

1434

WEST 8TH AVE

REZONING APPLICATION

JULY 2023



Musson
Cattell
Mackey
Partnership

PCI

1434 WEST
8TH AVE

Rezoning
Application

July
2023

1434 WEST 8TH AVE

Project # 222019

SUBMITTED BY: MUSSON CATTELL MACKEY ARCHITECTS DESIGNERS PLANNERS

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INTRODUCTION

REZONING INTENT AND RATIONALE

The proposed project envisions a new 25 storey rental residential tower with rooftop amenity above level 2 and atop the tower. There will be ground floor retail facing West 8th Ave and loading/parking accessed on the lane. A new mid-block connection will be provided on the west side of the site to facilitate pedestrian traffic through the area. The site is situated in the Granville/Burrard Slopes – Area C, part of the Broadway Corridor. The project is adjacent the future South Granville subway station currently under construction at the corner of Broadway and Granville which creates a prime opportunity to add rental housing and retail space close to new and existing rapid transit networks. Under the Broadway Plan this area envisions a transit hub with multiple buildings up to 25 storeys.

The proposed design will contribute to the aspirations of the Broadway Plan by strengthening the mixed-use character of the area, while contributing much needed rental stock and commercial amenity. Part of the public amenity offered includes a mid-block connection along the west side of the site as part of an existing mid-block network that will also enhance the laneway environment.

The project would provide 162 residential units with 20% offered at below-market rents. The lower residential tower floorplate is approximately 6,500 sf which complies with the targets outlined in the Broadway plan, and becomes smaller at 5,500sf above level 9, with a total residential density of 133,703 sf. The setback to a smaller floorplate enhances the articulation of the facade massing and architectural merit, creating an elegant tower form and optimizing access to light and views. The project will also have 5,525 sf of retail at grade. The project site area is 17,250sf and the proposed FSR is 8.07.

The project is seeking DCL waivers. Projects creating new rental supply in tenure are eligible for a DCL waiver for the rental portion of the development. Under the Vancouver Area Specific DCL Bylaws, DCLs for rental housing can be waived for rental housing where the tenure is secured through a Housing Agreement. The applicant intends to pursue an agreement with the city to this effect.

The project intends to comply with the parking bylaw, using the available class A transit proximity reductions of 20% for residential parking and 10% of commercial parking.

The loading proposal has been reviewed by the project traffic engineer and is considered to be appropriate for the proposed density and uses.



View of the proposed north elevation



DESIGN RATIONALE

The proposal aims to contribute to the Broadway Plan objective of creating a new center at Granville and Broadway. Informed by the objectives of the Broadway Plan, this proposal seeks to provide much needed rental housing stock and retail space in an emerging neighborhood hub, while adhering to the allowable building form.

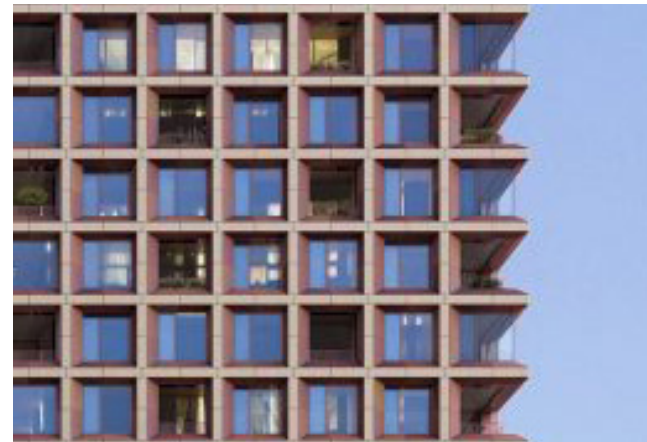
Totalling 139,228 sf, the building program includes commercial use at grade facing West 8th. 133,703 sf of 100% rental residential is provided, with at least 35% of units being suitable for families, of which at least 10% will be three-bedroom.

The main residential lobby is located mid-block on West 8th Ave, flanked on either side by retail space to create a continuous, active ground plane. This configuration also helps accommodate the significant grade change across the site, reflected in the split ground floor plan. The lane is about ten feet higher in elevation than the elevation along West 8th Ave, creating a double high retail space with loading and parking accessed on the lane. This creates a two-storey street wall expression along West 8th Ave, adding to the desirability of the retail units, while supporting a large outdoor residential amenity roof deck above the podium.

The tower is setback on all four sides to emphasize the podium expression and not limit opportunities for future development on the block. The tower form sets back further after Level 9 to create a slender elegant form that will maximize access to light and views. The articulated form and smaller floorplate creates a proposal that is differentiated from a prescriptive, uniformly extruded tower that could be contemplated under the Broadway Plan. A generous rooftop residential amenity is also provided with indoor and outdoor programming. The residential amenity spaces will be designed in accordance with the High-Density for Families with Children guidelines and include elements such as children's play and common social spaces.



View of the northeast corner



Precedent Images

The orientation and massing of the tower has been informed by the Broadway plan, and the existing and future proposals along this area of Broadway. The building will have a direct relationship with the Broadway and Granville project that will also be the new SkyTrain entrance. Varying materiality and façade expressions help form an architectural identity that is envisioned as a different but complementary tower to the Broadway and Granville proposal. The tower form is broken down into a light and dark mass, woven together with ‘tartan-like’ detailing developed through varying material textures and colors, including back painted glass, oxidized copper panels and raised metal panels. The podium has a distinct commercial expression, with details that relate back to the residential tower, creating a unified material language with distinct design features with an elevated, industrial sensibility. At the ground plane the pedestrian experience will be enhanced through weather protection and high-quality architectural materials and detailing.

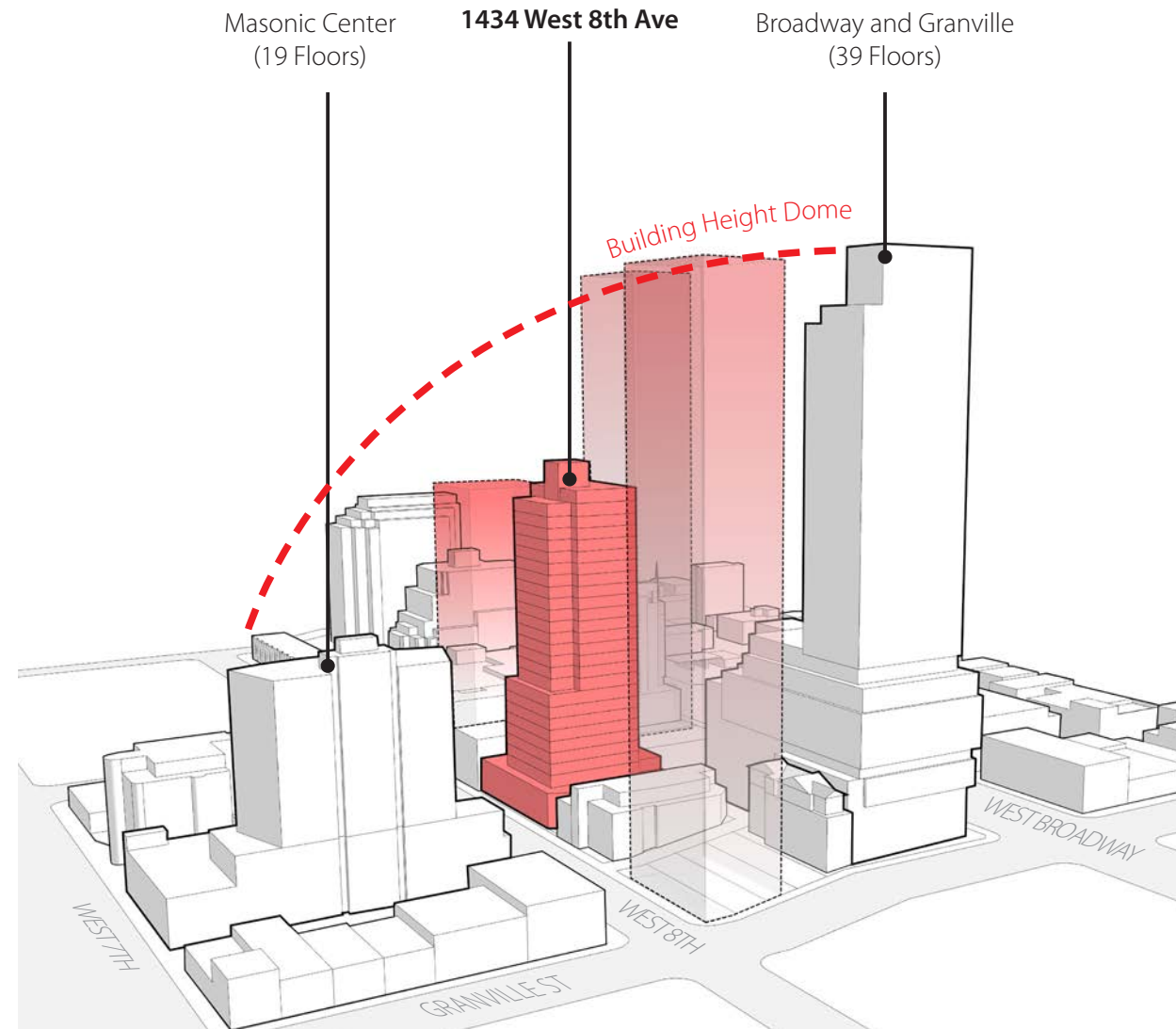
The project will be highly sustainable and will meet or exceed all applicable City of Vancouver performance requirements under the Green Buildings Policy for Rezoning as further detailed in the Applicable Policies. Preliminary energy modelling and rainwater management reports are included with this application and demonstrate the proposal is on track to meet or exceed these sustainability targets.

DESIGN AND MASSING

Every effort has been made to ensure the proposal complies with the spirit and intent of the Broadway Plan by providing secured market and below-market rental housing, amenities and local retail, all adjacent to rapid transit.

In keeping with the spirit of the Broadway Plan, effort has been made to optimize the available at-grade retail and create a two-storey street wall expression to compliment the pedestrian realm along West 8th Avenue. The double-height retail space supports a large outdoor amenity roof deck above. Provision for a mid-block connection has also been included as an additional public benefit that exceeds the stipulations of the Broadway Plan. The provisions of generous amenity for both residents, and the public through optimizing the design considerations of the tower and podium offer community value beyond the minimum considered in the Broadway Plan.

The massing complies with the policy guidelines in the Broadway Plan, topping off at 25 storeys plus a typical rooftop amenity space. Based on current context, this height outlined under the Broadway Plan is suitable, as it creates a consistent skyline expression and provides a natural visual transition to the adjacent developments. The tower floorplate becomes smaller above level 9, resulting in better light and views for the suites. A lower tower form would seem out of place with existing projects, including the Masonic Center residential redevelopment (19 floors) and the Broadway and Granville development (39 floors), which immediately neighbour this site, respectively on the north and south sides. Sloping grades north of Broadway also support this height as buildings along West 8th will appear lower than those to the south along Broadway. This visual transition is anticipated to become more important as future sites develop along this section of Broadway..



Provision of a Mid-Block Connection

A mid-block connection has been provided at the west side of the site, with a significant angled setback along West 8th Ave to encourage pedestrian visibility and access. The mid-block connection is proposed to be a complete, independent connection with planted areas and opportunity for wheeled access, and also includes consideration and provision for an expansion as part of the adjacent development site. The mid-block connection proposed as part of this development will still provide a generous ramped connection that will be well lit and have a high degree of visibility through the site. While the change in grade does not allow for a fully accessible connection, minimal ramped sections that still comply with allowable ramps for exiting under the VBBL have been proposed to allow opportunities for wheeled access.

Primary Podium Massing with a Secondary Tower Expression

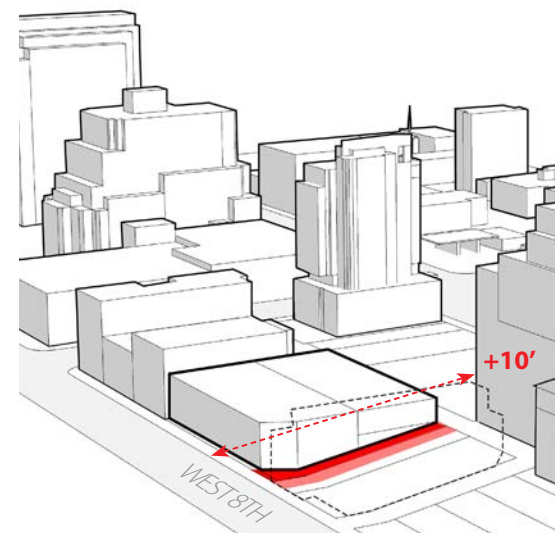
The podium has been reinforced as a two-storey streetwall expression with fine grained architectural detailing including articulated storefronts with appropriately scaled building entrances and continuous weather protection.

Context and Materiality

The material palette of the project is envisioned as a complement to the current significant developments in the area, including the landmark tower at the corner of Broadway and Granville. Natural materials including references to oxidized copper and various interpretations of industrialized metals echo the history of the site while developing a contemporary design language that brings together the podium and towers.

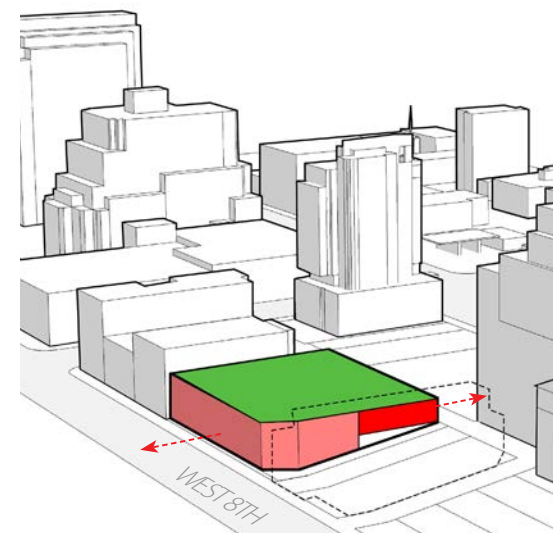
Mid-block Connection

Provide a mid-block connection with angled cutback on West 8th Avenue. Expanded connection to be provided through future development site.



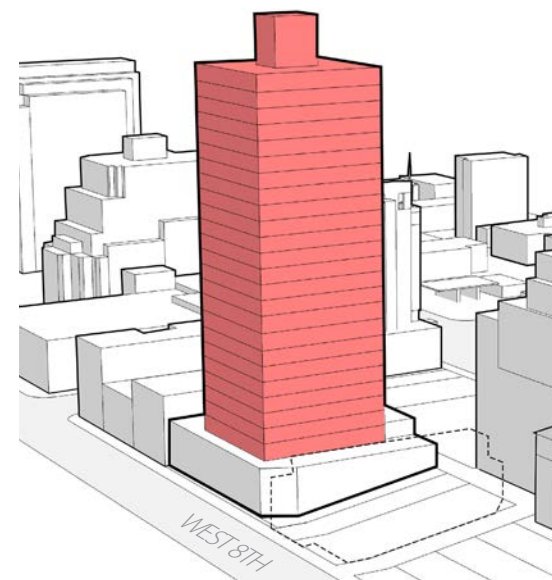
Podium Form

A double high retail volume on West 8th Avenue allows loading at the lane within the podium form and creates a flat podium roof for a residential amenity deck.



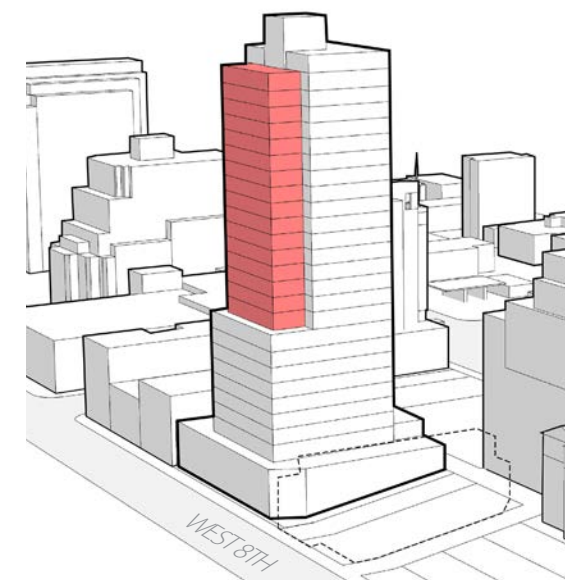
Extruded Tower

Setback the tower from the podium to create two distinct forms and extrude a 6,500sf floor plate

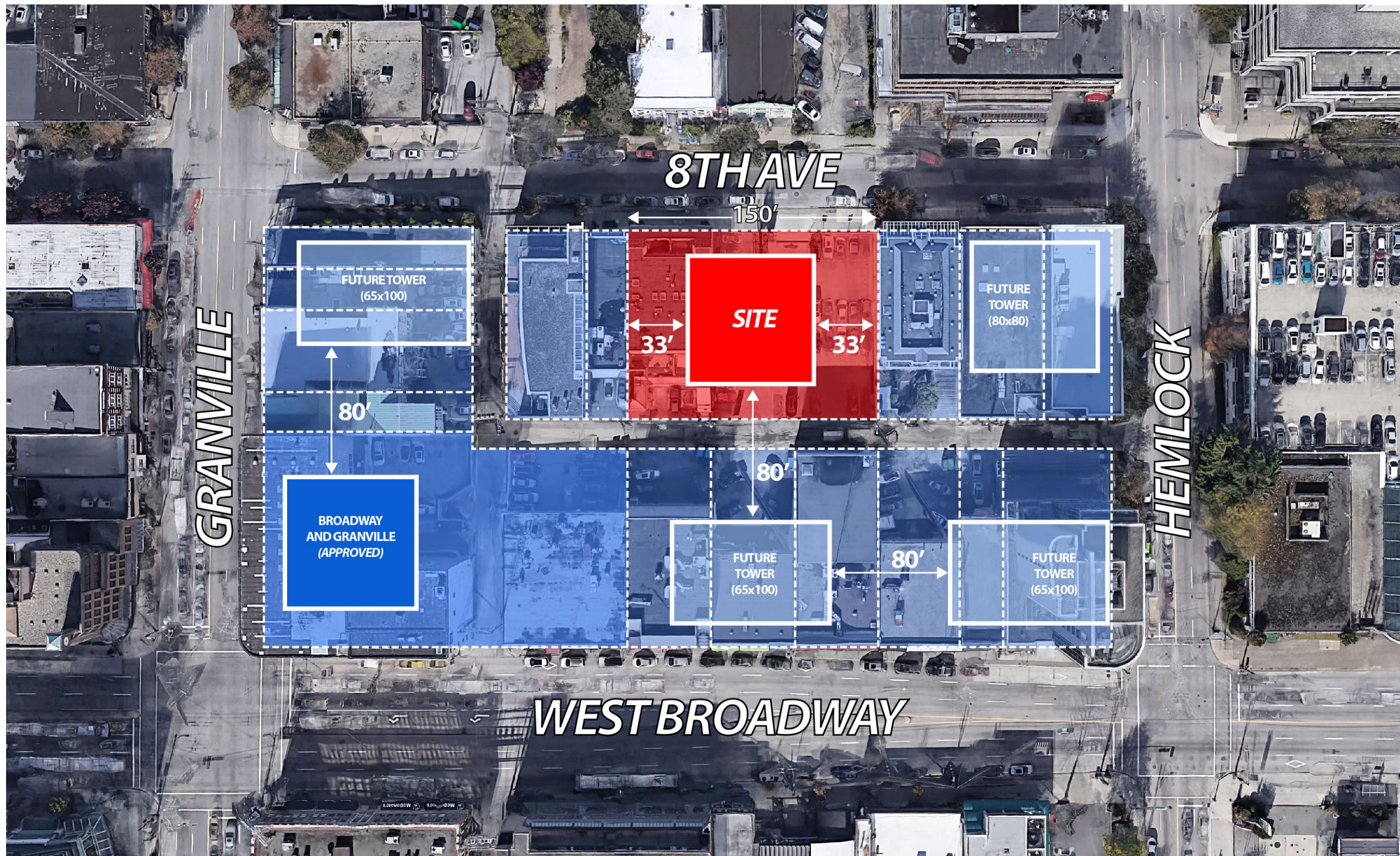


Articulate Tower

Articulate tower form to reduce visual massing along West 8th Avenue.

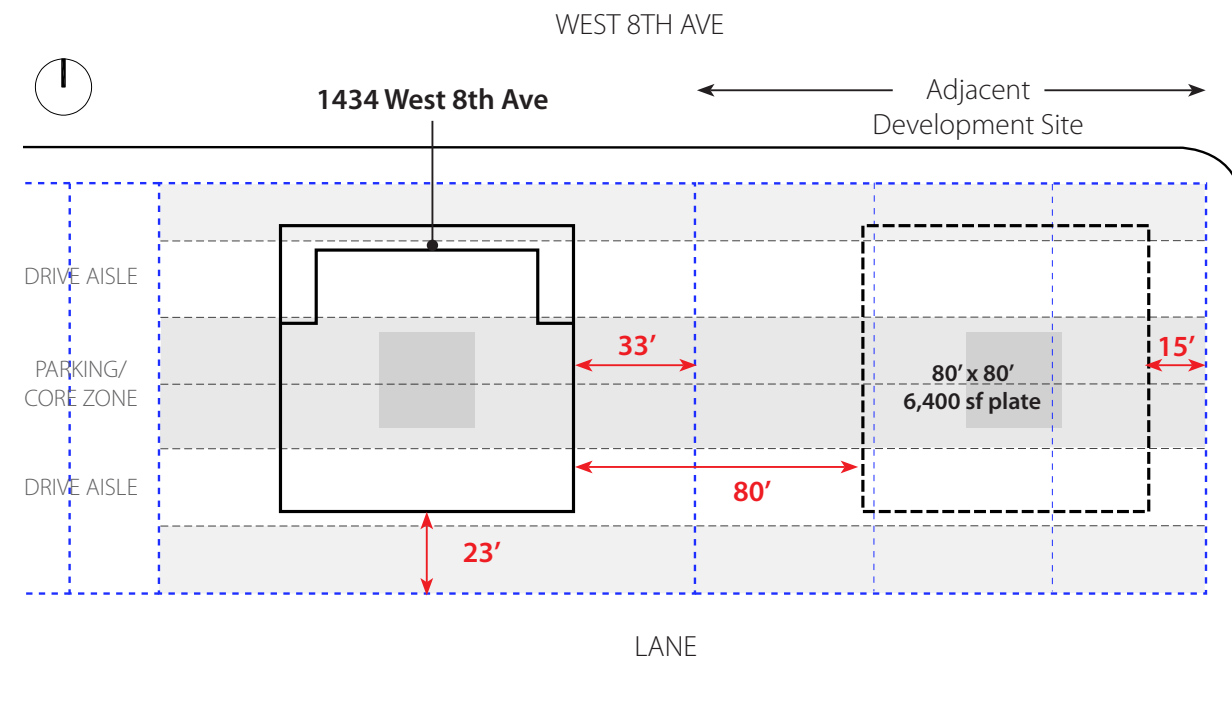


TOWER SEPARATION



The Broadway Plan allows a 6,500 sf residential floor plate. This provides for an efficient, livable residential floor layout, while also respecting tower setbacks for current and future development sites on the block. Through analyzing tower separations on the block, there is an opportunity for six tower forms. This approach has been previously agreed by City staff over several years of detailed planning for South Granville Station, and surrounding developments. A tower form has already been approved at the corner of Broadway and Granville, allowing two other tower forms along Broadway. The Broadway Plan allows the potential for up to three towers on each block, so in addition to this proposal there could be two other tower forms along West 8th Avenue as well.

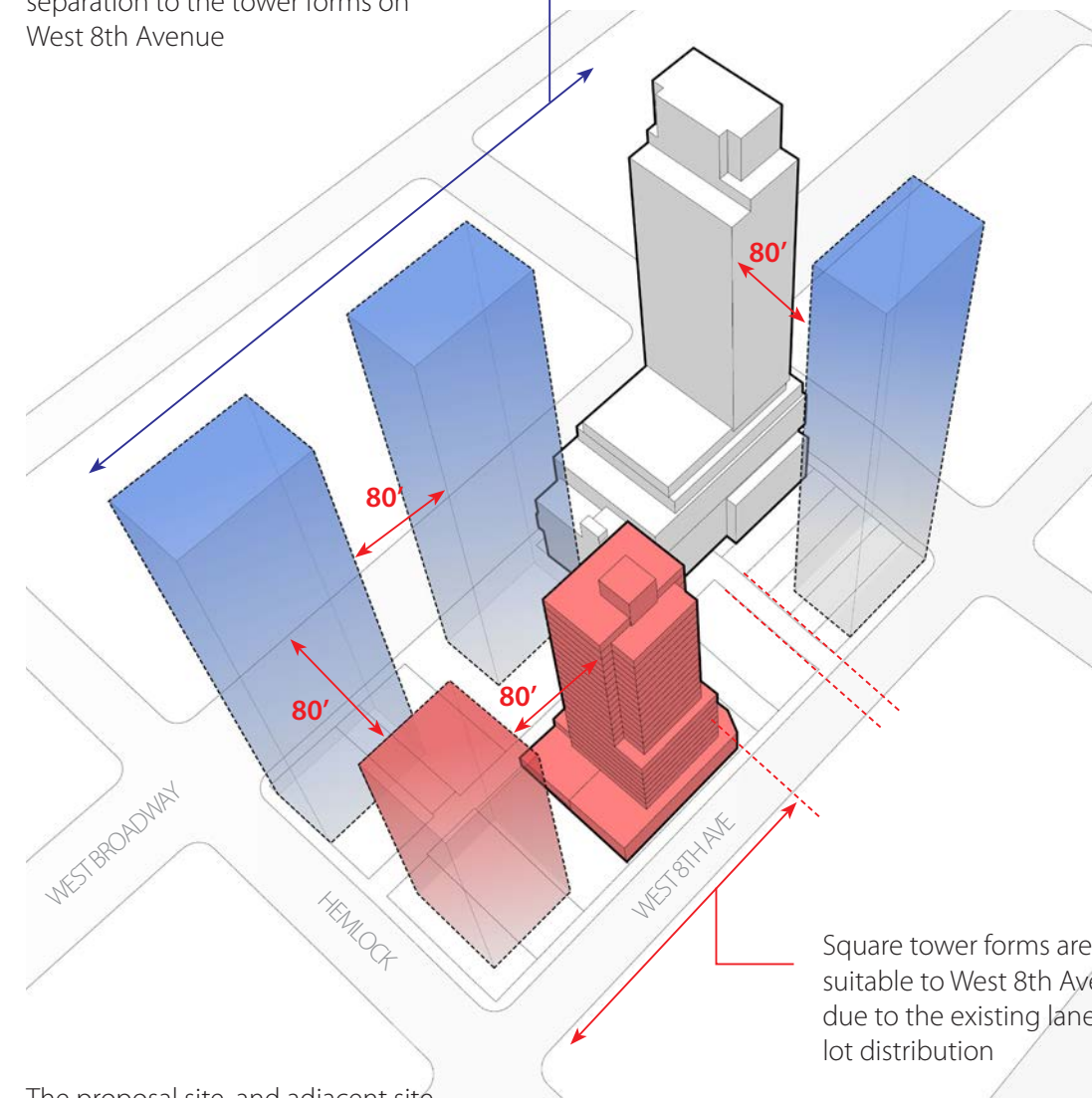
To ensure livability and access to light and air it is recommended to have an 80' separation between towers. The location of the tower on this site has been identified to not limit the potential for development on the remainder of the block.



The adjacent development site to the east is a corner lot which will allow a tower form to be closer to the property line at Hemlock St. without limiting potential development across the street. The corner tower expression is likely preferred at this location. The tower placement will also work with a typical parking grid similar to this proposal.

The lot distribution along West Broadway and the location of the tower at Broadway and Granville (under construction) creates an opportunity for slimmer tower forms while maintaining adequate separation which also allows separation to the tower forms on West 8th Avenue

The sites along West Broadway and Granville Street (highlighted in blue) are under the Granville/Burrard Slopes Area A which allows higher towers with either office, hotel or residential uses. Office use would require less tower separation.



The proposal site, and adjacent site to the east at Hemlock and West 8th Avenue are under the Granville/Burrard Slopes Area C which allows shorter tower forms and only residential uses for the tower portion.

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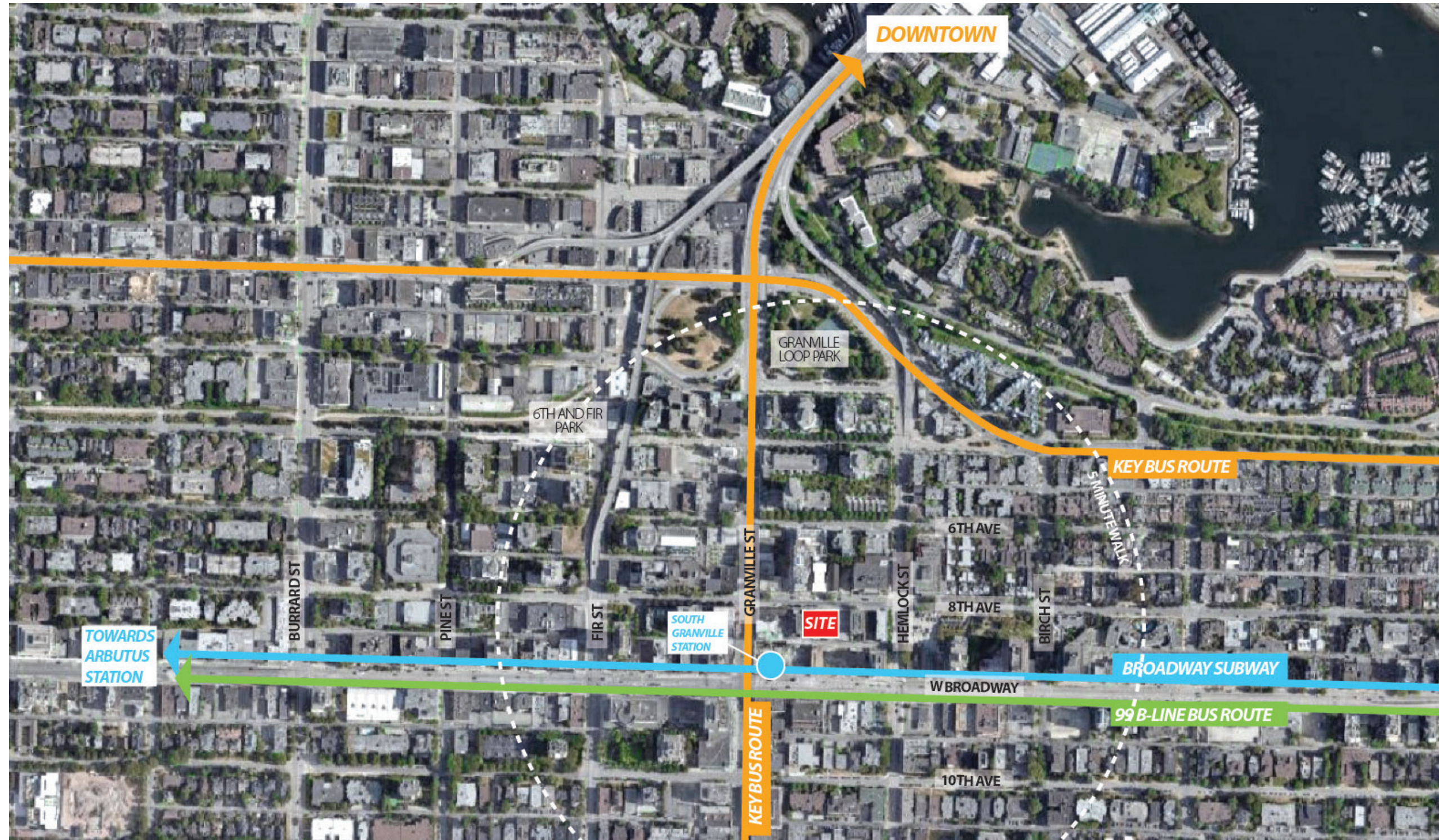
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SITE ANALYSIS

CONTEXT MAP



SITE PHOTOS



1. View looking southeast to the site from 8th Ave



2. View looking southwest to the site from 8th Ave



3. View looking east to the site from the lane



4. View looking west at the site from the lane

The project, located mid-block between Granville Street and Hemlock Street on West 8th Avenue, is situated in a sustainable transportation hub adjacent the future South Granville Station on the Broadway corridor.

The site currently has an outdated two-storey commercial building, as well as parking and lay down space for a 39-storey mixed-use development at the corner of Broadway and Granville.

The first floor of the existing structure is being used as the site office for the Broadway and Granville project. The second floor has two residential units - one occupied by the previous owner of the site; the other by tenants on a fixed-term lease.



CONTEXT PHOTOS



1. View looking east from the intersection at Granville and 8th Ave



2. View looking south along Granville, west of the site



3. View looking east down 8th Ave from the site



4. View looking north from the intersection of Broadway and Hemlock



ZONING ANALYSIS

Granville/Burrard Slopes - Area C

| Policy Area | Granville/Burrard Slopes – Area C | | FGBC |
|---------------|---|--|------|
| Uses | Retail/service, office, residential, cultural | | |
| Option/Tenure | Strata ownership housing | Secured market and below-market rental housing | |
| Max Height | 25 storeys | | |
| Max Density | 8.0 FSR | | |
| Min Frontage | 45.7 m (150 ft.) | | |
| Notes | <ul style="list-style-type: none"> Development should contribute towards community amenities, with preference for the following: <ul style="list-style-type: none"> 20% of the residential floor area delivered as turnkey social housing units to the City; or, Other in-kind amenities (e.g. cultural facility, childcare). A minimum of two levels of non-residential uses (job space) is required. | <ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). A minimum of two levels of non-residential uses (job space) is required. | |

Intent

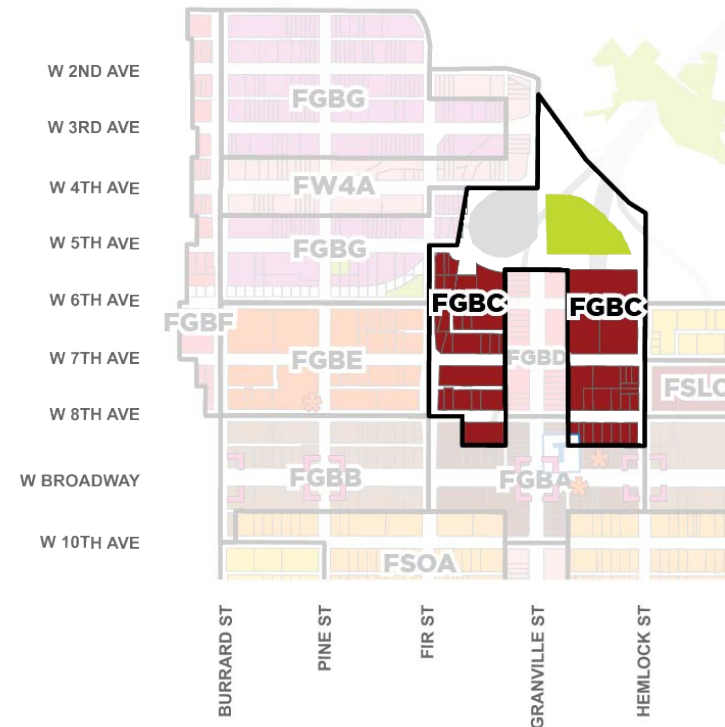
Strengthen and diversify Granville/Burrard Slopes as a vibrant, eclectic and walkable mixed-use area close to rapid transit by providing opportunities for additional housing (particularly secured rental and social housing), job space, amenities, cultural facilities, and local-serving retail/service uses.

- Vibrant, eclectic and walkable mixed-use close to rapid transit.

- Along Broadway: new rental and strata ownership housing, job space (e.g. office) and amenities; tallest building near South Granville Station.

- Introduce new opportunities for affordable housing and community amenities close to rapid transit.

- For secured market and below-market rental housing, a minimum of two levels of non-residential uses (job space) is required.



Built Form

- Mixed Use Mid/High-Rise Typology. Minimum lot depth of 120 ft. Generous setbacks. Privately-owned public space at podium and street level is encouraged and shared outdoor amenity space should be provided on the podium or rooftop.

Public Realm

- Provide small storefronts with a maximum frontage of 50 ft. (not including grocery retail) to support small businesses.
- Local serving commercial uses should be clearly delineated with architectural features appropriate for the neighbourhood. Patio space and privately owned public space at street level is encouraged.

Community Amenity Contributions

- The City will consider increased height/density in station centre/shoulder areas with a contribution (e.g. affordable housing). Below market rental housing is not specified.

Other Policies and Guidelines

- High-Density Housing for Families with Children Guidelines (1992)
- Tenant Relocation and Protection Policy (a. 2019)
- Housing Vancouver Strategy (2017)
- Green Building Policy for Rezoning (a. 2022)
- Community Amenity Contributions Policy for Rezoning (a. 2023)
- Development Cost Levy Bylaw
- Development Cost Levies Information Bulletin (2018)
- Rainwater Management Bulletin (2018)
- Public Art Policies and Procedures for Rezoned Developments
- Housing Design and Technical Guidelines (2019)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Parking By-Law 6059
- Transportation Demand Management for Developments in Vancouver (2019)

PROJECT DATA

| | |
|--|--|
| PROJECT INFO | |
| CIVIC ADDRESS 1434 and 1456 West 8th Ave Vancouver, BC | |
| LEGAL ADDRESS Lot A Plan EPP86917 and Lot 22 and 23 Both Except (a) Part in Plan 4379 and (b) Part in Explanatory Plan 5167 Block 331 Plan 590 All of District Lot 526 Group 1 New Westminster District | |
| CURRENT ZONING C-3A | |
| PROPOSED ZONING CD-1 (Granville/Burrard Slopes - Area C) | |
| SITE AREA 17,250 sf 1,602.58 sm | |
| PROPOSED DENSITY 139,228 sf 17,181.02 sm | |
| PROPOSED FSR 8.07 | |
| PROPOSED BUILDING HEIGHT 25 Storeys (refer to elevations) | |

| | | | |
|---|----------------------------------|---------------|-----|
| VANCOUVER PARKING BYLAW | | rounded | |
| CAR STALLS - REQUIRED | | | |
| 4.1.16 | Visitor Stalls for Dwelling Uses | | |
| <i>Minimum 0.05 parking spaces for every dwelling unit</i> | | | |
| Unit Count: | 162 x 0.05 = | 8.1 | 8 |
| 4.5.B | Secured Market Rental Housing | | |
| <i>Minimum 1 space for each 125m2 (1,345sf) GFA</i> | | | |
| GFA | Minimum | | |
| 133,703 / 1,345sf = | 99.41 | 99 | |
| | SUB TOTAL | 107.51 | 108 |
| 4.1.7 | Non-Residential Use - Retail | | |
| <i>Minimum 1 space for each 145m2 GFA of the first 290m2 (3,121sf) and one additional space for each additional 70m2 (753sf) GFA</i> | | | |
| GFA | | | |
| 3,121 sf = | 2 | 2 | |
| 2,404 / 753sf = | 3.19 | 3 | |
| | SUB TOTAL | 5.19 | 5 |
| 4.1.7 | Non-Residential Use - Office | | |
| <i>Note - Retail and Office both fall under the same bylaw section, so the remainder of office parking will be counted as one additional space for each additional 70m2 (753sf) GFA</i> | | | |
| GFA | | | |
| 0 / 753sf = | 0.00 | 0 | |
| | SUB TOTAL | 0.00 | 0 |
| | COMM. TOTAL | 5.19 | |
| | OVERALL TOTAL | 112.70 | |
| TRANSIT REDUCTION | | rounded | |
| <i>No Reduction (Visitor)</i> | | | |
| | | 8.1 | 8 |
| CLASS A TRANSIT REDUCTION 20% | | | |
| | | | |
| | 107.51 x .8 = | 79.53 | 80 |
| CLASS A TRANSIT REDUCTION 10% | | | |
| | | | |
| | 5.19 x .9 = | 4.67 | 5 |
| CLASS A TRANSIT REDUCTION 10% | | | |
| | | | |
| | 0.00 x .7 = | 0.00 | 0 |
| | | 4.67 | |
| | | 92.30 | 93 |

| | |
|---|------------------------------|
| HC STALLS - REQUIRED | |
| 4.8.4 | Residential |
| <i>1 space for the first 7 units, 0.034 spaces for each additional unit</i> | |
| Unit count: | 7 = 1.00 |
| | 155 x 0.034 = 5.27 |
| | SUB TOTAL 6.27 |
| 4.8.4 | Non-Residential Use |
| <i>1 space for the first 5,381 sf (500m2) commercial, 0.4 spaces for each additional 10,763sf (1,000m2)</i> | |
| GFA | |
| 5,381 sf = | 1.00 |
| 144 sf = | 0.01 |
| | SUB TOTAL 1.01 |
| OFFSTREET PASSENGER LOADING CLASS A - REQUIRED | |
| 7.2.1 | Residential |
| <i>Minimum 1 space for 50-125 units plus 1 for each additional 150 units</i> | |
| Unit Count: | 162 = 1.00 |
| 7.2.4 | Office |
| <i>Minimum 1 space for each 107,639 sf (10,000m2) GFA.</i> | |
| GFA | |
| 0 sf = | 0.00 |
| 7.2.5 | Retail |
| <i>Minimum 1 space for each 43,056 sf (4,000m2) GFA.</i> | |
| GFA | |
| 5,525 sf = | 0.00 |
| | TOTAL 1.00 |

| | | |
|------------------------------|-----------------------------|---|
| CAR STALLS - PROVIDED | | |
| Residential Visitor | 8.00 | |
| Residential Visitor HC | | * Count as 2 stalls per Vancouver Parking Bylaw |
| | SUB TOTAL | 8.00 |
| Residential | 68.00 | |
| Residential HC | 6.00 | * Count as 2 stalls per Vancouver Parking Bylaw |
| | SUB TOTAL | 80.00 |
| | RESIDENTIAL SUBTOTAL | 88.00 |
| Commercial - Retail | 3.00 | |
| Commercial - Retail HC | 1.00 | * Count as 2 stalls per Vancouver Parking Bylaw |
| | SUB TOTAL | 5.00 |
| Commercial - Office | | |
| Commercial - Office HC | | |
| | SUB TOTAL | 0.00 |
| | COMMERCIAL SUBTOTAL | 5.00 |
| Care Share Stall | 0.00 | |
| Passenger Class A | 1.00 | * Do not count as a parking stall |
| | TOTAL | 93.00 |

| BICYCLE STALLS - CLASS A - REQUIRED | | | |
|-------------------------------------|--|---|--|
| 6.2.1.2 | Multiple Dwellings | | |
| | <i>Minimum 1.5 spaces for every dwelling unit under 65m2 (700sf)</i> | <i>Minimum 2.5 spaces for every dwelling unit over 65m2 (700sf)</i> | <i>Minimum 3 spaces for every dwelling unit over 105m2 (1,130sf)</i> |
| | Suites | Suites | Suites |
| | 136 x 1.5 = | 26 x 2.5 = | 0 x 3 = |
| | 204.00 | 65 | 0 |
| | SUB TOTAL | | |
| | 269.00 | | |
| 6.2.5.1 | Office | | |
| | <i>Minimum 1 space for each 170 m2 GFA</i> | | |
| | 0 / 1,829.86 = | | |
| | 0.00 | | |
| 6.2.5.1 | Retail | | |
| | <i>Minimum 1 space for each 340 m2 GFA</i> | | |
| | 5,525 / 3,659.73 = | | |
| | 1.51 | | |
| | TOTAL | | |
| | 270.51 | | |
| BICYCLE STALLS - CLASS A - PROVIDED | | | |
| | Residential | | 269.00 |
| | Office | | |
| | Retail | | 3.00 |
| | TOTAL | | 272.00 |

| BICYCLE STALLS - CLASS B - REQUIRED | | | |
|-------------------------------------|--|--|------------|
| 6.2.1.2 | Multiple Dwellings | | |
| | <i>Minimum of 2 spaces for any development containing at least 20 dwelling units and one additional space for every additional 20 dwelling units</i> | | |
| | 162 / 20 = | | |
| | 9.1 | | |
| 6.2.4.1 | Office | | |
| | = | | |
| 6.2.5.1 | Retail | | |
| | = | | 0 |
| | TOTAL | | 9.1 |
| BICYCLE STALLS - CLASS B - PROVIDED | | | |
| | Residential | | 9 |
| | Office | | |
| | Retail | | 0 |
| | TOTAL | | 9 |

| CLASS A STALL TYPE | | | | | | |
|--------------------|----------|------------|------------|-----------|-----------|-----------|
| | OVERSIZE | HORIZONTAL | LOCKER | VERT | STACKED | TOTAL |
| % | 5% | 25% | 10% | 30% | 30% | |
| GF | | | | | | |
| COMM. | | 3 | | | | 3 |
| ROOM 1 | | | 10 | | 6 | 16 |
| ROOM 2 | | 2 | 11 | | | 13 |
| ROOM 3 | | 8 | 13 | | | 21 |
| ROOM 4 | | | 14 | | 10 | 24 |
| P1 | | | | | | |
| ROOM 5 | | | 20 | | 14 | 34 |
| ROOM 6 | | | 16 | | 12 | 28 |
| ROOM 7 | | | 10 | | 6 | 16 |
| ROOM 8 | | 3 | 4 | | 9 | 12 |
| ROOM 9 | | | | | 5 | 5 |
| ROOM 10 | | 3 | 26 | | 2 | 31 |
| ROOM 11 | | | 22 | 28 | 3 | 53 |
| | | 16 | 149 | 28 | 67 | 12 |
| | | 272 | | | | |
| % | | 5.88 | 54.78 | 10.29 | 24.63 | 4.41 |

| LOADING - REQUIRED | | | |
|--------------------|---|--|----------|
| CLASS A | | | |
| 5.2.1 | Residential | | |
| | <i>No Requirement</i> | | |
| | = | | 0 |
| 5.2.7 | Office | | |
| | <i>At least one space for 1,000 to 7,500m2 GFA</i> | | |
| | = | | 0 |
| 5.2.5 | Commercial | | |
| | <i>No Requirement</i> | | |
| | = | | 0 |
| | TOTAL | | 0 |
| CLASS B | | | |
| 5.2.1 | Residential | | |
| | <i>At least one space for 100-299 dwelling units</i> | | |
| | = | | 1 |
| 5.2.7 | Office | | |
| | <i>At least one space for 500 to 5,000m2 GFA</i> | | |
| | = | | 0 |
| 5.2.5 | Commercial | | |
| | <i>A minimum one space for the first 5,005 sf (465m2) plus one space for any portion of the next 20,020sf (1,860m2)</i> | | |
| | = | | 2 |
| | TOTAL | | 3 |
| LOADING - PROVIDED | | | |
| CLASS A | | | |
| | Residential | | 0 |
| | Office | | 0 |
| | Commercial | | 2 |
| | TOTAL | | 2 |
| CLASS B | | | |
| | Residential | | 1 |
| | Office | | 0 |
| | Commercial | | 1 |
| | TOTAL | | 2 |

| AREA CALCULATIONS | | | | | | | | | | | | | |
|-------------------|------------------|-----------------|--------------|-----------------------|-------------------------------|----------------|-------------------------------|----------------------------|-------------------------|-----------------------|-----------------|----------------|----------------|
| LEVEL | GFA | COMMERCIAL | | | | RESIDENTIAL | | | | | OVERALL | | |
| | | COMM/ OFFICE | RETAIL | PARKING (EXCLUDED) | PARKING/SERVICE EXCLUSIONS | RESIDENTIAL | AMENITY/SERVICE EXCLUSIONS | BALCONY AREA (EXCLUDED) | ROOF DECK (EXCLUDED) | STORAGE EXCLUSIONS | GFA | EXCLUSIONS | FSR AREA |
| P3 | 17,068 | | | 17,068 | | | | | | | 17,068 | 17,068 | 0 |
| P2 | 17,068 | | | 17,068 | | | | | | | 17,068 | 17,068 | 0 |
| P1 | 17,068 | | | 17,068 | | | | | | | 17,068 | 17,068 | 0 |
| GROUND UPPER | 12,560 3,305 | | 5,525 | | 5,555 1,730 | 1,480 1,575 | | | | | 12,560 3,305 | 5,555 1,730 | 7,005 1,575 |
| L2 | 8,180 | | | | | | 8,180 | | 6,385 | | 8,180 | 8,180 | 0 |
| L3 | 6,560 | | | | | 6,240 | | 360 | 1,490 | 320 | 6,560 | 320 | 6,240 |
| L4 | 6,560 | | | | | 6,240 | | 505 | | 320 | 6,560 | 320 | 6,240 |
| L5 | 6,560 | | | | | 6,280 | | 450 | | 280 | 6,560 | 280 | 6,280 |
| L6 | 6,560 | | | | | 6,280 | | 450 | | 280 | 6,560 | 280 | 6,280 |
| L7 | 6,520 | | | | | 6,240 | | 450 | | 280 | 6,520 | 280 | 6,240 |
| L8 | 6,560 | | | | | 6,280 | | 450 | | 280 | 6,560 | 280 | 6,280 |
| L9 | 6,560 | | | | | 6,280 | | 450 | | 280 | 6,560 | 280 | 6,280 |
| L10 | 5,590 | | | | | 5,350 | | 240 | 770 | 240 | 5,590 | 240 | 5,350 |
| L11 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L12 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L13 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L14 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L15 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L16 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L17 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L18 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L19 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L20 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L21 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L22 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L23 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L24 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| L25 | 5,590 | | | | | 5,310 | | 505 | | 280 | 5,590 | 280 | 5,310 |
| AMEN. | 3,925 | | | | | 1,100 | 2,825 | | 1,475 | | 3,925 | 2,825 | 1,100 |
| ROOF | 708 | | | | | 708 | | | | | 708 | 0 | 708 |
| TOTAL | | 0 | 5,525 | 51,204 | 7,285 | 133,703 | 11,005 | 10,930 | 10,120 | 6,480 | 215,202 | 75,974 | 139,228 |
| | | | | | | | | | | | | FSR: | 8.07 |
| SITE AREA | 17,250 SF | | | | | | | | | | | | |

| UNIT MIX | | | | | |
|--------------|----------|------------|-----------|-----------|------------|
| LEVEL | STUDIO | 1 BED | 2 BED | 3 BED | TOTAL |
| GROUND | | | | | 0 |
| UPPER | | | | | 0 |
| 2 | | | | | 0 |
| 3 | 2 | 4 | | 2 | 8 |
| 4 | 2 | 4 | | 2 | 8 |
| 5 | | 3 | 2 | 2 | 7 |
| 6 | | 3 | 2 | 2 | 7 |
| 7 | | 3 | 2 | 2 | 7 |
| 8 | | 3 | 2 | 2 | 7 |
| 9 | | 3 | 2 | 2 | 7 |
| 10 | | 4 | | 2 | 6 |
| 11 | | 5 | 2 | | 7 |
| 12 | | 5 | 2 | | 7 |
| 13 | | 5 | 2 | | 7 |
| 14 | | 5 | 2 | | 7 |
| 15 | | 5 | 2 | | 7 |
| 16 | | 5 | 2 | | 7 |
| 17 | | 5 | 2 | | 7 |
| 18 | | 5 | 2 | | 7 |
| 19 | | 5 | 2 | | 7 |
| 20 | | 5 | 2 | | 7 |
| 21 | | 5 | 2 | | 7 |
| 22 | | 5 | 2 | | 7 |
| 23 | | 5 | 2 | | 7 |
| 24 | | 5 | 2 | | 7 |
| 25 | | 5 | 2 | | 7 |
| 26 | | | | | 0 |
| TOTAL | 4 | 102 | 40 | 16 | 162 |
| % | 2.47 | 62.96 | 24.69 | 9.88 | |

| UNIT AREA - SF | | | | | | | | |
|----------------|-----|-----|-----|-----|-----|-----|-----|-----|
| LEVEL | *01 | *02 | *03 | *04 | *05 | *06 | *07 | *08 |
| 1 | | | | | | | | |
| 2 | | | | | | | | |
| 3 | 510 | 945 | 925 | 510 | 565 | 395 | 395 | 565 |
| 4 | 510 | 945 | 925 | 510 | 565 | 395 | 395 | 565 |
| 5 | 510 | 945 | 925 | 510 | 765 | 455 | 810 | |
| 6 | 510 | 945 | 925 | 510 | 765 | 455 | 810 | |
| 7 | 510 | 945 | 925 | 510 | 765 | 455 | 810 | |
| 8 | 510 | 945 | 925 | 510 | 765 | 455 | 810 | |
| 9 | 510 | 945 | 925 | 510 | 765 | 455 | 810 | |
| 10 | 530 | 945 | 925 | 530 | 530 | 530 | | |
| 11 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 12 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 13 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 14 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 15 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 16 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 17 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 18 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 19 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 20 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 21 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 22 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 23 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 24 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |
| 25 | 530 | 695 | 440 | 695 | 530 | 530 | 530 | |

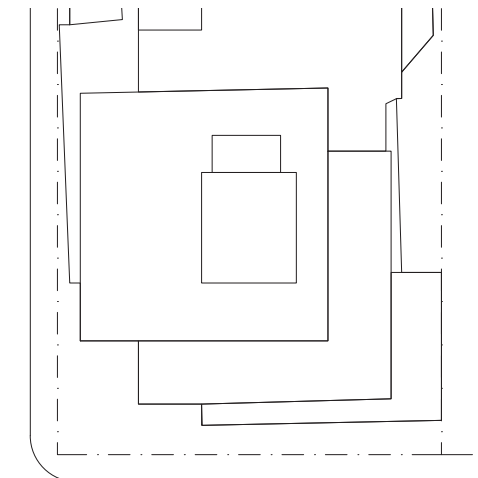
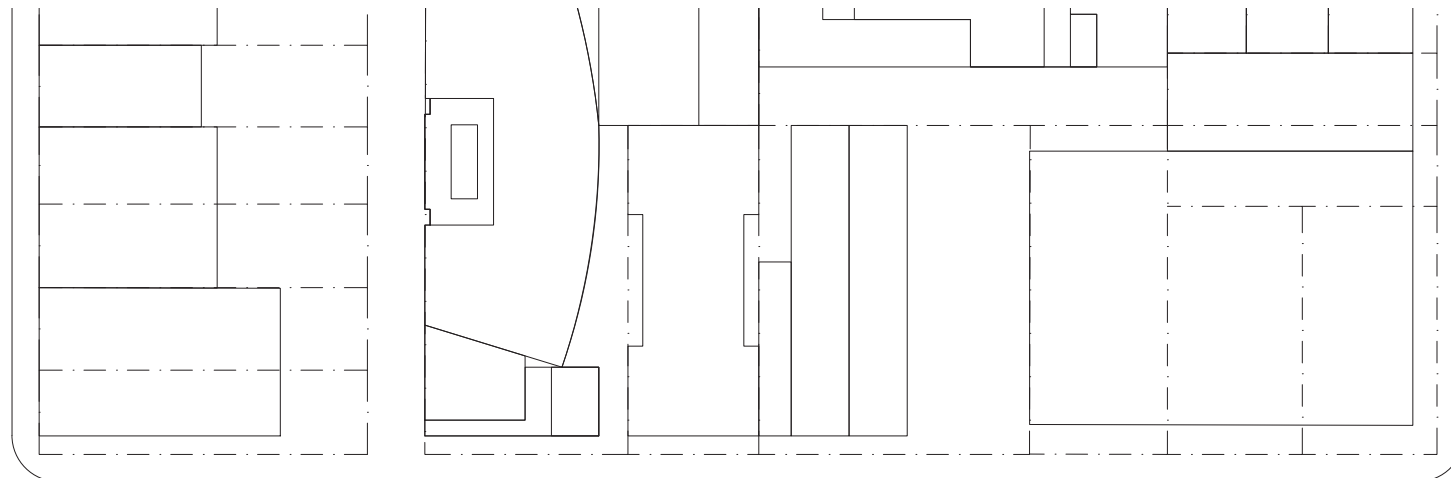
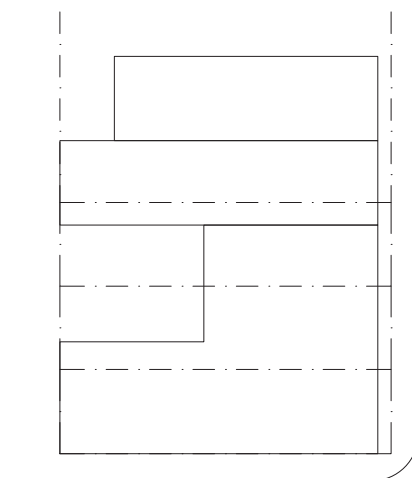
Units less than 700sf: 136

Units between 700sf and 1,130sf: 26

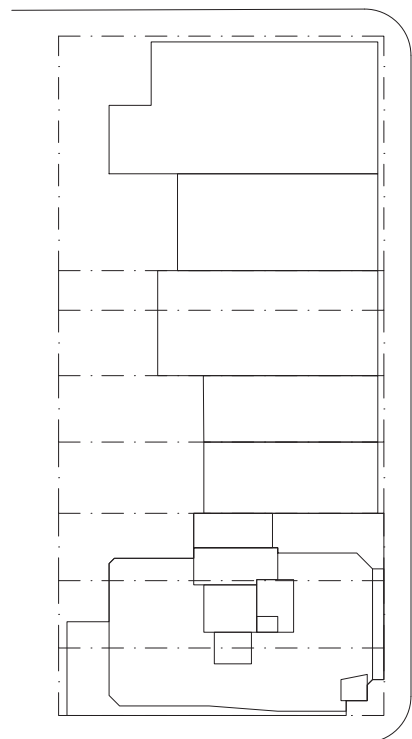
Units more than 1,130sf: 0

- 3 Bed
- 2 Bed
- 1 Bed
- Studio

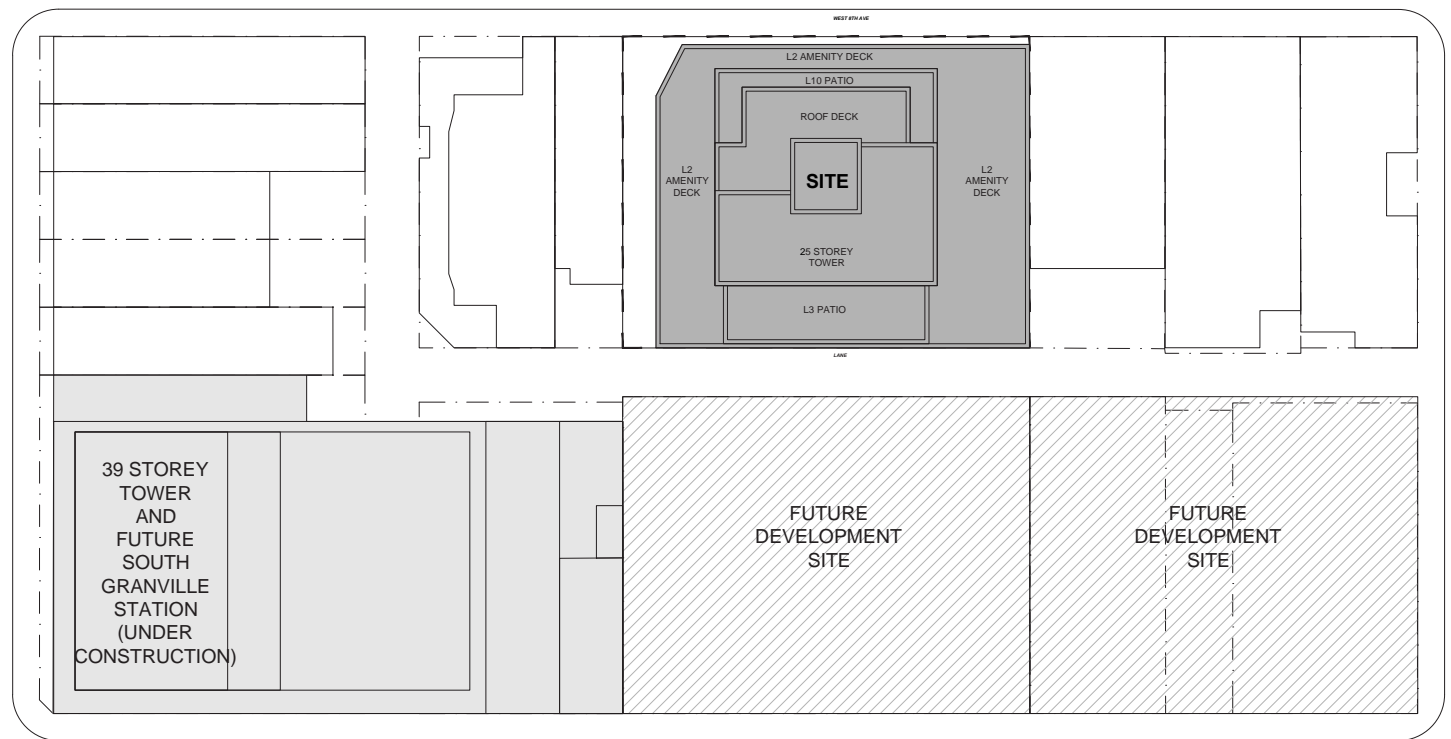
ARCHITECTURAL DRAWINGS



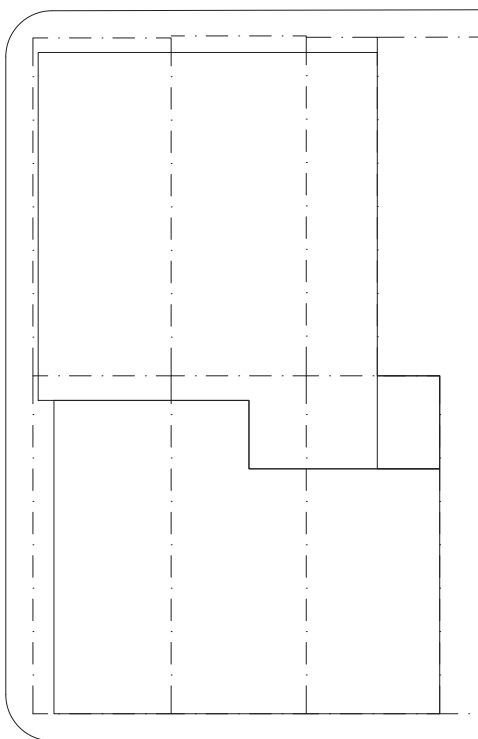
8TH AVE



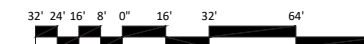
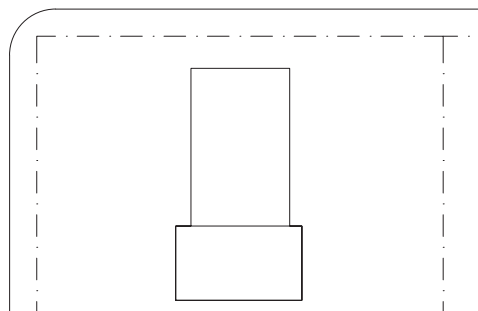
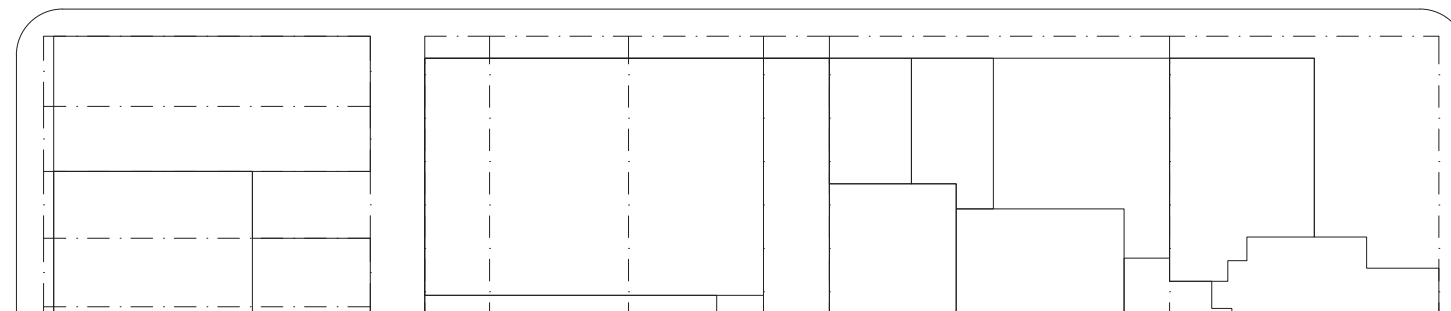
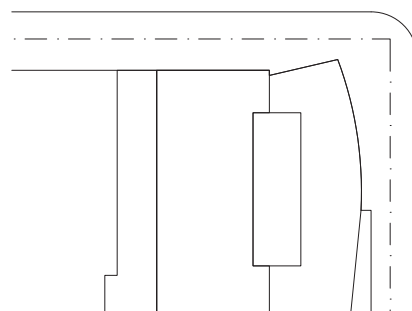
GRANVILLE ST

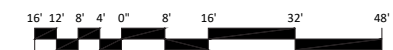
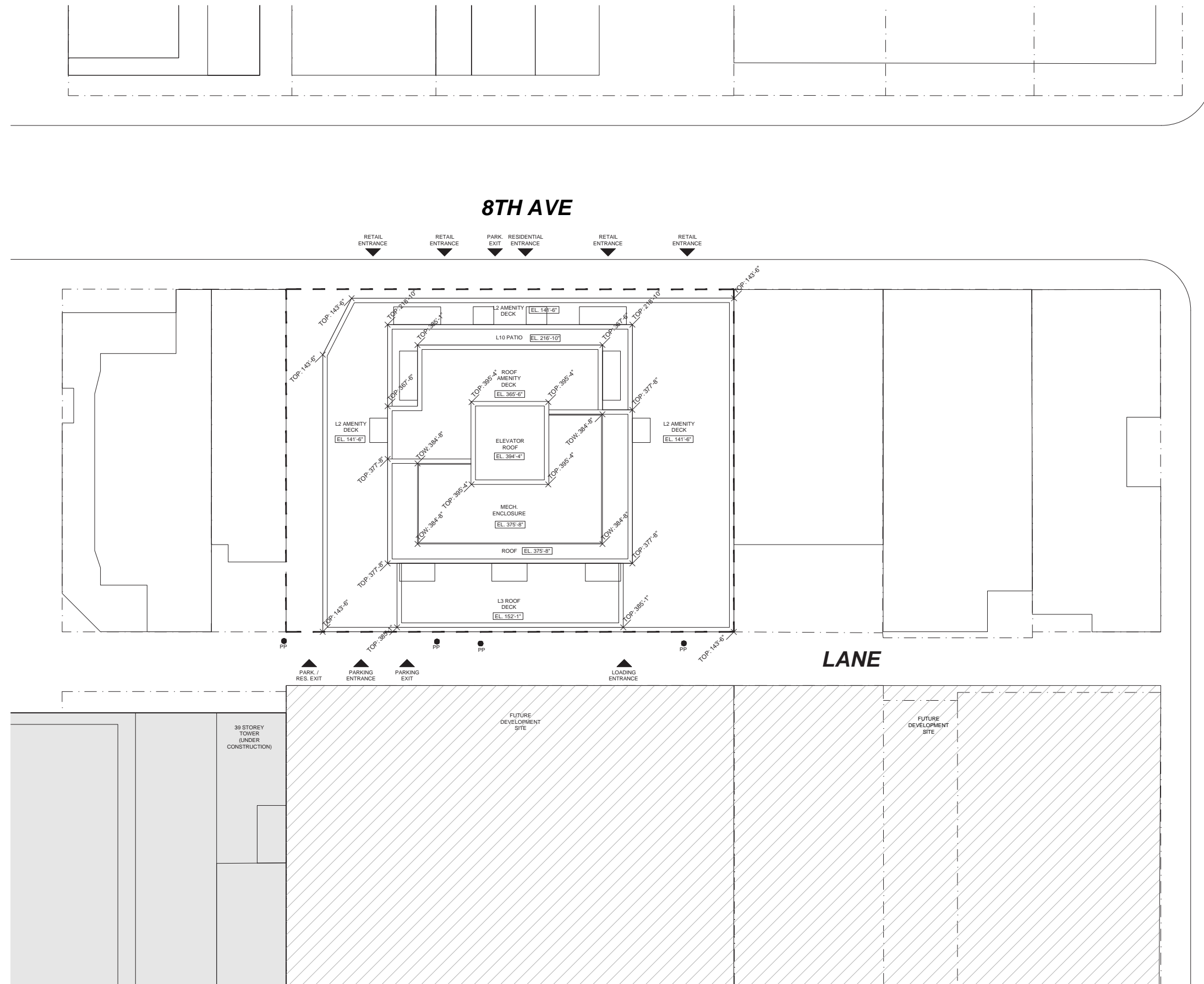


HEMLOCK ST



WEST BROADWAY





TOPOGRAPHIC PLAN OF LOT A PLAN EPP86917 AND LOT 22 AND
23 BOTH EXCEPT (A) PART IN PLAN 4379 AND (B) PART IN
EXPLANATORY PLAN 5167 BLOCK 331 PLAN 590
ALL OF DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT



ELEVATION DERIVATION

ELEVATIONS ARE DERIVED FROM CITY OF VANCOUVER CONTROL MONUMENT No. V-2218 (PRIMARY) ELEVATION=+1.226m DATUM: CVD28CV82018

CIVIC ADDRESS:

1434 AND 1456 WEST 8TH AVENUE VANCOUVER, BC

LEGEND:

- PP ⊗ DENOTES POWER POLE
- BO ⊙ DENOTES BOLLARD
- CB ⊕ DENOTES CATCH BASIN
- MH ⊕ DENOTES MANHOLE
- LS ⊗ DENOTES LAMP STANDARD (UNLESS NOTED OTHERWISE)
- WV ⊕ DENOTES WATER VALVE
- GV ⊕ DENOTES GAS VALVE
- DR ⊕ DENOTES DRAIN
- TW ⊕ DENOTES TOP OF WALL
- BW ⊕ DENOTES BOTTOM OF WALL
- MW ⊕ DENOTES MONITORING WELL
- DEC ⊕ DENOTES DECIDUOUS

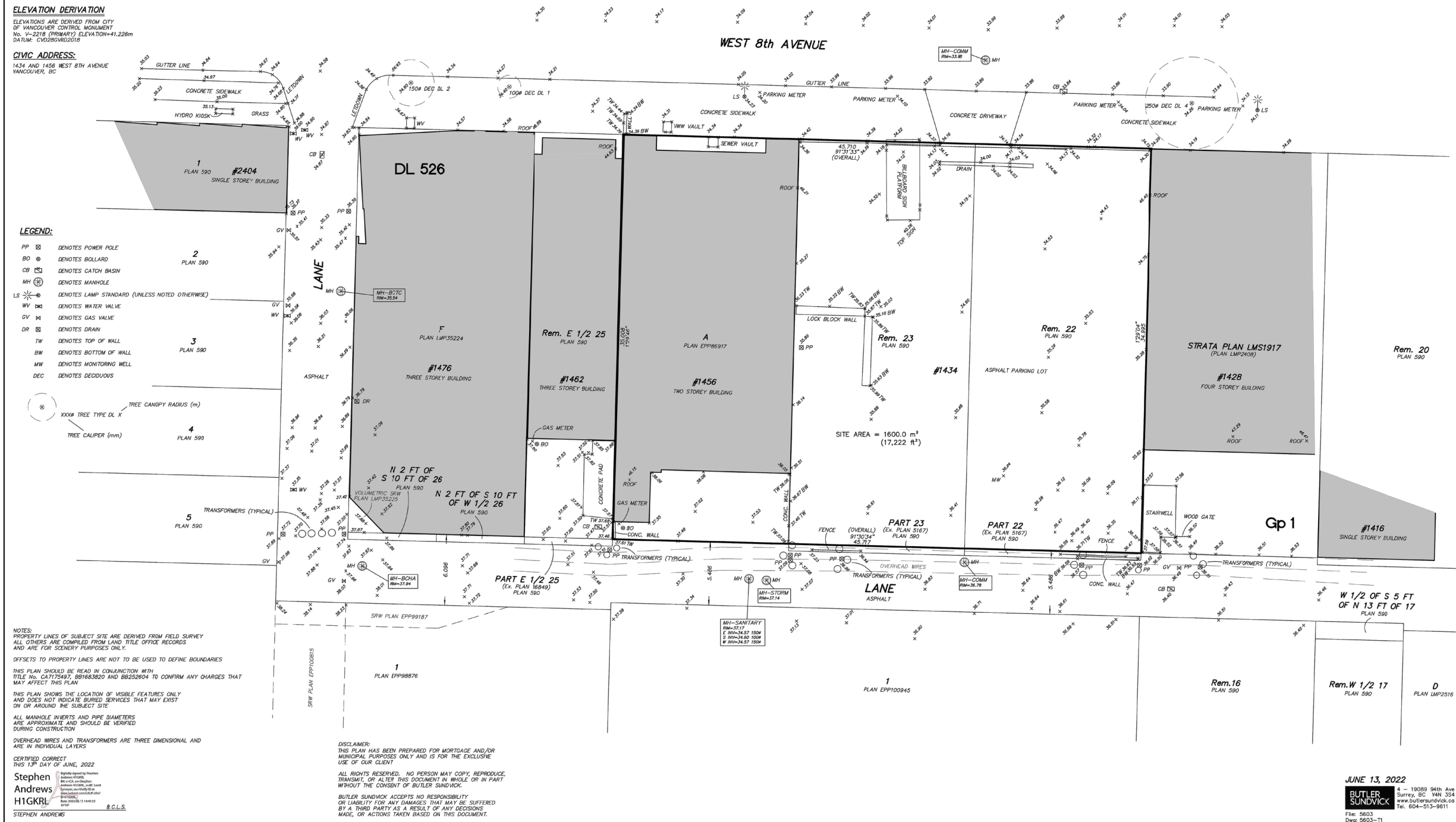
- ⊙ TREE TYPE DL X TREE CANOPY RADIUS (m)
- ⊙ TREE CALIPER (mm)

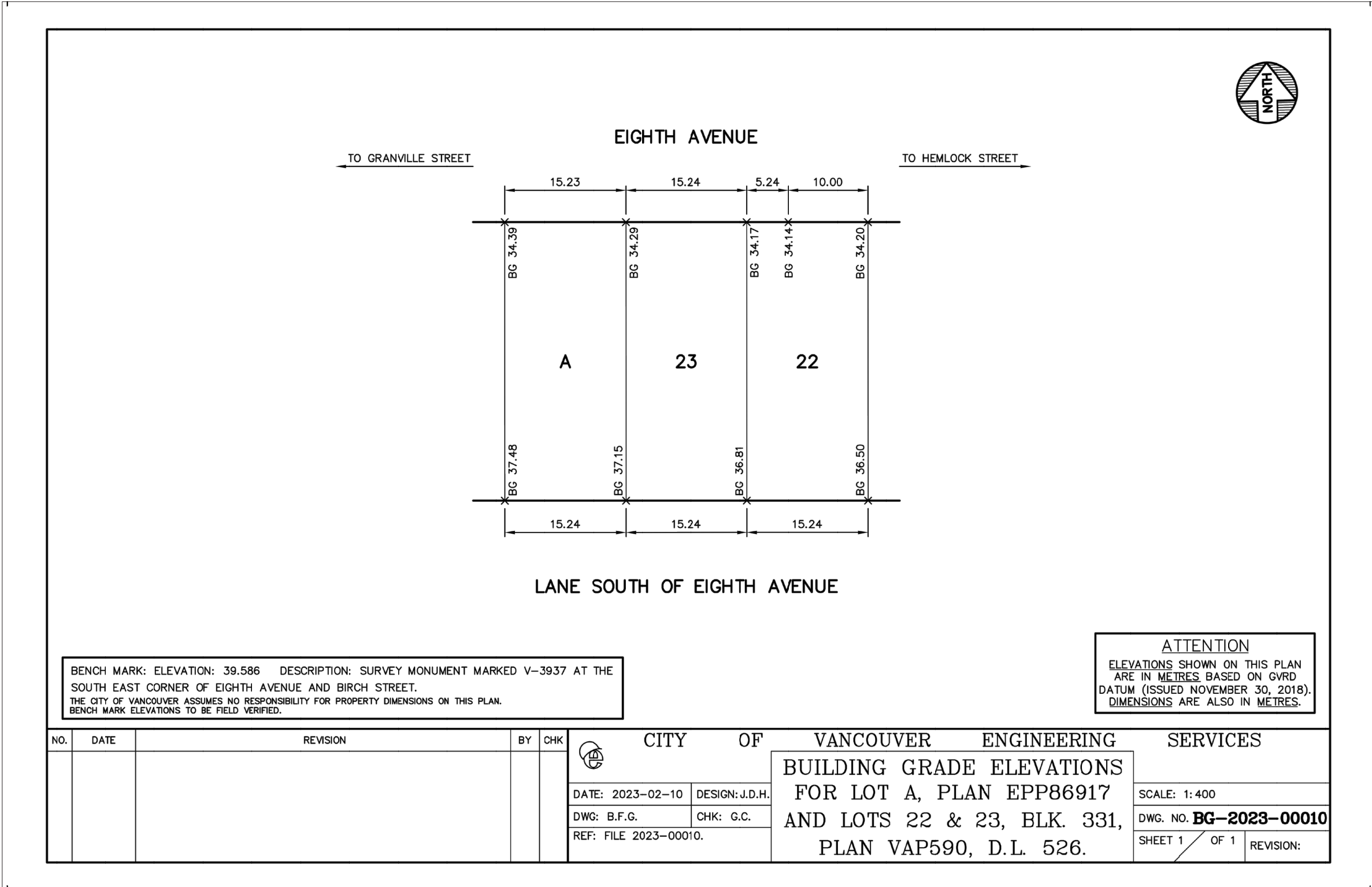
TRANSFORMERS (TYPICAL) 5 PLAN 590

NOTES:
PROPERTY LINES OF SUBJECT SITE ARE DERIVED FROM FIELD SURVEY ALL OTHERS ARE COMPILED FROM LAND TITLE OFFICE RECORDS AND ARE FOR SCENERY PURPOSES ONLY.
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES
THIS PLAN SHOULD BE READ IN CONJUNCTION WITH TITLE No. CA7175497, BB1683820 AND BB252804 TO CONFIRM ANY CHARGES THAT MAY AFFECT THIS PLAN
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE
ALL MANHOLE INVERTS AND PIPE DIAMETERS ARE APPROXIMATE AND SHOULD BE VERIFIED DURING CONSTRUCTION
OVERHEAD WIRES AND TRANSFORMERS ARE THREE DIMENSIONAL AND ARE IN INDIVIDUAL LAYERS

CERTIFIED CORRECT
THIS 13TH DAY OF JUNE, 2022
Stephen Andrews
H1GKRL
STEPHEN ANDREWS
E.C.L.S.

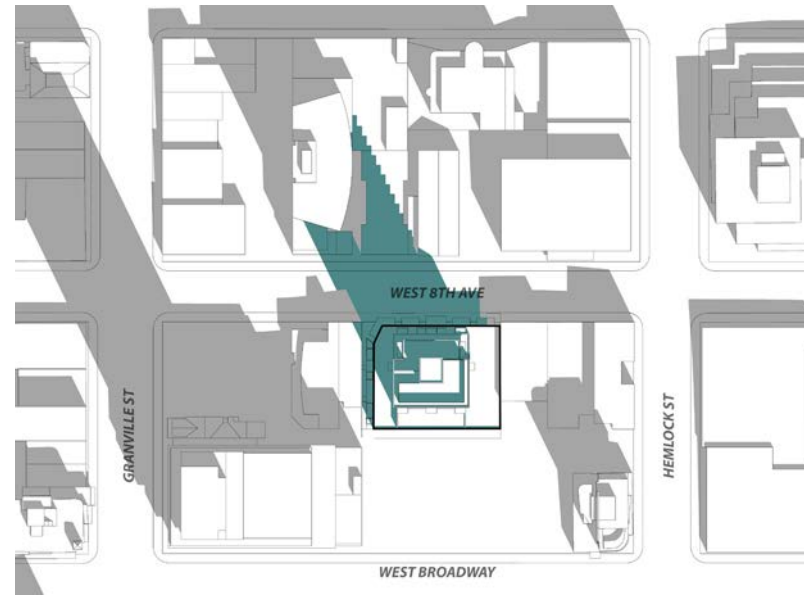
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March 21 - 10:00 am



March 21 - 12:00 pm



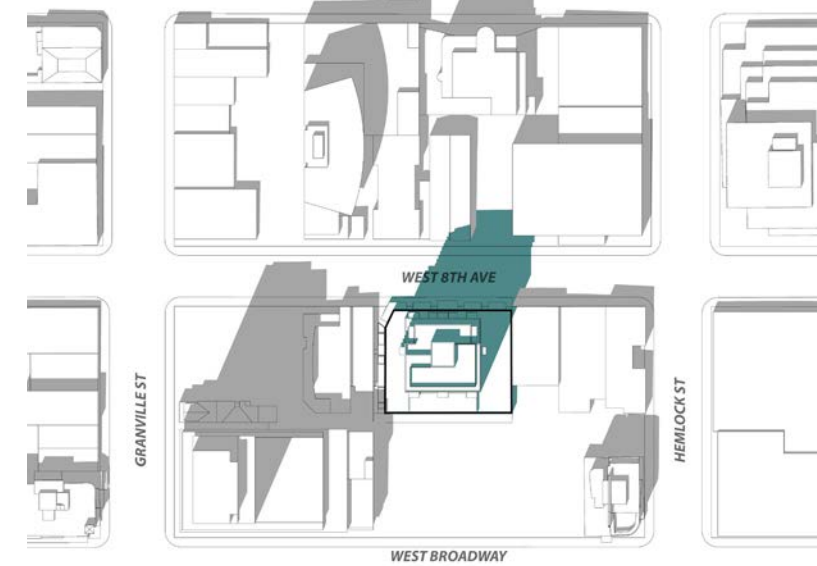
March 21 - 2:00 pm



June 21 - 10:00 am

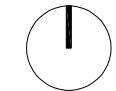


June 21 - 12:00 pm



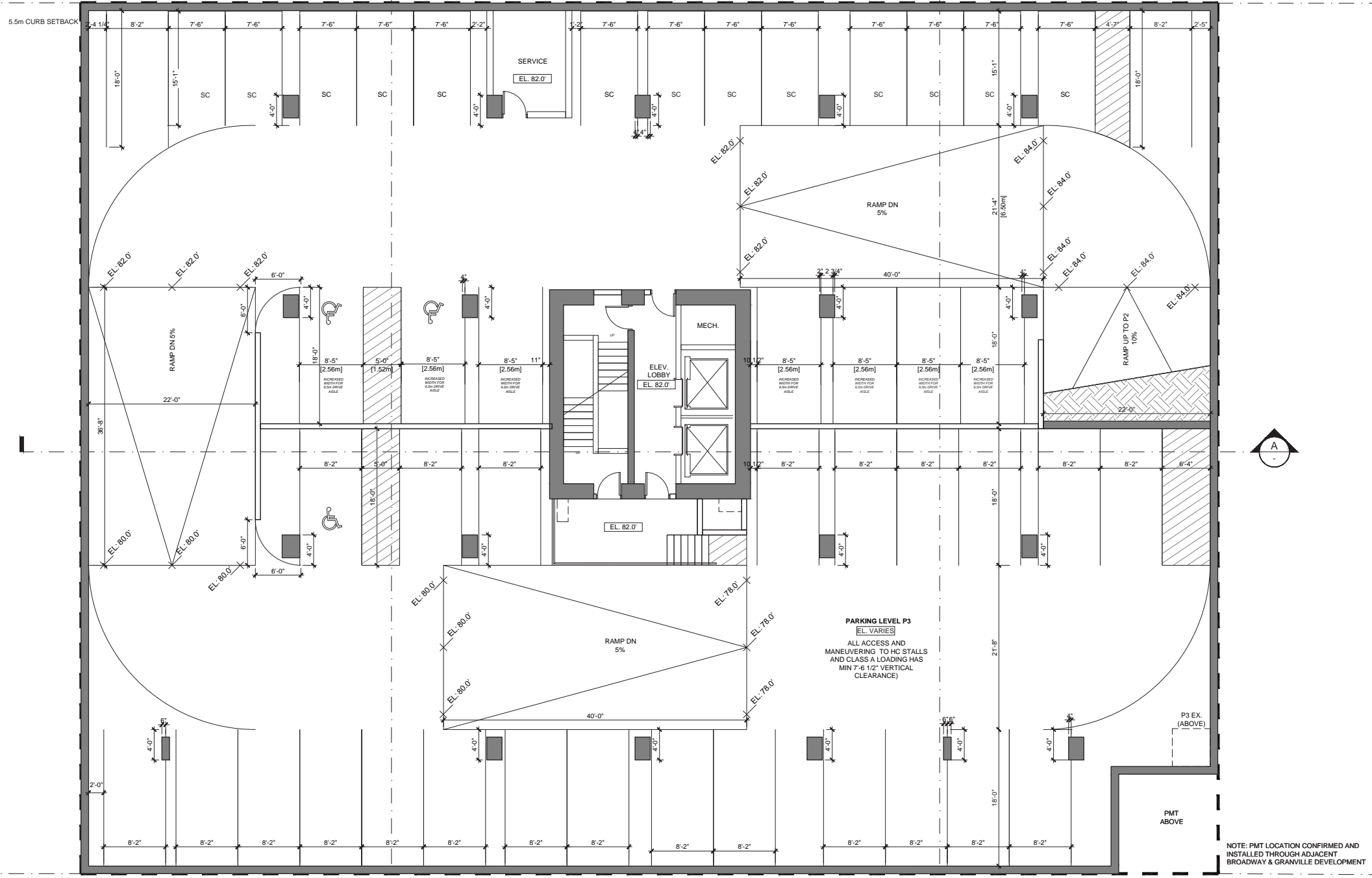
June - 2:00 pm





WEST 8TH AVE

LANE



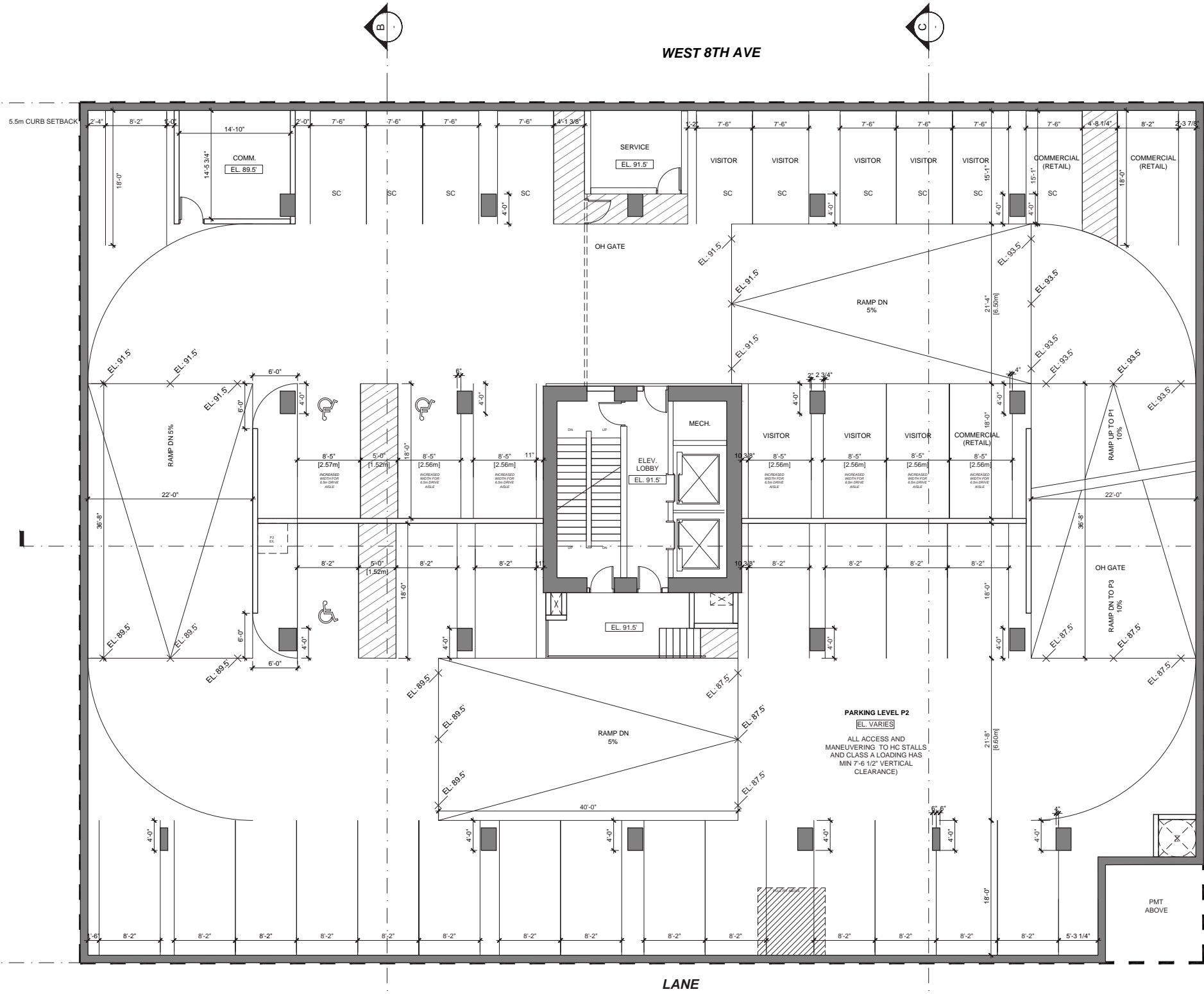
PARKING SCHEDULE

| | FC | SC | HC* | TOTAL (PHYSICAL) | TOTAL (SIGNAL) |
|----|----|----|-----|------------------|----------------|
| P1 | - | - | 1 | 1 | 2 |
| P2 | 27 | 10 | 3 | 40 | 43 |
| P3 | 29 | 13 | 3 | 45 | 48 |
| | | | | 86 | 93 |

*HC STALLS COMPLY WITH ADA
TRUCKS STALLS COMPLIANT
TRUCKING CLASS A NOT COUNTED
TRUCKING CLASS B AND C NOT COUNTED

NOTE: PMT LOCATION CONFIRMED AND
INSTALLED THROUGH ADJACENT
BROADWAY & GRANVILLE DEVELOPMENT

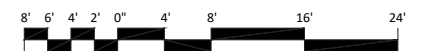




PARKING SCHEDULE

| | FC | SC | HC* | TOTAL PHYSICAL | TOTAL SPACES |
|----|----|----|-----|----------------|--------------|
| P1 | - | - | 1 | 1 | 2 |
| P2 | 27 | 10 | 3 | 40 | 43 |
| P3 | 29 | 13 | 3 | 45 | 48 |
| | | | | 86 | 93 |

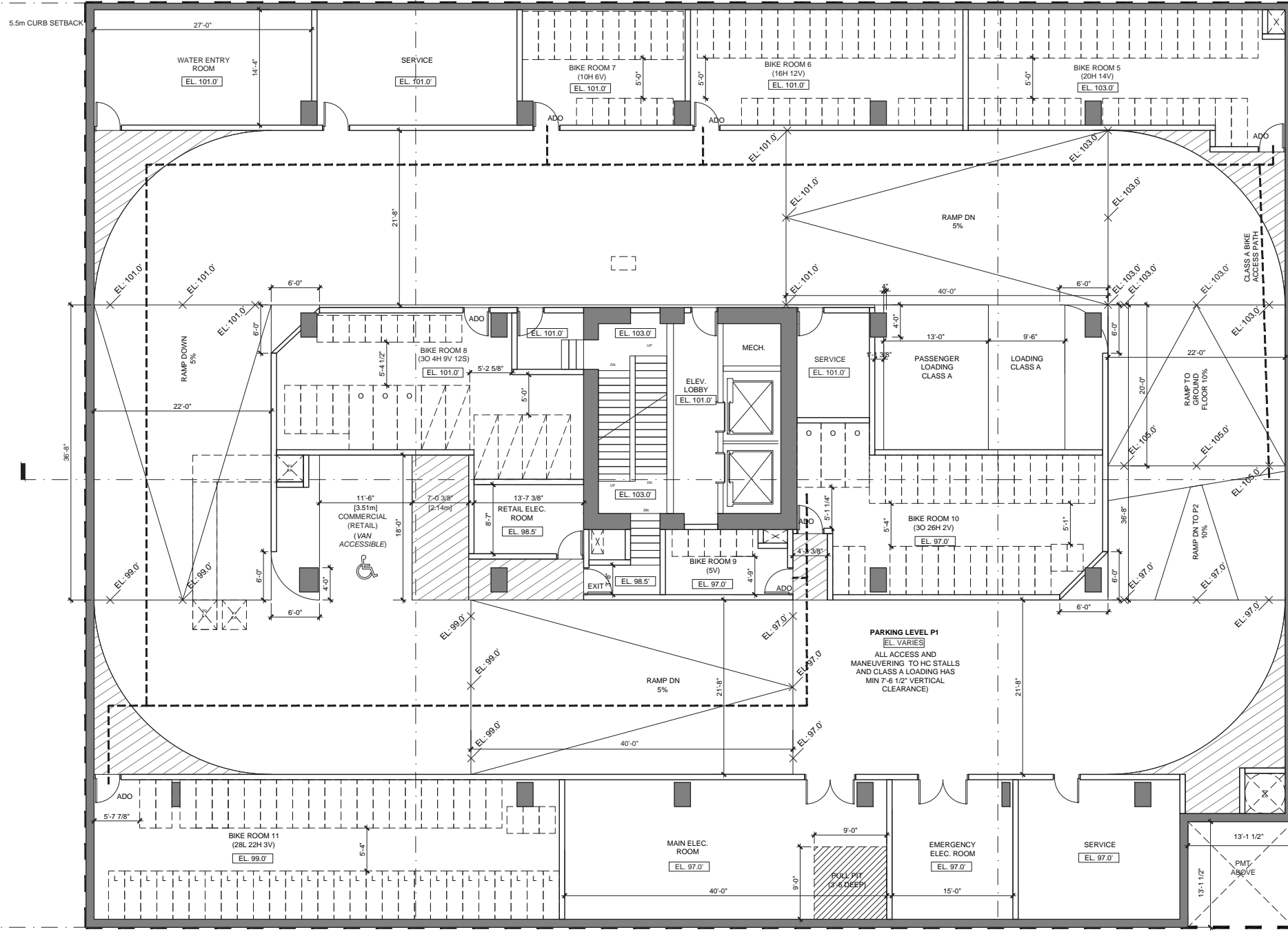
*NO STALLS COUNT AS 2 STALLS
TOWARD EBY COMPLIANCE
WHEELCHAIR CLASS NOT COUNTED
TOWARD EBY COMPLIANCE





WEST 8TH AVE

LANE

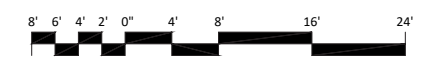


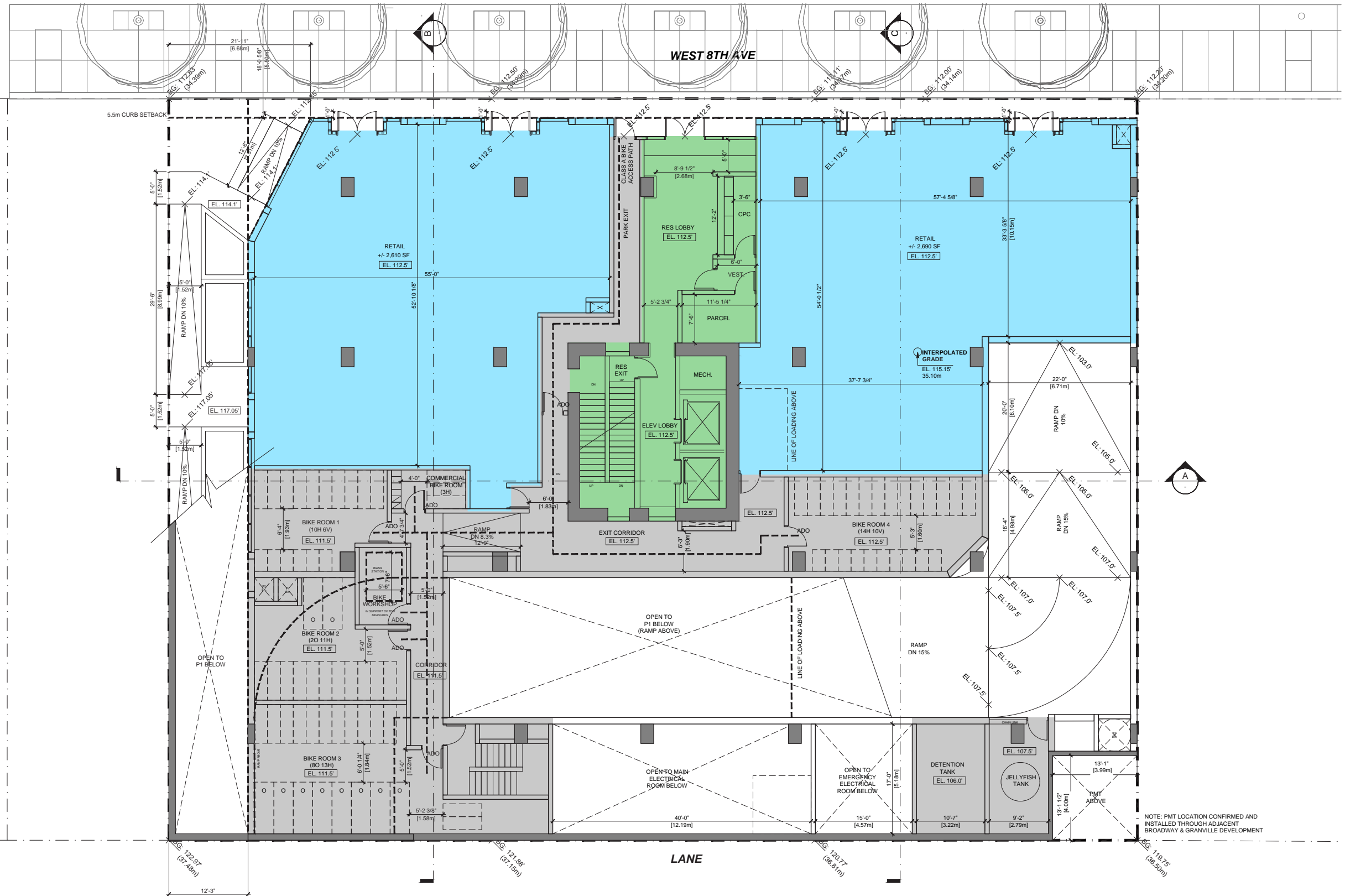
PARKING SCHEDULE

| | FC | SC | HC* | TOTAL PHYSICAL | TOTAL SQUARE |
|----|----|----|-----|----------------|--------------|
| P1 | - | - | 1 | 1 | 2 |
| P2 | 27 | 10 | 3 | 40 | 43 |
| P3 | 29 | 13 | 3 | 45 | 48 |
| | | | | 86 | 93 |

*HC STALLS COMPLY WITH ADA STANDARDS
TOWARD STALLS COMPLIANCE
TOWARD STALLS COMPLIANCE
TOWARD STALLS COMPLIANCE
TOWARD STALLS COMPLIANCE

NOTE: PMT LOCATION CONFIRMED AND
INSTALLED THROUGH ADJACENT
BROADWAY & GRANVILLE DEVELOPMENT



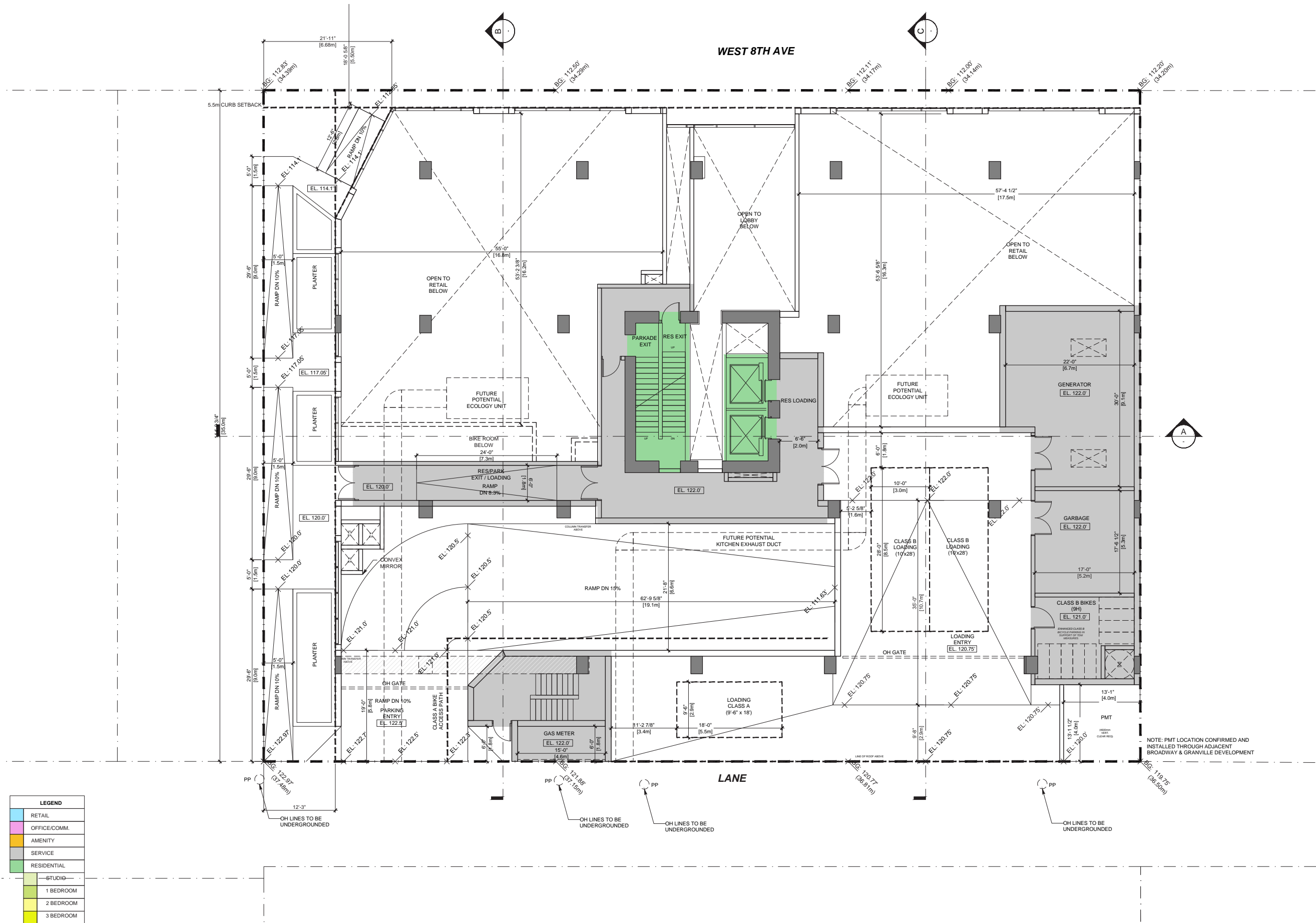


| LEGEND | |
|--------------------|--------------|
| [Light Blue Box] | RETAIL |
| [Light Green Box] | OFFICE/COMM. |
| [Light Orange Box] | AMENITY |
| [Light Grey Box] | SERVICE |
| [Light Green Box] | RESIDENTIAL |
| [Light Green Box] | STUDIO |
| [Light Green Box] | 1 BEDROOM |
| [Light Green Box] | 2 BEDROOM |
| [Light Green Box] | 3 BEDROOM |

Ground
Floor
Plan



NOTE: PMT LOCATION CONFIRMED AND
INSTALLED THROUGH ADJACENT
BROADWAY & GRANVILLE DEVELOPMENT



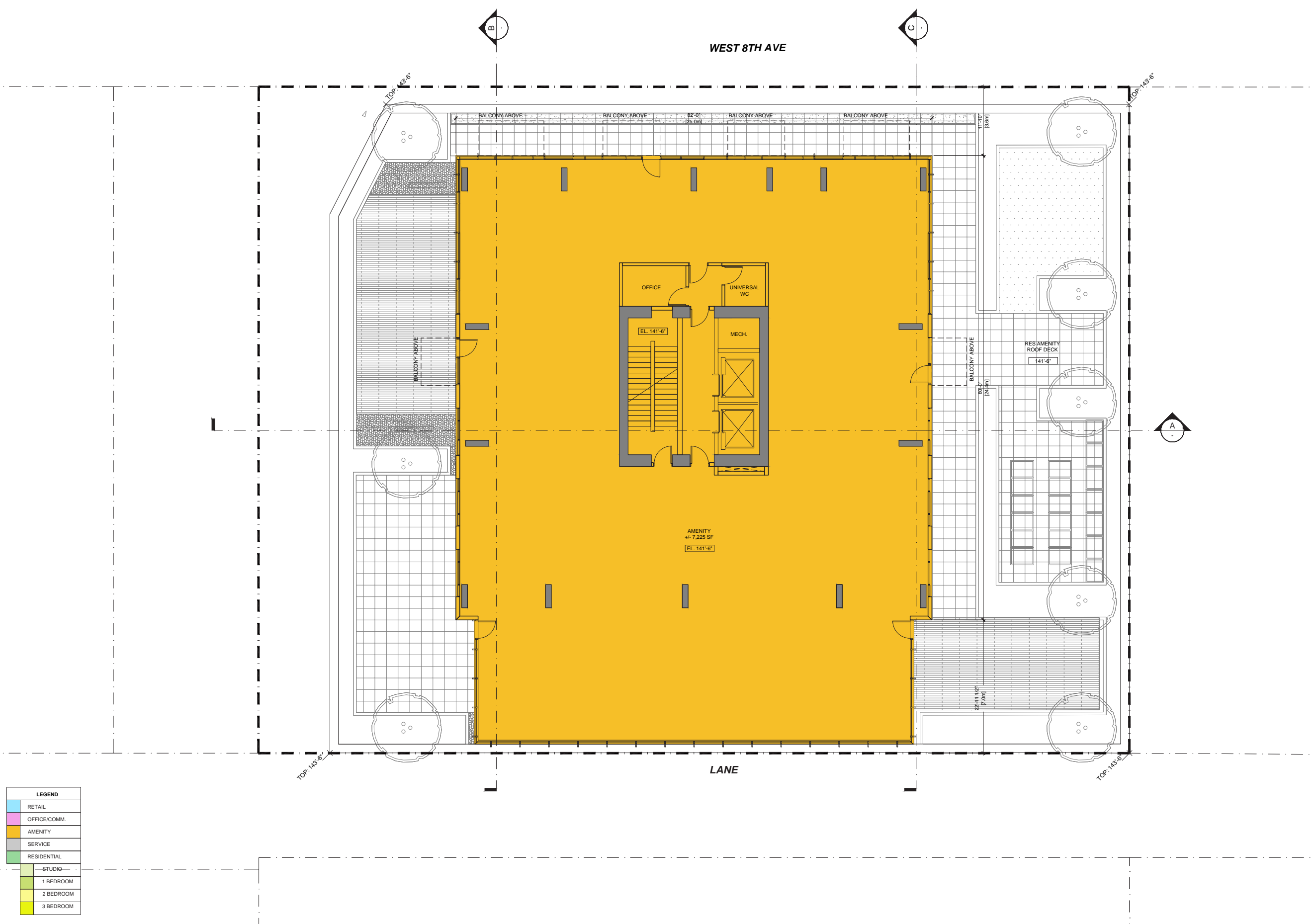
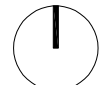
| LEGEND | |
|--------------------|--------------|
| [Pink Box] | RETAIL |
| [Light Blue Box] | OFFICE/COMM. |
| [Orange Box] | AMENITY |
| [Grey Box] | SERVICE |
| [Green Box] | RESIDENTIAL |
| [Light Green Box] | STUDIO |
| [Light Green Box] | 1 BEDROOM |
| [Yellow-Green Box] | 2 BEDROOM |
| [Yellow Box] | 3 BEDROOM |

NOTE: PMT LOCATION CONFIRMED AND INSTALLED THROUGH ADJACENT BROADWAY & GRANVILLE DEVELOPMENT



Ground
Floor
Plan
Upper





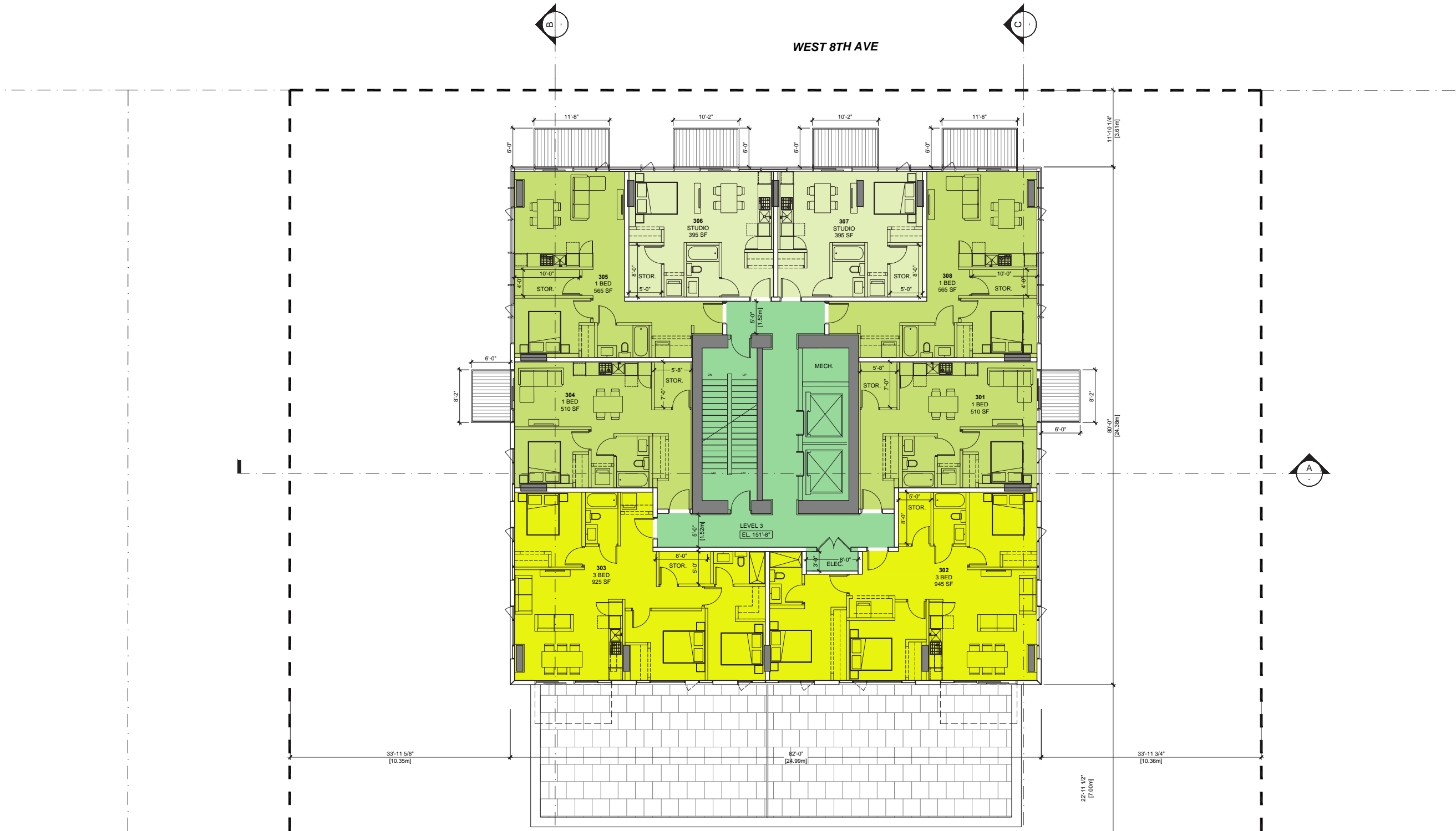
| LEGEND | |
|--------------------|--------------|
| [Light Blue Box] | RETAIL |
| [Light Purple Box] | OFFICE/COMM. |
| [Yellow Box] | AMENITY |
| [Light Green Box] | SERVICE |
| [Light Green Box] | RESIDENTIAL |
| [Light Green Box] | STUDIO |
| [Light Green Box] | 1 BEDROOM |
| [Light Green Box] | 2 BEDROOM |
| [Light Green Box] | 3 BEDROOM |



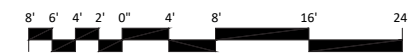


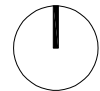
WEST 8TH AVE

LANE

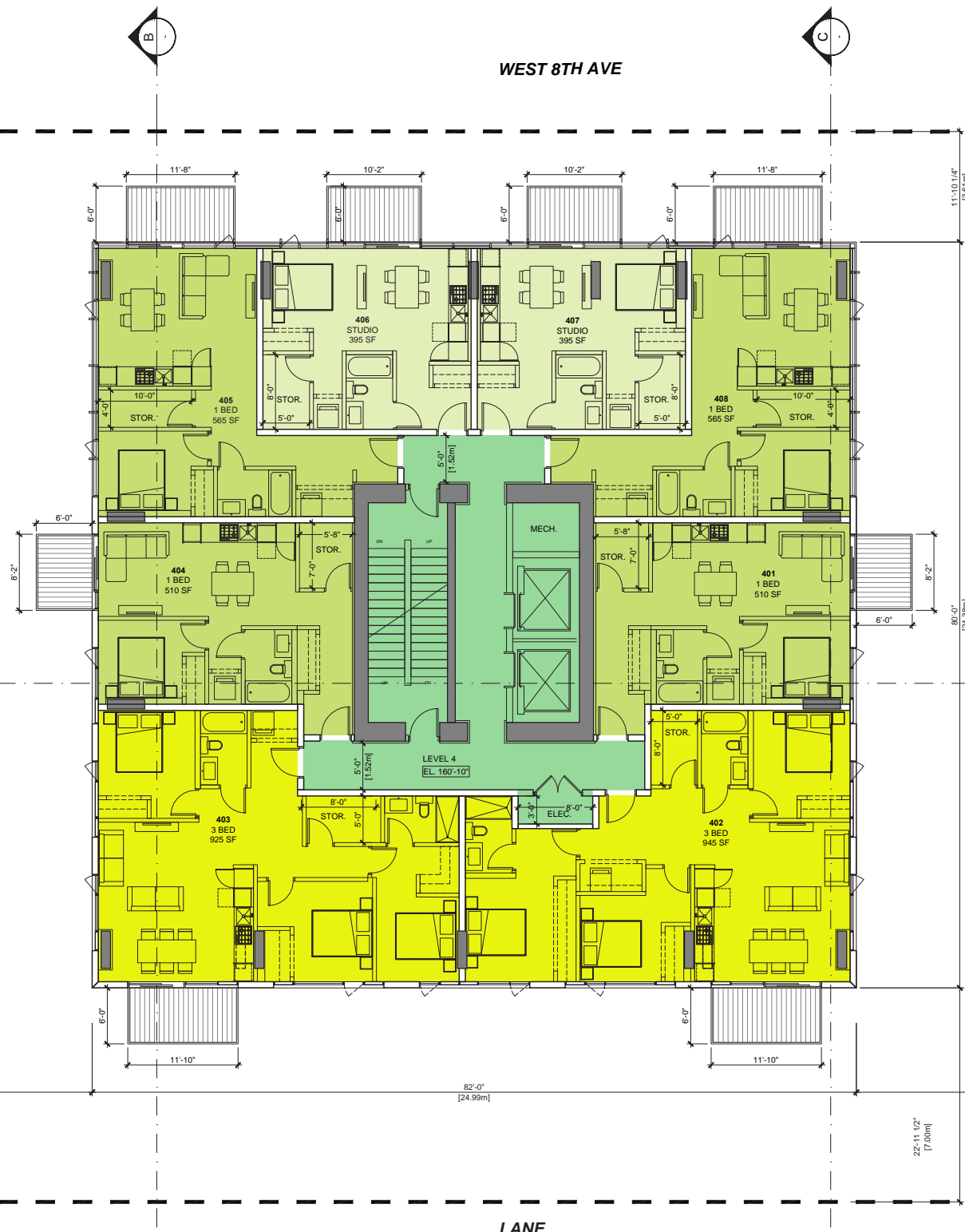


| LEGEND | |
|---------------------|--------------|
| [Light Blue Box] | RETAIL |
| [Light Purple Box] | OFFICE/COMM. |
| [Light Orange Box] | AMENITY |
| [Light Grey Box] | SERVICE |
| [Light Green Box] | RESIDENTIAL |
| [Light Green Box] | STUDIO |
| [Light Yellow Box] | 1 BEDROOM |
| [Light Yellow Box] | 2 BEDROOM |
| [Bright Yellow Box] | 3 BEDROOM |





| LEGEND | |
|-------------|--------------|
| | RETAIL |
| | OFFICE/COMM. |
| | AMENITY |
| | SERVICE |
| RESIDENTIAL | |
| | STUDIO |
| | 1 BEDROOM |
| | 2 BEDROOM |
| | 3 BEDROOM |



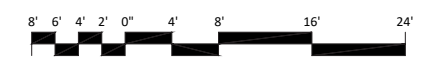


WEST 8TH AVE

LANE

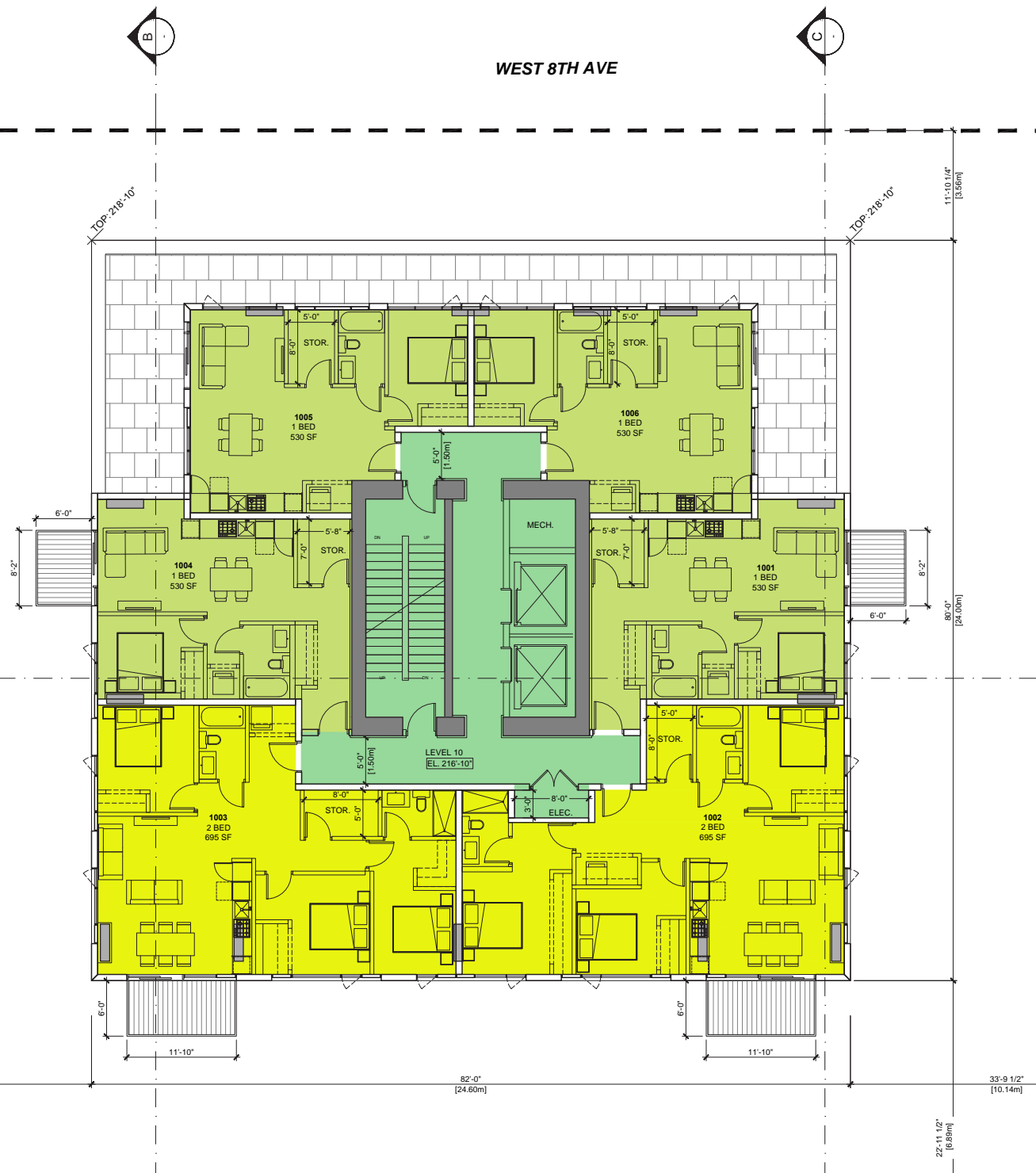


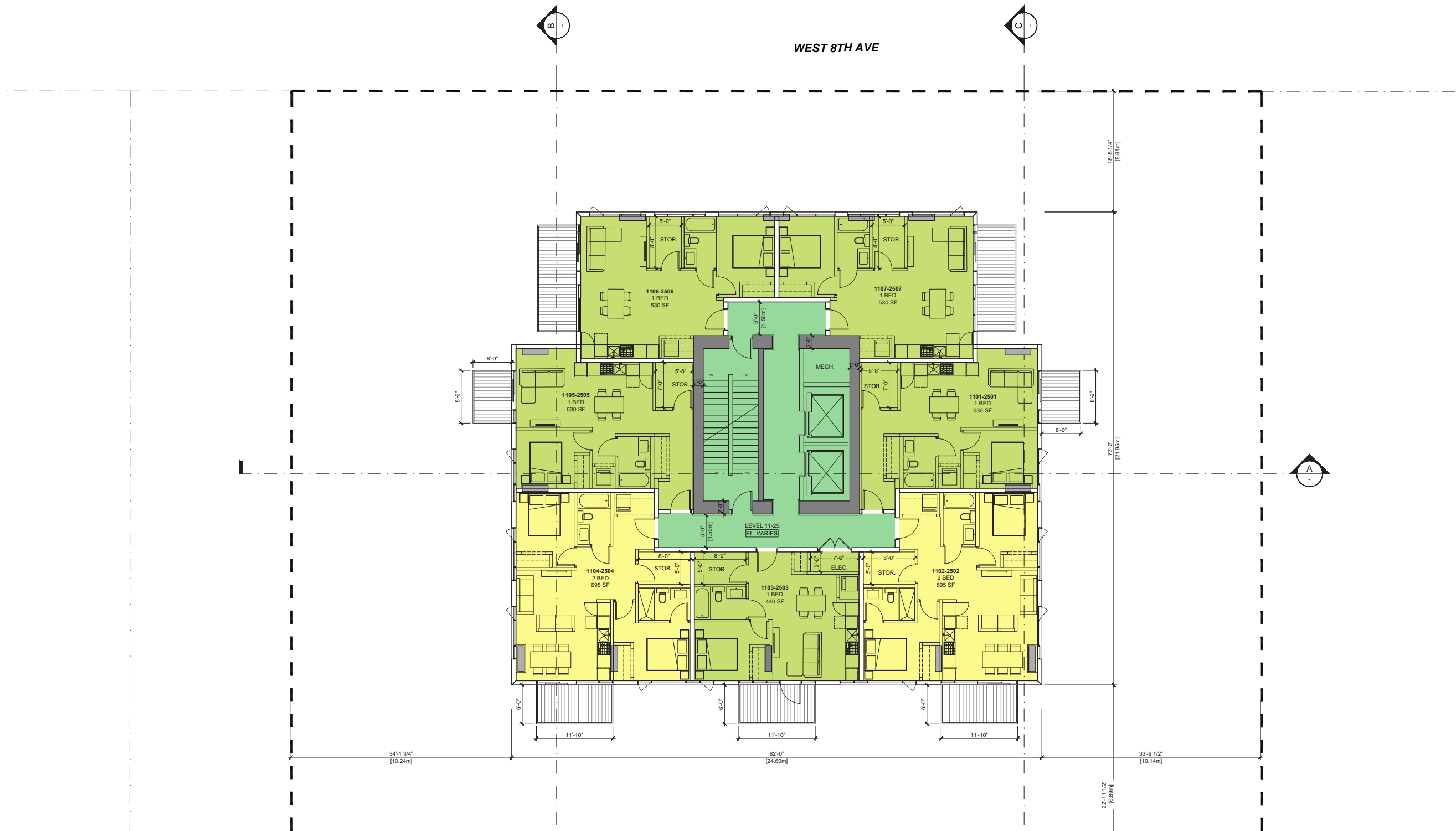
| LEGEND | |
|--------------------|--------------|
| [Light Blue Box] | RETAIL |
| [Light Purple Box] | OFFICE/COMM. |
| [Light Orange Box] | AMENITY |
| [Light Green Box] | SERVICE |
| [Light Yellow Box] | RESIDENTIAL |
| [Light Green Box] | STUDIO |
| [Light Green Box] | 1 BEDROOM |
| [Yellow Box] | 2 BEDROOM |
| [Orange Box] | 3 BEDROOM |





| LEGEND | |
|--------------------------|--------------|
| [Light Blue Box] | RETAIL |
| [Light Purple Box] | OFFICE/COMM. |
| [Light Orange Box] | AMENITY |
| [Light Grey Box] | SERVICE |
| RESIDENTIAL | |
| [Light Green Box] | STUDIO |
| [Light Yellow-Green Box] | 1 BEDROOM |
| [Light Yellow Box] | 2 BEDROOM |
| [Yellow Box] | 3 BEDROOM |





WEST 8TH AVE

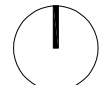
LANE

| LEGEND | |
|--------------------|--------------|
| [Light Blue Box] | RETAIL |
| [Light Purple Box] | OFFICE/COMM. |
| [Light Orange Box] | AMENITY |
| [Light Grey Box] | SERVICE |
| [Light Green Box] | RESIDENTIAL |
| [Light Green Box] | STUDIO |
| [Light Green Box] | 1 BEDROOM |
| [Yellow Box] | 2 BEDROOM |
| [Light Yellow Box] | 3 BEDROOM |



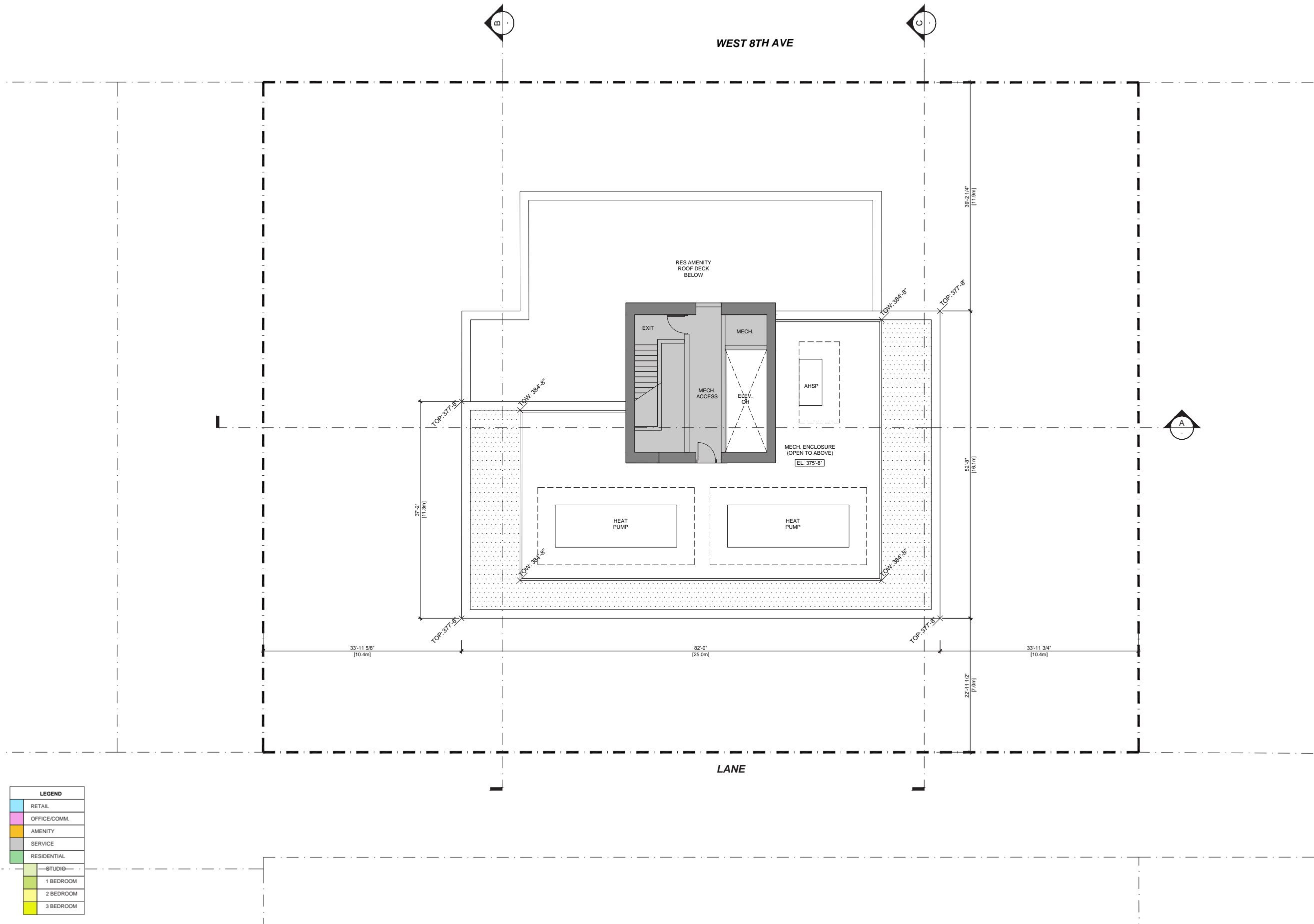
Level 11-25
Plan





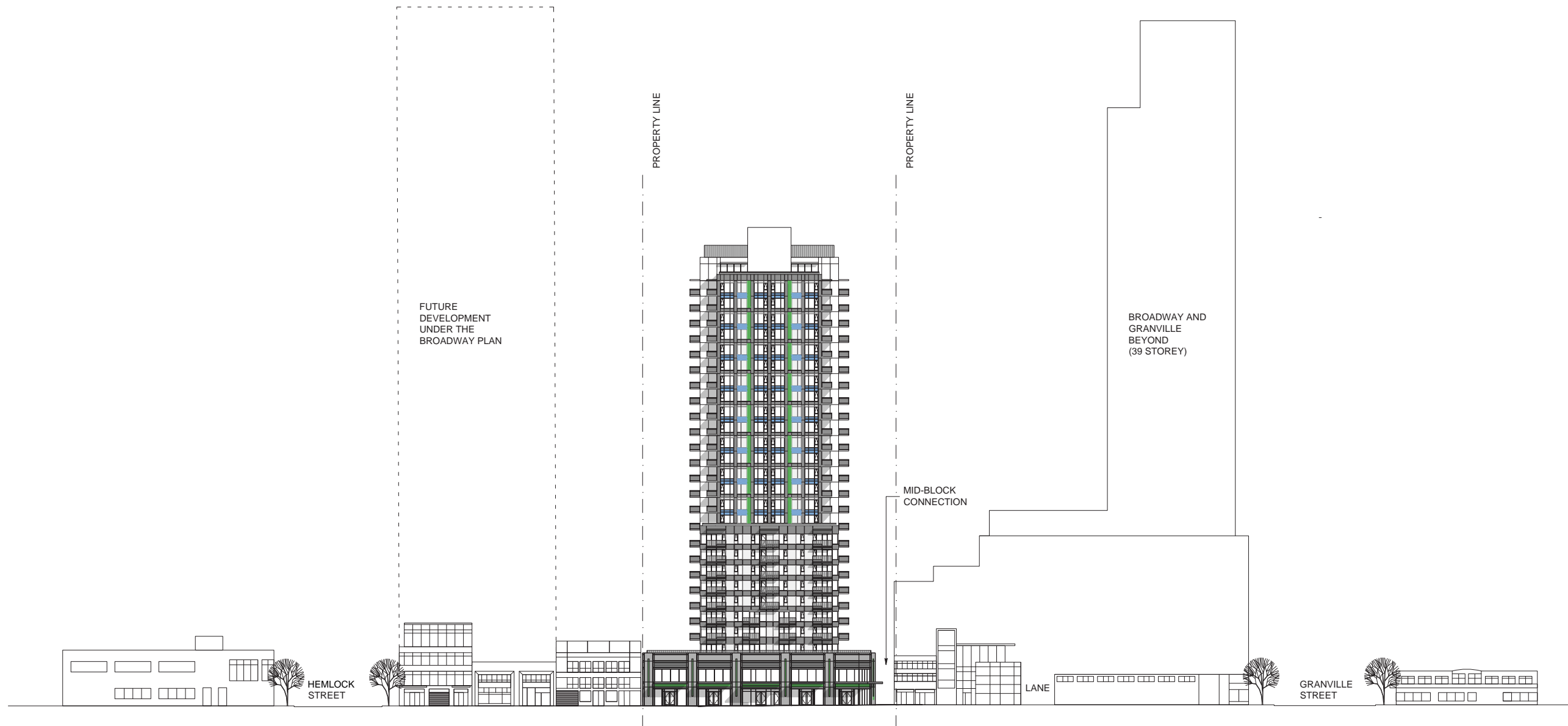
| LEGEND | |
|-------------------|--------------|
| [Light Blue Box] | RETAIL |
| [Pink Box] | OFFICE/COMM. |
| [Yellow Box] | AMENITY |
| [Grey Box] | SERVICE |
| [Light Green Box] | RESIDENTIAL |
| [Light Green Box] | STUDIO |
| [Light Green Box] | 1 BEDROOM |
| [Light Green Box] | 2 BEDROOM |
| [Light Green Box] | 3 BEDROOM |





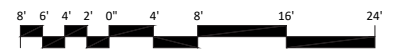
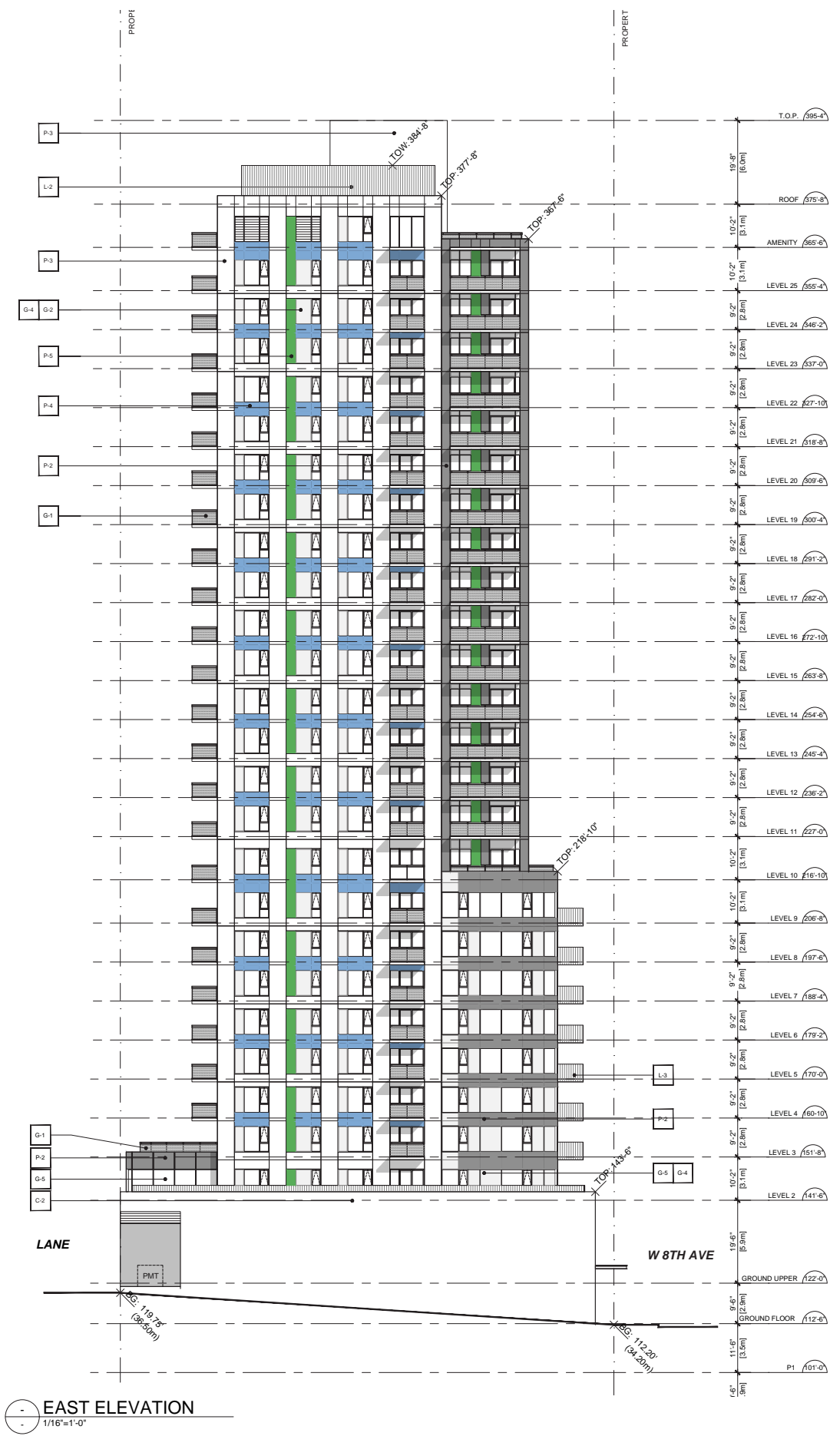
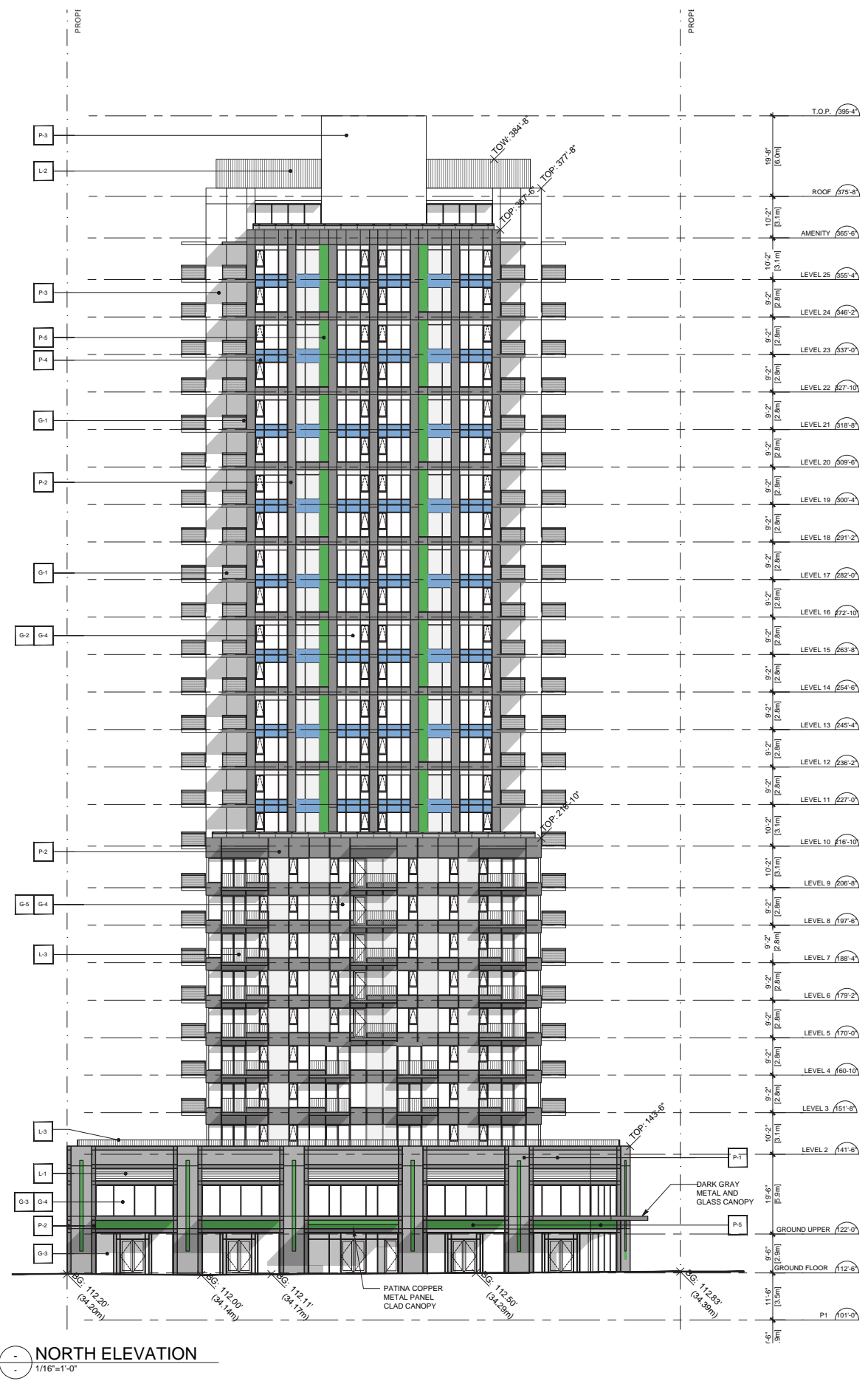
| LEGEND | |
|--------|--------------|
| | RETAIL |
| | OFFICE/COMM. |
| | AMENITY |
| | SERVICE |
| | RESIDENTIAL |
| | STUDIO |
| | 1 BEDROOM |
| | 2 BEDROOM |
| | 3 BEDROOM |

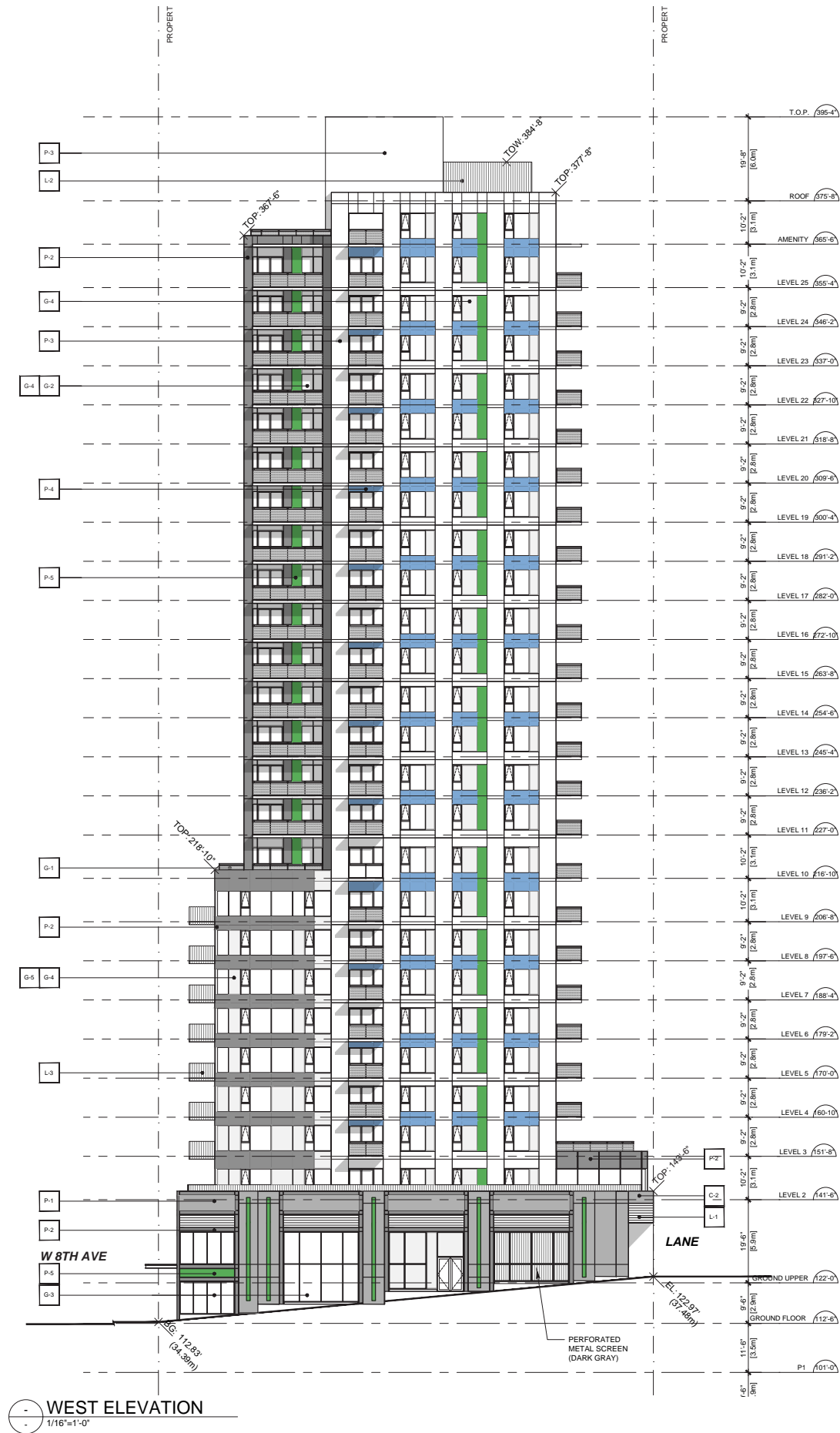
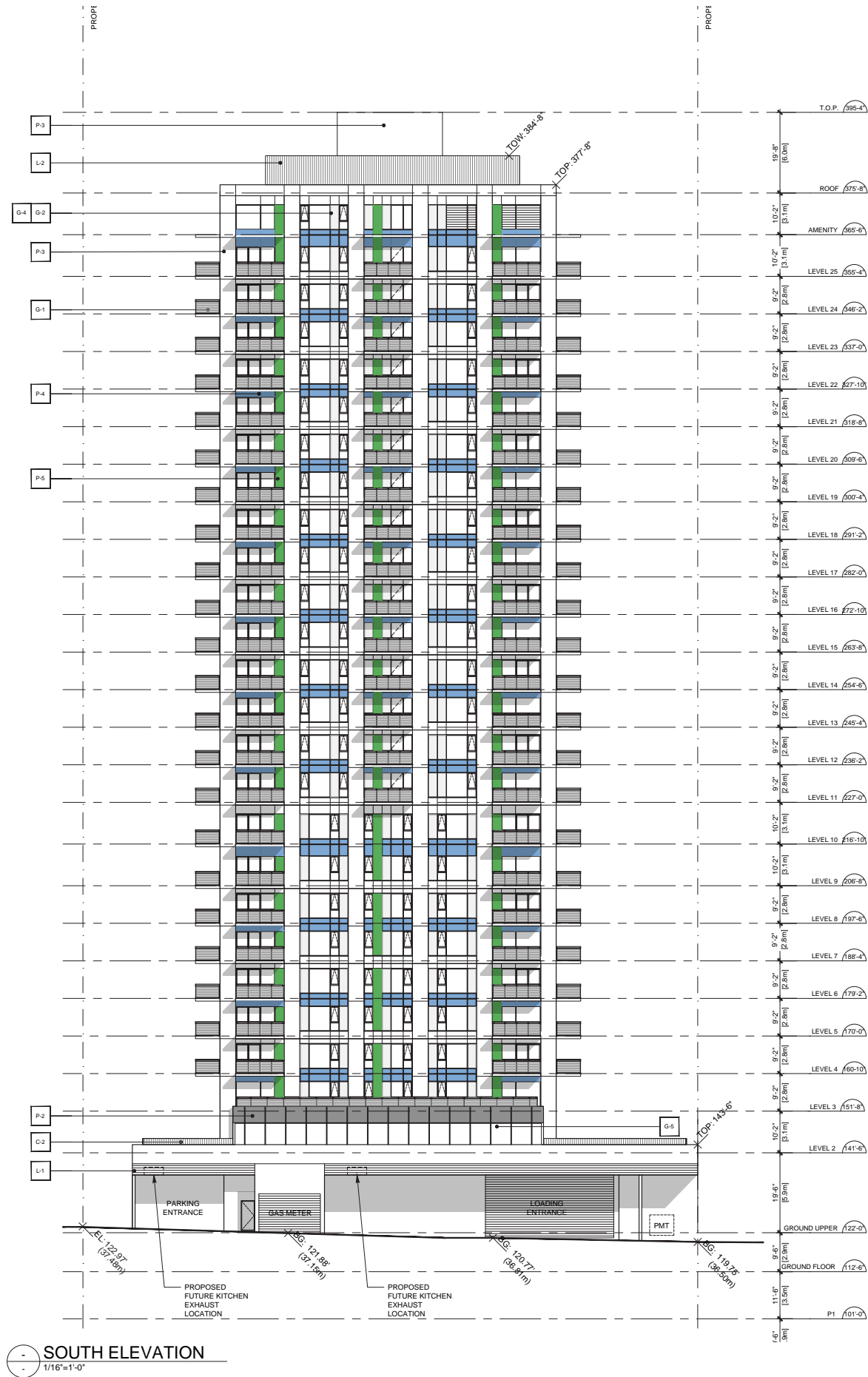




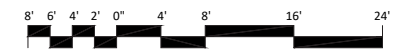
MATERIAL LEGEND

| | |
|-----|---|
| P-1 | METAL PANEL COLOR: GRAY |
| P-2 | METAL PANEL COLOR: DARK GRAY |
| P-3 | METAL PANEL COLOR: WHITE |
| P-4 | BACK PAINTED GLASS COLOR: LIGHT BLUE |
| P-5 | METAL PANEL COLOR: PATINA COPPER |
| C-1 | NOT USED |
| C-2 | CAST IN PLACE CONCRETE, SEALED |
| L-1 | PRE-FINISH ALUM LOUVER COLOR: DARK GRAY |
| L-2 | PRE-FINISH ALUM SCREEN COLOR: LIGHT GRAY |
| L-3 | PRE-FINISH ALUM PICKET GUARDRAIL COLOR: DARK GRAY |
| G-1 | GLASS GUARDRAIL |
| G-2 | HIGH EFFICIENCY WINDOW WALL W/ BLACK MULLIONS |
| G-3 | STOREFRONT CURTAINWALL |
| G-4 | SPANDREL GLASS |
| G-5 | HIGH EFFICIENCY WINDOW WALL W/ BLACK MULLIONS W/ EXTRUDED MULLION CAP |

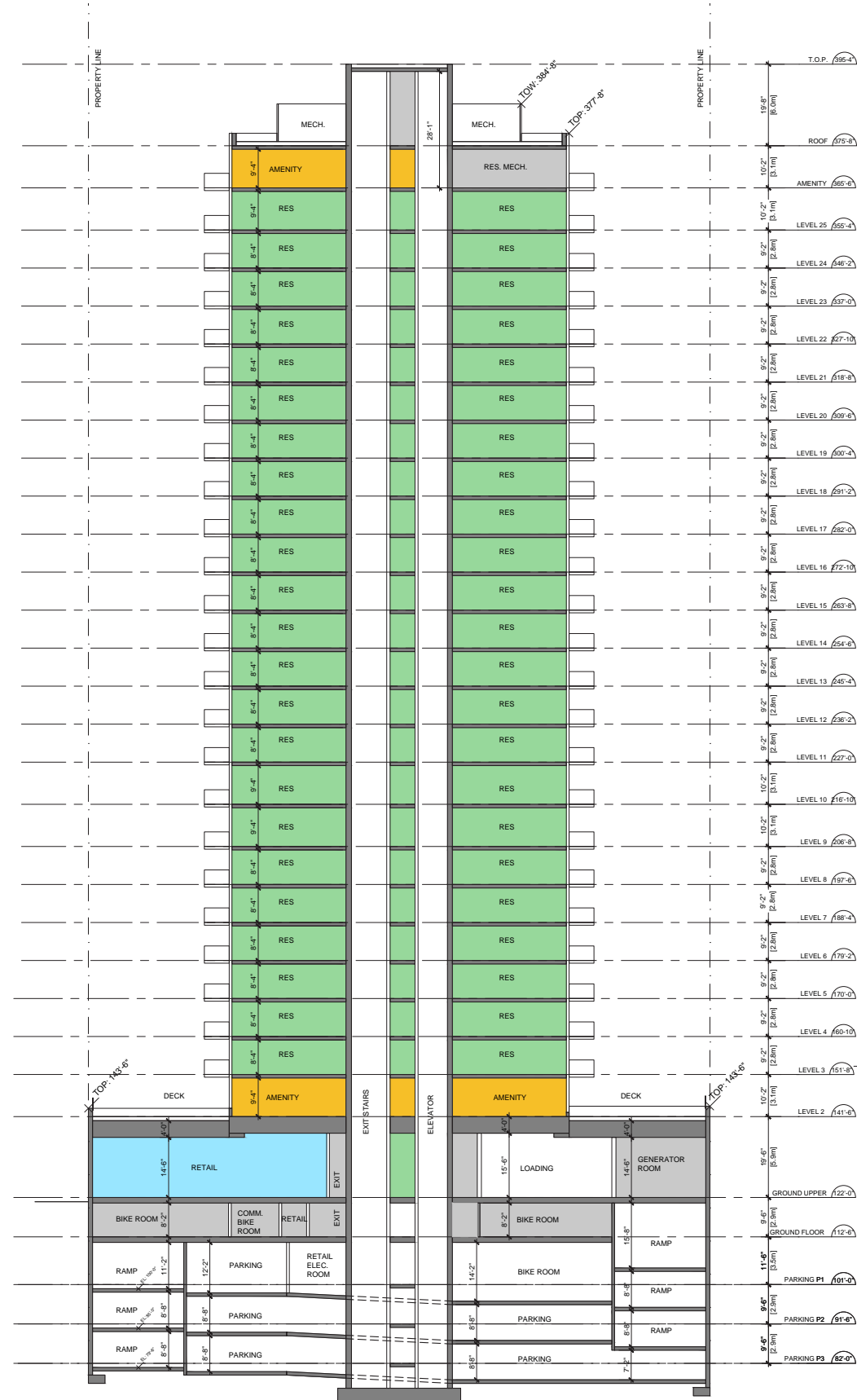




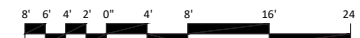
| MATERIAL LEGEND | |
|-----------------|---|
| P-1 | METAL PANEL COLOR: GRAY |
| P-2 | METAL PANEL COLOR: DARK GRAY |
| P-3 | METAL PANEL COLOR: WHITE |
| P-4 | BACK PAINTED GLASS COLOR: LIGHT BLUE |
| P-5 | METAL PANEL COLOR: PATINA COPPER |
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| G-4 | SPANDREL GLASS |
| G-5 | HIGH EFFICIENCY WINDOW WALL W/ BLACK MULLIONS W/ EXTRUDED MULLION CAP |



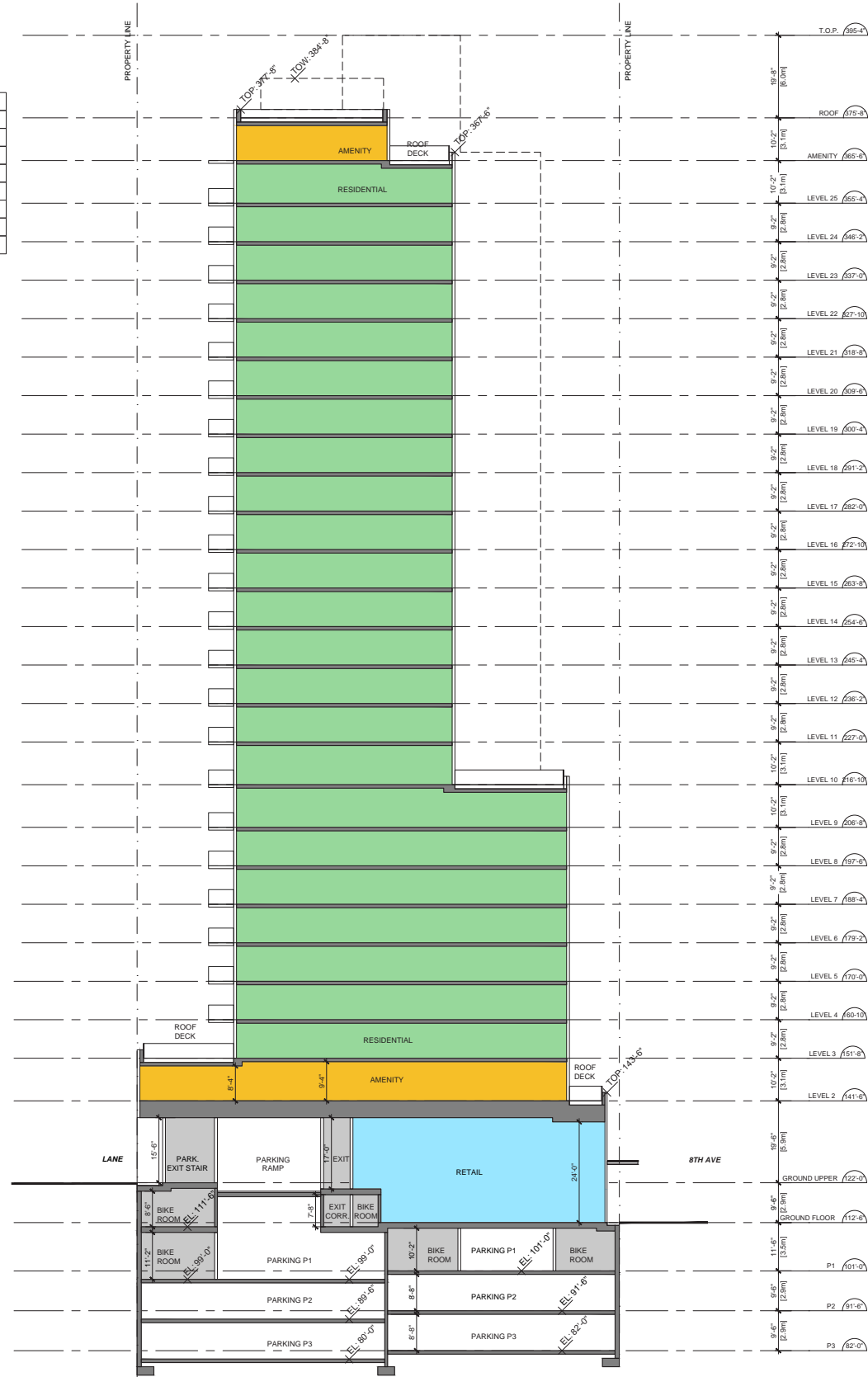
| LEGEND | |
|--------|-------------|
| | RETAIL |
| | OFFICE |
| | AMENITY |
| | SERVICE |
| | RESIDENTIAL |
| | STUDIO |
| | 1 BEDROOM |
| | 2 BEDROOM |



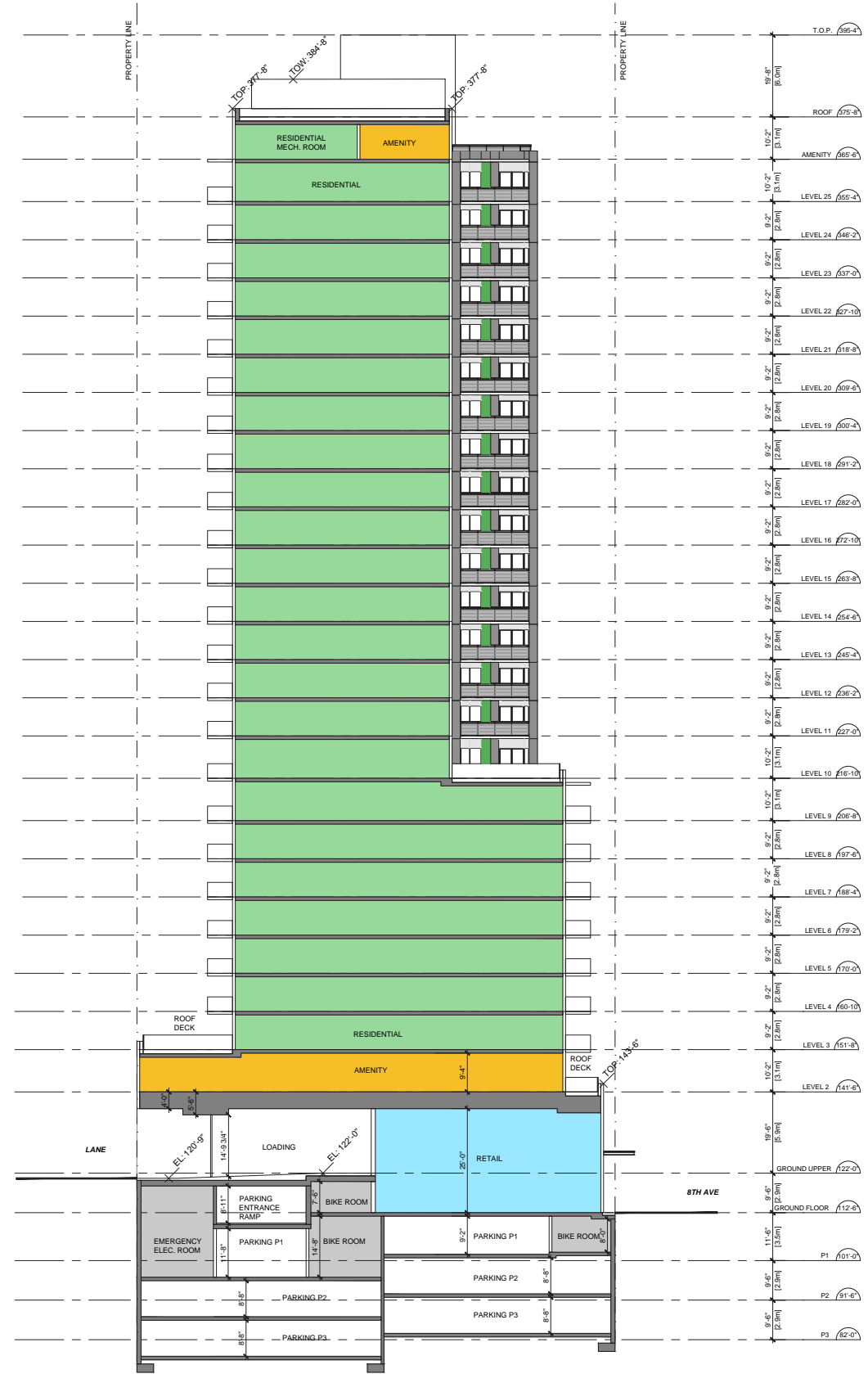
1 SECTION A
A312 1/16" = 1'-0"



| LEGEND | |
|--------------------|-------------|
| [Light Blue Box] | RETAIL |
| [Light Purple Box] | OFFICE |
| [Orange Box] | AMENITY |
| [Light Grey Box] | SERVICE |
| [Light Green Box] | RESIDENTIAL |
| [Light Green Box] | STUDIO |
| [Light Green Box] | 1 BEDROOM |
| [Light Green Box] | 2 BEDROOM |



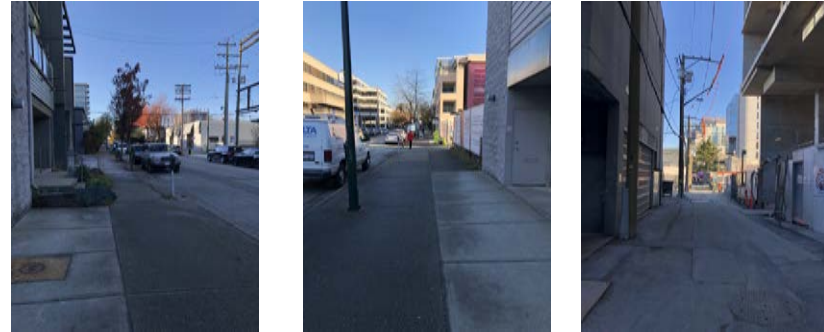
1 SECTION B
A312 1/16" = 1'-0"



1 SECTION C
A312 1/16" = 1'-0"



CONTEXT



DRAWING LIST

| SHEET | DRAWING TITLE | SCALE |
|-------|----------------------|------------|
| L100 | COVER SHEET | 1/8"=1'-0" |
| L101 | LANDSCAPE SITE PLAN | 1/8"=1'-0" |
| L102 | LEVEL 2 AMENITY PLAN | 1/8"=1'-0" |
| L103 | LEVEL 3 & 10 PLAN | 1/8"=1'-0" |
| L104 | ROOF AMENITY PLAN | 1/8"=1'-0" |
| L200 | LANDSCAPE SECTIONS | 1/8"=1'-0" |

COV NOTES

- Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion.
- Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board.
- Not for Construction. Submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive 'For Construction' approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.

LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- All trees to be staked in accordance with CNLA Standards.
- ALL STREET TREES Install 8' x 24" Deep Root Barrier centred on each tree between tree pit and sidewalk (ON BOTH SIDES: CURB AND SIDEWALK).
- For all existing on site services and survey symbols refer to survey drawings.
- All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IAABC Standards.
- Irrigation system is a design-build. Landscape contractor to provide irrigation design/layout for review by Landscape Consultant for approval.
- A preliminary lighting plan for roof patio has been included & will be refined by electrical consultant to ensure that safety levels of lighting is provided & that the light levels do not exceed comfortable ranges.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.

LANDSCAPE DESIGN RATIONALE

The site falls within the Granville-Burrard Slopes area, which is a diverse, mix-use zone with significant concentration of job space, housing, cultural spaces, shops and services. Bounded by 8th Avenue to the North and a Lane to the South, a breezeway will be provided on the West edge of the site, adjacent to one of the two adjacent buildings. The design intent is to upgrade the public realm and integrate with the context, while providing green elements where possible as the building form steps. The green spaces will provide quiet amenity space for residents to relax and enhanced public spaces for commercial areas.

8th Ave - A standard sidewalk with street trees in a paved boulevard is proposed. The commercial units will provide animation of the streetscape and the public realm will be designed to align with the City's street design guidelines.

Breezeway - Although not designed to accessibility standards, a sloped walkway with a series of landings will allow wheeled access from North to South. Understanding that the SRW will eventually be mirrored on the property to the West, the design will introduce planting along the building with walls limited to 600mm tall to allow flexibility for the ultimate design of the shared SRW.

Amenity terraces will be provided to the East and West of the building with perimeter planting to define the edges of the space. A kids play area and open space at the Centre of the patio will provide activities for the residents and a relaxing space to enjoy. Garden plots will be available for the Residents to plant the fruit and vegetables and will be located adjacent to the play area. At the Southwest corner, an outdoor entertaining area with a BBQ will be surrounded by evergreen planting to create an inward focused garden space. The Northwest patio will continue the planted perimeter and will be a flexible space, intended to extend the fitness space outside.

Finally, an accessible roof top patio will be located adjacent to the indoor amenity space with perimeter planter and two outdoor entertaining area facing the north. A zen garden at the arrival point will reflect the North Shore mountains and natural landscape as they rise out of the ocean as a backdrop to the downtown Vancouver skyline.

The landscape design is intended to support the sustainability principles/functions of the building. These initiatives include Urban agriculture, water conservation, reduction of heat island effect and the use of drought tolerant and indigenous plants.

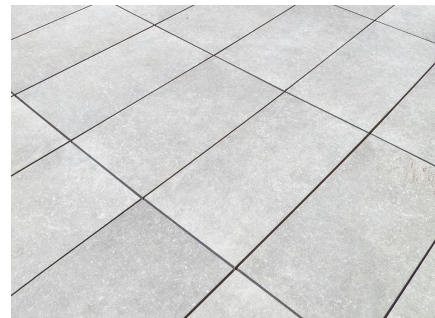
BIRD FRIENDLY STRATEGY

Elements of the landscape design and planting selection will be thoughtfully considered to support the City of Vancouver's 'Bird Friendly Strategy Design Guidelines.'

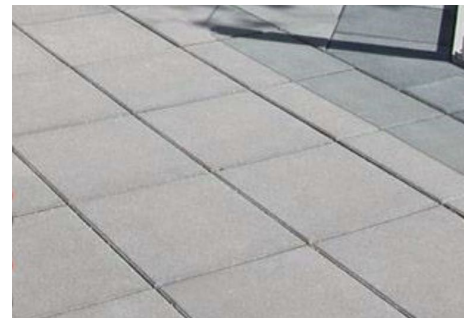
One landscape consideration that will make this proposed development more bird friendly will be the expansion of the urban tree canopy. The development proposes to add street trees along 8th Avenue and at points up the building. These trees will grow up to provide shade, perching and nesting opportunities.

The proposed landscape planting incorporates canopy and habit stratification with tree(s), shrub(s) and groundcover planting, utilizing plants that attract birds, insects and includes native and non-native/non-invasive plants. The tiered planting will provide a variety of textures and heights that will support bird habitat. The plantings will provide opportunities for nesting, food sources, pollination support, shelters as well as protection.

UPPER LEVEL AMENITIES



PATIO PAVING



BENCH



GREEN ROOF PLANTING CONCEPT



KIDS PLAY



GARDEN PLOTS



PATIO OUTDOOR FURNITURE



ZEN GARDEN



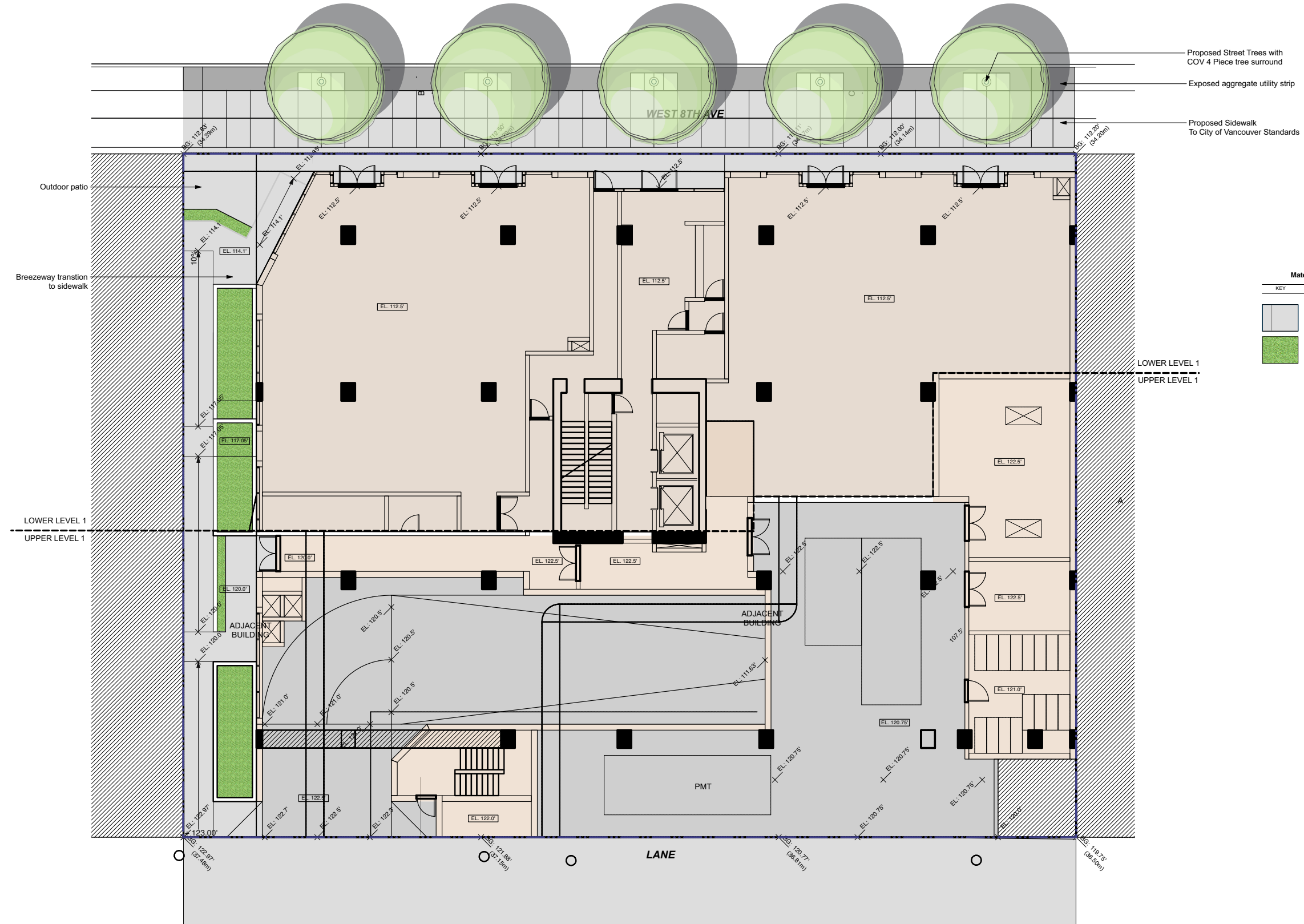
OUTDOOR ENTERTAINING



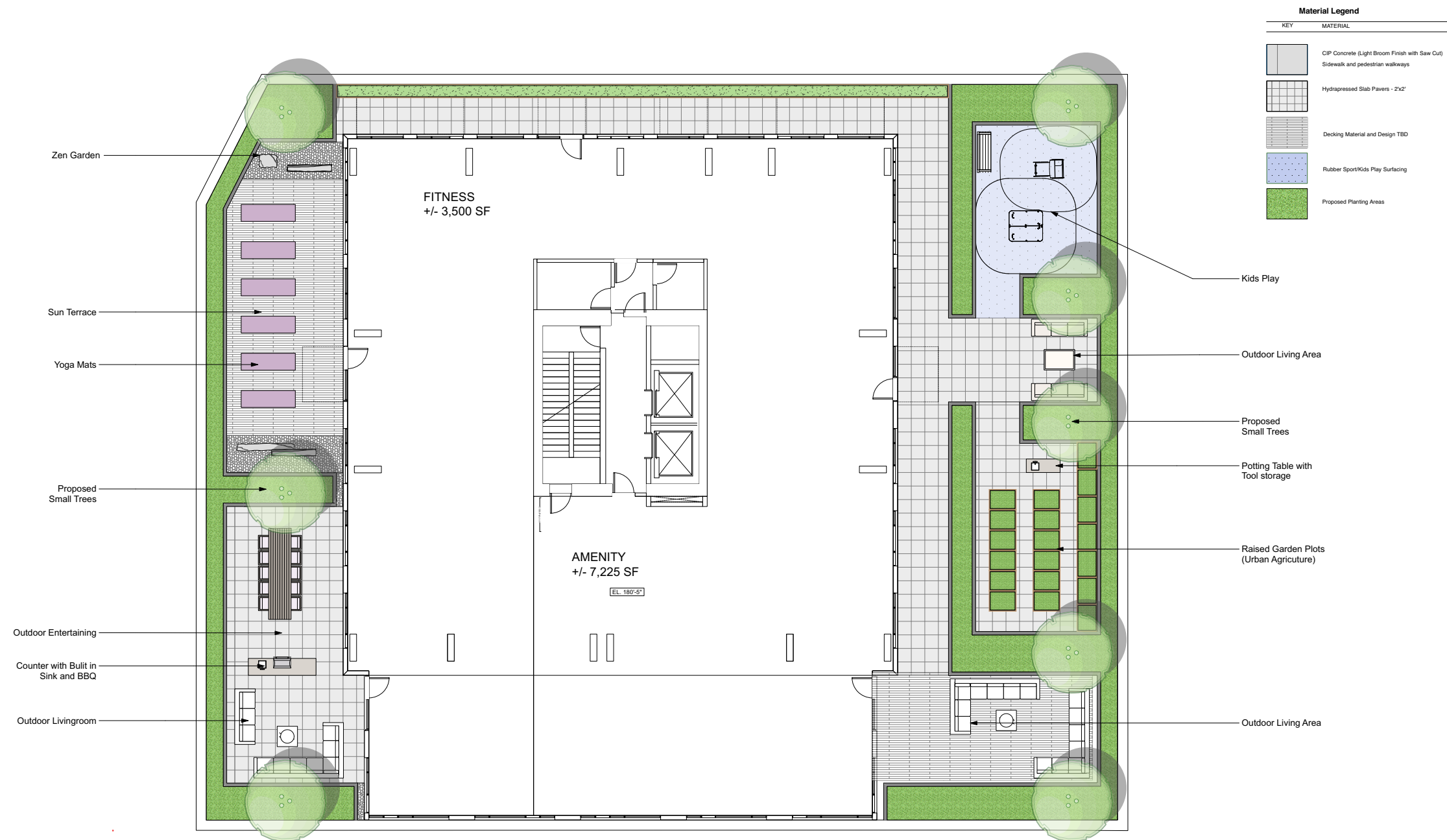
SUN TERRACE

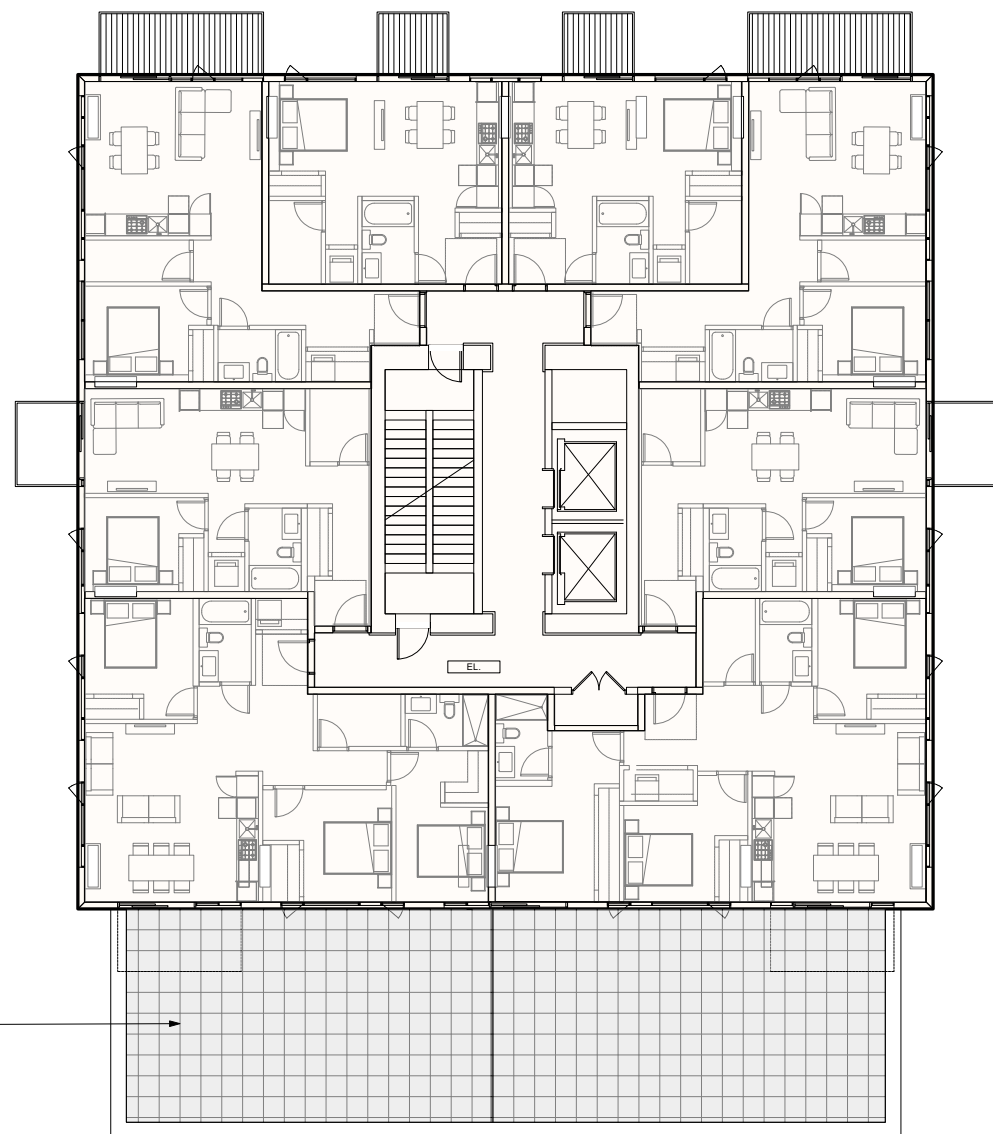


OUTDOOR LIVING ROOM



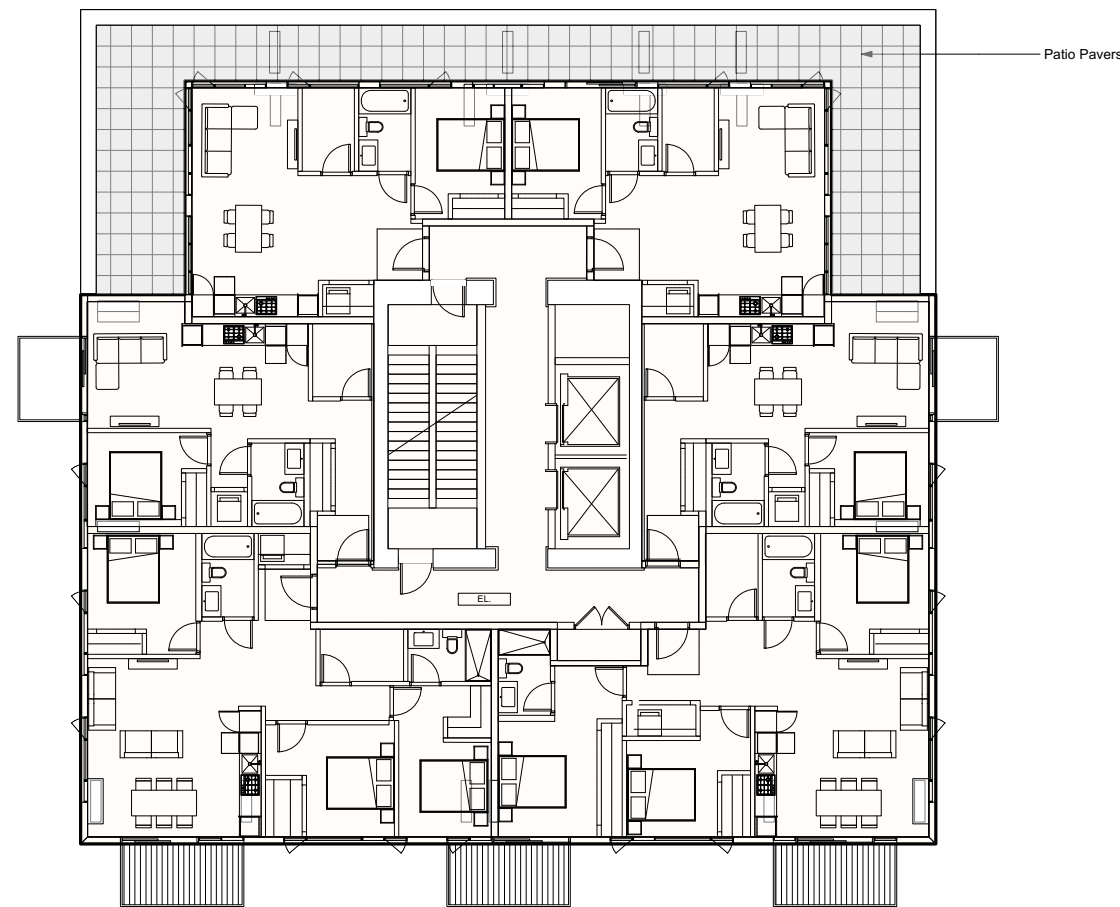
| KEY | MATERIAL |
|-----|--|
| | CIP Concrete (Light Broom Finish with Saw Cut) |
| | Sidewalk and pedestrian walkways |
| | Proposed Planting Areas |





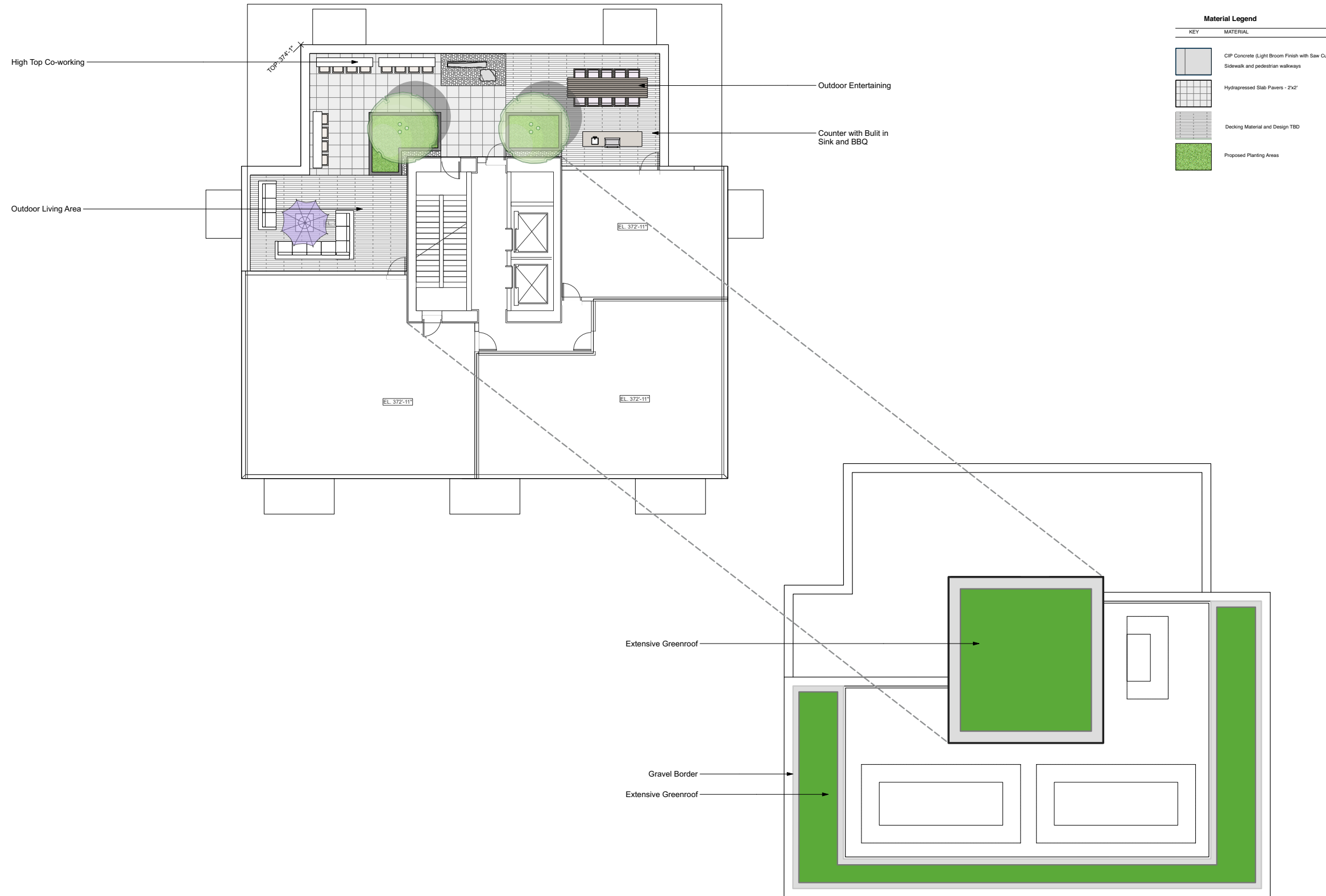
Patio Pavers

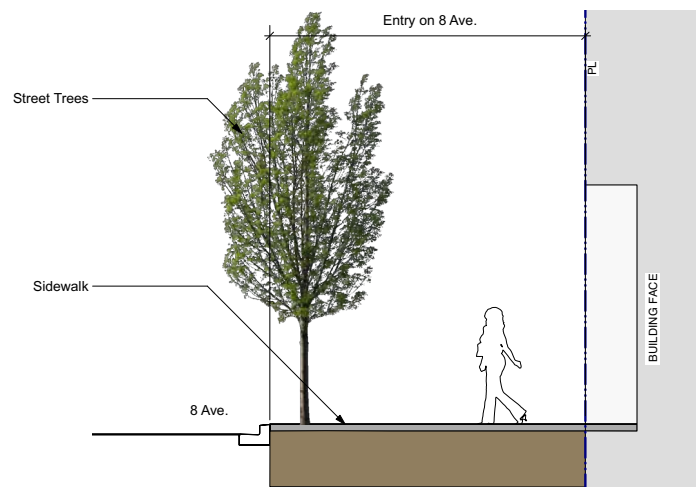
1 LEVEL 3 LANDSCAPE PLAN
L103 Scale = 1/8" = 1'-0"



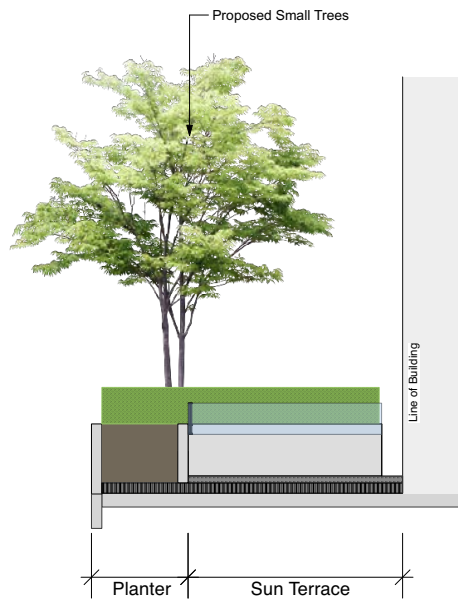
Patio Pavers

2 LEVEL 10 LANDSCAPE PLAN
L103 Scale = 1/8" = 1'-0"

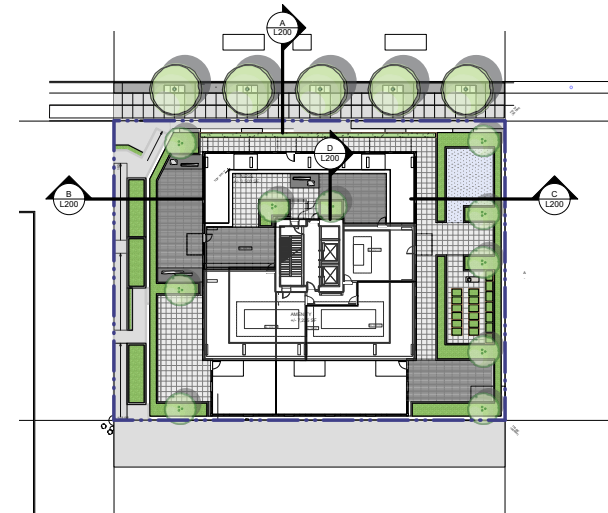




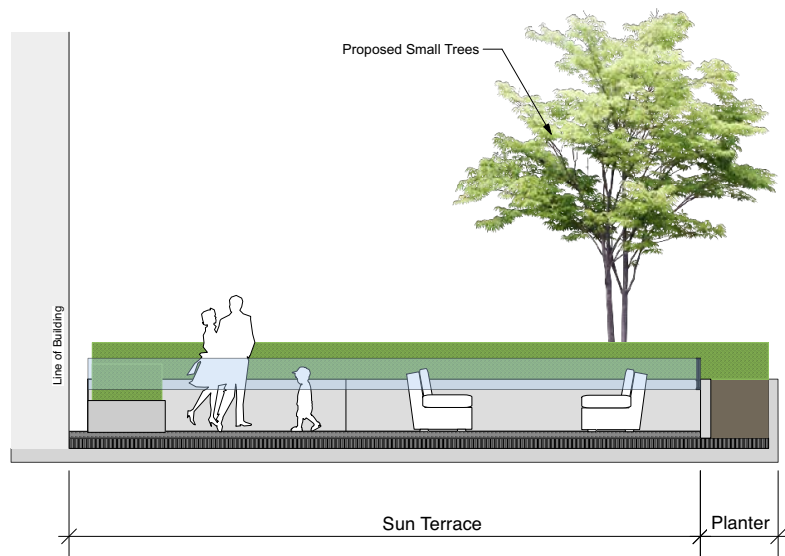
A W 8TH STREETSCAPE
L200 Scale = 1/4" = 1'-0"



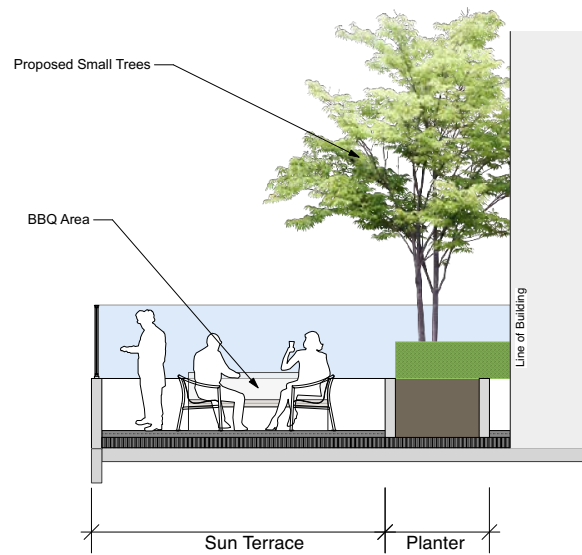
B LEVEL 2 TERRACE
L200 Scale = 1/4" = 1'-0"



1 KEY PLAN
L200 Scale = NTS



C LEVEL 2 TERRACE
L200 Scale = 1/4" = 1'-0"



D ROOF TERRACE
L200 Scale = 1/4" = 1'-0"

3D VIEWS



Musson
Cattell
Mackey
Partnership



1434 WEST
8TH AVE

Rezoning
Application

July
2023



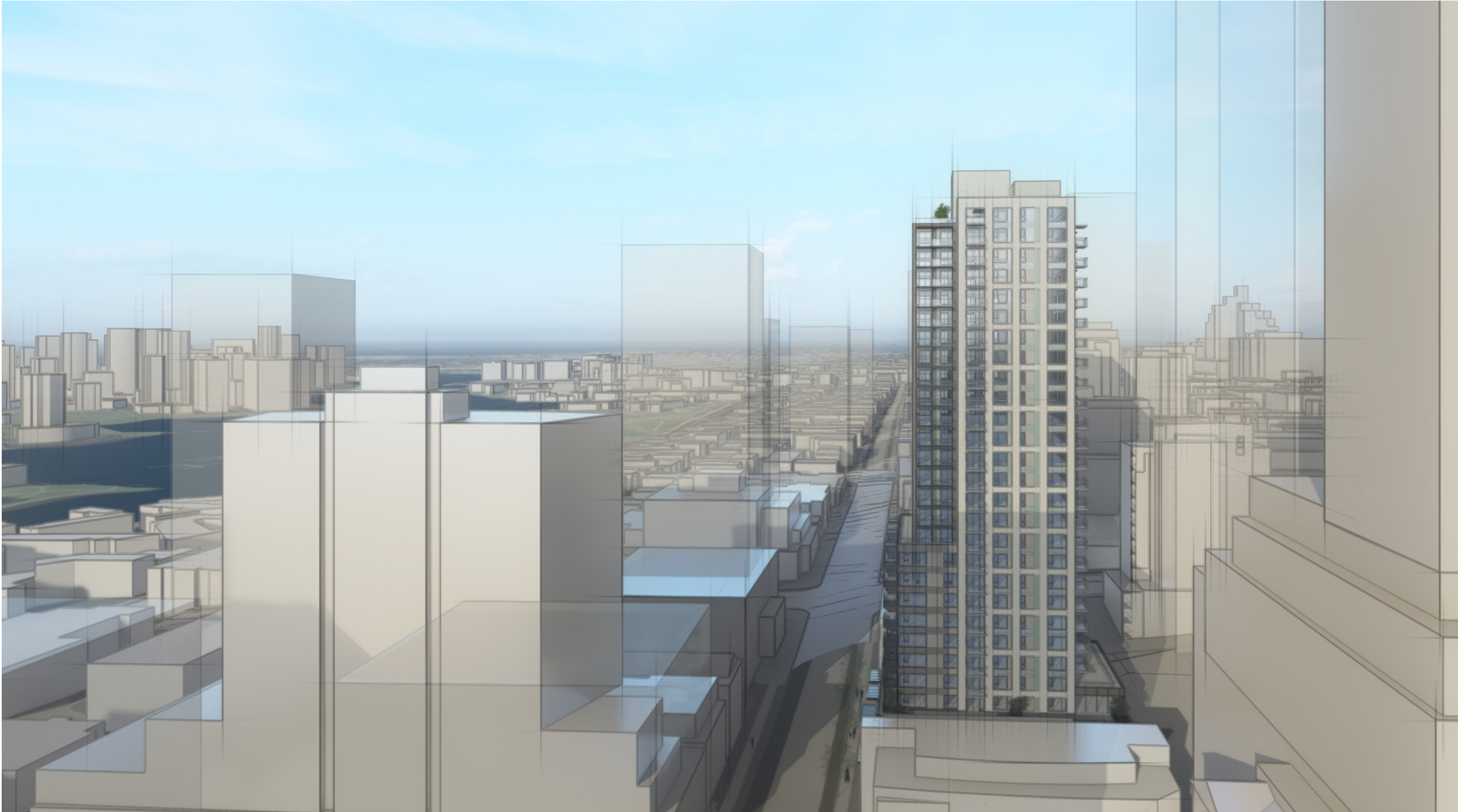
Aerial view looking at the north elevation
Note: Translucent buildings represent maximum height and tower separation as indicated by the Broadway Plan

3D Views



3D Views

View looking east along West 8th Avenue
Note: Translucent buildings represent maximum height and tower separation as indicated by the Broadway Plan



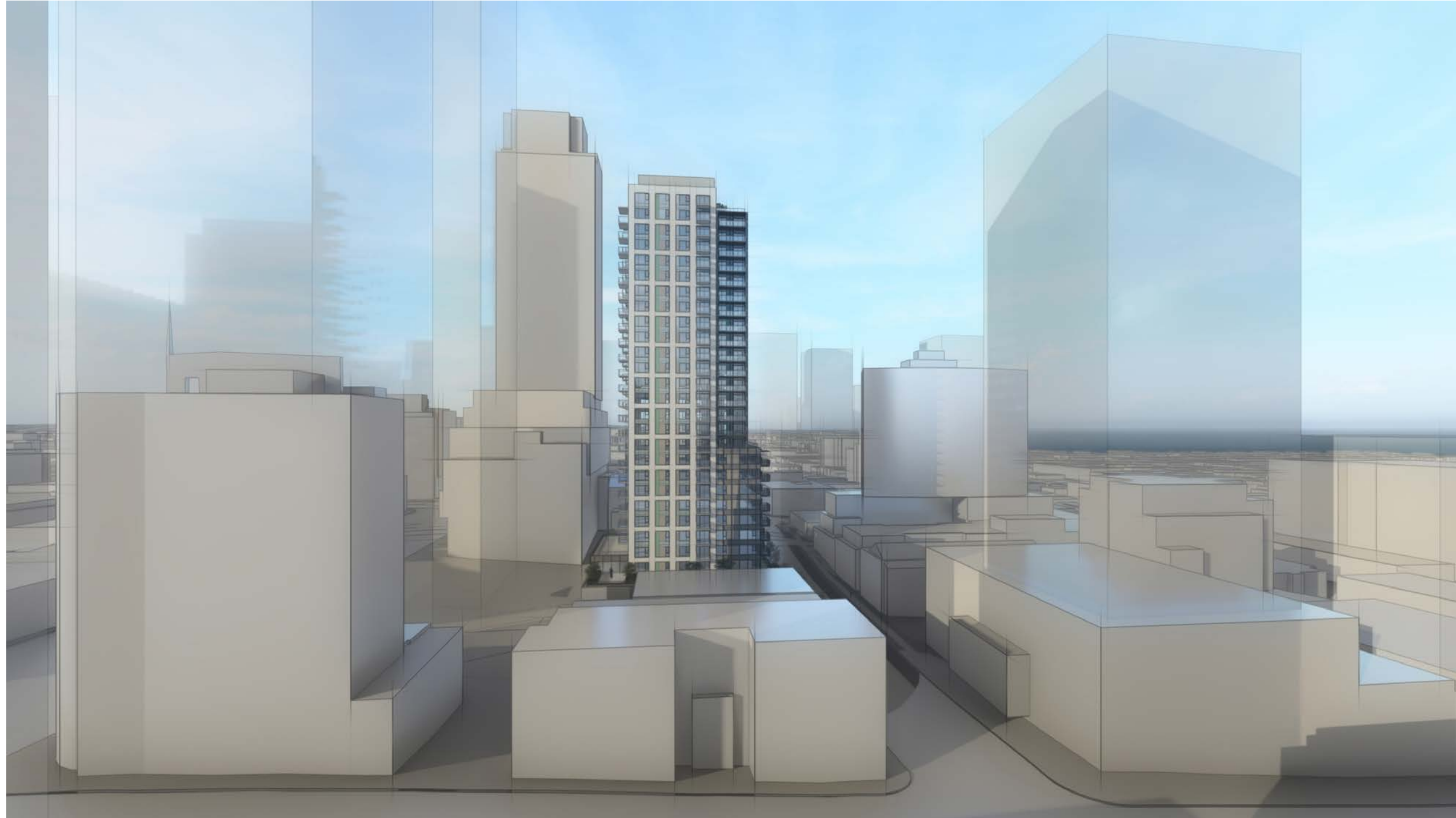
Aerial view looking at the west elevation
Note: Translucent buildings represent maximum height and tower separation as indicated by the Broadway Plan



Aerial view looking northwest
Note: Translucent buildings represent maximum height and tower separation as indicated by the Broadway Plan



Aerial view looking at the southwest
Note: Translucent buildings represent maximum height and tower separation as indicated by the Broadway Plan



3D Views

Aerial view looking at the east elevation
Note: Translucent buildings represent maximum height and tower separation as indicated by the Broadway Plan



View looking west down West 8th Avenue
Note: Translucent buildings represent maximum height and tower separation as indicated by the Broadway Plan

Musson Cattell Mackey Partnership
Architects Designers Planners

A Partnership of Corporations

Suite 1900, 1066 West Hastings Street
Vancouver, V6E 3X1

T 604.687.2990

F 604.687.1771

www.mcmparchitects.com