

A.9

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>

Coast Coal Harbour Hotel (20 FLRS)

CIVIC ADDRESS: 1166 West Pender
Vancouver, British Columbia
V6E 2R9

LEGAL ADDRESS: Parcel A (Being a Consolidation of Lots 7 and 8, See
CA6291851) Block 16, District Clot 185 New Westminster
District, Plan 92

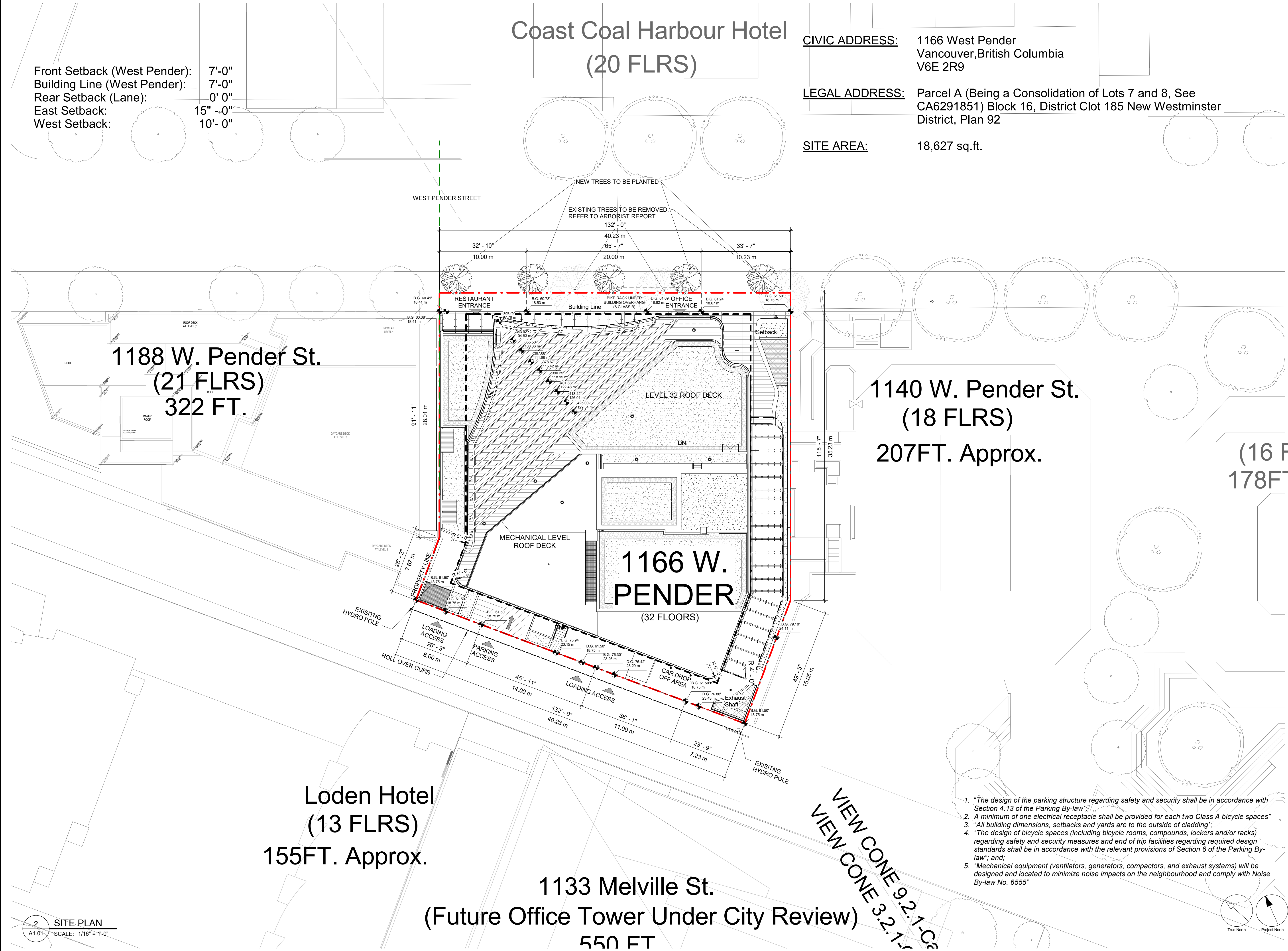
SITE AREA: 18,627 sq.ft.

Front Setback (West Pender): 7'-0"
Building Line (West Pender): 7'-0"
Rear Setback (Lane): 0' 0"
East Setback: 15' -0"
West Setback: 10'- 0"

CLIENT
Partnership by :
RELIANCE Hines
PROPERTIES
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ISSUES	DATE	DESCRIPTION
No.		
2021APR21	2021APR21	OPR Base Set
2021JUL05	2021JUL05	ISSUED FOR GC RFP
2021JUL29	2021JUL29	ISSUED FOR 50% CD PROGRESS REVIEW
2021DEC01	2021DEC01	RESPONSE TO DP PRIOR TO LETTER #2
2022APR20	2022APR20	RESPONSE TO DP PRIOR TO REVIEW
2022MAY20	2022MAY20	RESPONSE TO DP PRIOR TO LETTER #3



1188 W. Pender St.
(21 FLRS)
322 FT.

1140 W. Pender St.
(18 FLRS)
207FT. Approx.

(16 FLRS)
178FT. Approx.

1166 W.
PENDER
(32 FLOORS)

Loden Hotel
(13 FLRS)
155FT. Approx.

1133 Melville St.
(Future Office Tower Under City Review)
550 FT

- "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";
- A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces"
- "All building dimensions, setbacks and yards are to the outside of cladding";
- "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures and end of trip facilities regarding required design standards shall be in accordance with the relevant provisions of Section 6 of the Parking By-law"; and;
- "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555"

VIEW CONE 9.2.1-C3
VIEW CONE 3.2.1-A

2 SITE PLAN
A1.01 SCALE: 1/16" = 1'-0"

CONSULTANTS	
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	
PROJECT 1166 WEST PENDER OFFICE TOWER 1166 WEST PENDER ST. VANCOUVER, BC	
PROJECT NO: 101392	CHECKED BY: GV
DRAWN BY: RS	APPROVED BY: GV
PROJECT MGR: RS	
SHEET TITLE SITE PLAN	
SHEET NUMBER A1.01	ISSUE

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	2022MAY20	RESPONSE TO DP PRIOR TO LETTER #3

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	GLAZED 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

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.

CONSULTANTS

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PROJECT
1166 WEST PENDER OFFICE TOWER
1166 WEST PENDER ST. VANCOUVER, BC

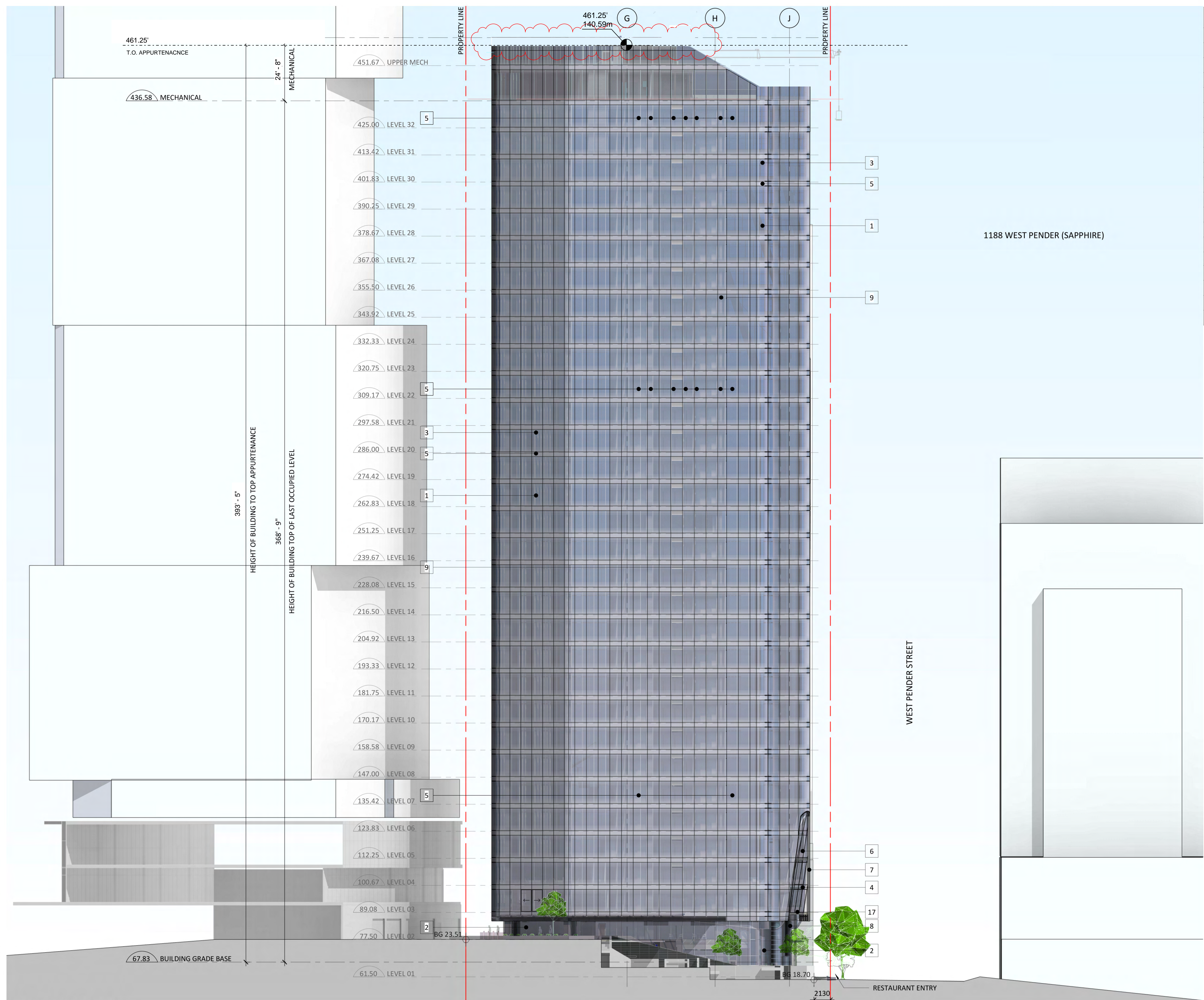
PROJECT NO:
101392
DRAWN BY: **RS** CHECKED BY: **GV**
PROJECT MGR: **RS** APPROVED BY: **GV**

SHEET TITLE
ELEVATION NORTH

SHEET NUMBER
A2.01 ISSUE



NORTH ELEVATION
SCALE: 3/64" = 1'-0"



ELEVATION MATERIAL LEGEND	
KEY...	MATERIAL
1	CURTAINWALL - TYPE 1 (TOWER)
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18	GLASS DOOR
19	LOUVER SCREEN WALL

LEGEND

00.00 ELEVATION DATUM (IN METRES)

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EAST ELEVATION
 SCALE: 3/64" = 1'-0"

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PROJECT
1166 WEST PENDER OFFICE TOWER
 1166 WEST PENDER ST. VANCOUVER, BC

PROJECT NO:
 101392

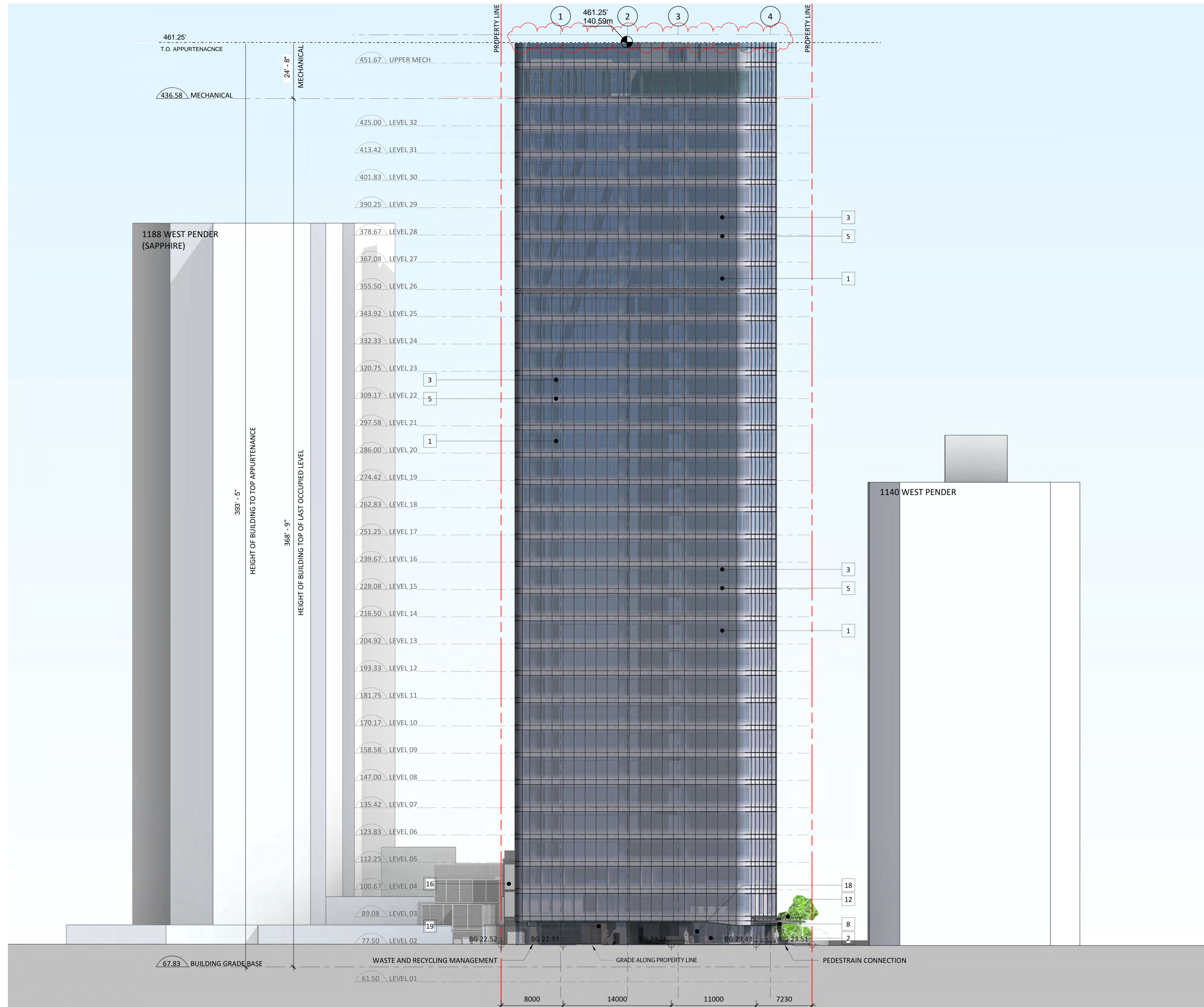
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PROJECT MGR: RS	APPROVED BY: GV

SHEET TITLE
ELEVATION EAST

SHEET NUMBER A2.02	ISSUE
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BIM 360/710 1392 - 1166WPender R2020101392_1166WPender-Central-2020_DP IV
 SCALE CHECK
 1/4

2022-05-09 12:17:31 PM



SOUTH ELEVATION
SCALE: 3/64" = 1'-0"

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	GLASSED 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

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.

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	2022MAY20	RESPONSE TO DP PRIOR TO LETTER #3

CONSULTANTS

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 ibigroup.com

PROJECT
1166 WEST PENDER OFFICE TOWER
 1166 WEST PENDER ST. VANCOUVER, BC

PROJECT NO:
 101392

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PROJECT MGR: RS	APPROVED BY: GV

SHEET TITLE
ELEVATION SOUTH

SHEET NUMBER A2.03	ISSUE
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SCALE CHECK 1/4" = 1' = 1/4" = 1'

BIM: 360-1101392 - 1166WPender R2020101392_1166WPender-Central-2020_DP.rvt

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ELEVATION MATERIAL LEGEND	
KEY...	MATERIAL
1	CURTAINWALL - TYPE 1 (TOWER)
2	CURTAINWALL - TYPE 2 (RETAIL)
3	ARCHITECTURAL FRIT TYPE 1
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LEGEND

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WEST ELEVATION
SCALE: 3/64" = 1'-0"

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PROJECT
1166 WEST PENDER OFFICE TOWER
 1166 WEST PENDER ST. VANCOUVER, BC

PROJECT NO:
 101392

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PROJECT MGR: RS	APPROVED BY: GV

SHEET TITLE
ELEVATION WEST

SHEET NUMBER A2.04	ISSUE
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SCALE CHECK 1/11

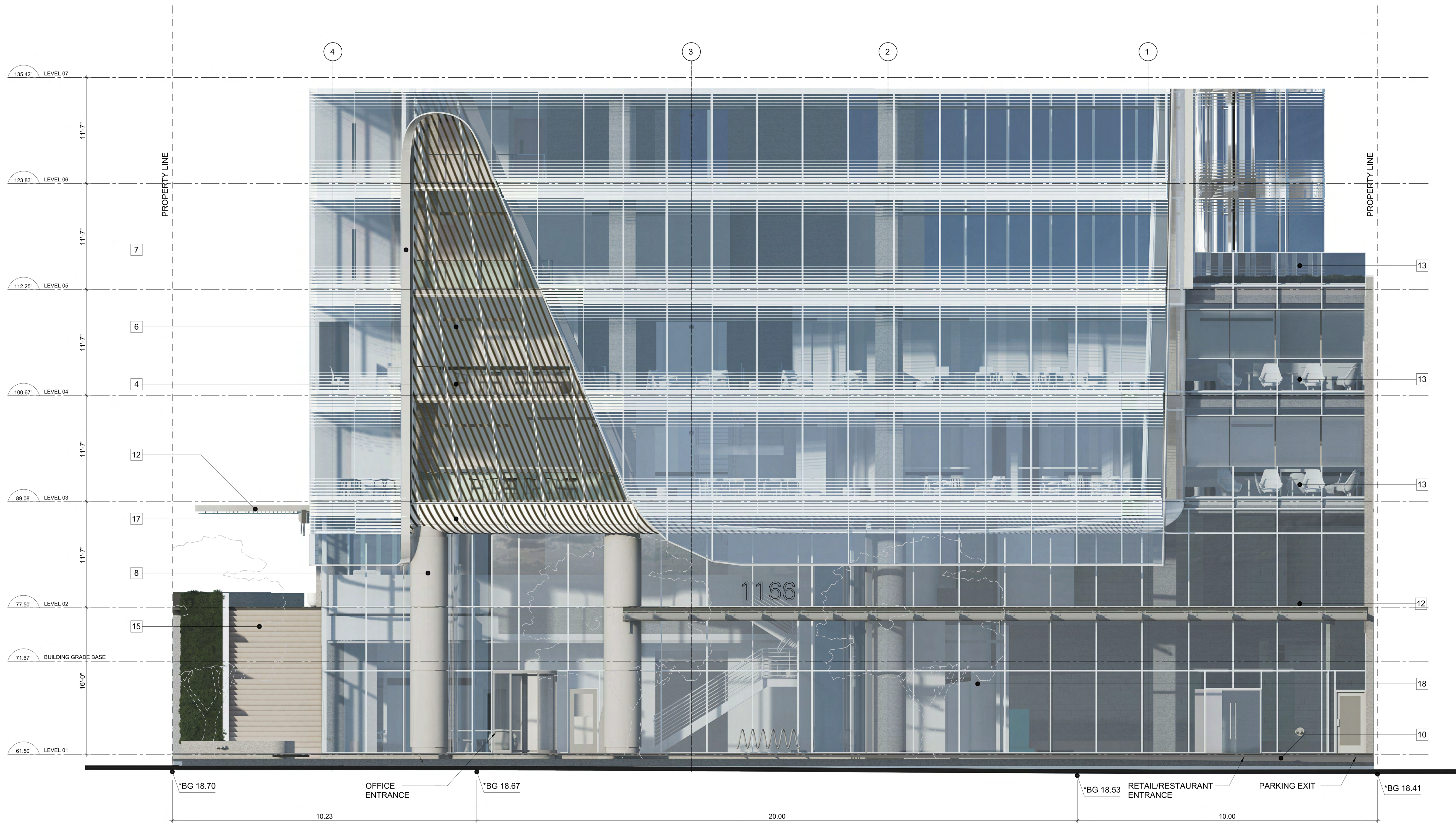
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Elevation Material Legend	
Key Value	Material
1	CURTAINWALL - TYPE 1 (TOWER)
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PROJECT
1166 WEST PENDER OFFICE TOWER
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PROJECT NO: 101392	CHECKED BY: GV
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PROJECT MGR: RS	

SHEET TITLE
NORTH ELEVATION CLOSE UP

SHEET NUMBER A2.05	ISSUE
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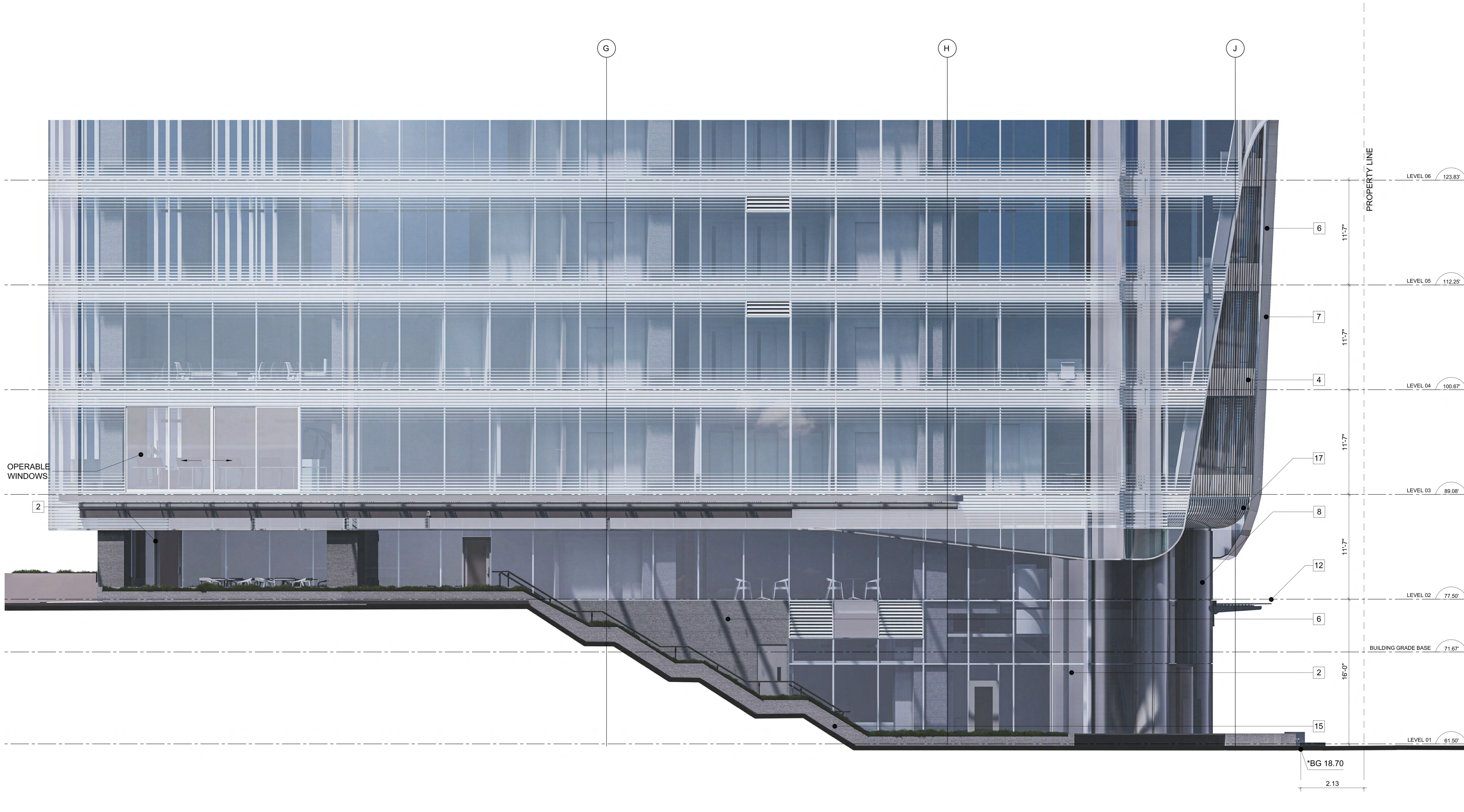
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PROJECT NO:
101392
DRAWN BY:
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PROJECT MGR:
RS
CHECKED BY:
GV
APPROVED BY:
GV

SHEET TITLE
EAST ELEVATION CLOSE UP

SHEET NUMBER
A2.06
ISSUE

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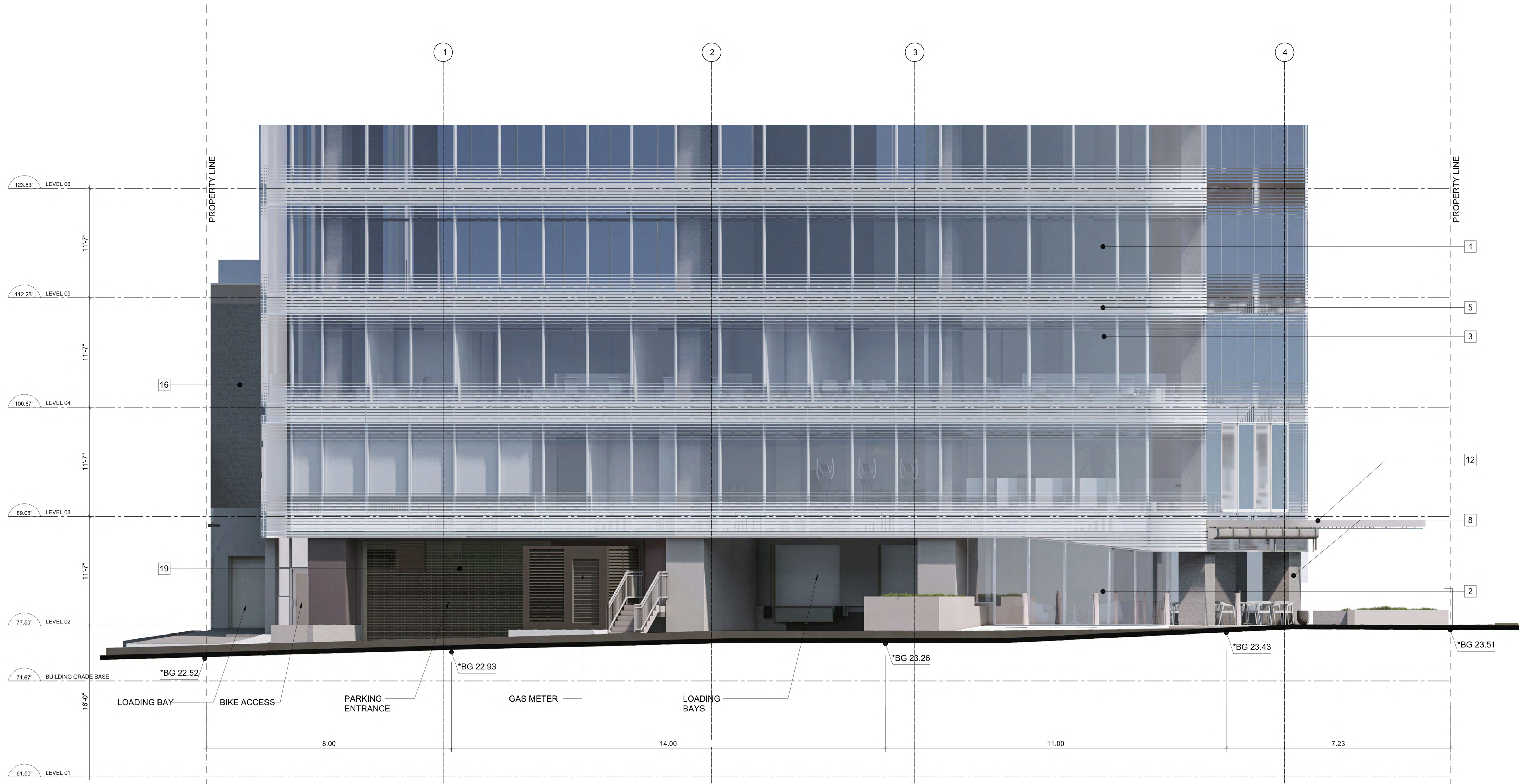
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PROJECT
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 1166 WEST PENDER ST. VANCOUVER, BC

PROJECT NO:
101392

DRAWN BY:
RS

PROJECT MGR:
RS

CHECKED BY:
GV

APPROVED BY:
GV

SHEET TITLE
SOUTH ELEVATION CLOSE UP

SHEET NUMBER
A2.07

ISSUE

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SCALE CHECK
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