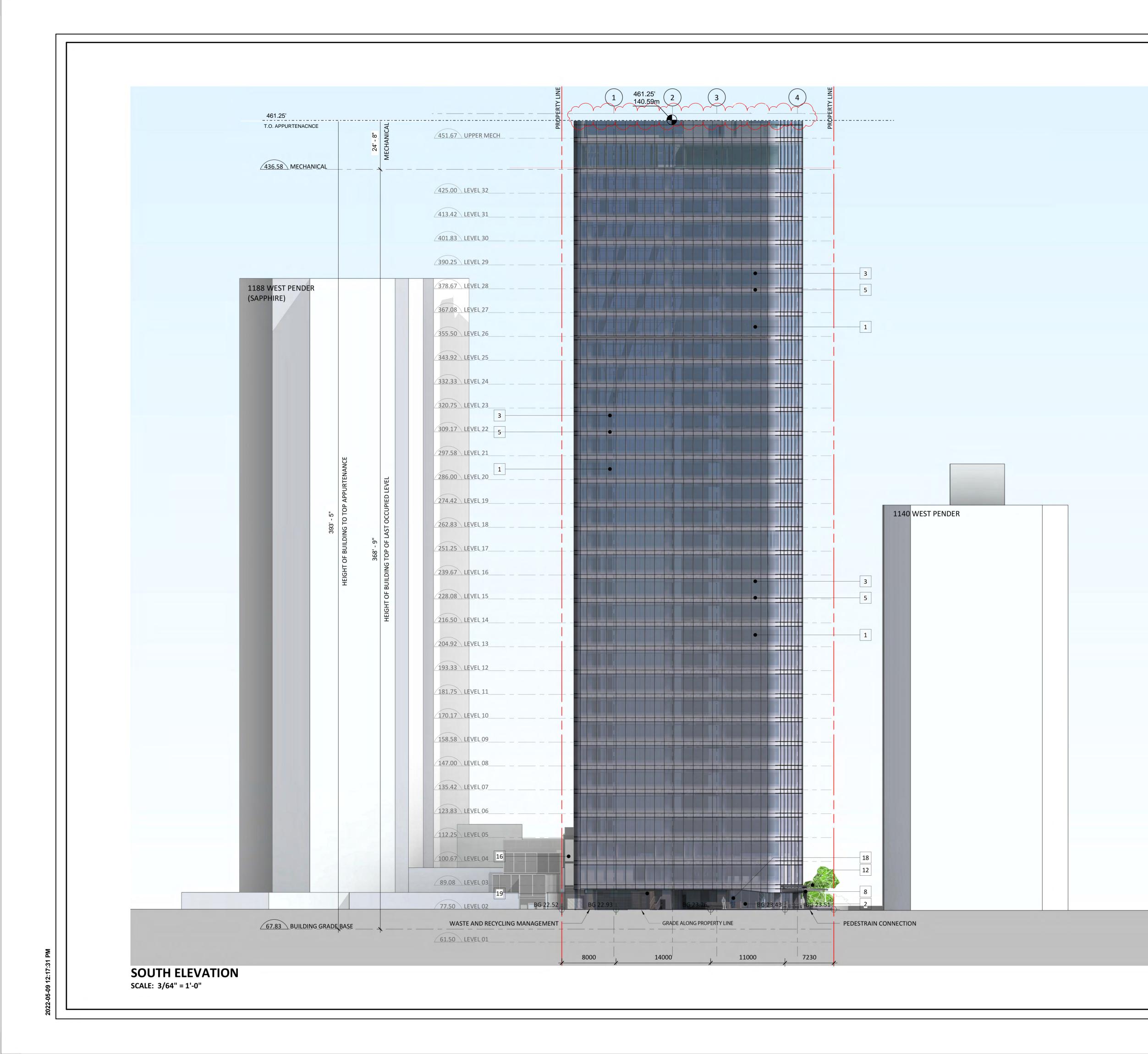
				Partn	ership by	:
				RELIAN PROPERTIES	NCE Hir	les
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		ELEVATION MATERIAL LEGEND		Vancouve	r, British Columbi	а
	KEY	MATERIAL	COPYF		da, V6B 1A7	
	1	CURTAINWALL - TYPE 1 (TOWER)	This dra or dis	awing has been prepared stribution for any purpose	solely for the intended use, thus a other than authorized by IBI Group precedence over scaled dimensions	o is forbidden.
	2	CURTAINWALL - TYPE 2 (RETAIL)	shall ve Grou	rify and be responsible fo p shall be informed of an on the drawing. Shop dra	r all dimensions and conditions on y variations from the dimensions a awings shall be submitted to IBI Gr	the job, and IBI nd conditions
	3	ARCHITECTURAL FRIT TYPE 1			efore proceeding with fabrication. Architects (Canada) Inc. of the IBI Group of companies	
	4	ARCHITECTURAL FRIT TYPE 2	ISSUE		of the IBI Group of companies	
	5	SPANDREL GLASS CLADDING	No.	DATE 2021APR21	DESCRIPT OPR Base Set	ΓΙΟΝ
	6	PREFINISHED METAL PANEL		2021JUL05	ISSUED FOR GC F	
	7	PREFINISHED METAL TRIM		2021DEC01	RESPONSE TO DE LETTER #2	
	8	PREFINISHED METAL COLUMN CLADDING		2022MAY20	RESPONSE TO DE LETTER #3	P PRIOR TO
	9	ARCHITECTURAL LOUVER				
	10	GRANITE BASE				
	11					
PHIRE)	12	GLASED CANOPY SYS. W/ STAINLESS STEEL FRAMING GLASS HANDRAIL				
	13	PRECAST CONCRETE PLANTER & LANDSCAPING				
	14	CONCRETE STAIRS				
	16	EXPOSED CONCRETE W/ SURFACE FINISH				
	17	PREFINISHED METAL SOFFIT				
	18	GLASS DOOR				
	19	LOUVER SCREEN WALL				
	LEC	GEND				
	00.0					
		ELEVATION DATUM (IN METRES) NOTE:				
		1. BENCH MARK ELEVATION: 16.809 METRES				
		2. INFORMATION OF THE SURVEY DATUM BASED ON REF: FILE 2018-00198.				
		3. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.				
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				RCHITE		
			ARCHITE	ECT OF RECORD		
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				D Vanco	uver, BC V6E 4B1, Cana 683 8797 fax 604 683 04	da
				ibigro	up.com	
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			1166 \		DER ST. VANCO	UVER, BC
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	-		10139	92		
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			RS SHEET 1	TITLE	GV	
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_461.25' T.O. APPURTENACNCE	24'	MECHANICAL	451.67 UPPER MECH
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	393' - 5" ING TO TO	AST OCC	262.83 LEVEL 18
	OF BUILDI	TOP OF L	251.25 LEVEL 17
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			123.83 LEVEL 06
			112.25 LEVEL 05
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1 0	CURTAINWALL - TYPE 1 (TOWER)	
2 (CURTAINWALL - TYPE 2 (RETAIL)	or Wri shall Gr
3 /	ARCHITECTURAL FRIT TYPE 1	show
4 /	ARCHITECTURAL FRIT TYPE 2	
5 5	SPANDREL GLASS CLADDING	ISSUI No.
6 I	PREFINISHED METAL PANEL	
7 I	PREFINISHED METAL TRIM	
8 I	PREFINISHED METAL COLUMN CLADDING	
9 /	ARCHITECTURAL LOUVER	
10 0	GRANITE BASE	
11	WINDOW WALL	
12 0	GLASED CANOPY SYS. W/ STAINLESS STEEL FRAMING	
	GLASS HANDRAIL	
	PRECAST CONCRETE PLANTER & LANDSCAPING	
	CONCRETE STAIRS	
	EXPOSED CONCRETE W/ SURFACE FINISH	
	PREFINISHED METAL SOFFIT	
	GLASS DOOR	
19 l	LOUVER SCREEN WALL	
	 BENCH MARK ELEVATION: 16.809 METRES INFORMATION OF THE SURVEY DATUM BASED ON REF: FILE 2018-00198. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED. 	
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PROPERTIES	Hines
111 Wate Vancouver, Bri Canada, V	tish Columbia
COPYRIGHT This drawing has been prepared solely for	r the intended use, thus any reproduction
or distribution for any purpose other tha Written dimensions shall have precedenc shall verify and be responsible for all dime Group shall be informed of any variation shown on the drawing. Shop drawings sh conformance before proc	ce over scaled dimensions. Contractors nsions and conditions on the job, and IBI ns from the dimensions and conditions nall be submitted to IBI Group for general
IBI Group Archite is a member of the IB	cts (Canada) Inc.
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2022MAY20 RES	SPONSE TO DP PRIOR TO TER #3
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SEAL	
DESIGN ARCHITECT	
HARIRI PO	
ARCHITECT OF RECORD	
BI GROUP ARCHITECT 700-1285 We Vancouver, E	S (CANADA) INC. est Pender Street, 3C V6E 4B1, Canada
	797 fax 604 683 0492
PROJECT 1166 WEST PE	NDER OFFICE
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PROJECT NO: 101392	
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PROJECT MGR: RS	APPROVED BY: GV
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	ELEVATION MATERIAL LEGEND
KEY	MATERIAL
1	CURTAINWALL - TYPE 1 (TOWER)
2	CURTAINWALL - TYPE 2 (RETAIL)
3	ARCHITECTURAL FRIT TYPE 1
4	ARCHITECTURAL FRIT TYPE 2
5	SPANDREL GLASS CLADDING
6	PREFINISHED METAL PANEL
7	PREFINISHED METAL TRIM
8	PREFINISHED METAL COLUMN CLADDING
9	ARCHITECTURAL LOUVER
10	GRANITE BASE
11	WINDOW WALL
12	GLASED CANOPY SYS. W/ STAINLESS STEEL FRAMIN
13	GLASS HANDRAIL
14	PRECAST CONCRETE PLANTER & LANDSCAPING
15	CONCRETE STAIRS
16	EXPOSED CONCRETE W/ SURFACE FINISH
17	PREFINISHED METAL SOFFIT
18	GLASS DOOR
19	LOUVER SCREEN WALL

LEGEND

00.00 _____ ELEVATION DATUM (IN METRES) NOTE:

1. BENCH MARK ELEVATION: 16.809 METRES 2. INFORMATION OF THE SURVEY DATUM BASED ON REF: FILE 2018-00198. 3. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

Partnership by :					
RELIANCE Hines					
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Canada, V6B 1A7 COPYRIGHT					
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shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.					
IBI Group Architects (Canada) Inc. is a member of the IBI Group of companies					
No. DATE DESCRIPTION 2021APR21 OPR Base Set					
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ARCHITECT OF RECORD					
IBI GROUP ARCHITECTS (CANADA) INC.					
IBI700-1285 West Pender Street, Vancouver, BC V6E 4B1, Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com					
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			HEIGHT	216.50 LEVEL 14
				204.92 LEVEL 13
				193.33 LEVEL 12
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				123.83 LEVEL 06
				112.25 LEVEL 05
				100.67 LEVEL 04
				89.08 LEVEL 03 16
				77.50 LEVEL 02
67.83 BUILDING GR	ADE BASE		\	
				61.50 LEVEL 01



	ELEVATION MATERIAL LEGEND				
KEY	MATERIAL				
1	CURTAINWALL - TYPE 1 (TOWER)				
2	CURTAINWALL - TYPE 2 (RETAIL)				
3	ARCHITECTURAL FRIT TYPE 1				
4	ARCHITECTURAL FRIT TYPE 2				
5	SPANDREL GLASS CLADDING				
6	PREFINISHED METAL PANEL				
7	PREFINISHED METAL TRIM				
8	PREFINISHED METAL COLUMN CLADDING				
9	ARCHITECTURAL LOUVER				
10	GRANITE BASE				
11	WINDOW WALL				
12	GLASED CANOPY SYS. W/ STAINLESS STEEL FRAMING				
13	GLASS HANDRAIL				
14	PRECAST CONCRETE PLANTER & LANDSCAPING				
15	CONCRETE STAIRS				
16	EXPOSED CONCRETE W/ SURFACE FINISH				
17	PREFINISHED METAL SOFFIT				
18	GLASS DOOR				
19	LOUVER SCREEN WALL				

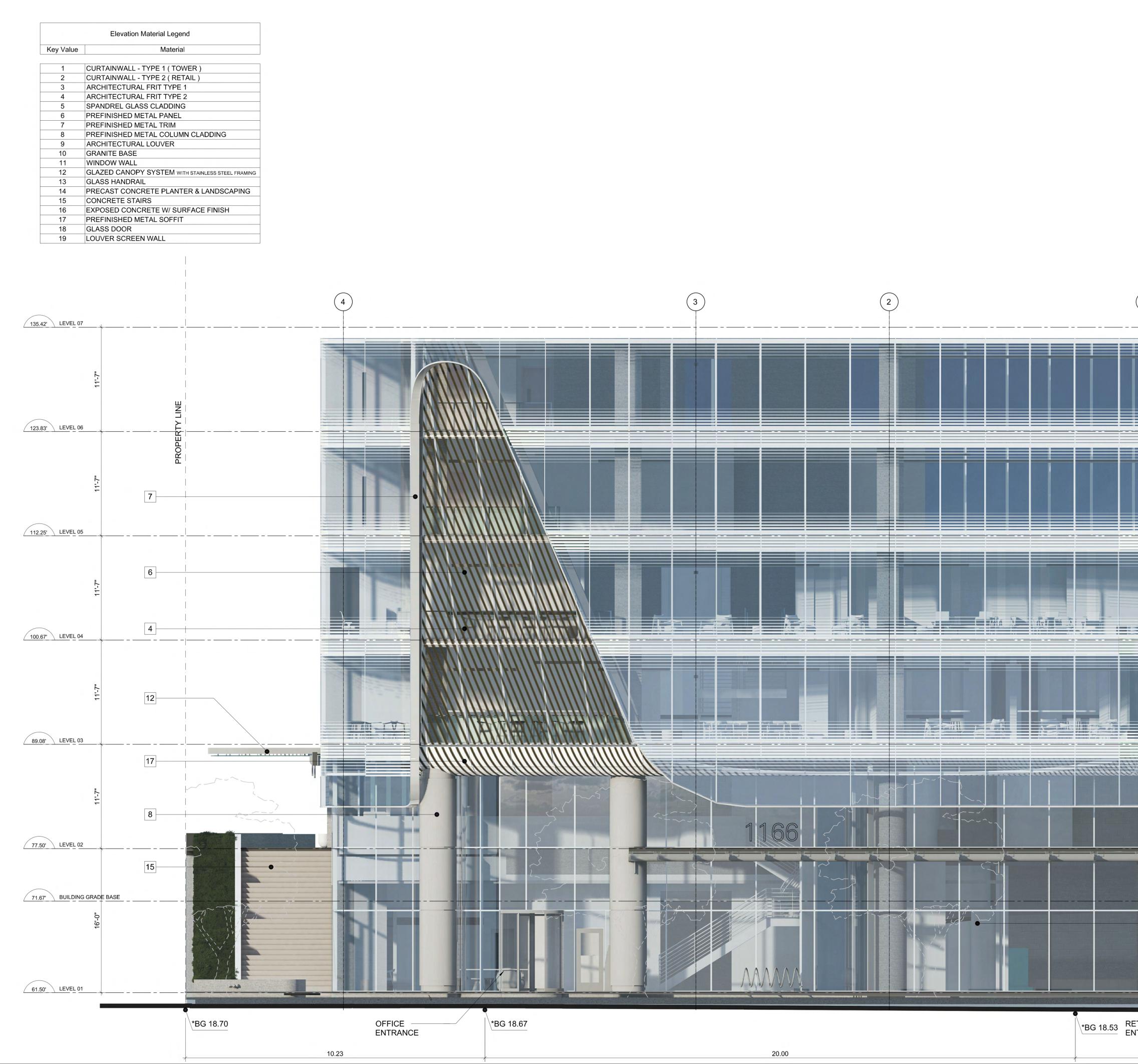
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00.00_____ ELEVATION DATUM (IN METRES) NOTE: 1. BENCH MARK ELEVATION: 16.809 METRES

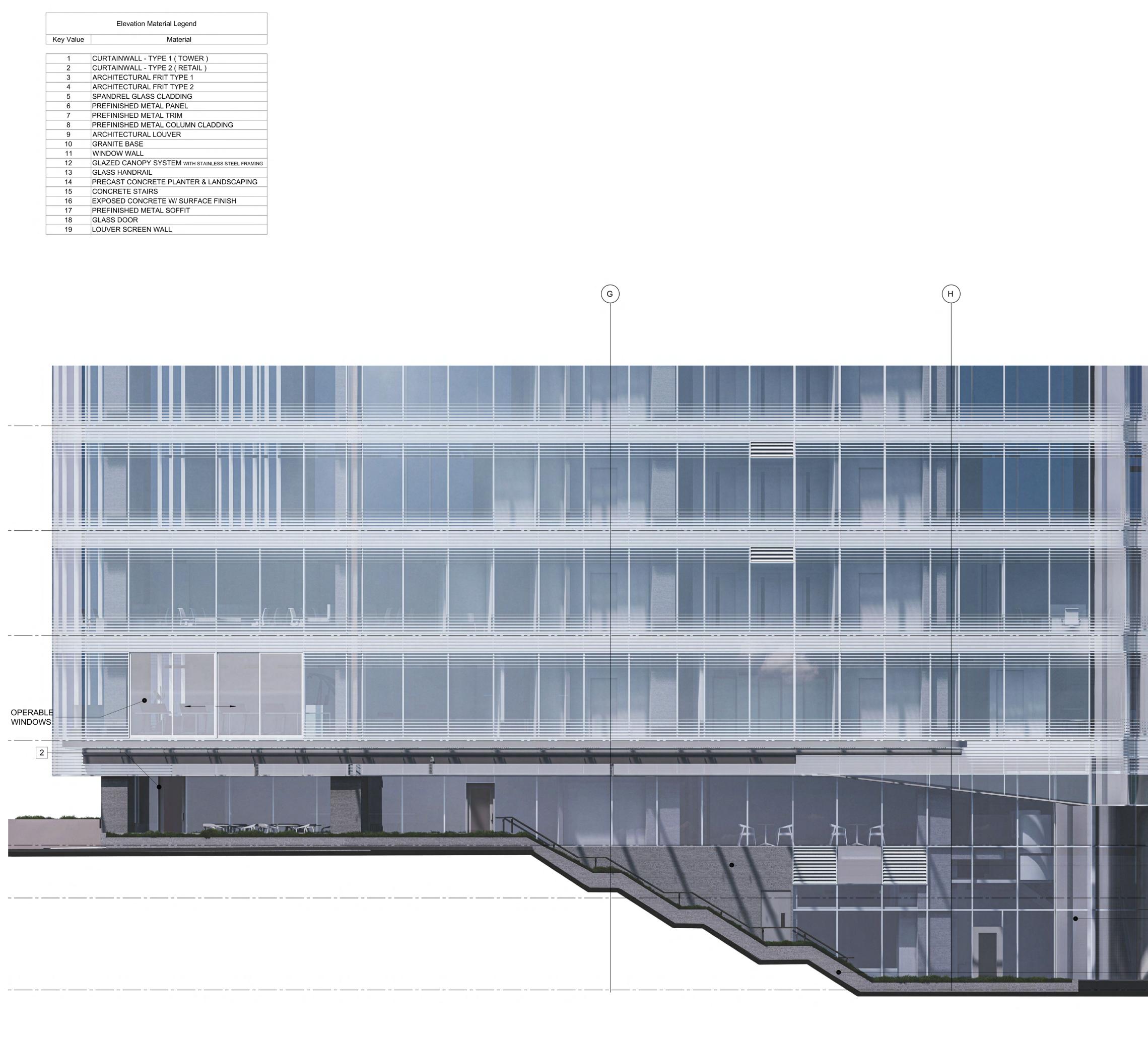
2. INFORMATION OF THE SURVEY DATUM BASED ON REF: FILE 2018-00198. 3. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

	Partn	Partnership by : RELIANCE Hines				
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	2021DEC01 2022MAY20	LETTER #2	2	P PRIOR TO		
		LETTER #3	3			
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SEAL						
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	ibigrou					
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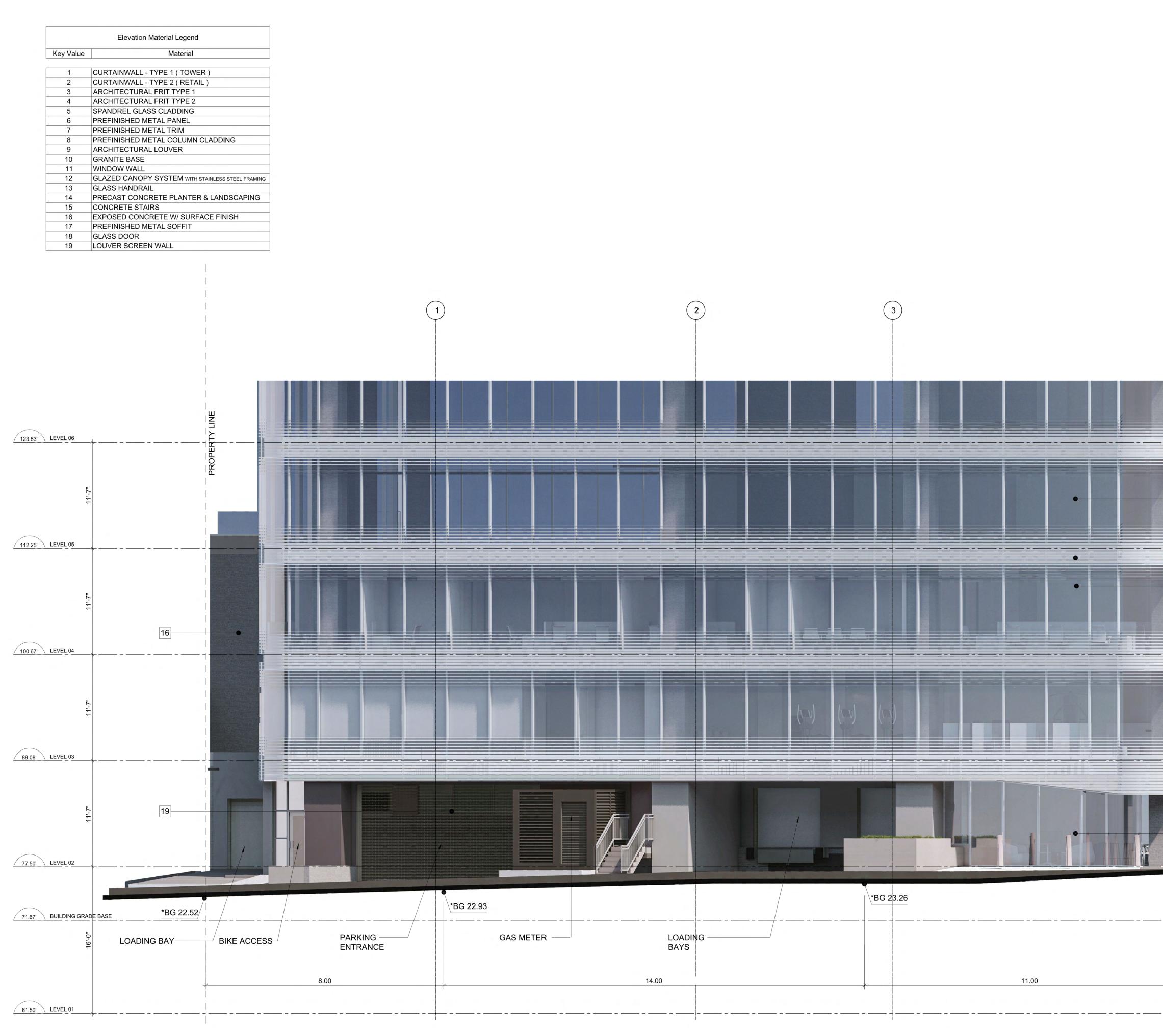


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PROPERTY LINE		
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	13	CONSULTANTS
	13	DESIGN ARCHITECT HARIRI PONTARINI ARCHITECTS
	12	ARCHITECT OF RECORD IBI GROUP ARCHITECTS (CANADA) INC. 700-1285 West Pender Street, Vancouver, BC V6E 4B1, Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com PROJECT 1166 WEST PENDER OFFICE TOWER 1166 WEST PENDER ST. VANCOUVER, BC
	18	1166 WEST PENDER ST. VANCOUVER, BC PROJECT NO: 101392 DRAWN BY: CHECKED BY: RS GV
	10	PROJECT MGR: APPROVED BY: RS GV SHEET TITLE NORTH ELEVATION CLOSE UP
TAIL/RESTAURANT PARKING EXIT	*BG 18.41	SHEET NUMBER ISSUE



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				CLIENT Partnership by: Image: Streng
			LEVEL 06 123.83'	
	-11-11		LEVEL 05 112.25'	CONSULTANTS
			LEVEL 04 100.67'	SEAL
				DESIGN ARCHITECT
			LEVEL 03 / 89.08'	ARCHITECT OF RECORD IBI GROUP ARCHITECTS (CANADA) INC. 700-1285 West Pender Street, Vancouver, BC V6E 4B1, Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com
	6		LEVEL 02 77.50' NG GRADE BASE 71.67'	1166 WEST PENDER OFFICE TOWER 1166 WEST PENDER ST. VANCOUVER, BC
	2 50 2			PROJECT NO: 101392 DRAWN BY: CHECKED BY: RS GV PROJECT MGR: APPROVED BY: RS GV SHEET TITLE EAST ELEVATION CLOSE UP
1	*BG 18.70 2.13	↓ 1	LEVEL 01 61.50'	SHEET NUMBER ISSUE



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			CLIENT Partnership by : RELIANCE Hines
			111 Water Street Vancouver, British Columbia Canada, V6B 1A7
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			ISSUES No. DATE DESCRIPTION 2021APR21 OPR Base Set 2021JUL05 2021JUL05 ISSUED FOR GC RFP 2021DEC01 RESPONSE TO DP PRIOR TO LETTER #2 2022MAY20 RESPONSE TO DP PRIOR TO LETTER #3
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		PROPERTY LINE	
		5	CONSULTANTS
			SEAL
		12	
		8	DESIGN ARCHITECT HARIRI PONTARINI ARCHITECTS ARCHITECT OF RECORD
AAAA		2	IBI GROUP ARCHITECTS (CANADA) INC. 700-1285 West Pender Street, Vancouver, BC V6E 4B1, Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com
*BG 23.43		*BG 23.51	1166 WEST PENDER OFFICE TOWER 1166 WEST PENDER ST. VANCOUVER, BC
	7.23		101392 DRAWN BY: CHECKED BY: RS GV PROJECT MGR: APPROVED BY: RS GV SHEET TITLE
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