

# A.7

## MOTION

**7. Approval of Form of Development: 1099 Harwood Street (Formerly 1065 Harwood Street and 1332 Thurlow Street)**

THAT the form of development for this portion of the site known as 1099 Harwood Street (formerly 1065 Harwood Street and 1332 Thurlow Street) be approved generally as illustrated in the Development Application Number DP-2022-00654, prepared by Henriquez Partners Architects and submitted electronically on March 15, 2023, 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://www.shapeyourcity.ca/1065-harwood-street-and-1332-thurlow-street>

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The Contractor shall verify and be responsible for all dimensions on site and shall inform HENRIQUEZ PARTNERS ARCHITECTS of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to HENRIQUEZ PARTNERS ARCHITECTS for review and approval prior to fabrication.

HENRIQUEZ PARTNERS ARCHITECTS do not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

ISSUED FOR RESPONSE TO DP PRIOR-TO MARCH 15, 2023  
 ISSUED FOR DEVELOPMENT PERMIT SEPTEMBER 9, 2022

**HENRIQUEZ** Henriquez Partners Architects  
 598 W Georgia Street  
 Vancouver BC V6B 2A3 T 604.687.5681

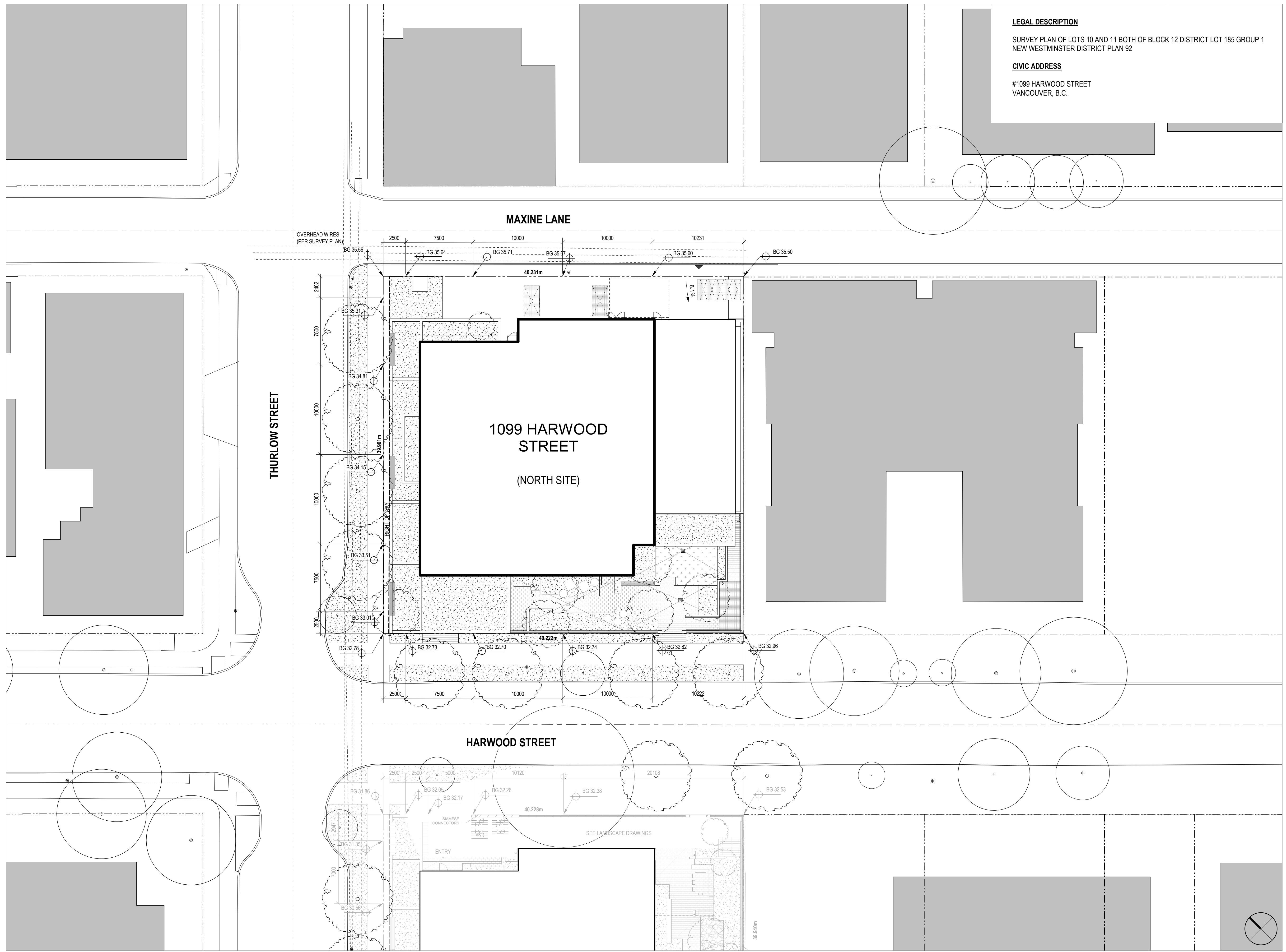
JOB TITLE  
**Thurlow & Harwood North Site**  
 1099 Harwood St

CONSULTANT

DRAWING TITLE  
**SITE PLAN**

DATE	JAN 26, 2021	DRAWN	TK
SCALE	1:200	CHECKED	AL
JOB NO.	1602		

## 1.A0.05



**LEGAL DESCRIPTION**  
 SURVEY PLAN OF LOTS 10 AND 11 BOTH OF BLOCK 12 DISTRICT LOT 185 GROUP 1  
 NEW WESTMINSTER DISTRICT PLAN 92

**CIVIC ADDRESS**  
 #1099 HARWOOD STREET  
 VANCOUVER, B.C.

MAXINE LANE

THURLOW STREET

1099 HARWOOD STREET  
 (NORTH SITE)

HARWOOD STREET

C:\Users\Mark.Wang\Documents\1602 HARWOOD NORTH TOWER\_markwang\5P1.dwg  
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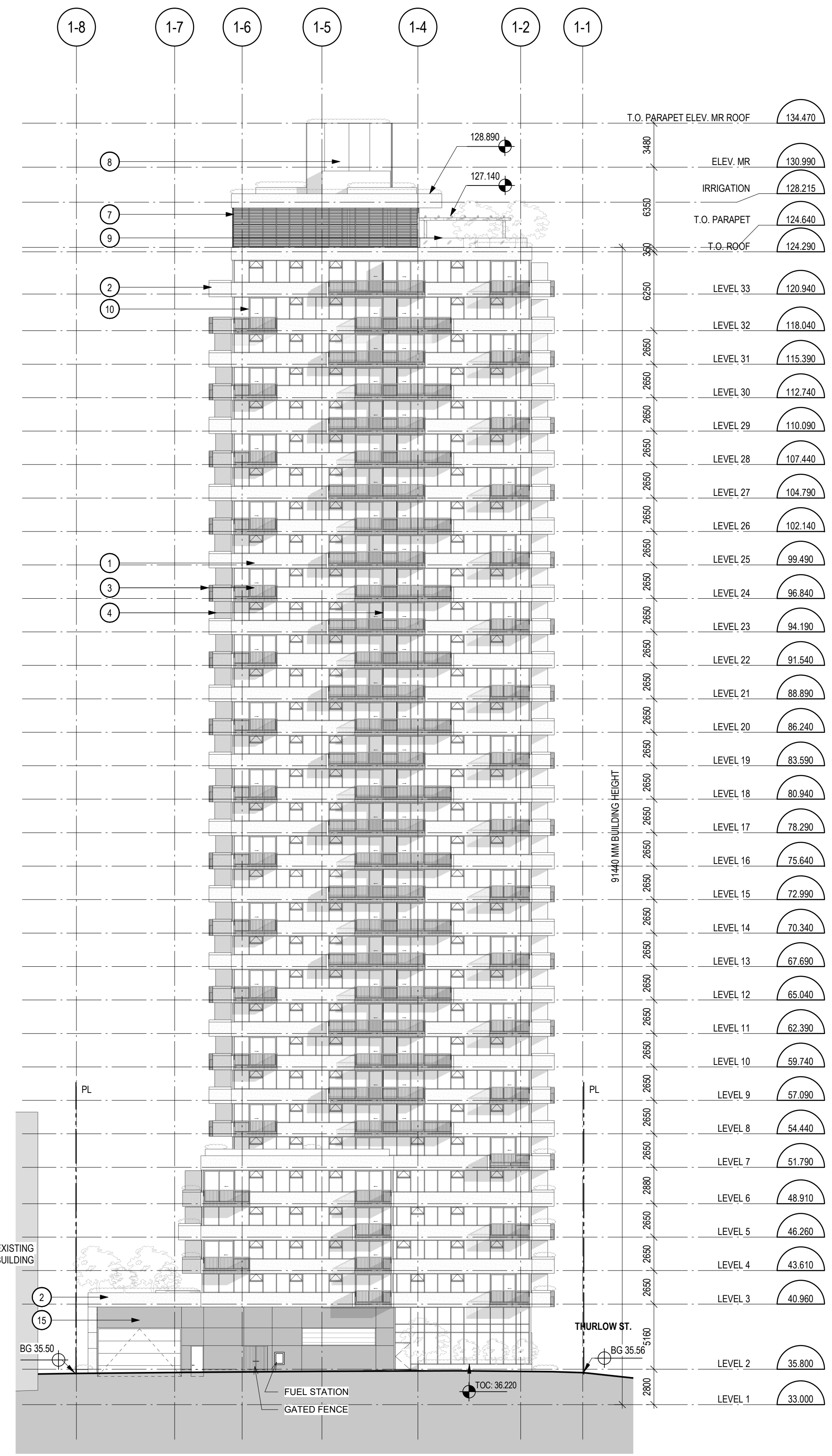
**Thurlow & Harwood North Site**  
 1099 Harwood St

**NORTH & WEST ELEVATIONS**

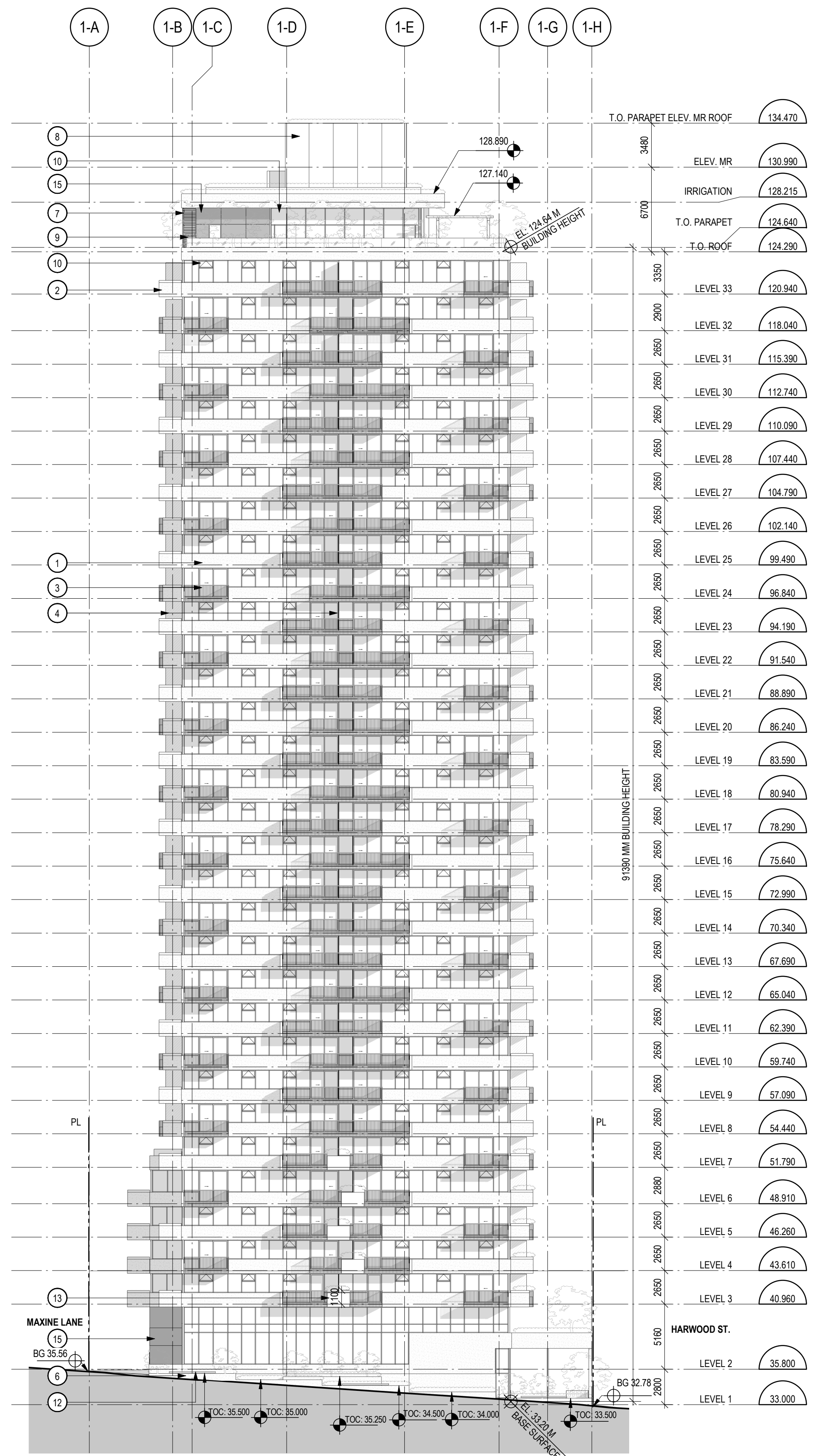
DATE: JAN 26, 2021 DRAWN: TK  
 SCALE: 1:250 CHECKED: AL  
 JOB NO.: 1602

**1.A3.01**

- MATERIAL LEGEND:**
- 1 EXTERIOR FIBER CEMENT PANELS, INSULATED
  - 2 EXTERIOR FIBER CEMENT PANELS, UNINSULATED
  - 3 PICKET GUARDRAILS
  - 4 ALUMINUM PANEL PRIVACY SCREEN
  - 5 WOOD ENTRY DOOR
  - 6 CIP COLOURED CONCRETE LANDSCAPE WALL
  - 7 ARCHITECTURAL LOUVERS
  - 8 STANDING SEAM METAL SIDING
  - 9 GLAZED GUARDRAIL
  - 10 GLAZING WITH ANODIZED FINISH MULLIONS
  - 11 BREEZE BLOCKS
  - 12 BENCHES
  - 13 LANDSCAPE PLANTER BOX
  - 14 DOUBLE GLAZED SPANDREL GLASS
  - 15 COMPOSITE METAL PANEL



**1 NORTH ELEVATION**  
 1:250



**2 WEST ELEVATION**  
 1:250

- MATERIAL LEGEND:**
- 1 EXTERIOR FIBER CEMENT PANELS, INSULATED
  - 2 EXTERIOR FIBER CEMENT PANELS, UNINSULATED
  - 3 PICKET GUARDRAILS
  - 4 ALUMINUM PANEL PRIVACY SCREEN
  - 5 WOOD ENTRY DOOR
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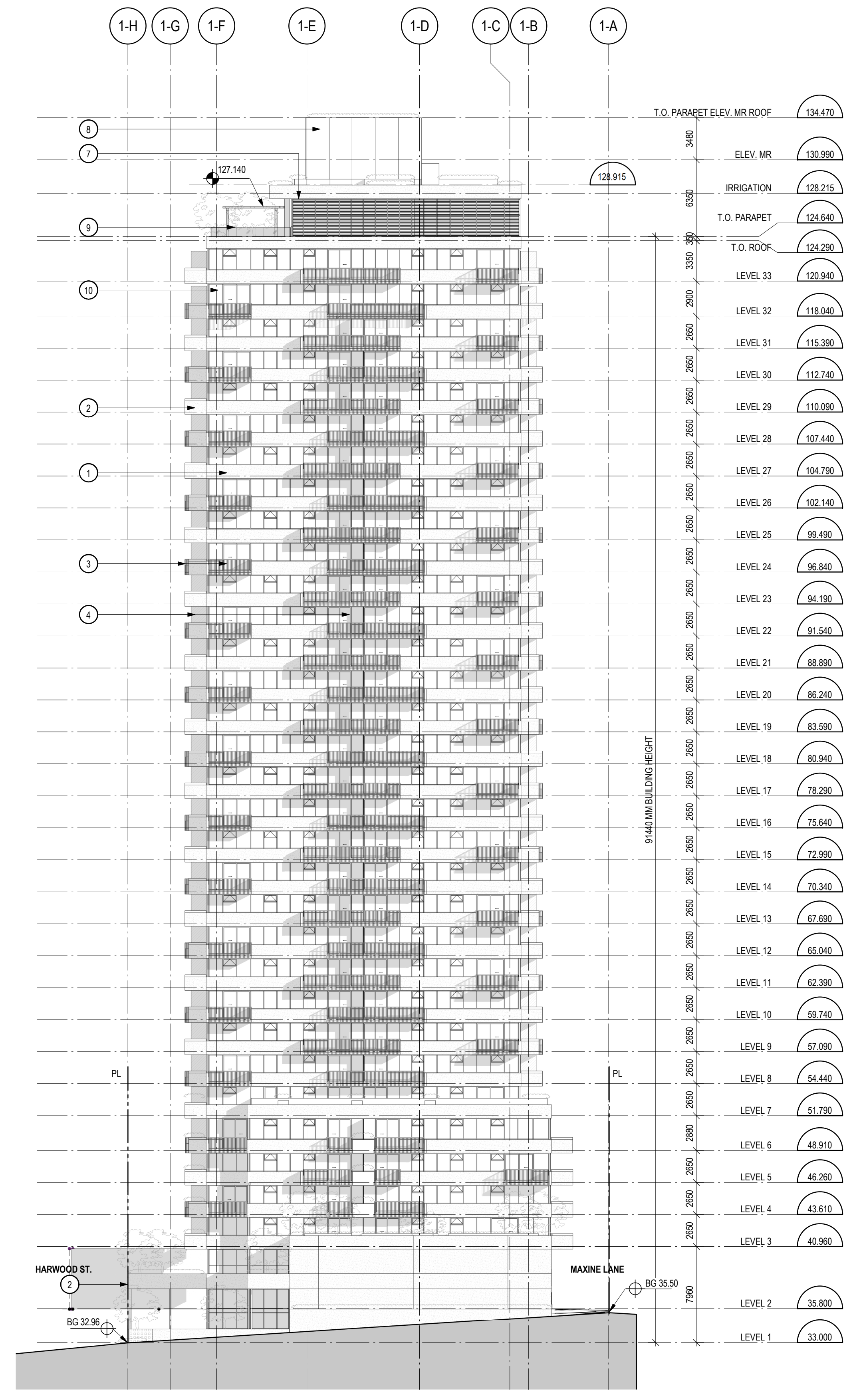
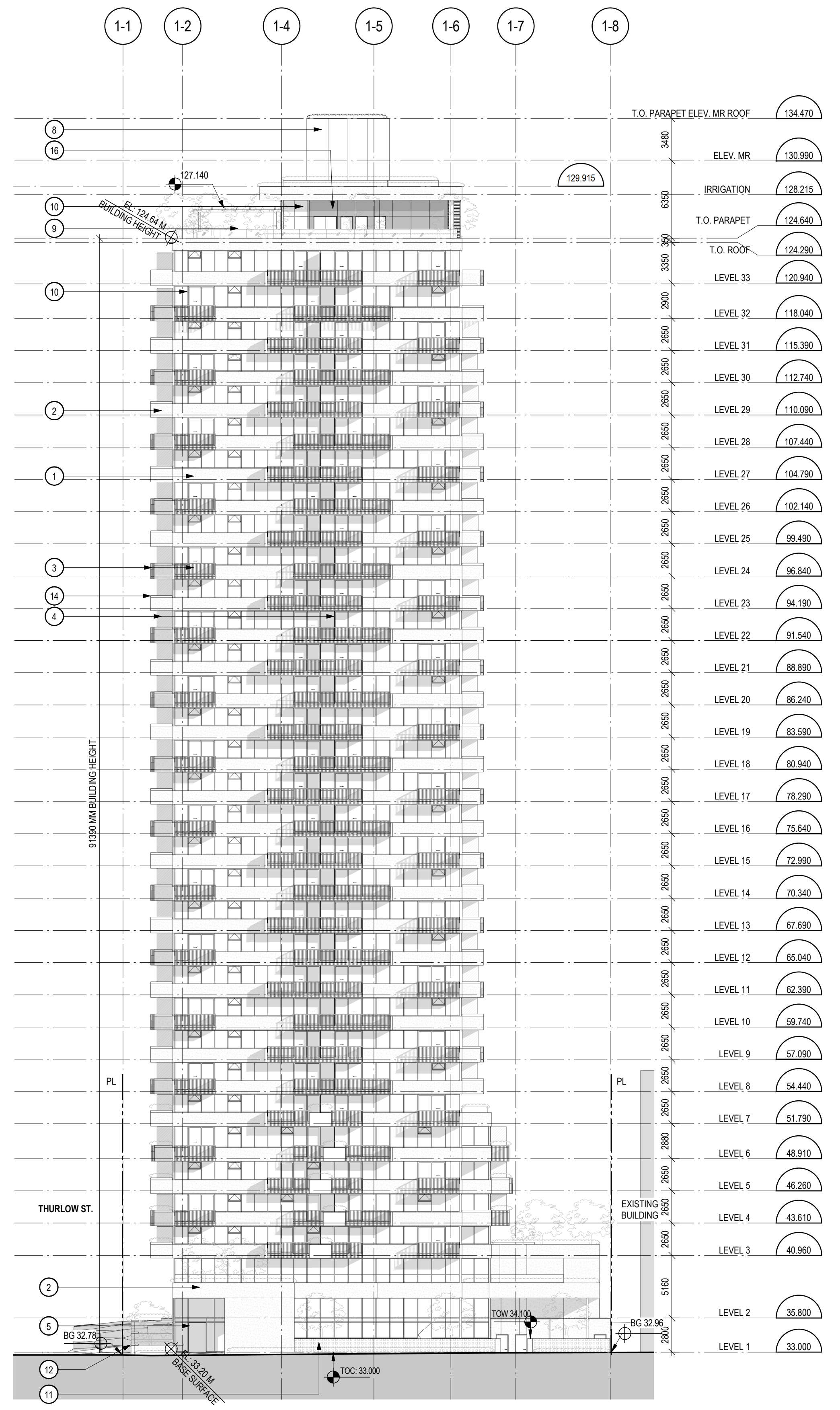
**Thurlow & Harwood North Site**  
 1099 Harwood St

CONSULTANT

**SOUTH & EAST ELEVATIONS**

DATE: JAN 26, 2021 DRAWN: TK  
 SCALE: 1:250 CHECKED: AL  
 JOB NO.: 1602

**1.A3.02**



July 17, 2023

VIA EMAIL

Attn: Hiroko Kobayashi

City of Vancouver

Planning, Urban Design, & Sustainability

510 West Broadway, Vancouver, BC V5Z1E9

**RE: Response to Form of Development Changes for 1098 & 1099 Harwood St**

We're providing this letter in response to a request for clarification on why the appearance and building envelope type has changed in our Development Permit Applications for 1098 & 1099 Harwood St versus our April 2021 rezoning applications. The materiality and colour are quite different between the two designs, yet we believe the final scheme we're proceeding with in our DP application is as good if not better than the design in our original rezoning application. Instead of brick, which is not typically considered to be part of the West End vernacular as pointed out at UDP, we've added a textured cementitious panel cladding system, which allows for a variety of tones and triangular geometric patterns enabling us to achieve a gradient expression. The result is a building which has more interest and variety when the building is experienced from different perspectives, with the added benefit of more differentiation between the two towers.

The rationale for the above proposed changes arising after our rezoning application and at the time of our DP submission is related to further design rationalization and constructability review with the consultant team and Axiom Builders. Since our rezoning application, it was determined that the former pre-cast assembly was not considered a viable design due to complex detailing and a lack of qualified trades within the local market. To minimize the resulting budget and schedule risks associated with the former design, we proceeded with the proposed design for our DP application.

There have also been changes to the location of integrated landscape planters on the exterior of both buildings. While the number of planters on the façade has decreased, our DP drawings demonstrate an increase in the number of plants, trees and overall soil volume relative to our rezoning application. We've further increased the size of the planters and located these closer to grade, where they will be more easily experienced by the general public and easier to maintain.

Bosa Properties intends to retain ownership of the proposed buildings for the long-term. This long-term perspective means we only deliver buildings that we'll be proud to view for years to come. We believe the changes contemplated in our DP application versus our rezoning application were the correct changes to make and we have conviction that these properties will be distinct, high-quality housing contributions to the West End neighbourhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Skinner', with a stylized flourish at the end.

Jeff Skinner

Senior Vice President, Development