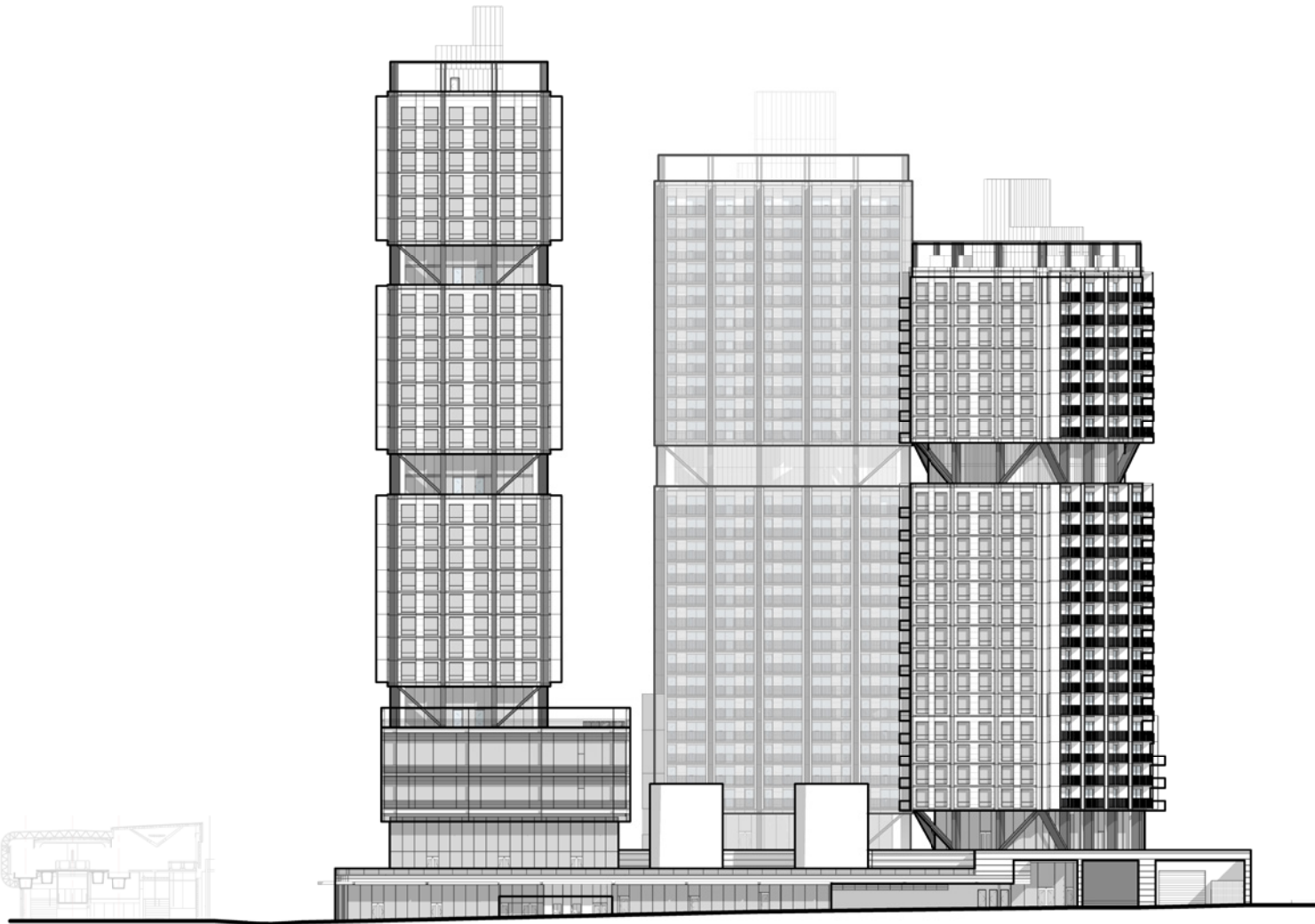


SECTION 07
REVISED
ARCHITECTURAL
DRAWINGS

1780 E BROADWAY
BROADWAY +
COMMERCIAL
REZONING AMENDMENT
ARCHITECTURE SET

REZONING AMENDMENT SHEET LIST	
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G00.02	PROJECT TEAM + ABBREVIATION & PROJECT GENERAL NOTES
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2- ARCHITECTURAL	
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A10.03	FLOOR PLAN- LEVEL P2
A10.04	FLOOR PLAN- LEVEL P1
A10.05	FLOOR PLAN- LEVEL 01 (GROUND FLOOR)
A10.06	FLOOR PLAN- LEVEL 01M (LOADING, F&B)
A10.07	FLOOR PLAN- LEVEL 02
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A10.12	TYPICAL MID FLOOR PLAN
A10.13	FLOOR PLAN- LEVEL A23 UPPER SKYGARDEN & B26 ROOF
A10.14	TYPICAL UPPER FLOOR PLAN
A10.15	FLOOR PLAN- PENTHOUSE LEVEL
A10.16	OVERALL ROOF PLAN
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A30.01	EAST-WEST BUILDING SECTION - TOWER A
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A30.03	NORTH-SOUTH BUILDING SECTION - TOWER A
A30.04	NORTH-SOUTH BUILDING SECTION - TOWER B
A30.05	NORTH-SOUTH BUILDING SECTION - TOWER C



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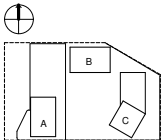
PROJECT

COMMERCIAL +
BROADWAY



Crombie REIT +
Westbank Corp.

KEYPLAN



ISSUE CHART

ISSUED FOR REZONING RE SUBMISSION	Oct 29, 2021
ISSUED FOR REZONING RE SUBMISSION	Jul 07, 2020
ISSUED FOR REZONING RE SUBMISSION	May 30, 2019
ISSUED FOR REZONING RE SUBMISSION	2018

Job Number	411812.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

COVER PAGE AND
DRAWING INDEX

SHEET NUMBER

G00.00

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Crombie

LOADING CALCULATIONS

REQUIRED	PROVIDED	
RESIDENTIAL LOADING REQUIRED	RESIDENTIAL LOADING PROVIDED	
CLASS A LOADING	0 RESIDENTIAL	CLASS A LOADING 3
CLASS B LOADING	3 RESIDENTIAL	CLASS B LOADING 3
TOTAL RESIDENTIAL LOADING REQUIRED	3 TOTAL RESIDENTIAL LOADING PROVIDED	6
COMMERCIAL LOADING REQUIRED	COMMERCIAL LOADING PROVIDED	
COMMERCIAL CLASS A LOADING	0 COMMERCIAL	CLASS A LOADING 3
COMMERCIAL CLASS B LOADING	1 COMMERCIAL	CLASS B LOADING 1
SAFETYWAY CLASS B LOADING	4 SAFETYWAY	CLASS B LOADING 2
SAFETYWAY CLASS C LOADING	1 SAFETYWAY	CLASS C LOADING 2
TOTAL COMMERCIAL LOADING REQUIRED	11 TOTAL COMMERCIAL LOADING PROVIDED	8

CAR SHARE CALCULATIONS

REQUIRED	PROVIDED	
CAR SHARE PARKING REQUIRED	CARSHARE PARKING PROVIDED	
CAR SHARE SPACE ONLY (COM-01)	12 CAR SHARE SPACE ONLY (COM-01)	12
CAR SHARE SPACE AND VEHICLES (COM-02)	8 CAR SHARE SPACE AND VEHICLES (COM-02)	8
TOTAL CAR SHARE REQUIRED	21 TOTAL CAR SHARE PROVIDED	21

PASSENGER CALCULATIONS

REQUIRED	PROVIDED	
RESIDENTIAL PASSENGER PARKING REQUIRED	RESIDENTIAL PASSENGER PARKING PROVIDED	
PASSENGER	5 PASSENGER-RESIDENTIAL	5
TOTAL RESIDENTIAL PASSENGER REQUIRED	5 TOTAL RESIDENTIAL PASSENGER PROVIDED	5
COMMERCIAL PASSENGER PARKING REQUIRED	COMMERCIAL PASSENGER PARKING PROVIDED	
PASSENGER-SAFETYWAY	2 PASSENGER-COMMERCIAL	2
TOTAL COMMERCIAL PASSENGER REQUIRED	2 TOTAL COMMERCIAL PASSENGER PROVIDED	2

PARKING CALCULATIONS

REQUIRED	PROVIDED	
RESIDENTIAL PARKING REQUIRED	RESIDENTIAL PARKING PROVIDED	
RESIDENTIAL	215 RESIDENTIAL	205
VISITOR	33 VISITOR	33
TOTAL RESIDENTIAL PARKING REQUIRED	248 TOTAL RESIDENTIAL PARKING PROVIDED	238
COMMERCIAL PARKING REQUIRED	COMMERCIAL PARKING PROVIDED	
CRU	57 COMMERCIAL - SHARED (NON-SAFETYWAY)	57
FOOD & BEVERAGE OFFICE	5 COMMERCIAL - SHARED (NON-SAFETYWAY)	5
SAFETYWAY	2 PASSENGER-COMMERCIAL	2
TOTAL COMMERCIAL PARKING REQUIRED	64 TOTAL COMMERCIAL PARKING PROVIDED	64
SAFETYWAY	14 SAFETYWAY	14
TOTAL COMMERCIAL PARKING PROVIDED	78 TOTAL COMMERCIAL PARKING PROVIDED	78

BICYCLE PARKING CALCULATIONS

REQUIRED	PROVIDED	
RESIDENTIAL BICYCLE PARKING REQUIRED	RESIDENTIAL BICYCLE PARKING PROVIDED	
RESIDENTIAL CLASS A BICYCLE	1304 RESIDENTIAL CLASS A BICYCLE	1304
RESIDENTIAL CLASS B BICYCLE	36 RESIDENTIAL CLASS B BICYCLE	36
TOTAL RESIDENTIAL BICYCLE PARKING REQUIRED	1340 TOTAL RESIDENTIAL BICYCLE PARKING PROVIDED	1340
COMMERCIAL BICYCLE PARKING REQUIRED	COMMERCIAL BICYCLE PARKING PROVIDED	
PUBLIC BIKE SHARE	30 PUBLIC BIKE SHARE	30
CRU	4 FITNESS CLASS A BICYCLE	4
OFFICE	27 OFFICE CLASS A BICYCLE	27
SAFETYWAY	14 SAFETYWAY CLASS A BICYCLE	14
RETAIL	3 RETAIL CLASS A BICYCLE	3
CRU	6 FITNESS CLASS B BICYCLE	6
OFFICE	6 OFFICE CLASS B BICYCLE	6
SAFETYWAY	6 SAFETYWAY CLASS B BICYCLE	6
TOTAL COMMERCIAL BICYCLE PARKING REQUIRED	66 TOTAL COMMERCIAL BICYCLE PARKING PROVIDED	66

PROJECT STATISTICS

Level	Unit Type	GFA [SM]	GFA [SF]	Storage	Envelope	Total Exclusion (sm)	Total Exclusion (sf)	FSR (sm)	FSR (sf)
TOWER A MECH PH	MARKET STRATA	101.82 m²	1096.03 SF	0.00 m³	6.08 m³	6.08 m³	65.40 SF	95.75 m²	1030.64 SF
TOWER A ROOF	MARKET STRATA	101.82 m²	1096.03 SF	0.00 m³	6.08 m³	6.08 m³	65.40 SF	95.75 m²	1030.64 SF
A30	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	7.55 m³	25.02 m³	269.26 SF	614.41 m²	6613.43 SF
A29	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A28	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A27	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A26	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A25	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A24	MARKET STRATA	440.55 m²	4742.03 SF	7.96 m³	12.96 m³	20.94 m³	225.37 SF	419.61 m²	4516.85 SF
A23	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A22	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A21	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A20	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A19	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A18	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A17	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A16	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A15	MARKET STRATA	440.55 m²	4742.03 SF	7.96 m³	12.96 m³	20.94 m³	225.37 SF	419.61 m²	4516.85 SF
A14	MARKET STRATA	440.55 m²	4742.03 SF	7.96 m³	12.96 m³	20.94 m³	225.37 SF	419.61 m²	4516.85 SF
A13	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A12	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A11	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A10	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A09	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A08	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A07	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A06	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A05	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A04	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A03	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A02	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A01	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
TOTAL		1592.70 m²	17130.47 SF	460.20 m³	363.95 m³	854.15 m³	9193.97 SF	15066.55 m²	162196.50 SF

PROJECT SUMMARY

Name	GFA [SM]	GFA [SF]	FSR (sm)	FSR (sf)	FSR
SAFETYWAY	4742.93 m²	51052.52 SF	4742.93 m²	51052.52 SF	0.48
F&B	860.91 m²	9266.75 SF	860.91 m²	9266.75 SF	0.09
CRU	119.70 m²	1288.48 SF	119.70 m²	1288.48 SF	0.01
SAFETYWAY & RETAIL TOTAL	5723.55 m²	61607.74 SF	5723.55 m²	61607.74 SF	0.58
OFFICE FITNESS	673.36 m²	7248.01 SF	673.36 m²	7248.01 SF	0.07
OFFICE	4459.88 m²	48005.73 SF	4459.88 m²	48005.73 SF	0.45
OFFICE & FITNESS TOTAL	5133.24 m²	55253.75 SF	5133.24 m²	55253.75 SF	0.52
COMMERCIAL TOTAL	10856.79 m²	116961.49 SF	10856.79 m²	116961.49 SF	1.11

Name	GFA [SM]	GFA [SF]	FSR (sm)	FSR (sf)	FSR
MARKET STRATA	1592.70 m²	17130.47 SF	1592.70 m²	17130.47 SF	1.53
MARKET RENTAL	2909.63 m²	31266.42 SF	2909.63 m²	31266.42 SF	2.51
BELOW-MARKET RENTAL	5716.93 m²	61536.50 SF	5716.93 m²	61536.50 SF	0.55
RESIDENTIAL TOTAL	14740.25 m²	159276.39 SF	14740.25 m²	159276.39 SF	4.59
AMENITY	1594.20 m²	17159.84 SF	0.00 m³	0.00 SF	0.00
LOADING	2609.60 m²	28089.47 SF	0.00 m³	0.00 SF	0.00
PROJECT TOTAL	62693.29 m²	674824.92 SF	55586.12 m²	602661.91 SF	5.70

BALCONY EXCLUSIONS

TOWER	GFA [SM]	GFA [sf]	12% ALLOWABLE	BALC AREA (sm)	BALC AREA (sf)
A	15915.15	171309.21 SF	1909.82 m²	1371.55 m²	14763.26 SF
B	17338.69	186632.08 SF	2080.64 m²	1657.61 m²	17842.40 SF
C	14378.87	154772.84 SF	1725.46 m²	1306.97 m²	14068.06 SF
PROJECT TOTAL	47632.70	512714.13 SF	5715.92 m²	4336.13 m²	46673.72 SF

TOWER A Unit Mix	Count		TOWER B & C Unit Mix (Market Rental)	Count	
STUDIO	45	22%	STUDIO	99	29%
1BD	86	40%	1BD	119	34%
2BD	56	26%	2BD	81	23%
2BD TH	4	2%	2BD TH	4	1%
3BD	13	6%	3BD	36	10%
3BD TH	8	4%	3BD TH	6	2%
TOTAL	215	100%	TOTAL	345	100%

TOWER B & C Unit Mix (Below-Market Rental)	Count		Total Unit Count	
STUDIO	24	26%	TOWER	
1BD	53	57%	Count	
2BD	16	17%	A	215
TOTAL	93	100%	B + C (Below Market)	245
			TOTAL	653

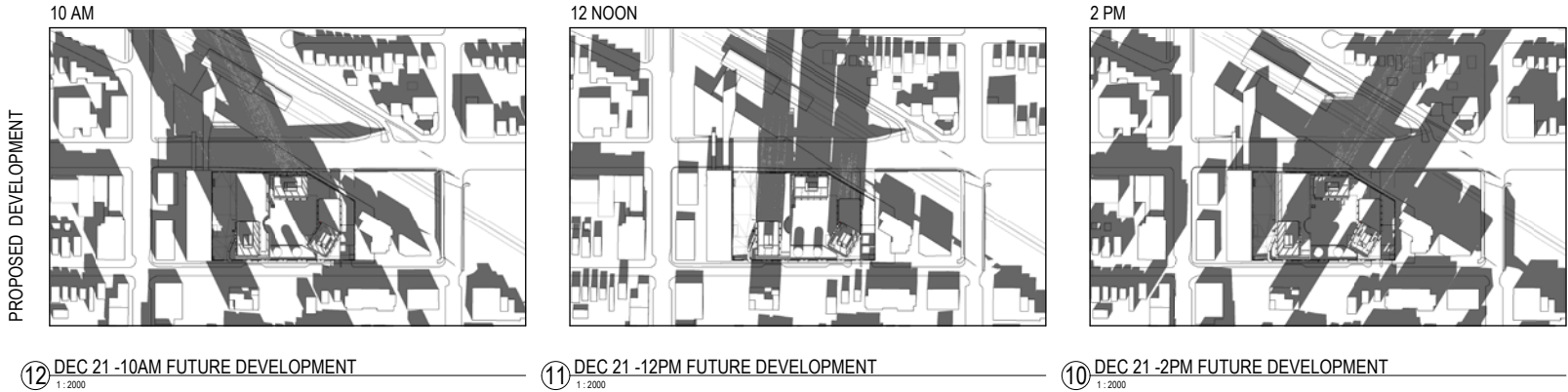
57,000 (sf) of Below Market Area

Level	Unit Type	GFA [SM]	GFA [SF]	Storage	Envelope	Total Exclusion (sm)	Total Exclusion (sf)	FSR (sm)	FSR (sf)
TOWER A MECH PH	MARKET STRATA	101.82 m²	1096.03 SF	0.00 m³	6.08 m³	6.08 m³	65.40 SF	95.75 m²	1030.64 SF
TOWER A ROOF	MARKET STRATA	101.82 m²	1096.03 SF	0.00 m³	6.08 m³	6.08 m³	65.40 SF	95.75 m²	1030.64 SF
A30	MARKET STRATA	639.42 m²	6882.69 SF	17.47 m³	7.55 m³	25.02 m³	269.26 SF	614.41 m²	6613.43 SF
A29	MARKET STRATA	639.42 m²	6882.69 SF	21.43 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A28	MARKET STRATA	639.00 m²	6878.11 SF	21.43 m³	16.12 m³	37.55 m³	404.17 SF	601.45 m²	6473.93 SF
A27	MARKET STRATA	639.42 m²	6882.69 SF	21.43 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A26	MARKET STRATA	639.42 m²	6882.69 SF	21.43 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A25	MARKET STRATA	639.42 m²	6882.69 SF	21.43 m³	16.12 m³	37.55 m³	404.17 SF	601.87 m²	6478.52 SF
A24	MARKET STRATA	440.55 m²	4742.01 SF	7.28 m³	12.96 m³	20.24 m³	218.14 SF	420.28 m²	4522.88 SF
A23	MARKET STRATA	440.55 m²	4742.03 SF	7.96 m³	12.98 m³	20.94 m³	225.37 SF	419.61 m²	4516.85 SF
A22	MARKET STRATA	639.42 m²	6882.69 SF	21.55 m³	16.12 m³	37.67 m³	405.39 SF	601.76 m²	6477.30 SF
A21	MARKET STRATA	639.42 m²	6882.69 SF	21.55 m³	16.12 m³	37.67 m³	405.39 SF	601.76 m²	6477.30 SF
A20	MARKET STRATA	639.42 m²	6882.69 SF	21.55 m³	16.12 m³	37.67 m³	405.39 SF	601.76 m²	6477.30 SF
A19	MARKET STRATA	639.42 m²	6882.69 SF	21.20 m³	16.12 m³	37.31 m³	401.56 SF	602.11 m²	6481.08 SF
A18	MARKET STRATA	639.42 m²	6882.69 SF	21.71 m³	16.12 m³	37.82 m³	407.13 SF	601.60 m²	6475.56 SF
A17	MARKET STRATA	639.42 m²	6882.69 SF	21.71 m³	16.12 m³	37.82 m³	407.13 SF	601.60 m²	6475.56 SF
A16	MARKET STRATA	639.42 m²	6882.69 SF	21.71 m³	16.12 m³	37.82 m³	407.13 SF	601.60 m²	6475.56 SF
A15	MARKET STRATA	440.55 m²	4742.01 SF	5.86 m³	12.98 m³	18.84 m³	202.83 SF	421.70 m²	4539.18 SF
A14	MARKET STRATA	440.55 m²	4742.03 SF	7.96 m³	12.98 m³	20.58 m³	223.37 SF	419.61 m²	4516.85 SF
A13	MARKET STRATA	639.42 m²	6882.69 SF	19.47 m³	16.12 m³	35.59 m³	383.02 SF	603.84 m²	6490.67 SF
A12	MARKET STRATA	639.42 m²	6882.69 SF	19.47 m³	16.12 m³	35.59 m³	383.02 SF	603.84 m²	6490.67 SF
A11	MARKET STRATA	639.42 m²	6882.69 SF	19.47 m³	16.12 m³	35.59 m³	383.02 SF	603.84 m²	6490.67 SF
A10	MARKET STRATA	639.42 m²	6882.69 SF	19.47 m³	16.12 m³	35.59 m³	383.02 SF	603.84 m²	6490.67 SF
A09	MARKET STRATA	639.42 m²	6882.69 SF	19.47 m³	16.12 m³	35.59 m³	383.02 SF	603.84 m²	6490.67 SF
A08	MARKET STRATA	639.42 m²	6882.69 SF	19.47 m³	16.12 m³	35.59 m³	383.02 SF	603.84 m²	6490.67 SF
A07	MARKET STRATA	639.42 m²	6882.69 SF	19.47 m³	16.12 m³	35.59 m³	383.02 SF	603.84 m²	6490.67 SF
A06	MARKET STRATA	639.42 m²	6882.69 SF	19.47 m³	16.12 m³	35.59 m³	383.02 SF	603.84 m²	6490.67 SF
A05	MARKET STRATA	68.81 m²	740.66 SF	0.00 m³	0.00 m³	0.00 m³	0.00 SF	88.81 m²	740.66 SF
A04	MARKET STRATA	77.80 m²	837.44 SF	0.00 m³	0.00 m³	0.00 m³	0.00 SF	77.80 m²	837.44 SF
A03	MARKET STRATA	77.80 m²	837.44 SF	0.00 m³	0.00 m³	0.00 m³	0.00 SF	77.80 m²	837.44 SF
A02	MARKET STRATA	176.36 m²	1891.10 SF	0.00 m³	0.00 m³	0.00 m³	0.00 SF	176.36 m²	1891.10 SF
A01	MARKET STRATA	176.83 m²	1922.76 SF	0.00 m³	0.00 m³	0.00 m³	0.00 SF	176.83 m²	1922.76 SF
TOTAL		15022.70 m²	171390.47 SF	460.20 m³	383.95 m³	854.15 m³	9193.97 SF	15068.55 m²	162190.56 SF

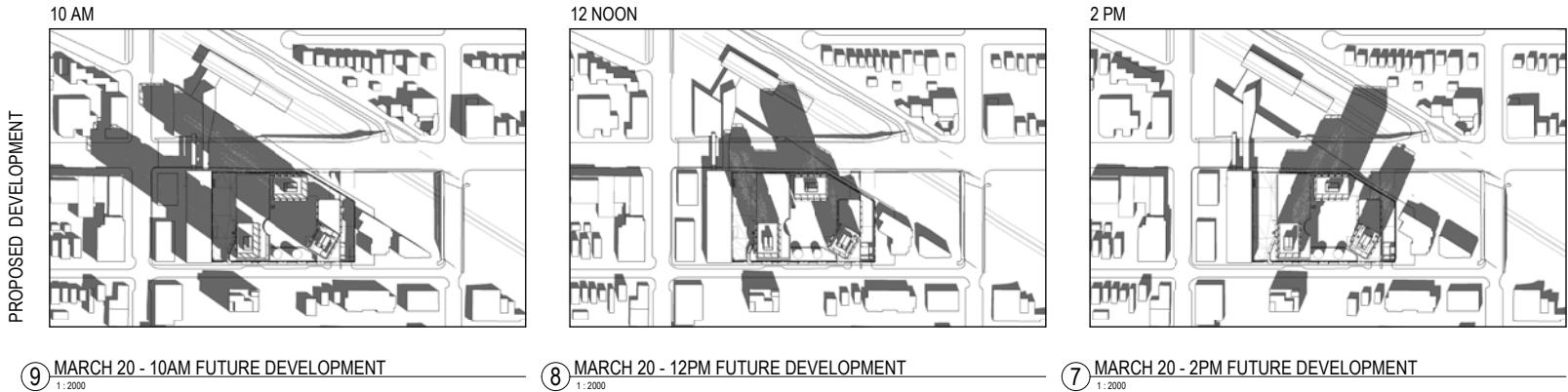
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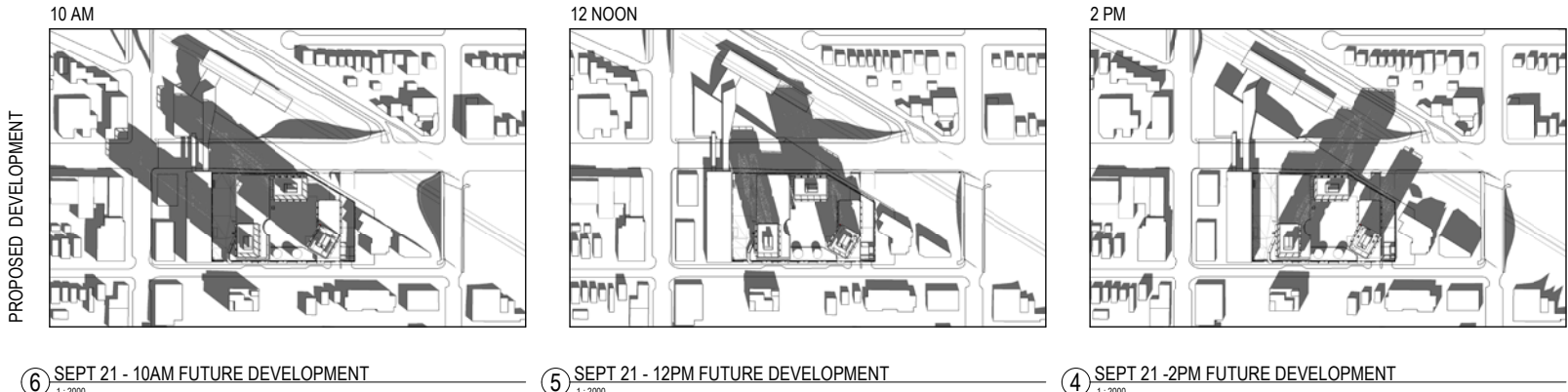
DECEMBER 21 SHADOW STUDIES



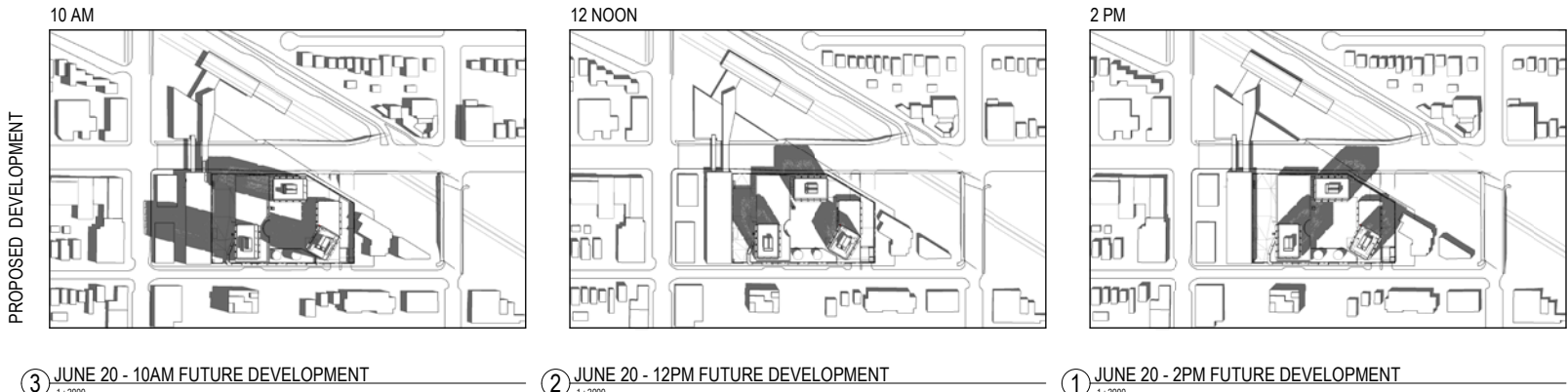
MARCH 20 SHADOW STUDIES



SEPTEMBER 21 SHADOW STUDIES



JUNE 20 SHADOW STUDIES



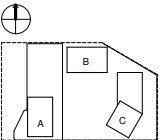
PROJECT

COMMERCIAL +
BROADWAY



Crombie REIT +
Westbank Corp.

KEYPLAN



ISSUE CHART

ISSUED FOR REZONING	Oct 25, 2021
RE-SUBMISSION	
ISSUED FOR REZONING	Jul 07, 2020
RE-SUBMISSION	
ISSUED FOR REZONING	May 30, 2019
ISSUE	2018

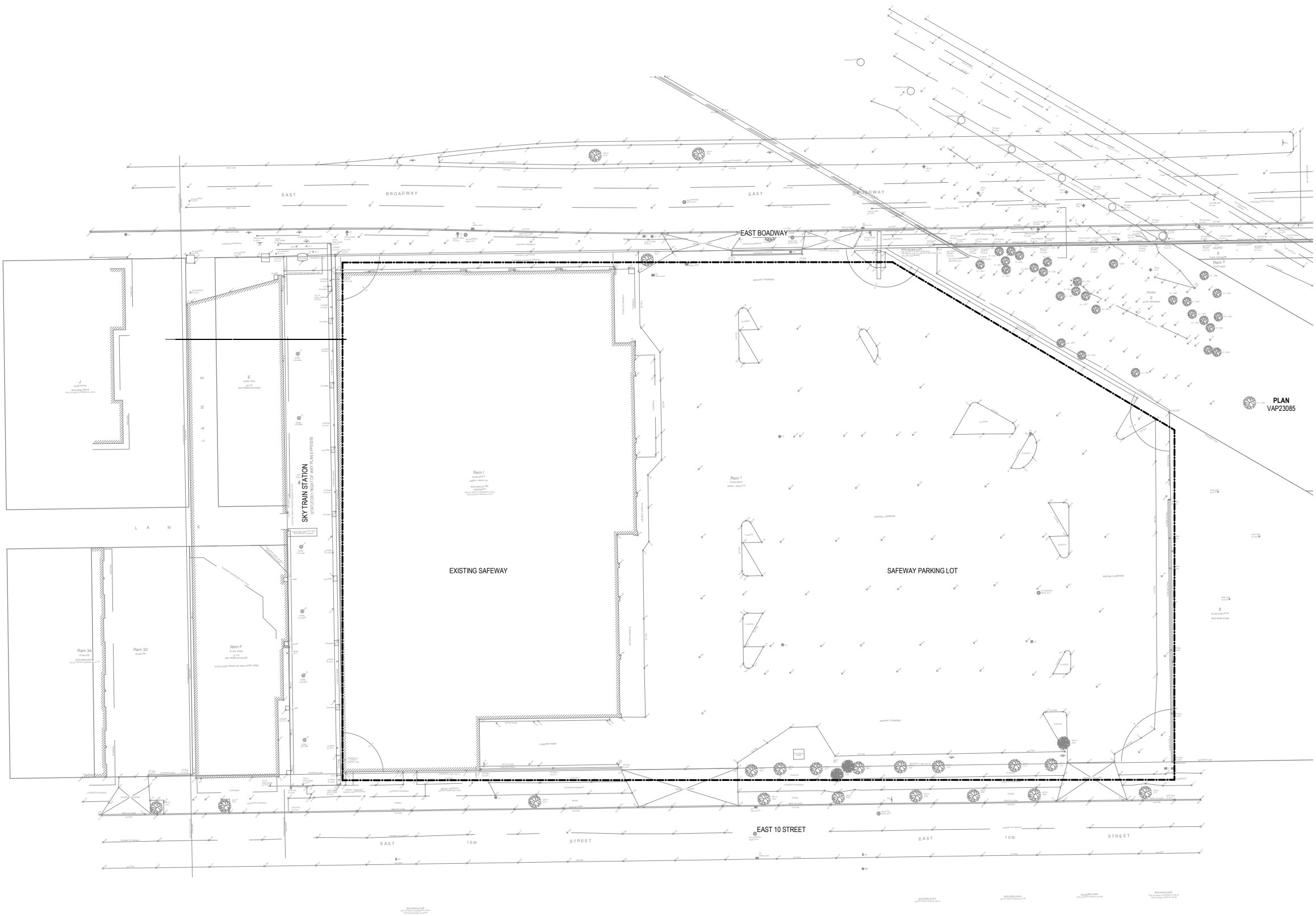
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Drawn	Author
Checked	Checker
Approved	Approver

TITLE

SHADOW STUDIES

SHEET NUMBER

G00.03



PLAN
VAP23085

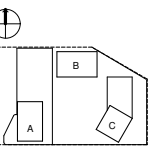
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KEYPLAN



ISSUE CHART

ISSUED FOR REVISION	OCT 26, 2021
RE-SUBMISSION	
ISSUED FOR REVISION	JUL 07, 2020
RE-SUBMISSION	
ISSUED FOR REVISION	MAY 26, 2019
REVISION	

Job Number	411812-0000
Drawn	Author
Checked	Checker
Approved	Approver
	TITLE

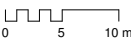
SITE SURVEY

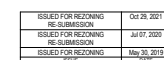
SHEET NUMBER

G00.04

1 SITE SURVEY.

1: 200





Job Number	411812.0
Drawn	Auth
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Approved	Approv

CONTEXT SITE PLAN

SHEET NUMBER

A04.01

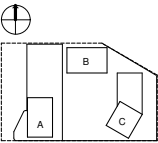
PROJECT

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KEYPLAN



ISSUE CHART

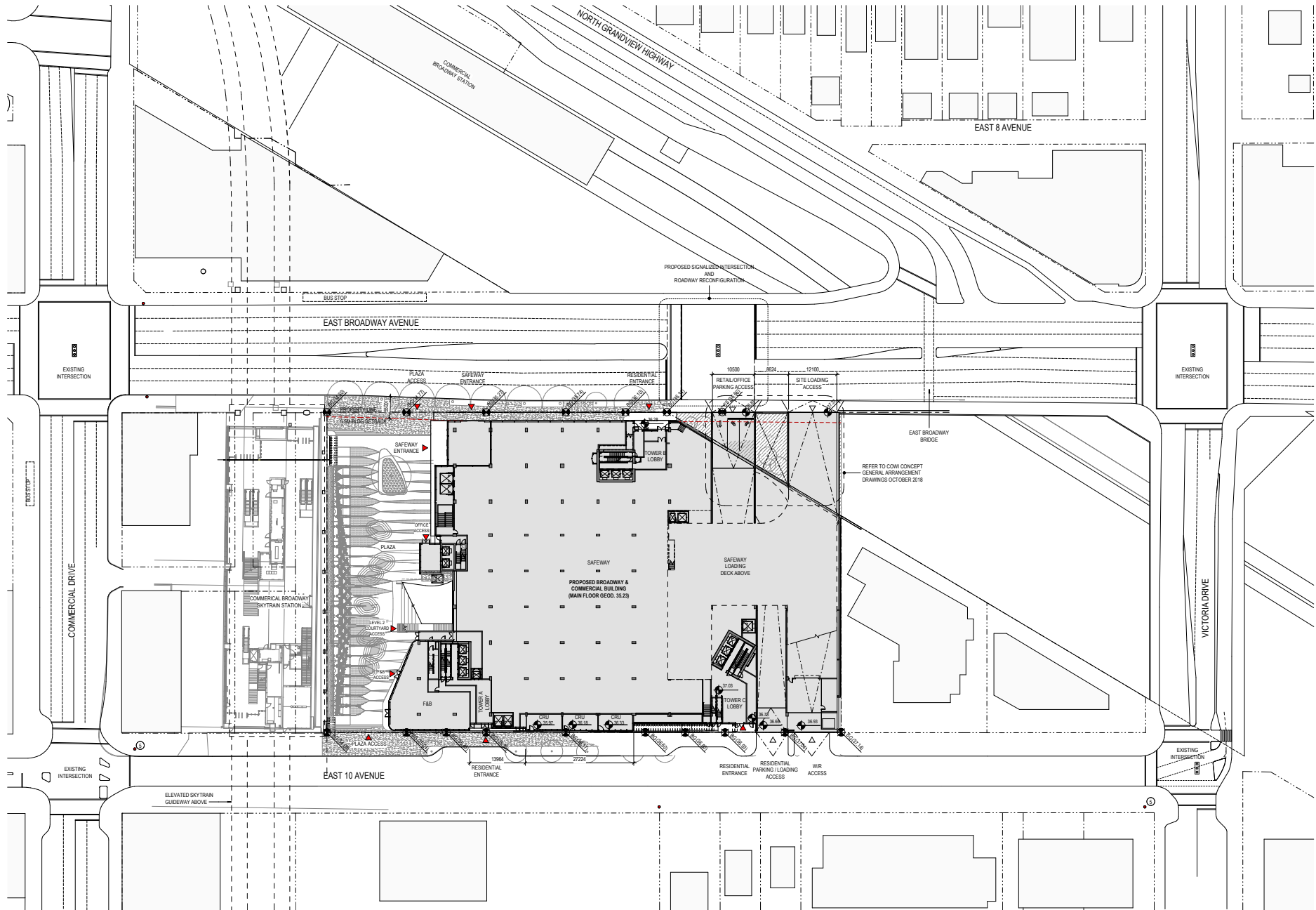
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ISSUED FOR REZONING RE-SUBMISSION	MAY 26, 2019

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Drawn	Author
Checked	Checker
Approved	Approver
	TITLE

SITE PLAN

SHEET NUMBER

A04.03



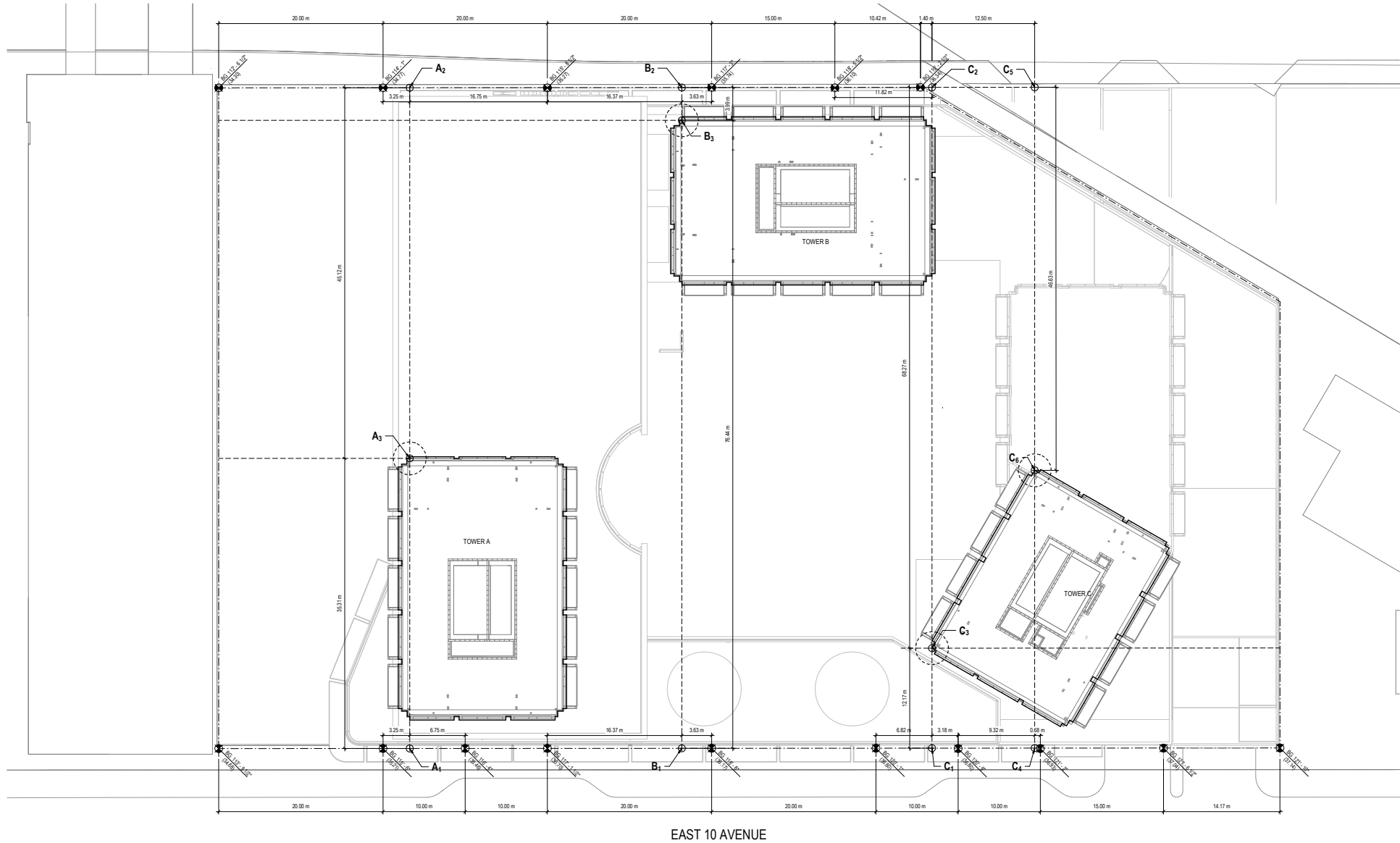
① SITE PLAN
1 : 400

LEGEND

- PROPERTY LINE
- SETBACKS
- LANE DEDICATION
- VEHICULAR ACCESS
- BUILDING ACCESS
- BIKE SHARE STALLS (28)
- COMERCIAL RENTAL UNITS (2)
- BENCHES, REFER TO LANDSCAPE DRAWINGS
- BOLLARDS
- FIRE HYDRANT
- BC HYDRO VISTA SWITCH GEAR ACCESS (UNIT LOCATED AT P1 LEVEL)
- GAS CONNECTION

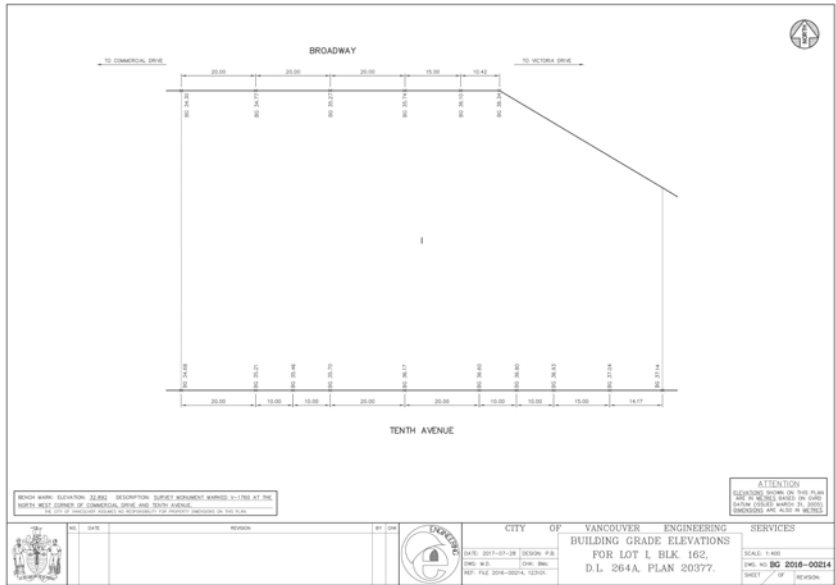
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2 BASE SURFACE CALCULATION PLAN
1:200

BASE SURFACE CALCULATION - BASE SURFACE HEIGHT AT TOWERS			
TOWER A	TOWER B	TOWER C	
$(35.46m - 35.21m) / (10m) = (A_1 - 35.21m) / (3.25m)$ $0.025m = (A_1 - 35.21m) / (3.25m)$ $A_1 = 35.29m$	$(36.17m - 35.70m) / (20m) = (B_1 - 35.70m) / (16.37m)$ $0.023m = (B_1 - 35.70m) / (16.37m)$ $B_1 = 36.08m$	$(36.80m - 36.60m) / (10m) = (C_1 - 36.60m) / (6.82m)$ $0.02m = (C_1 - 36.60m) / (6.82m)$ $C_1 = 36.74m$	$(36.93m - 36.80m) / (10m) = (C_1 - 36.80m) / (9.32m)$ $0.013m = (C_1 - 36.80m) / (9.32m)$ $C_1 = 36.92m$
$(35.27m - 34.77m) / (20m) = (A_2 - 34.77m) / (3.25m)$ $0.025 = (A_2 - 34.77m) / (3.25m)$ $A_2 = 34.85m$	$(35.74m - 35.27m) / (20m) = (B_2 - 35.27m) / (16.37m)$ $0.023m = (B_2 - 35.27m) / (16.37m)$ $B_2 = 35.65m$	$(C_2 - 36.10m) / (11.82m) = (36.34m - 36.10m) / (10.42m)$ $0.023m = (C_2 - 36.10m) / (11.82m)$ $C_2 = 36.37m$	$(C_2 - 36.10m) / (24.32m) = (36.34m - 36.10m) / (10.42m)$ $0.023m = (C_2 - 36.10m) / (24.32m)$ $C_2 = 36.65m$
$(35.29m - 34.85m) / (80.43m) = (A_3 - 34.85m) / (45.12m)$ $0.005 = (A_3 - 34.85m) / (45.12m)$ $A_3 = 35.10m$	$(36.08m - 35.65m) / (80.43m) = (B_3 - 35.65m) / (3.99m)$ $0.005m = (B_3 - 35.65m) / (3.99m)$ $B_3 = 35.67m$	$(36.74m - 36.37m) / (80.44m) = (C_3 - 36.37m) / (68.27m)$ $0.004m = (C_3 - 36.37m) / (68.27m)$ $C_3 = 36.68m$	$(36.92m - 36.65m) / (80.44m) = (C_3 - 36.65m) / (46.63m)$ $0.003m = (C_3 - 36.65m) / (46.63m)$ $C_3 = 36.81m$



1 CITY OF VANCOUVER - BUILDING GRADE ELEVATION

Perkins&Will

1220 Homer St.
Vancouver, British Columbia
Canada V6B 7Y1
1.604.684.5448
F.604.684.5447
www.perkinswill.com

PROJECT

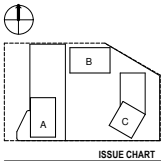
COMMERCIAL +
BROADWAY

Crombie

westbank

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KEYPLAN



ISSUED FOR REZONING RE-SUBMISSION	OCT 26, 2021
ISSUED FOR REZONING RE-SUBMISSION	AUG 07, 2020
ISSUED FOR REZONING RE-SUBMISSION	MAY 26, 2019

Job Number	411812-0000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

BASE SURFACE
CALCULATION &
BUILDING GRADES

SHEET NUMBER

A04.04

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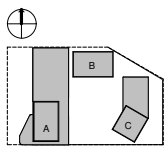
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KEYPLAN



ISSUE CHART

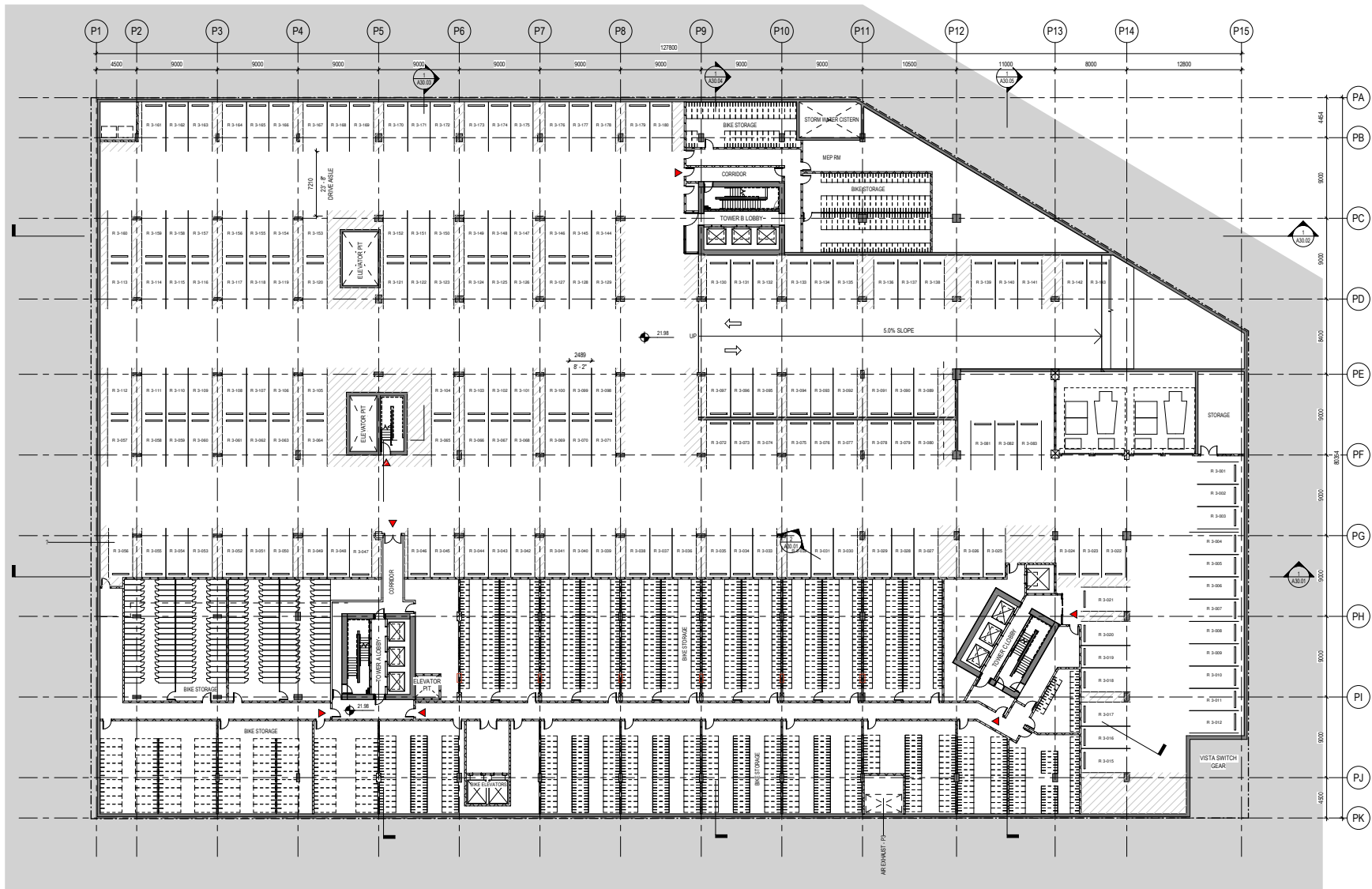
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RE-SUBMISSION	RE-SUBMISSION
DATE	DATE
02.28.2021	07.07.2020
07.07.2020	07.07.2020
07.07.2020	07.07.2020

Job Number	411812.000
Drawn	Author
Checked	Checker
Approved	Approver
	TITLE

FLOOR PLAN-LEVEL P3

SHEET NUMBER

A10.02



1 PARKADE LEVEL 3 PLAN
1:200

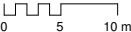
RESIDENTIAL CLASS A BIKE STALLS - P3	
LOOKERS MIN 10% =	148 UNITS
VERTICAL STALL MAX 30% =	312 UNITS
STACKED STALL MAX 60% =	172 UNITS
HORIZONTAL STALL OVERSIZED MIN 5% =	81 UNITS
HORIZONTAL STALLS =	625 UNITS
TOTAL =	1225 UNITS

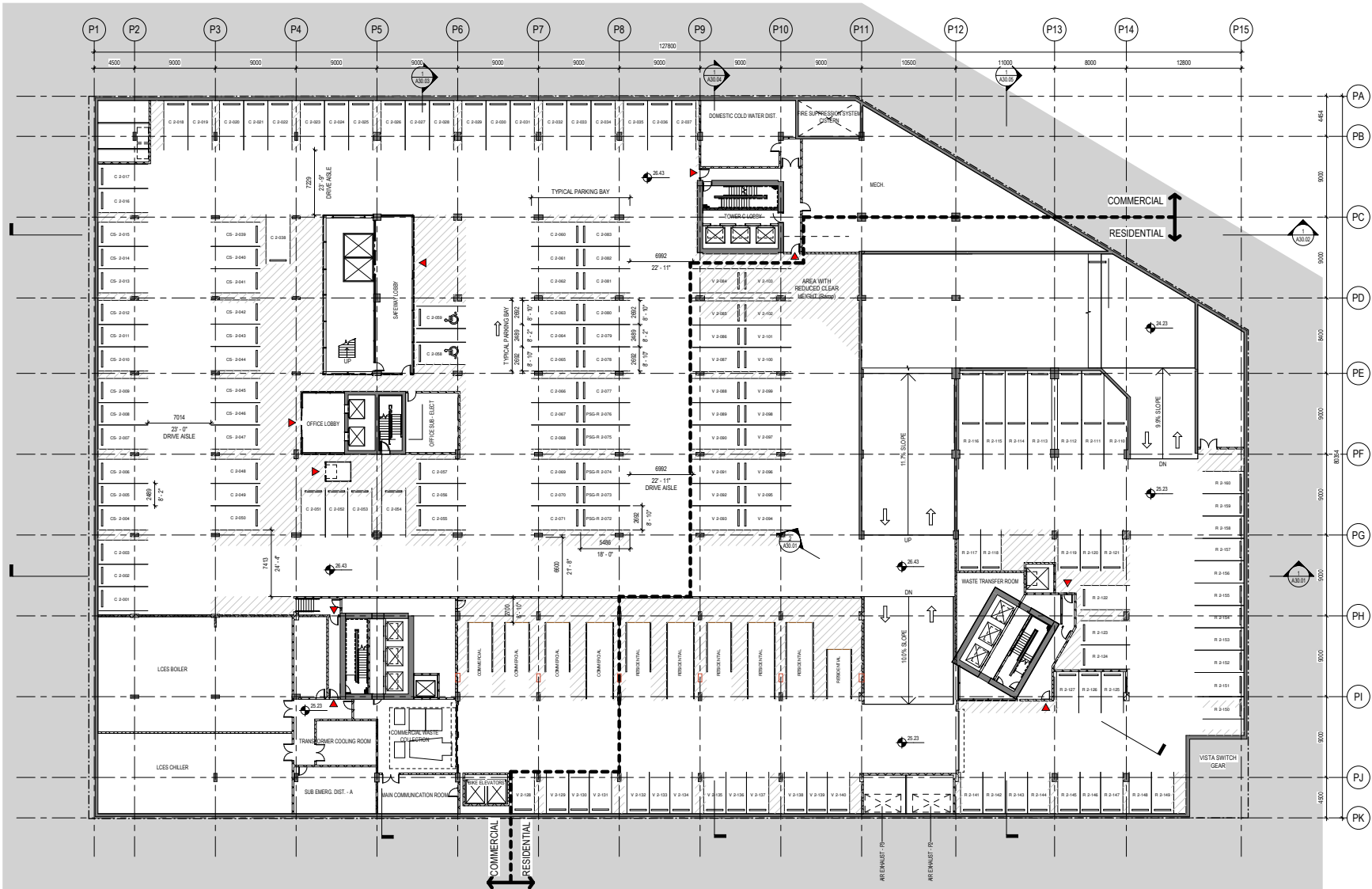
VEHICLE TANDERM PARKING PROVIDED ON LEVEL P3

VEHICLE PARKING PROVIDED ON LEVEL P3	
RESIDENTIAL	173
RESIDENTIAL	173
TOTAL VEHICLE PARKING PROVIDED ON P3	173

PARKING STALL LEGEND

USE	LEVEL	STALL #
TYPE	ST	STANDARD
SM	SM	SMALL
ACC	ACC	ACCESSIBLE
USBS		
C		COMMERCIAL - SHARED (NON-SAFETYWAY)
S		SAFETYWAY
R		RESIDENTIAL
RT		RESIDENTIAL TANDERM
V		RESIDENTIAL VISITOR
CS		CAR SHARE
PR		RESIDENTIAL PASSENGER
PD		PASSENGER DAYCARE
PS		PASSENGER SAFETYWAY



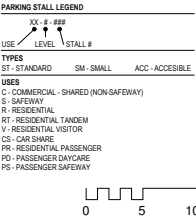


2 PARKADE LEVEL 2 PLAN
1:200

VEHICLE PARKING PROVIDED ON LEVEL P2 - COMMERCIAL			LOADING PROVIDED ON LEVEL P2 - COMMERCIAL			CAR SHARE PROVIDED ON LEVEL P2		
COMMERCIAL	COMMERCIAL - SHARED (NON-SAFEWAY)	57	COMMERCIAL	COMMERCIAL	CLASS A LOADING	3	CAR SHARE	CAR SHARE
					CLASS B LOADING	1	SPACE AND VEHICLES (COM SH)	9
COMMERCIAL - SHARED (NON-SAFEWAY)		57	TOTAL			4	CAR SHARE	CAR SHARE
TOTAL VEHICLE PARKING PROVIDED ON LEVEL P2		57					SPACE ONLY (COM SH)	12
							CAR SHARE	12
							TOTAL VEHICLE PARKING PROVIDED ON LEVEL P2	21

VEHICLE PARKING PROVIDED ON LEVEL P2 - RESIDENTIAL			PASSENGER DROP-OFF PARKING PROVIDED ON LEVEL P2 - RESIDENTIAL		
RESIDENTIAL	RESIDENTIAL	32	RESIDENTIAL	PASSENGER-RESIDENTIAL	5
RESIDENTIAL		32	PASSENGER-RESIDENTIAL		5
RESIDENTIAL	VISITOR	33	TOTAL VEHICLE PARKING PROVIDED ON LEVEL P2		5
VISITOR		33			
RESIDENTIAL TANDEM	RESIDENTIAL	12			
RESIDENTIAL		12			
TOTAL VEHICLE PARKING PROVIDED ON LEVEL P2		77			

LOADING PROVIDED ON LEVEL P2 - RESIDENTIAL		
RESIDENTIAL	RESIDENTIAL	CLASS A LOADING
RESIDENTIAL	RESIDENTIAL	CLASS B LOADING
TOTAL CLASS A LOADING PROVIDED ON LEVEL P2		3
		3
		6



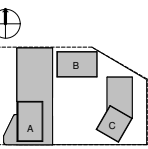
PROJECT

COMMERCIAL + BROADWAY



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KEYPLAN



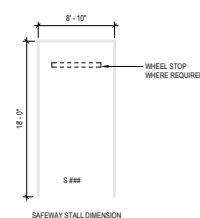
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RE-SUBMISSION	RE-SUBMISSION
ISSUED FOR REZONING	ISSUED FOR REZONING
RE-SUBMISSION	RE-SUBMISSION

Job Number	411812-0000
Drawn	Author
Checked	Checker
Approved	Approver
TITLE	

FLOOR PLAN- LEVEL P2

SHEET NUMBER

A10.03



PASSENGER DROP-OFF PARKING PROVIDED LEVEL P1	
COMMERCIAL	PASSENGER-COMMERCIAL
	AL
PASSENGER-COMMERCIAL	
TOTAL ON LEVEL P1	

VEHICLE PARKING PROVIDED ON LEVEL P1		
COMMERCIAL	SAFEWAY	146
SAFEWAY		145
TOTAL SAFEWAY VEHICLE PARKING PROVIDED ON LEVEL P1		145

PARKING STALL LEGEND

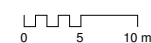
XX - # - ###
USE LEVEL STALL #

TYPES

ST - STANDARD SM - SMALL ACC - ACCESSIBLE

USES

C - COMMERCIAL - SHARED (NON-SAFEWAY)
S - SAFEWAY
R - RESIDENTIAL
RT - RESIDENTIAL TANDEM
V - RESIDENTIAL VISITOR
CS - CAR SHARE
PR - RESIDENTIAL PASSENGER
PD - PASSENGER DAYCARE
PS - PASSENGER SAFEWAY

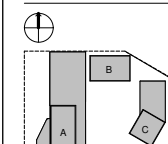


PROJECT

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BROADWAY**

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Westbank Corp.**

KEYPLAN

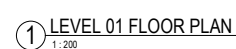


ISSUED FOR REZONING RE-SUBMISSION	Jul 07, 2020
ISSUED FOR REZONING DATE	May 30, 2019
Job Number	411812.0
Drawn	Auth
Checked	Check
Approved	Approv

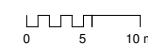
FLOOR PLAN- LEVEL P1

SHEET NUMBER

A10.04

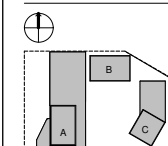


COMMERCIAL BICYCLE PARKING PROVIDED		
OTHER NON-RESIDENTIAL	BIKE CLASS B	22
BIKE SHARE	BIKE SHARE	33
TOTAL COMMERCIAL BICYCLE PARKING PROVIDED		55
COMMERCIAL BICYCLE PARKING PROVIDED		

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ISSUED FOR REZONING RE-SUBMISSION	Oct 29, 2021
ISSUED FOR REZONING RE-SUBMISSION	Jul 07, 2020
ISSUED FOR REZONING	May 30, 2019

Job Number	411812.0
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Checked	Check
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**FLOOR PLAN- LEVEL 01
(GROUND FLOOR)**

SHEET NUMBER

A10.05

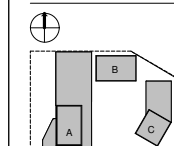


LOADING PROVIDED ON LEVEL 01		
COMMERCIAL	SAFETYWAY	CLASS B LOADING
COMMERCIAL	SAFETYWAY	CLASS C LOADING
TOTAL CLASS B LOADING PROVIDED ON LEVEL P2		

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ISSUED FOR REZONING RE-SUBMISSION	Oct 29, 2012
ISSUED FOR REZONING RE-SUBMISSION	Jul 07, 2010
ISSUED FOR REZONING	May 30, 2011
ISSUE	DATE

Job Number	411812.000
Drawn	Author
Checked	Checker
Approved	Approver

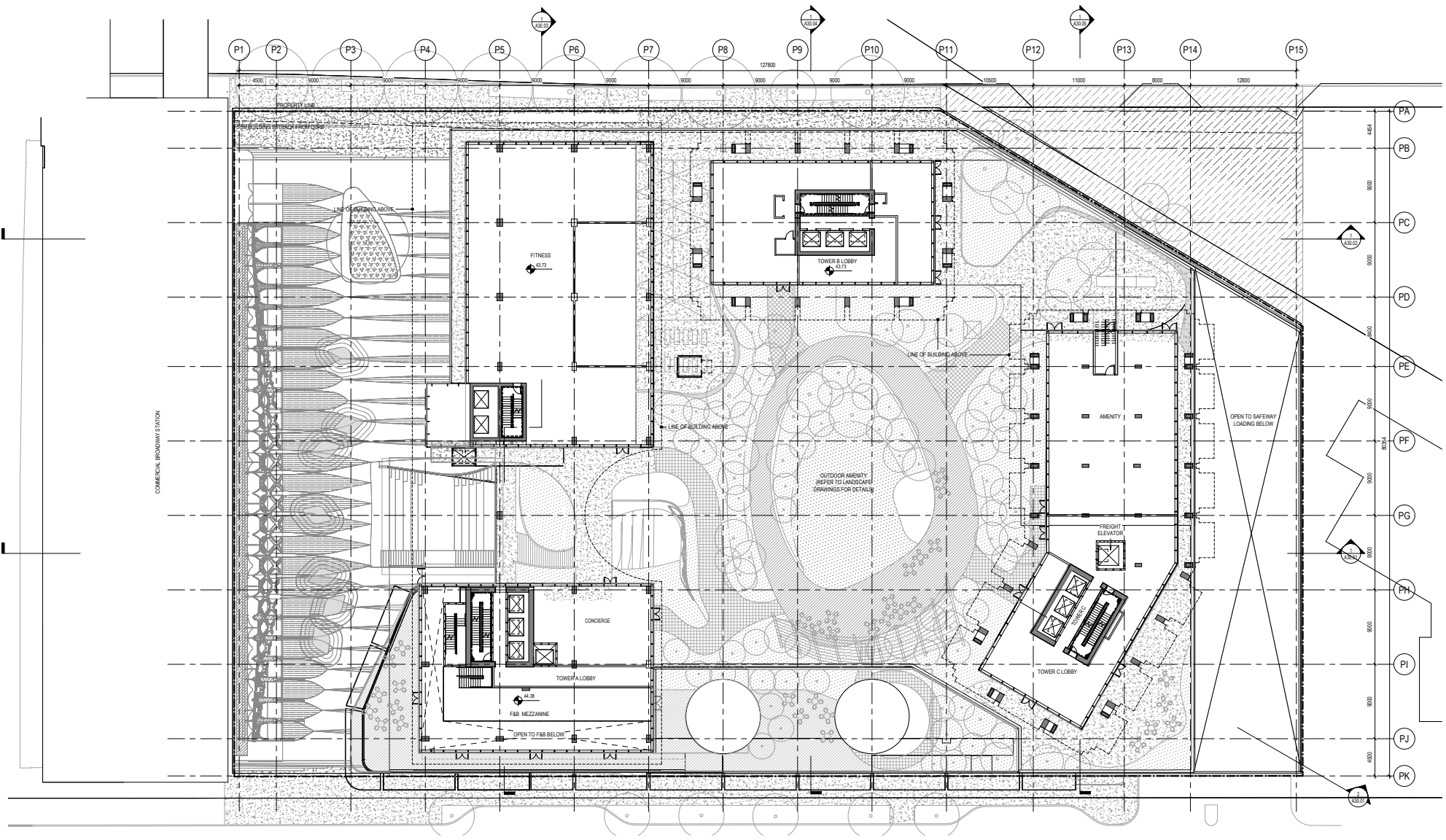
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FLOOR PLAN- LEVEL 01M
(LOADING, F&B)

SHEET NUMBER

A10.06

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1 LEVEL 02 FLOOR PLAN
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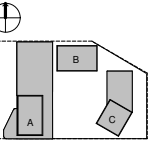
PROJECT

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KEYPLAN



ISSUE CHART

ISSUED FOR REVISION	02/28/2021
RE-SUBMISSION	
ISSUED FOR REVISION	07/07/2020
RE-SUBMISSION	
ISSUED FOR REVISION	06/26/2019
REVISION	

Job Number	411812-0000
Drawn	Author
Checked	Checker
Approved	Approver
	TITLE

FLOOR PLAN- LEVEL 02

SHEET NUMBER

A10.07

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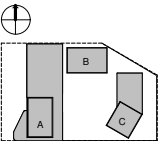
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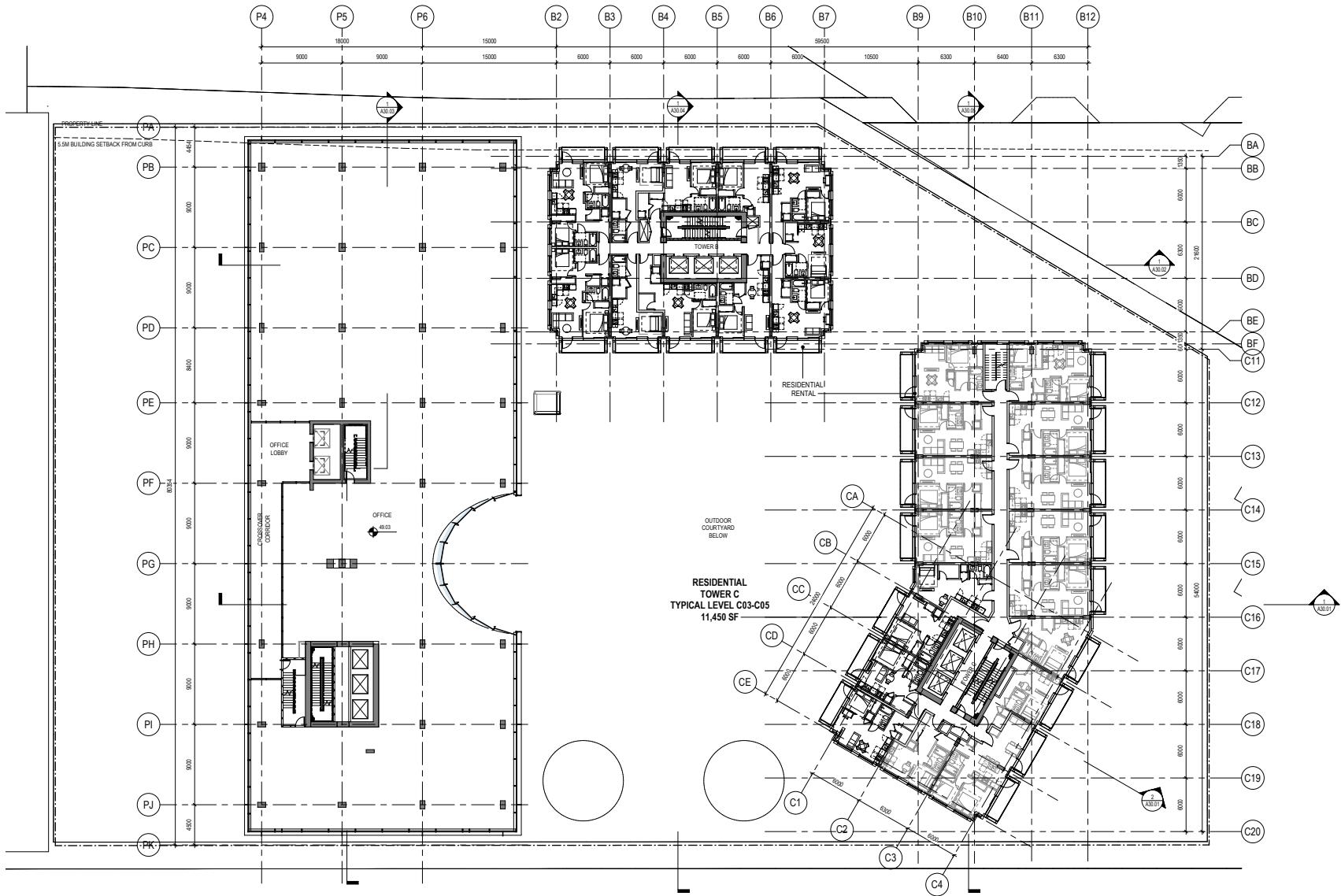
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ISSUED FOR REZONING RE-SUBMISSION	AUG 07, 2020
ISSUED FOR REZONING RE-SUBMISSION	MAY 26, 2019

Job Number	411812-000
Drawn	Author
Checked	Checker
Approved	Approver
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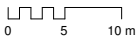
FLOOR PLAN- LEVEL
03-05

SHEET NUMBER

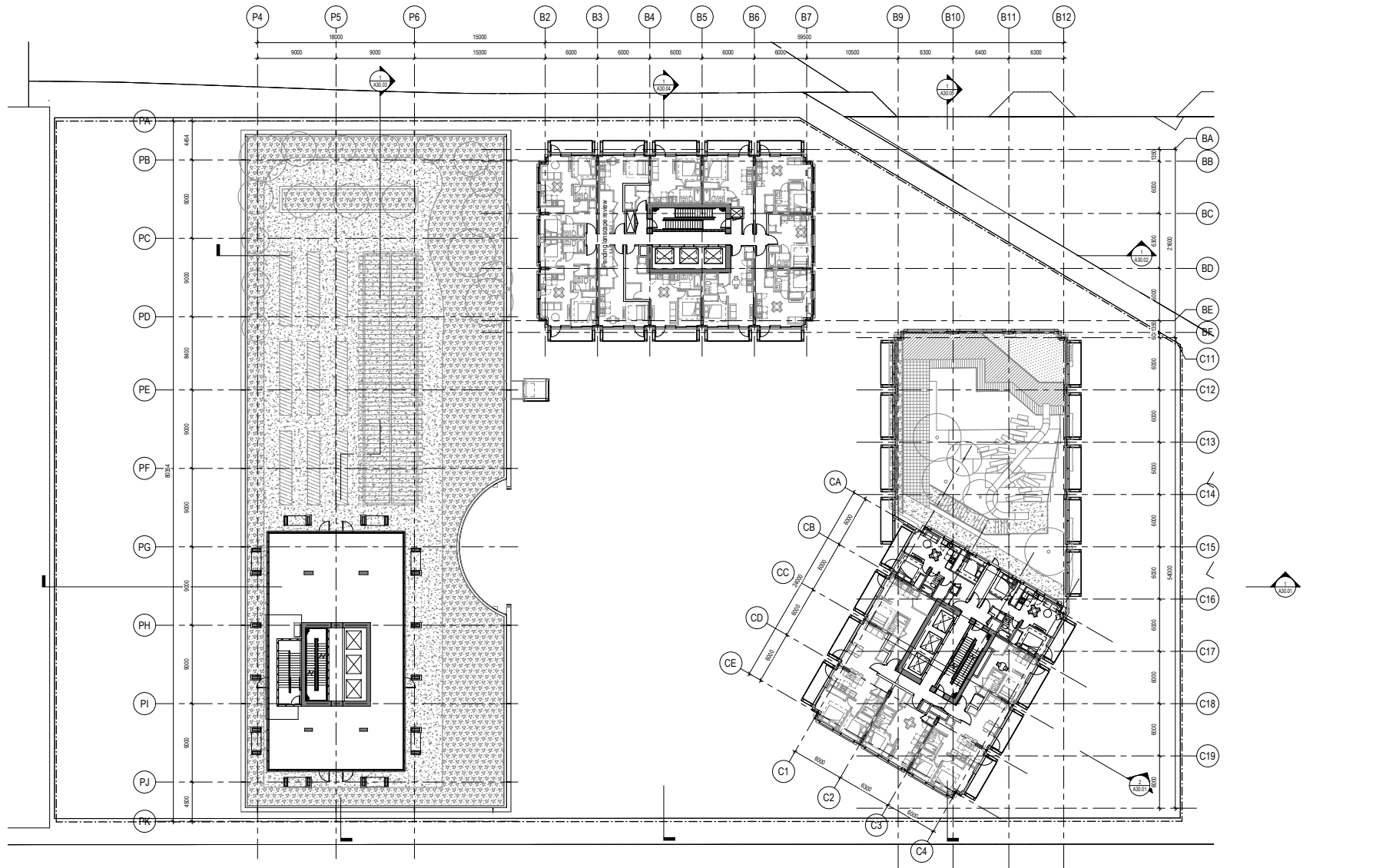
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1 LEVEL 03 FLOOR PLAN
1:200



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1 LEVEL 07 FLOOR PLAN
1:200

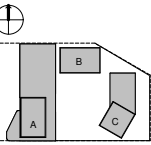
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RE-SUBMISSION	RE-SUBMISSION
ISSUED FOR REVISION	ISSUED FOR REVISION
RE-SUBMISSION	RE-SUBMISSION
ISSUED FOR REVISION	ISSUED FOR REVISION
RE-SUBMISSION	RE-SUBMISSION

Job Number	411812-000
Drawn	Author
Checked	Checker
Approved	Approver
	TITLE

FLOOR PLAN- LEVEL 07

SHEET NUMBER

A10.09

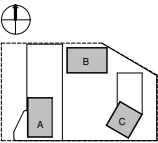
PROJECT

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ISSUE CHART

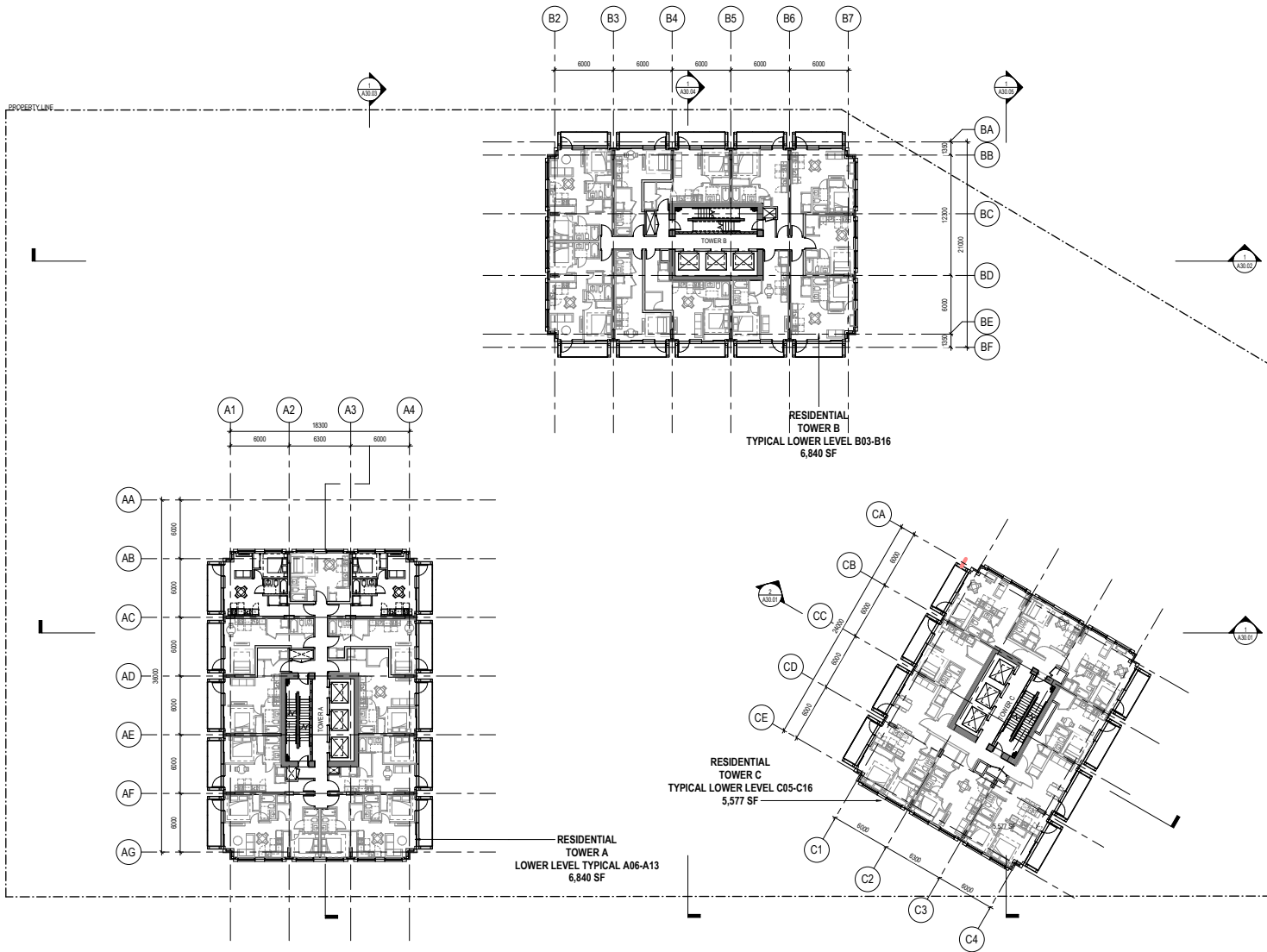
ISSUED FOR REZONING RE-SUBMISSION	OCT 26, 2021
ISSUED FOR REZONING RE-SUBMISSION	JUL 07, 2020
ISSUED FOR REZONING RE-SUBMISSION	MAY 26, 2019

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Drawn	Author
Checked	Checker
Approved	Approver
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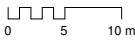
TYPICAL LOWER FLOOR
PLAN

SHEET NUMBER

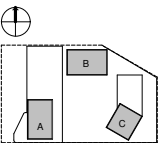
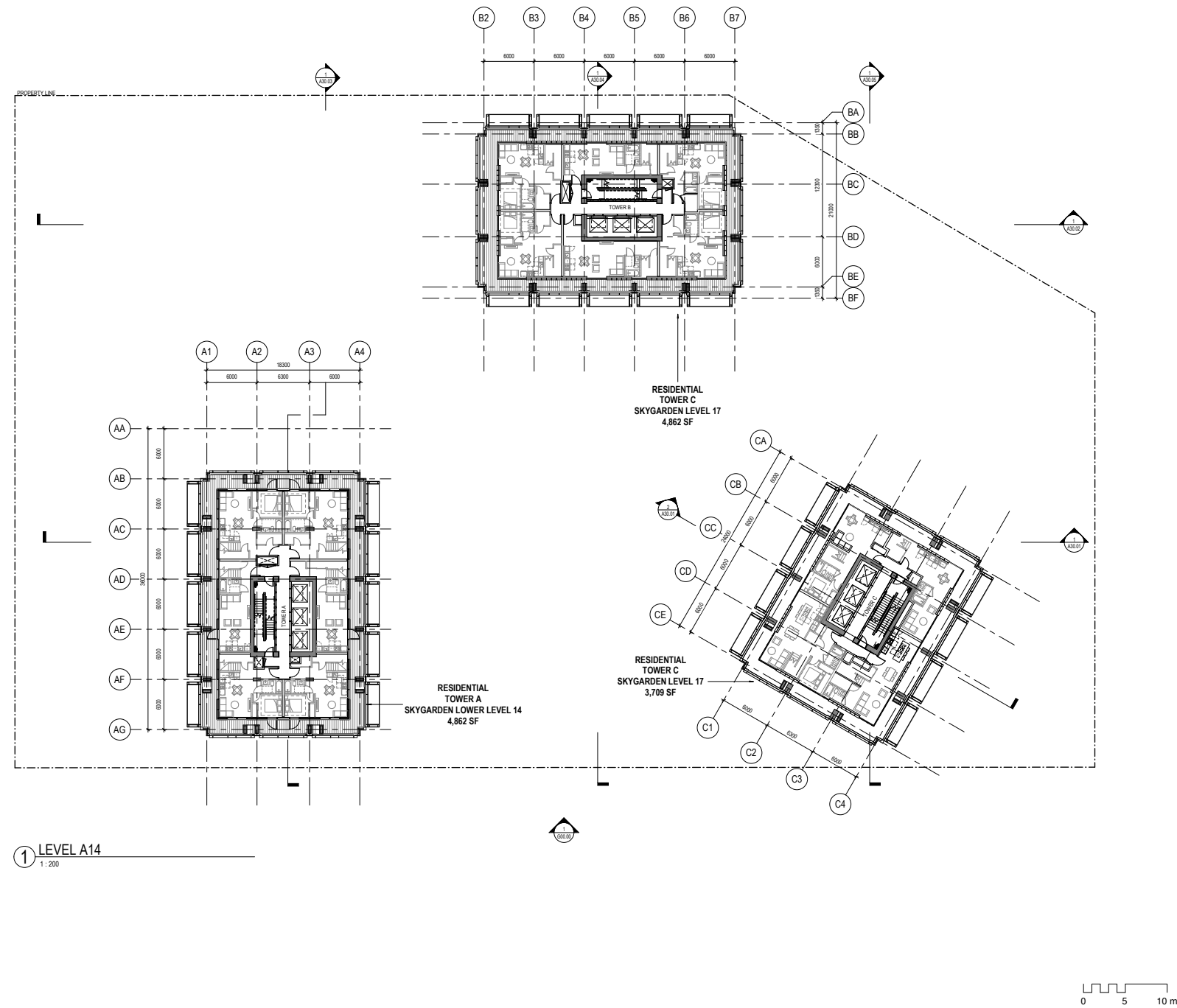
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1 LEVEL 09 FLOOR PLAN
1:200



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ISSUED FOR REVISION	ISSUED FOR REVISION
RE-SUBMISSION	RE-SUBMISSION
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RE-SUBMISSION	RE-SUBMISSION
ISSUED FOR REVISION	ISSUED FOR REVISION
RE-SUBMISSION	RE-SUBMISSION

Job Number	411812-000
Drawn	Author
Checked	Checker
Approved	Approver
TITLE	TITLE

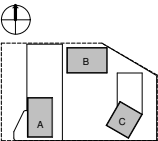
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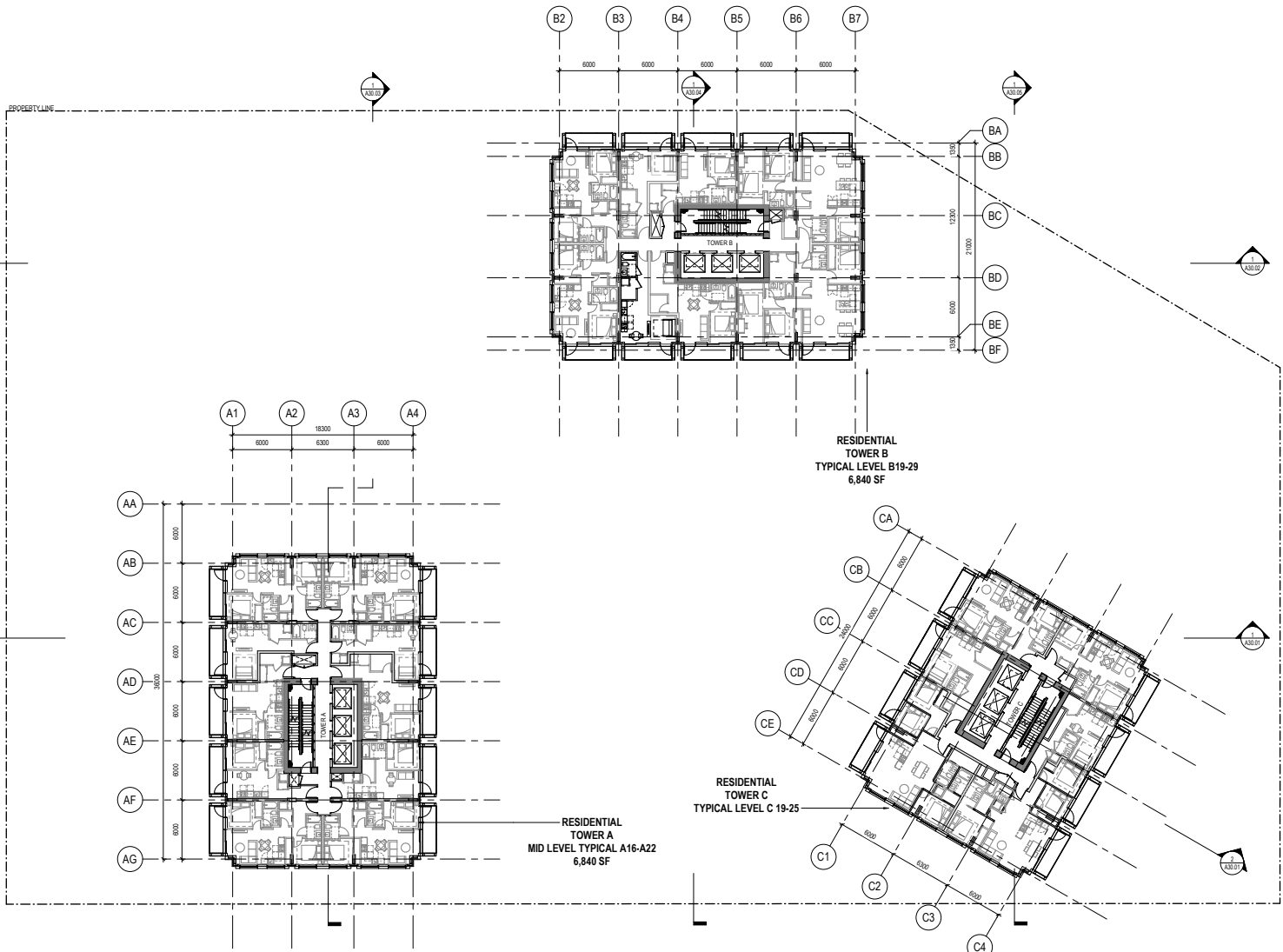
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ISSUED FOR REVISION	07 07 2020
RE-SUBMISSION	
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REVISION	

Job Number	411812-000
Drawn	Author
Checked	Checker
Approved	Approver
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TYPICAL MID FLOOR
PLAN

SHEET NUMBER

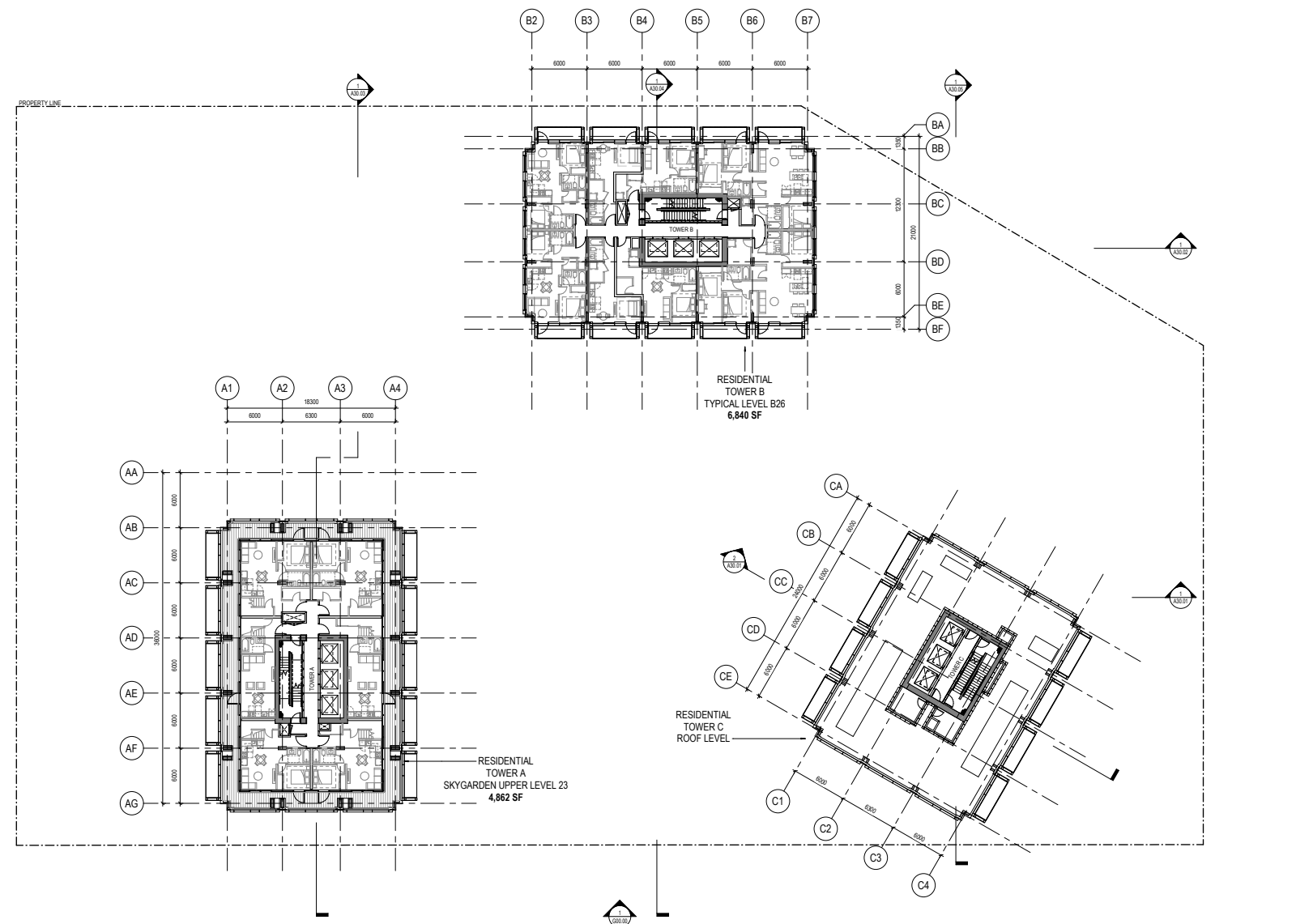
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1 LEVEL 20 FLOOR PLAN
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1 LEVEL 23 FLOOR PLAN
1:200

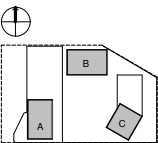
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Approved	Approver
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FLOOR PLAN- LEVEL A23
UPPER SKYGARDEN &
B26,CROOF

SHEET NUMBER

A10.13

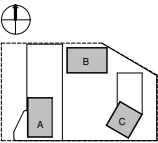
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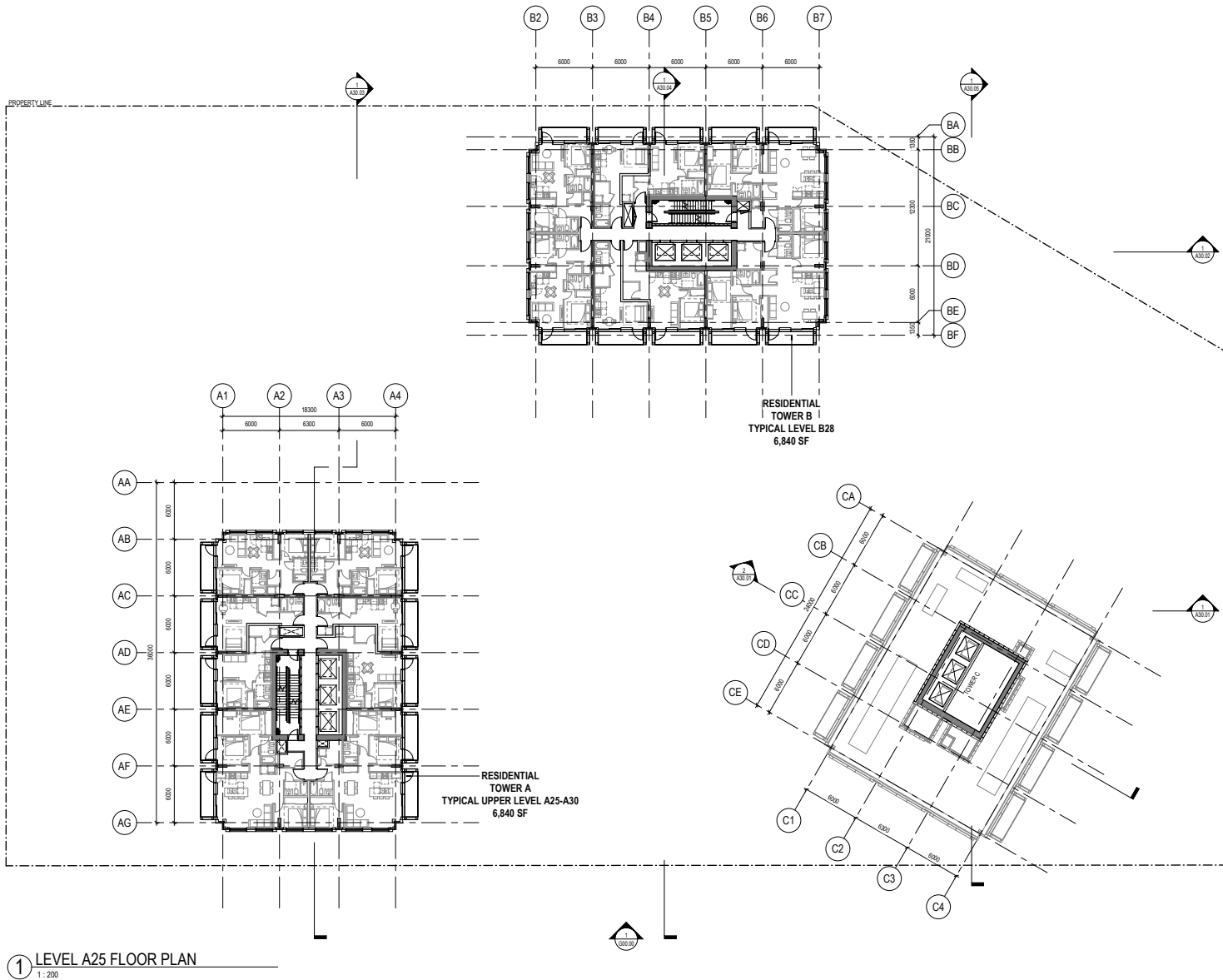
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ISSUED FOR REZONING RE-SUBMISSION	MAY 20, 2019

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Approved	Approver
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TYPICAL UPPER FLOOR
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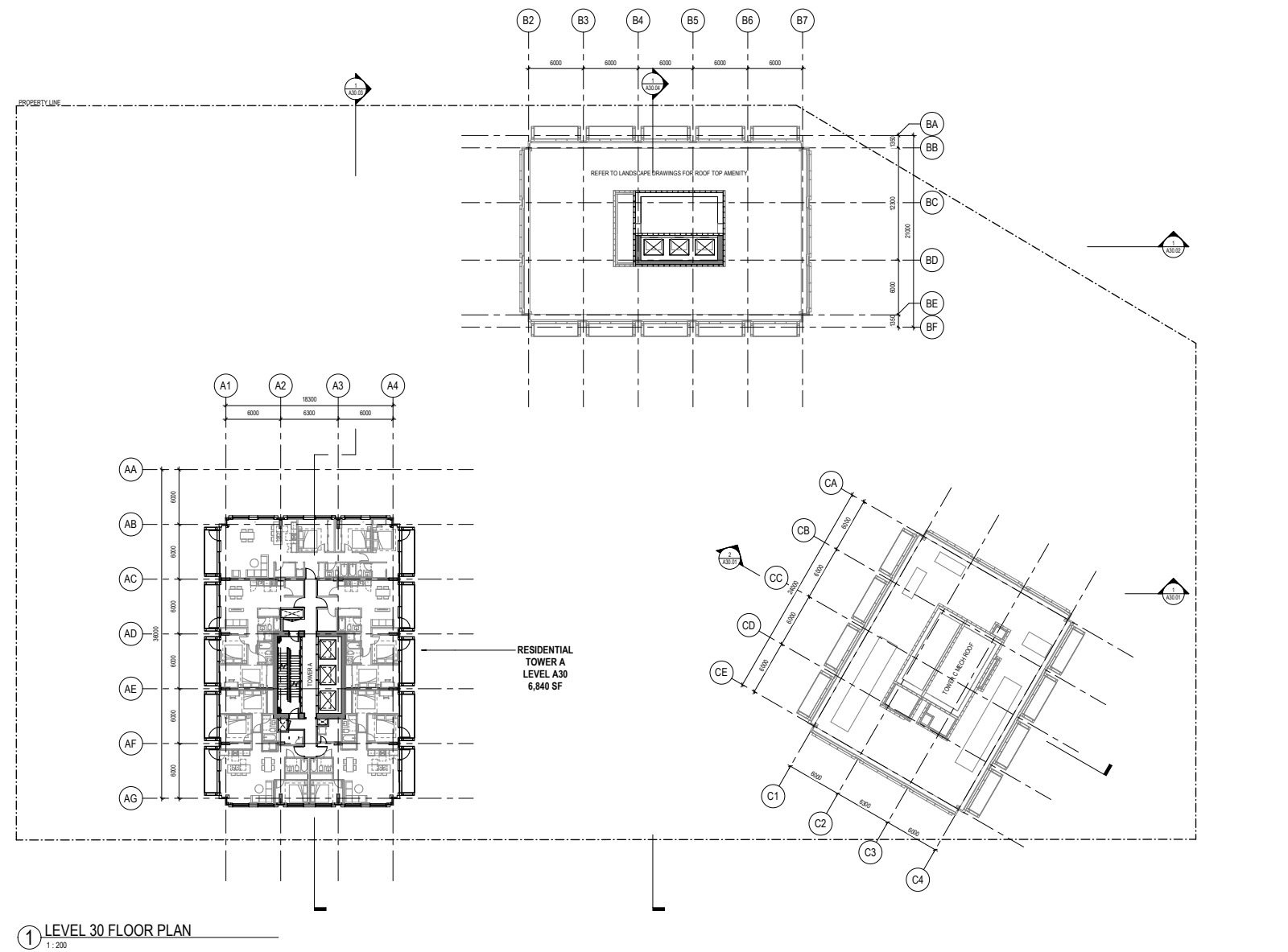
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A10.14



1 LEVEL A25 FLOOR PLAN
1:200

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1 LEVEL 30 FLOOR PLAN
1:200

RESIDENTIAL
TOWER A
LEVEL A30
6,840 SF

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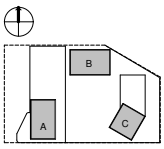
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**FLOOR PLAN-
PENTHOUSE LEVEL**

SHEET NUMBER

A10.15

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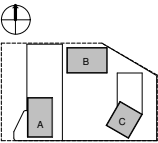
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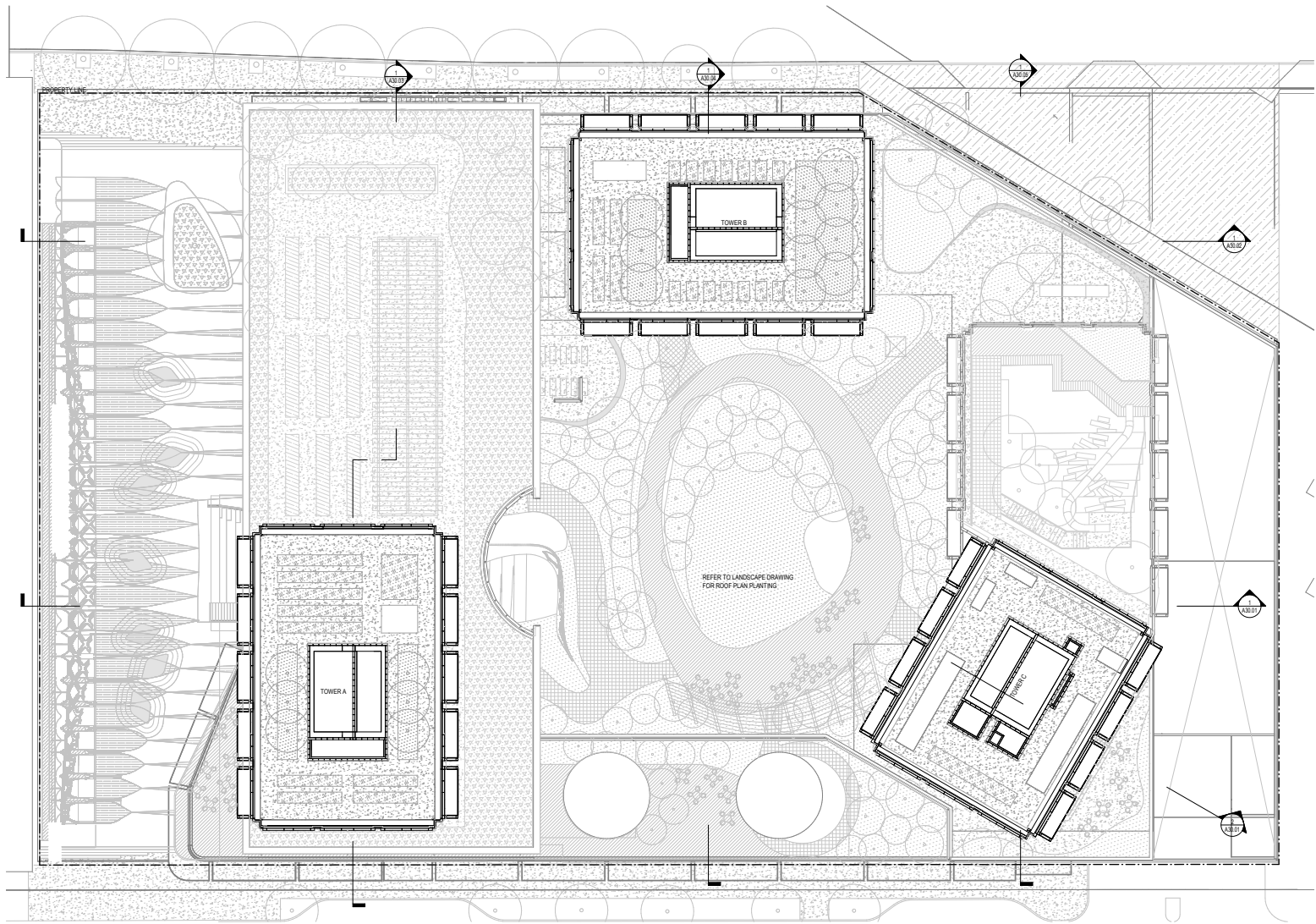
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REVISION	

Job Number	411812-000
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Approved	Approver
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OVERALL ROOF PLAN

SHEET NUMBER

A10.16



① OVERALL ROOF PLAN
1:200

0 5 10 m

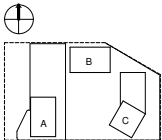
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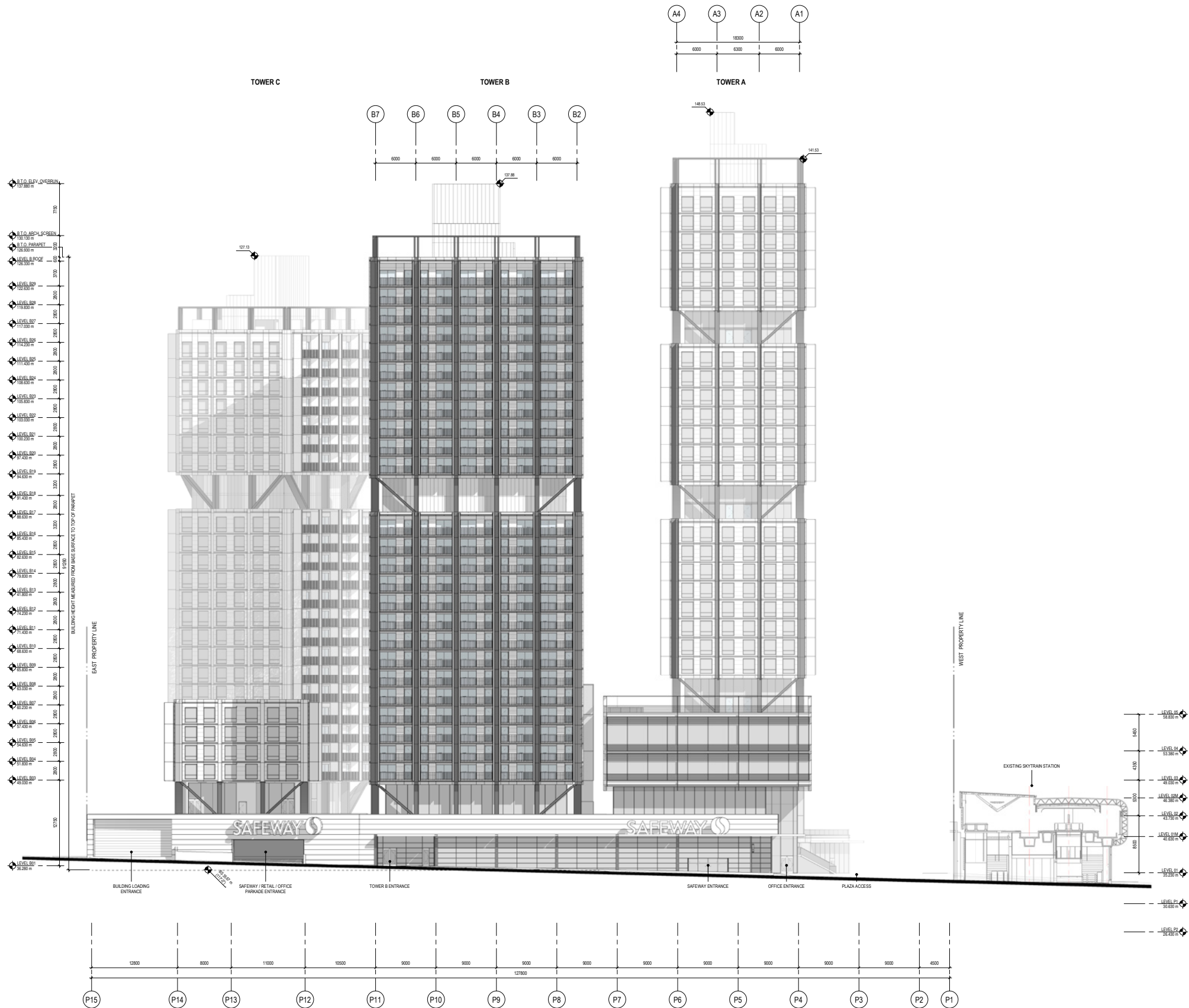
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TITLE

NORTH ELEVATION

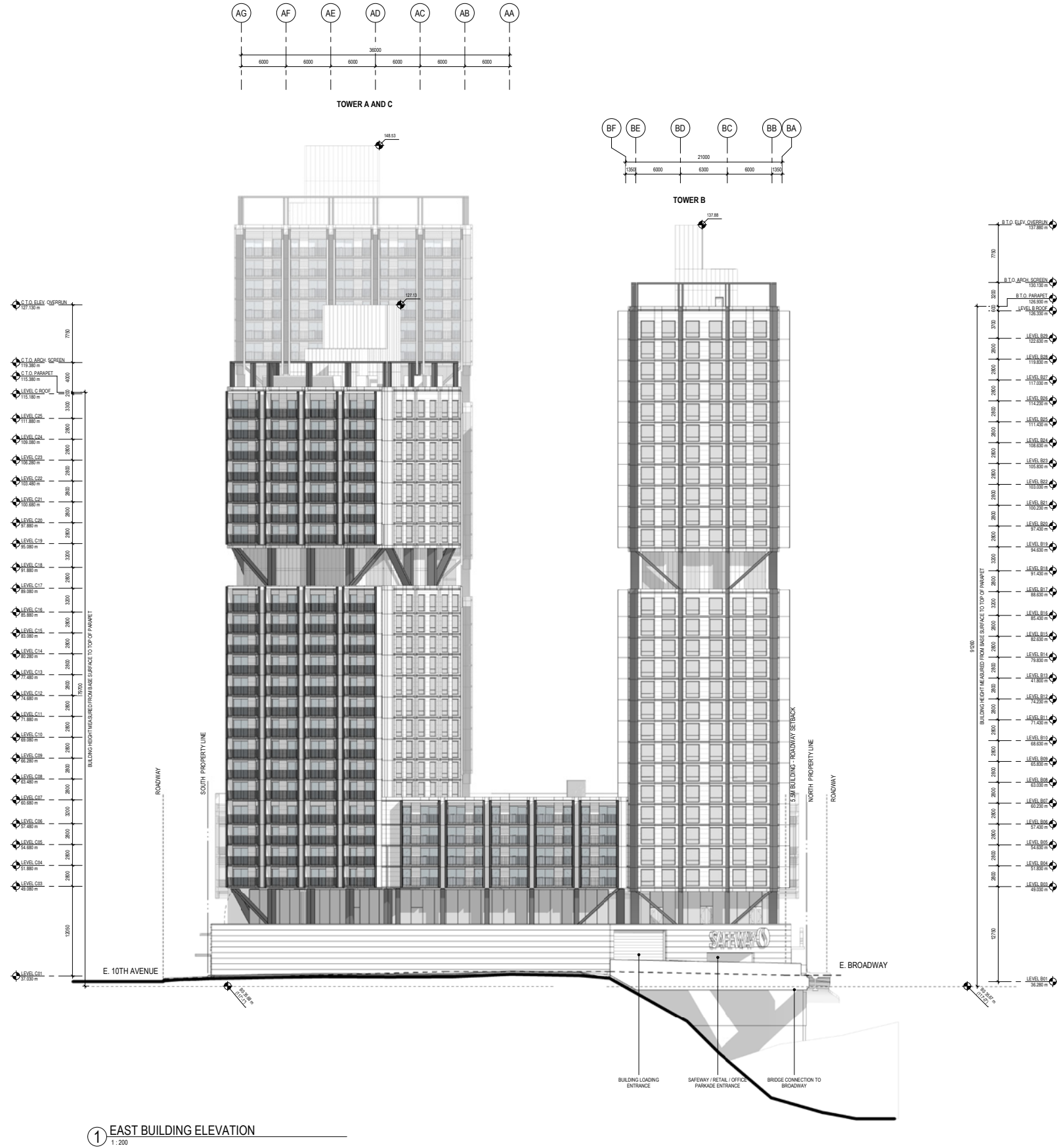
SHEET NUMBER

A20.01



- MATERIAL LEGEND**
- ① CWS 01 - 11.25 INCH STICK SYSTEM (SSG AND CAPE)
 - ② CWS 02 - 8.25 INCH STICK SYSTEM (SSG)
 - ③ CWS 03 - 8.25 INCH STICK SYSTEM (CAPE)
 - ④ CWS 04 - 3 LAYER SYSTEM (SSG AND CAPE) WITH AESS STRUCTURAL BACKUP
 - ⑤ DS 01 DOOR SYSTEM SLIDING DOOR
 - ⑥ F5 - TERRAZZOTA INSULATED OR NON INSULATED AS PER PLAN DRAWINGS
 - ⑦ F6 - METAL PANEL SYSTEM INSULATED OR NON INSULATED AS PER PLAN DRAWINGS
 - ⑧ F3 - CONCRETE FACED PANEL AT GRADE
 - ⑨ F7 - STONEPANELS AT GRADE
 - ⑩ F11 - METAL PANEL AT ROOF PLANTROOM INSULATED OR NON INSULATED AS PER PLAN DRAWINGS
 - ⑪ F14 - COVER PANEL INSULATED OR NON INSULATED AS PER PLAN DRAWINGS
 - ⑫ BALCONY (SUSPENDED SYSTEM)
 - ⑬ ROOF TOP FACADE - OPEN WITH RAILING AS PER CODE
 - ⑭ RETAIL SIGNAGE
 - ⑮ HANDRAIL SYSTEM - 1
 - ⑯ HANDRAIL SYSTEM - 2
 - ⑰ DS 02 ROLLING SHUTTER
 - ⑱ FACADE SCREEN ON METAL SUBSTRUCTURE

NOTE:
ALL IGFA ARE 3 LAYER
SLIDING DOORS IN RESIDENTIAL UNITS ARE 2 LAYER
GLASS
OUTER GLASS LAYER SHOULD BE THICKER TO AVOID
WARPING IN GLASS



- MATERIAL LEGEND**
- ① CWS 01 - 11.25 INCH STICK SYSTEM (SSG AND CAPE)
 - ② CWS 02 - 8.25 INCH STICK SYSTEM (SSG)
 - ③ CWS 03 - 8.25 INCH STICK SYSTEM (CAPE)
 - ④ CWS 04 - 3 LAYER SYSTEM (SSG AND CAPE) WITH AESS STRUCTURAL BACKUP
 - ⑤ DS 01 DOOR SYSTEM SLIDING DOOR
 - ⑥ F1 - TERRAZZOTA INSULATED OR NON INSULATED AS PER PLAN DRAWINGS
 - ⑦ F14 - METAL PANEL SYSTEM INSULATED OR NON INSULATED AS PER PLAN DRAWINGS
 - ⑧ F3 - CONCRETE FACED PANEL AT GRADE
 - ⑨ F7 - STONEPANELS AT GRADE
 - ⑩ F11 - METAL PANEL AT ROOF PLANTROOM INSULATED OR NON INSULATED AS PER PLAN DRAWINGS
 - ⑪ F14 - LOWER PANEL INSULATED OR NON INSULATED AS PER PLAN DRAWINGS
 - ⑫ BALCONY (SUSPENDED SYSTEM)
 - ⑬ ROOF TOP FACADE - OPEN WITH RAILING AS PER CODE
 - ⑭ RETAIL SIGNAGE
 - ⑮ HANDRAIL SYSTEM - 1
 - ⑯ HANDRAIL SYSTEM - 2
 - ⑰ DS 02 ROLLING SHUTTER
 - ⑱ FACADE SCREEN ON METAL SUBSTRUCTURE
- NOTE :
- ALL IGFA ARE 3 LAYER
SLIDING DOORS IN RESIDENTIAL UNITS ARE 2 LAYER GLASS
OUTER GLASS LAYER SHOULD BE THICKER TO AVOID WARPING IN GLASS

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TITLE

EAST ELEVATION

SHEET NUMBER

A20.02

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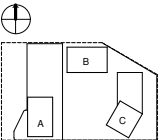
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RE-SUBMISSION	

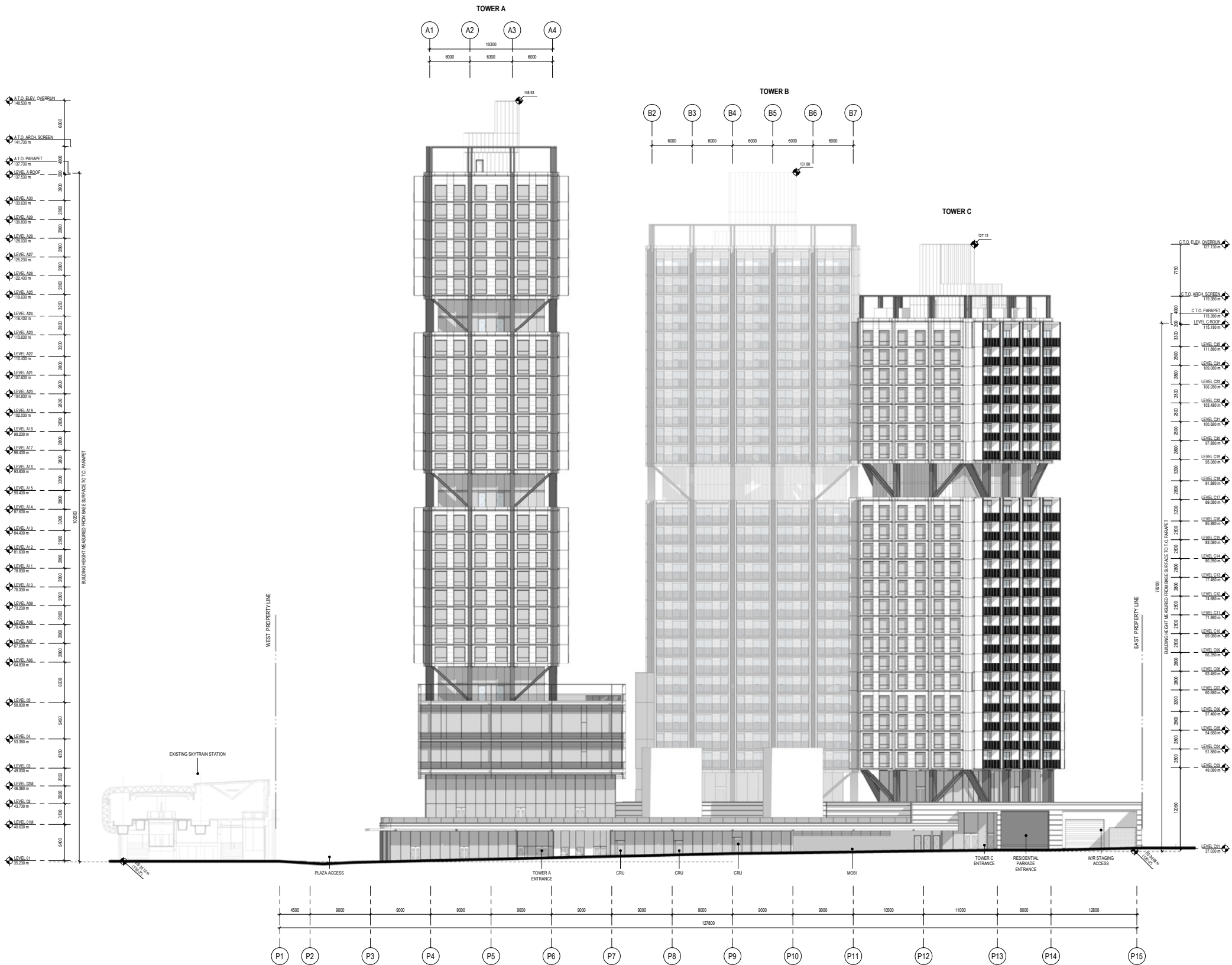
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TITLE

SOUTH ELEVATION

SHEET NUMBER

A20.03



1 SOUTH BUILDING ELEVATION

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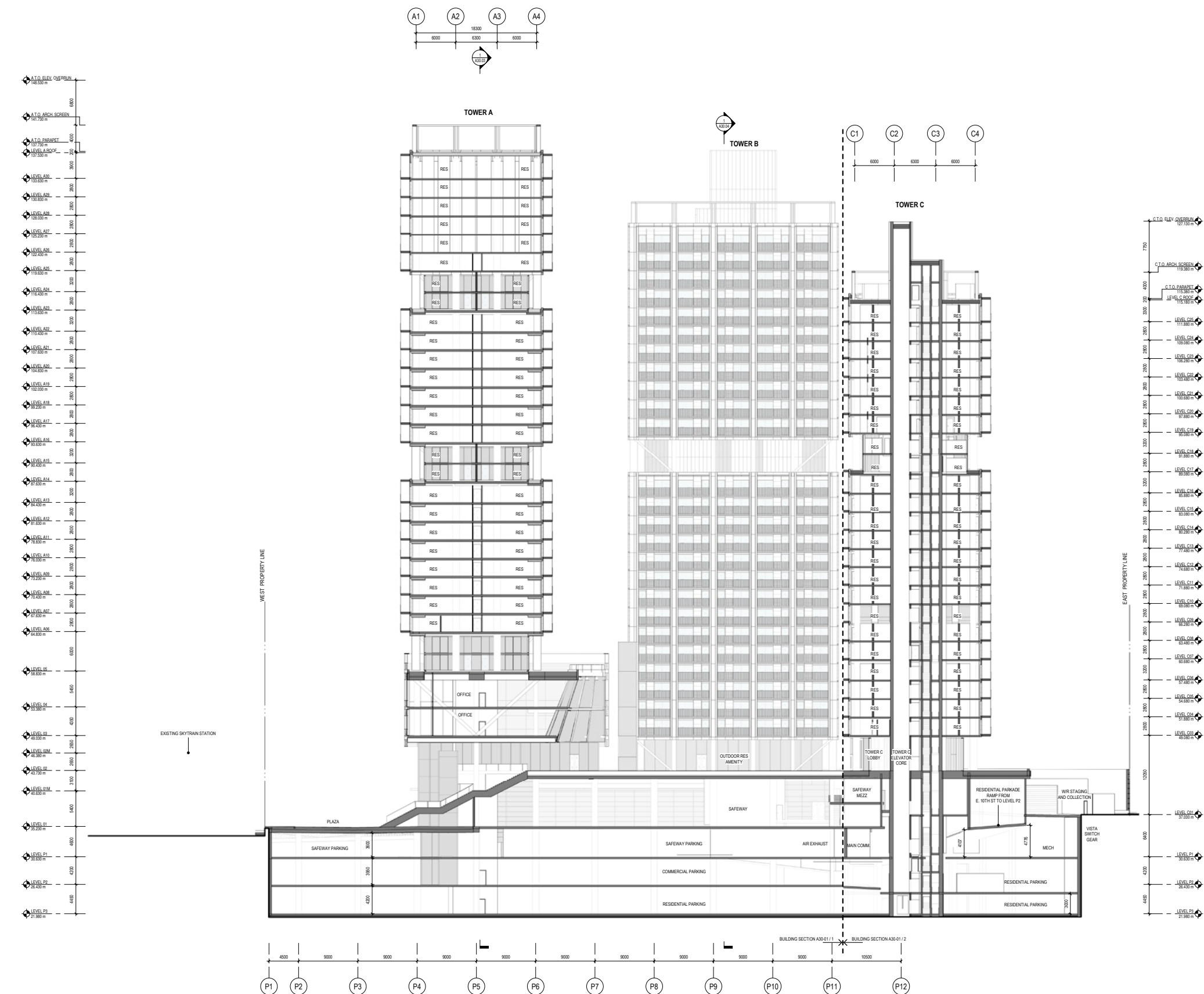
- MATERIAL LEGEND**
- CWS 01 - 11.25 INCH STICK SYSTEM (SSG AND CAPE)
 - CWS 02 - 8.25 INCH STICK SYSTEM (SSG)
 - CWS 03 - 8.25 INCH STICK SYSTEM (CAPE)
 - CWS 04 - 3 LAYER SYSTEM (SSG AND CAPE) WITH ASS. STRUCTURAL BACKUP
 - DS 01 - DOOR SYSTEM SLIDING DOOR
 - F1 - TERRAZZO INSULATED OR NON INSULATED AS PER PLAN DRAWINGS
 - F1 - METAL PANEL SYSTEM INSULATED OR NON INSULATED AS PER PLAN DRAWINGS
 - F3 - CONCRETE FACED PANEL AT GRADE
 - F7 - STONEPANELS AT GRADE
 - F11 - METAL PANEL AT ROOF PLANTROOM INSULATED OR NON INSULATED AS PER PLAN DRAWINGS
 - F14 - COVER PANEL INSULATED OR NON INSULATED AS PER PLAN DRAWINGS
 - BALCONY (SLIDING DOOR SYSTEM)
 - ROOF TOP FACADE - OPEN WITH RAILING AS PER CODE
 - RETAIL SIGNAGE
 - HANDRAIL SYSTEM - 1
 - HANDRAIL SYSTEM - 2
 - DS 02 ROLLING SHUTTER
 - FACADE SCREEN ON METAL SUBSTRUCTURE

NOTE:
ALL IGFA ARE 3 LAYER
SLIDING DOORS IN RESIDENTIAL UNITS ARE 2 LAYER
GLASS
OUTER GLASS LAYER SHOULD BE THICKER TO AVOID
WARPING IN GLASS



- NOTE :
- ALL IGU's ARE 3 LAYER
SLIDING DOORS IN RESIDENTIAL UNITS ARE 2 LAYER
GLASS
- OUTER GLASS LAYER SHOULD BE THICKER TO AVOID
WARPING IN GLASS

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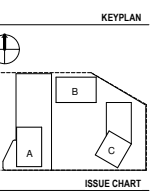


1 EAST-WEST BUILDING SECTION - TOWER A
1:200

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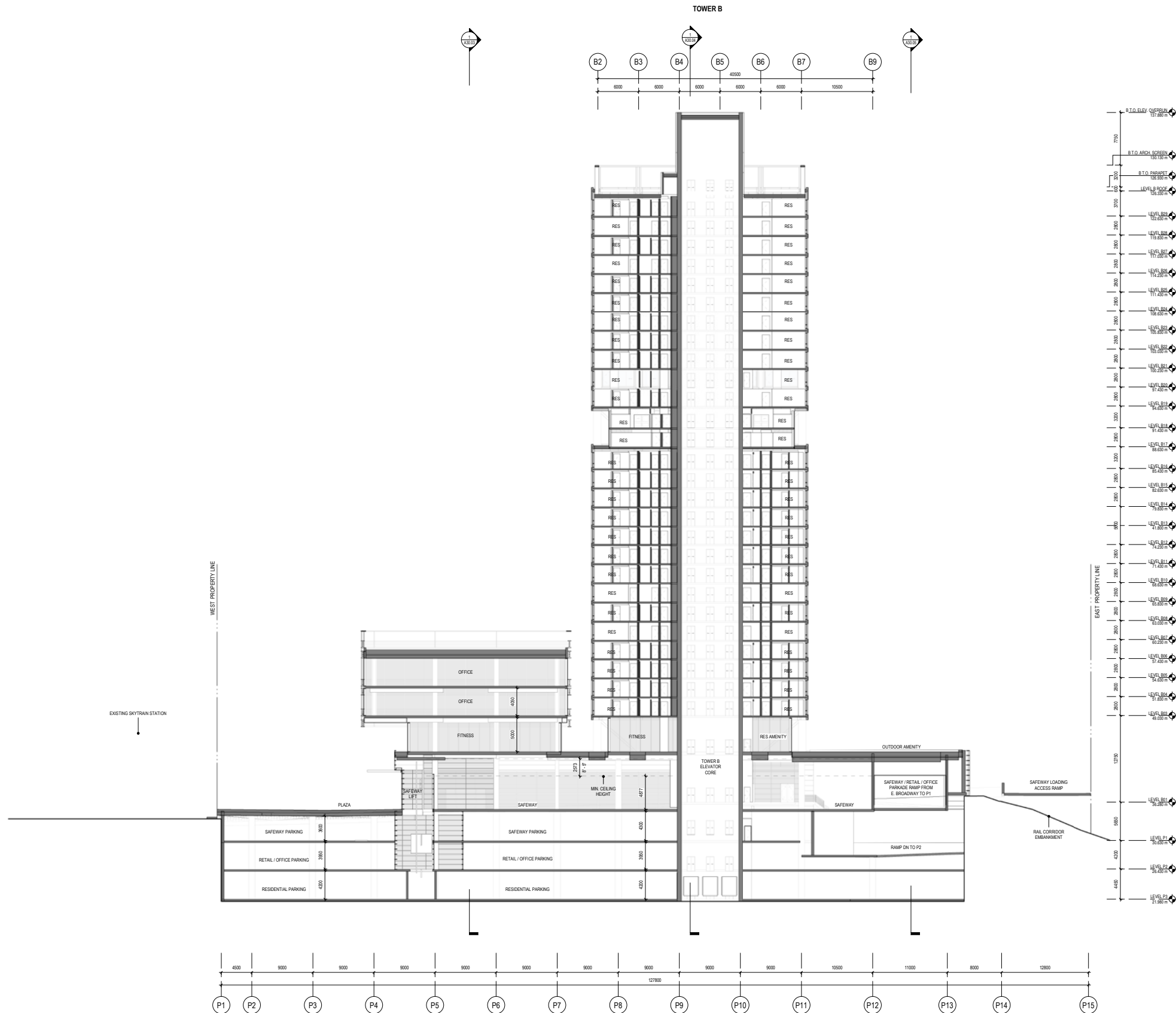
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EAST-WEST BUILDING
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SHEET NUMBER

A30.01

1 EAST-WEST BUILDING SECTION - TOWER B
1 : 200



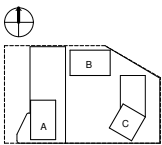
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ISSUE CHART

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RE-SUBMISSION	RE-SUBMISSION
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RE-SUBMISSION	RE-SUBMISSION

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EAST-WEST BUILDING
SECTION - TOWER B

SHEET NUMBER

A30.02

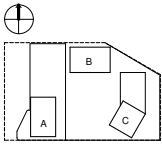
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ISSUE	0218

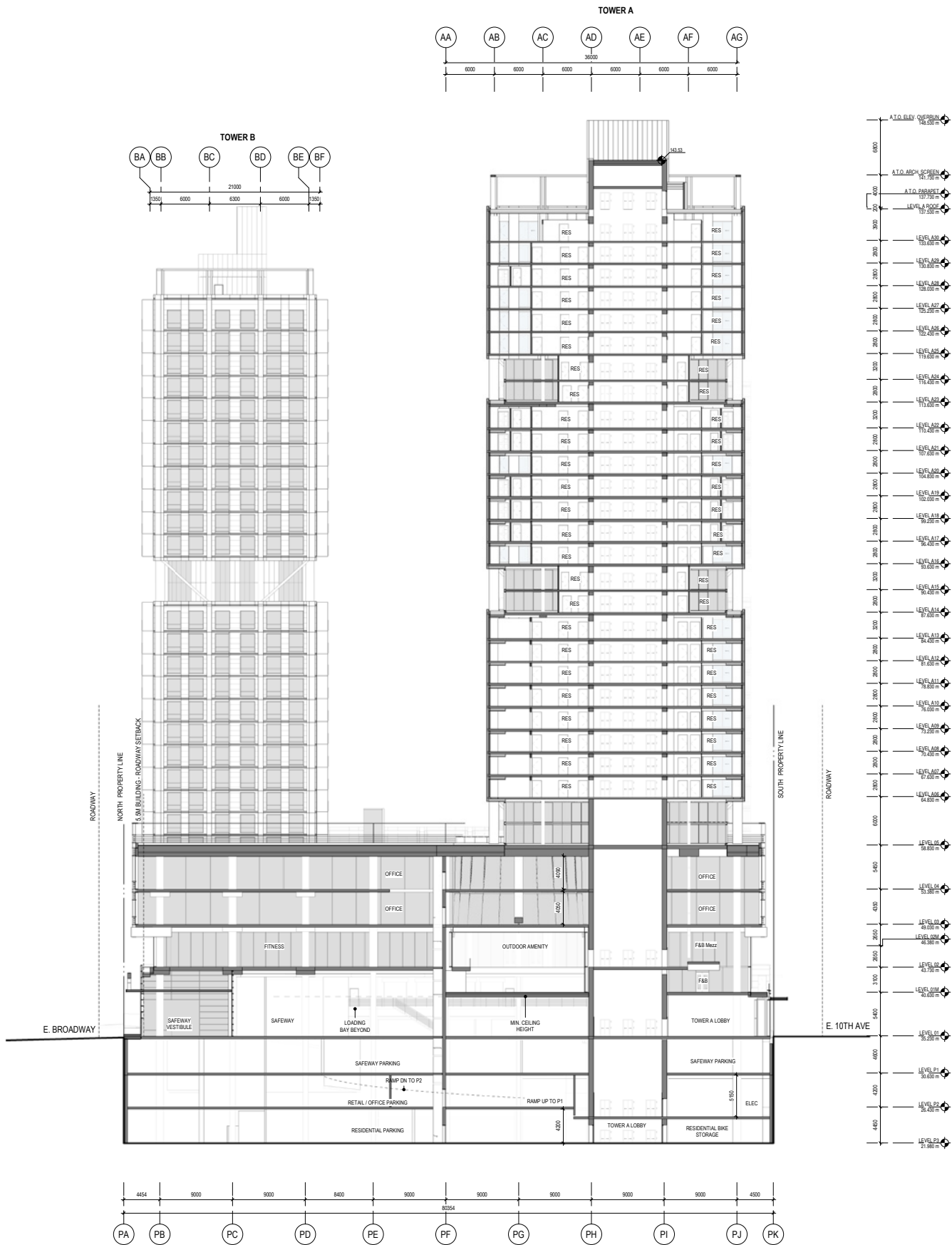
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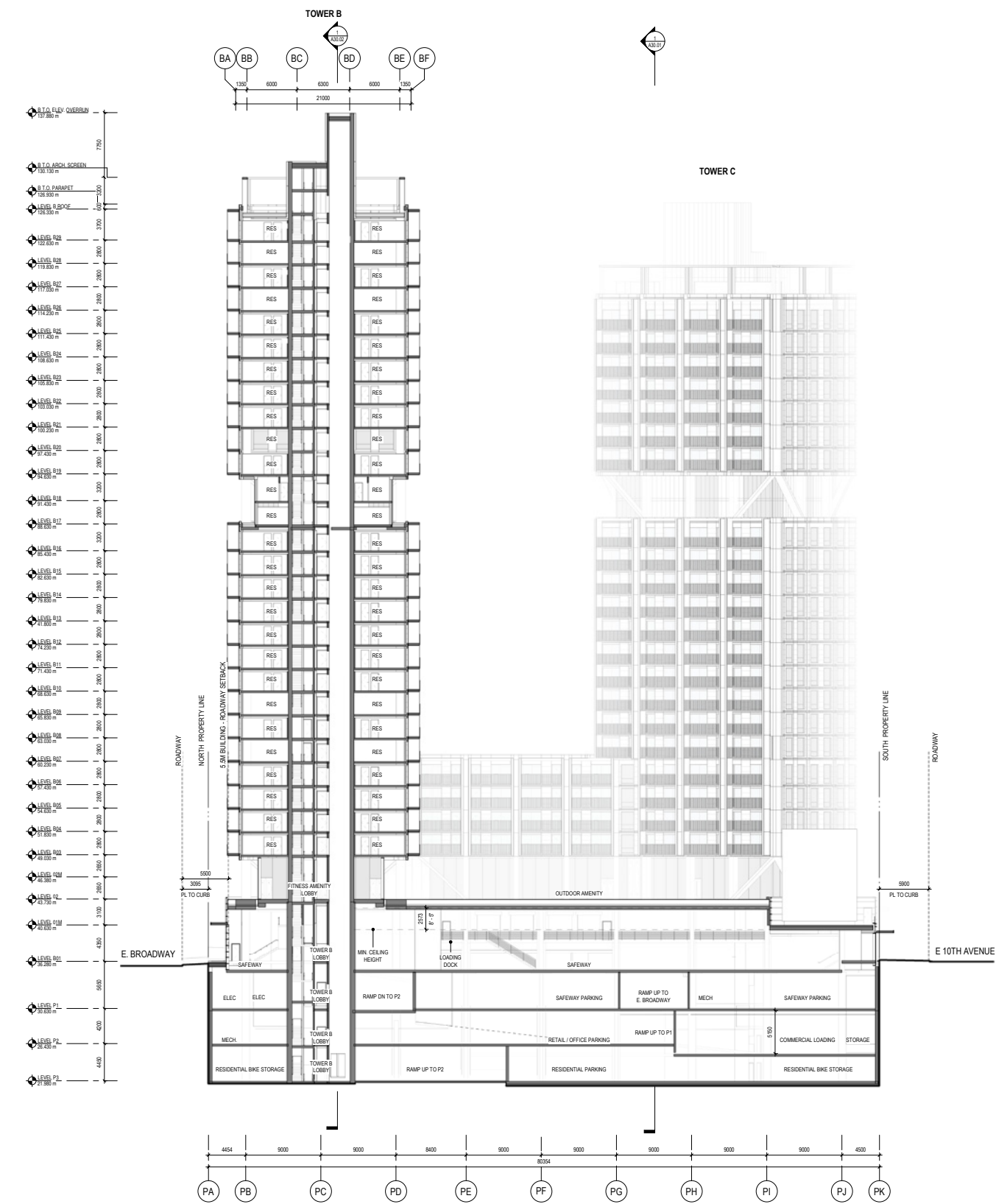
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1 NORTH-SOUTH BUILDING SECTION - TOWER A

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1 NORTH-SOUTH BUILDING SECTION - TOWER B
1:200

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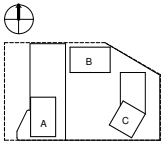
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ISSUE	02/18

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TITLE

NORTH-SOUTH BUILDING
SECTION - TOWER B

SHEET NUMBER

A30.04

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