

MCM

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Cattell  
Mackey  
Partnership

NICOLA  
WEALTH  
REAL ESTATE

# 2111 MAIN

APPLICATION FOR REZONING

May 2024





**2111 MAIN STREET**

**Project # 221021**

SUBMITTED BY: MUSSON CATTELL MACKEY ARCHITECTS DESIGNERS PLANNERS

**2111 Main**

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Application  
for Rezoning

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## PROJECT TEAM

*Owner***Nicola Wealth Real Estate**

1100 Melville Street, Suite 1400  
Vancouver, British Columbia  
Canada V6E 4A6  
604 739 6450

Founded in 2005, Nicola Wealth Real Estate is the in-house real estate division of Nicola Wealth. NWRE acquires and manages a growing portfolio of properties in major Markets across North America. Its holding include office, retail, industrial, multi-family residential, self-storage and seniors housing. Along with its strategic partners, NWRE has grown the current real estate portfolio to include over 340 properties, over 40 million sq.ft. and a value of \$10.1 billion. 63 of these properties are located within the Lower Mainland.

*Architect***Musson Cattell Mackey Partnership**

1066 West Hastings Street, Suite 1900  
Vancouver, British Columbia  
Canada V6X 3X1  
604-687-2990

Founded in 1965, MCM Partnership is one of British Columbia's most established architecture practices with an extensive portfolio ranging from mixed-use transit oriented, multi-family residential, and mixed use office projects. MCM is proud of its role in shaping the built form of the City of Vancouver and continues to be an active participant in this space. MCM values the strong relationship with City of Vancouver Staff, building on many successful projects in the past. We value the collaborative approach to projects between ourselves and City Staff and look forward to continuing this relationship in through the realization of the Broadway Plan and beyond.

*Landscape Architect***Hapa Collaborative**

375 W 5th Avenue, Suite 403  
Vancouver, British Columbia  
Canada V5Y 1J6  
604-909-

Hapa Collaborative is a landscape architecture firm established with placemaking, attentiveness and collaboration in mind - a new voice for contemporary landscape design and a small, agile and fresh alternative to traditional landscape architecture practice. With over 20 years of experience around the globe, Hapa Collaborative works within the full breadth of scales from master plans to pocket parks, civic spaces to private residences, streetscapes to green roofs. However we like to specialize in public space planning, landscape urbanism, commemorative sites, public art, and community participation.



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INTRODUCTION





3D Printed Model of the Proposed Development



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## EXECUTIVE SUMMARY

**2111 Main Street is a proposal for a vibrant new addition to the heart of Mount Pleasant: a fusion of art, homes, and community that redefines urban living. Where modern design harmonizes with the neighborhood's active arts and culture presence, an eclectic mix of uses, and vibrant fine-grain retail.**

Recognized as one of Vancouver's most desirable neighbourhoods to live and work, the attached application for the site at 2111 Main St. aims to enhance these aspects of Mount Pleasant, while providing a significant contribution of much-needed rental housing. This proposal represents a responsible approach to meeting the City of Vancouver's housing targets, providing 80% secured market rental housing and 20% secured below-market rents in a highly desirable transit-oriented location, while providing a higher ratio of family oriented units.

Positioned between 5th and 6th Avenue along Main Street, the proposed development will consist of two distinct towers separated by breezeway. In addition to engaging with Main Alley and the new creative campus to the west of the site, the breezeway offers a substantial public realm contribution activated by podium retail.

Driven by an objective to engage with the culture the neighborhood through program, public realm design, and building form, this application proposes to rezone the site at 2111 Main St. to permit:

- **446 units of secured market rental housing**
- **Proposed height of 24-storeys and density of 9.9 FSR**
- **5,000 sq.ft. of arts & cultural space**
- **14,710 sq.ft. of retail at-grade**
- **10,321 sq.ft. of outdoor amenity space**
- **4,841 sq.ft. of privately-owned public space**
- **197 below-grade parking spaces**
- **1065 class A bicycle stalls**
- **40% family housing (2 to 3-bedroom units)**



# PROJECT PRINCIPLES



SECURED PURPOSE-BUILT RENTAL HOUSING

The proposed development will respond to Vancouver’s housing shortage by offering 446 units of rental housing with 20% secured below market rents - in alignment with the core objectives of the Housing Vancouver Strategy, which aims to provide diverse and accessible housing options to the city’s residents. The housing mix will serve the broader community with suite sizes ranging from studios to 3-bedrooms and with 40% of the unit mix made suitable for family-type housing (2 to 3-bedrooms).



NEIGHBOURHOOD HUB

2111 Main Street is centrally located, minutes from Downtown, and in proximity to innovation and workspace, the future St Paul’s Hospital, and growing neighbourhoods. As a city block, the future development will integrate new housing, new retail, community space and enhanced public streetscapes to become a centralized destination and hub.



TRANSIT & ACTIVE TRANSPORTATION ORIENTED DENSITY

The site’s strategic location within minutes of rapid-transit at Main Street-Science World Station, the future Great Northern Way Station and the future Mount Pleasant Station, arterials and bicycle paths, coupled with the integration of bicycle parking and workshop facilities, ensures accessibility to sustainable transportation options for its occupants. This transit-oriented development is easily accessible through major pedestrian and transit routes, while also accommodating a diverse population, contributing to the goals of the Climate Emergency Action Plan (2020).



# PROJECT PRINCIPLES



## ACTIVATED AND ENHANCED PUBLIC REALM

The proposed development aims to celebrate and elevate the cultural importance of Main Alley and Mount Pleasant within Vancouver. Through providing dedicated community spaces and integrating the neighbourhood’s distinct characteristics within the architectural design, the project seeks to foster a vibrant cultural atmosphere that resonates with both residents and visitors. This aligns with the overarching objective of preserving the area’s heritage and artistic essence, solidifying the neighbourhood’s position as a beloved and dynamic cultural hub within the city.



## CURATED RETAIL

Mount Pleasant has become a destination for entertainment and is home to a growing, diverse mix of restaurants, cafes, venues and boutique retailers. The new development plans to contribute toward a continuation of this growth by providing a variety of retail spaces that will attract both established and emerging users to service its neighbouring community.



## ELEVATED RENTAL AMENITIES

The project is elevating the standard of rental amenities for its residents through a comprehensive approach. By enhancing pedestrian spaces, providing extensive bike facilities, and introducing three outdoor amenity spaces, the development not only meets but exceeds the expectations of modern urban living. These thoughtfully designed amenities are not only functional but also foster a sense of community among residents, ensuring that the project is more than just a place to live but a vibrant and inclusive neighborhood.



# REZONING INTENT & RATIONALE

May 1, 2024  
City of Vancouver  
453 W 12th Avenue  
Vancouver, BC  
V5Y 1V4

Dear Chee Chan,

Nicola Wealth Real Estate is delighted to present this rezoning proposal for the redevelopment of 2111 Main Street, envisioning a comprehensive 2 tower mixed-use rental development. This revised application is being made under consideration of the Broadway Plan, in response to the City of Vancouver’s Letter of Enquiry response dated May 2, 2023 and after refinement to an initial Rezoning Application made on September 26, 2023. In collaboration with the City of Vancouver, we are excited to initiate the formal rezoning process for this transformative project.

## City Centre Artist Lodge

Since acquiring the property in late 2020, Nicola Wealth Real Estate joined forces with the Vancouver Mural Festival and the Narrow Group to reimagine the use of the existing structure during the entitlement period. The City Centre Motor Hotel, a fixture at 2111 Main Street since the 1960s, was repurposed into 75 temporary artist studios—rebranded as the City Centre Artist Lodge—while operating under the existing business license. During this interim period the property also plays host to the annual Vancouver Mural Festival. Although temporary, the City Centre Artist Lodge has highlighted the significant demand for arts and culture spaces in Mount Pleasant and serves as a prime example of how the real estate community can creatively optimize vacant or underutilized spaces in Vancouver. The success of this opportunity deserves to be considered as part of this development in some form.

## A Need for Housing

The well-documented housing crisis in our region demands action. Our role is to contribute by providing 446 rental homes that meet both current and future needs. 20% of the residential area in the project will be delivered as below-market and approximately 40% of the units geared towards family-oriented housing (2 and 3 bedrooms). Given the scale and potential impact of this housing initiative, we hope the City of Vancouver will prioritize and expedite the rezoning and permitting process for the project and avoid the pitfalls of drawn-out reviews.

## A Future Neighborhood Hub – “City Centre Mount Pleasant”

Our project will build on the goals and aspirations of the Broadway Plan and take inspiration from the success of the unique City Centre Artist Lodge to bring forward a rental housing community underpinned by eclectic retail and an arts & culture community amenity hub.

Situated on an entire city block just minutes from new rapid transit and downtown, 2111 Main Street (“City Centre”) is uniquely located to fulfill several of the City’s objectives outlined in the Broadway Plan. It will be a home for hundreds of residents and a vibrant hub for businesses and amenities, active day and night. The project will provide activation on all frontages by featuring an open-air breezeway and a lane-adjacent plaza with enhanced materials and connectivity between Main Street and the Mount Pleasant Industrial Area.

Inspired by the success of the City Centre Artist Lodge and the continued demand for arts and cultural spaces in Mount Pleasant, our project proposes to allocate a 5,000 square foot space to the City of Vancouver through an air-space parcel with significant street presence along E 5th Avenue and a mezzanine level above. This addition enriches the diversity of the project’s uses and provides Mount Pleasant with a vital fixture for the future. Furthermore, the building itself will serve as a canvas, offering locations for further collaborations with the Vancouver Mural Festival and the city’s talented muralists.

In order for the project to deliver the arts & culture amenity and the 20% below-market housing and remain economically viable, the revised proposal consists of the following:

- Density: 9.9 FSR
- Height: 24-storeys, capped by View Cone 3.2.4
- Unit Count: 446
- Unit Mix: 40% family-oriented housing
- Floor Plate Sizes: 7,800sf and 7,500sf
- Retail Area: 14,710sf
- Arts & Culture Amenity: 5,000sf
- Parking Stalls: 197
- Bicycle Stalls: 1,065

Our team is looking forward to next steps on rezoning application process and continuing collaboration with the City of Vancouver on this exciting project.

Josh Anderson  
VP Development  
Nicola Wealth Real Estate



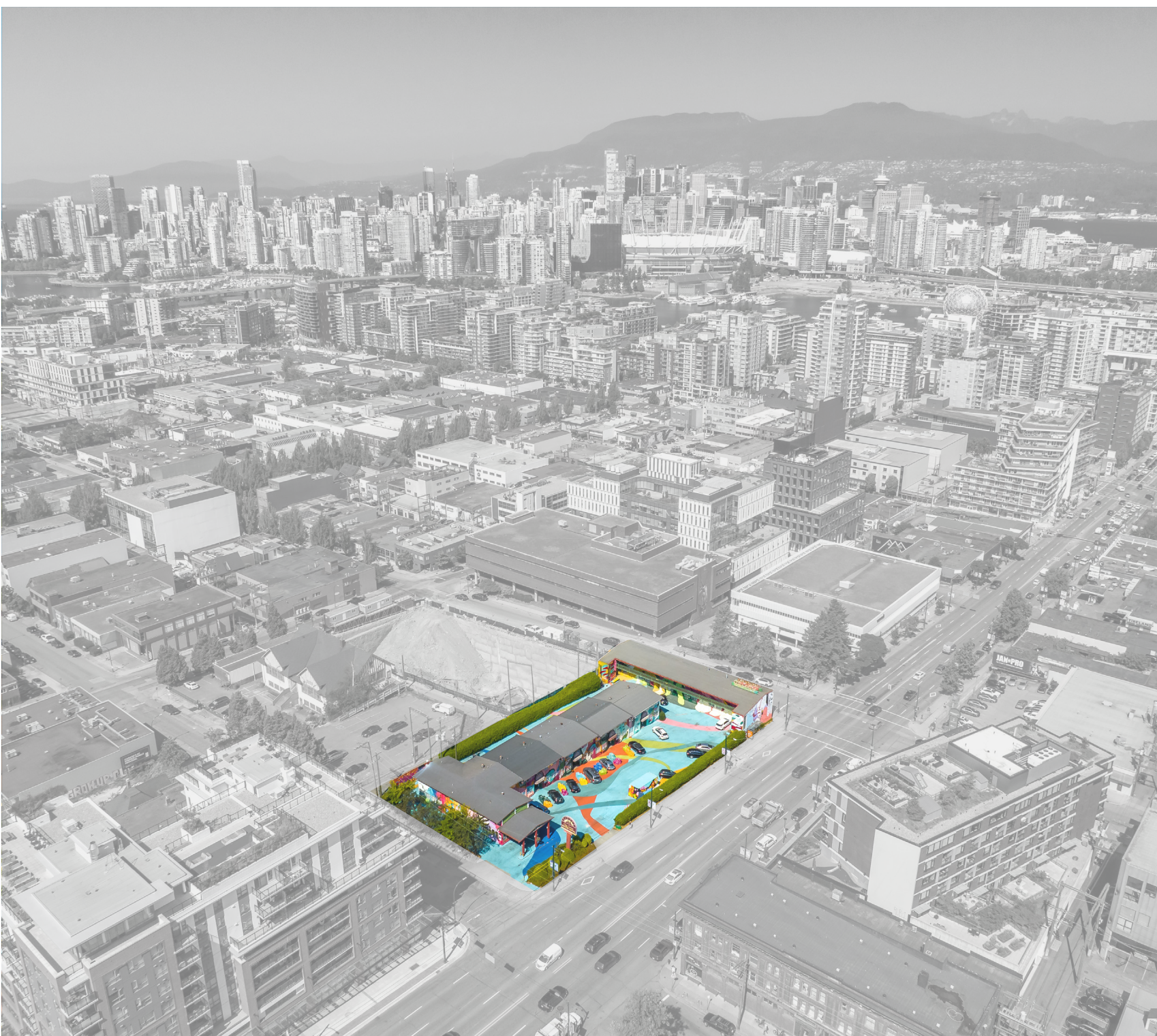
# SITE & POLICY ANALYSIS



# SITE DESCRIPTION

The site is located along Main Street, between 5th and 6th Avenue, with a frontage of 80m (262.47') along Main Street and a width of 40m (131.23') along 5th and 6th Avenue. The total site area is 3,233 sq.m. (34,905 sq.ft.). The site slopes up towards 6th Avenue by approximately 4.93m (16.17'), with the highest point at the south-east corner of the site.

The site is neighbored by an existing 10-storey affordable housing building to the south across 6th Avenue, a proposed 12-storey office/industrial redevelopment and a 9-storey office/industrial redevelopment under construction to its west across the lane, and a proposed 25-storey tower to its north across 5th Avenue.



Aerial View of Site Looking North Towards Olympic Village and Downtown Vancouver



# SITE DESCRIPTION

The site is located in Mount Pleasant, a diverse neighborhood known for its unique blend of industrial lands, locally owned boutique shops, preserved heritage buildings, and tranquil, tree-lined residential streets. Yet, what truly distinguishes this neighborhood is its vibrant artistic community, which infuses creativity and cultural vibrancy into the very essence of Mount Pleasant. This neighborhood is a living canvas, where the arts thrive and serve as a driving force behind its unique identity.

The Broadway Plan intends to maintain the neighborhood's current character, while strengthening housing and job space to accommodate future growth. The site is located in the MCEG Area where the Broadway Plan has indicated an intention to introduce new opportunities for rental housing, active ground floor retail and cultural space



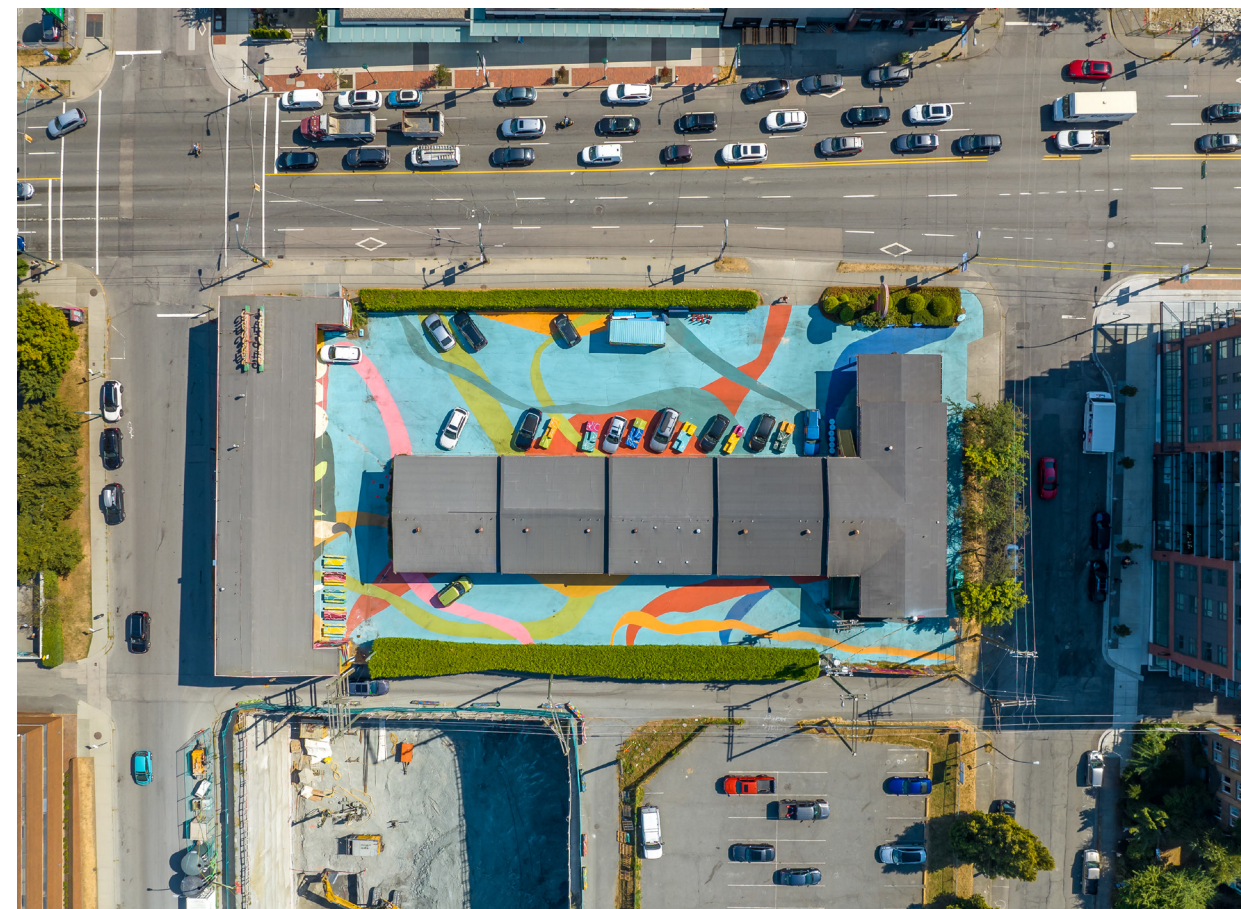
MCEG policy area within the Mount Pleasant Centre neighborhood



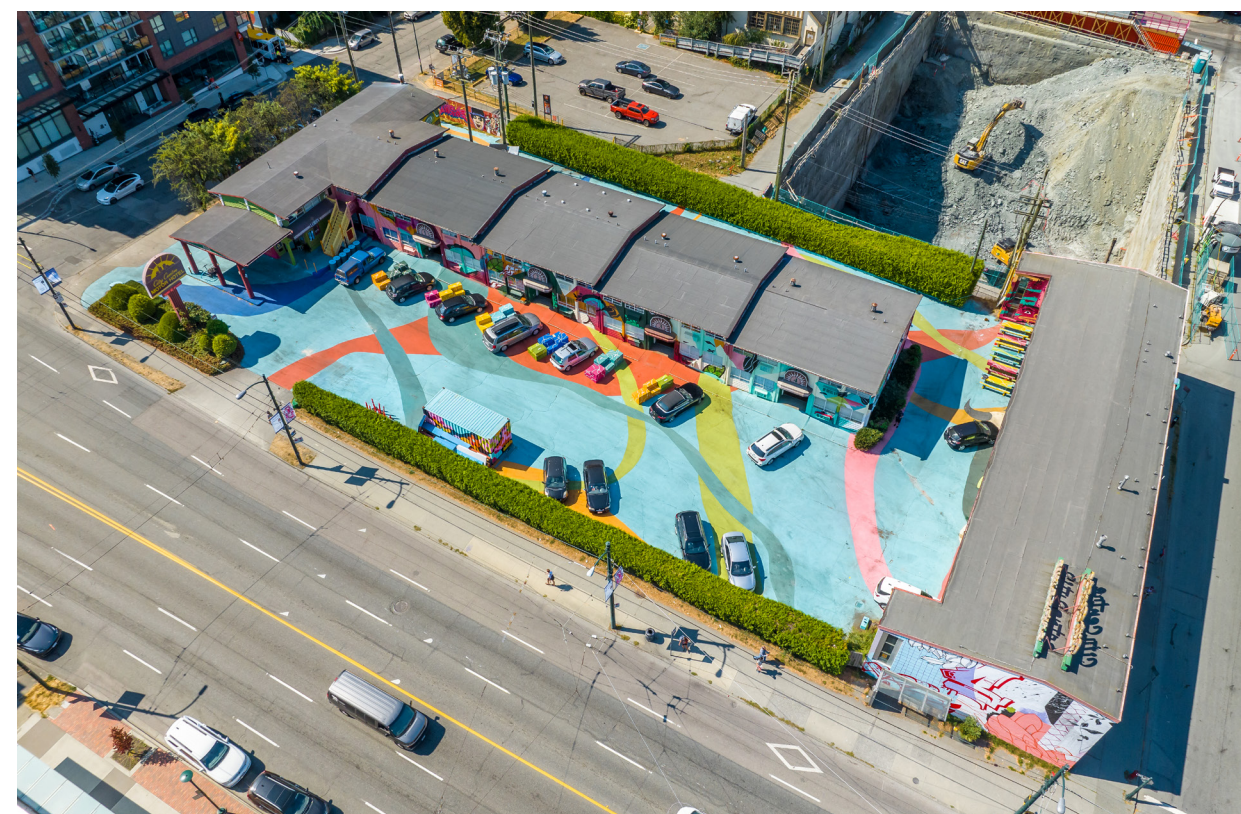
# EXISTING SITE & HISTORY

The existing site is zoned IC-1 which permits light industrial compatible use with adjoining residential and commercial districts. The maximum height allowed is 12.20 m (40.03 ft), however the Broadway Plan has identified the parcel to be reconsidered as an "Area for Higher Buildings", allowing 25 storeys or a building height up to the underside of Queen Elizabeth Park Viewcone 3.2.4. or 79.30 m (260.17 ft).

The existing site comprises the entire block bounded by Main Street, East 6th and East 5th Avenue and a lane to the west. The 3,233 sq.m. (34,905 sq.ft.) site was previously home to the City Centre Motor Hotel, established in 1954. Rather than leaving the site vacant or immediately demolishing the existing structure after purchasing it for redevelopment in 2021, Nicola Wealth Real Estate engaged with the Narrow Group to provide 75 artist studios as an interim use during entitlements of a future project.



Aerial View of City Centre Motor Hotel



Aerial View of City Centre Motor Hotel





View looking north from E 6th Ave



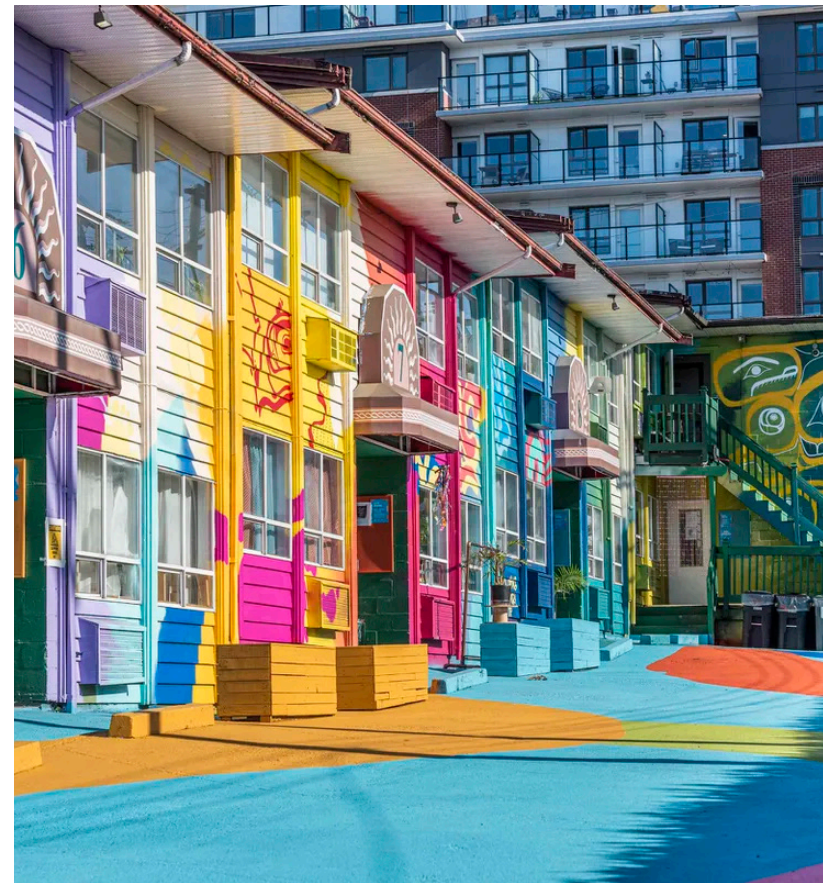
Looking south from E 5th Ave



Looking north from interior courtyard



Looking north from Main St.



Looking south from interior courtyard

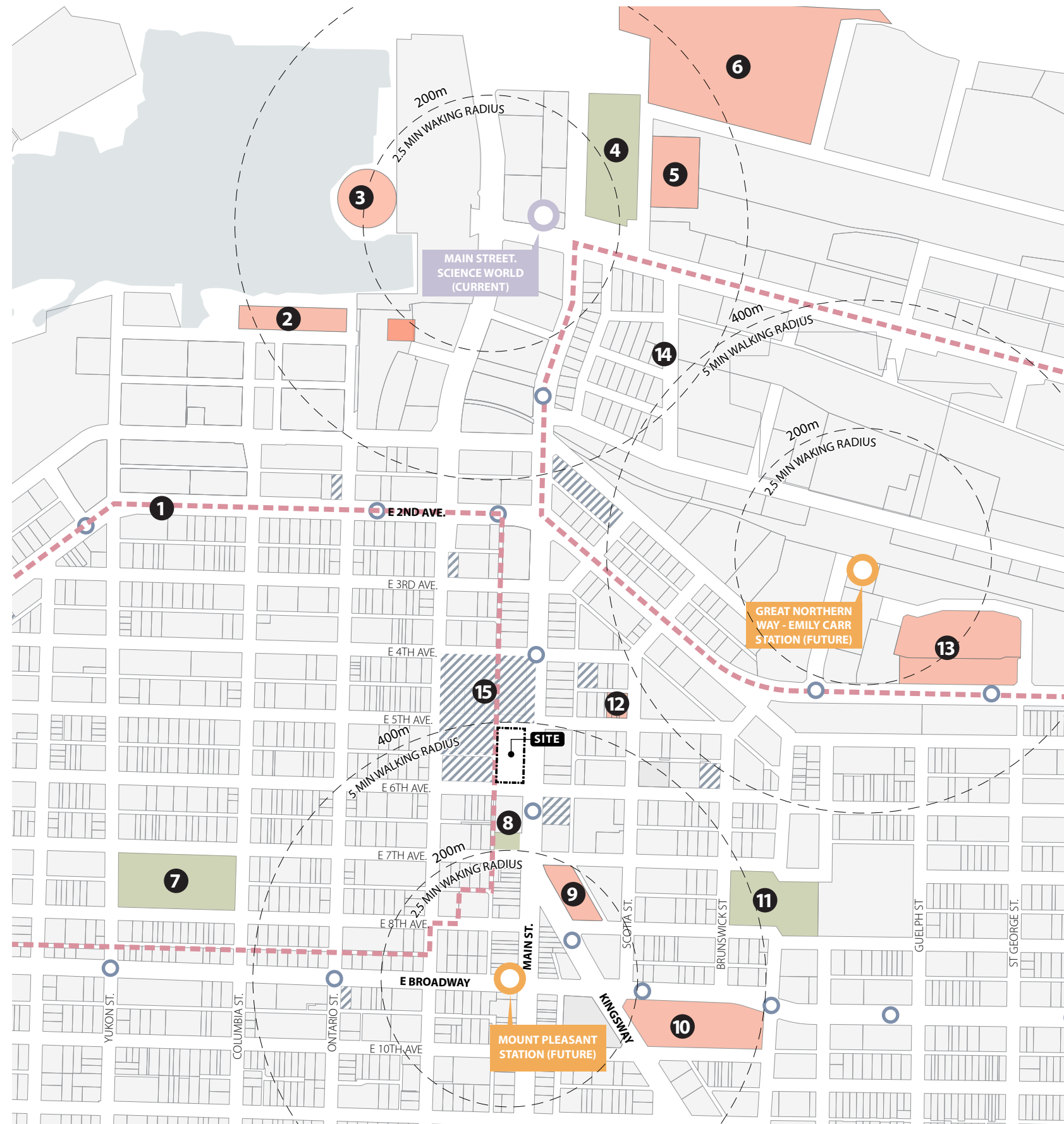


# CONTEXT DIAGRAMS

## AMENITIES & FUTURE DEVELOPMENTS

### LEGEND

- 1 MOUNT PLEASANT INDUSTRIAL AREA
- 2 CREEKSIDE COMMUNITY RECREATION CENTRE
- 3 SCIENCE WORLD
- 4 THORTON PARK
- 5 PACIFIC CENTRAL STATION
- 6 ST. PAUL'S HOSPITAL (FUTURE)
- 7 JONATHAN ROGERS PARK
- 8 7TH & MAIN URBAN PARK (FUTURE)
- 9 MOUNT PLEASANT COMMUNITY CENTRE
- 10 KINGSGATE MALL
- 11 GUELPH PARK / DUDE CHILLING PARK
- 12 NATIVE EDUCATION COLLEGE
- 13 EMILY CARR UNIVERSITY OF ART + DESIGN
- 14 INNOVATION HUB (FUTURE)
- 15 MAIN ALLEY CAMPUS (FUTURE)
- 16 123 E 6TH AVENUE (FUTURE)
- TRANSIT STOPS
- ▨ DEVELOPMENTS IN PROGRESS
- ADJACENT AMENITIES
- PUBLIC OPEN SPACE
- ▭ CHARACTER AREA







Creekside Community Recreation Centre



St. Paul's Hospital (future)



Pacific Central Station



The Independent



123 E 6th Avenue (Future)



Main Street-Science World Skytrain Station



Emily Carr University of Art + Design



# CONTEXT DIAGRAMS




## TRANSIT

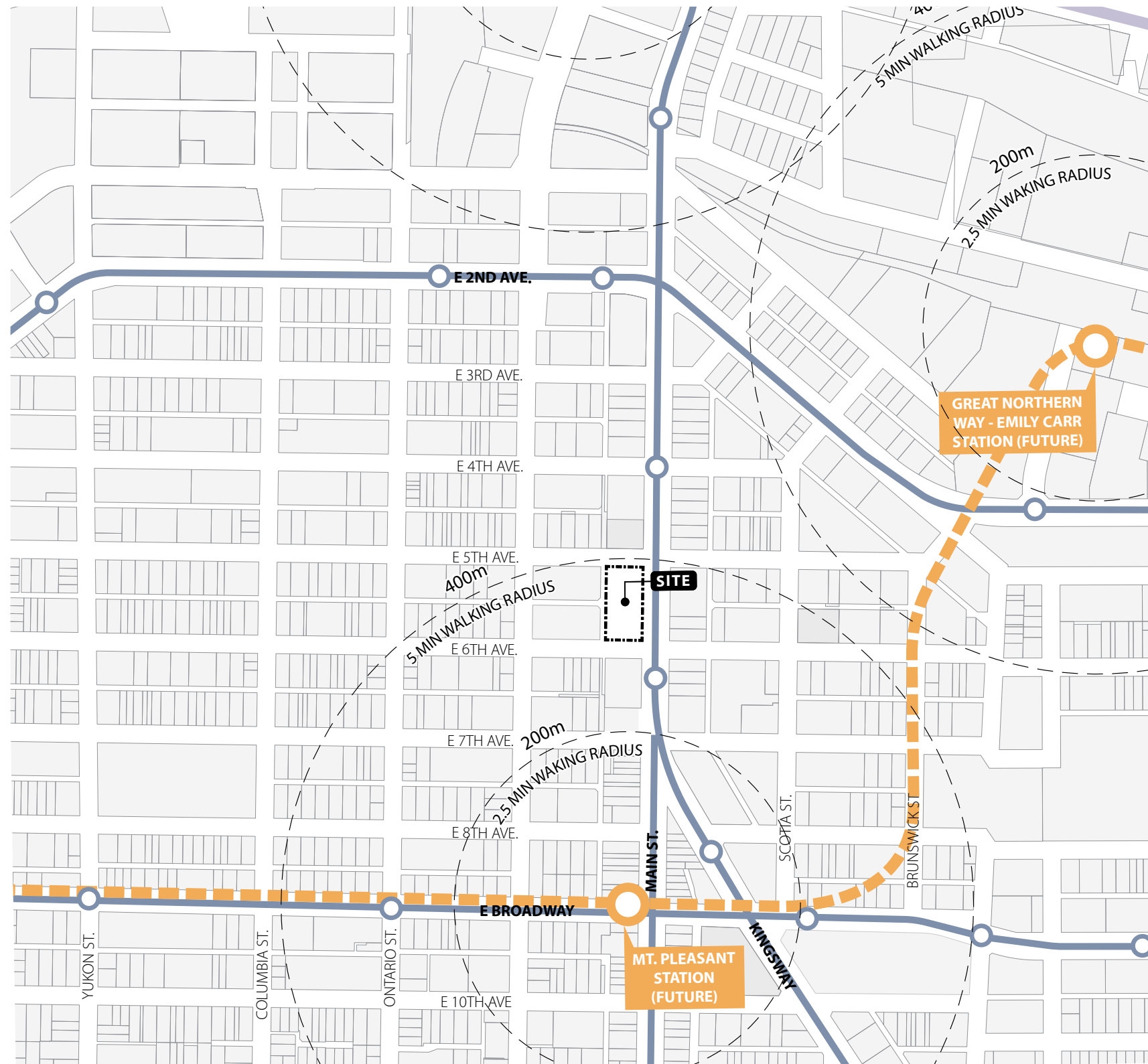
Located between E 5th Ave and E 6th Ave on Main St, the site offers excellent access to the major transit thoroughfares of Broadway, King-  
sway, and E 2nd Ave.

2111 Main will be within close proximity to two future Broadway Line stations - Mount Pleasant Station and Great Northern Way-Emily Carr Station. Proximity to rapid transit will provide opportunities to activate the street level as sites are redeveloped with continuous ground floor spaces that encourage an active and animated pedestrian realm.

Broadway is one of the most important east-west corridors of the City, connecting the west side of Vancouver and UBC with East Vancouver and Burnaby. The 99 B-Line, the busiest bus line in Canada and the United States, will be replaced by the future expansion of the Broadway Subway.

### LEGEND

-  BUS ROUTE
-  BUS STOP
-  EXPO LINE
-  FUTURE BROADWAY LINE



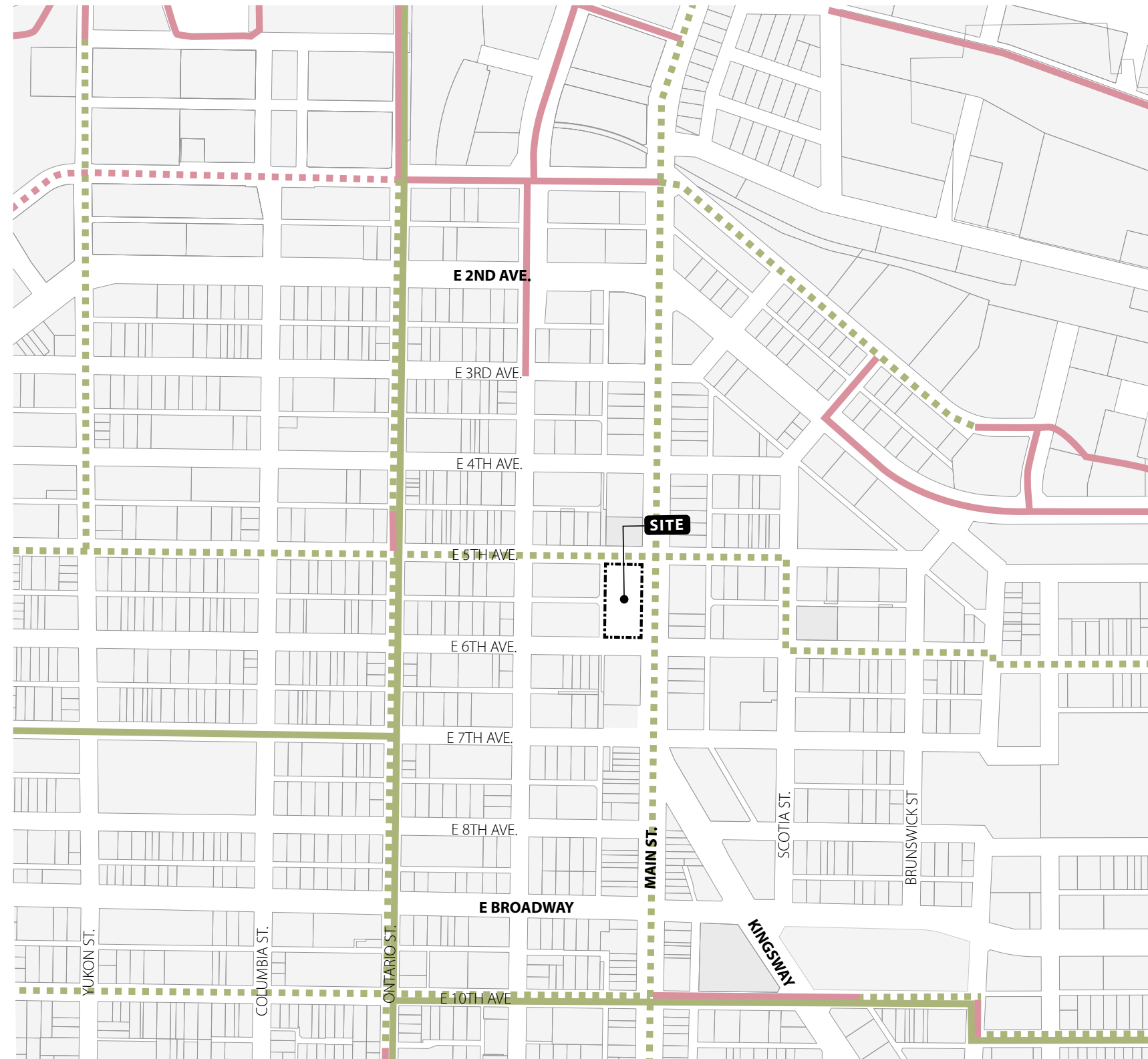


# CONTEXT DIAGRAMS

## ACTIVE TRANSPORTATION

The site is on the primary north-south pedestrian axis of Main Street and the east-west bikeway of E 5th Avenue. Ontario St., located two blocks west of the site is a north-south bike connection. 10th Ave is one of Vancouver's busiest east-west cycling routes. Over 500,000 people cycle through it annually.

In addition, the Broadway Plan's "Big Moves" highlights improved walking, rolling, and cycling infrastructure in the area. The City of Vancouver is considering the closure of E 5th Ave between the lane and Main St to vehicular traffic. Almost 60% of residents living in Mount Pleasant travel by transit, walking, cycling, or rolling.



### LEGEND

- PROTECTED BIKE LANE
- ⋯ PAINTED BIKE LANE
- - - GREENWAY



# CONTEXT DIAGRAMS

## PROTECTED VIEWS

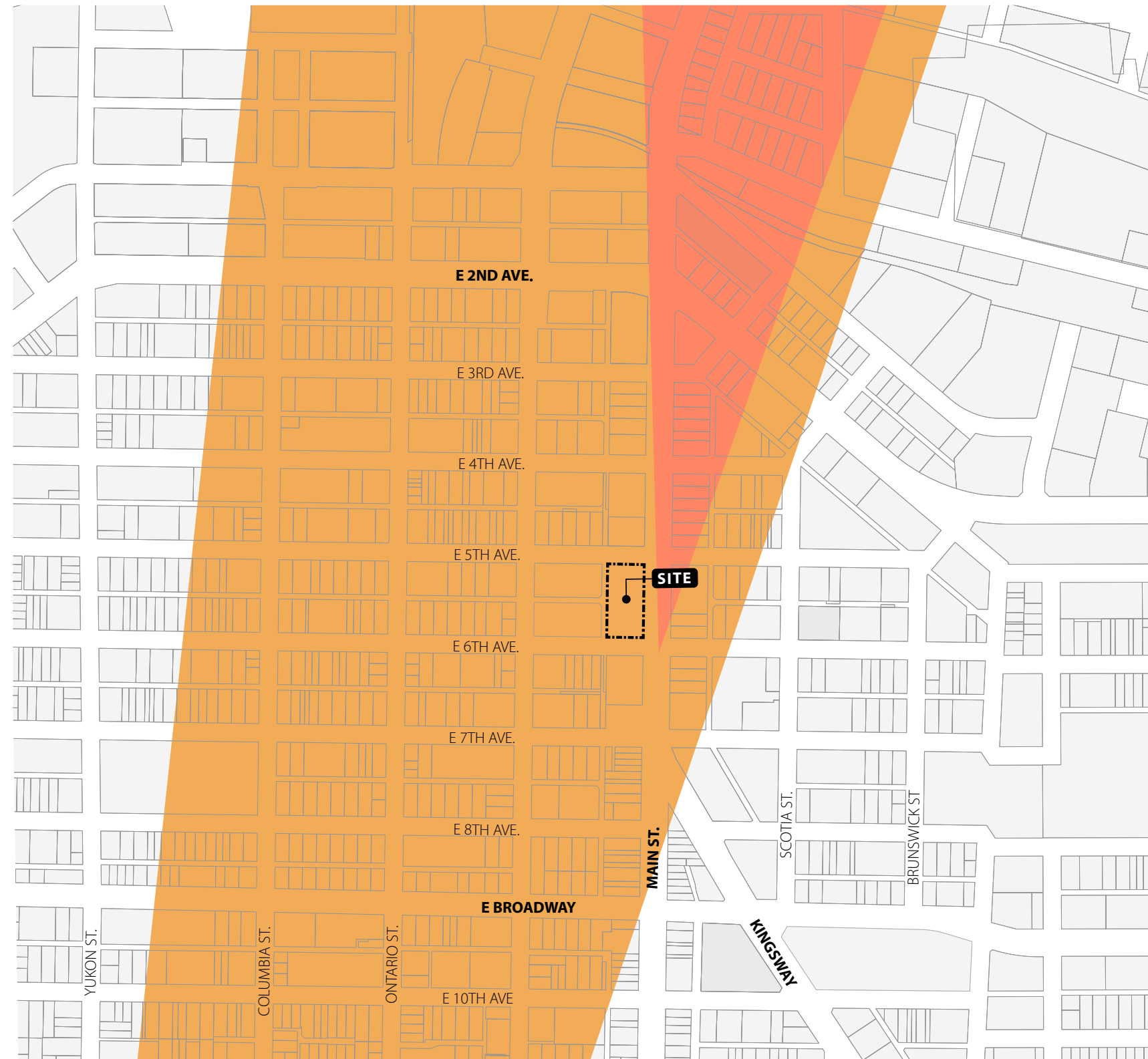
Queen Elizabeth Park viewcones 3.2.4 and 3.2.4a affect the site at 2111 Main. Main Street View 22 sits adjacent to the site.

- **3.2.4** preserves views of the mountain ranges from Mount Strachan to Mount Burwell.
- **3.2.4a** sits at a lower elevation below 3.2.4, and preserves views to the waters of Burrard Inlet\*.
- **22** protects views of the North Shore Mountains from street level at Main and 6th Avenue.

\*The Broadway Plan permits to the height to increase up to the underside of Queen Elizabeth Park viewcone 3.2.4 or 78.3m (260'), 25 storeys.

### LEGEND

- 3.2.4 & 3.2.4A QE PARK
- 22 MAIN ST





# CONTEXT DIAGRAMS

## EXISTING LAND USE

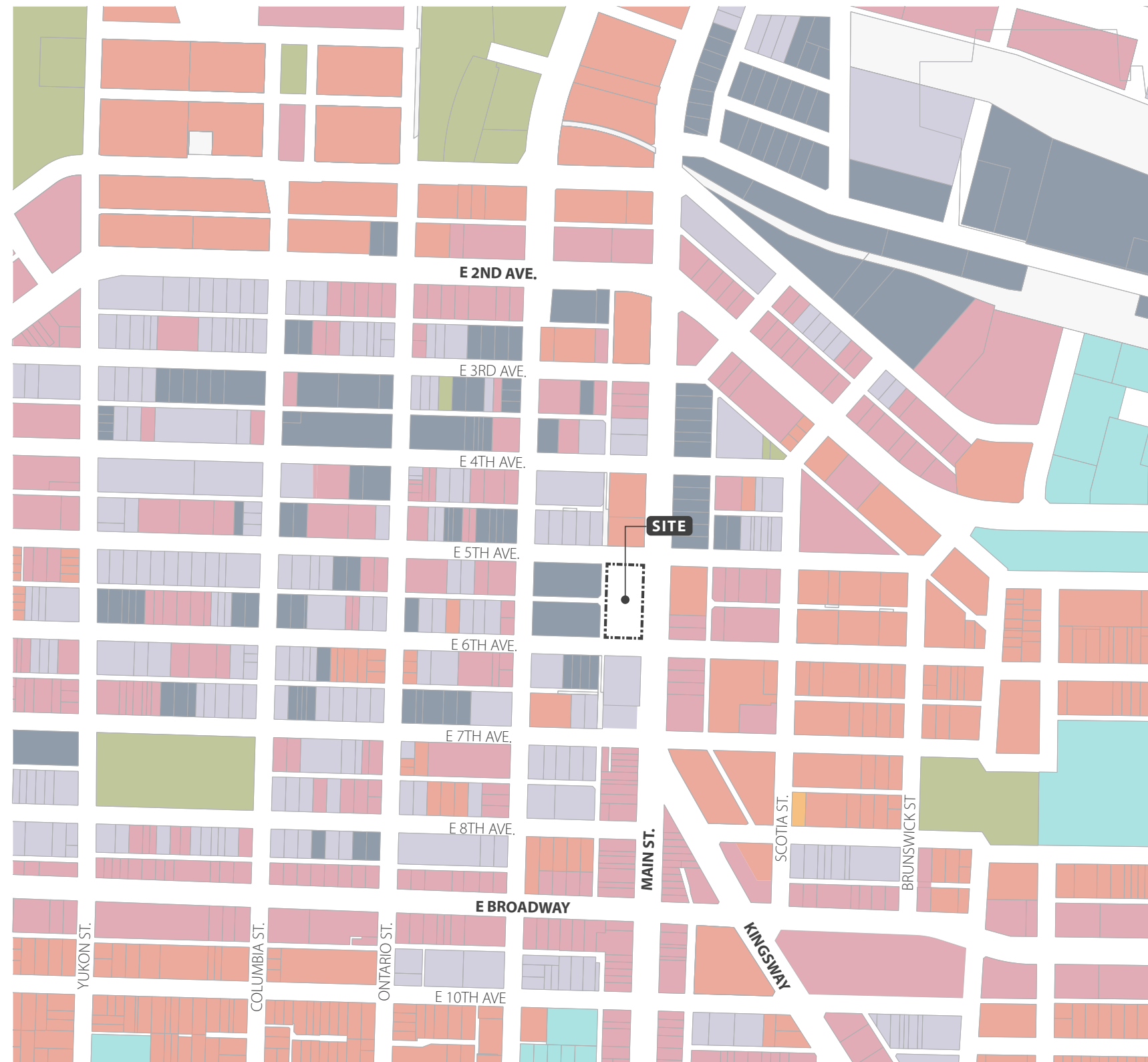
2111 Main is zoned IC-1 and the zoning of areas surrounding the site are generally divided at Main and Broadway. Industrial, office, arts and cultural spaces are located north-west (I/M zoning), with residential to the east and south (RS, RT, RM and FM).

The housing stock in the area includes a varied mix of non-market housing, purpose-built rental housing, strata owned, duplex, and single family housing. Rental vacancy has been consistently low since 2010. In the Broadway census area, the rental vacancy rate in 2018 was 0.5%.

Mount Pleasant has one of the highest proportions of renter households within the City of Vancouver. The area comprises almost 35% of purpose-built rental housing, 12% higher than the rest of the city.

### LEGEND

- OFFICE
- COMMERCIAL
- RESIDENTIAL
- INDUSTRIAL
- INSTITUTIONAL
- GREEN SPACE



2111 Main

Application for Rezoning



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# SITE PHOTOS



View from E 6th Ave, looking north along the lane.



View from 5th and Main, looking south west.



View from 6th and Main, looking north west.



View from Main, looking west.



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# CONTEXT PHOTOS



*View looking north from E 7th Ave.*



*View looking south from E 4th Ave.*



*View looking northwest from E 7th Ave.*



*View looking west from lane*

**2111 Main**

Application  
for Rezoning



# STREET ELEVATIONS

## MAIN STREET



North of East 7th Avenue, this segment of Main Street has undergone significant changes in recent times, marked by a number of new mixed-use developments, an influx of residents, and the conversion of the City Centre Motel into temporary artist studios.

Fifth and Sixth Avenues have experienced a similar transformation with a noticeable increase in commercial office developments within the Mount Pleasant Industrial Area in recent years.



# STREET ELEVATIONS

## 5TH AND 6TH AVENUE



MAIN STREET

LANEWAY



LANEWAY

MAIN STREET

2111 Main

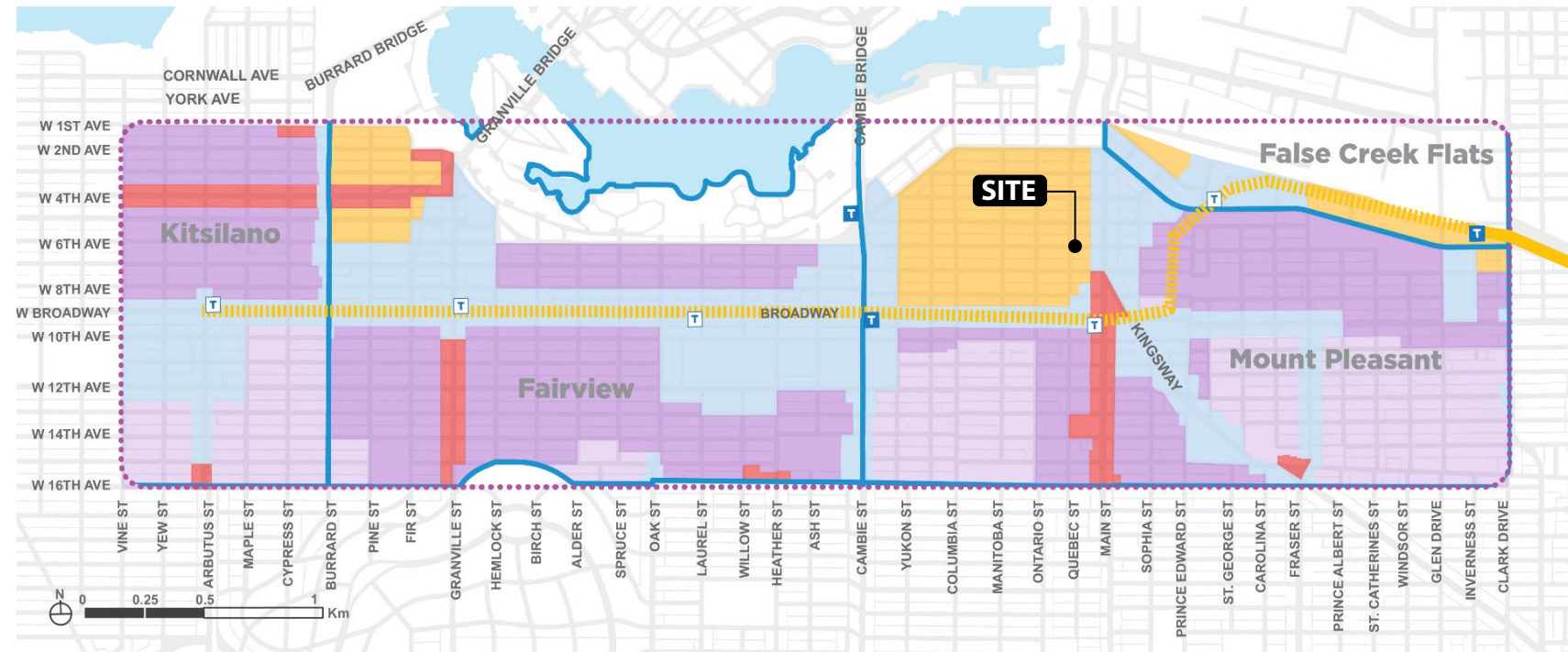
Application for Rezoning



# APPLICABLE POLICIES AND GUIDELINES

## BROADWAY PLAN

The Broadway plan is a 30-year initiative aimed at integrating housing, jobs, and amenities in the Mount Pleasant, Fairview, and Kitsilano neighborhoods, in response to the new Broadway Subway. The Area Plan outlines guidelines for future urban development, covering aspects like building heights, densities, land use, and more. For Mount Pleasant, it emphasizes preserving its character, focusing on housing, employment, and amenities near Mount Pleasant Station, enhancing the Industrial area as a creative and cultural hub, and improving connectivity by adding retail and services near residential areas.



### Arts and Cultural Policies

The Broadway Plan outlines key directions for arts and culture:

- Enhance the visibility of Musqueam, Squamish, and Tsleil-Waututh Nations for self-determination, Reconciliation, and equity.
- Expand and support arts, cultural, and music spaces, while removing barriers for new affordable spaces.
- Remove regulations blocking cultural spaces and events.
- Provide affordable housing with shared art production spaces for artists.
- Invest in public art for plazas, parks, and streets, integrating art into daily life.



City Centre Block Party, June 2022



Halloween at the Plaza, October 2022



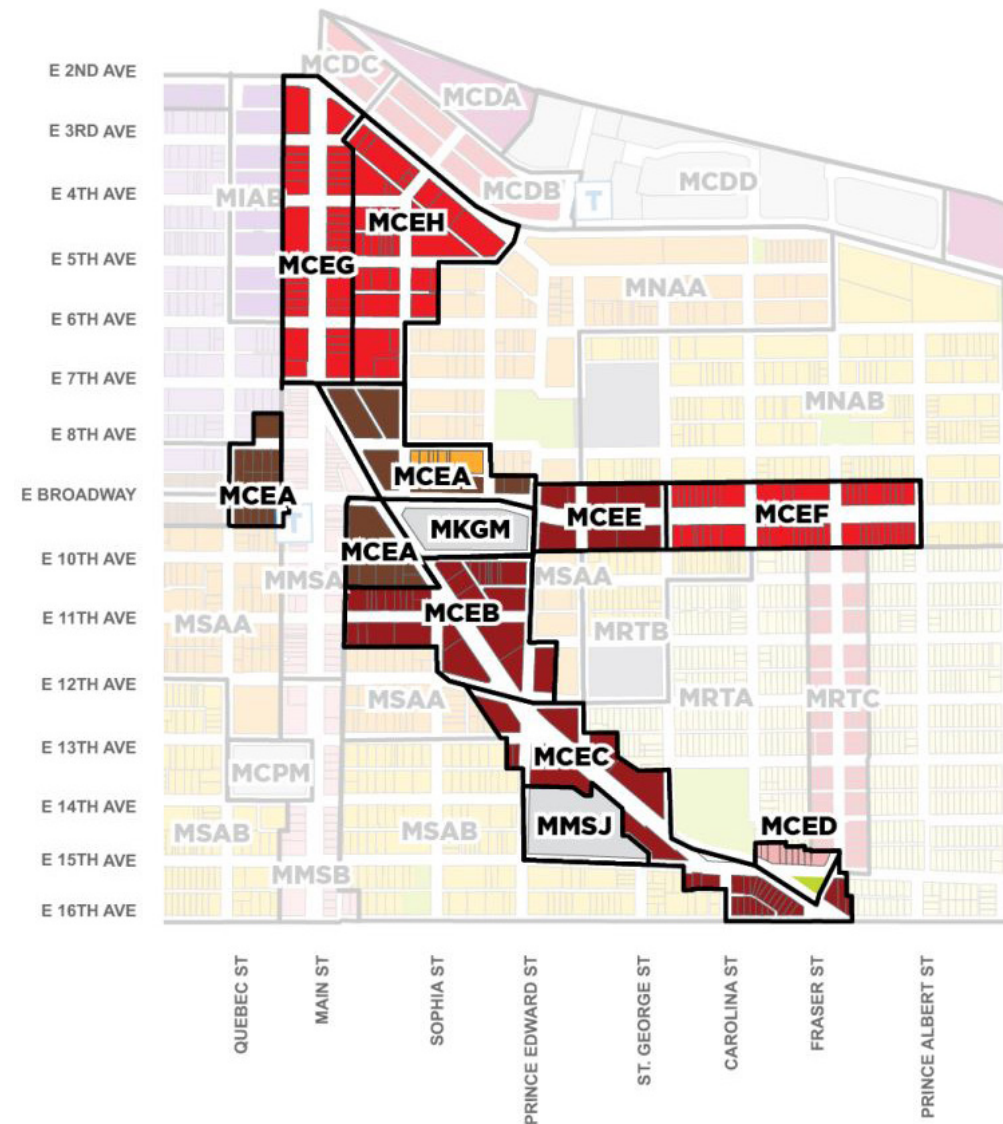
# APPLICABLE POLICIES AND GUIDELINES

## MOUNT PLEASANT CENTRE

The site is located in Mount Pleasant Centre (MCE), where the Broadway Plan prioritizes development opportunities for retail/ service, office, residential, and cultural programming to strengthen and diversify the policy area as a vibrant mixed-use hub. Within the MCE, particular emphasis is placed on ensuring a vibrant and continuously active public realm by providing retail programming and service uses along Main Street and supporting opportunities to gather, particularly at key intersections on larger sites.

Specifically situated in Area G of the MCE, the site is geared towards the development of new rental housing and office/hotel spaces. The City has noted the Broadway Plan may be interpreted with flexibility with City staff to achieve the overall intent of the plan's goals.

The current viewcone restrictions within the policy area limit building heights to the underside of 3.2.4a. However, new housing would allow building heights to increase up to the underside of Queen Elizabeth Park viewcone 3.2.4 or 79.3m (260'), and 25 storeys. To meet the prescribed 20% below market rental housing requirement and to deliver 5,000 sq. ft. of Cultural Space while meeting the MCEG maximum height of 25 storeys, the project is proposing slightly larger tower floorplates.



	MCEG Policy	Proposed
<b>Uses</b>	Retail/service, office, hotel, residential, cultural	Retail, residential, cultural
<b>Option/Tenure</b>	Secured market and below-market rental housing	Secured market and below-market rental housing
<b>Max Height</b>	25 storeys	24 storeys
<b>Max Density</b>	8.5 FSR	9.9 FSR
<b>Min Frontage</b>	45.7m (120 ft.)	80.5 m (264 ft.)
<b>Rental Housing</b>	A minimum of 20% of the residential floor area is required to be secured at below-market rents.	20% of the residential floor area is secured at below-market rents.
<b>Family Housing</b>	35% (2 to 3-bedroom suites)	40% (2 to 3-bedroom suites)



## RESPONSE TO BROADWAY PLAN

The Broadway Plan is a 30-year plan which allows for flexibility within its guidelines in order to meet its broad objectives of housing, amenities and workspace. This project at 2111 Main Street is uniquely positioned to strategically meet several of the goals and vision set forth by the Broadway Plan for Mount Pleasant Centre. It actively responds to the plan's objectives of creating a vibrant mixed-use hub by incorporating a dynamic blend of residential, commercial, and cultural elements. Moreover, the project contributes to the plan's vision of fostering a connected and complete neighborhood by enhancing pedestrian spaces, promoting retail development, and creating a welcoming and lively urban environment.



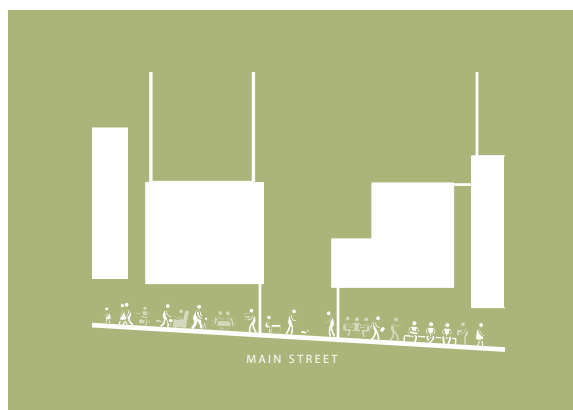
### 1. Secured Market Rental Housing

In response to the Broadway Plan and meeting its broader objectives for both housing and arts and culture, the project is proposing a density of 9.9 FSR with 446 rental units in order to provide a 5,000 sq.ft. in-kind arts & cultural space and 20% of residential area secured at below-market rents.



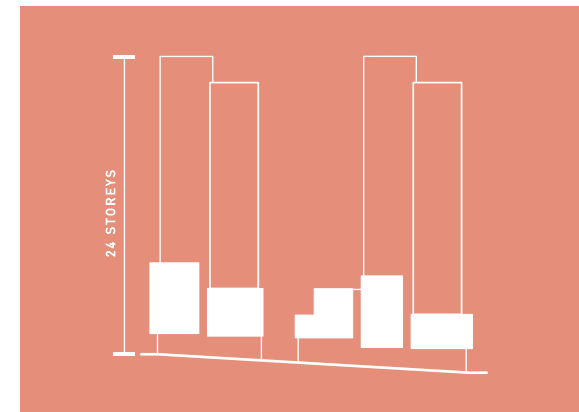
### 2. Support retention of and opportunities for new arts and cultural space.

The proposed development will include an in-kind contribution of 5,000 sq.ft. art and cultural amenity space, dedicated via an air space parcel, that will be accessible from grade for future programming in collaboration with the City of Vancouver.



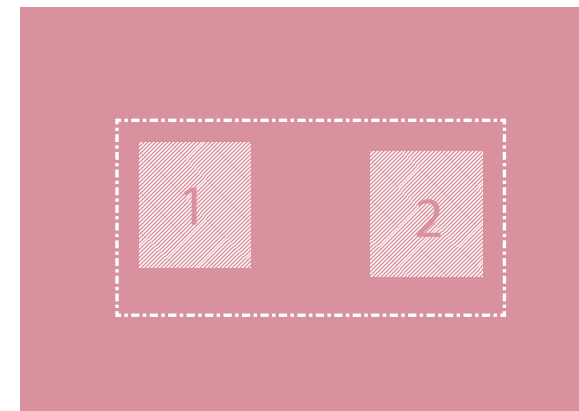
### 3. Public realm improvement and active ground floor retail/service

The project features a generous public realm with continuous active ground floor retail/service uses along Main St and extending through the mid-block breezeway which provides pedestrian connection to Main Alley. This will be the heart of the project, providing a significant public benefit for the neighbourhood.



### 4. Maximum height of 24 storeys and 9.9 FSR.

The building height has been proposed at the underside of Queen Elizabeth Park viewcone 3.2.4. The City of Vancouver has confirmed that view cone 3.2.4a will not be enforced. The proposed density is 9.9 FSR.



### 5. There will be a maximum of three towers per block face.

Two towers are proposed on the site, below the maximum allowance of three towers per block face.



### 6. Family Housing.

40% family units with 2 to 3 bedrooms. This is 5% above the minimum 35% family units required by the Broadway Plan.

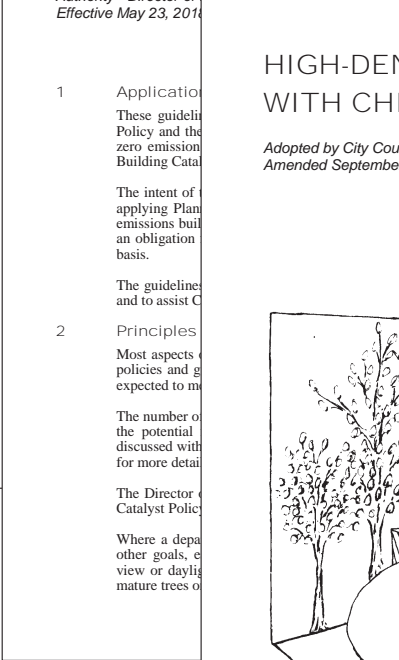




City of Vancouver Planning By-law Administration Bulletins
Planning, Urban Design and Sustainability Department
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect



City of Vancouver Land Use and Development Policies and Guidelines
Planning, Urban Design and Sustainability Department
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

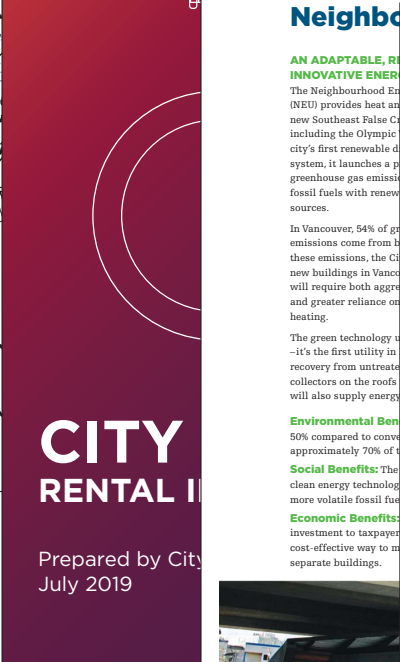


HIGH-DENSITY WITH CHARACTER
Adopted by City Council
Amended September 2019



VANCOUVER GREEN CAPITAL

Vancouver generates enough clean energy from landfill methane gas to power over 7,000 homes. We lead by example with energy-efficient municipal facilities and the lowest greenhouse gas footprint of any major North American city.



Neighbourhood Energy

AN ADAPTABLE, RESILIENT AND INNOVATIVE ENERGY SYSTEM

The Neighbourhood Energy (NEU) provides heat and hot water to a new Southeast False Creek development, including the Olympic Village, city's first renewable district heating system, it launches a pilot program to reduce greenhouse gas emissions from fossil fuels with renewable energy.

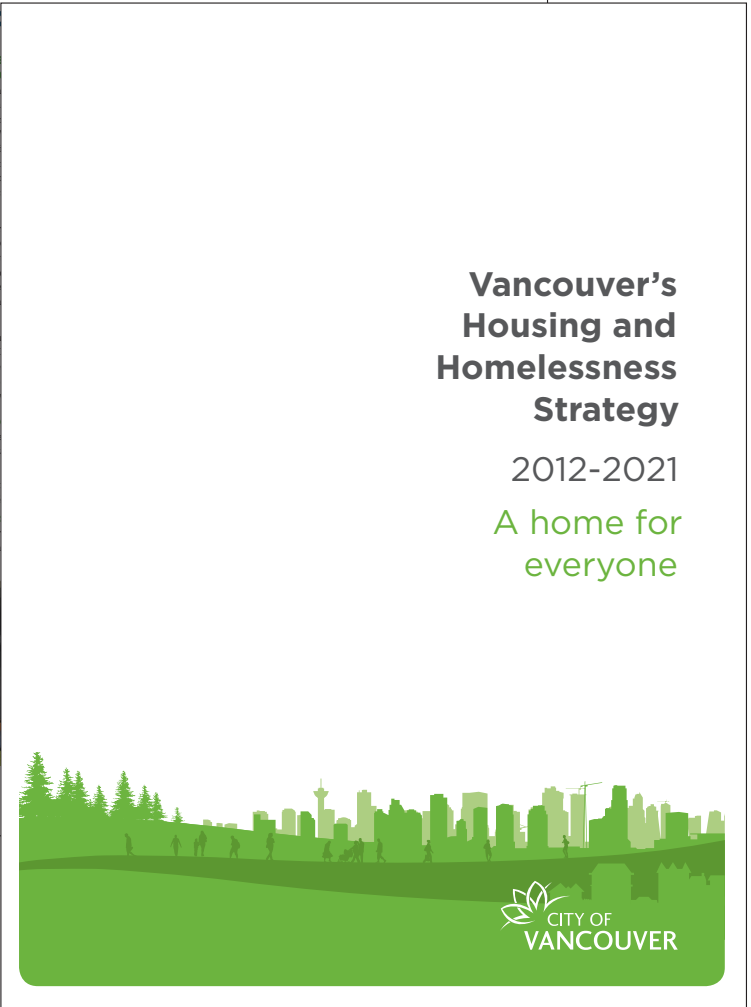
In Vancouver, 54% of greenhouse gas emissions come from buildings. To reduce these emissions, the City of Vancouver is launching a pilot program to require both aggregate energy efficiency and greater reliance on renewable energy for heating.

The green technology used in the pilot program is the first utility in the world to recover from untreated wastewater collectors on the roof. It will also supply energy to buildings.

Environmental Benefits: The pilot program will reduce greenhouse gas emissions by 50% compared to conventional district heating systems.

Social Benefits: The pilot program will provide clean energy technology to a diverse range of building types.

Economic Benefits: The pilot program is a cost-effective way to reduce greenhouse gas emissions from separate buildings.



Vancouver's Housing and Homelessness Strategy

2012-2021

A home for everyone



1. Secured Market Rental Housing

In response to the Broadway Plan and meeting its broader objectives for both housing and arts and culture, the project is proposing a density of 9.9 FSR with 446 rental units in order to feasibly provide a 5,000 sq.ft. in-kind arts & cultural space and 20% of residential area secured at below-market rents.

2. Support retention of and opportunities for new arts and cultural space.

The proposed development will include an in-kind contribution of 5,000 sq.ft. art and cultural amenity space, dedicated via an air space parcel, that will be accessible from grade for future programming in collaboration with the City of Vancouver.

3. Continuous active ground floor retail/service uses along Main Street

Multiple commercial spaces are proposed fronting Main Street, as well as the commercial Breezeway intersecting the site, providing a pedestrian connection to Main Alley.

4. Maximum height of 24 storeys and 9.9 FSR.

The building height has been proposed at the underside of Queen Elizabeth Park viewcone 3.2.4. The City of Vancouver has confirmed that view cone 3.2.4a will not be enforced. The proposed density is 9.9 FSR.



DESIGN ANALYSIS



# NEIGHBOURHOOD CHARACTER

## MOUNT PLEASANT

Mount Pleasant is one of the oldest neighbourhoods outside of Vancouver’s downtown peninsula and the City’s first suburb. Bounded by Cambie Street to the west, 16th Avenue to the south, Clark Drive to the east and Great Northern Way/False Creek to the north, the neighbourhood is known for its vibrant character, heritage architecture, tight-knit community and eclectic mix of shops and restaurants. As a distinct cultural hub, the neighbourhood is also a significant area for studios, galleries and cultural organizations.

Rich in history, Mount Pleasant has over 191 resources listed on the Vancouver Heritage Register and continues to prioritize the conservation of historic buildings, waterways, trees and streetscapes significant to the neighbourhood character.

Mount Pleasant is also centrally located, with a street system, neighbourhood services and park network that support walking, cycling and transit. The subject site is located at the intersection of two significant and heavily trafficked streets for cyclists, commuters, transit, and pedestrians.

5th and 6th Avenue are two east-west commercial streets that bisect the Mount Pleasant neighbourhood. Historically, these streets and the adjacent area were predominantly associated with light industrial activities. Over time, the relocation of these industrial uses to suburban and rural regions has facilitated the emergence of creative and community-focused spaces in their place.



2111 Main

Application for Rezoning



# NEIGHBOURHOOD CHARACTER

## ARCHITECTURE & URBAN DESIGN

The architectural and urban design character of Mount Pleasant in Vancouver is defined by a blend of historic charm and contemporary creativity. Located east of the city's downtown core, Mount Pleasant showcases a diverse range of architectural styles and key traits that reflect its evolving identity:

- 1. Heritage Buildings:** Numerous heritage buildings, often featuring brick facades, decorative detailing, and classic architectural elements.
- 2. Industrial History & Adaptive Reuse:** History of light-industrial use. Warehouses and factories re-purposed into lofts, studios, and creative spaces, while maintaining architectural integrity.
- 3. Mixed-Use Developments:** Increase of mixed-use developments that combine residential, commercial office spaces and at-grade retail activating the public realm.
- 4. Artistic Expression:** Vibrant arts and culture scene. Murals, street art, and unique facades adorn many buildings.
- 5. Sustainability:** Dedication and promotion of sustainability is evident in both architecture and active transportation. Includes eco-friendly designs, energy-efficient features, and a well-connected network of green spaces.
- 6. Community-Focused Design:** Mount Pleasant prioritizes dynamic public realm - pedestrian-friendly streets and vibrant gathering spaces that foster a strong sense of neighborhood identity and community engagement.
- 7. Variety and Individuality:** Eclectic mix of architectural styles, from Victorian and Early Vernacular-era homes to sleek contemporary designs, creating an eclectic and captivating urban landscape.



M2 - Main Alley Campus (Quebec Street & E 4th Avenue)



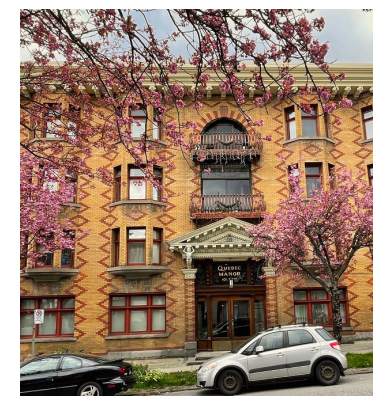
Looking west at Broadway & Kingsway



Elenore of Fifth (Main Street & E 5th Avenue)



The Belvedere (Main St. & E 10th Ave.)



Quebec Manor (Quebec St. & E 7th Ave.)



Brewery Creek Building (Scotia Street & E 6th Avenue)





Gordon Campbell Building (Quebec Street & E 2nd Avenue)



Ashnola Apartments (Main Street & E 6th Avenue)



Archetype Development (Main Street & E 1st Avenue)



The Independent (Kingsway & E 10th Avenue)

The Independent



The Davis Houses (100 block of West 10th Avenue)



The Duke (Kingsway & E 11th Avenue)

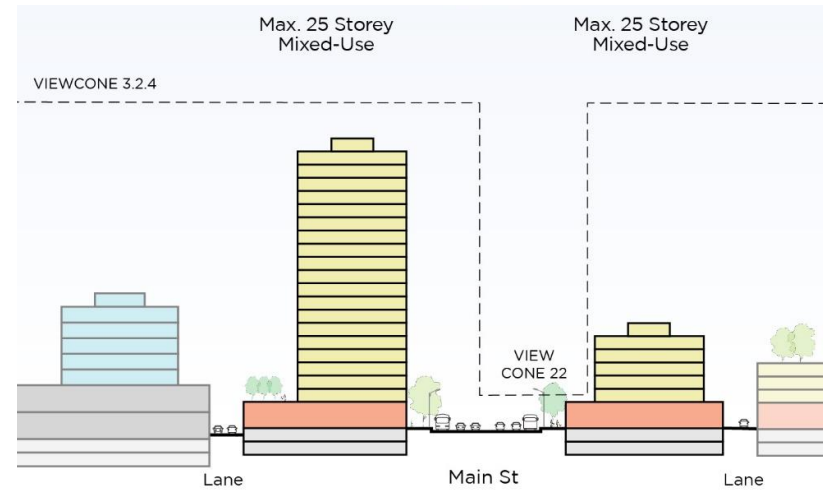


Ellsworth (Main Street & E 7th Avenue)



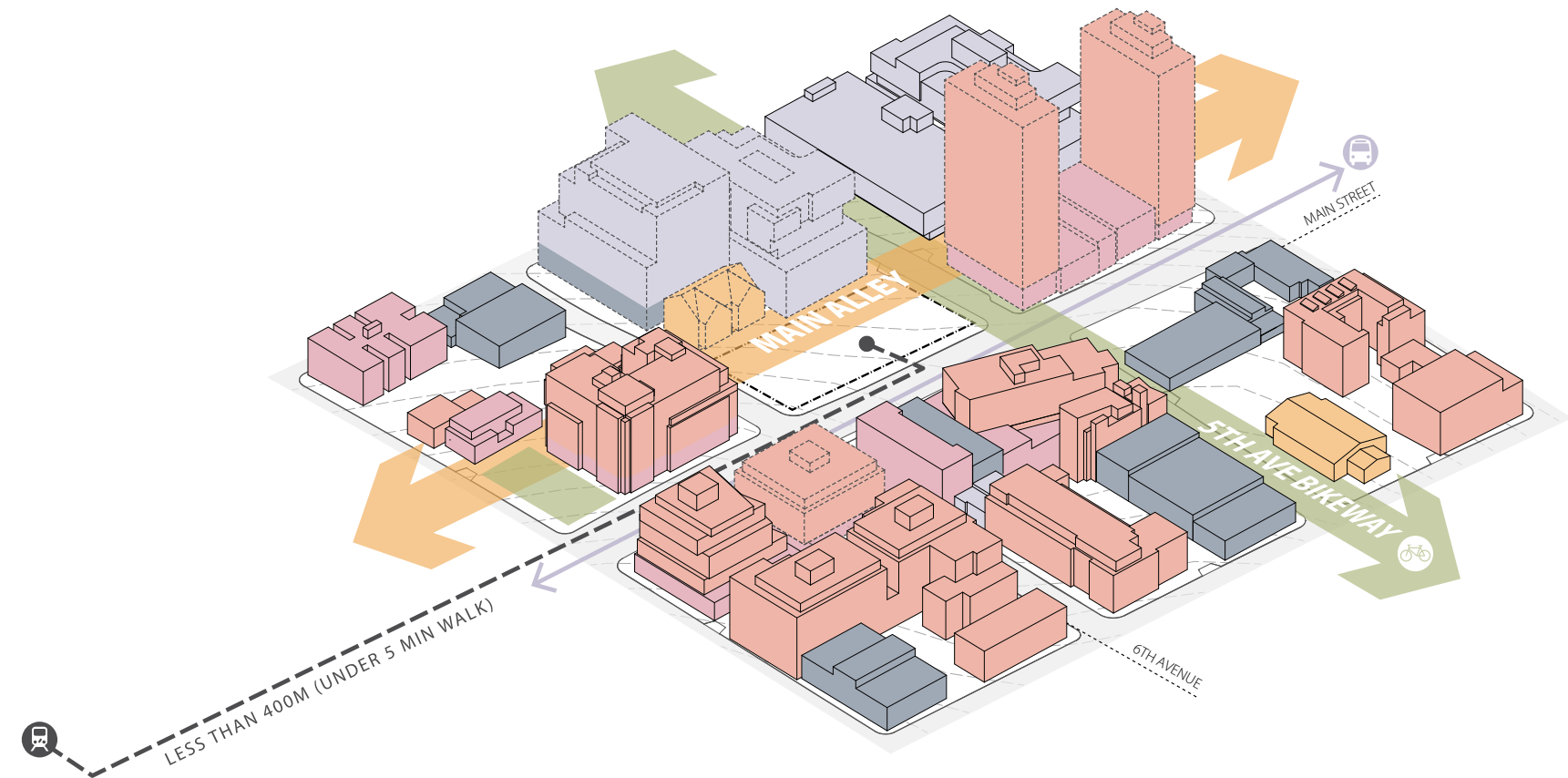
# EXISTING & EMERGING URBAN FORM

## EXISTING USES & PROPOSED DEVELOPMENTS



Located on Main Street, the site is surrounded by diverse uses, encompassing both residential and commercial buildings east of Main Street and the Mount Pleasant Industrial Area to its west. Notably, the site is adjacent to multiple ongoing development applications, set to introduce crucial residential units and additional commercial, cultural and office space to the vicinity.

Positioned along Main Street's primary pedestrian route and E 5th Avenue's east-west bikeway, the site stands less than 400m from the forthcoming Mount Pleasant SkyTrain Station, ensuring exceptional accessibility for pedestrians and cyclists. Given its pivotal location in Mount Pleasant Centre, where a 25-story maximum height is allowed for mixed-use residential development, the area is expected to witness increased density and additional pedestrian-oriented enhancements to the area.



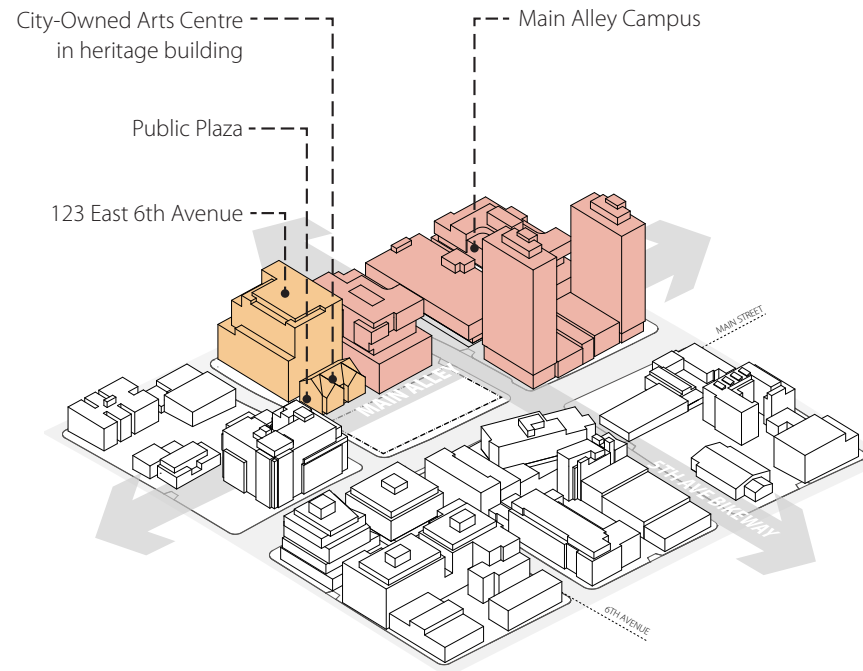
**LEGEND**

- OFFICE
- COMMERCIAL
- RESIDENTIAL
- ARTS + CULTURAL
- INDUSTRIAL
- GREEN SPACE
- ADJACENT DEVELOPMENT APPLICATIONS

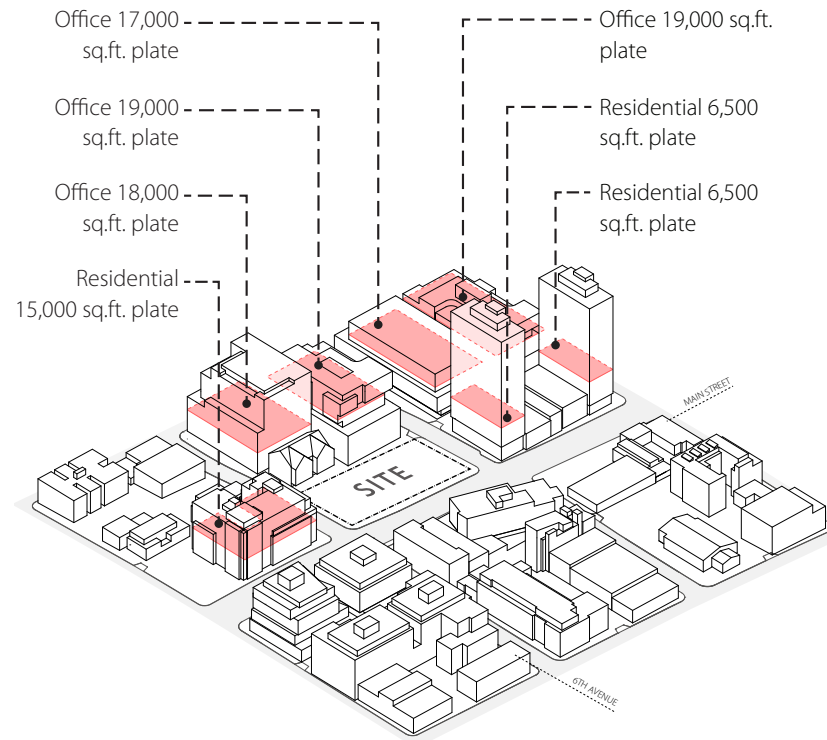


# EXISTING & EMERGING URBAN FORM

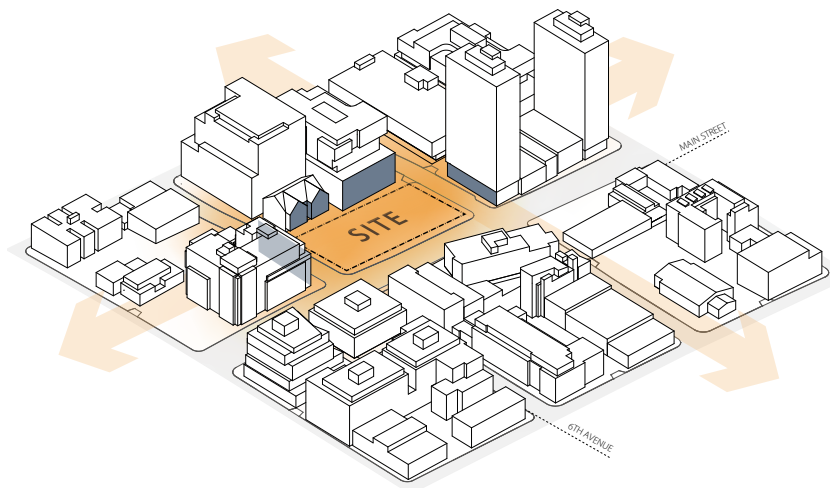
## PUBLIC REALM



Neighboring proposals demonstrate a concerted effort to seamlessly extend the existing public realm of Main Street into Main Alley. By emphasizing the urban connectivity between these sites, a vibrant and highly pedestrian-oriented environment is envisioned. This approach not only enhances the walkability of the area but also fosters a cohesive and integrated urban experience, where residents and visitors can comfortably navigate the interconnected spaces, encouraging a dynamic and lively street life.



The immediate context is comprised of a unique mix of mid-rise buildings including mature mixed-use, emerging office, and large floor plate residential typologies. Point tower forms are not currently present in the adjacent buildings. This context combined with a full block site permits generous floor plate sizes to be accommodated in the proposal.



The proposal stands as a natural extension of this urban connectivity, building upon the legacy of the City Centre Motel and further enhancing the public realm. Proposing carefully designed public spaces and amenities not only complements the surrounding area but also encourages people to gather, fostering a sense of belonging and vibrancy. This expansion of connectivity not only honors the neighborhood's past but also solidifies its role as a dynamic and inviting cultural center within Vancouver.



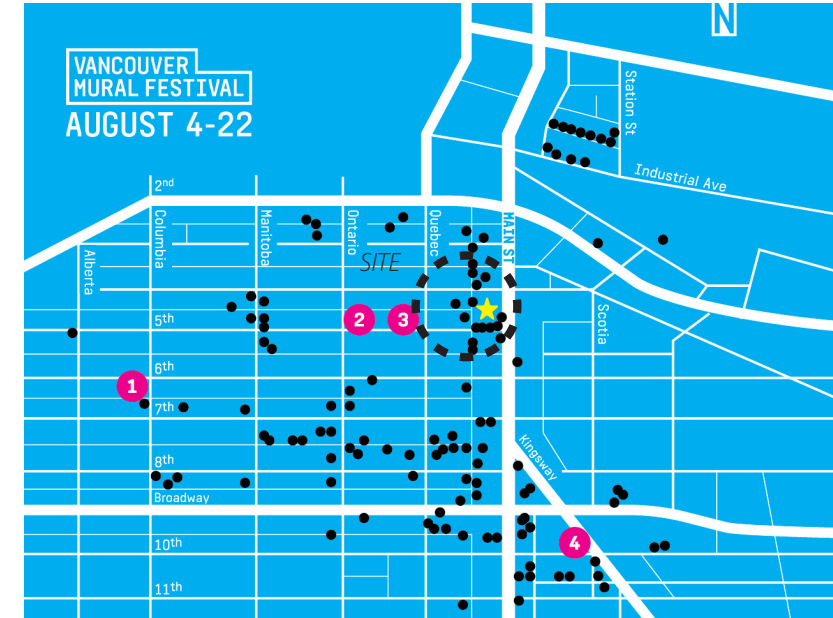
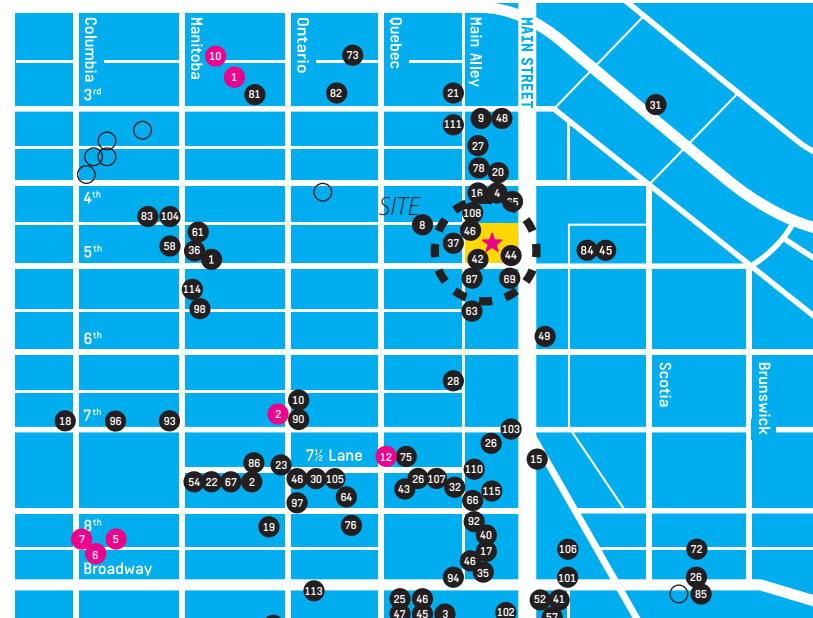
# COMMUNITY CONTEXT

## VANCOUVER MURAL FEST

In 1989, a group of local business owners formed the Mount Pleasant Business Improvement Area (MPBIA) to address safety, security, heritage, and the business economics of the neighborhood. Since 2016, the MPBIA has been supporting the Vancouver Mural Fest and their mission “to create tangible and lasting visual evidence of rich diverse of voices living and working [in Mount Pleasant]” has been aligned with the MPBIA’s vision.

The current site houses temporary artists’ studios. Partnered with Vancouver Mural Fest, the site is now an arts and cultural hub known as the City Centre Hub, home to the VMF Pop-up Patio, and other Block Party events for the Mount Pleasant district.

It is important that the proposed residential development will maintain elements of this vibrant culture and artistic element, such as providing canvas space on the building’s exterior for future murals, or street level retail, service, or gathering spaces that will foster a sense of cultural identity and placemaking.



2020 and 2021 VMF mural locations, with City Centre Hub as Mount Pleasant’s festival center



Timeline of the site as depicted by VMF



Vancouver Mural Fest, August 2022



Vancouver Mural Fest, August 2022

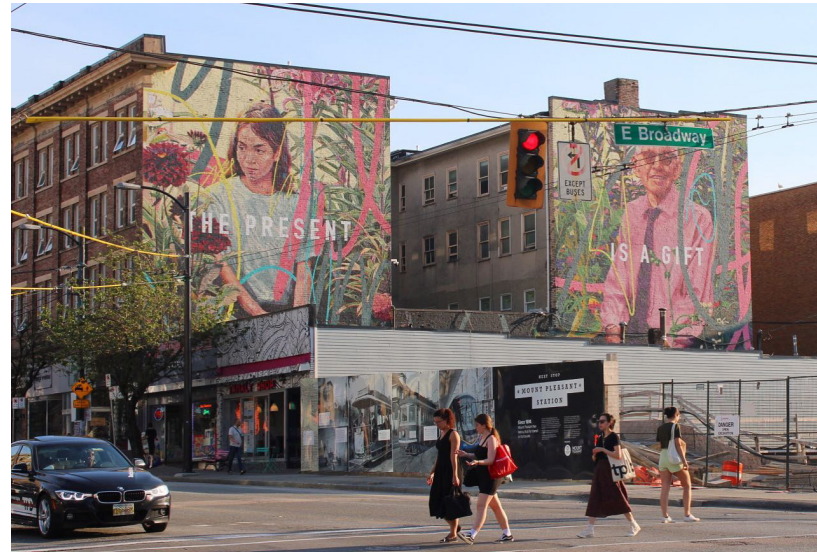
2111 Main

Application for Rezoning





The Kraken by Tyler Toews (Watson Street and East 15th Avenue)



The Present is a Gift by Drew Young (E Broadway and Main Street)



The Matriarch by Siobhan Joseph (E 7th Avenue and Main Street)



Vancouver Studio (After Matisse) by Andy Dixon (Quebec Street between E 5th and E 4th Avenue)



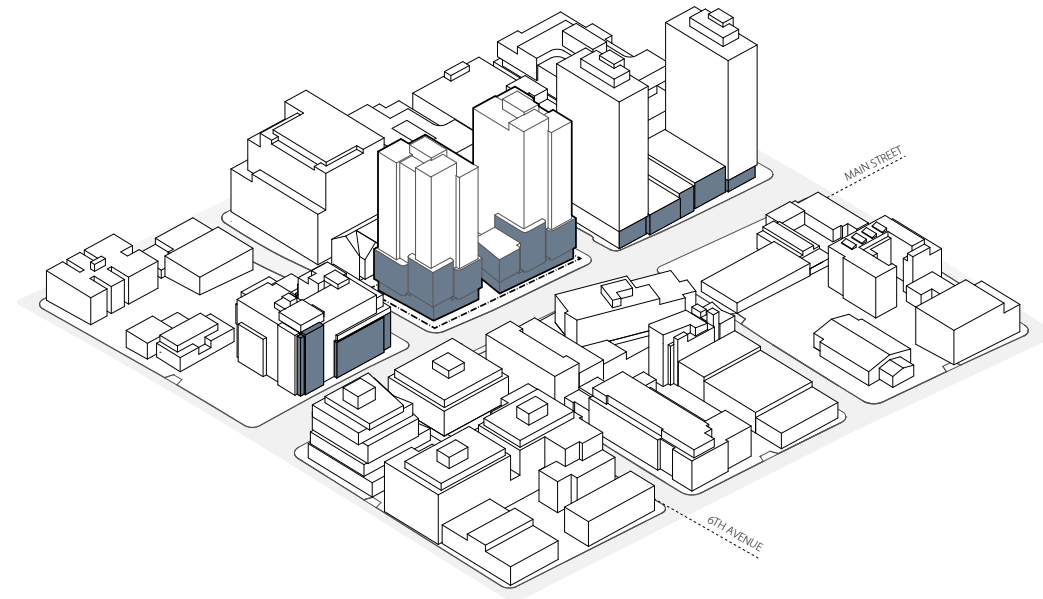
The Evening by Fintan Magee (E 11th Avenue and Kingsway)



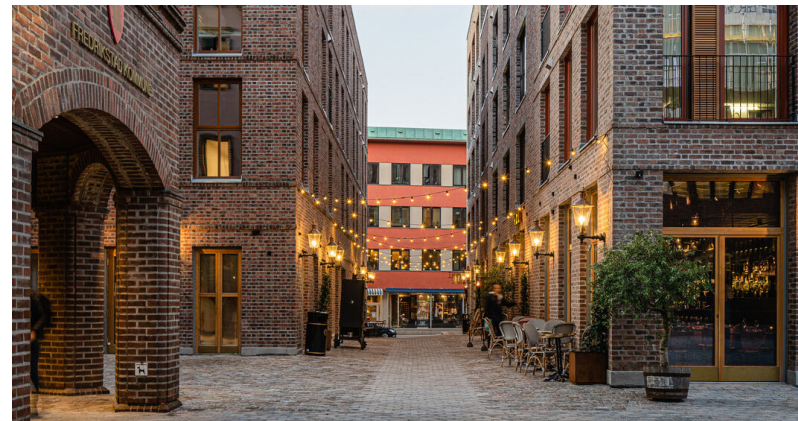
# DESIGN PRECEDENT - PODIUM

## HISTORIC MOUNT PLEASANT STREETWALL

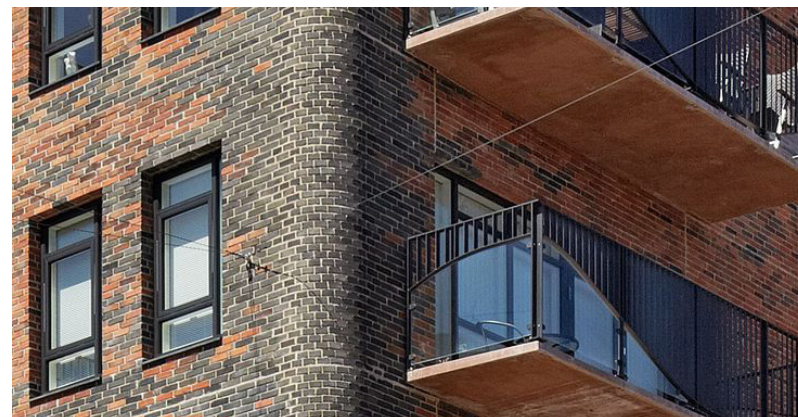
The project is dedicated to seamlessly integrating the distinctive sawtooth pattern of the historic Mount Pleasant streetwall, known for its diverse mix of scale, materials, and decorative elements. This historically rich commercial streetwall plays a pivotal role in enhancing the pedestrian experience, while its consistent arrangement of storefront windows activates the public realm. The proposed development thoughtfully embraces the streetwall's unique characteristics, incorporating its varying scale, use of different materials, and intricate detailing into the design. This approach ensures that the project not only respects the legacy of the streetwall but also contributes to its continuation.



View of Mount Pleasant Clock crossing Main at 7th Avenue



Nygaard Square Renovation, Fredrikstad



Hebsgaards Have, Copenhagen

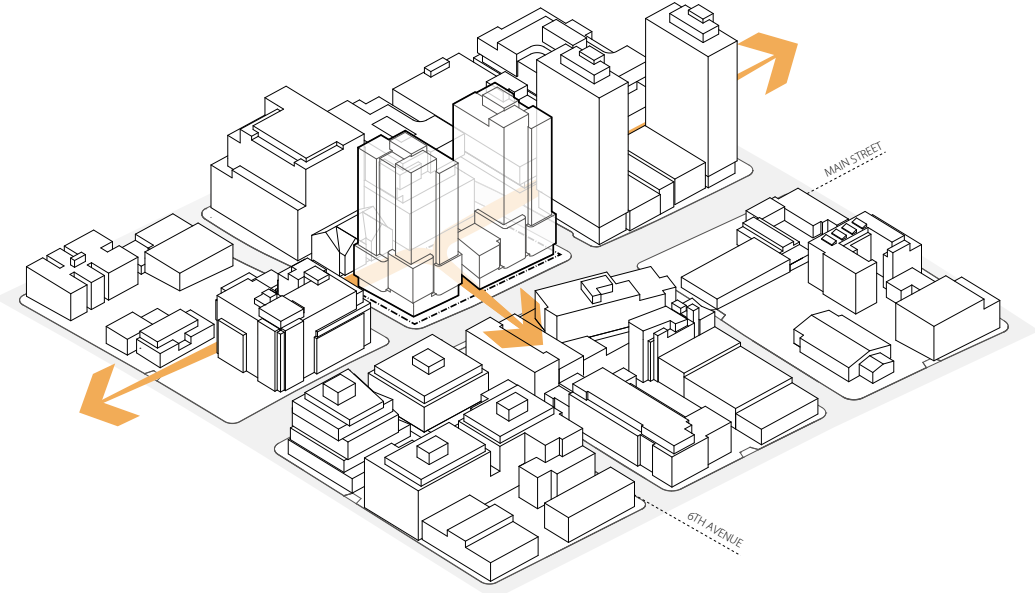


Bahnhofstraße 111, Herne



# DESIGN PRECEDENT - BREEZEWAY

Public breezeways play a pivotal role in the urban landscape, functioning as dynamic connectors that facilitate movement and interaction throughout the city. In the context of this proposal, particular features of these vibrant spaces will be seamlessly incorporated to elevate the project's overall appeal. These bustling corridors serve as lively conduits, connecting various urban elements and infusing the surroundings with a tangible sense of energy and vibrancy. Through meticulous design, the proposal will emphasize the activation of retail spaces within these breezeways, cultivating an environment that fosters bustling commerce and nurtures a vibrant sense of community.



Coal Drop Yards, London



Dairy Block Alley, Denver



Pimlico Road, London

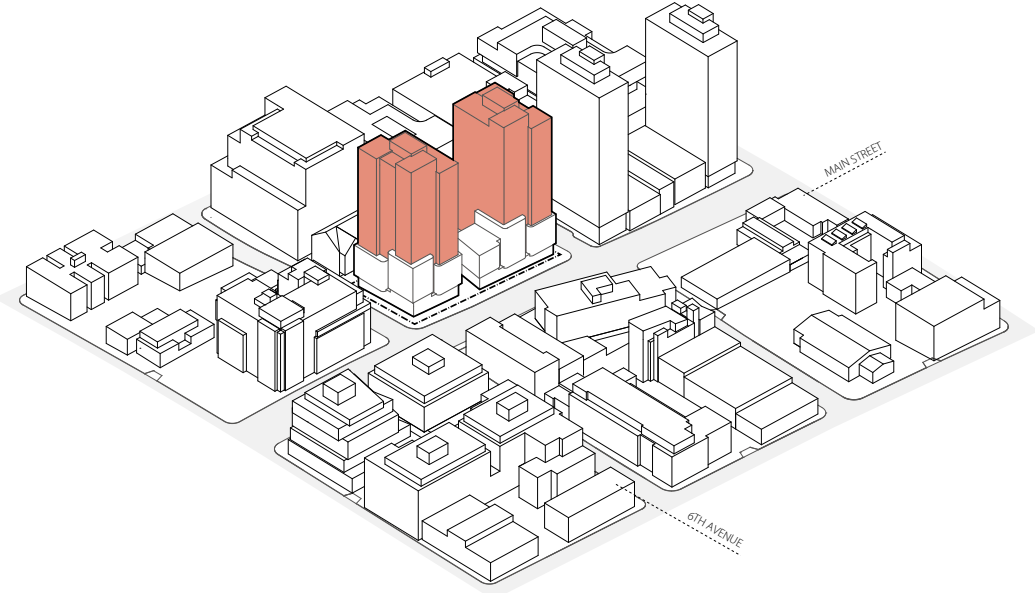


Clubhouse Row, Seattle



# DESIGN PRECEDENT - TOWER

Mount Pleasant has witnessed a surge in residential tower developments in recent years, with notable projects like The Independent, standing tall at 21 storeys, showcasing the neighborhood’s evolving skyline. With the approval of the Broadway Plan, the area anticipates an influx of even more residential tower developments. To complement the vibrant neighborhood surroundings, the proposed tower elements are intentionally understated and subtle. This deliberate design choice places a strong emphasis on the podium, aligning with the surrounding streetwall. The subdued tower forms allow the podium to take center stage, reinforcing the pedestrian-friendly and community-oriented atmosphere of Mount Pleasant.



SODO Apartments and Marriot Residence Inn, Calgary



Park Point, Calgary



8475 Granville Street, Vancouver



PROPOSED DEVELOPMENT



View looking southwest to site





# PROPOSAL DESCRIPTION

**This proposal is to rezone the site at 2111 Main Street from IC-1 (Light Industrial and Commercial Mixed-use) to CD-1 (Comprehensive Development) for the purpose of developing two 24-storey Mixed-Use Residential Towers to replace the existing 2-storey motel.**

The development is characterized by two towers situated on separate podiums bisected by a breezeway connecting to Main Alley. The podiums are thoughtfully designed as seven distinct and varied brick masses that respond to the eclectic urban form of Main Street and the industrial heritage of Mount Pleasant.

The podiums are designed as a response to the site's slope, which features a difference in elevation of approximately 16 feet along Main St. This approach leads to a dynamic podium streetwall characterized by varying massing and materials, in response to local topography and the surrounding neighborhood's scale and character. All three street frontages feature active uses that extend around corners, animating the lane and enhancing the pedestrian realm's vibrancy. Additionally, a mid-block breezeway serves as a porous connection into the heart of the site, accommodating small-scale retail to align with the adjacent urban fabric of Main Street and Mount Pleasant.

The towers, located at the north and south extents of the site have a restrained design that compliments the podium form. Subtle shifts in massing and understated spandrel and balcony design give the tower a slender vertical appearance.

Access for bicycles, vehicles, loading, and service functions is conveniently located at the rear of the site, all facilitated through the lane.



View of Pedestrian Breezeway off of Main Street



# PROPOSAL SUMMARY

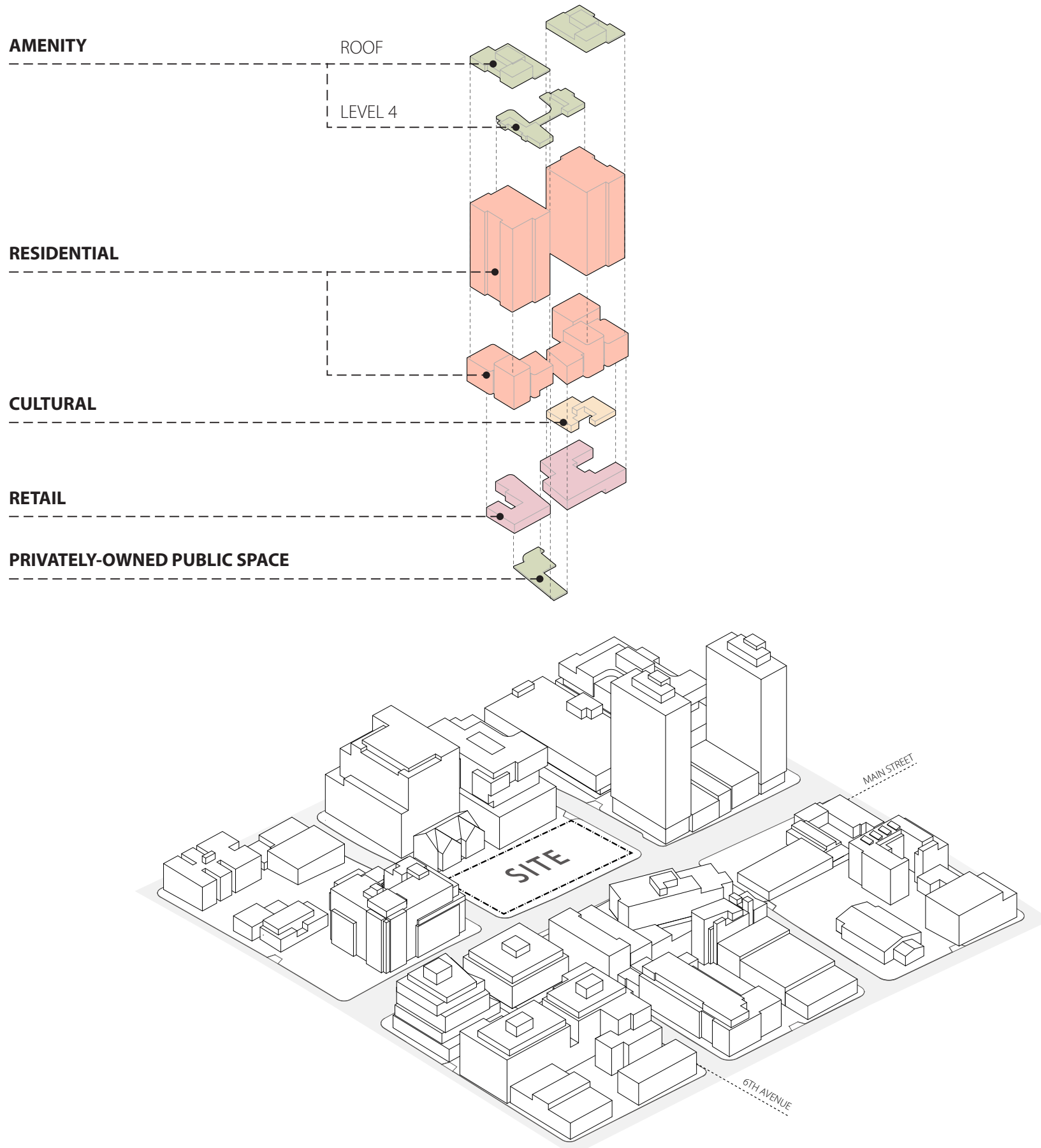
<b>SITE AREA</b>	34,905 sq.ft.
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PROGRAM	AREA (sq.ft.)
<b>RETAIL</b>	14,710 sq.ft.
<b>CULTURAL</b>	5,000 sq.ft.
<b>RESIDENTIAL</b>	333,217 sq.ft.
<b>AMENITY</b>	13,280 sq.ft.

<b>GFA</b>	373,635 sq.ft.
<b>FSR</b>	9.9

The 24-storey purpose-built rental tower will provide 446 units. The proposed unit mix is:

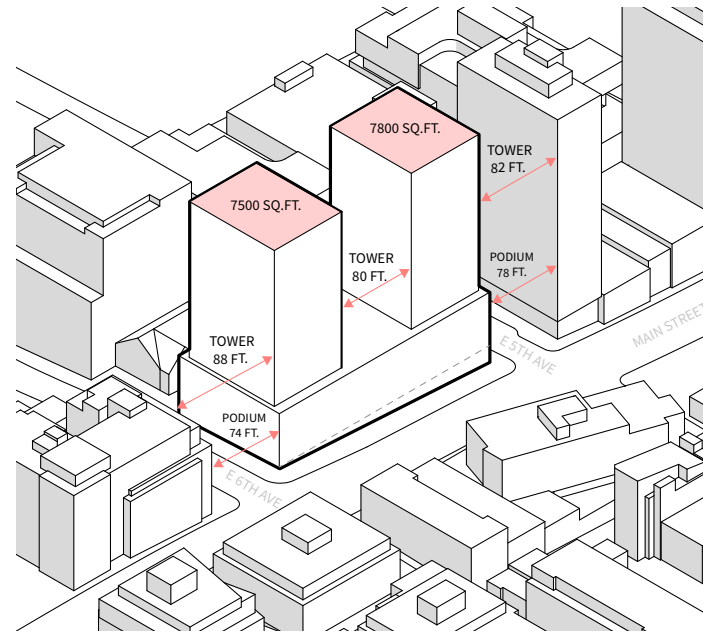
UNIT TYPE	% OF UNITS
<b>STUDIO</b>	22%
<b>1 BED</b>	38%
<b>2 BED</b>	31%
<b>3 BED</b>	10%



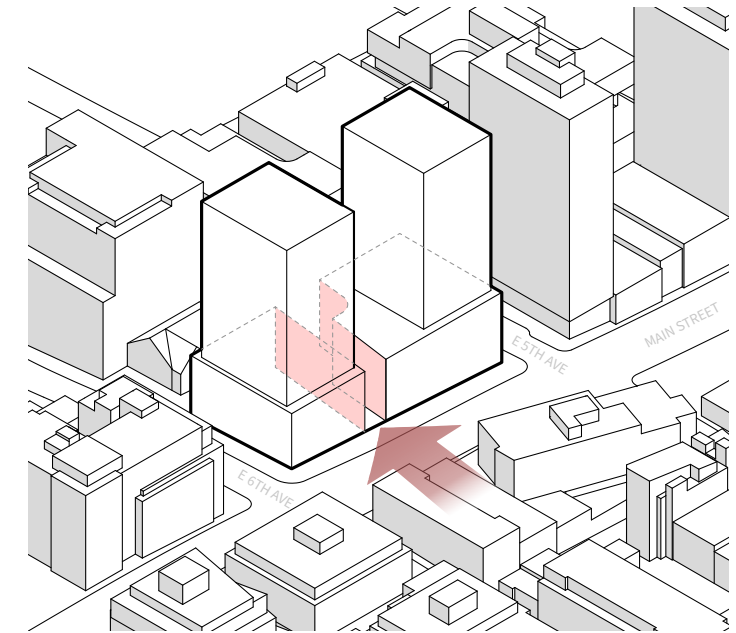


# MASSING & FORM

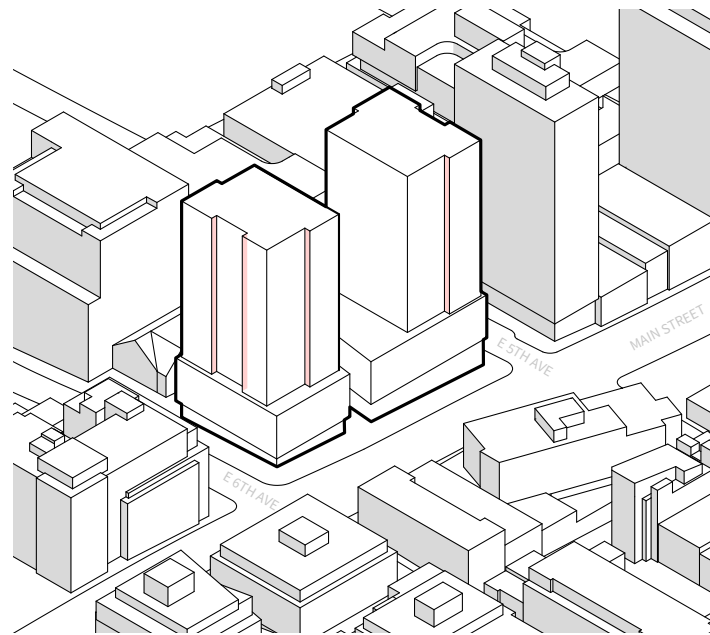
2111 Main has been home to a two-storey motor hotel since 1954. Located in one of Vancouver's most historic and culturally significant neighborhoods, Mount Pleasant, and occupying an entire block this project offers a unique opportunity to enrich and enhance the existing character and urban fabric through thoughtful design and cultural integration. Bounded by two heritage buildings (Ashnola Apartments and Simon Fraser Elementary School Annex) and new and future office and residential developments around all sides of the site, 2111 Main requires treatment that responds to both scales of existing and new.



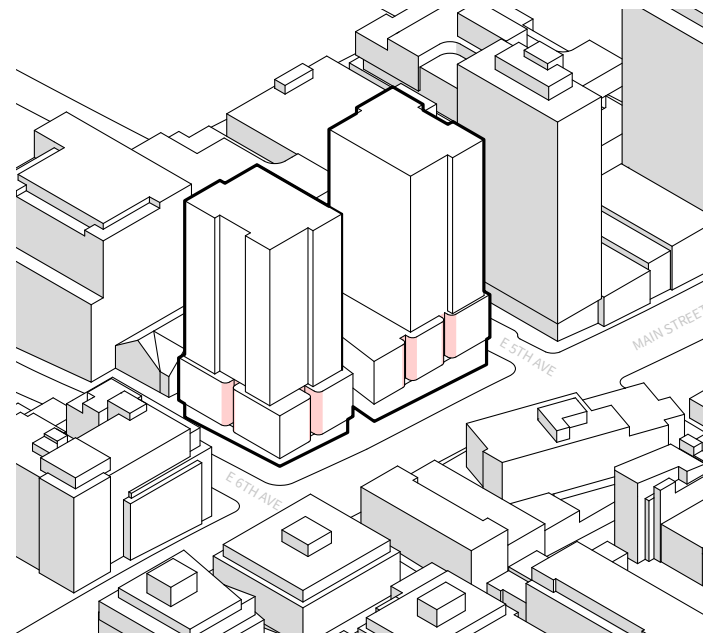
The site is restricted by Viewcone 3.2.4



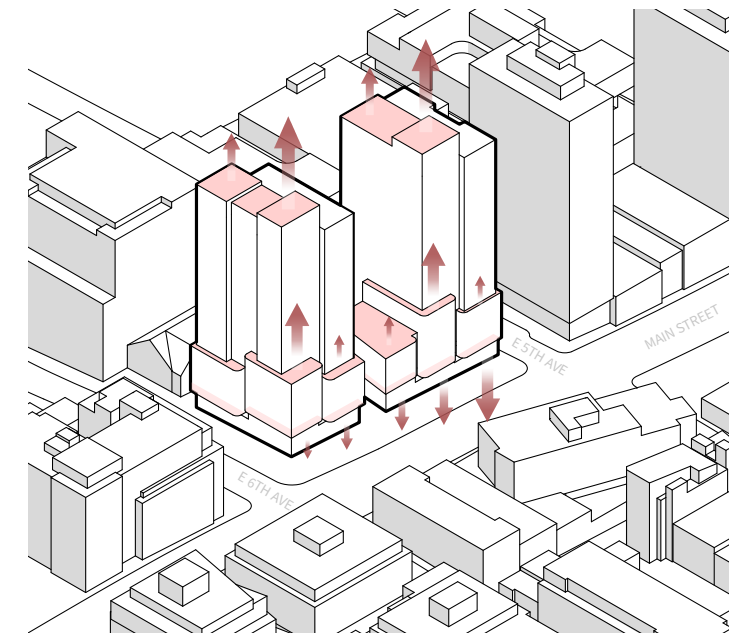
Site is divided into two, creating smaller footprints as well as a breezeway connection to the lane



Shifts in massing give the towers a more slender appearance.



Vertical articulations with curved edges break down the massing and soften the podium volume.



Podium masses are modulated to the site grade and correspond to the surrounding buildings and context.



# DESIGN RATIONALE

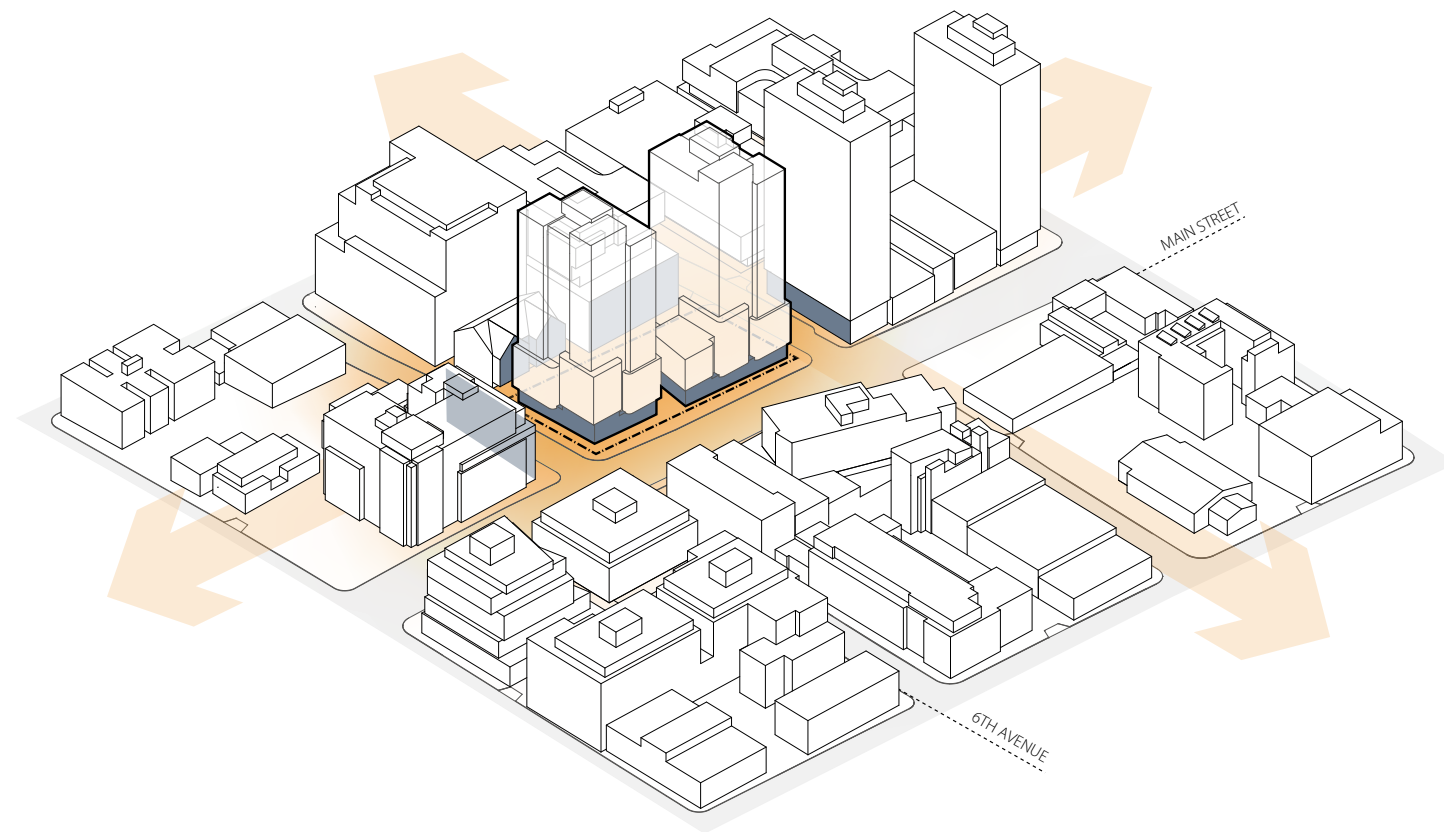
## URBAN DESIGN

Located in one of Vancouver's most historic and culturally significant neighborhoods, Mount Pleasant, and occupying an entire block, this project offers a unique opportunity to enrich and enhance the existing character and urban fabric through thoughtful design combined with art and cultural integration, while providing much needed secured rental housing.

The project ensures active uses on all three street frontages, addressing the challenge of Main Street's busy arterial nature. The towers' residential lobbies are accessible from 5th and 6th avenues, while retail spaces provide pedestrian activation along Main Street. The arts and culture space is accessed off E 5th Ave. Notably, the building is set back from the southeast corner of Main Street, providing an additional buffer through landscaping.

On the ground floor, the glazing is setback to provide additional protection from the weather and street environment. The use of primarily glass at the grounds plane strengthens the visual connection and porosity between the public realm and the building's interior, creating a more engaging streetscape.

The breezeway is envisioned as a protected environment programmed with small-scale retail and restaurant spaces. By carving the public realm into the site, the project fosters a stronger connection between pedestrians and the building, while also opening avenues for new human-centric connections. This breezeway, in turn, acts as a mid-block link to Main Alley and the City Cultural space within the adjacent 123 E. 6th Heritage Building. This strategic design element creates an interface through which the vibrancy of Main Alley's program can extend, further enriching the project's connection to the surrounding urban fabric.

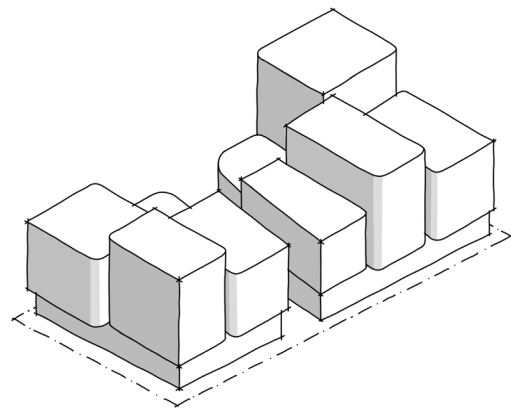




# DESIGN RATIONALE

## MASSING AND ARTICULATION

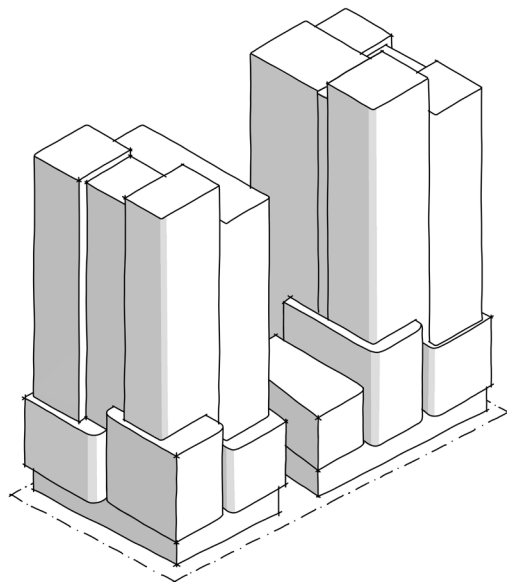
In creating a seamless transition with the existing context, the design draws inspiration from the historical structures lining Main Street. Maintaining a pedestrian oriented scale and a continuous streetwall is achieved through the articulation of podiums into smaller elements, defined by deep notched massing 'reveals' that punctuate the podium.



Podium Massing

Comprising of seven distinct components, the building's podiums utilize diverse facade materials and textures to break down the scale further. By integrating a curved plan form, the podium returns adopt a softer and more inviting expression on the lower levels, enhancing the interaction with the public realm. The proportions, materiality, and uniform rhythm of the podium's vertical window openings references architectural characteristics of heritage buildings found within the neighborhood, adding to the aesthetic cohesion.

By setting the towers back from the podiums, a distinct hierarchy is established, underscoring the prominence of the podium forms and their relationship to the ground. This approach ensures that the tower forms, while simplified, take on a secondary role compared to the dynamic prominence of the podiums. Drawing inspiration from the vertical columns of the basalt igneous rock, the tower features stepped volumes as it ascends, introducing a varied expression at the top that complements the podium form.



Tower Massing

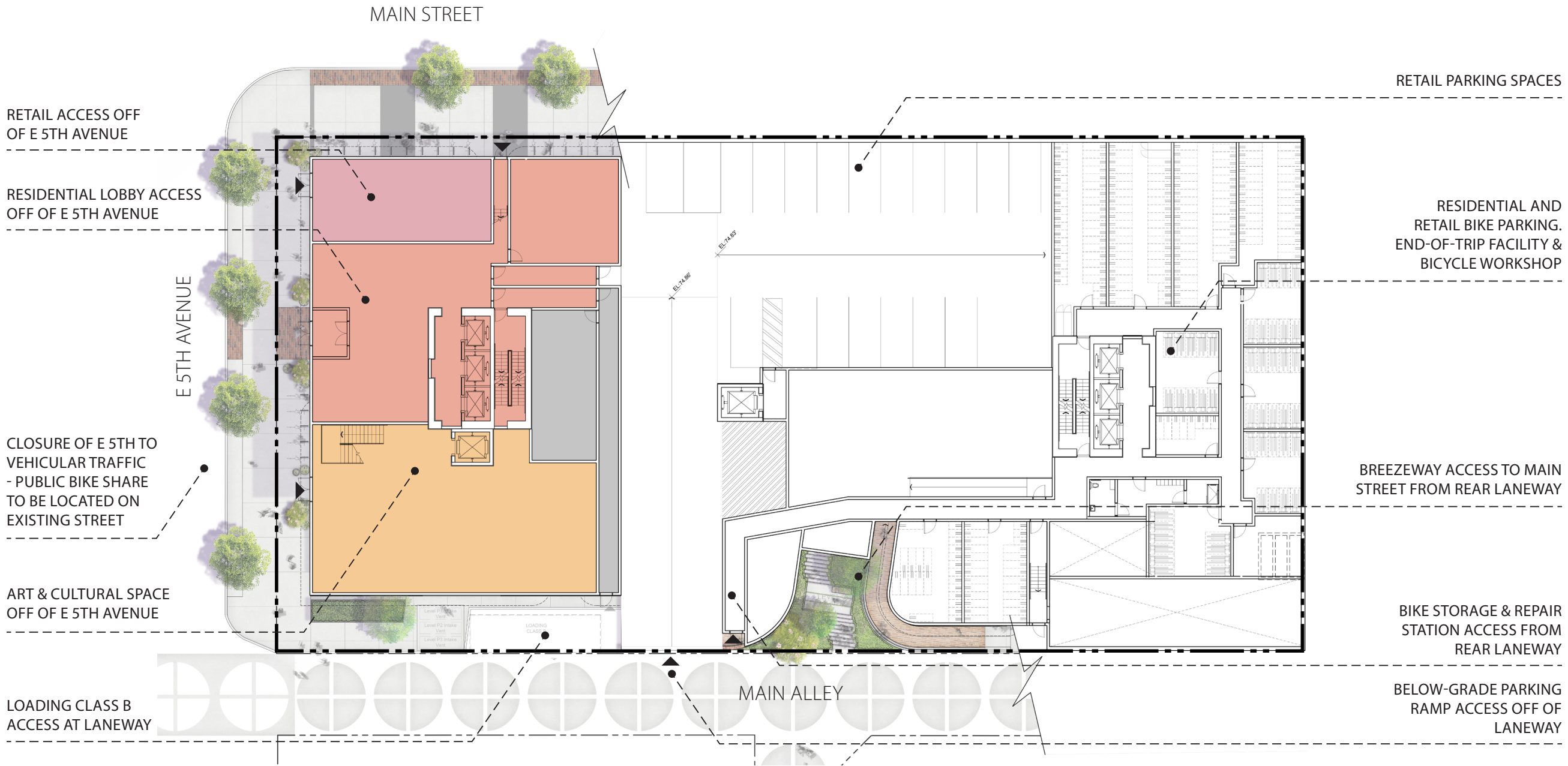


Basalt Igneous Rock



# PROGRAMMATIC SITE PLAN

## LEVEL 1



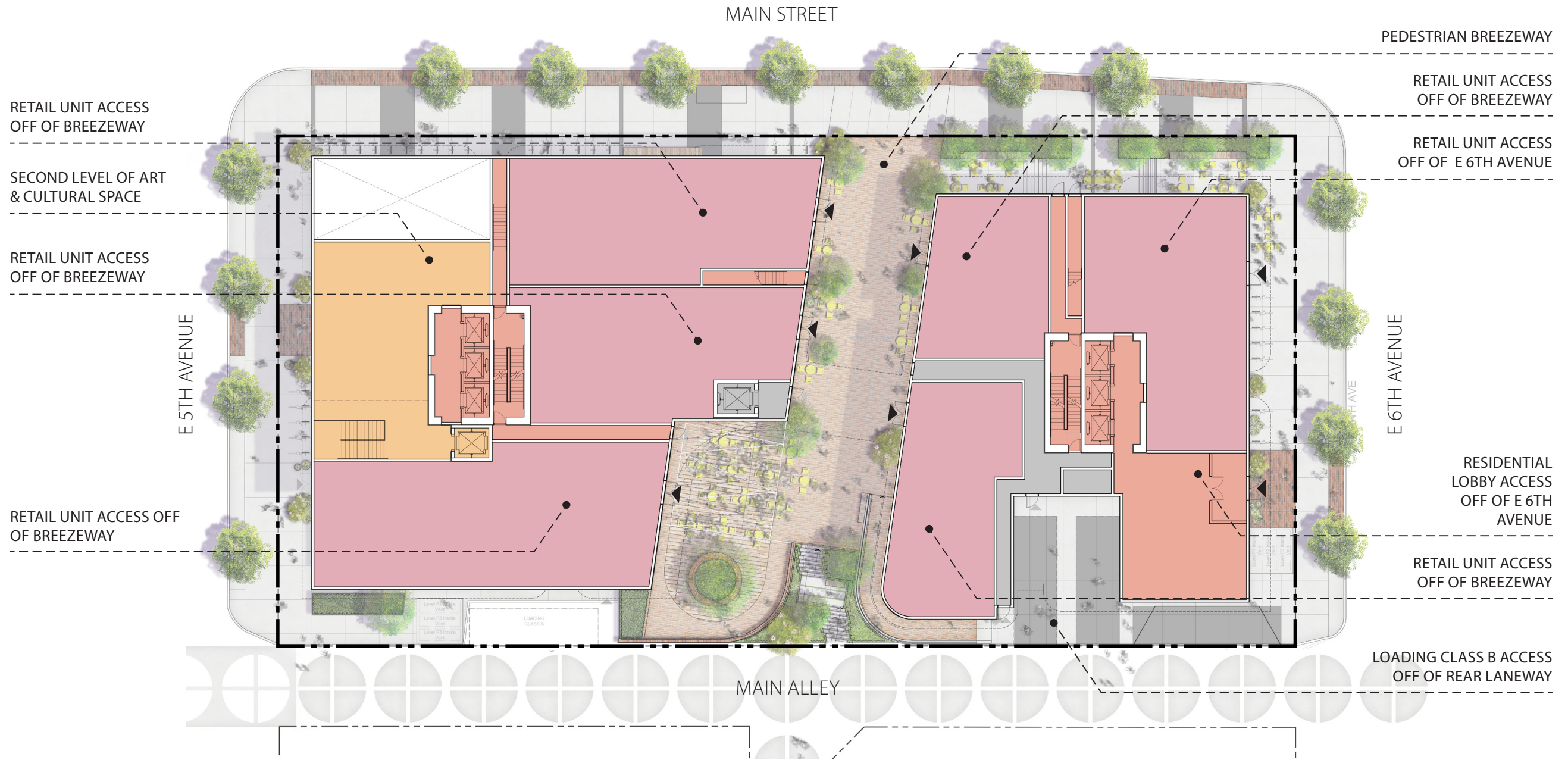
### LEGEND

- RESIDENTIAL
- RETAIL / COMMERCIAL
- CULTURAL
- SERVICES



# PROGRAMMATIC SITE PLAN

## LEVEL 2



### LEGEND

- RESIDENTIAL
- RETAIL / COMMERCIAL
- CULTURAL
- SERVICES



# FACADE MATERIALITY & ARTICULATION

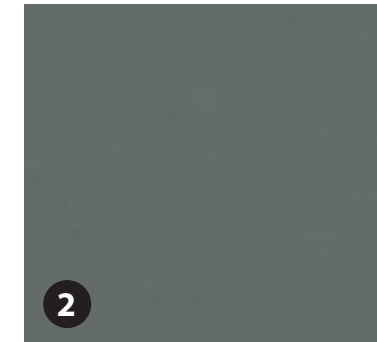
The design takes cues from Mount Pleasant’s heritage and industrial surroundings, blending masonry brickwork, Edwardian touches, and storefront glazing. However, these traditional influences are reinterpreted into a modern vernacular and juxtaposed with contemporary palette. The use of more substantial materials are focused to the podium levels and the materiality lightens in colour and mass along the height of the tower. The podium’s design and materiality is consistent with the pedestrian oriented scale of the contextual streetwall.



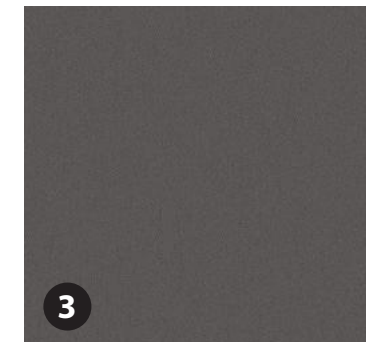
## MATERIAL LEGEND



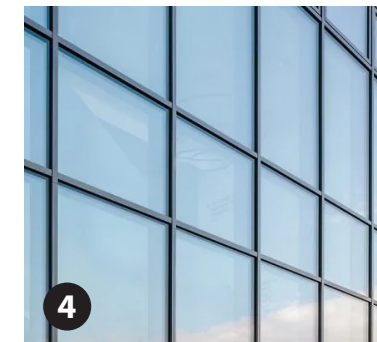
**Metal Panel Window Wall System**  
Glass: Double Glazed, Insulated



**Window Wall Glazed Spandrel**  
Glass: Double Glazed, Insulated  
Colour: Silver & Charcoal



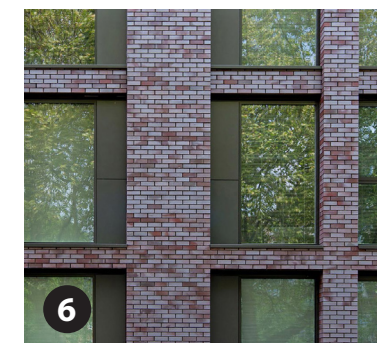
**Composite Metal Panel**  
Colour: Charcoal



**Curtain Wall - Vision Glazing**  
Glass: Double Glazed, Insulated



**Brick Masonry Unit Cladding**  
Colour: Red



**Brick Masonry Unit Cladding**  
Colour: Charcoal



# STREETSCAPE & PUBLIC REALM

## PUBLIC REALM ACTIVATION

The design proposed for 2111 Main Street acknowledges the site is situated adjacent to multiple forms of sustainable transportation. The project supports the high concentration of pedestrian activity by providing an eclectic, comfortable, and high-quality contribution to the urban environment. Strategies include:

- 1 **Street-Level Activation:** Incorporating active uses such as restaurants and cafes at the ground level to engage pedestrians and create a lively streetscape and enhance public safety
- 2 **Outdoor Seating Areas:** Including outdoor seating and landscaped areas that encourage people to gather and socialize.
- 3 **Visual Transparency:** Utilizing large windows, glass facades, or open entrances to provide visual connections between the building's interior and the street.
- 4 **Enhanced Lighting:** Utilizing well-designed interior and exterior lighting to illuminate the public realm, creating an inviting and safe environment during both day and night.
- 5 **Cultural Spaces:** Designing flexible spaces or event areas that can host public gatherings, performances, or cultural events, fostering community engagement and vibrancy.
- 6 **High-Quality Materials:** Incorporating premium building and paving materials to elevate the aesthetic appeal and create a sense of sophistication within the public realm.
- 7 **Wayfinding and Signage:** Incorporating clear signage as a wayfinding tool, including maps, and wayfinding systems, to ensure seamless navigation for visitors within the public space and its surroundings.



2111 Main

Application for Rezoning



# STREETSCAPE & PUBLIC REALM

## MAIN STREET ACTIVATION

The stepped 4 to 8-storey podium incorporates masonry brickwork, creating a visually cohesive interface with the surrounding context of Mount Pleasant. The extensive use of glazing at-grade allows for visual porosity, creating a more engaging streetscape and fostering a stronger connection between pedestrians and the ground floor commercial units. The arts and cultural space fronts onto E 5th Ave and Main Alley and is accessed off of E 5th Ave.



View of Main Street from 5th Avenue Intersection



# STREETSCAPE & PUBLIC REALM

## 5TH AVENUE ACTIVATION

The proposed cultural center plays a dynamic role in activating the 5th Street elevation and Main Alley. The project offers expanded public realm benefits through the inclusion of a 5,000 sq.ft. art and cultural space that holds a unique potential for engaging the community. Its strategic placement adjacent to Main Alley and 5th Avenue, which is proposed to be closed to vehicular traffic, extends the reach of the cultural center into the public realm and fostering a lively atmosphere.



View of 5th Avenue from Main Street Intersection



# STREETSCAPE & PUBLIC REALM

## 6TH AVENUE ACTIVATION

6th Avenue is activated by strategic placement of at-ground retail and commercial spaces, designed to engage with the adjacent residential building to the south. This activation is achieved by creating outdoor seating areas that face towards the residential structure, providing a welcoming space for residents and visitors to connect and contributing to the overall vibrancy of the avenue. These communal spaces benefit from the 5-foot podium overhang/cantilever, which offers valuable weather protection, and a landscaped green buffer, which separates the provided outdoor seating area from the vehicular activity on 6th Avenue.



View of 6th Avenue from Main Street Intersection



# STREETSCAPE & PUBLIC REALM

## LANEWAY ENHANCEMENT

Improvements have been made to elevate the overall experience of the laneway adjacent to 5th and 6th Avenue through careful placement of the Breezeway and cultural amenity spaces, along with designated loading and bike parking zones. Furthermore, the deliberate design of the four to eight storey podium ensures that residential units and amenity spaces directly engage with and overlook the laneway, thereby enriching its vibrancy and activation. The incorporation of well-considered landscaping and prominent signage further contributes to creating a welcoming and easily navigable environment, ultimately enhancing the overall pedestrian experience while instilling a sense of security and enjoyment.



View of Laneway and Breezeway Entrance from 6th Avenue



# STREETSCAPE & PUBLIC REALM

## BREEZEWAY & OUTDOOR TERRACES

The proposed Breezeway and 3 outdoor terraces play a crucial role in activating the public realm. The Level 4 residential outdoor amenity terraces and bridge offer an inviting space for residents to relax, socialize and appreciate the lively atmosphere of the Breezeway and laneway below. Where it intersects with the laneway the Breezeway expands into a generously proportioned gathering node, which contributes to the communal urban environment while enhancing the overall experience of the laneway. Together, these thoughtfully designed spaces serve as dynamic connectors within the urban fabric, fostering movement and interaction while providing additional vantage points that overlook the adjacent laneway.



Aerial View of Breezeway and Outdoor Residential Terraces from Laneway



PUBLIC BREEZEWAY CONNECTION



View of Breezeway Entrance from Laneway



View of Outdoor Retail Terrace



View Looking Towards Main Street

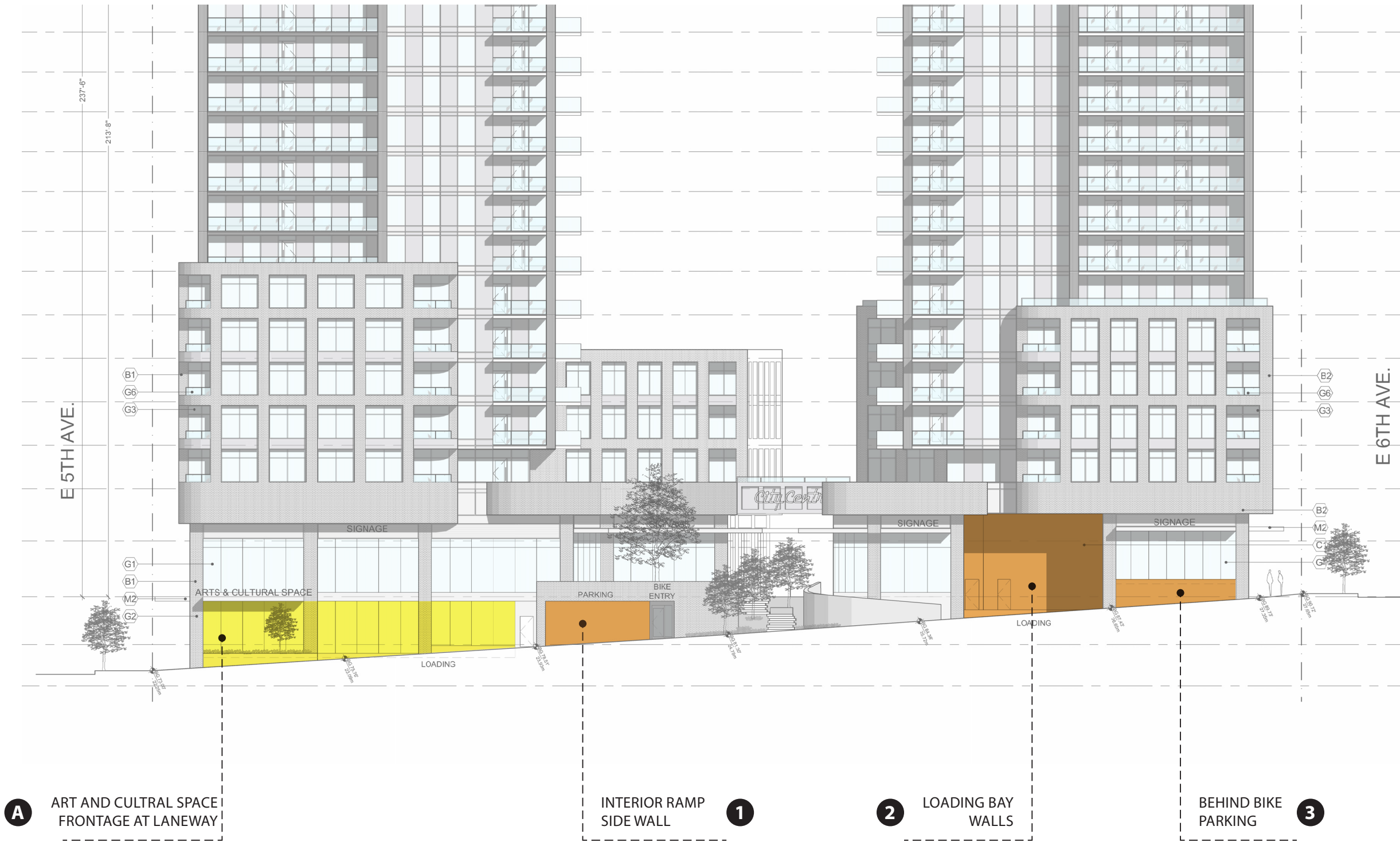


View Looking Towards Laneway



# MURAL OPPORTUNITIES

Nicola Wealth Real Estate is dedicated to maintaining their collaborative relationship with Vancouver Mural Fest. This initiative includes dedicating 5,000 sq.ft. of art and cultural space and offering blank "canvas" spaces within the laneway, creating opportunities for future mural installations. These efforts are aimed at enhancing the local cultural scene and supporting the ongoing evolution of this unique neighborhood.



**A** ART AND CULTURAL SPACE FRONTAGE AT LANEWAY

**1** INTERIOR RAMP SIDE WALL

**2** LOADING BAY WALLS

**3** BEHIND BIKE PARKING



# MURAL OPPORTUNITIES



2111 Main

Application  
for Rezoning



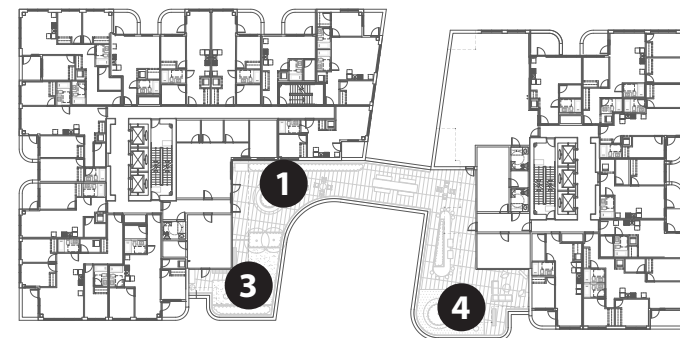
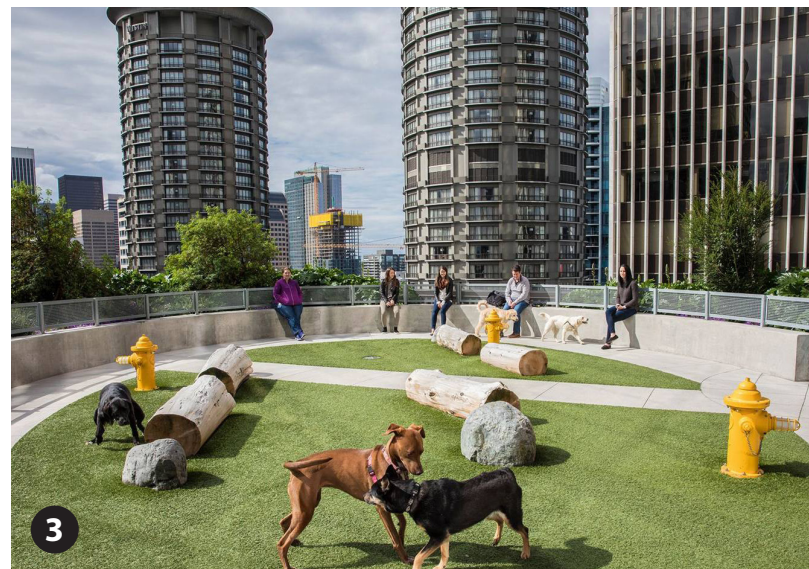
# RESIDENT AMENITIES

Indoor and outdoor resident amenities total 23,601 sq.ft. and have been designed to enhance livability and to provide community building opportunities for residents.

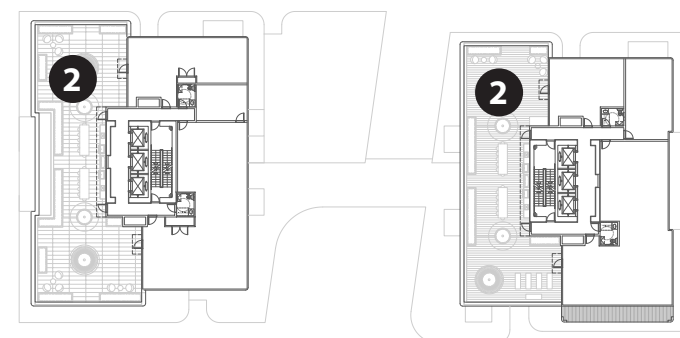
## Outdoor Amenity Space

The outdoor amenity program is shared amongst all residents of the project and interconnected by a bridge on Level 4 and directly accessible from the interior amenity spaces. The outdoor areas on level 4 feature a dog area, outdoor lounge seating, an outdoor kitchen and a children's play area.

The Level 24 roof terraces showcase spectacular city, mountain and water views for all residents and a variety of entertainment space.



Level 4



Roof Level

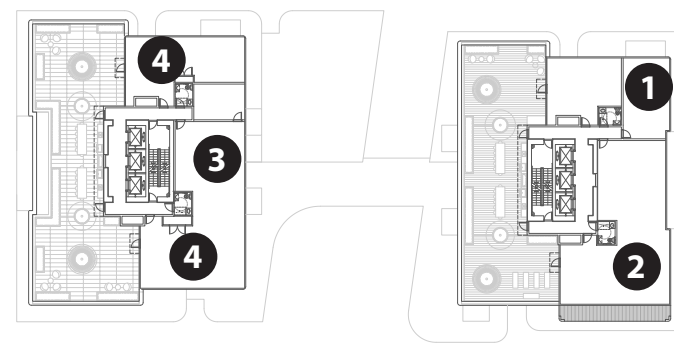


# RESIDENT AMENITIES

## Interior Amenity Space

The indoor amenities are shared by all residents of the project featuring a dog spa, bookable study/work spaces, resident lounges and kitchen on Level 4.

On Level 24, residents benefit from the convenience of a 4,535 sq.ft. fully equipped rooftop fitness centre on the South Tower with primary gym and multi-purpose studios included and a 4,590 sq.ft. rooftop clubhouse on the North tower.



Roof Level



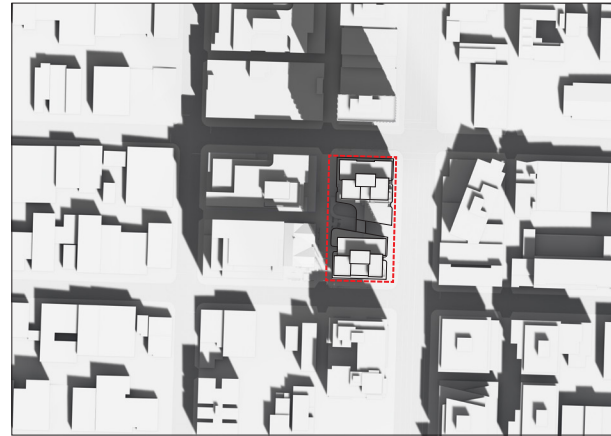


# SHADOW STUDIES

## SPRING EQUINOX



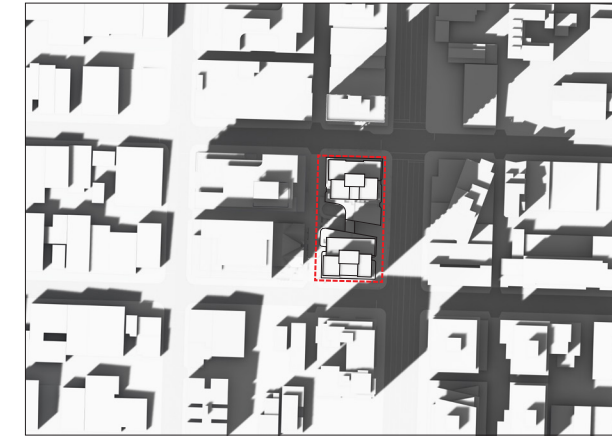
MARCH 21 10AM



MARCH 21 12PM

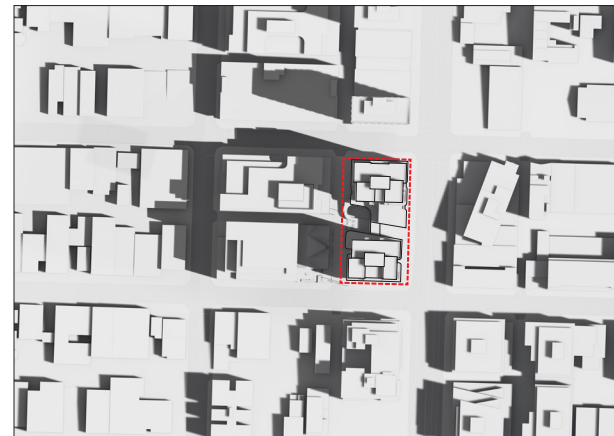


MARCH 21 2PM

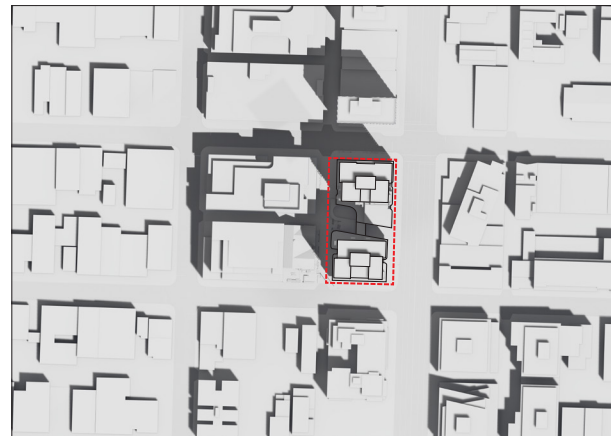


MARCH 21 4PM

## SUMMER SOLSTICE



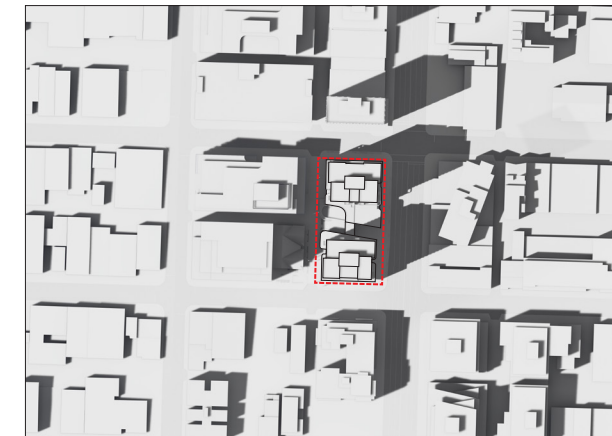
JUNE 21 10AM



JUNE 21 12PM



JUNE 21 2PM

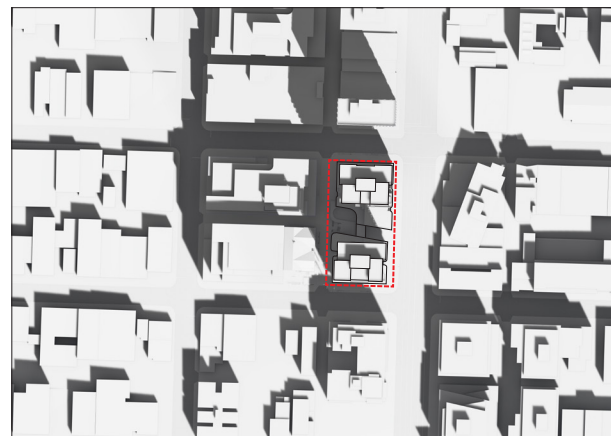


JUNE 21 4PM

## FALL EQUINOX



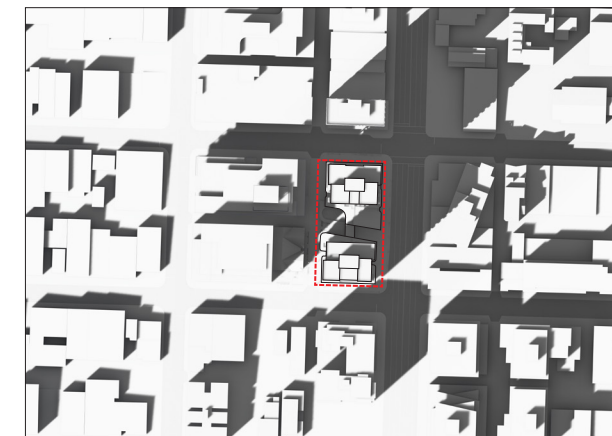
SEPT 21 10AM



SEPT 21 12PM



SEPT 21 2PM



SEPT 21 4PM



LANDSCAPE ARCHITECTURE



# LANDSCAPE DESIGN PRINCIPLES



### Entice Them In

Terminate the Breezeway with a focal point that will attract foot traffic into the heart of the site.



### Sticky Edges

Protect outdoor space for each business along the store frontage throughout the site, without compromising generous pedestrian circulation routes.



### Easy for the Arts

Create a highly flexible ground floor public realm that allows for barrier free cultural activation.



### A Nod to the Past

Remember the historic motel by drawing inspiration from pseudo domestic space typologies, such as decks, porches and deploying elements such as potted plants and patio furniture.



### Rainwater at Work

Harness rainwater to help grow a healthy tree canopy that will buffer residential units above the vibrant public realm.



### Urban Oasis

Create a garden moment that stands in contrast to the intense urban conditions that are the result of densifying neighbourhoods.



# CONCEPT DIAGRAMS

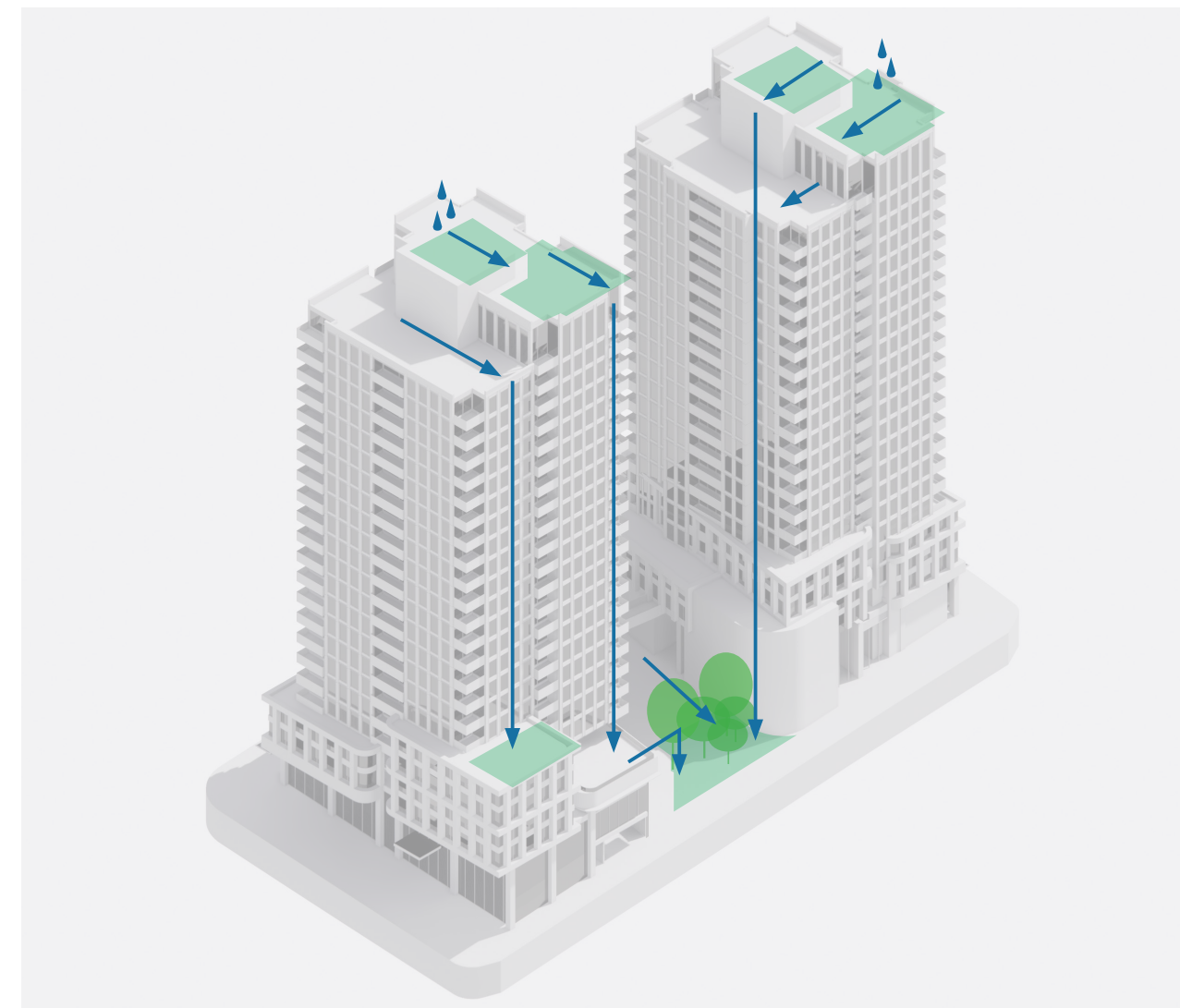
## Contribution to Main Alley

The pedestrian breezeway through the site is one of a series of emerging public spaces connected by Main Alley. Together they enrich the Main street pedestrian network, facilitating flows to adjacent neighbourhoods and by providing opportunity for activation by the arts and cultural programming.



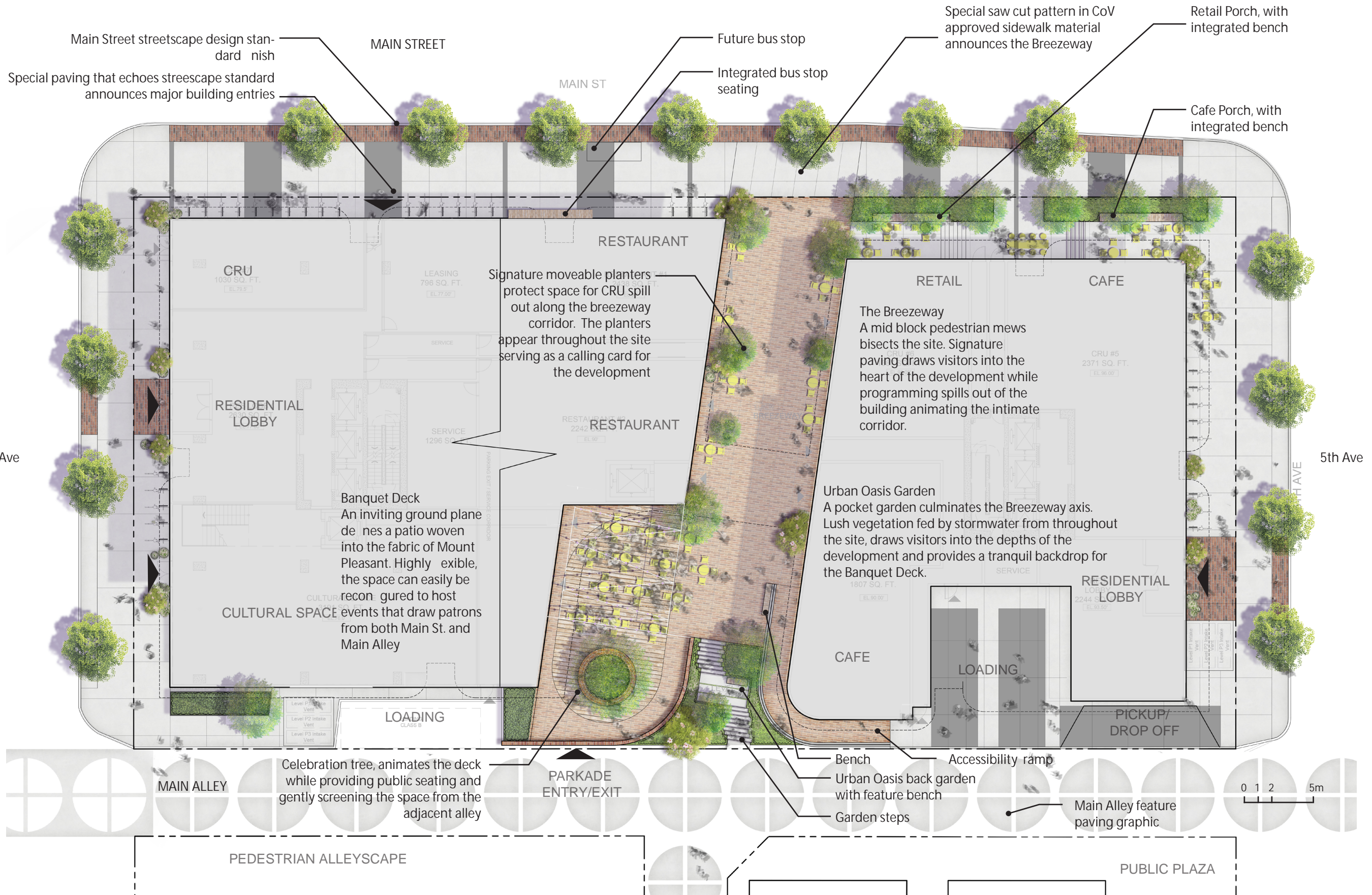
## Rainwater Enriched Public Realm

Innovative green roof technology will help the development achieve a high standard of stormwater management. Stormwater collected on the upper levels of the building will be directed towards vegetation at the ground floor. This green infrastructure will increase on-site water retention, while ensuring well watered soil volume for trees that enrich the public realm.





# CONCEPT PLAN - GROUND LEVEL

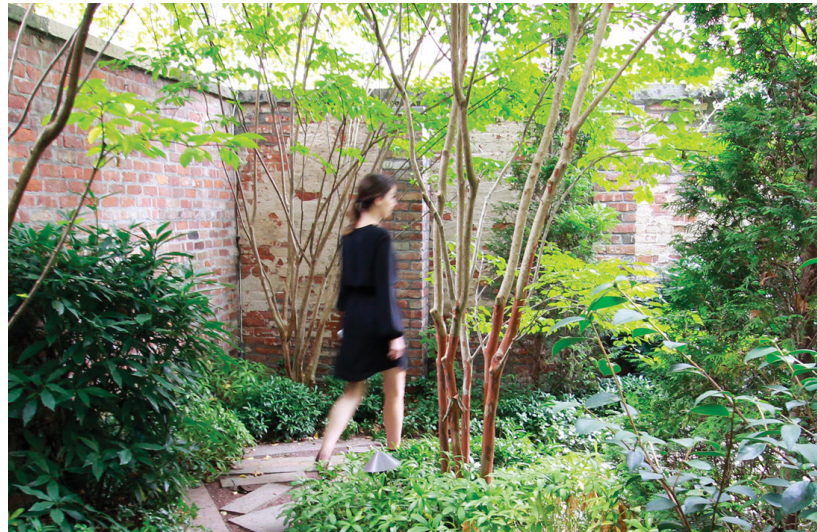


2111 Main

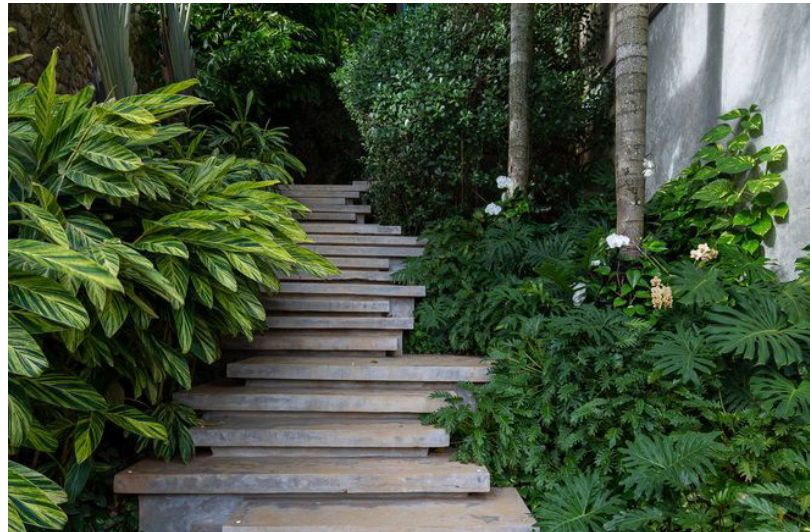
Application for Rezoning



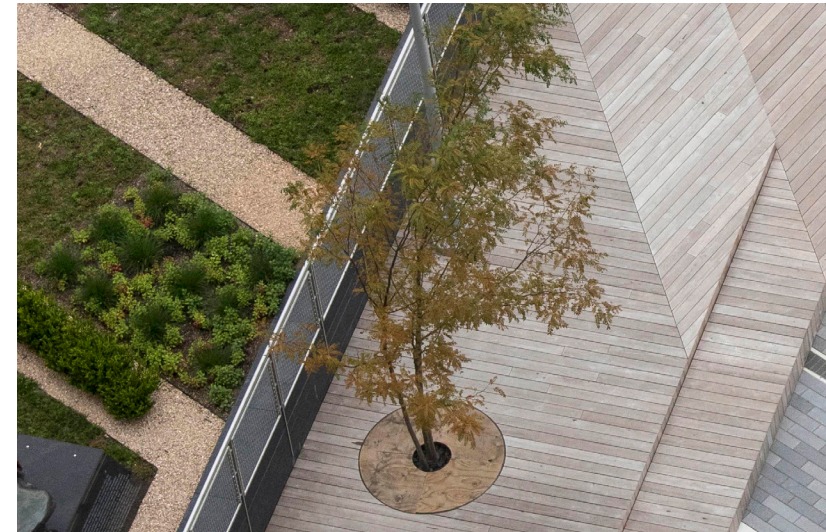
# PRECEDENTS - GROUND LEVEL



**Urban Oasis**



**Garden Entry**



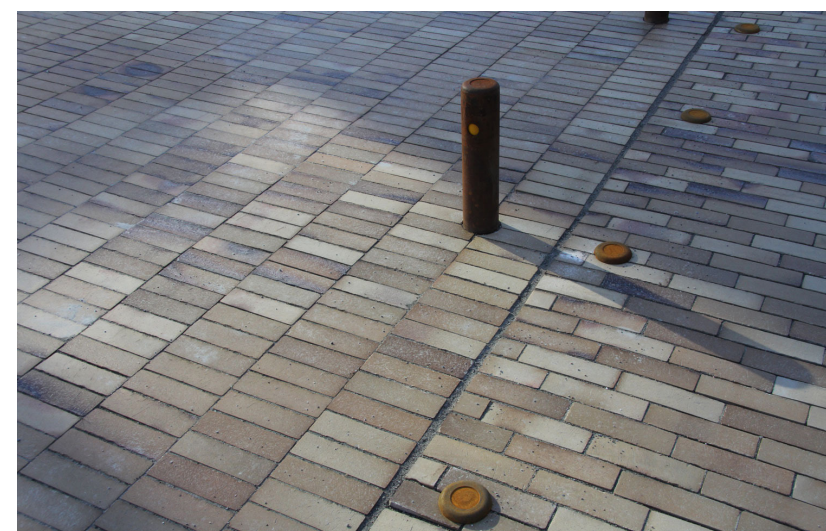
**Public Deck Gathering Space**



**Signature Planting Approach**



**Integrated Public Seating**



**Refined Breezeway Paving**

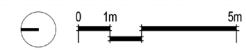


# CONCEPT PLAN - LEVEL 4



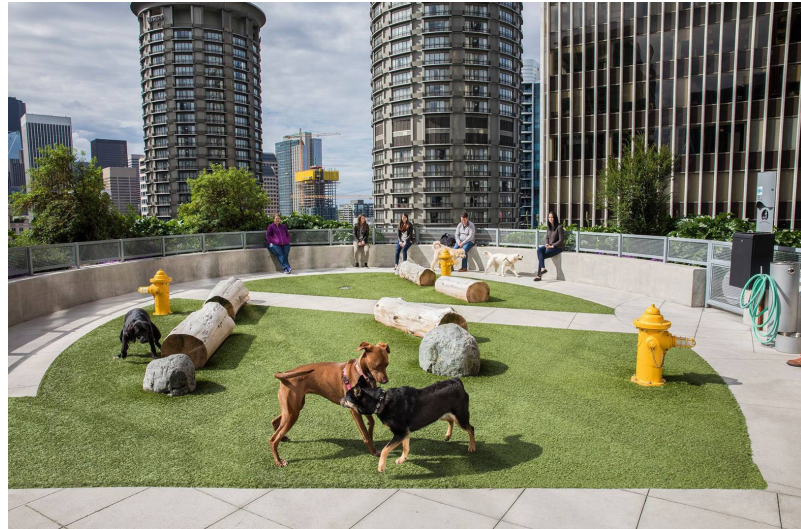
**Dog Relief Area**  
Complementary space to the Dog Spa. An easy to maintain synthetic turf relief area offers interest for dogs and divers seating options for owners.

**Outdoor Living**  
An outdoor dining area with kitchen units and BBQ. Adjacent is a covered living room with sofa seating and TV. All within easy surveillance of a generous play space





# PRECEDENTS - LEVEL 4



**Dog Relief Area**



**Rooftop Seating**



**Rooftop Dining Bridge**



**Outdoor TV Lounge**



**Outdoor Dining & BBQ**



**Rooftop Play Space**



# CONCEPT PLAN - LEVEL 7

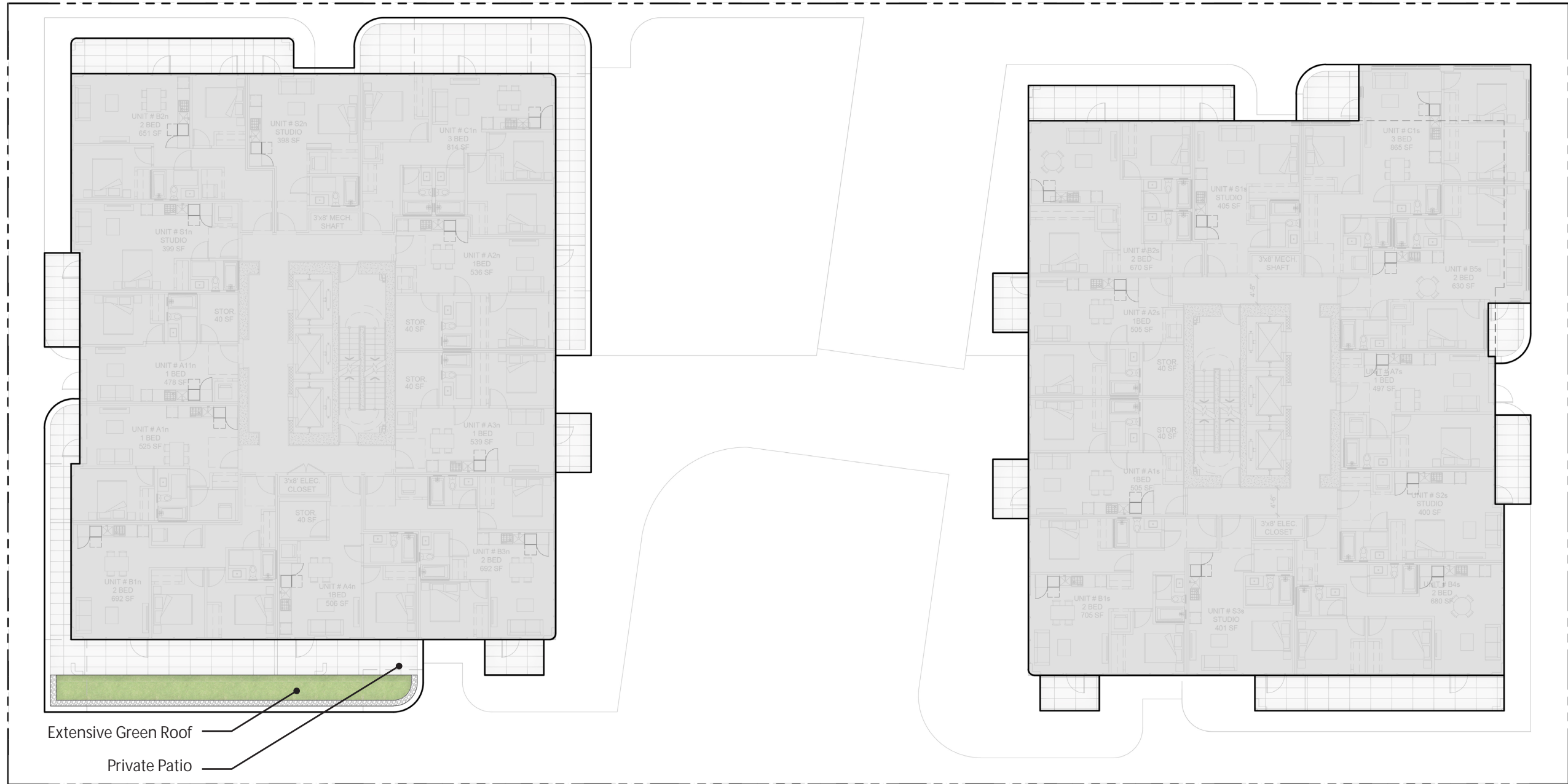


2111 Main

Application for Rezoning

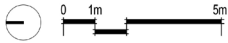


# CONCEPT PLAN - LEVEL 9



2111 Main

Application for Rezoning





# PRECEDENTS - LEVEL 5-9



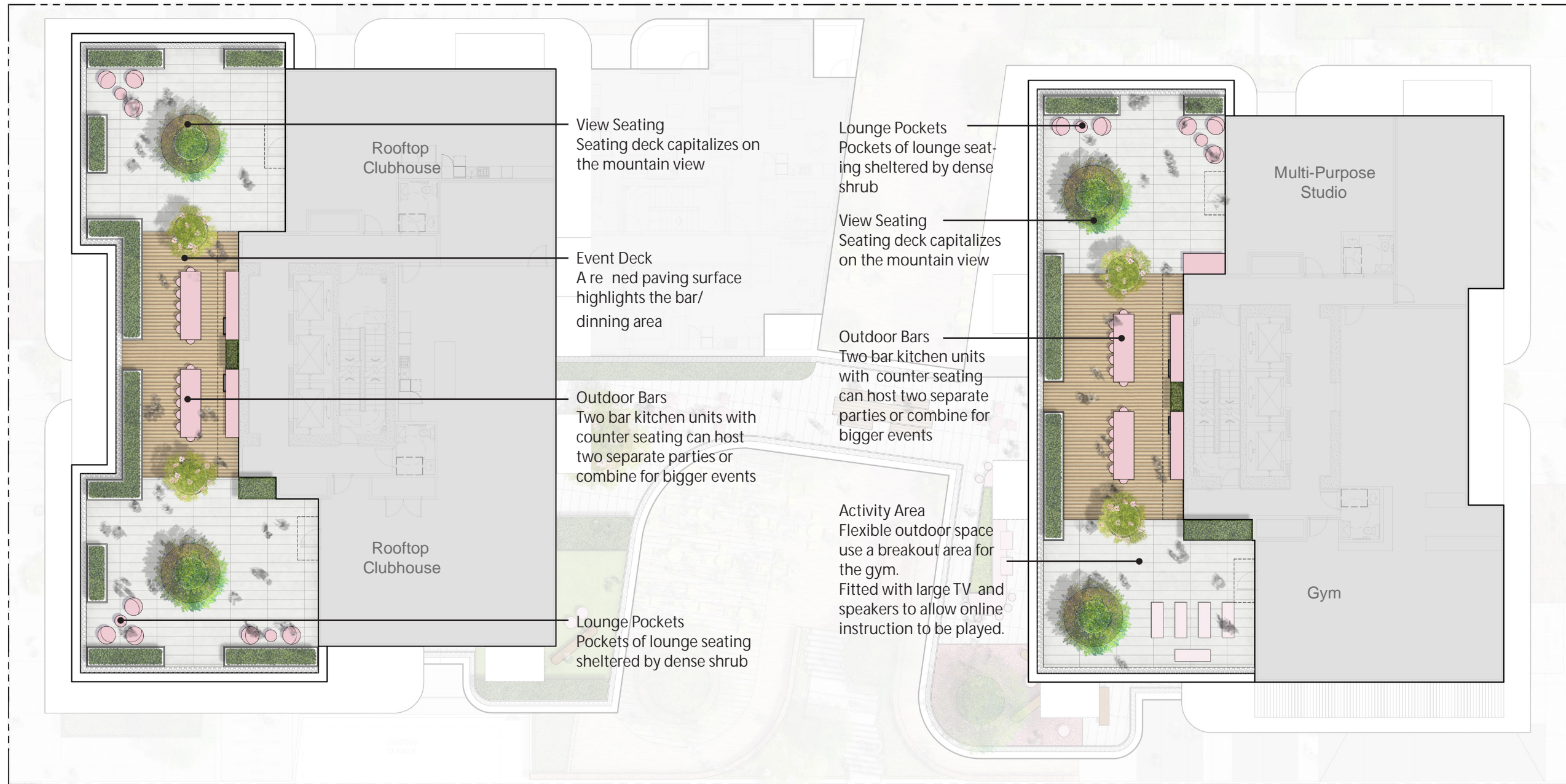
**Private Patio**



**Extensive Green Roof**



# CONCEPT PLAN - LEVEL 24





# PRECEDENTS - LEVEL 24



**Rooftop Seating**



**Event Deck with Outdoor Bars**



**Lounge Pockets**



**Activity Area**



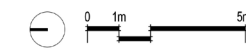
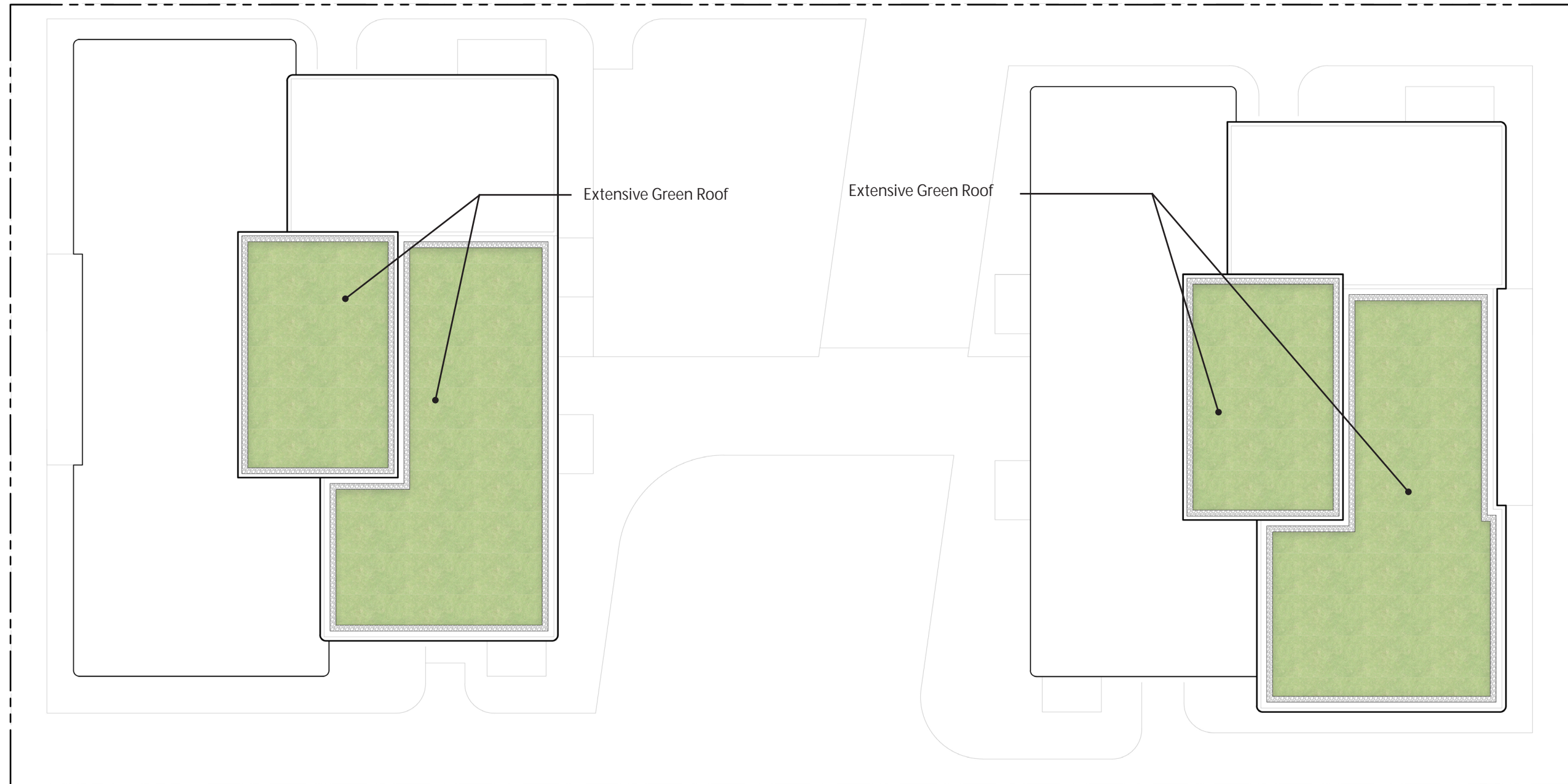
**Plant Buffer with Herbs**



**Flexible Breakout Space**

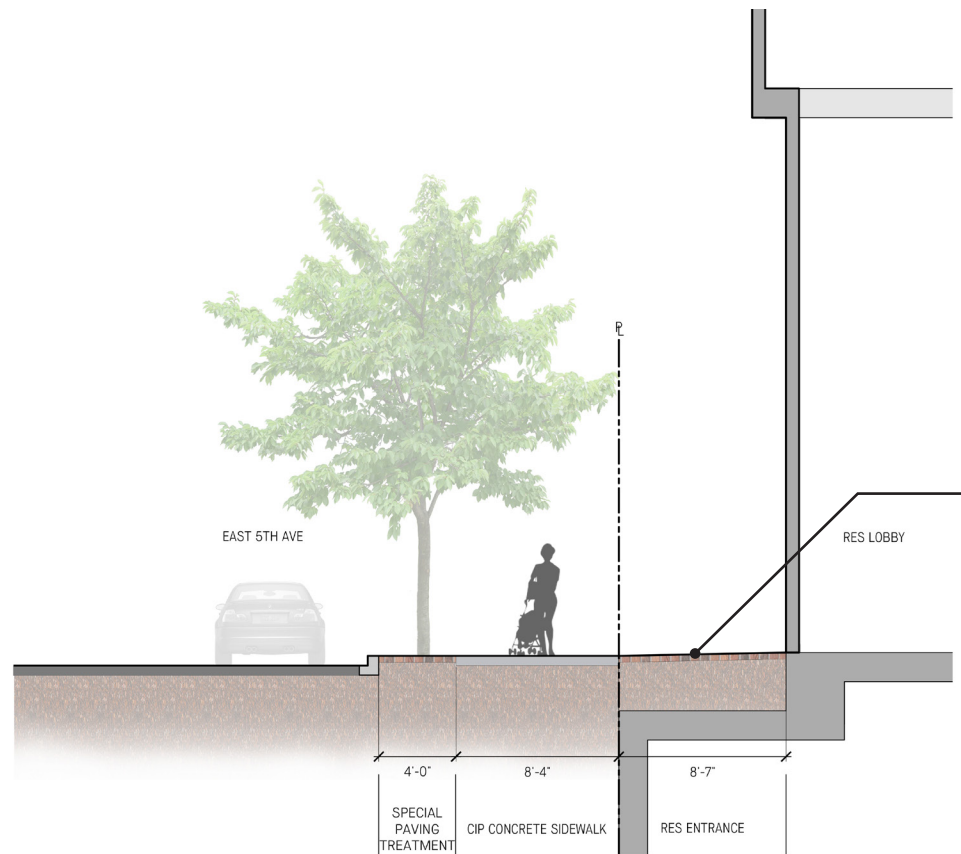
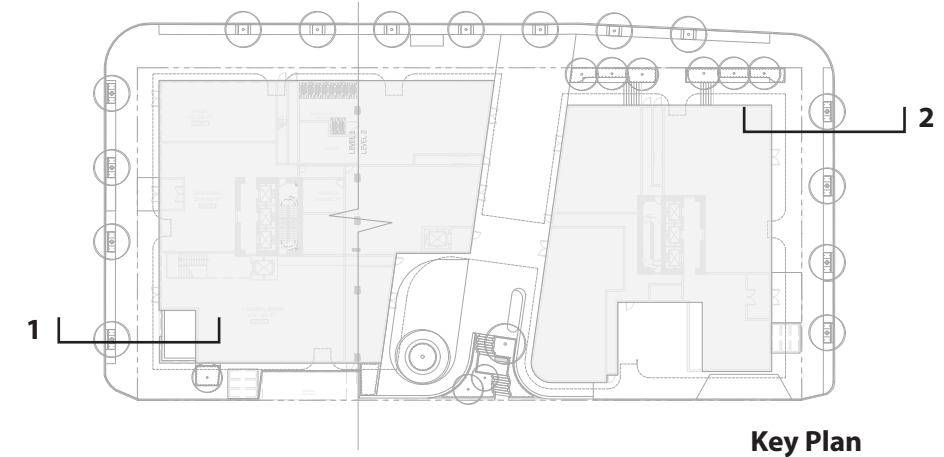


# CONCEPT PLAN - LEVEL 25 GREEN ROOF





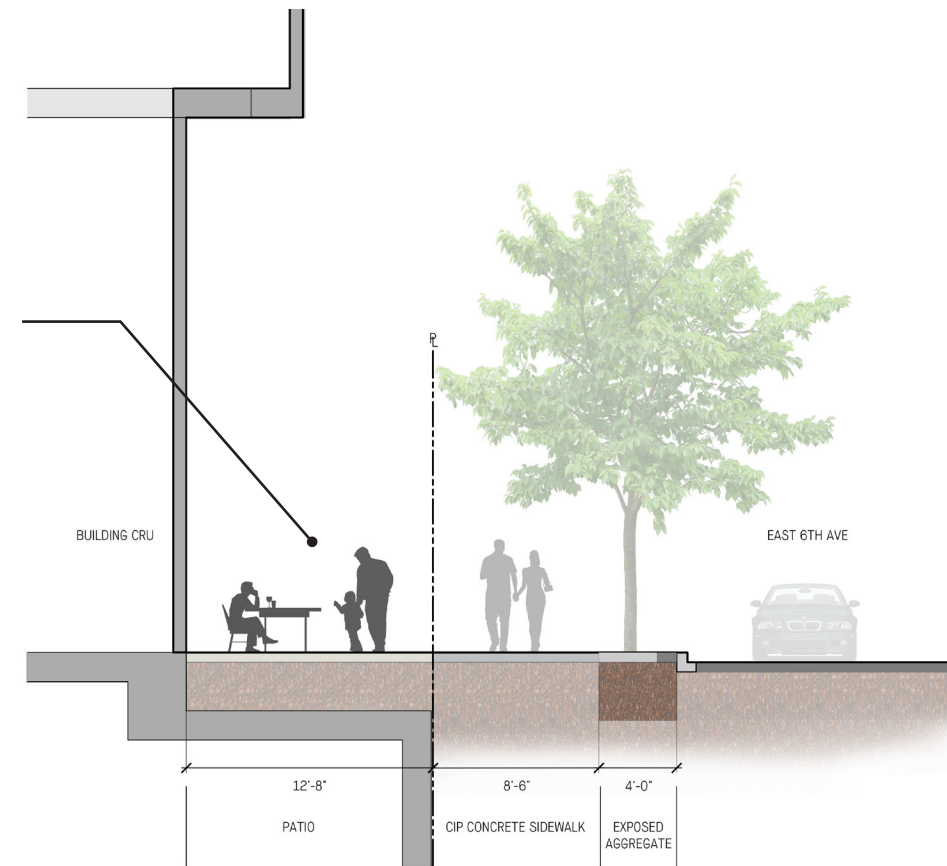
# PUBLIC REALM INTERFACE SECTIONS



1. SECTION THROUGH EAST 5TH AVE

Space for streetside cafe seating

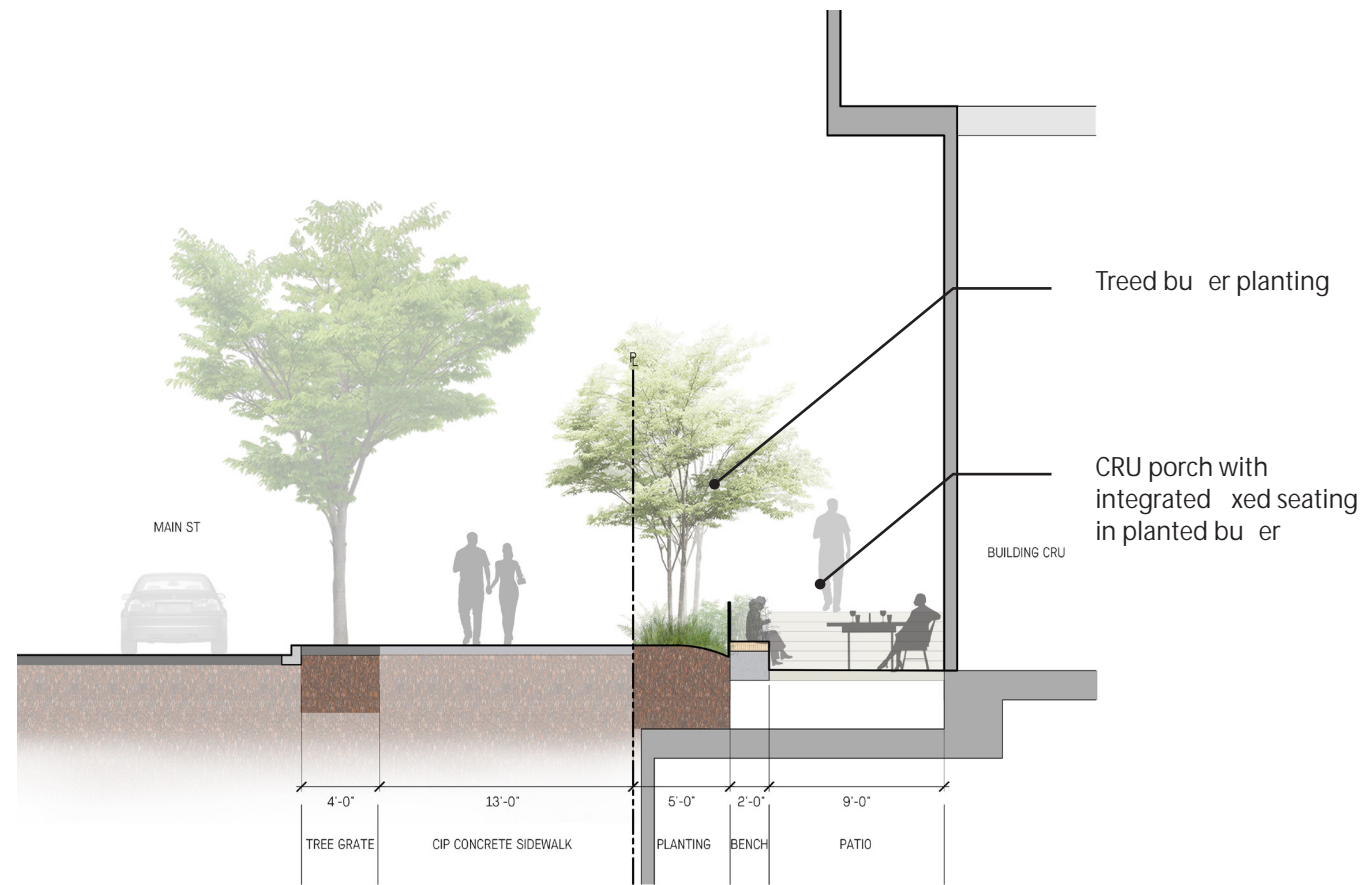
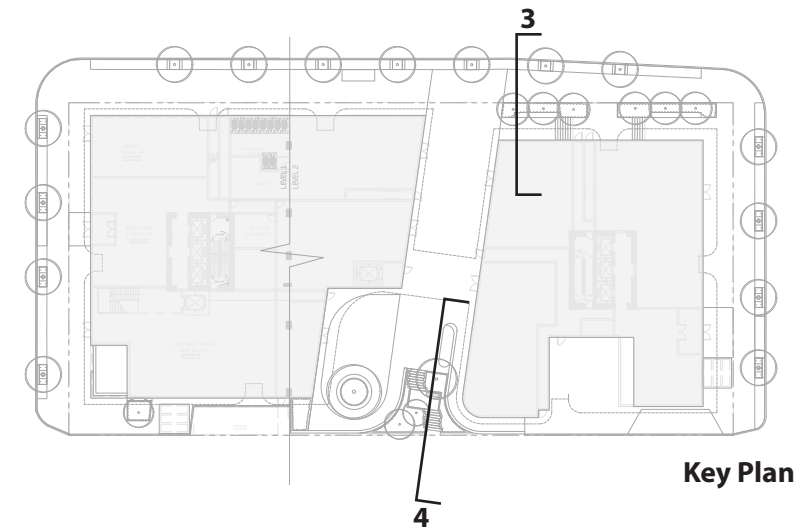
Special paving treatment to match on-site CoV standard



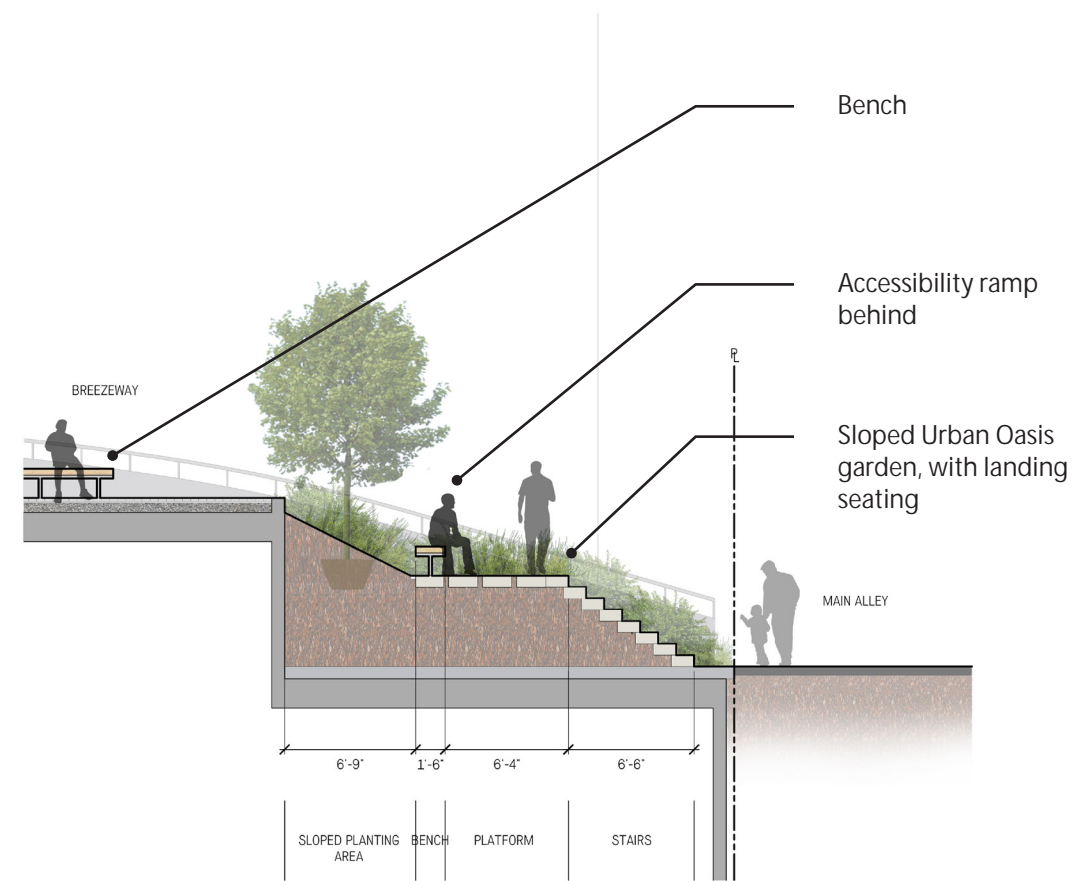
2. SECTION THROUGH EAST 6TH AVE



# PUBLIC REALM INTERFACE SECTIONS



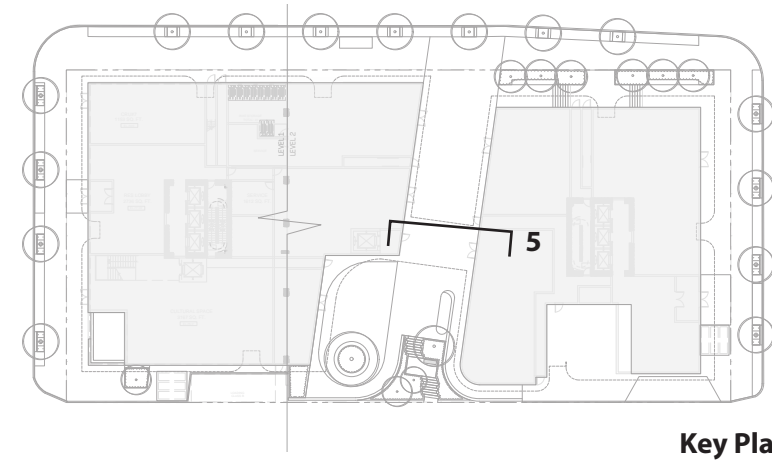
3. SECTION THROUGH MAIN STREET



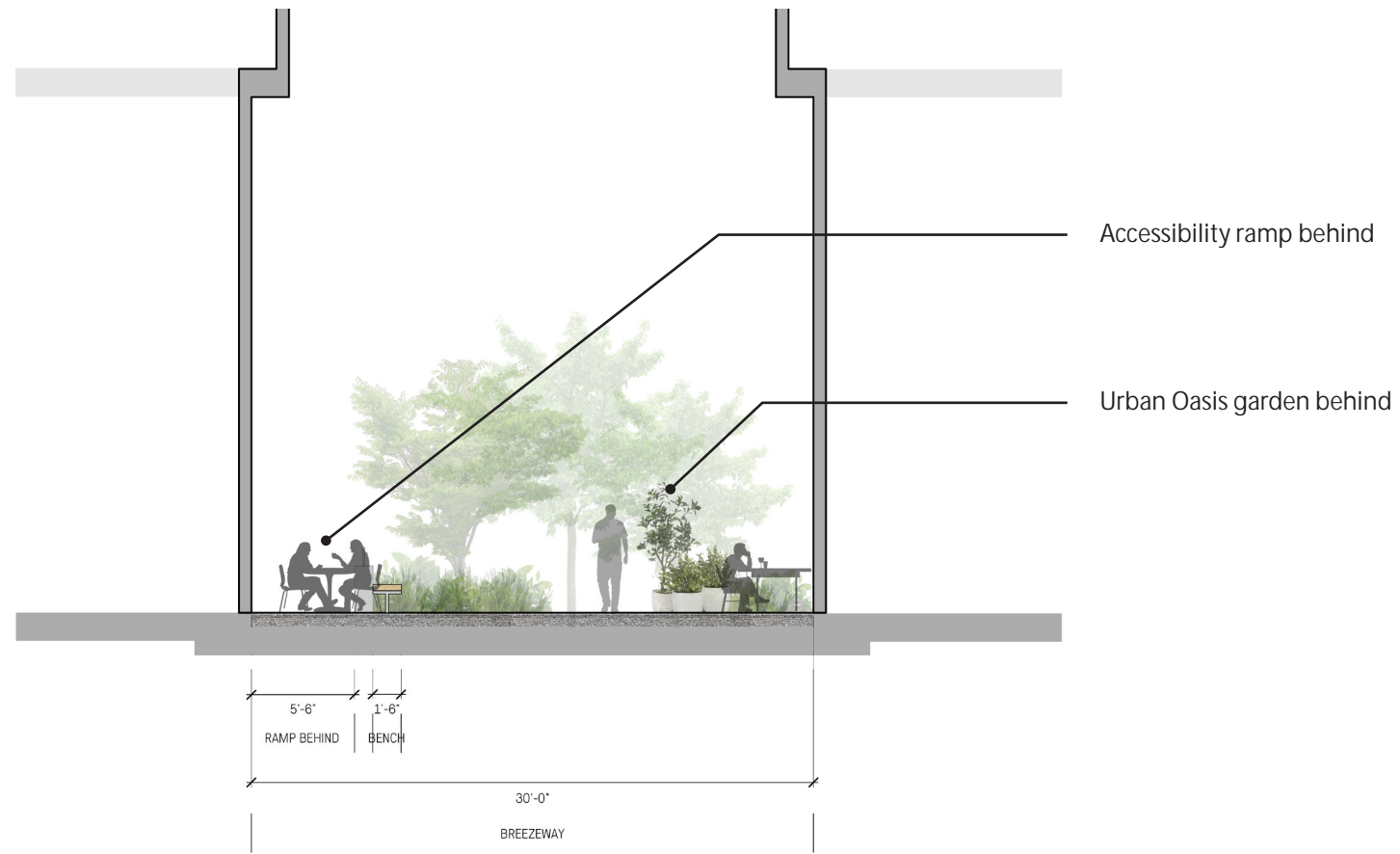
4. SECTION THROUGH MAIN ALLEY



# PUBLIC REALM INTERFACE SECTIONS



**Key Plan**



**5. SECTION THROUGH BREEZEWAY**



SUSTAINABILITY



# SUSTAINABILITY OVERVIEW

The proposal aligns with the Vancouver Green Buildings Policy for Rezoning and the Vancouver Building Bylaw 2019, Building Energy and Emissions Performance. The project consists of three levels of underground parking, 7 CRUs at grade, a Cultural Amenity, and 22 levels of residential dwellings.

This section outlines the high level sustainability approach for the project. Lighthouse and BC Building Science have submitted the supplemental sustainability and energy packages including the ZEBP Rezoning Energy Checklist, Embodied Carbon Design Report, Energy Report, and Resilient Building Planning Summary.

HIGH PERFORMANCE GREEN ROOF

CARBON FILTERS IN CORRIDORS & AMENITY SPACES

LOW EMISSIONS ENERGY SYSTEM

LANDSCAPE BIODIVERSITY

THERMALLY IMPROVED WINDOW WALL

WINDOW-TO-WALL RATIO LESS THAN 50%

LOW-E COATING ON GLAZING

DIRECT SUITE VENTILATION BY HRV/ERV

BUILDING MASSING ALLOWS FOR IMPROVED AIR & LIGHT ACCESS TO RES SUITES

ENHANCED BICYCLING INFRASTRUCTURE

BOTTLE FILLING STATIONS IN GYM & 4TH FLOOR AMENITY SPACES

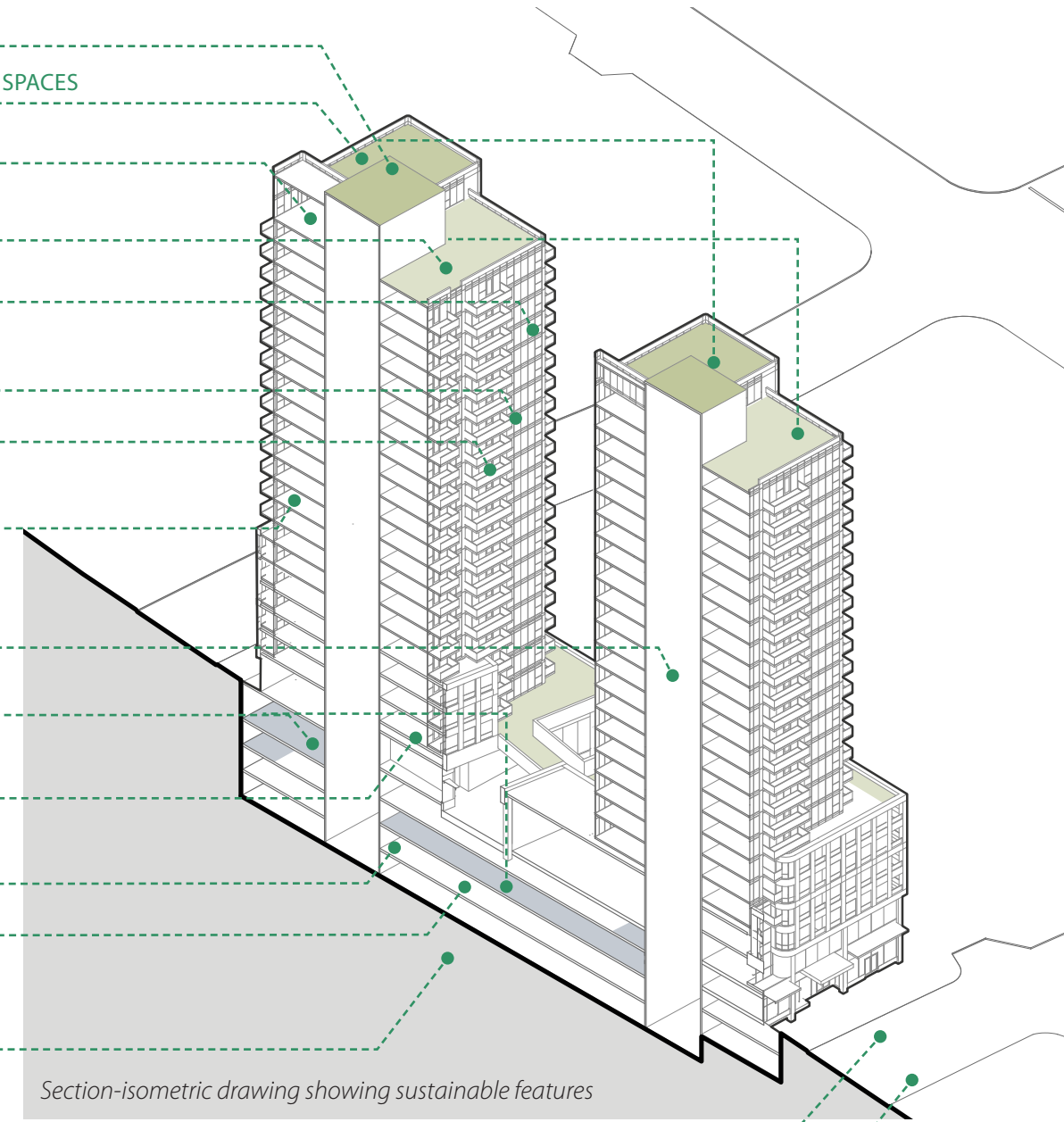
GENERATOR POWER BACKUP

MERV13 AIR FILTERS IN ERV/HRV'S

CONNECTED TO DISTRICT ENERGY (DES) HOT WATER STORAGE TANKS WITH HEATING SUPPLY FROM DES

PUBLIC BIKE SHARE

5TH AVE BIKEWAY



Section-isometric drawing showing sustainable features



# SUSTAINABILITY PRINCIPLES



## DISTRICT ENERGY

The proposal strongly emphasizes sustainability by connecting to the efficient False Creek Neighbourhood Energy Utility (NEU), a Low Carbon Energy System (LCES) in accordance with Vancouver LCES Policy (Type 2: Utility-owned LCES), which minimizes its carbon footprint and promotes eco-friendly practices. This connection aligns the project with the city's sustainability goals, reducing its carbon footprint and promoting an environmentally responsible urban environment. Additionally, the building incorporates low emission energy conservation measures, such as high-performance roofs, low-e coated windows, and a central air-source heat pump with electric boiler backup, further enhancing its energy efficiency and reducing environmental impact.



## LANDSCAPE BIODIVERSITY

The proposed development places significant emphasis on promoting biodiversity and nurturing a thriving ecosystem. The carefully designed landscaping not only includes drought-resistant and heat-resistant species, but also creates a green and sustainable environment that fosters the well-being of local wildlife and supports biodiversity in the area.



## PASSIVE DESIGN STRATEGIES

The project embraces passive design strategies to reduce energy demand and enhance occupants' thermal comfort. These strategies include optimizing the glazing ratio to prevent overheating, integrating breezeways to improve access to fenestration, thereby efficiently cooling residential suites by breaking up the building's structure. Additionally, the team has designed rooftop amenity spaces at Levels 4 and 24, complete with outdoor areas, offering occupants a serene retreat.



# SUSTAINABILITY PRINCIPLES



## WINDOW TO WALL RATIO

To address energy efficiency, proposal achieves a window-to-wall ratio of 50%. This deliberate design choice not only reduces energy consumption by minimizing heat loss and gain but also creates a harmonious balance between natural light and thermal performance. By optimizing this ratio, we ensure that our project is not only environmentally responsible but also exceptionally comfortable for its residents.



## TRANSIT-ORIENTED MIXED-USE DENSITY

By strategically locating dense residential communities within easy reach of public transportation, we aim to reduce the reliance on private vehicles, contributing to a greener, more sustainable urban landscape. This approach aligns seamlessly with broader sustainability goals, including reduced carbon emissions and enhanced walkability. Our commitment to mixed-use density fosters a dynamic, vibrant community where residents can live, work, and play within a compact, efficient footprint.



## ENHANCED CYCLING INFRASTRUCTURE

Recognizing the pivotal role that cycling plays in reducing carbon emissions and promoting healthy living, we have designed our project to be incredibly bike-friendly. The development's ample bike storage, repair stations and adjacency to a proposed public bike share station encourage residents to choose this eco-friendly mode of transport. By providing convenient and safe cycling options, we aim to reduce car dependency, lower greenhouse gas emissions, and contribute to the overall well-being of our community.



APPENDIX



# DRAWING LIST

ISSUED FOR  
REZONING  
2024/05/01

DRAWING NUMBER	DRAWING TITLE	SCALE		
<b>GENERAL</b>				
A001	COVER	N/A	●	
A002	PROJECT STATISTICS	N/A	●	
A003	PROJECT STATISTICS	N/A	●	
<b>SITE</b>				
A101	BUILDING GRADES	N/A	●	
A102	SITE PLAN	1/32" = 1'- 0"	●	
A103	STREETSCAPE MAIN ST	1/32" = 1'- 0"	●	
<b>FLOOR PLANS</b>				
A200	PARKING LEVEL P4	3/32" = 1'- 0"	●	
A201	PARKING LEVEL P3	3/32" = 1'- 0"	●	
A202	PARKING LEVEL P2	3/32" = 1'- 0"	●	
A203	PARKING LEVEL P1	3/32" = 1'- 0"	●	
A204	LEVEL 1	3/32" = 1'- 0"	●	
A205	LEVEL 2	3/32" = 1'- 0"	●	
A206	LEVEL 3	3/32" = 1'- 0"	●	
A207	LEVEL 4	3/32" = 1'- 0"	●	
A208	LEVEL 5-6	3/32" = 1'- 0"	●	
A209	LEVEL 7	3/32" = 1'- 0"	●	
A210	LEVEL 8	3/32" = 1'- 0"	●	
A211	LEVEL 9	3/32" = 1'- 0"	●	
A212	LEVEL 10	3/32" = 1'- 0"	●	
A213	LEVEL 11-23	3/32" = 1'- 0"	●	
A214	LEVEL 24	3/32" = 1'- 0"	●	
A215	MECHANICAL	3/32" = 1'- 0"	●	
A216	ROOF	3/32" = 1'- 0"	●	
<b>ELEVATIONS</b>				
A301	NORTH & SOUTH MAIN ST	1/16" = 1'- 0"	●	
A302	NORTH & SOUTH LANE	1/16" = 1'- 0"	●	
A303	NORTH TOWER 5TH AVE & BREEZEWAY	1/16" = 1'- 0"	●	
A304	SOUTH TOWER 6TH AVE & BREEZEWAY	1/16" = 1'- 0"	●	
<b>SECTIONS</b>				
A401	SECTION A-A	1/16" = 1'- 0"	●	
A402	SECTION B-B	1/16" = 1'- 0"	●	



# 2111 MAIN ST REZONING APPLICATION

## PROJECT INFO

**PROJECT INFO**  
**CIVIC ADDRESS**  
 2111 MAIN STREET  
 Vancouver, BC

**LEGAL ADDRESS**  
 LOTS 6, 7, 8, 9, 10, AND 11, ALL OF BK 30, DL 200A, GP1, NWD, PLAN 197.  
 PIDs 014-878-194, 014-878-232, 014-878-356, 014-878-208, 014-878-241, 014-878-364

**CURRENT ZONING**  
 IC-2

**PROPOSED ZONING**  
 CD-1

**SITE AREA**  
 34,905 sqf

**PROPOSED DENSITY**  
 346,608 sqf

**PROPOSED FSR**  
 9.9

**PROPOSED BUILDING HEIGHT**  
 24 Storeys. NORTH TOWER BLDG HEIGHT - 248.90' (75.86m) SOUTH TOWER BLDG HEIGHT - 239.17' (72.90m)  
 (93.14M, 305.58') top of parapet outdoor amenity roof deck  
 (96.47M, 316.50') top of parapet Amenity space  
 (99.82M, 327.50') top of parapet Elevator / stair overrun

## PROJECT TEAM

<p><b>DEVELOPER</b></p> <p>NICOLA WEALTH REAL ESTATE              1100 Melville St.              Suite 1400              Vancouver, BC V6E 4A6              www.nicolawealth.com              T: 604-739-6450              F: 604-739-6451              Contact: Josh Anderson</p>	<p><b>ARCHITECT</b></p> <p>MCMP ARCHITECTS              Oceanic Plaza              1066 West Hastings St., Suite 1900              Vancouver, BC V6E 3X1              www.mcmparchitects.com              T: 604-687-2990              F: 604-687-1771              Contact: Pete Odegaard</p>	<p><b>STRUCTURAL ENGINEERS</b></p> <p>GLOTMAN SIMPSON CONSULTING ENGINEERS              1661 West 5th Avenue              Vancouver, BC V6J 1N5              www.glotmansimpson.com              T: 604-687-2990              F: 604-687-1771              Contact: Nick Maerkl</p>	<p><b>MECHANICAL ENGINEER</b></p> <p>REINBOLD ENGINEERING GROUP              1580 W Broadway              Suite 400              Vancouver, BC V6J 5K8              www.reinboldengineering.com              T: 604-737-7353              Contact: Jason Edey</p>	<p><b>ELECTRICAL ENGINEERS</b></p> <p>NEMETZ (S/A) &amp; ASSOCIATED LTD.              2009 West 4th Avenue              Vancouver, BC V6J 1N3              www.nemetz.com              T: 604-736-6562              F: 604-736-9805              Contact: Steven Nemetz</p>	<p><b>CIVIL</b></p> <p>BINNIE CIVIL ENGINEERING CONSULTANTS              4940 Canada Way, Suite 300              Burnaby, BC V5G 4K6              www.binnie.com              T: 604-420-1721              F: 604-420-4743              Contact: Russell Warren</p>	<p><b>LANDSCAPE</b></p> <p>HAPPA COLLABORATIVE              375 West Fifth Ave,              Suite 403              Vancouver, BC V5Y 1J6              www.hapacobo.com              T: 604-909-4150              Contact: Joseph Fry</p>	<p><b>TRAFFIC</b></p> <p>STEP ONE MOBILITY              www.steponemobility.com              T: 778-888-0387              Contact: John Turecki</p>	<p><b>LAND SURVEYORS</b></p> <p>BENNETT LAND SURVEYING LTD.              275 Fell Avenue, Suite 201              North Vancouver, BC V7P 3R4              www.bennettsurveys.com              T: 604-980-4868              Contact: John Franko</p>
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ISSUED FOR REZONING 2024-05-01

ISSUED FOR REZONING 2024-05-01







UNIT AREA AND TYPES

NORTH TOWER										
#	UNIT TYPE	UNIT AREA SF	unit @ L3	unit @ L4	unit @ L5-6 X 2	unit @ L7	unit @ L8	unit @ L9	unit @ L10-23 X 14	AVRAGE AREA
1	S1n	399			0	1	1	1	1	
2	S2n	398	1	1	1	1	1	1	1	399
3	S3n	399	0	1	1					
TOTAL PER TYPE PER FLOOR			1	2	2	2	2	2	2	
TOTAL PER TYPE PER TOWER			1	2	4	2	2	2	28	
4	A1n	488			0	0	1	1		
5	A2n	536			0	0	1	1		
6	A3n	539			0	1	1	1	1	
7	A4n	506	0	0	0	0	0	1	1	
8	A5n	576	0	1	1	1	1			
9	A6n	489	0	0	0	1	1			
10	A7n	573	0	0	0	1	1			
11	A8n	531	0	0	0	1	1			
12	A9n	555	0	2	2	0	0			
13	A10n	464	0	1	1	0	0			
14	A11n	478	0	0	0	1	1	1	1	
TOTAL PER TYPE PER FLOOR			0	4	4	6	6	5	5	
TOTAL PER TYPE PER TOWER			0	4	8	6	6	5	70	
15	B1n	728			0	0	1	1		
16	B2n	651			1	1	1	1		
17	B3n	692			0	0	0	1	1	
18	B4n	760		0	1	1	1			
19	B5n	756		1	1	1	1			
20	B6n	687		1	1					
21	B7n	726	1							
TOTAL PER TYPE PER FLOOR			1	2	3	3	3	3	3	
TOTAL PER TYPE PER TOWER			1	2	6	3	3	3	42	
22	C1n	814			0	0	0	1	1	
23	C2n	981	0	1	1	1	1			
24	C3n	949	1	1	1	0	0			
25	C4n	942	1	1	1	0	0			
26	C5n	982	0	0	1	0	0			
TOTAL PER TYPE PER FLOOR			2	3	4	1	1	1	1	
TOTAL PER TYPE PER TOWER			2	3	8	1	1	1	14	
TOTAL PER FLOOR			4	11	13	12	12	11	11	
TOTAL FLOORS PER TOWER			4	11	26	12	12	11	154	
TOTAL UNITS IN TOWER										230
SOUTH TOWER										
#	UNIT TYPE	UNIT AREA SF	unit @ L3	unit @ L4	unit @ L5-6 X 2	unit @ L7	unit @ L8	unit @ L9	unit @ L10-23 X 14	AVRAGE AREA
1	S1s	405			0	0	1	1	1	
2	S2s	400	0	0	0	0	1	1	1	
3	S3s	401	0	0	0	0	1	1	1	
4	S4s	433	0	1	1	1	0	0	0	
5	S5s	399	0	1	1	1	0	0	0	
TOTAL PER TYPE PER FLOOR			0	2	2	2	3	3	3	
TOTAL PER TYPE PER TOWER			0	2	4	2	3	3	42	
6	A1s	505			1	1	1	1	1	
7	A2s	505			0	0	1	1	1	
8	A3s	498			0	0	0	0	1	
9	A4s	550	0	1	1	1	0	0	0	
10	A5s	531	0	0	1	1	0			
11	A6s	562	0	1	0	0	0			
12	A7s	497	0	0	0	0	1	1	1	
TOTAL PER TYPE PER FLOOR			0	2	3	3	3	3	4	
TOTAL PER TYPE PER TOWER			0	2	6	3	3	3	56	
13	B1s	705			1	1	1	1	1	
14	B2s	670			0	0	1	1	1	
15	B3s	662			0	0	0	0	1	
16	B4s	680		0	0	0	1	1	1	
17	B5s	630		1	1	1	1	1	0	
18	B6s	689		0	1	1		0	0	
TOTAL PER TYPE PER FLOOR			0	1	3	3	4	4	4	
TOTAL PER TYPE PER TOWER			0	1	6	3	4	4	56	
19	C1s	865		1	1	1	1	1	0	
20	C2s	910	0	1	1	1	0			
21	C3s	845	0	0	1	1	0			
TOTAL PER TYPE PER FLOOR			0	2	3	3	1	1	0	
TOTAL PER TYPE PER TOWER			0	2	6	3	1	1	0	
TOTAL PER FLOOR			0	7	11	11	11	11	11	
TOTAL FLOORS PER TOWER			0	7	22	11	11	11	154	
TOTAL UNITS IN TOWER										216

UNIT MIX

NORTH BUILDING					
TYP. FLOORS: L10&23	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	2	5	3	1	11
14 TOTAL FLOORS	28	70	42	14	154
TYP. FLOORS: L9	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	2	5	3	1	11
1 TOTAL FLOORS	2	5	3	1	11
TYP. FLOORS: L8	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	2	6	3	1	12
1 TOTAL FLOORS	2	6	3	1	12
TYP. FLOORS: L7	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	2	6	3	1	12
1 TOTAL FLOORS	2	6	3	1	12
TYP. FLOORS: L5-6	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	2	4	3	4	13
2 TOTAL FLOORS	4	8	6	8	26
TYP. FLOORS: L4	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	2	4	2	3	11
1 TOTAL FLOORS	2	4	2	3	11
TYP. FLOORS: L3	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	1	0	1	2	4
1 TOTAL FLOORS	1	0	1	2	4
TOTAL 21 floors	41	99	60	30	230
UNIT MIX	18%	43%	26%	13%	100%

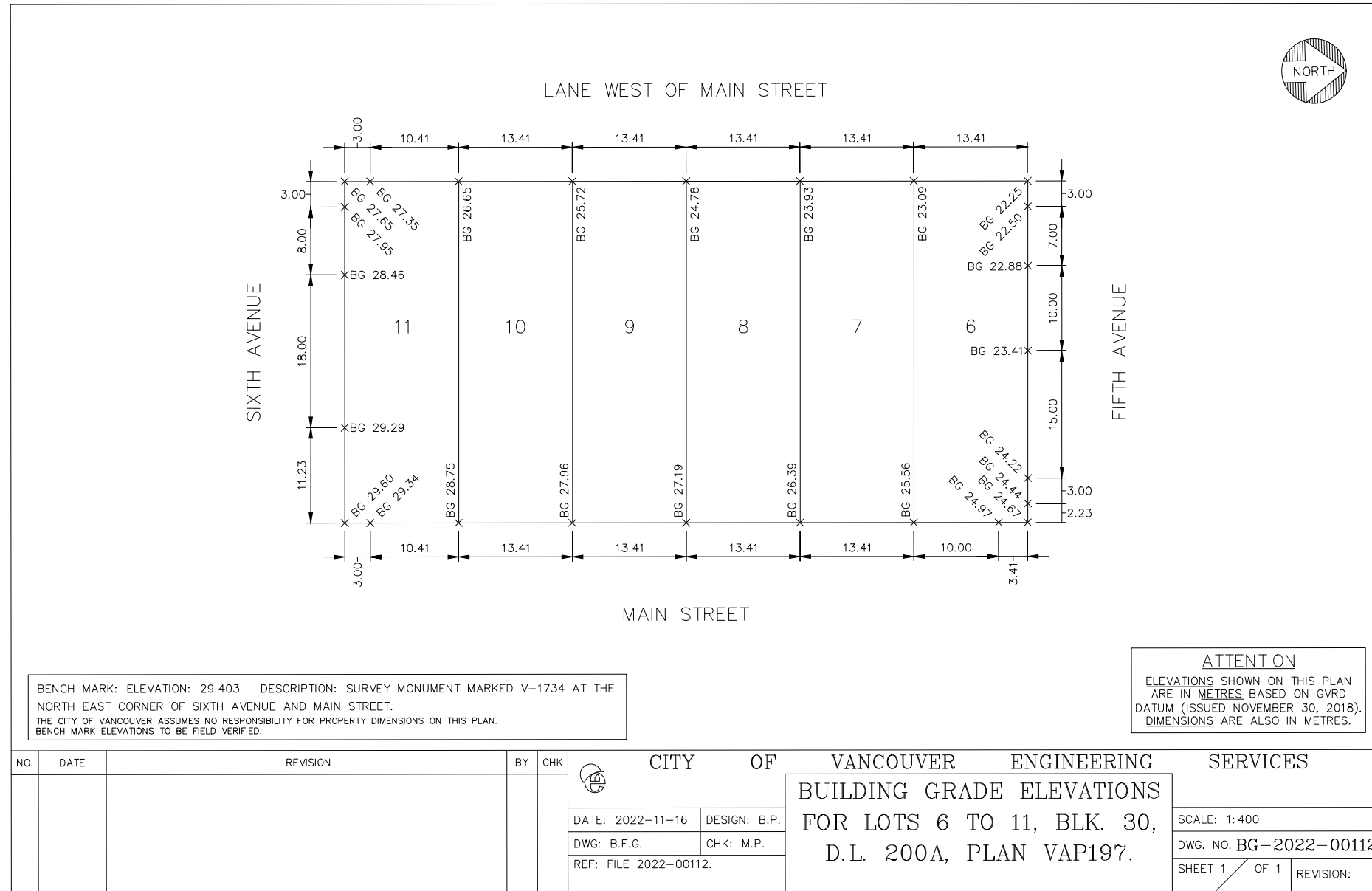
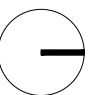
SOUTH BUILDING					
TYP. FLOORS: L10&23	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	3	4	4	0	11
14 TOTAL FLOORS	42	56	56	0	154
TYP. FLOORS: L9	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	3	3	4	1	11
1 TOTAL FLOORS	3	3	4	1	11
TYP. FLOORS: L8	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	3	3	4	1	11
1 TOTAL FLOORS	3	3	4	1	11
TYP. FLOORS: L7	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	2	2	4	3	11
1 TOTAL FLOORS	2	2	4	3	11
TYP. FLOORS: L5-6	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	2	2	4	3	11
2 TOTAL FLOORS	4	4	8	6	22
TYP. FLOORS: L4	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	2	2	1	2	7
1 TOTAL FLOORS	2	2	1	2	7
TYP. FLOORS: L3	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	0	0	0	0	0
1 TOTAL FLOORS	0	0	0	0	0
TOTAL 21 floors	56	70	77	13	216
UNIT MIX	26%	32%	36%	6%	100%

NORTH & SOUTH BUILDINGS					
TYP. FLOORS: L10&23	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	5	9	7	1	22
14 TOTAL FLOORS	70	126	98	14	308
TYP. FLOORS: L9	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	5	8	7	2	22
1 TOTAL FLOORS	5	8	7	2	22
TYP. FLOORS: L8	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	5	9	7	2	23
1 TOTAL FLOORS	5	9	7	2	23
TYP. FLOORS: L7	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	4	8	7	4	23
1 TOTAL FLOORS	4	8	7	4	23
TYP. FLOORS: L5-6	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	4	6	7	7	24
2 TOTAL FLOORS	8	12	14	14	48
TYP. FLOORS: L4	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	4	6	3	5	18
1 TOTAL FLOORS	4	6	3	5	18
TYP. FLOORS: L3	STUDIO	1 BED	2BED	3BED	
TOTAL PER FLOOR	1	0	1	2	4
1 TOTAL FLOORS	1	0	1	2	4
TOTAL 21 floors	97	169	137	43	446
UNIT MIX	22%	38%	31%	10%	100%

BALCONIES

	BALCONIES			SQ.FT.	SQ.M.
	NORTH TOWER	SOUTH TOWER	TOTAL		
LEVEL 1					
LEVEL 2			0	0	0
LEVEL 3	31	0	31	3	3
LEVEL 4	295	257	552	51	51
LEVEL 5	868	687	1555	144	144
LEVEL 6	868	687	1555	144	144
LEVEL 7	585	687	1272	118	118
LEVEL 8	817	681	1498	139	139
LEVEL 9	728	859	1587	147	147
LEVEL 10	969	952	1921	178	178
LEVEL 11	969	952	1921	178	178
LEVEL 12	969	952	1921	178	178
LEVEL 13	969	952	1921	178	178
LEVEL 14	969	952	1921	178	178
LEVEL 15	969	952	1921	178	178
LEVEL 16	969	952	1921	178	178
LEVEL 17	969	952	1921	178	178
LEVEL 18	969	952	1921	178	178
LEVEL 19	969	952	1921	178	178
LEVEL 20	969	952	1921	178	178
LEVEL 21	969	952	1921	178	178





BENCH MARK: ELEVATION: 29.403 DESCRIPTION: SURVEY MONUMENT MARKED V-1734 AT THE NORTH EAST CORNER OF SIXTH AVENUE AND MAIN STREET.  
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION  
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES		
					BUILDING GRADE ELEVATIONS FOR LOTS 6 TO 11, BLK. 30, D.L. 200A, PLAN VAP197.		
							SCALE: 1:400
							DWG. NO. BG-2022-00112
						SHEET 1 OF 1 REVISION:	

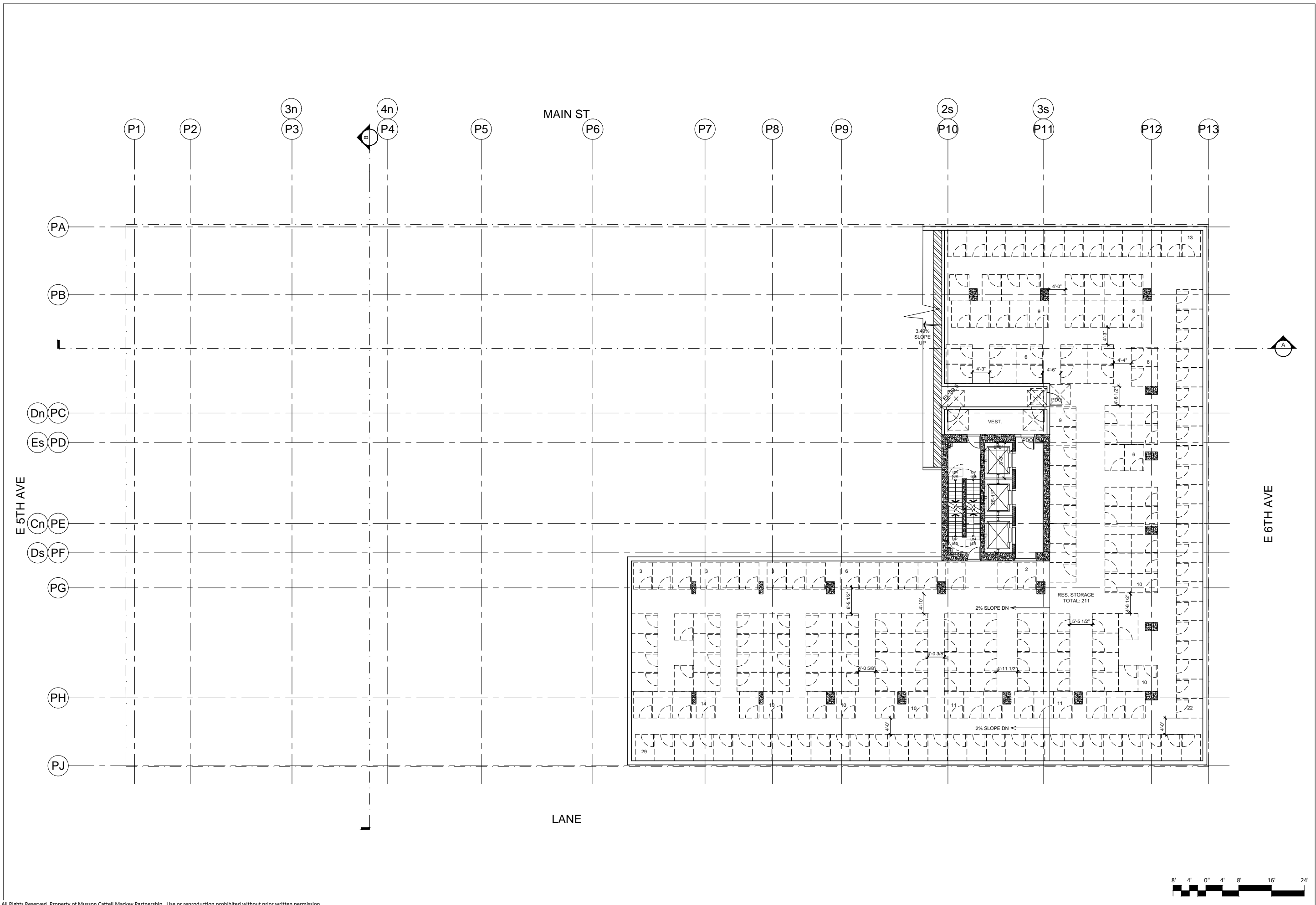
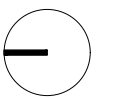




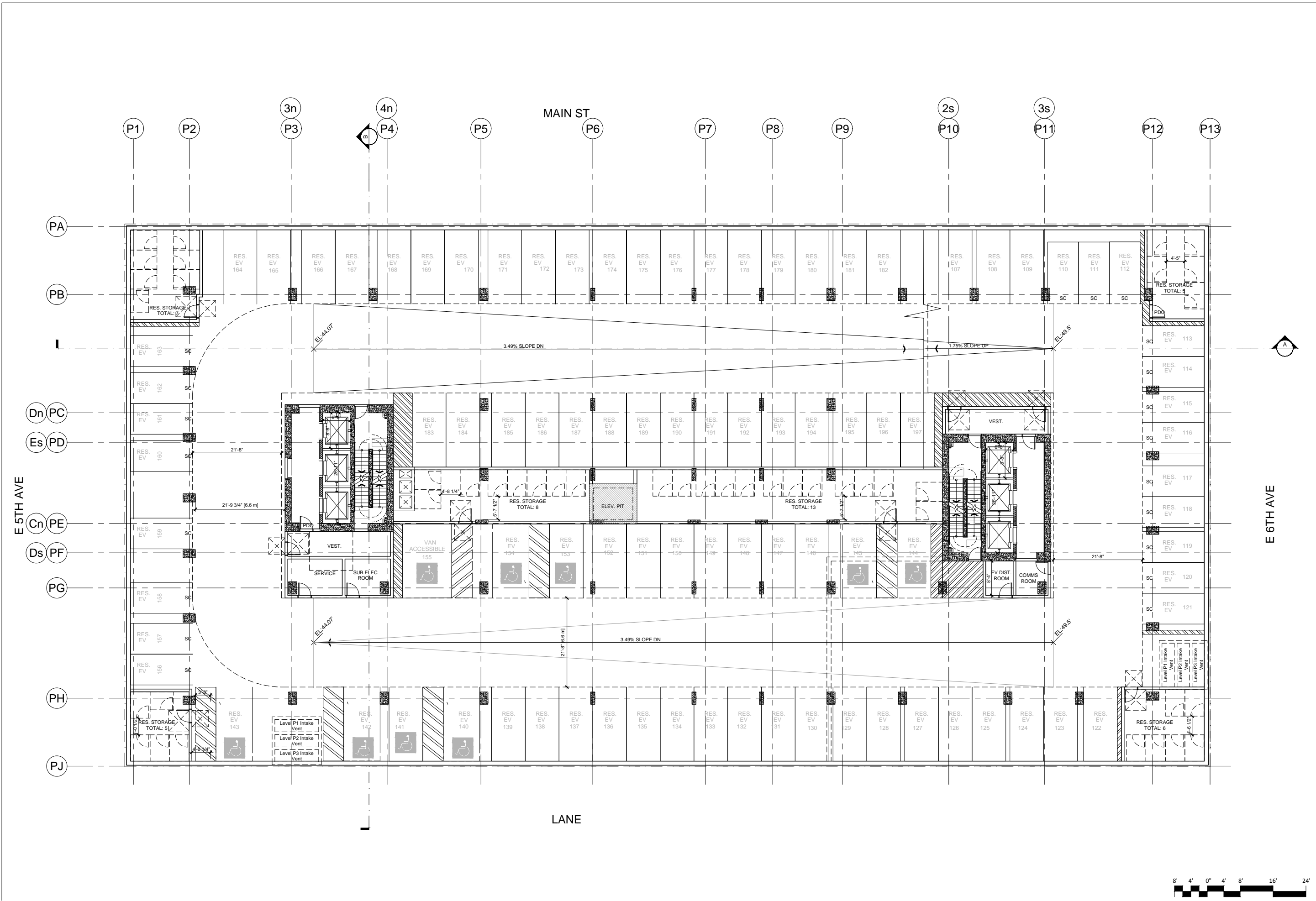
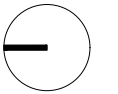




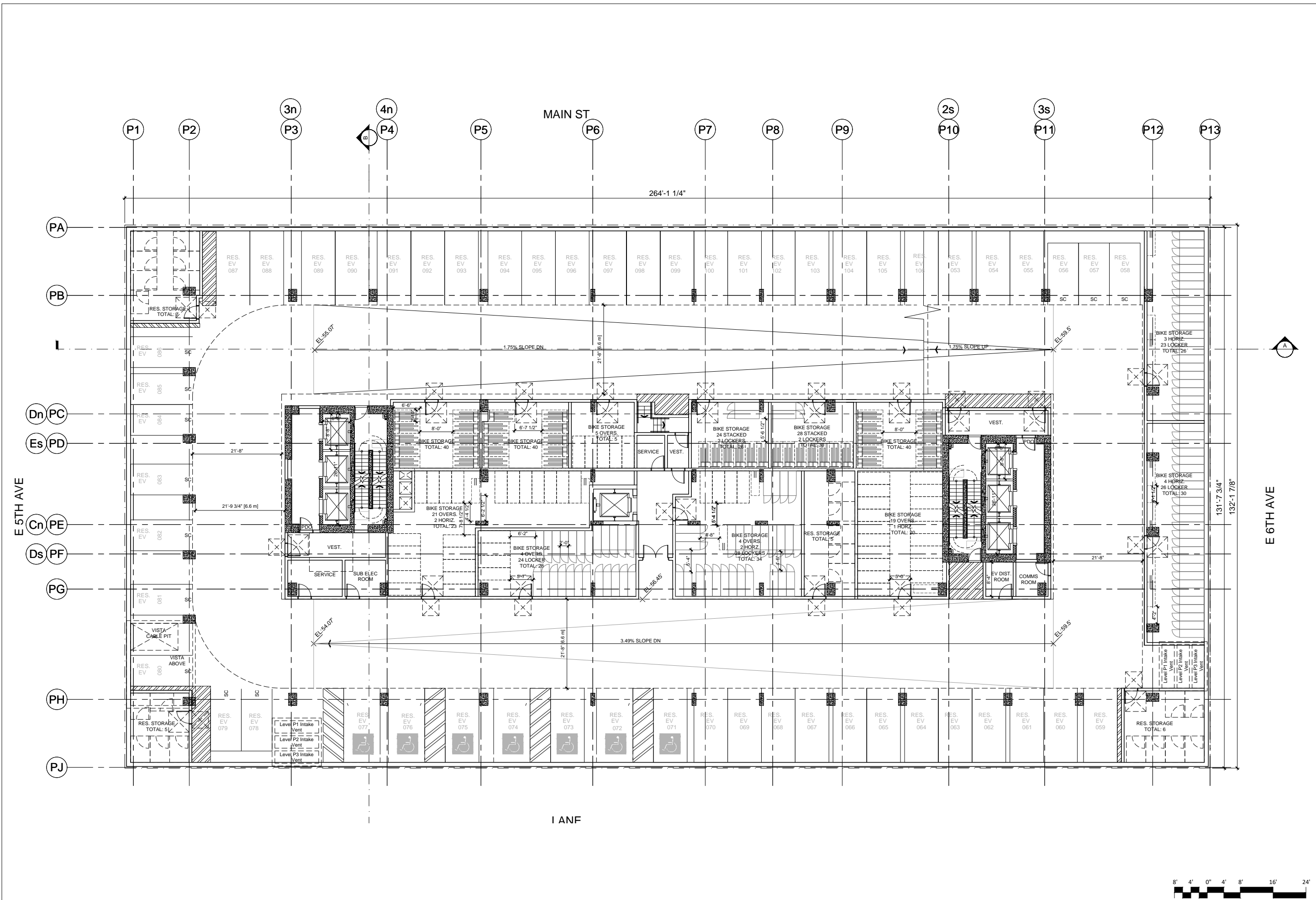
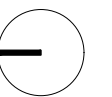




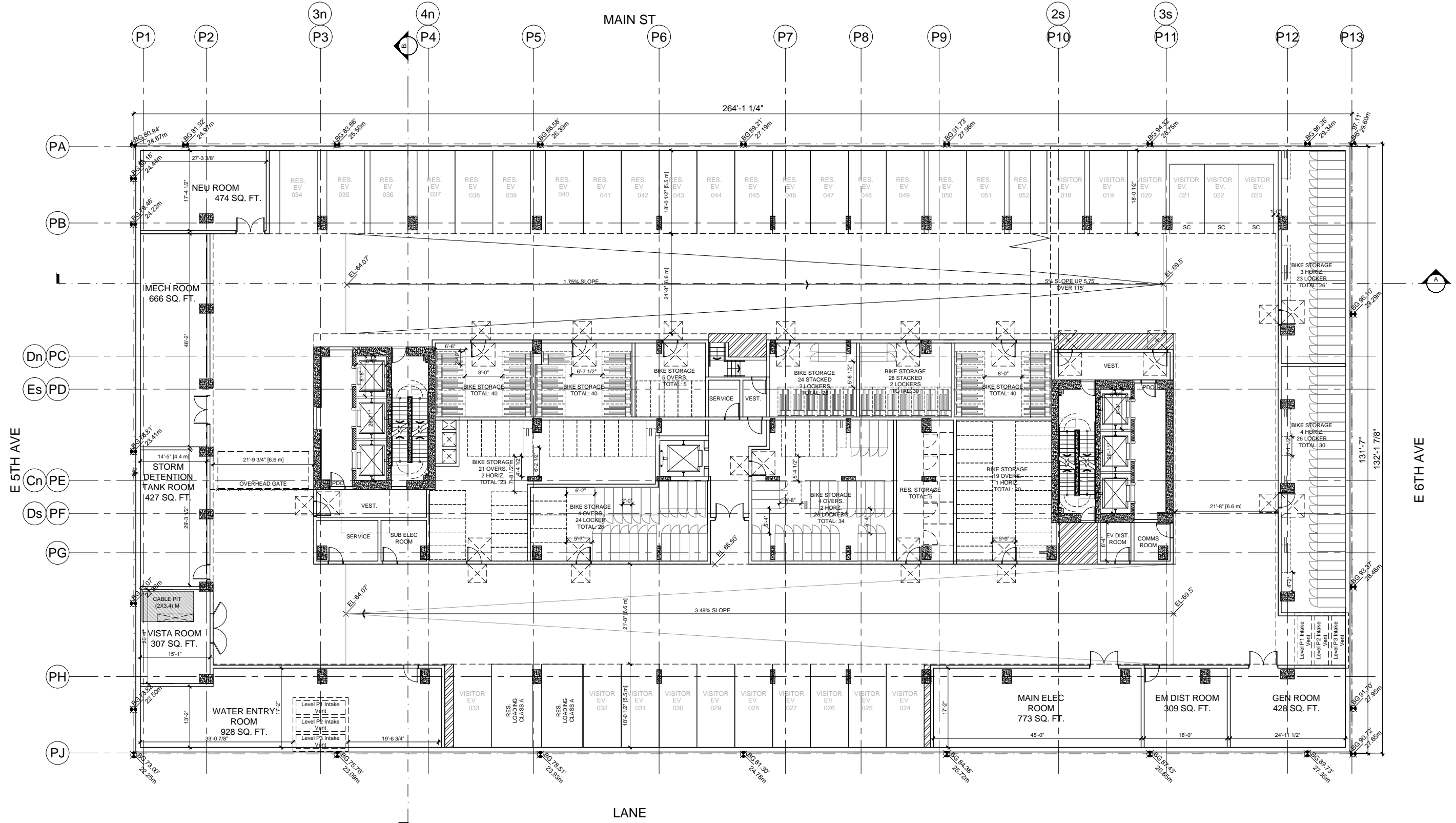
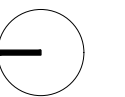




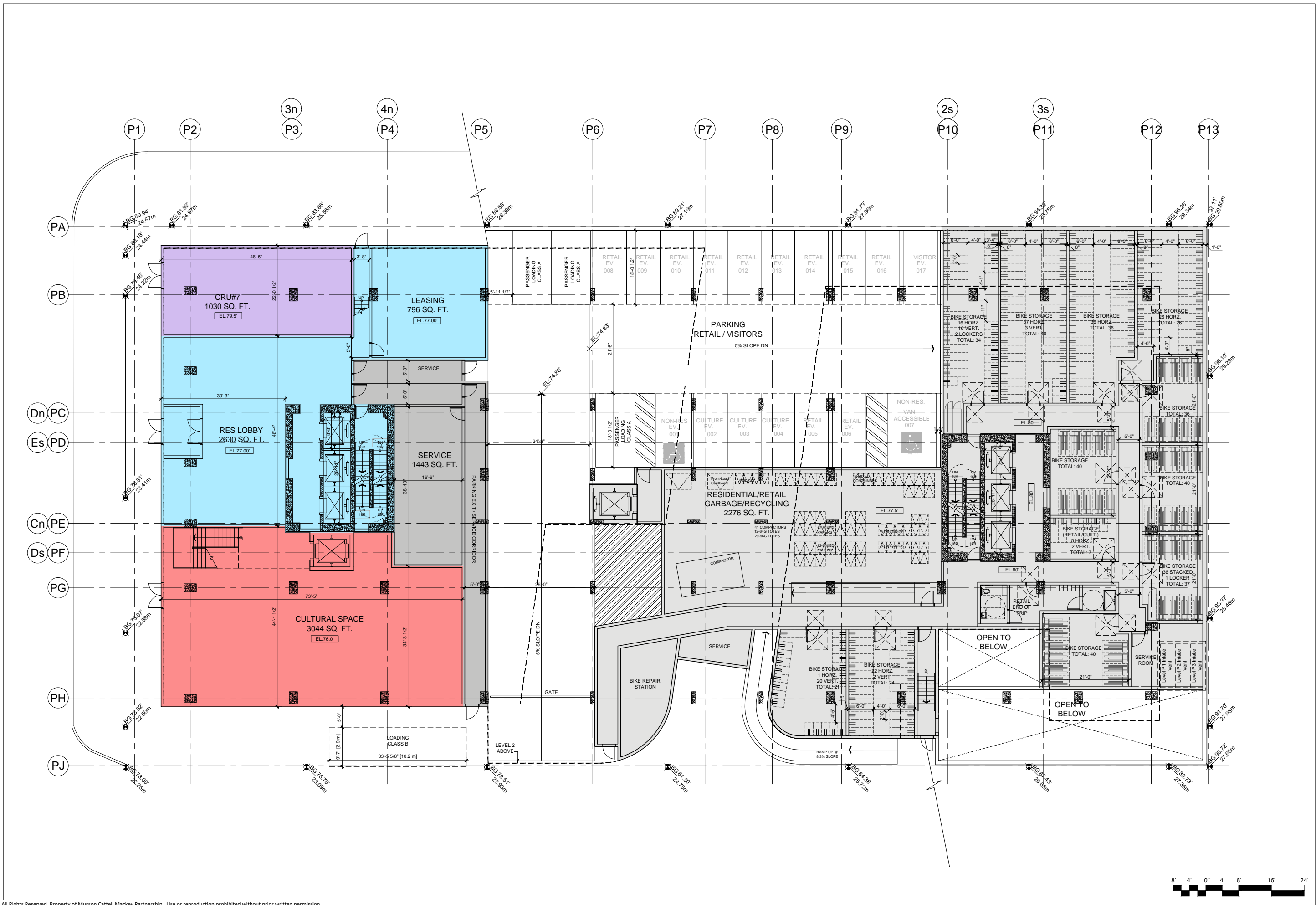
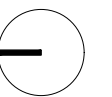




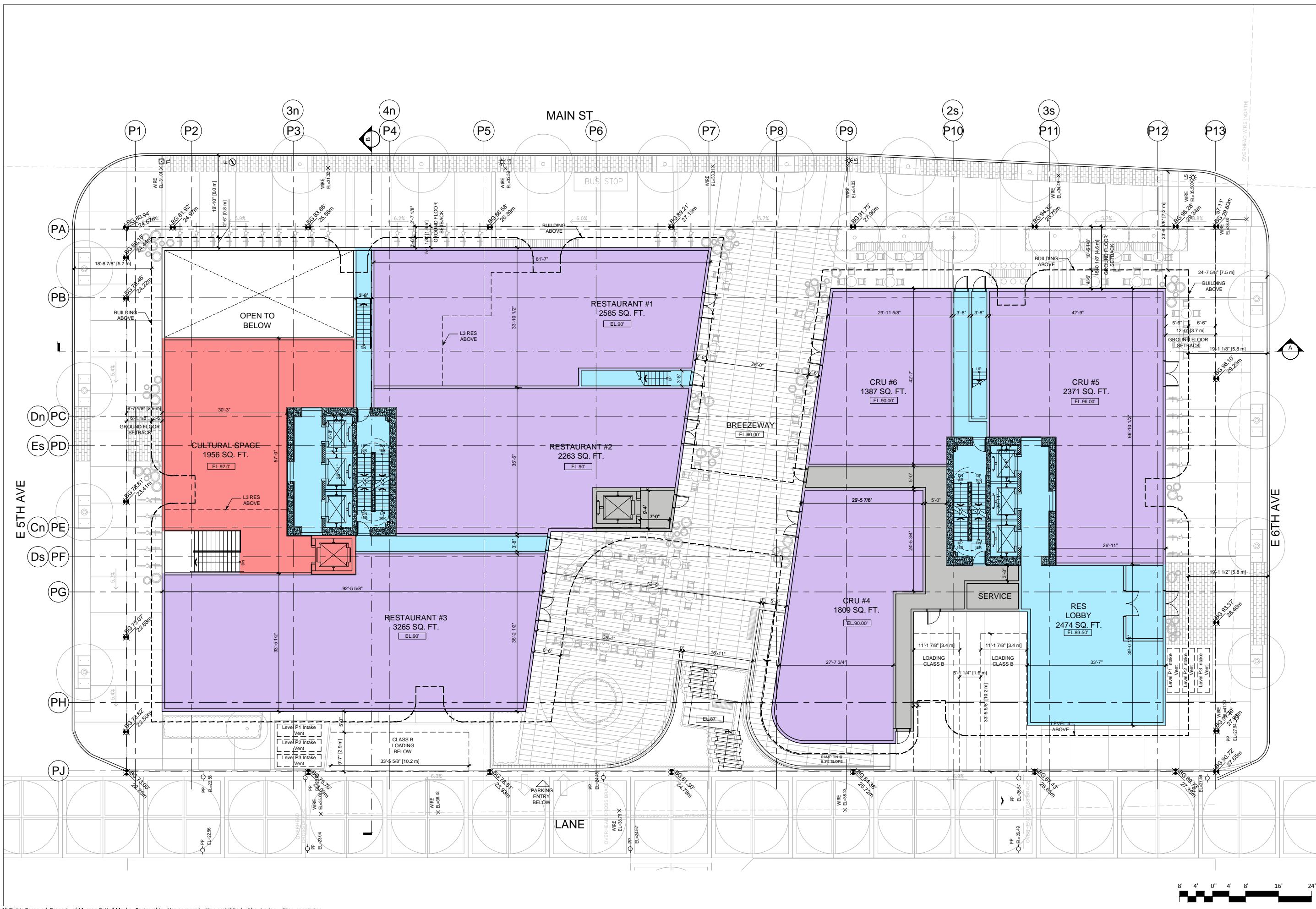




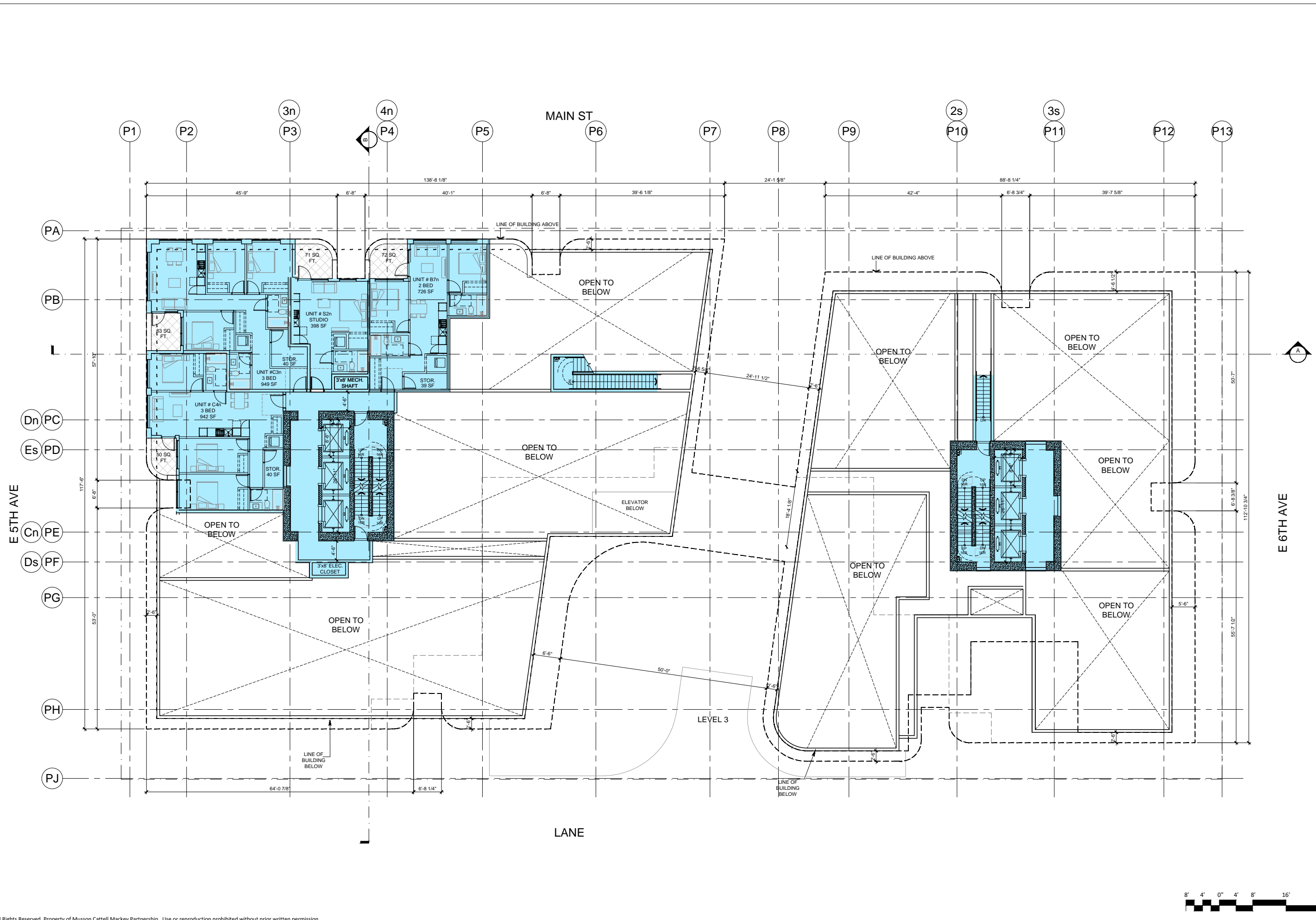
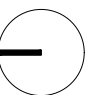




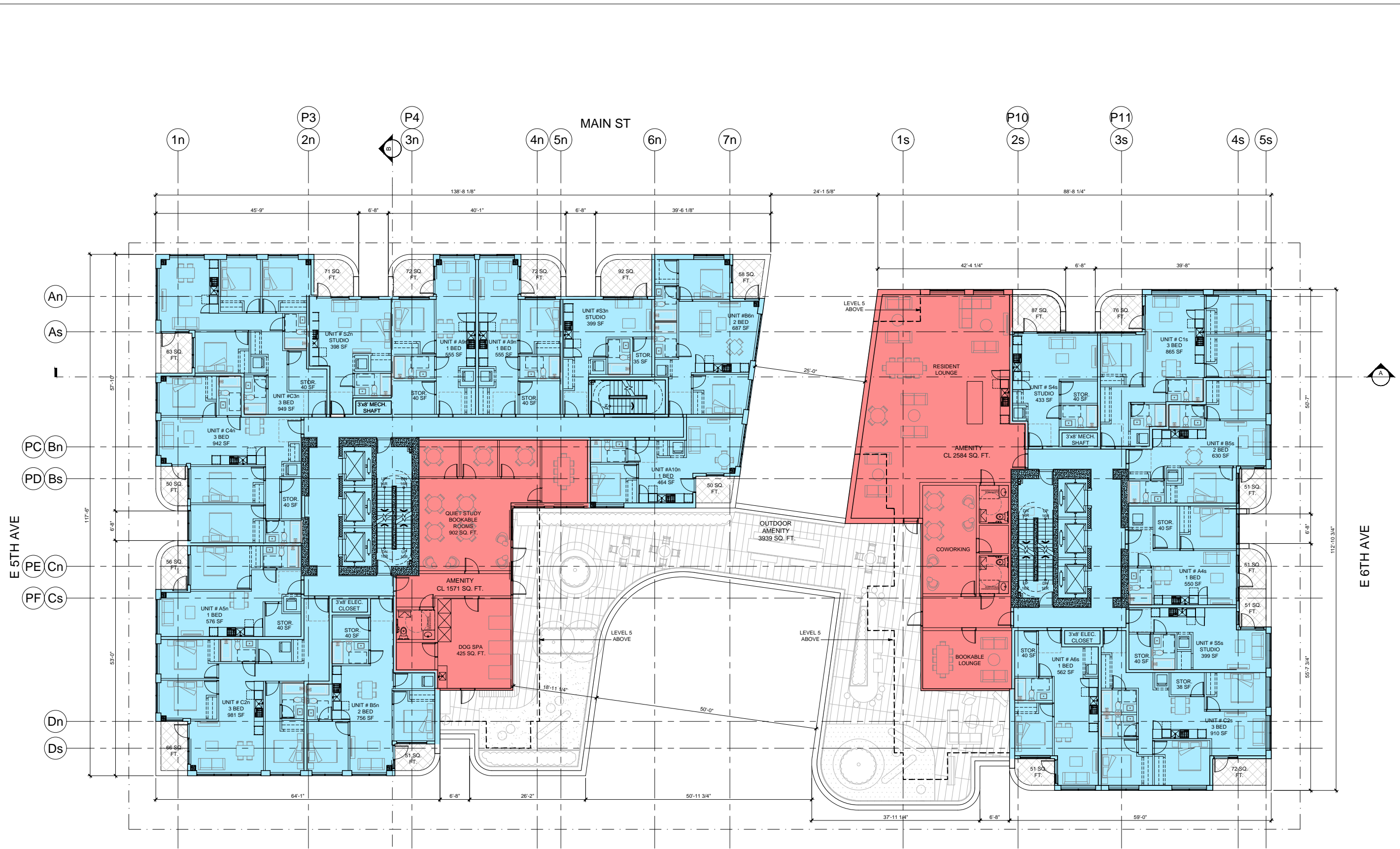
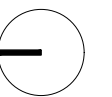




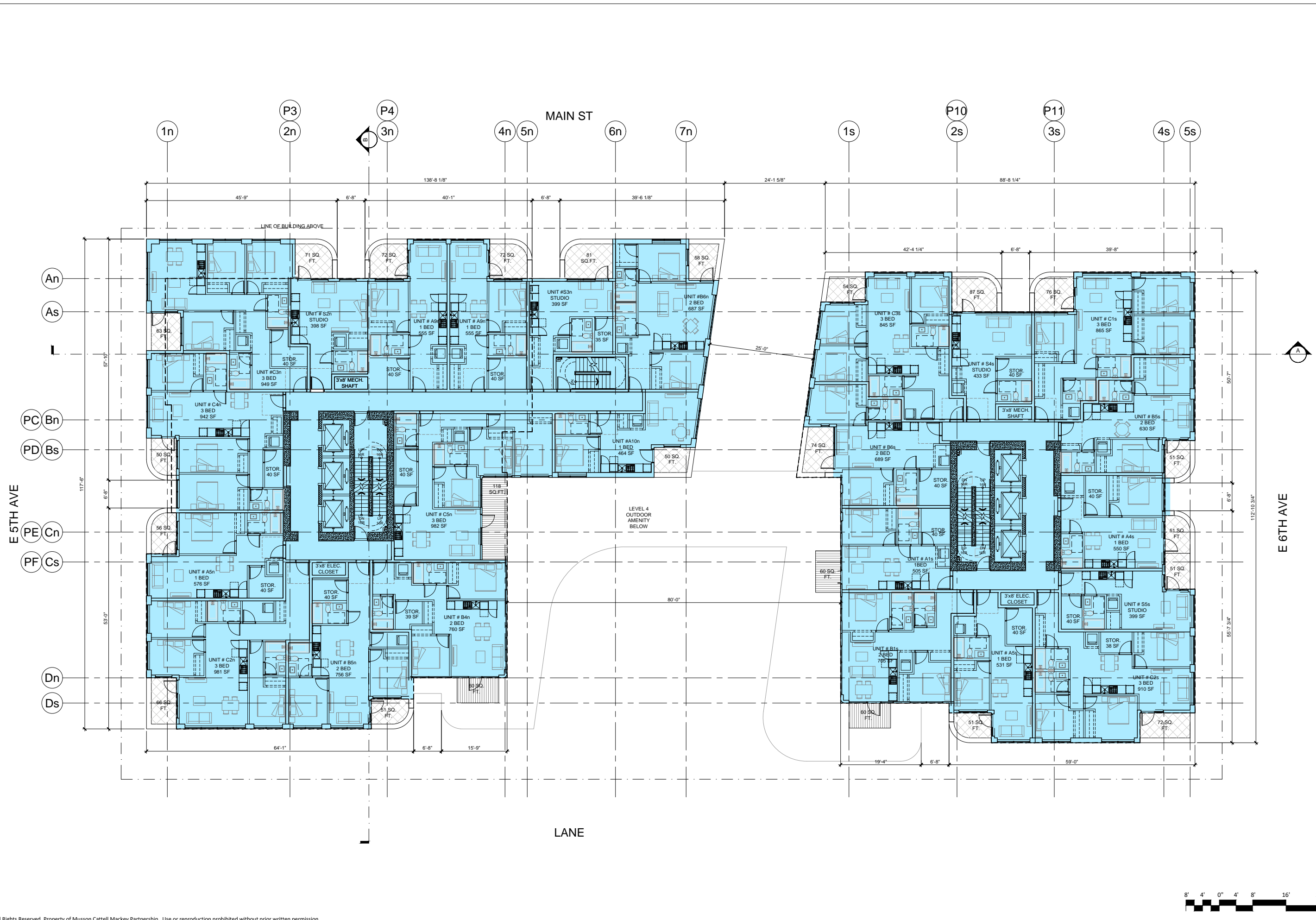




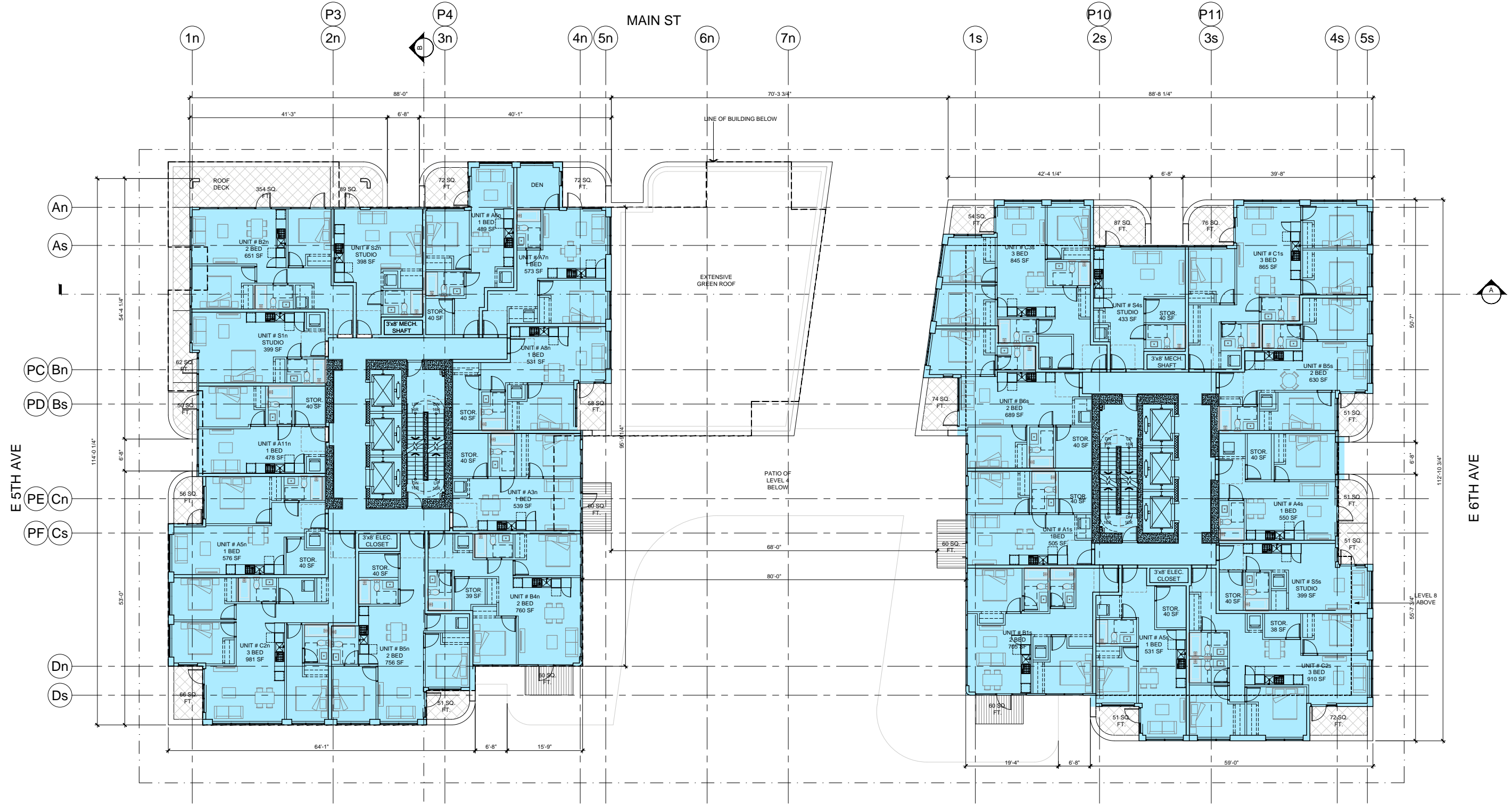
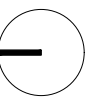




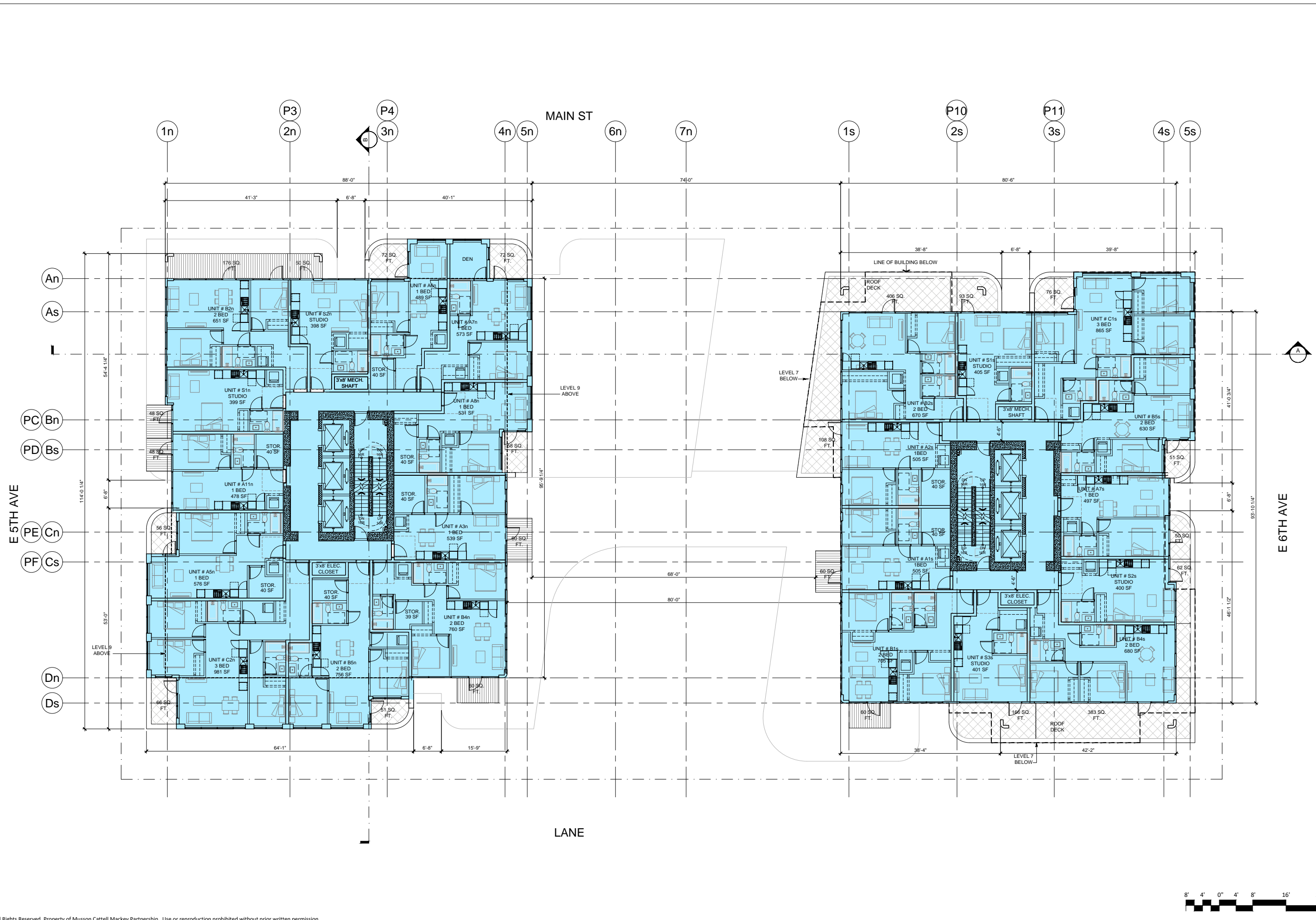
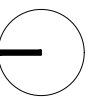




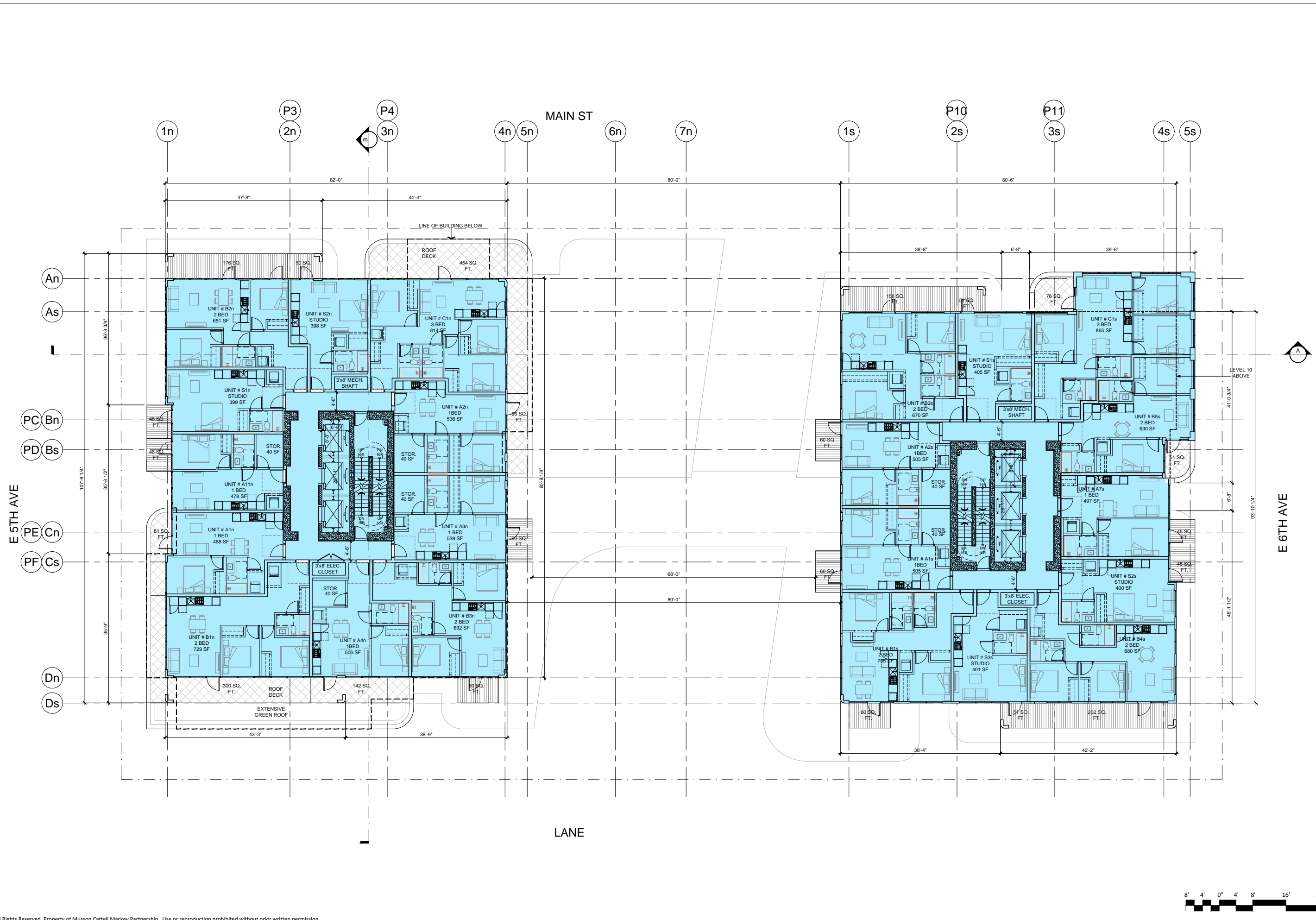
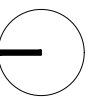




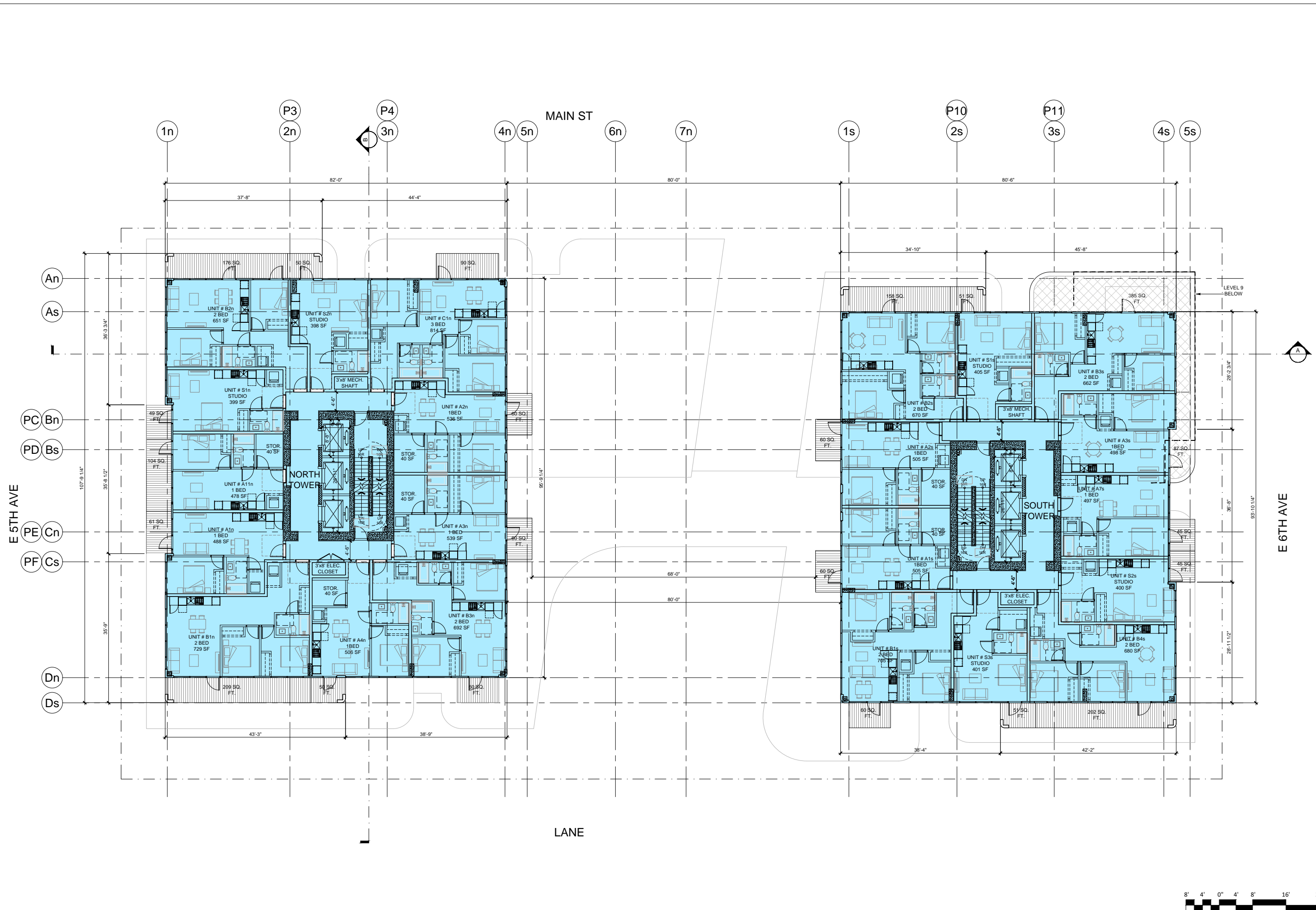




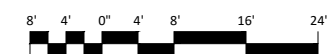
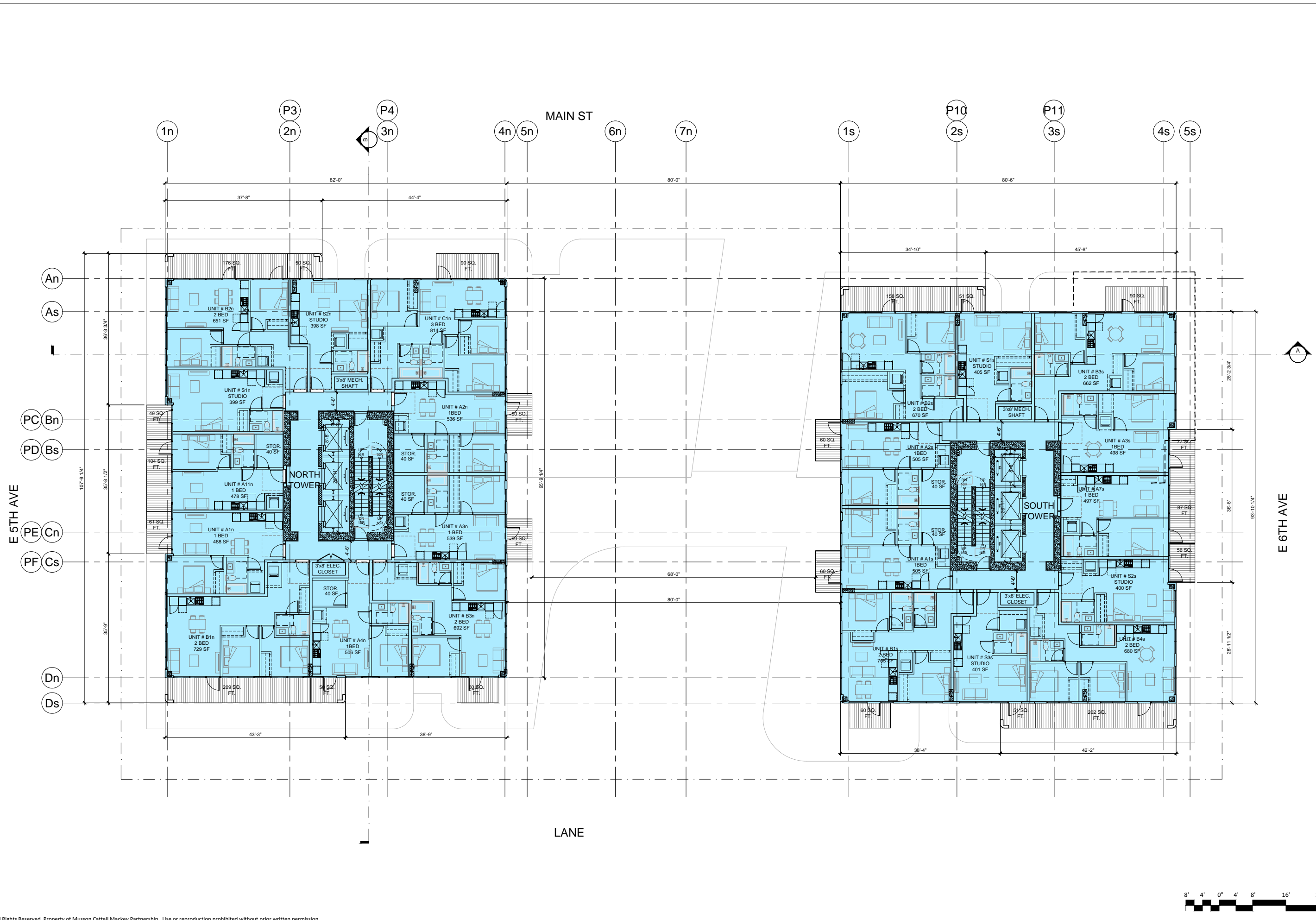
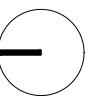




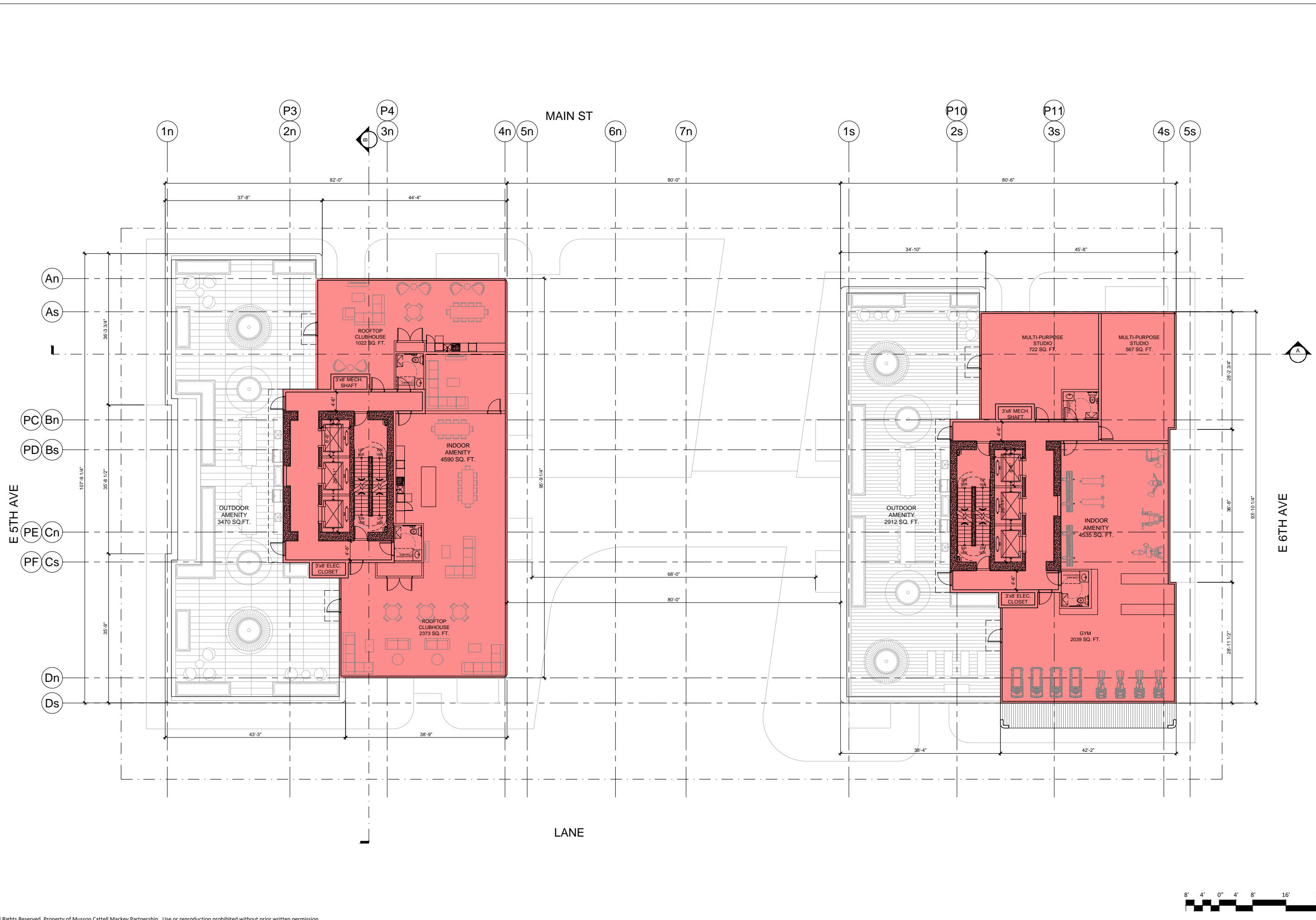
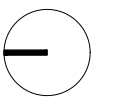




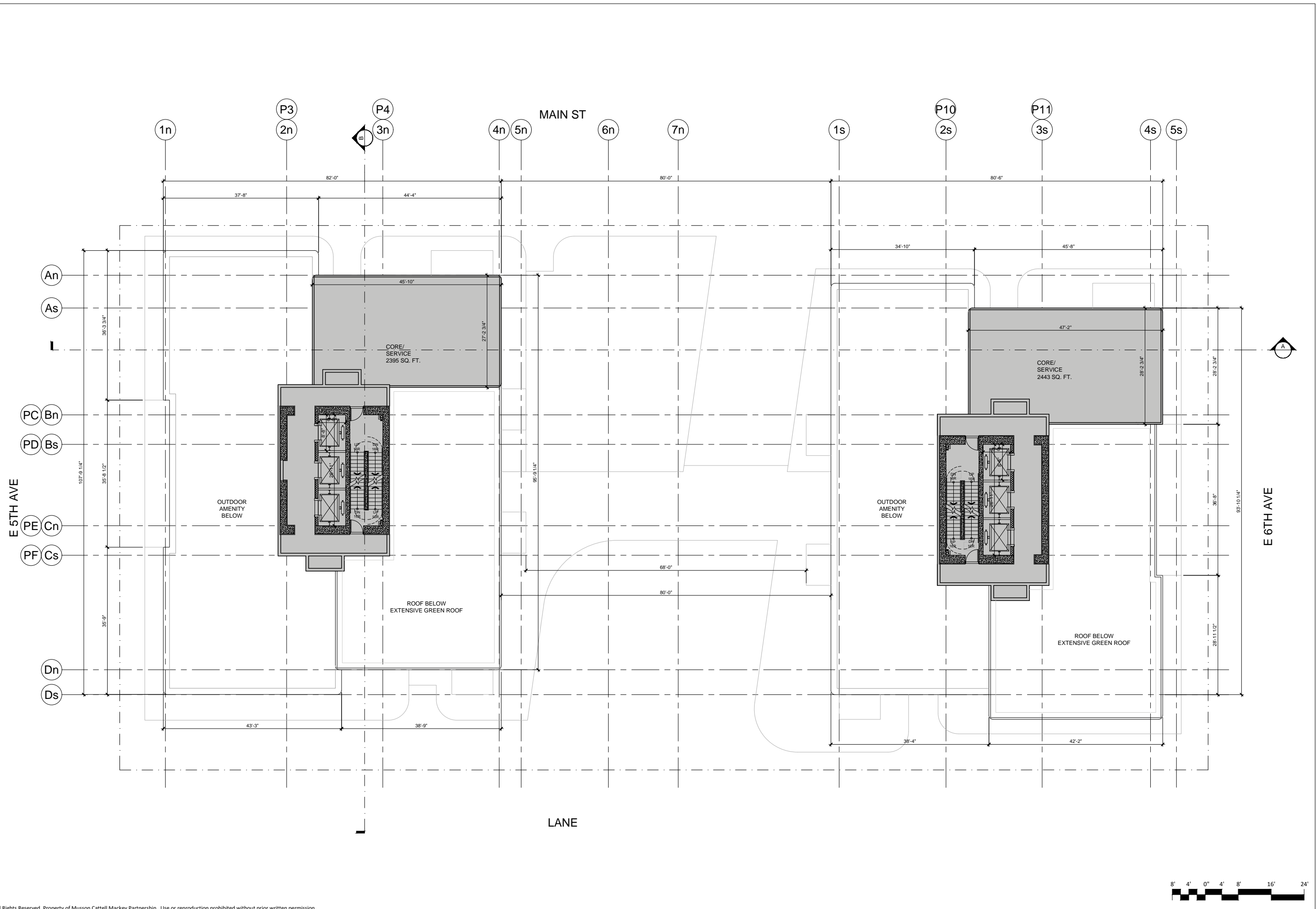
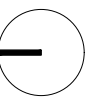




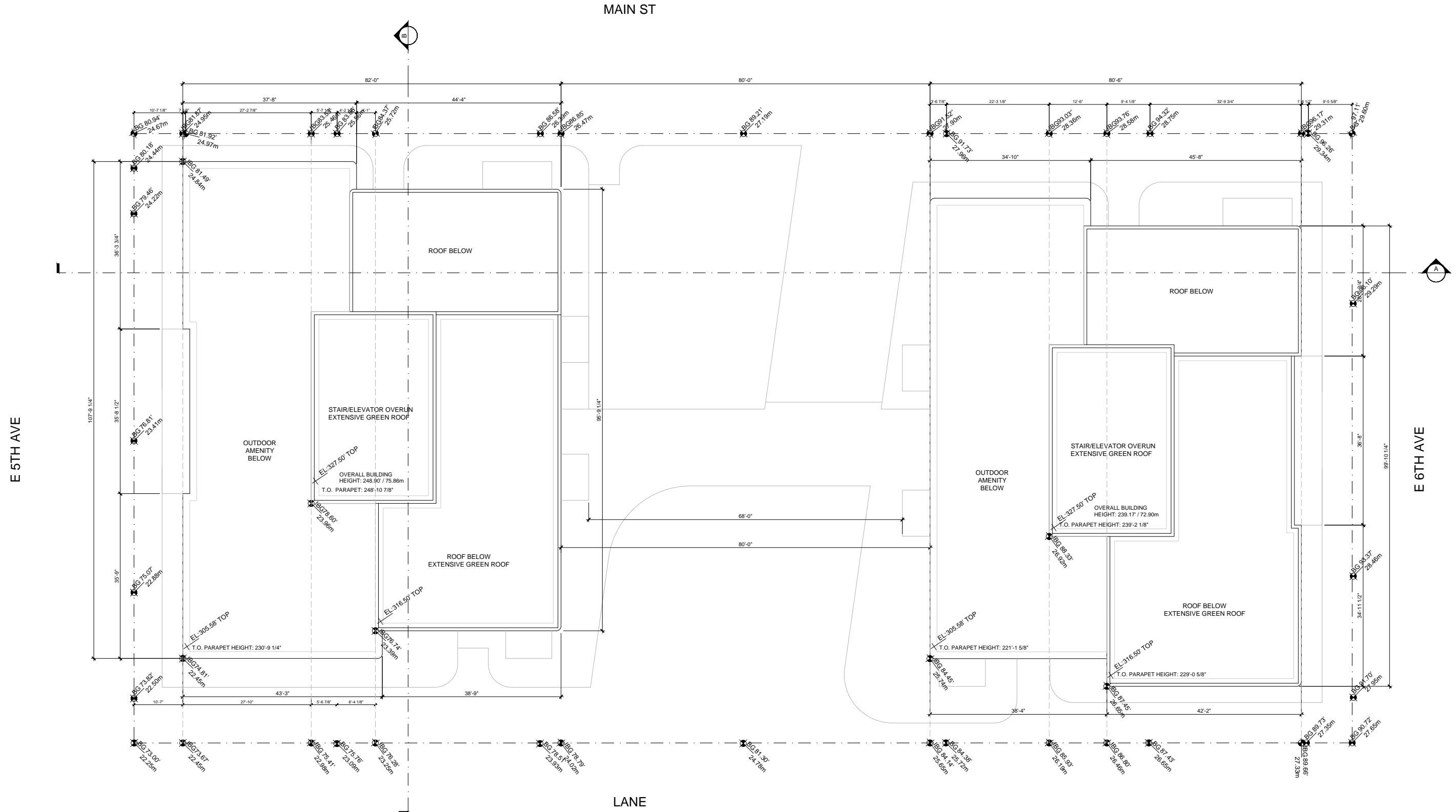
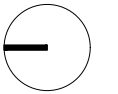






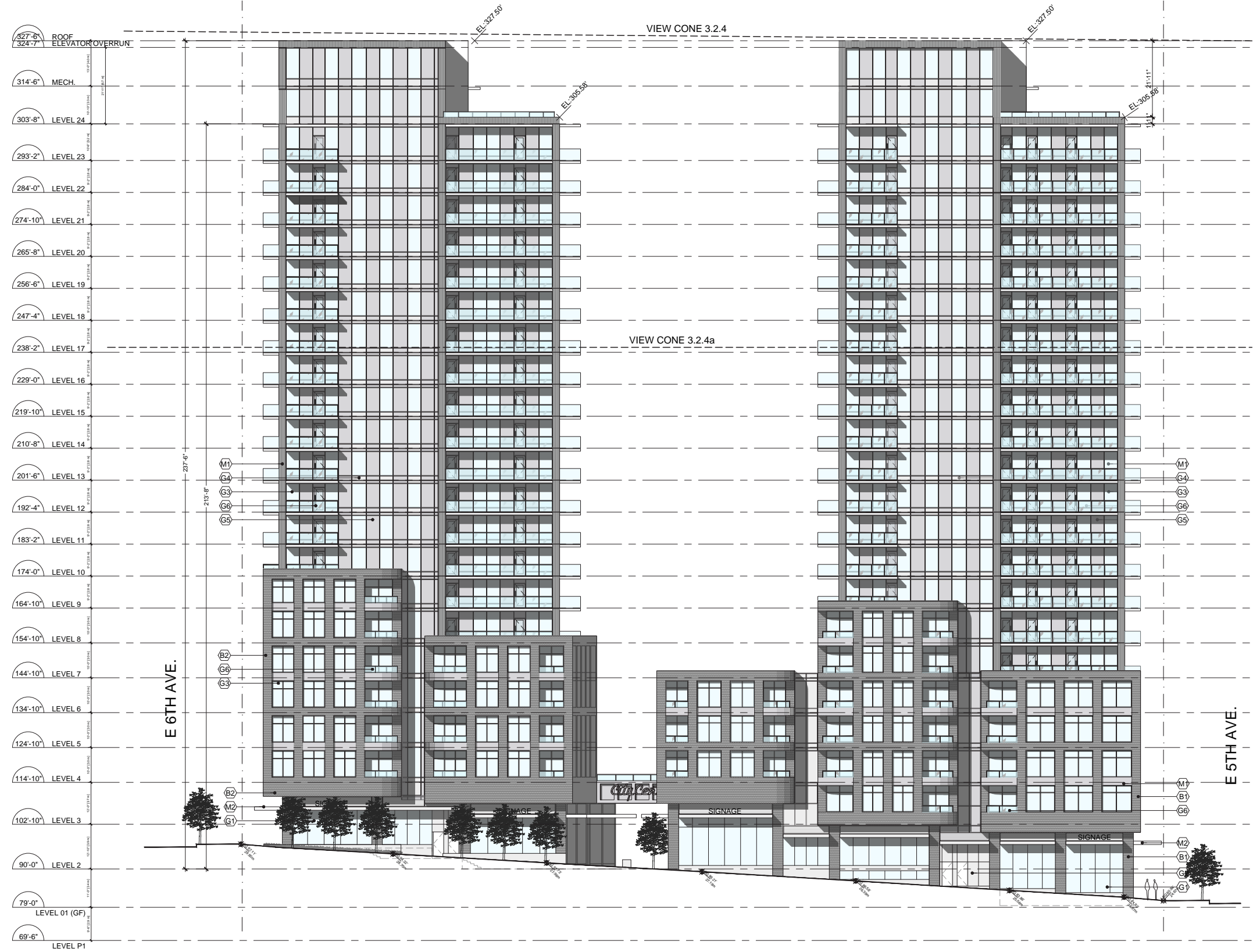




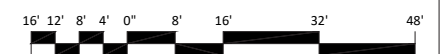




MATERIAL LEGEND	
<b>GLAZING &amp; SPANDREL</b>	
G1	CURTAIN WALL VISION CLEAR GLASS - CLEAR ANODIZED, ALUMINUM FINISH
G2	DOUBLE GLAZED SPANDREL PANEL W/IN CURTAIN WALL COLOUR: LIGHT GREY
G3	DOUBLE GLAZED WINDOW VISION CLEAR GLASS - CLEAR LOCATION: RESIDENTIAL
G4	WINDOW WALL GLAZED SPANDREL PANEL COLOR: LIGHT GREY LOCATION: RESIDENTIAL
G5	WINDOW WALL GLAZED SPANDREL PANEL COLOR: DARK GREY LOCATION: RESIDENTIAL
G6	CLEAR TEMPERED GUARDRAIL GLASS W/ GUARDRAIL FRAME FINISH COLOR: CHARCOAL LOCATION: RESIDENTIAL BALCONY
<b>WALLS &amp; SOFFIT FINISHES</b>	
B1	BRICK COLOR: RED
B2	BRICK COLOR: CHARCOAL
C1	ARCHITECTURAL FINISHED CONCRETE COLOUR: PAINTED LIGHT GREY
M1	COMPOSITE METAL PANEL COLOR: CHARCOAL
M2	STRUCTURAL STEEL CANOPY W/ LAMINATED GLASS - COLOR: CHARCOAL
M3	CANOPY ALUMINUM PANEL COLOR: TBD
M4	ARCHITECTURAL LOUVERS COLOR: CHARCOAL
M5	BALCONY SOFFIT COLOR: TBD
M6	VISTA GATE COLOR: TBD

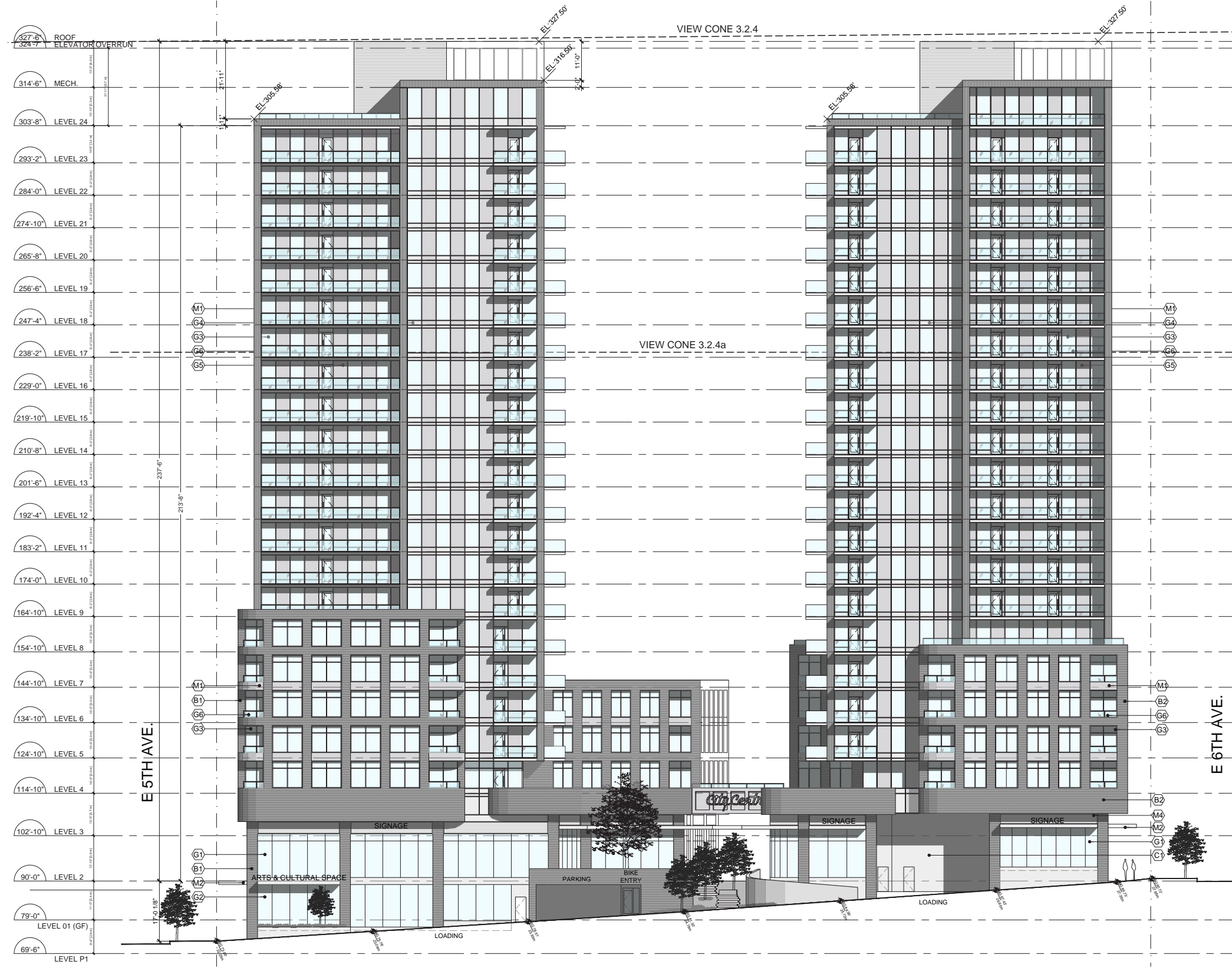


1 NORTH/SOUTH TOWER MAIN ST.  
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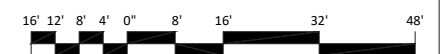




MATERIAL LEGEND	
<b>GLAZING &amp; SPANDREL</b>	
G1	CURTAIN WALL VISION CLEAR GLASS - CLEAR ANODIZED, ALUMINUM FINISH
G2	DOUBLE GLAZED SPANDREL PANEL W/IN CURTAIN WALL COLOUR: LIGHT GREY
G3	DOUBLE GLAZED WINDOW VISION CLEAR GLASS - CLEAR LOCATION: RESIDENTIAL
G4	WINDOW WALL GLAZED SPANDREL PANEL COLOR: LIGHT GREY LOCATION: RESIDENTIAL
G5	WINDOW WALL GLAZED SPANDREL PANEL COLOR: DARK GREY LOCATION: RESIDENTIAL
G6	CLEAR TEMPERED GUARDRAIL GLASS W/ GUARDRAIL FRAME FINISH COLOR: CHARCOAL LOCATION: RESIDENTIAL BALCONY
<b>WALLS &amp; SOFFIT FINISHES</b>	
B1	BRICK COLOR: RED
B2	BRICK COLOR: CHARCOAL
C1	ARCHITECTURAL FINISHED CONCRETE COLOUR: PAINTED LIGHT GREY
M1	COMPOSITE METAL PANEL COLOR: CHARCOAL
M2	STRUCTURAL STEEL CANOPY W/ LAMINATED GLASS - COLOR: CHARCOAL
M3	CANOPY ALUMINUM PANEL COLOR: TBD
M4	ARCHITECTURAL LOUVERS COLOR: CHARCOAL
M5	BALCONY SOFFIT COLOR: TBD
M6	VISTA GATE COLOR: TBD

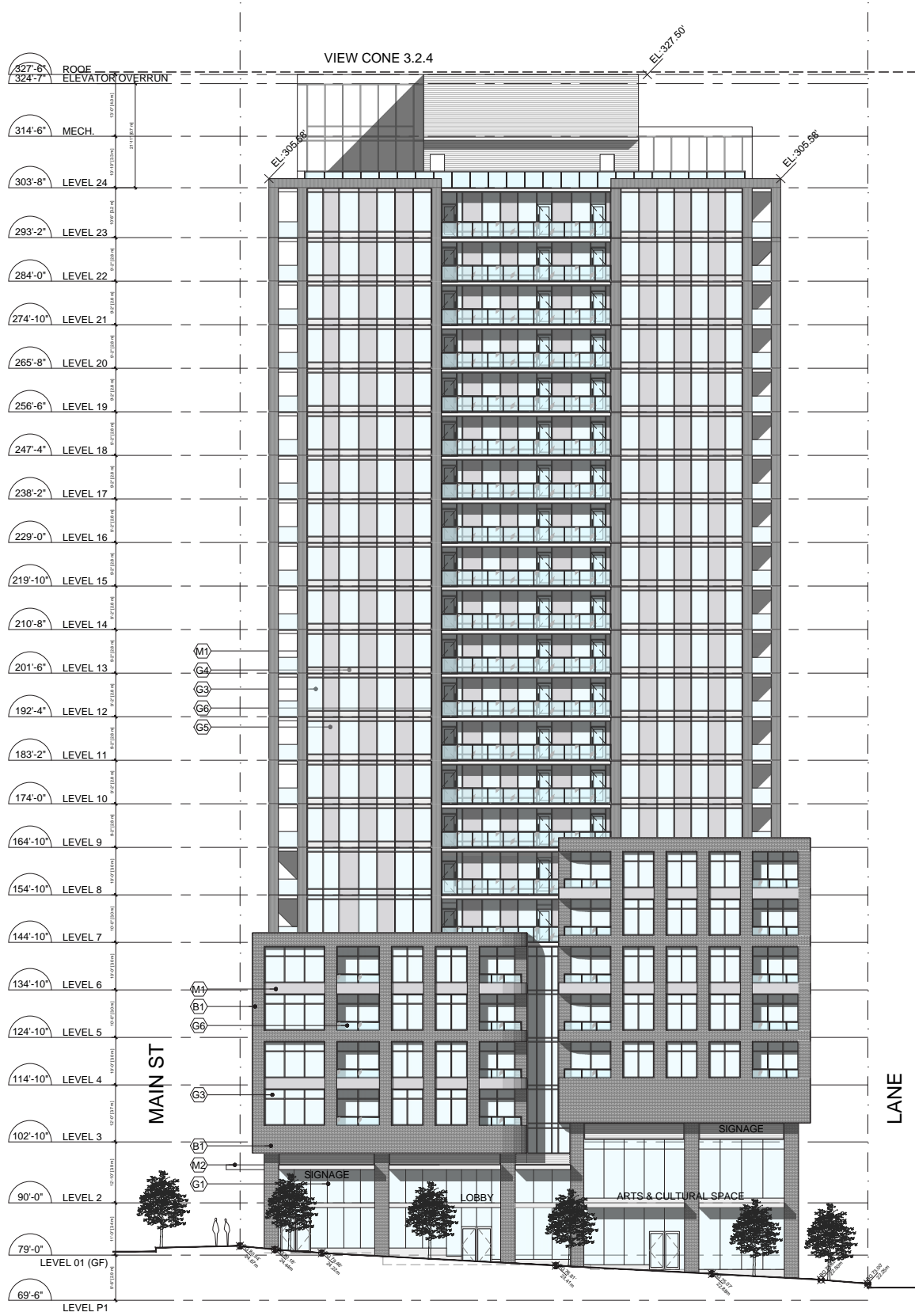


1 NORTH/SOUTH TOWER LANE  
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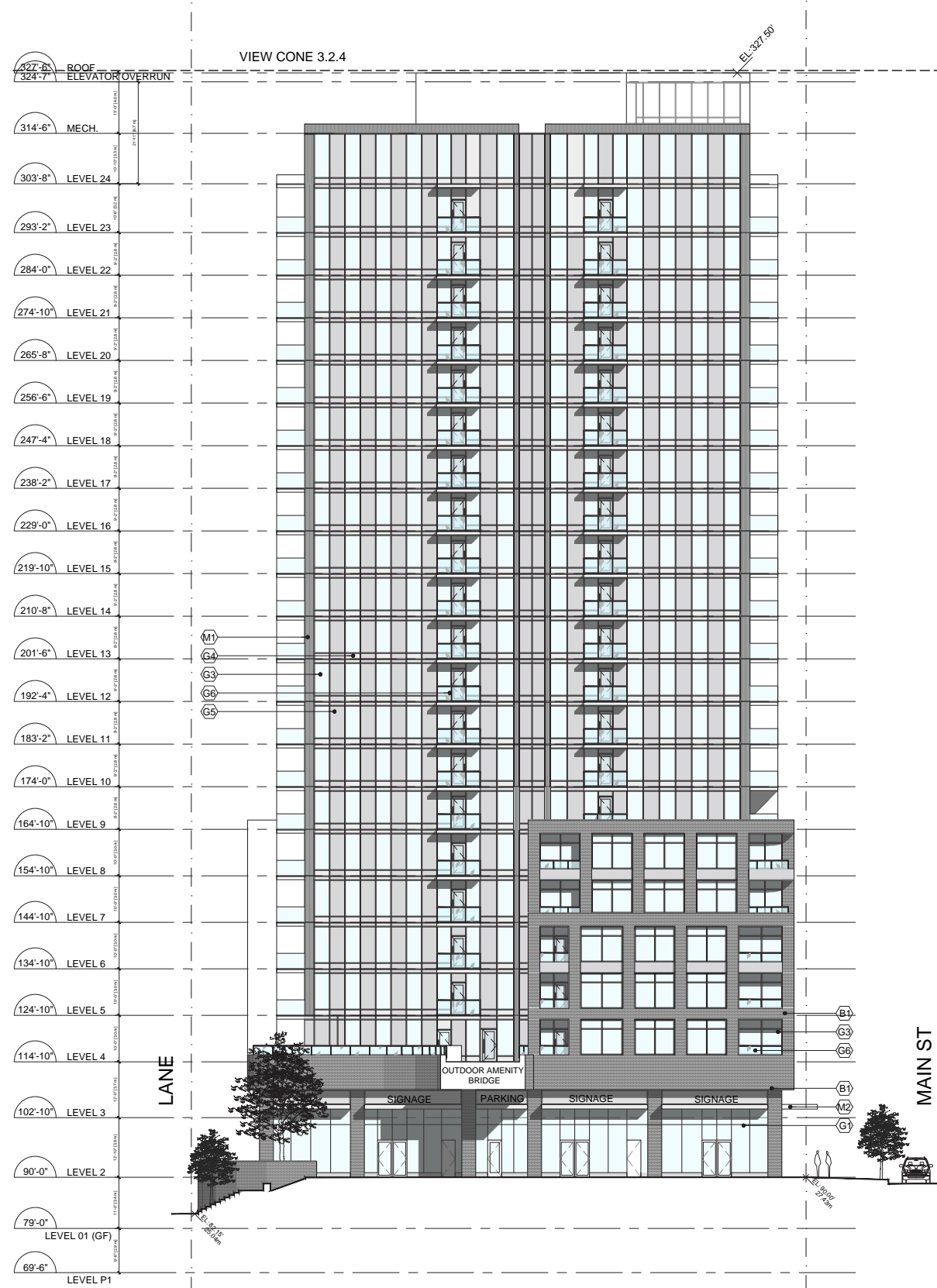




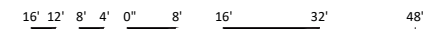
MATERIAL LEGEND	
<b>GLAZING &amp; SPANDREL</b>	
G1	CURTAIN WALL VISION CLEAR GLASS - CLEAR ANODIZED, ALUMINUM FINISH
G2	DOUBLE GLAZED SPANDREL PANEL W/IN CURTAIN WALL COLOUR: LIGHT GREY
G3	DOUBLE GLAZED WINDOW VISION CLEAR GLASS - CLEAR LOCATION: RESIDENTIAL
G4	WINDOW WALL GLAZED SPANDREL PANEL COLOR: LIGHT GREY LOCATION: RESIDENTIAL
G5	WINDOW WALL GLAZED SPANDREL PANEL COLOR: DARK GREY LOCATION: RESIDENTIAL
G6	CLEAR TEMPERED GUARDRAIL GLASS W/ GUARDRAIL FRAME FINISH COLOR: CHARCOAL LOCATION: RESIDENTIAL BALCONY
<b>WALLS &amp; SOFFIT FINISHES</b>	
B1	BRICK COLOR: RED
B2	BRICK COLOR: CHARCOAL
C1	ARCHITECTURAL FINISHED CONCRETE COLOUR: PAINTED LIGHT GREY
M1	COMPOSITE METAL PANEL COLOR: CHARCOAL
M2	STRUCTURAL STEEL CANOPY W/ LAMINATED GLASS - COLOR: CHARCOAL
M3	CANOPY ALUMINUM PANEL COLOR: TBD
M4	ARCHITECTURAL LOUVERS COLOR: CHARCOAL
M5	BALCONY SOFFIT COLOR: TBD
M6	VISTA GATE COLOR: TBD



1 NORTH TOWER 5TH AVE  
Scale: 1/16"=1'-0"

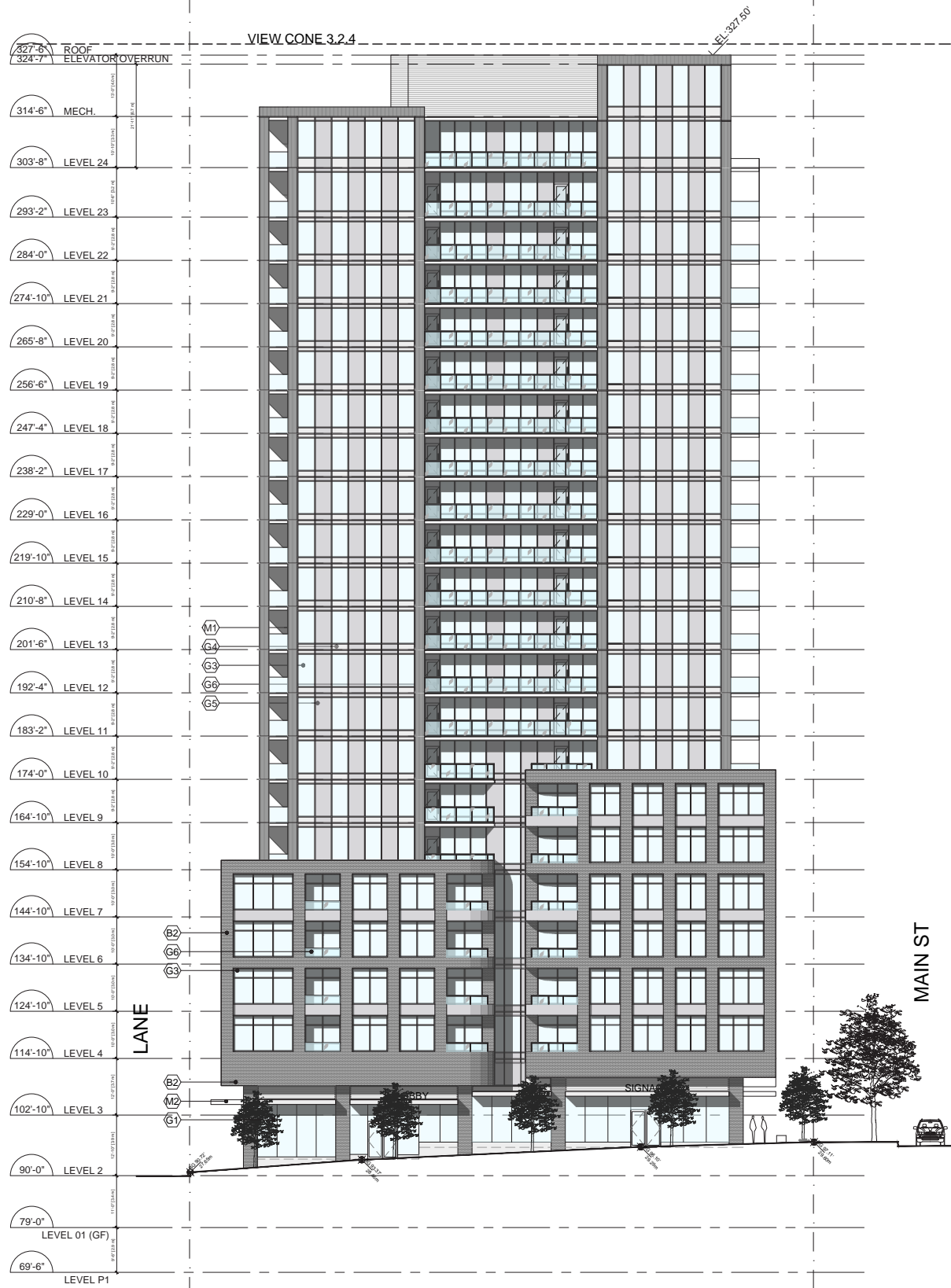


2 NORTH TOWER BREEZEWAY  
Scale: 1/16"=1'-0"

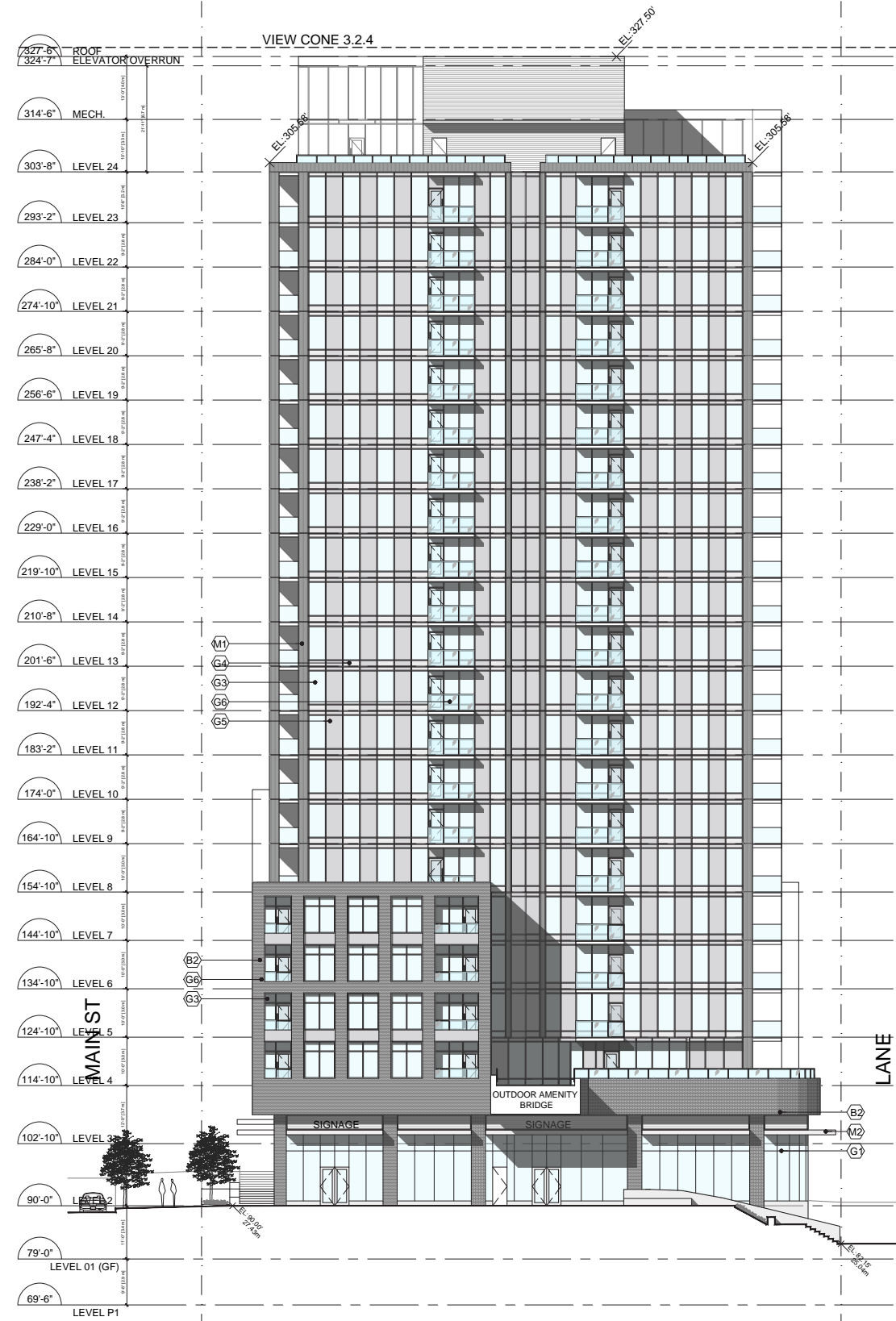




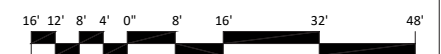
MATERIAL LEGEND	
<b>GLAZING &amp; SPANDREL</b>	
G1	CURTAIN WALL VISION CLEAR GLASS - CLEAR ANODIZED, ALUMINUM FINISH
G2	DOUBLE GLAZED SPANDREL PANEL W/IN CURTAIN WALL COLOUR: LIGHT GREY
G3	DOUBLE GLAZED WINDOW VISION CLEAR GLASS - CLEAR LOCATION: RESIDENTIAL
G4	WINDOW WALL GLAZED SPANDREL PANEL COLOR: LIGHT GREY LOCATION: RESIDENTIAL
G5	WINDOW WALL GLAZED SPANDREL PANEL COLOR: DARK GREY LOCATION: RESIDENTIAL
G6	CLEAR TEMPERED GUARDRAIL GLASS W/ GUARDRAIL FRAME FINISH COLOR: CHARCOAL LOCATION: RESIDENTIAL BALCONY
<b>WALLS &amp; SOFFIT FINISHES</b>	
B1	BRICK COLOR: RED
B2	BRICK COLOR: CHARCOAL
C1	ARCHITECTURAL FINISHED CONCRETE COLOUR: PAINTED LIGHT GREY
M1	COMPOSITE METAL PANEL COLOR: CHARCOAL
M2	STRUCTURAL STEEL CANOPY W/ LAMINATED GLASS - COLOR: CHARCOAL
M3	CANOPY ALUMINUM PANEL COLOR: TBD
M4	ARCHITECTURAL LOUVERS COLOR: CHARCOAL
M5	BALCONY SOFFIT COLOR: TBD
M6	VISTA GATE COLOR: TBD



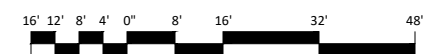
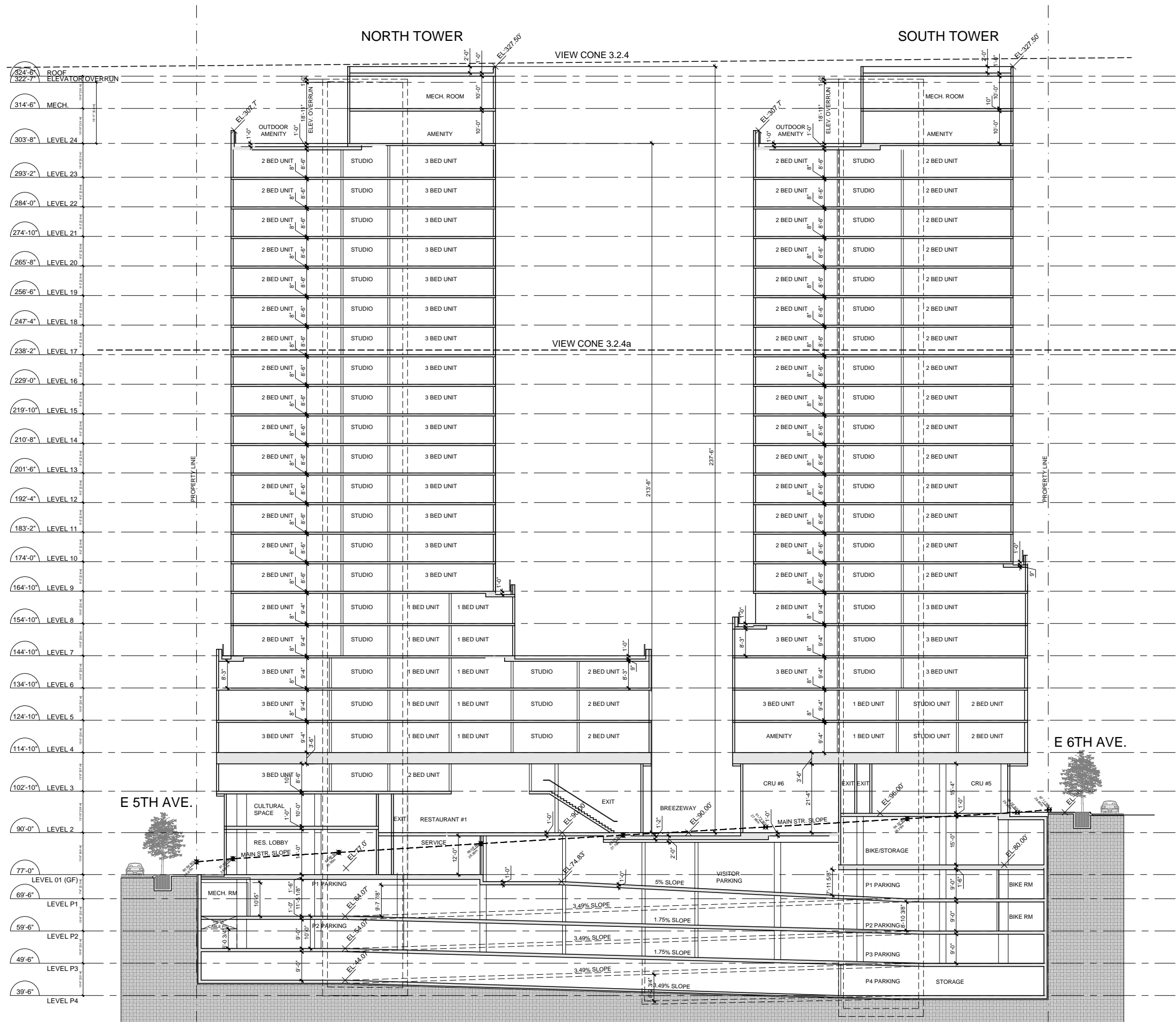
1 SOUTH TOWER 6TH AVE  
Scale: 1/16"=1'-0"



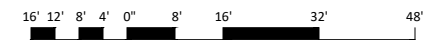
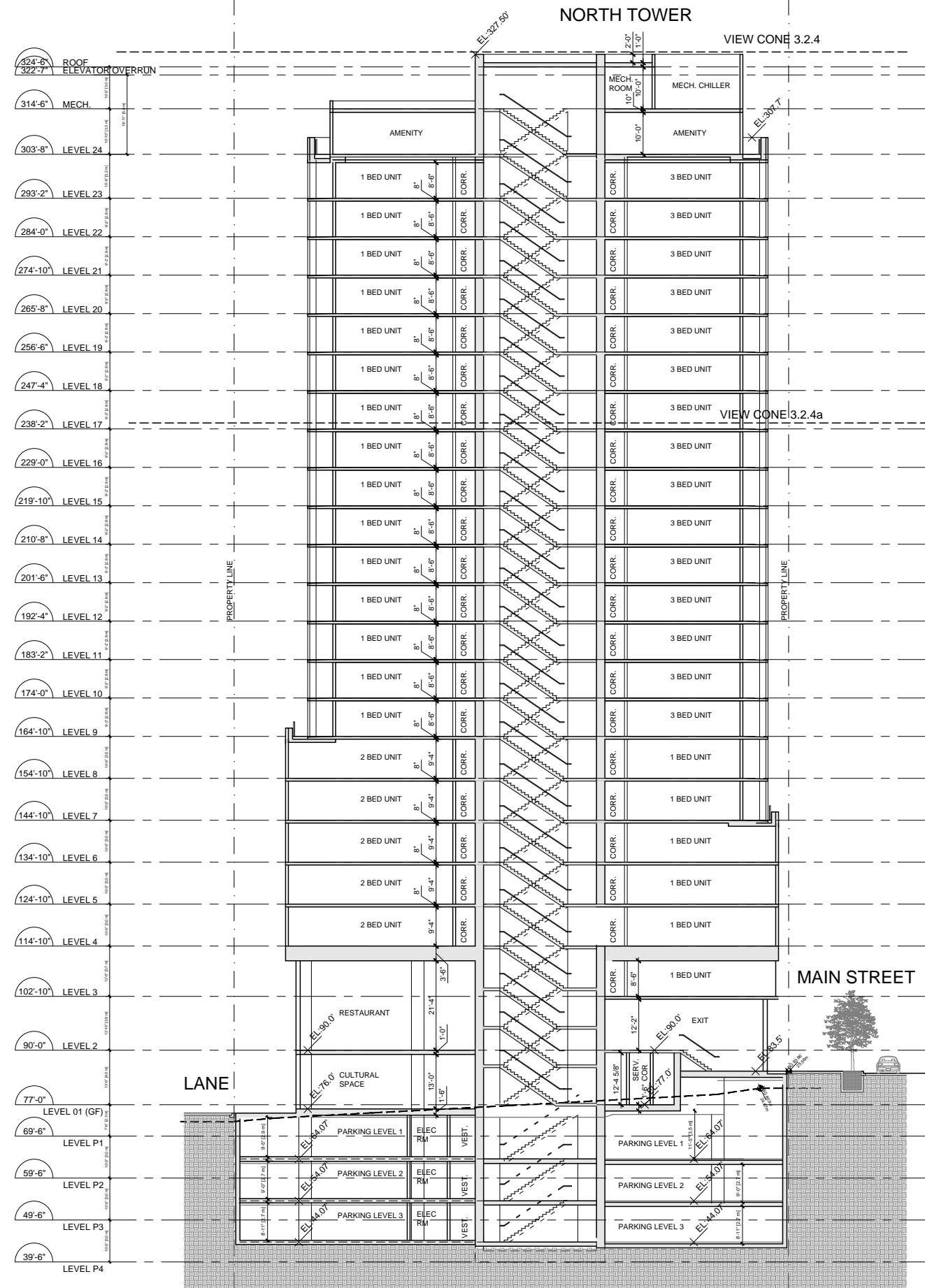
2 SOUTH TOWER BREEZEWAY  
Scale: 1/16"=1'-0"













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