



**2345 MAIN STREET GOH BALLET**  
**REZONING APPLICATION**  
**FEBRUARY 2025**  
*UPDATED AUGUST 2025*



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## PROJECT OVERVIEW

REZONING APPLICATION - 2345 MAIN STREET, VANCOUVER, B.C.



## A.1 EXECUTIVE SUMMARY

**Goh Ballet has been serving the local community and the world from its location in the heart of Mount Pleasant for close to 40 years - producing world-class dancers and supporting the local dance community. As Goh Ballet looks to the future, it is clear that its current home requires redevelopment, not only to grow but also to stay in place. Goh will continue to serve its existing students and instructors. This proposal speaks to that future and includes the expansion of the Goh Ballet Academy through the revitalization of the heritage building, and the addition of purpose-built student housing in a 25-storey tower form.**

Located in the Mount Pleasant neighbourhood, in the Main Street Village Area A within the Broadway Plan, 2345 Main Street is home to a landmark building that was built as a branch of The Royal Bank of Canada in 1912 and has been occupied by Goh Ballet Academy since 1985. The property is a 6180.6 sq ft in size with approximately 62 feet of frontage on Main Street and approximately 100 feet of frontage along E 8th Avenue.

The property is also located within 200 meters of the future Mount Pleasant SkyTrain Station, which makes it a transit-oriented development site where the City of Vancouver's Transit Oriented Development Rezoning Policy applies initiated by the province of BC and its mandate to increase density and height in the TOA area.

The proposal includes the expansion of Goh Ballet's academy, which would allow it to serve approximately double the number of students it serves today—from 450 to 890 annually. Complementing the expanded Goh Ballet Academy will be student housing that will partially be dedicated to Goh Ballet students and instructors as well as open to other local students.

At grade, the proposal includes the retention of the historic two-storey street facades. This includes the conservation of the facade fronting Main and the facade fronting E 8th Avenue, while allowing for the new development, providing the necessary seismic upgrades. The design of the proposed tower has been carefully considered to complement the existing onsite heritage while creating a clear visual and physical distinction.

This proposal has been developed to respond to the following contextual considerations:

1. The City of Vancouver and B.C.'s mandate to deliver new rental housing and employment opportunities within close proximity to rapid transit.
2. Preserving the unique cultural vibrancy and fabric of the Mount Pleasant neighbourhood.
3. Supporting the needs of Goh Ballet as a key contributor to Vancouver's arts and culture identity to operate and grow in order to stay in place.
4. Providing student housing to serve a much needed demand within the rental residential housing spectrum which is in short supply.



## A.2 PROJECT PRINCIPLES

### Expansion of Arts and Cultural Space

**The renowned Goh Ballet Academy has firmly established itself as a vital part of Mount Pleasant's diverse and vibrant cultural community.**

Goh Ballet's proposal aims to secure its future at this location for the long-term. It will double its operations, accommodating approximately 890 students annually compared to the current 450. This expansion will enable increased teacher employment, performance hosting capabilities, and financial support for dancers through scholarships and foundation initiatives. The expansion of Goh Ballet represents the Goh family's commitment to the arts and to the local community.

### Strong and Diverse Economy

**The economic impact of the creative industries and cultural sector is equal to 2.7% of British Columbia's Gross Domestic Product, and 4% of total employment. (Culture Shift, City of Vancouver)**

The expansion of the Goh Academy will enable the institution to increase enrollment, which will require hiring additional teaching and support staff. Boosting job opportunities in the arts and culture sector will help retain and grow the local cultural ecosystem, enhancing the richness and vibrancy of the neighborhood. The new facility will offer students and teachers the chance to live near their study or work locations, while the diverse residents attracted by the project will further support the local economy and surrounding local businesses.

### Preserving Heritage Value

**The historic landmark, originally built as a branch of the Royal Bank of Canada in 1912, has been home to Goh Ballet Academy since 1985.**

Designed by Thomas Hooper, this notable example of Neoclassical Temple Bank architecture has seen numerous renovations over the last century, resulting in the loss of many of its original interior heritage features. However, the exterior of this building still includes striking architectural features including the giant composite pilasters, the prominent cornice and the matte terracotta panels. Significant investments will be made to conserve these historic facades, while the interior portions of the structure will be removed to facilitate the new development which will include essential seismic upgrades. The new tower has been designed to clearly distinguish itself from the restored heritage facade, ensuring compatibility in terms of massing, materiality and colors.

### Supporting Alternative Transportation Options

**By 2030, the City of Vancouver anticipates that 2/3 of all trips in Vancouver will be made via active transportation and transit.**

Leveraging the site's proximity to existing transit, cycling, and pedestrian networks, as well as the future Mount Pleasant Station—part of the Millennium Line subway extension just a block away—Goh Ballet will continue its practice of not providing off-street parking or loading. The development aims to move away from car-oriented transportation and promote more efficient and sustainable options to foster a walkable community in Mount Pleasant. Bicycle parking, complete with maintenance and cleaning facilities, will be easily accessible via elevators from the on-site service lane. This innovative and affordable lifestyle, coupled with a strong social consciousness, will further support a low-carbon way of living in the new student housing.

### New Housing Form For Students

**In Vancouver, there is a severe need for student rental housing with universities experiencing housing waitlists up to 6,000 students long, in some cases, representing an 18-month wait time.**

Dedicated student housing can help address the overwhelming demand from domestic and international students, meaning students will not be required to bid for rental units purpose built for young families.

Goh Ballet's proposal would deliver compact, affordable housing tailored to the unique lifestyles of students. The proposed student housing will be entirely rental, available at market rates to students, staff, and faculty, for the duration of their studies. This will help Goh Ballet's students find housing close to the academy, alleviating the pressure of having to compete with others in the market.

## A.3 HISTORICAL CONTEXT

**The building at 2345 Main Street is a 1912 Neoclassical Revival building designed by Thomas Hooper as the Royal Bank of Canada's Mount Pleasant branch and became the home of the world renowned Goh Ballet Academy in 1985.**

It is a two-storey building with two highly articulated terra cotta facades facing Main Street to the east and East 8th Avenue to the south. It consists of a tripartite articulation, a projecting cornice, regular window openings and composite giant order engaged pilasters.

It is valued for its contribution to the development of Vancouver's Mount Pleasant neighborhood where it became a prominent landmark. Because of the streetcar connection to Downtown, the area developed rapidly during the post colonial, pre World War One era and became a commercial hub with all the staples such as grocers, clothing stores, butchers and banks. The Neoclassical Temple Bank design was typically employed during that era to express wealth, integrity, endurance and confidence. Built for the Royal Canadian Bank of Canada, it was occupied by the bank branch from 1914–1973.

**“Constructed in 1912, the RBC Mount Pleasant Branch is valued as an important part of the Edwardian-era development of the Mount Pleasant neighbourhood as a landmark branch of the influential RBC. It is additionally valued for its association with one of British Columbia's foremost early architects, Thomas Hooper, and as a superior example of the Neoclassical Temple Bank style. The building is also significant for its use as GOH Ballet Academy since 1985.”- Luxton and Associates**

The 2345 Main Street building was designed by Thomas Hooper, an English born architect who lived in Victoria but practiced in Vancouver from 1908–1913. His architectural style was influenced by Romanesque Revival, Beaux Arts Classical and Second Empire styles. The construction was done by the firm Purdy & Henderson who handled all of the RBC's work in British Columbia during the Edwardian period. The terra cotta panels with their very sophisticated detailing, were manufactured in California by Gladding, McBean & Co and then assembled on site using a number legend. It was the first time matte finish terra cotta was used in the city. The shorter building at 2349 Main was home to several grocery and meat stores, including Calladine's Grocery in 1918 and Safeway in the late 1920s to early 1930s. The one-storey building at 2349 became part of the bank, before being further renovated to become part of Goh Ballet's home. After renovations, the two buildings became home to the world renowned Goh Ballet Academy. Founded in 1977, the Academy opened its doors at this location in 1985. The building is listed on the Vancouver Heritage Register.



THE ROYAL BANK OF CANADA - c. 1912



GOH BALLET ACADEMY

## A.3 CULTURAL CONTEXT

### GOH BALLET ACADEMY

**The Goh Ballet Academy was established in 1978 by National Ballet of China's Choo Chiat and Lin Yee Goh. The cultural institution was formed to both create technically and artistically proficient dancers as well as to foster awareness and celebrate the cultural importance of dance.**

Starting from humble beginnings teaching dance exercise classes and children's ballet, guest teaching positions and private ballet coaching, Choo Chiat and Lin Yee Goh established their reputation and practice in the community. Today it is considered one of the world's leading ballet academies, producing successful professional careers in dance and attracting top tier dancers, choreographers, producers and festivals to Vancouver, while showcasing Vancouver's talent internationally in competitions and performances. Built on the sheer determination and sacrifices of immigrants, its success represents the best of Canadian values.

The institution moved into its current location at 2345 Main Street in 1985. It forms a prominent part of the cultural framework of the Mount Pleasant neighbourhood, known for its diverse and vibrant community. The area is home to many arts and culture sector establishments, including the public library, dance schools, music schools, multiple artists and galleries, theaters and the Emily Carr University of Art + Design. The academy has contributed greatly to the community over decades and has expanded their reach by offering after school programs at five elementary and secondary schools in the city.



CHOO CHIAT AND LIN YEE GOH, c. 1965.



LIN YEE GOH TEACHING A BALLET CLASS.



GOH BALLET PERFORMANCE, 2003.



## SITE ANALYSIS

REZONING APPLICATION - 2345 MAIN STREET, VANCOUVER, B.C.





## B.1 SITE CONTEXT

**2345 Main Street is located within the Main Street Village area on the corner of E 8th Ave (south of the site) and Main Street (east of the site). To the north are a number of low rise buildings which contain a mix of cultural and entertainment venues as well as commercial businesses. Directly to the west is a small private laneway which is bookended by a heritage property, home to a number of ground level businesses.**

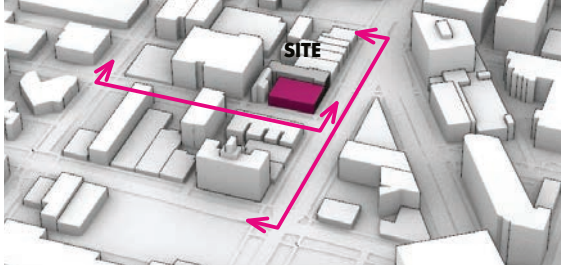
The site is 6180.6 sq. ft (574.2 sqm) in size. Given that the existing building on site is built out to the property lines along E 8th Avenue and Main Street, there is no public or private greenspace or trees on site today. The location is ideal for students as the property is in close proximity to the future Main/Broadway Station on the Broadway Line; not only for Goh but for those that are studying nearby at the college campuses; such as at False Creek Flats or further at UBC.



SITE CONTEXT - PLAN

## B.1 SITE CONTEXT

### B.1.1 STREETSCAPE



BROADWAY

E 8TH AVENUE

E 7TH AVENUE

MAIN STREET LOOKING WEST



QUEBEC STREET

MAIN STREET

E 8TH AVENUE LOOKING NORTH



## B.1 SITE CONTEXT

### B.1.2 ADJACENT BUILDINGS



SERVICE LANE LOOKING EAST



SERVICE LANE LOOKING WEST



SERVICE LANE LOOKING WEST



SERVICE LANE LOOKING NORTH

**B.1 SITE CONTEXT**  
B.1.2 ADJACENT BUILDINGS



MAIN ST. LOOKING WEST - BROADWAY ROOMS



BROADWAY ROOMS ENTRANCE



NEIGHBOURING GROUND FLOOR CRU



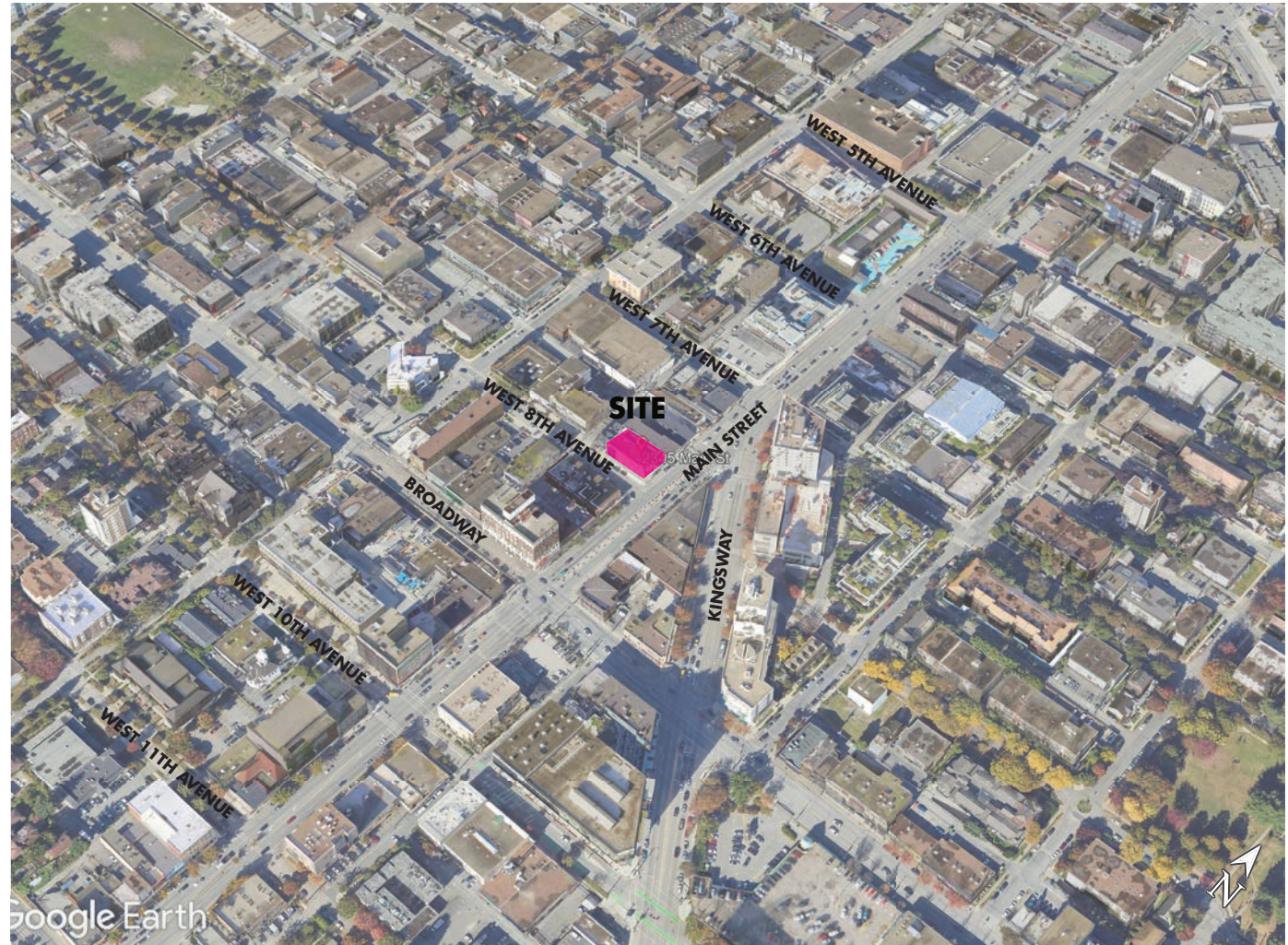
## B.1 SITE CONTEXT

### B.1.3 NEIGHBOURHOOD CONTEXT

**Mount Pleasant is an eclectic and diverse neighbourhood that has a mix of industrial lands, cherished local shops and services, a strong arts and culture presence, and as a result of this eclectic mix, is home to some of the city's most affordable rental housing stock.** In addition, the neighbourhood is well served by public amenities including Jonathan Rogers Park, Guelph Park, Mount Pleasant Community Centre, Mount Pleasant Park, Mount Pleasant Elementary School, Simon Fraser Elementary School, and St. Patrick Elementary School.

**Main Street Village is also well served by transit** with existing bus connections along Broadway including the rapid B-line bus to UBC as well along Main Street and Kingsway and the future skytrain extension. Similarly, the area is connected via key east-west and north-south arterials such as Main Street, Kingsway, and Broadway.

**Goh Ballet is part of an arts and culture community that forms the backbone of the Mount Pleasant neighborhood.** Given the area's mix of light industrial, commercial, and mixed-use properties, it has been and remains the epicenter of artists' studios, galleries, and entertainment venues, while also hosting a number of arts and culture pop-up events throughout the year. The close-knit creative community benefits from the synergies created by this clustering of complementary uses, allowing for easier collaboration between one another and directing respective visitors and patrons to neighboring venues. Goh Ballet has been a cornerstone of Mount Pleasant's cultural fabric for almost 40 years and aims to continue its legacy as an integral part of the neighborhood's arts and culture identity.



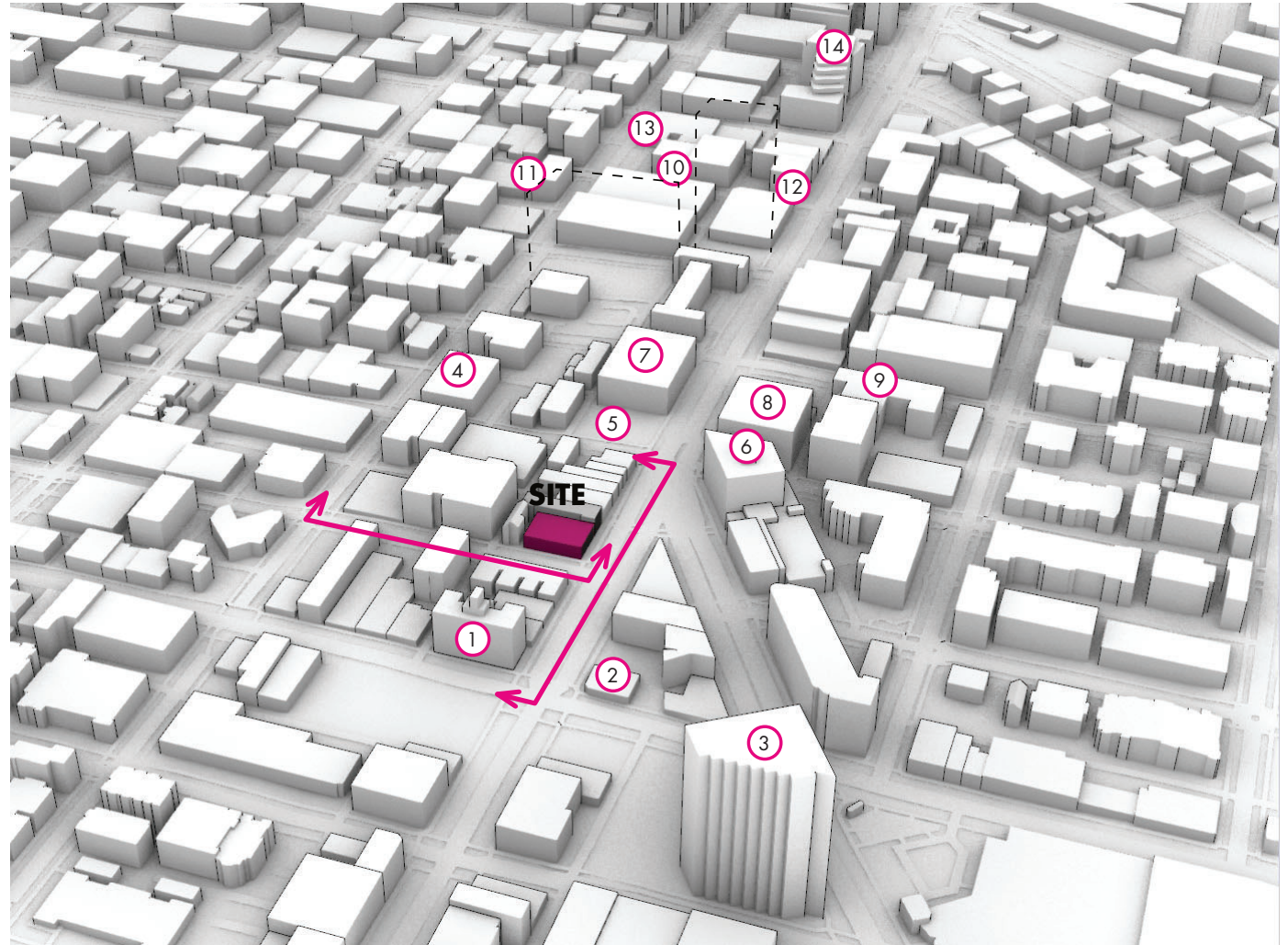
SITE CONTEXT - PLAN



## B.1 SITE CONTEXT

### B.1.4 ADJACENT AMENITIES

- ① LEE BUILDING
- ② 2490 MAIN STREET
- ③ THE INDEPENDENT
- ④ QUEBEC MANOR
- ⑤ 2221 MAIN (PUBLIC SPACE)
- ⑥ MOUNT PLEASANT COMMUNITY CENTRE
- ⑦ ASPEN
- ⑧ ELLSWORTH
- ⑨ DISTRICT
- ⑩ M4 - MAIN ALLEY CAMPUS
- ⑪ T3 - MOUNT PLEASANT
- ⑫ M1 - MAIN ALLEY CAMPUS
- ⑬ M2 - MAIN ALLEY CAMPUS
- ⑭ SECOND + MAIN



SITE CONTEXT - PLAN



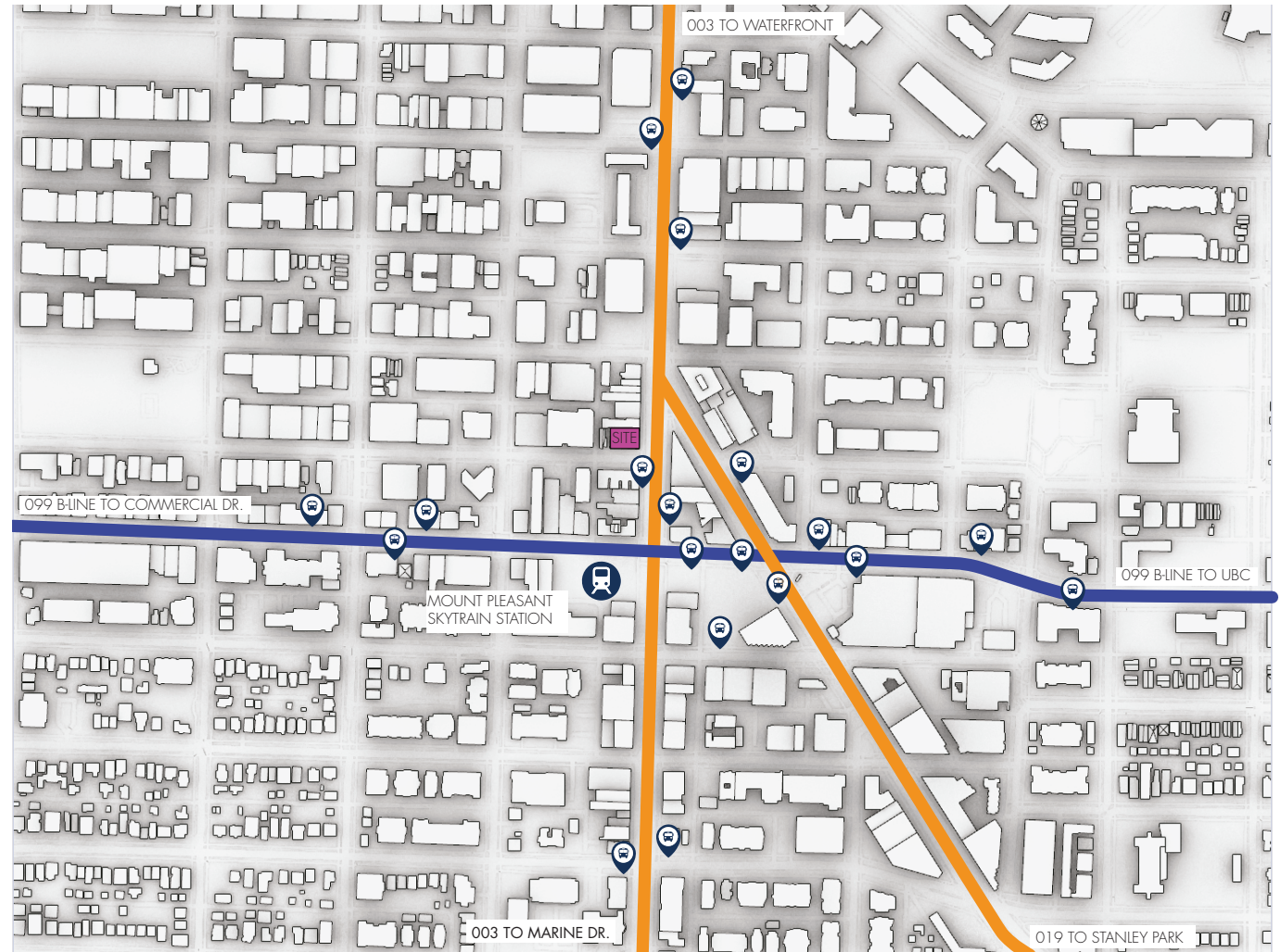
## B.1 SITE CONTEXT

### B.1.5 TRANSIT NETWORK

#### MOUNT PLEASANT SKYTRAIN STATION

The site is located approximately 100m from the future Mount Pleasant Skytrain station. Currently, 3 major bus lines are in close proximity of the GOH Ballet Academy, making it a great candidate for a Transit Oriented development.

The 003 connects the site to Waterfront Station in the downtown core and the Canada Line at Marine Drive. The 099 B-Line connects the Millenium Line and Expo Line from Burnaby, Coquitlam, and the tri-cities to the site and UBC in the other direction.



## B.2 EXISTING ZONING

The site is currently zoned as C-3A. The intent of the zoning is to provide the following:

- A wide range of goods and services
- To maintain commercial activities,
- Specialized services and some light manufacturing uses while preserving the character and general amenity of the area and its immediate surroundings
- And to provide for dwelling uses compatible with commercial uses
- Maximum building height of 9.2m (30.2')
- Maximum FSR of 3.0 with conditional approval

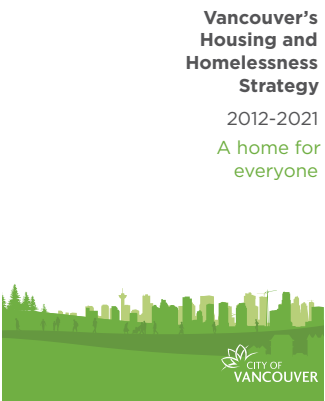
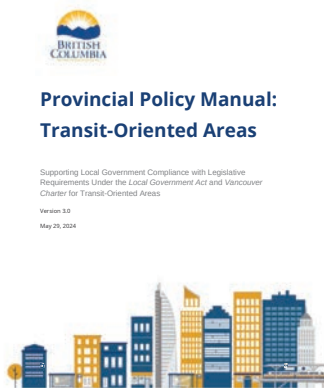




# B.3 APPLICABLE POLICIES

In addition to the Zoning and Development Bylaw, the following policies inform the design of the proposed development.

- 1. BROADWAY PLAN
- 2. VANCOUVER'S INNOVATION ECONOMY
- 3. GREENEST CITY
- 4. VANCOUVER'S HOUSING AND HOMELESSNESS STRATEGY
- 5. TRANSPORTATION 2040
- 6. TRANSIT-ORIENTED AREAS
- 7. CULTURAL SHIFT POLICY





## B.3 APPLICABLE POLICIES

### B.3.1 BROADWAY PLAN

**The Broadway Plan covers 860 hectares (2,125 acres) across 485 city blocks between Vine Street to Clark Drive and W 1st Ave to W 16th Ave. Centred around Broadway, this area is anticipated to grow into a second urban core over the next 30 years. Development enabled within the Broadway Plan area is anticipated to accommodate up to 50,000 new residents, 30,000 new homes and generate 42,000 new jobs.**

The Broadway Plan policies for Mount Pleasant seek to retain and strengthen these unique places while creating opportunities for new housing and job space. The key priorities identified for Mount Pleasant in the Broadway Plan include:

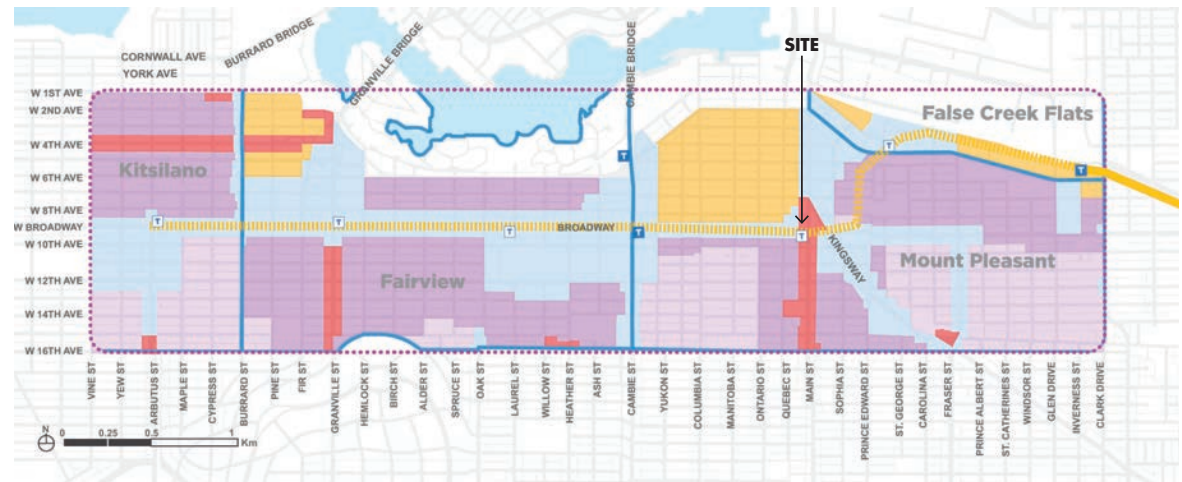
- Retaining what is most cherished by the community, such as the Main Street Village area, the green and leafy residential streets, and heritage buildings.
- Supporting the retention of existing live music venues and cultural facilities (e.g. Anza Club, Biltmore Cabaret, Fox Theatre, and Western Front).
- Creating opportunities for new housing, job space and amenities near the future Mount Pleasant Station.
- Strengthening the Mount Pleasant Industrial Area as a vibrant creative and cultural production hub by enhancing its light industrial function and supporting the innovation economy.
- Creating a more complete and connected neighbourhood, transforming Fraser Street into a retail high street and adding new local-serving shops and services in residential areas.

Within the Broadway Plan, the Goh Ballet property is located in Main Street Village Area A, which enables the development of retail/service, office, residential, and cultural uses up to 6 storeys and 3 FSR. The retention of heritage assets and development of cultural spaces can enable additional building heights up to 8-9 storeys.

**While this proposal is for a proposal with greater density and height permitted in this area of the Broadway Plan, it still meets many of the intentions of the Plan as outlined below.**

#### Legend

|                                  |                             |
|----------------------------------|-----------------------------|
| ..... Broadway Plan Area         | Character Area              |
| Future Broadway Subway           | Centres                     |
| T Existing Rapid Transit Station | Industrial/Employment Areas |
| T Future Rapid Transit Station   | Existing Low Density Areas  |
| — Millennium Line                | Existing Apartment Areas    |
| — Neighbourhood boundary         | Villages                    |



## B.3 APPLICABLE POLICIES

### B.3.2 MAIN STREET VILLAGE

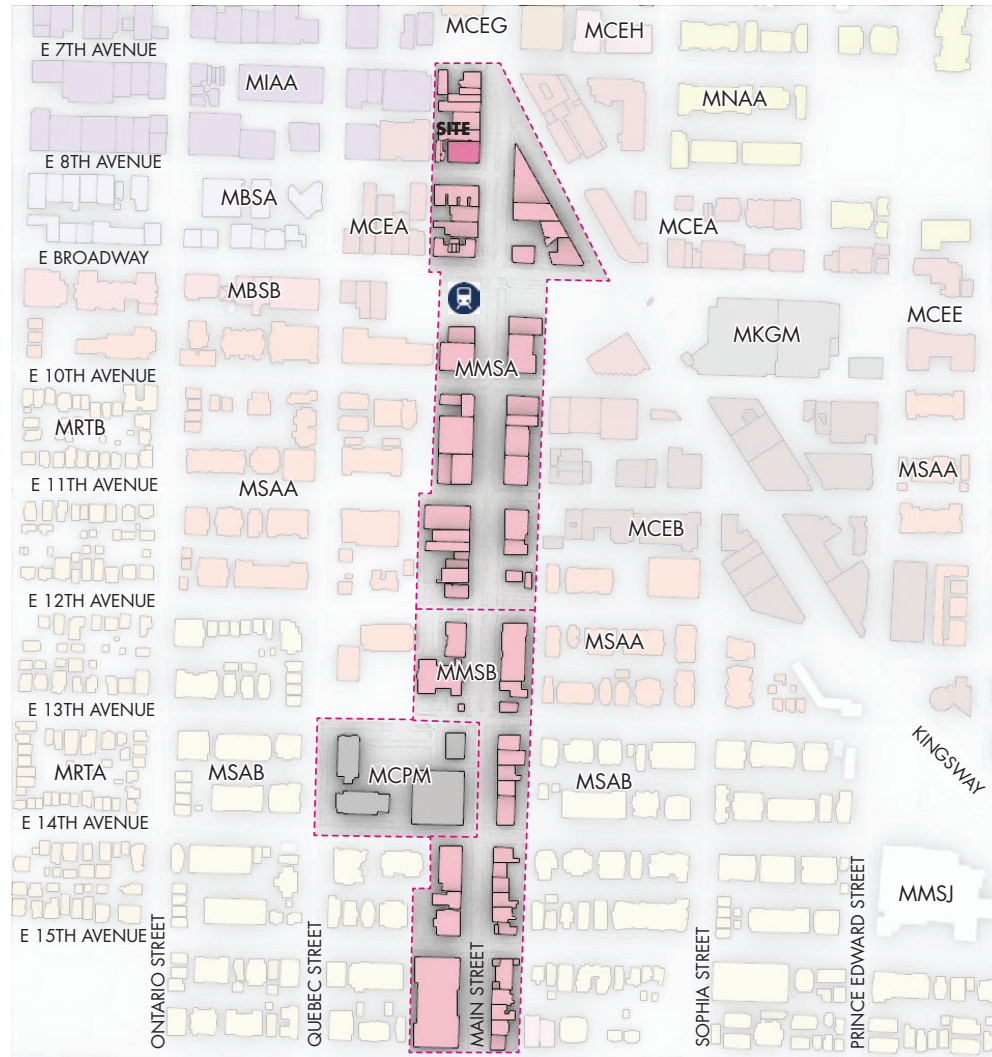
#### Overall Intent

**“Strengthen Main Street Village as a walkable shopping, dining, entertainment street with a distinctive character, variety of small and local businesses, strong arts and culture presence, and improved walkability and places for gathering.”**

#### Strategies

- More walkable shopping and dining street with a variety of small/ local businesses
- Low-scale village character with heritage buildings  
Continuous active ground floor retail/ services and public realm improvements
- Culture, entertainment and nightlife venues

In December 2024, City Council approved updates to the Broadway Plan which included amendments relating to the C-3A zone. The above is based on the original plan in effect since September 1, 2022.



## B.3 APPLICABLE POLICIES

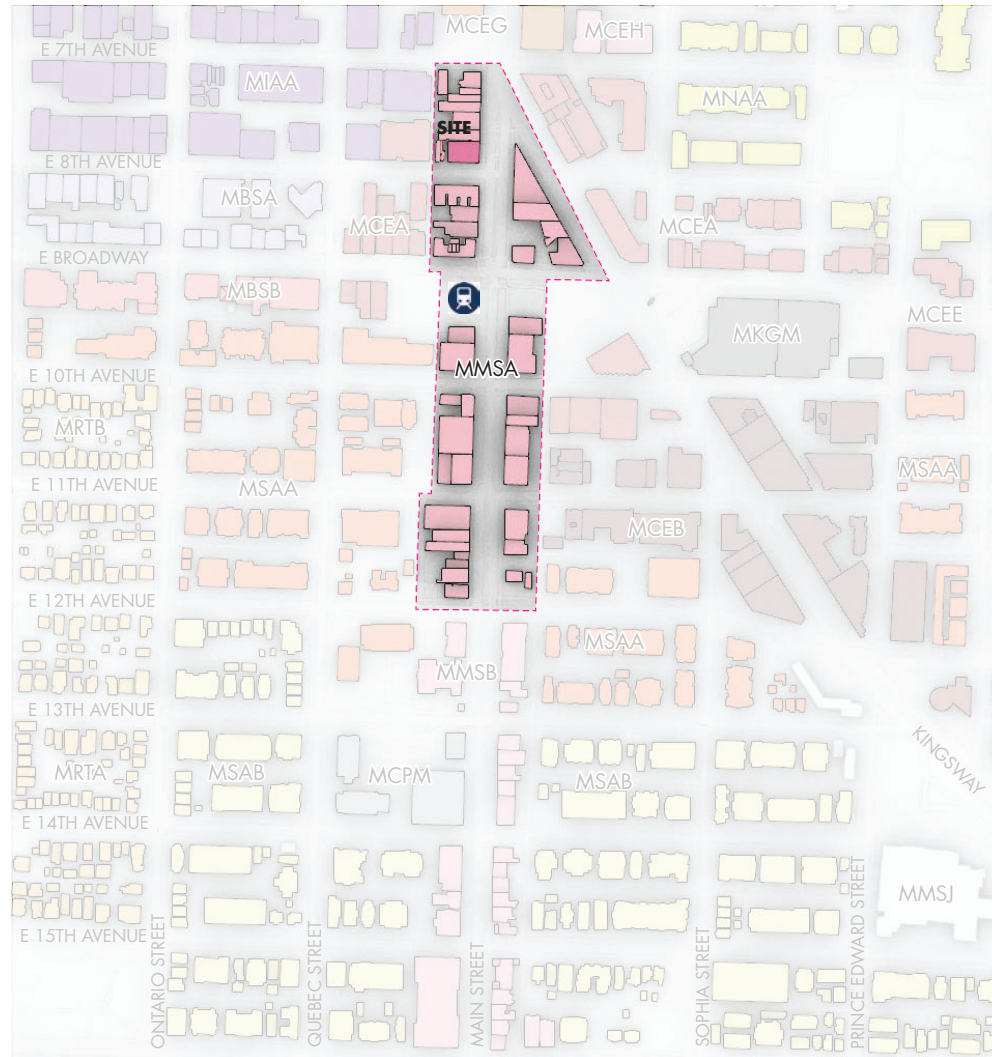
### B.3.3 MAIN STREET VILLAGE AREA A

#### Overall Intent

**“Strengthen Main Street Village as a walkable shopping, dining, entertainment street with a distinctive character, variety of small and local businesses, strong arts and culture presence, and improved walkability and places for gathering.”**

- Retail Services and Cultural Uses
- Maximum Height of 6 storeys and 3.0 FSR -  
Consideration of more density with retention of heritage and cultural uses with secured housing and job spaces
- Create and retain cultural, entertainment, and nightlife venues
- Active engagements at the ground floor street level with pedestrians

In December 2024, City Council approved updates to the Broadway Plan which included amendments relating to the C-3A zone. The above is based on the original plan in effect since September 1, 2022.





### B.3.4 BROADWAY PLAN MAXIMUM BUILDING HEIGHTS

## LEGEND

**MMSA** - MAIN STREET VILLAGE - AREA A

Maximum Height 6 Storeys

**MCEA** - MOUNT PLEASANT CENTRE - AREA A

Maximum Height 30 Storeys

**MCEB** - MOUNT PLEASANT CENTRE - AREA B

Maximum Height 25 Storeys

**MCEG** - MOUNT PLEASANT CENTRE - AREA G

Maximum Height 25 Storeys

**MCEH** - MOUNT PLEASANT CENTRE - AREA H

Maximum Height 20 Storeys

**MSAA** - MOUNT PLEASANT SOUTH APARTMENT AREAS - AREA A

Maximum Height 20 Storeys

**MNAA** - MOUNT PLEASANT NORTH APARTMENT AREA - AREA A

Maximum Height 20 Storeys

**MBSA** - BROADWAY SHOULDER AREA EAST - AREA A

Maximum Height 30 Storeys

**MBSB** - BROADWAY SHOULDER AREA EAST - AREA B

Maximum Height 30 Storeys

**MKMG** - LARGE AND UNIQUE SITE KINGSGATE MALL

Maximum Height 30 Storeys



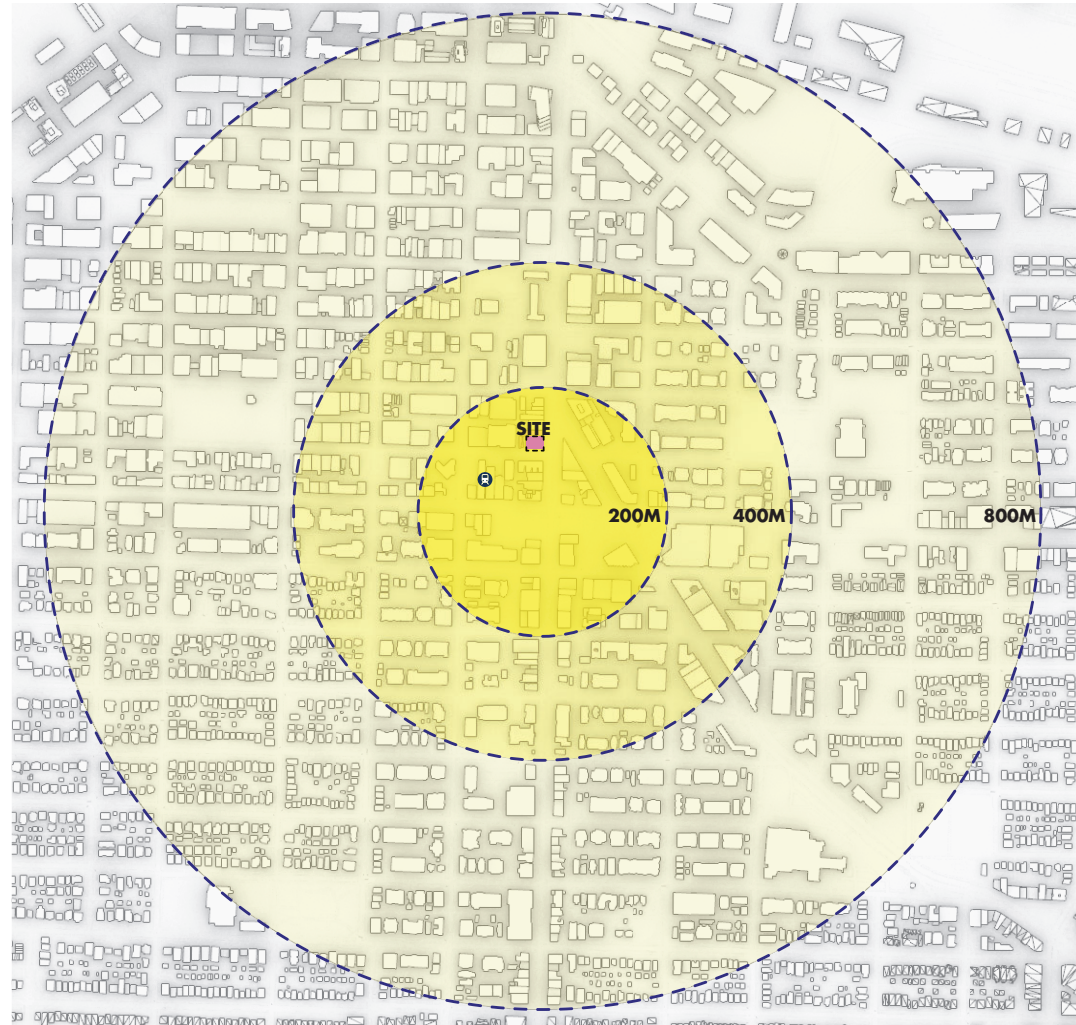
## B.3 APPLICABLE POLICIES

### B.3.5 TRANSIT-ORIENTED AREAS

Transit-Oriented Areas (TOAs) is defined as an area within the prescribed distance from an existing or future transit station or bus exchange.

The City's TOA Rezoning Policy permits up to 20 storeys and 5.5 FSR within 200 meters of a rapid transit station such as the future Mount Pleasant SkyTrain station. Note however, that the Province's TOA policy prescribed a minimum allowable height of 20 storeys and a minimum allowable FSR of 5.0.

While the TOA Rezoning Policy permits greater tower height than the Broadway Plan on the Goh Ballet site, this proposal is asking for greater density and height to facilitate the heritage restoration and the development of the expanded Goh Ballet Academy and provision of student housing.



## B.3 APPLICABLE POLICIES

### B.3.6 CULTURE SHIFT POLICY

**Culture Shift outlines key challenges and opportunities, steering the City's initiatives to enhance arts and culture. To harness Vancouver's cultural ecosystem and foster a vibrant, place-based identity, it intends to utilize partnerships to tap into the creative resources within and surrounding the sector. The strategic directions, goals, and actions within the policy incorporate insights from diverse communities, aiming to tackle their most urgent concerns while capitalizing on available opportunities, of which Goh Academy befits and is integral to the local culture in which it resides.**

Investment in cultural infrastructure is noted in the City's Culture Shift Strategy as one of the ways to contribute cultural, economic, social, and environmental benefits to the city. To that end, the Culture Shift Strategy outlines a number of actions to make "space for arts and culture" and acknowledges that private arts and culture spaces play a role in the local culture ecosystem. The key priorities identified in Culture Shift include:

- Elevate the role of arts and culture in city planning and investment.
- Support artist-led initiatives.
- Improve access for Vancouver audiences to experience arts and culture.
- Prioritize intangible cultural heritage and promote cultural redress.
- Implement cultural space targets to secure, enhance, and develop affordable, accessible arts and cultural spaces.
- Expand planning tools and reduce regulatory barriers.
- Support community-led ownership and projects.
- Strengthen sector resilience through facilitating partnerships and leveraging investment.
- Support opportunities to build and strengthen community partnerships within the field.
- Work with city partners to align work and leverage investment.



## B.4 REZONING RATIONALE

**The Millenium Line subway extension along West Broadway is what prompted the creation of the Broadway Plan, and the TOA Rezoning Policy. Located one block away from the future station at Broadway and Main Street, Goh Ballet is ideally situated to respond to the future context created by new transit infrastructure.**

The province of BC mandated a minimum height and density within the TOA. However, the allowable height and density under the Broadway Plan is currently insufficient to enable the redevelopment of the Goh Ballet property given the necessary investment into the retention and revitalization of the heritage structure at 2345 Main Street. This rezoning application is therefore being made as a non-compliant application.

The goal for the redevelopment of Goh Ballet is not only to retain and expand this important arts and culture use on site but to restore the existing heritage structure and bring student housing to the neighbourhood. The Goh Ballet proposal responds to general Broadway Plan policies (and other City policies and strategies) in the following meaningful ways:

### 1. Expansion of Cultural Space:

The Broadway Plan also focuses on the retention and growth of the arts and culture sector to continue to contribute to neighbourhood vibrancy but does not reference policies specific to privately-owned cultural institutions.

One of the most logical ways for privately-owned arts and culture operations to grow and to continue contributing to our city would be to allow them to leverage property ownership, which is Goh Ballet's proposal. The Culture Shift Strategy's goals and actions focus on government investment, retention of affordable spaces, utilizing policy tools, and reducing regulatory barriers to grow our arts and culture infrastructure, similar to the Broadway Plan. Allowing those arts and culture organizations that own property to leverage it in order to grow requires permissive policy but no government investment.

Through this proposal, Goh Ballet has the opportunity to grow its operations to approximately double, allowing it to accept approximately 890 students annually, up from 450. This increase will not only allow us to welcome more students but allow us to grow the number of teachers we employ, increase our ability to host performances, and increase our ability to provide financial support to dancers through scholarships and our foundation. This proposal is a representation of our commitment to this neighbourhood and to the local arts sector.

### 2. New Housing Form:

Many Goh Ballet students require local accommodation while they study and the Vancouver housing market makes this very challenging for many. In addition, younger students require live-in support. Student housing is unfortunately not identified in the Broadway Plan as a housing priority even though students

are impacted by the housing market as everyone else. In fact, Vancouver universities have housing waitlists up to 6,000 students long in some cases representing an 18-month wait time. As a result, students are forced to rent off campus, adding pressure to the general rental market. If sufficient supply is provided to address the overwhelming demand from domestic and international students, students will not be required to bid for rental units purpose built for young families.

Dedicated student housing ensures Goh students have on-site housing options and allows us to design housing that fits our students' needs. In addition, housing designed for students is able to address students' needs in a number of ways including creating a sense of community with many student residents, and reducing commute times given its proximity to the academy. This form of housing would also allow students from other institutions to live here, again alleviating the challenge of finding local accommodation. Goh Ballet's student housing would be 100% rental. Based on our average length of study we estimate an average length of stay for a student would be 4-8 months, based on the semester system.

### 3. Jobs:

The proposal provides an opportunity to increase the Goh Ballet Academy space which will allow it to double its student capacity. This will allow us to increase the number of teachers we employ and therefore grow the number of jobs in the arts and culture sector.

## B.6 PROJECT BENEFITS

### Expansion of Arts and Cultural Space

**The renowned Goh Ballet Academy has firmly established itself as a vital part of Mount Pleasant's diverse and vibrant cultural community.**

Goh Ballet's proposal aims to secure its future at this location for the long-term. It will double its operations, accommodating approximately 890 students annually compared to the current 450. This expansion will enable increased teacher employment, performance hosting capabilities, and financial support for dancers through scholarships and foundation initiatives. The expansion of Goh Ballet represents the Goh family's commitment to the arts and to the local community.

### Strong and Diverse Economy

**The economic impact of the creative industries and cultural sector is equal to 2.7% of British Columbia's Gross Domestic Product, and 4% of total employment. (Culture Shift, City of Vancouver)**

The expansion of the Goh Academy will enable the institution to increase enrollment, which will require hiring additional teaching and support staff. Boosting job opportunities in the arts and culture sector will help retain and grow the local cultural ecosystem, enhancing the richness and vibrancy of the neighborhood. The new facility will offer students and teachers the chance to live near their study or work locations, while the diverse residents attracted by the project will further support the local economy and surrounding local businesses.

### Preserving Heritage Value

**The historic landmark, originally built as a branch of the Royal Bank of Canada in 1912, has been home to Goh Ballet Academy since 1985.**

Designed by Thomas Hooper, this notable example of Neoclassical Temple Bank architecture has seen numerous renovations over the last century, resulting in the loss of many of its original interior heritage features. However, the exterior of this building still includes striking architectural features including the giant composite pilasters, the prominent cornice and the matte terracotta panels. Significant investments will be made to conserve the retained street facades, while the interior portions of the structure will be removed to facilitate the new development which will include essential seismic upgrades. The new tower has been designed to clearly distinguish itself from the restored heritage facade, ensuring compatibility in terms of massing, materiality and colors.

### Supporting Alternative Transportation Options

**By 2040, the City of Vancouver anticipates that 2/3 of all trips in Vancouver will be made via active transportation and transit.**

Leveraging the site's proximity to existing transit, cycling, and pedestrian networks, as well as the future Mount Pleasant Station—part of the Millennium Line subway extension just a block away—Goh Ballet will continue its practice of not providing off-street parking or loading. The development aims to move away from car-oriented transportation and promote more efficient and sustainable options to foster a walkable community in Mount Pleasant. Bicycle parking, complete with maintenance and cleaning facilities, will be easily accessible via elevators from the on-site service lane. This innovative and affordable lifestyle, coupled with a strong social consciousness, will further support a low-carbon way of living in the new student housing.

### New Housing Form For Students

**In Vancouver, there is a severe need for student rental housing with universities experiencing housing waitlists up to 6,000 students long, in some cases, representing an 18-month wait time.**

Dedicated student housing can help address the overwhelming demand from domestic and international students, meaning students will not be required to bid for rental units purpose built for young families. Goh Ballet's proposal would deliver compact, affordable housing tailored to the unique lifestyles of students. The proposed student housing will be entirely rental, available at market rates to students, staff, and faculty, for the duration of their studies. This will help Goh Ballet's students find housing close to the academy, alleviating the pressure of having to compete with others in the market.



## PROPOSED DEVELOPMENT

REZONING APPLICATION - 2345 MAIN STREET, VANCOUVER, B.C.





## C.1 PROPOSAL

### HERITAGE PRESERVATION

The street facades of the former Royal Bank of Canada building portion of the GOH ballet academy will be renewed and restored as part of the heritage retention of this historic building.

### ENHANCEMENT OF PUBLIC REALM

With the renewal of the heritage building, the public realm will be improved with landscaping as well as activated with the addition of retail spaces.

### EXPANSION OF CULTURAL ASSET

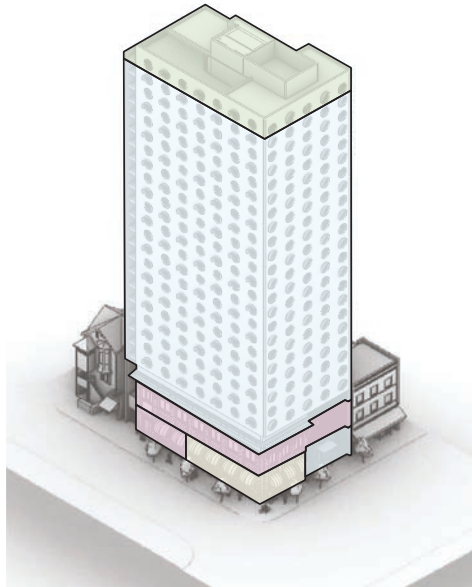
GOH Ballet provides a deep rooted art and performance culture, which will be expanded upon to be more accessible and prominent within our city.

### CREATION OF NEW HOUSING STOCK

The City of Vancouver currently does not have a specific zoning for student housing while it is understood that students are hard pressed to find affordable options within the city. The proposal provides approximately 300 units specifically designed for students in Vancouver as well as dormitories for GOH Ballet Academy students.



## C.2 PROJECT STATISTICS AND BUILDING PROGRAM



| AREA SUMMARY |                 |             |           |        |         |            |       |                 |                 |             |           |        |         |           |                 |             |           |        |  |
|--------------|-----------------|-------------|-----------|--------|---------|------------|-------|-----------------|-----------------|-------------|-----------|--------|---------|-----------|-----------------|-------------|-----------|--------|--|
|              | GFA             |             |           |        |         | EXCLUSIONS |       |                 | FSR             |             |           |        |         | NET AREA  |                 |             |           |        |  |
| LEVEL        | STUDENT HOUSING | GOH HOUSING | GOH DANCE | RETAIL | TOTAL   | AMENITY    | OTHER | TOTAL EXCLUSION | STUDENT HOUSING | GOH HOUSING | GOH DANCE | RETAIL | TOTAL   | CIRC/SERV | STUDENT HOUSING | GOH HOUSING | GOH DANCE | RETAIL |  |
| ROOF         | 556             |             |           |        | 556     |            | 556   | 556             |                 |             |           |        |         |           |                 |             |           |        |  |
| L25 AMENITY  | 3,475           |             |           |        | 3,475   | 3,088      | 387   | 3,475           |                 |             |           |        |         |           |                 |             |           |        |  |
| L24          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L23          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L22          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L21          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L20          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L19          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L18          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L17          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L16          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L15          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L14          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L13          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L12          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L11          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L10          | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L9           | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L8           | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L7           | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L6           | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L5           | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L4           | 5,159           |             |           |        | 5,159   |            |       | 0               | 5,159           |             |           |        | 5,159   |           | 986             |             | 4,173     |        |  |
| L3           | 4,500           |             |           |        | 4,500   |            | 133   | 133             | 4,367           |             |           |        | 4,367   | 1,059     | 3,441           |             |           |        |  |
| L2           | 4,696           |             |           |        |         | 307        |       | 307             | 4,389           |             |           |        |         | 4,389     |                 |             | 2,948     |        |  |
| L1M          | 2,991           |             |           |        | 2,991   |            | 2,991 | 2,991           |                 |             |           |        |         |           |                 |             |           |        |  |
| L1           | 1,963           |             | 1,687     | 1,535  | 5,185   |            | 906   | 906             | 1,057           |             | 1,687     | 1,535  | 4,279   |           |                 |             | 694       | 1,352  |  |
| B1M          | 2,170           |             |           |        | 2,170   |            | 2,170 | 2,170           |                 |             |           |        |         |           |                 |             |           |        |  |
| B1           | 1,207           |             | 4,659     |        | 5,866   |            | 1,207 | 1,207           |                 | 4,659       |           |        | 4,659   |           |                 |             | 3,551     |        |  |
| B2           |                 |             | 5,865     |        | 5,865   |            | 62    | 62              |                 | 5,803       |           |        | 5,803   |           |                 |             | 4,361     |        |  |
| TOTAL        | 125,201         | 4,696       | 12,211    | 1,535  | 143,643 | 3,395      | 8,412 | 11,807          | 113,763         | 4,389       | 12,149    | 1,535  | 131,836 | 23,206    | 91,074          | 2,948       | 8,606     | 1,352  |  |

| UNIT SUMMARY                  |        |        |        |      |              |             |  |
|-------------------------------|--------|--------|--------|------|--------------|-------------|--|
| Level                         | Single | Double | Triple | Quad | No. of Units | No. of Beds |  |
| L24                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L23                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L22                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L21                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L20                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L19                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L18                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L17                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L16                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L15                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L14                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L13                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L12                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L11                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L10                           | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L9                            | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L8                            | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L7                            | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L6                            | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L5                            | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L4                            | 13     | 1      | 0      | 0    | 14           | 15          |  |
| L3                            | 10     | 0      | 1      | 0    | 11           | 13          |  |
| Student Housing Subtotal      | 283    | 21     | 1      | 0    | 305          | 328         |  |
| L2                            | 4      | 6      | 0      | 0    | 10           | 16          |  |
| Goh Ballet Dormitory Subtotal | 4      | 6      | 0      | 0    | 10           | 16          |  |
| TOTAL                         | 287    | 27     | 1      | 0    | 315          | 344         |  |

- Retail
- Amenities
- Student Housing
- GOH Ballet Academy

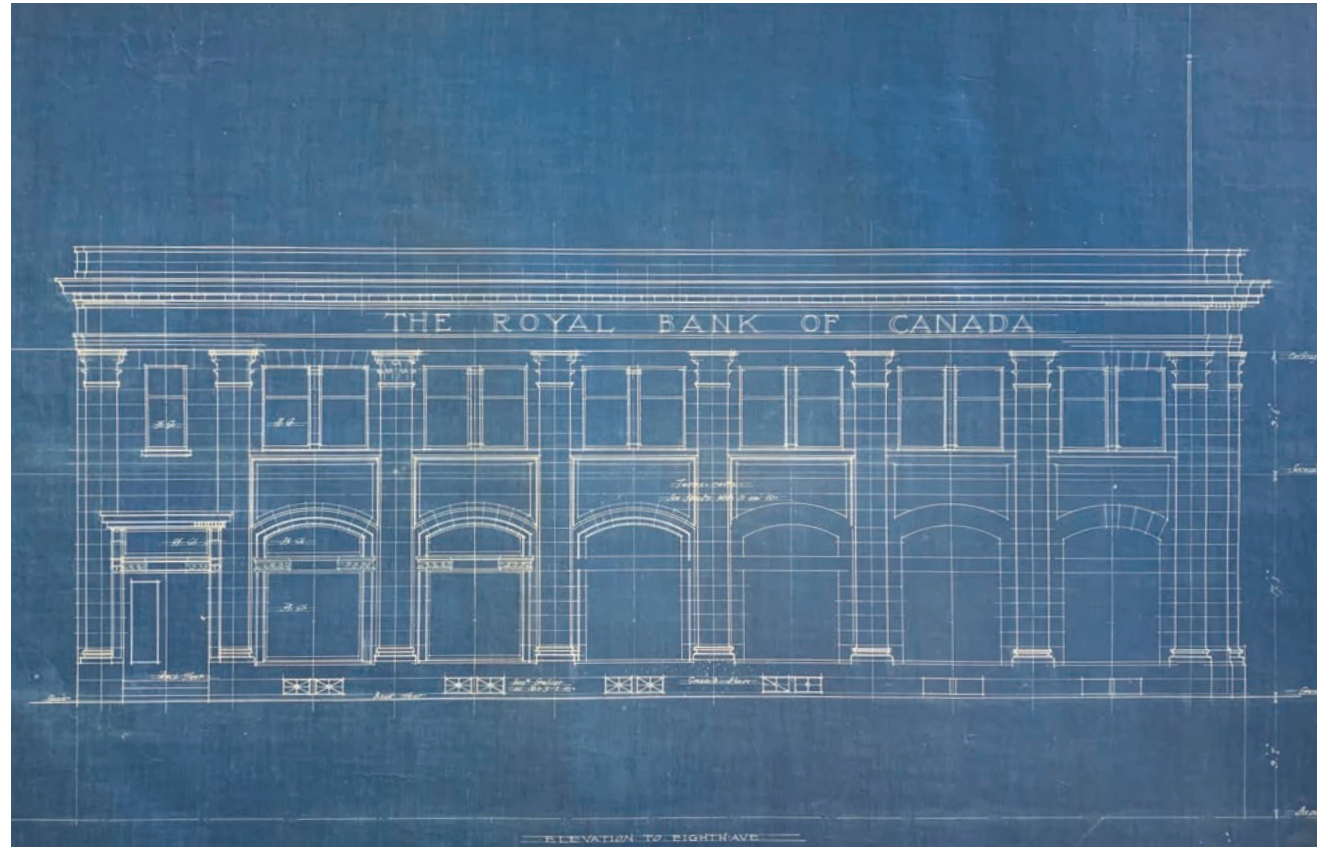
## C.3 PRESERVING HERITAGE VALUE

Constructed in 1912 and designed by Thomas Hooper, the building is an Edwardian-era temple-bank building designed in the Neoclassical style with its exterior clad in distinctive matte enamel terra cotta.

**The redevelopment of the site will include the preservation and retention in place of the two street facades (east and south) of the extant building including intact original materials and restoration of missing, deteriorated, and/or altered original materials.** This approach will be applied to facade features including the granite base, terra cotta panels as well as architectural metal features like the cornice frieze, vent screen and cap flashing. Door locations and window openings will be preserved and restored. Where new or modernized materials are required, it is to match the existing as closely as possible.

The existing structure, the north wall and part of the west wall of the former bank as well as the single storey extension to the north will be demolished. A new foundation will be built while the retained facades are temporarily supported. The retained facades will then be tied into the new structure including the necessary seismic reinforcement of the facade.

The site will be rehabilitated through the construction of a new 25 storey building that will sit behind and incorporate the retained facades. A clear visual and physical distinction will be drawn between the historic and the new by means of a continuous reveal. The new contemporary addition will reference historic design motifs and will be compatible in regard to mass, materials, relationship between solid and void and colour while remaining subordinate and distinguishable from the historic street facades.





### C.3 PRESERVING HERITAGE VALUE



## C.4 EXPANSION OF CULTURAL SPACE

### History of GOH Ballet Academy

Goh Ballet Academy Canada was founded in 1978 and today it is considered one of the world's leading ballet academies. Dancers in their programs have gone on to successful professional careers in dance around the world, and the academy continues to attract top tier dancers, choreographers, producers, and festivals to Vancouver, while showcasing Vancouver's talent internationally in competitions and performances.

Since 2010, Goh Ballet has thrived under Chan Hon Goh's leadership, who succeeded her parents as Director of Goh Ballet on the conclusion of her illustrious 21-year career as principal dancer for the National Ballet of Canada. Under Chan's leadership, the academy has commissioned and produced many original full-length ballets, to offer young dancers in Vancouver a well-rounded curriculum, with opportunities to perform in professional venues with established professional dance artists. Goh Ballet has also expanded, to offer after school programming at five elementary and secondary schools in the city.



### Goh Ballet Today

In 1984, the Goh Family purchased the 1912 heritage building at 2345 Main Street and has been operating Goh Ballet Canada Academy in this location ever since. While the building has served the Academy well, it is in need of substantial repair due to its age. The existing building also significantly restricts how Goh Ballet can grow as a local cultural institution that has become a fixture in the Mount Pleasant Community. This is why we are looking at an adaptive reuse concept that will allow us to optimize space, grow the Academy, and remain in this legacy location.

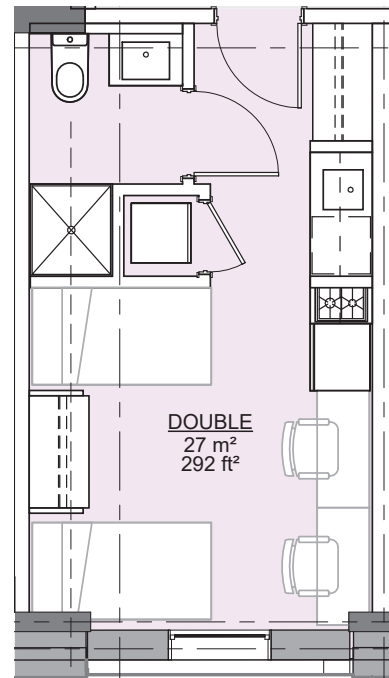
In its current space, approximately 10,000 ft<sup>2</sup>, Goh is able to support approximately 450 students annually. The vast majority of those students are from Canada (approximately 85%) with most of those from the Vancouver area, and approximately 15% are international from all over the world. The success of the Academy has prompted us to consider how and where we can grow.

## C.5 NEW STUDENT HOUSING TYPE

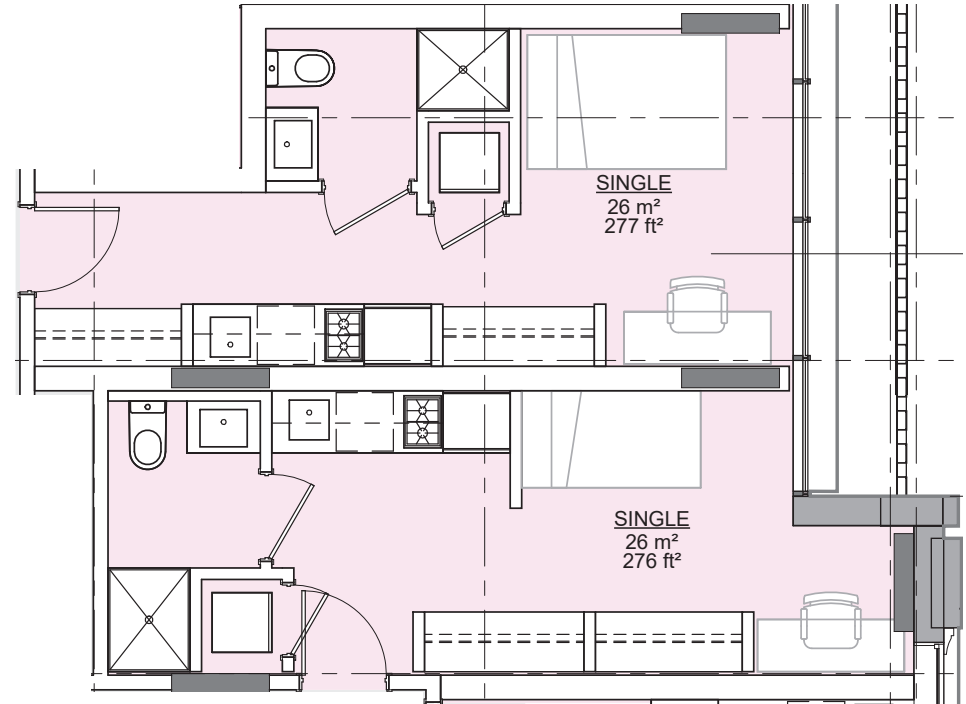
### GOH ACADEMY

#### STUDENT HOUSING

Units designed for student use means amenities are specifically catered to student needs. Parking will not be required for a site in close proximity to multiple transit line options, as well as children's play area, bulk storages, garden plots, balconies, etc.



GOH - TYPICAL DOUBLE



GOH - SINGLE

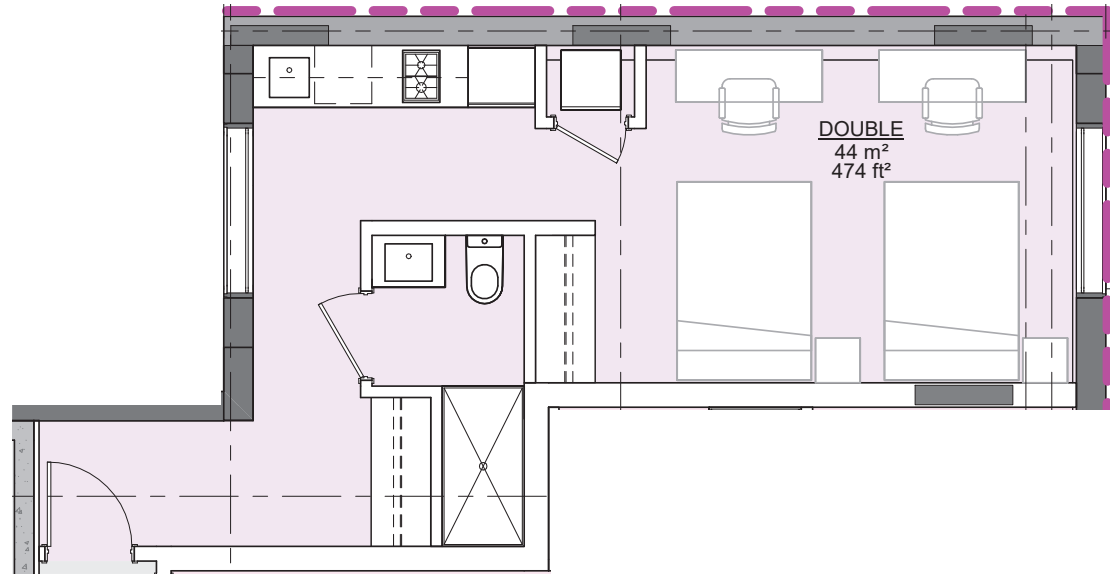


## C.5 NEW STUDENT HOUSING TYPE

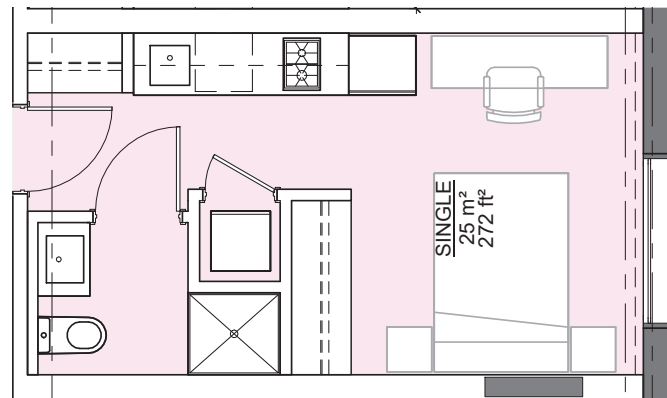
### STUDENT HOUSING

With this in mind, the city should reconsider the following design guidelines which will not apply to student housing:

- Family Room: Housing Mix Policy for Rezoning Projects
- Urban Agriculture Guidelines for the Private Realm
- Parking By-law 6059 and TDM Measures
- High-Density Housing for Families with Children Guidelines
- Community Amenity Contributions Policy for Rezoning
- Secured Rental Policy
- Zoning and Development Bylaw
- Bulk Storage and In-suite Storage
- Multiple Dwelling Residential Developments
- Public Art
- Minimum unit sizes
- Balcony provision



STUDENT HOUSING - TYPICAL DOUBLE



STUDENT HOUSING - TYPICAL SINGLE

## C.5 NEW STUDENT HOUSING TYPE

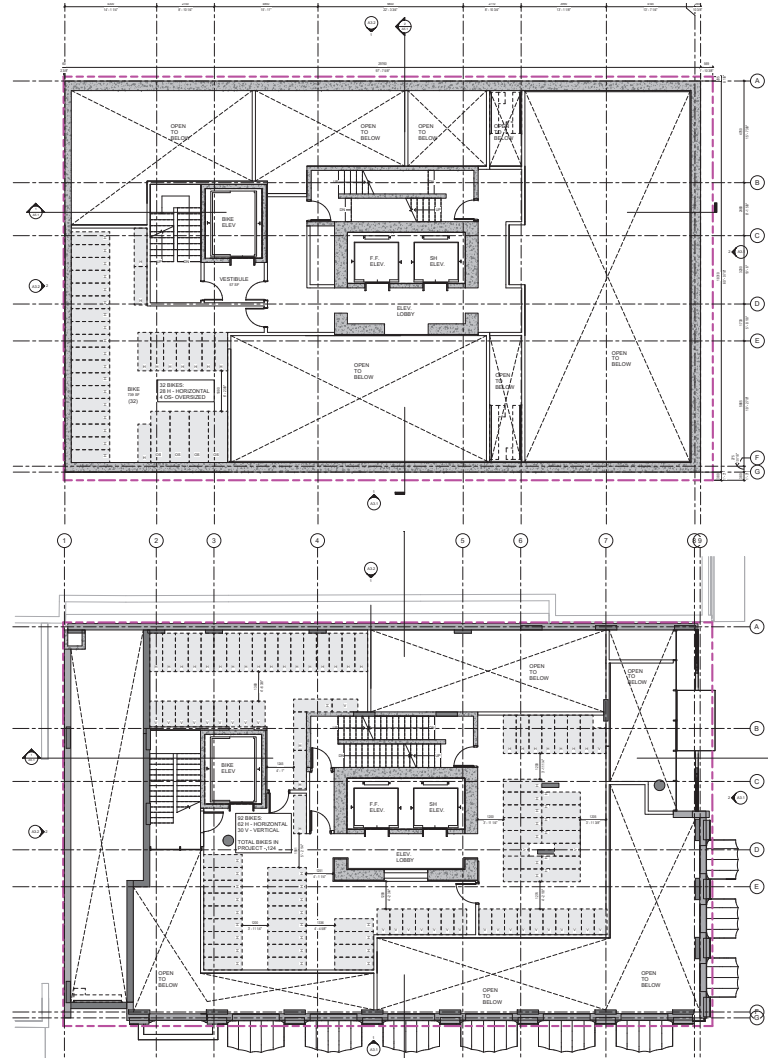
### STUDENT HOUSING



## C.6 TRANSPORTATION

### ENCOURAGING HEALTHY TRANSIT

The proposal provides convenient bike lockers for the student on multiple floors in close proximity of the main floor. A dedicated bicycle elevator is also incorporated into the design for ease of access for residents. A total of 124 bicycle lockers are proposed; 32 lockers on B1M and 92 lockers on L1M.





# C.7 BUILDING HEIGHT

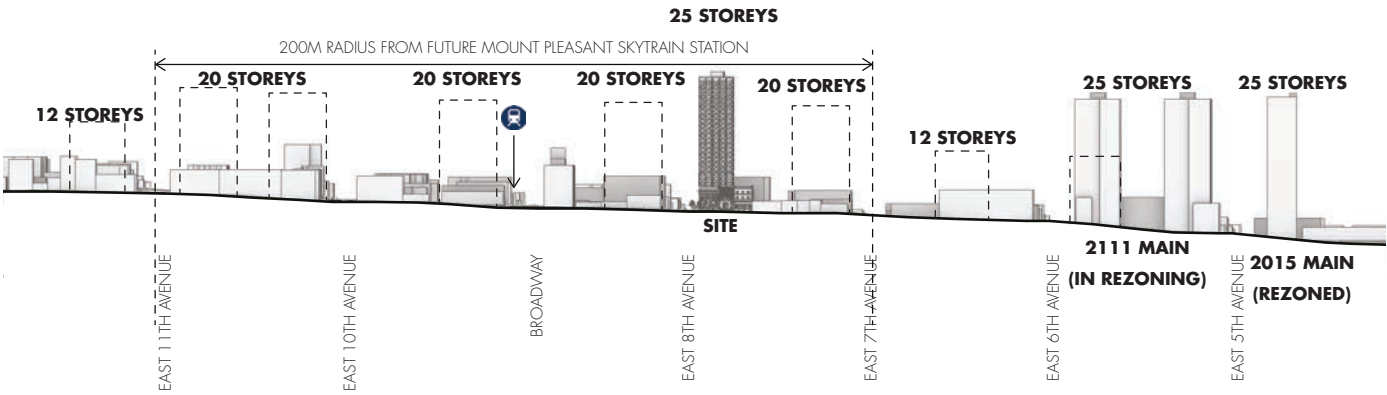
## CURRENT ZONING

The current C-3A zoning allows for a 6 storey development at the GOH Ballet Academy site.



## TRANSIT ORIENTED AREA

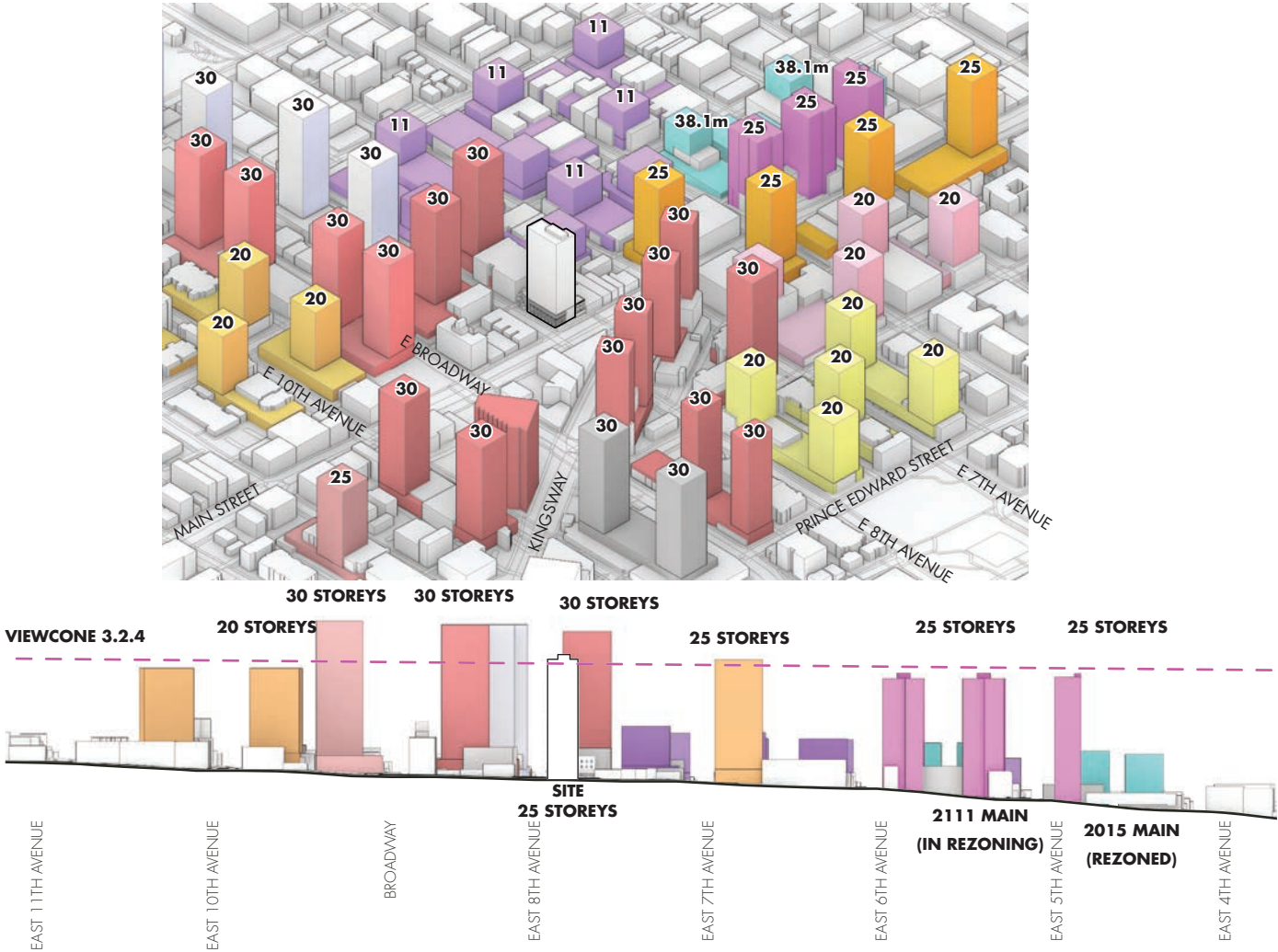
The City's TOA has an allowable height up to 20 storeys and 5.0 FSR development at the GOH Ballet Academy site since it is within a 200m radius of the new Mount Pleasant Skytrain Station. Note, however, that the Province's TOA policy prescribed a minimum allowable height of 20 storeys and a minimum allowable FSR of 5.0.



# C.7 BUILDING HEIGHT

## BROADWAY PLAN FUTURE BUILT-OUT

The Broadway Plan allows for up to 30 storey developments within the adjacent sites of the GOH Ballet Academy.

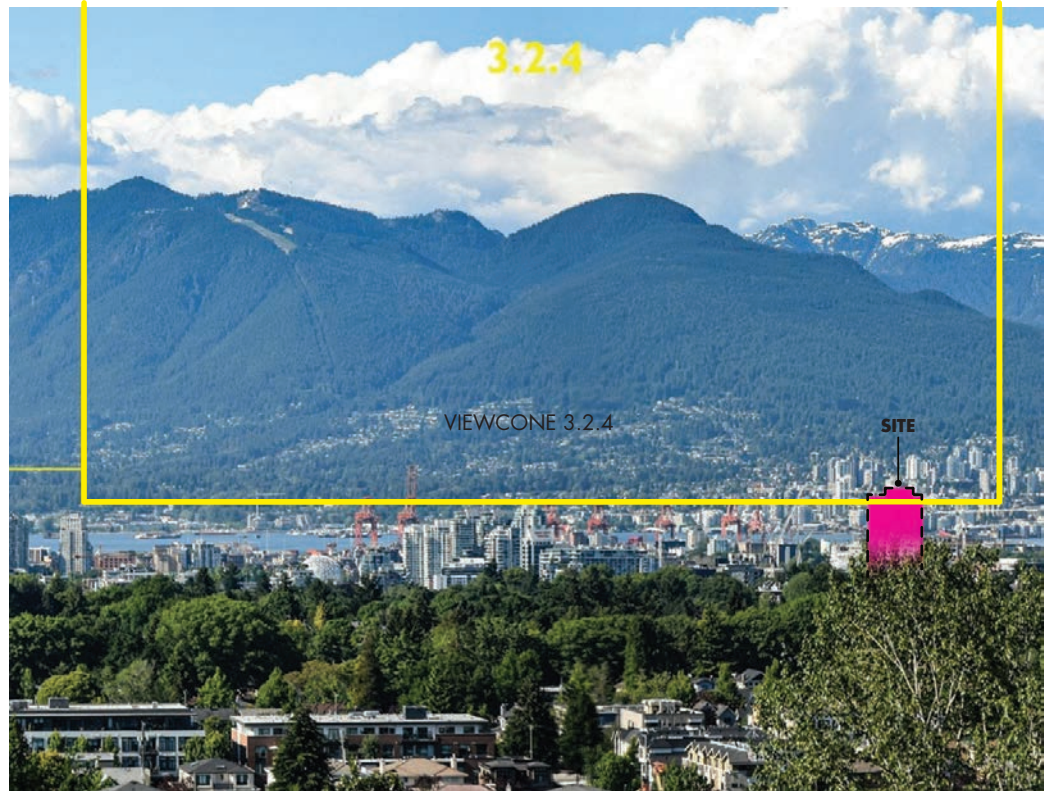


## C.8 VIEWCONE ANALYSIS

The GOH site is within Viewcone 3.2.4 from Queen Elizabeth Park. This viewcone limits the tower geodetic height to 102.16m according to the City of Vancouver analysis.

The proposal includes a minor encroachment into the view cone at Level 24, just below the amenity floor. This adjustment results in a slight height increase by only a few feet into the limit, enabling the provision of additional housing units specifically for students, a critical need within the City. This approach accommodates the inclusion of essential building amenities, which, in previous instances, have been permitted to encroach into the viewcone limit. The amenity room and elevator overrun are minor, isolated architectural elements that, as illustrated, have a negligible impact on the overall view corridors. **Their placement does not obstruct the sightlines to Northshore mountains in any way, thereby preserving its intended purpose of maintaining unobstructed views.**

It should also be noted that the overall building height is established by the retention of the heritage facades on the lower floors which determine the floor to floor height for these floors. The typical residential floors are already at the minimum floor height to reduce further impact. The encroachment is minimal and carefully designed to ensure it does not compromise the overall integrity or purpose of the view cone. As shown in the image with the building outline from the origin of the view cone, the impact is negligible, and the overrun does not obstruct views of the North Shore Mountains. This demonstrates a thoughtful approach to maintaining the view cone's intent while accommodating the development's functional needs.



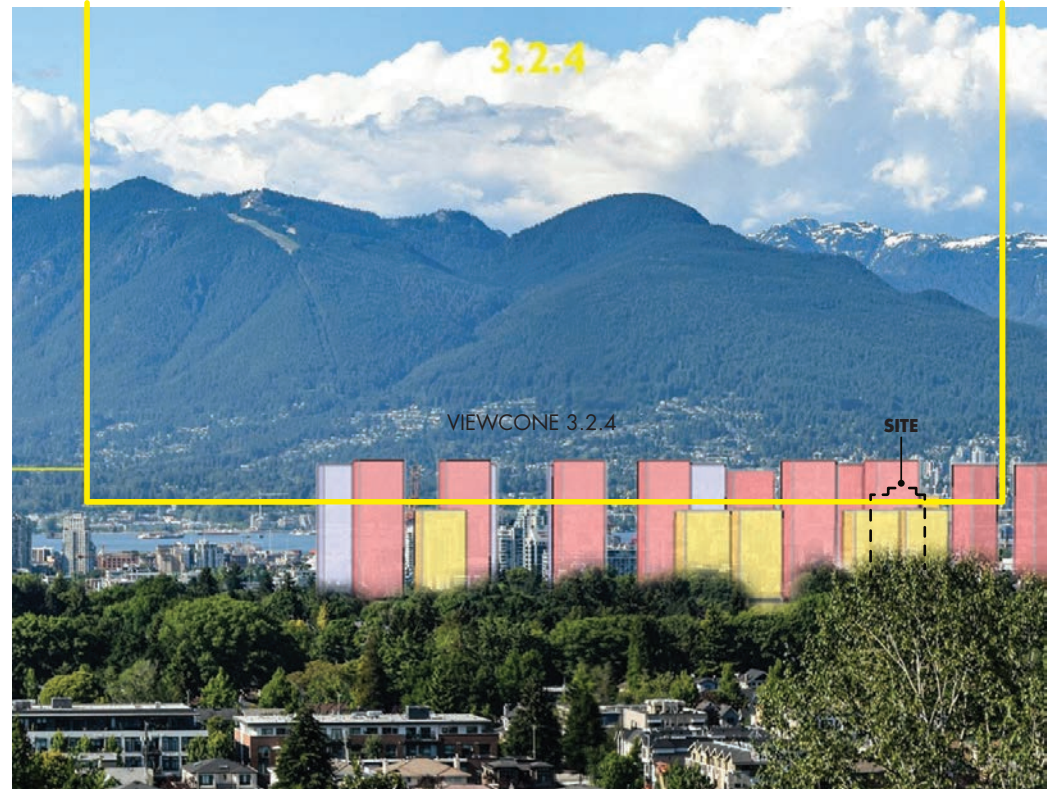
VIEWCONE 3.2.4 AS PER CITY OF VANCOUVER WEBSITE



## C.8 VIEWCONE ANALYSIS

### BROADWAY PLAN FUTURE BUILT-OUT

Photo overlaid with potential maximum build-out around the site per the Broadway Plan.



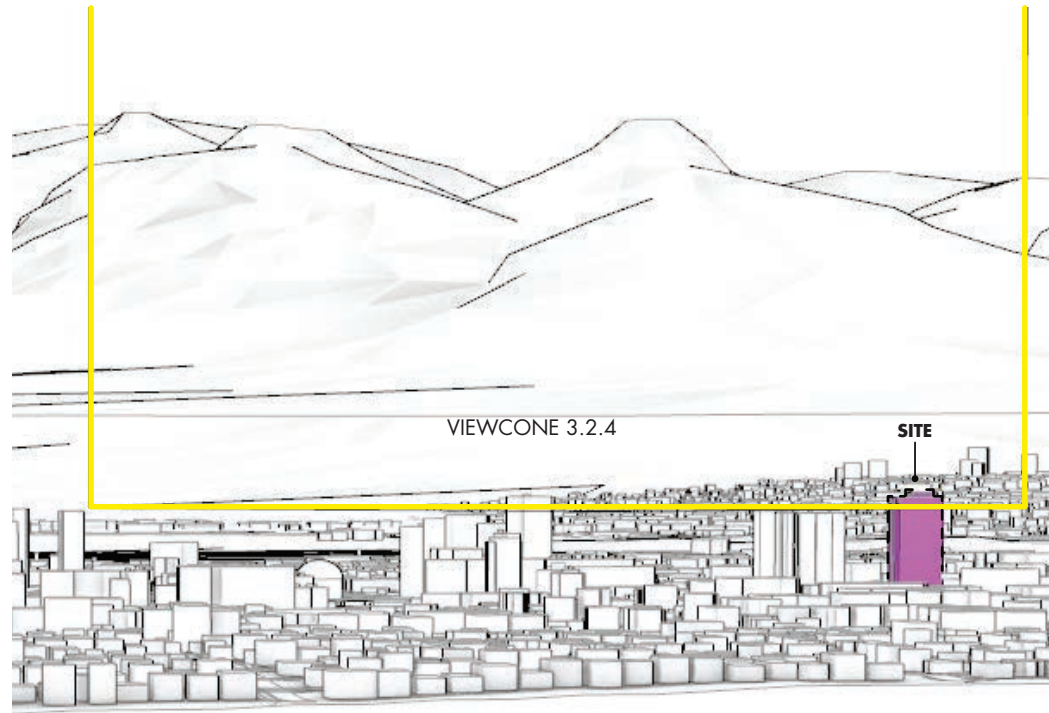
VIEWCONE 3.2.4 AS PER CITY OF VANCOUVER WEBSITE

## C.8 VIEWCONE ANALYSIS

Allowing this modest adjustment will directly result in additional housing capacity of 14 units, alleviating some of the pressure on the rental market in the area and supporting students' ability to live near their academic institutions.

This project's unique proposal with the tower dedicated exclusively to student housing, offers a clear and distinct public benefit. The consideration for this modest adjustment demonstrates the City's commitment to prioritizing housing for underserved populations over a negligible impact on the view cone. The addition of student housing at this scale also supports the City's broader objectives of inclusivity and accessibility while maximizing the efficient use of a well-located site near major future transit.

The proposal for the minor height adjustment at Level 24 ensures the project delivers its full potential as a much-needed solution to the student housing crisis, while maintaining alignment with the City's urban design principles.

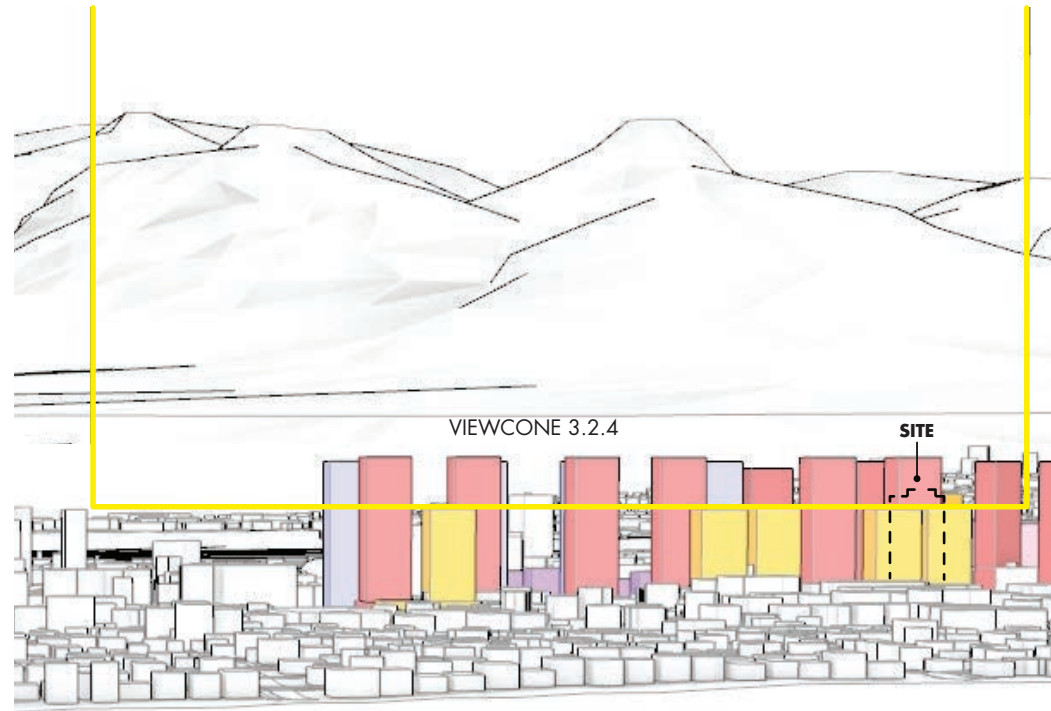


VIEWCONE 3.2.4 ANALYSIS WITH CITY OF VANCOUVER 3D MODEL

## C.8 VIEWCONE ANALYSIS

### BROADWAY PLAN FUTURE BUILT-OUT

3D Model overlaid with potential maximum build-out around the site per the Broadway Plan.

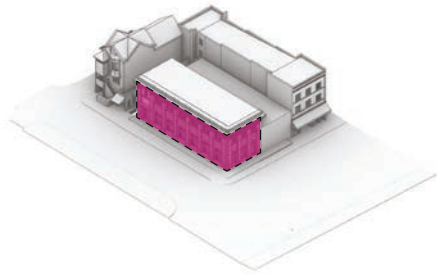


VIEWCONE 3.2.4 ANALYSIS WITH CITY OF VANCOUVER 3D MODEL



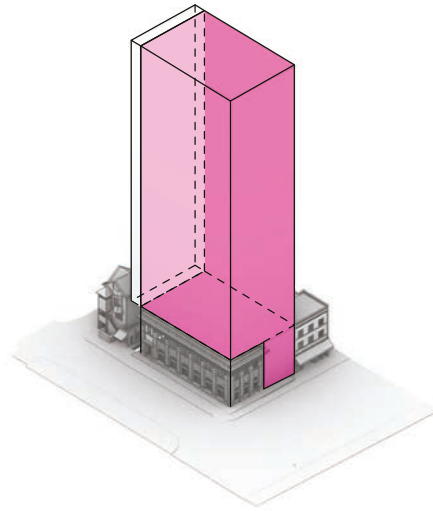
## C.9 DESIGN NARRATIVE

### C.9.1 BUILDING FORM



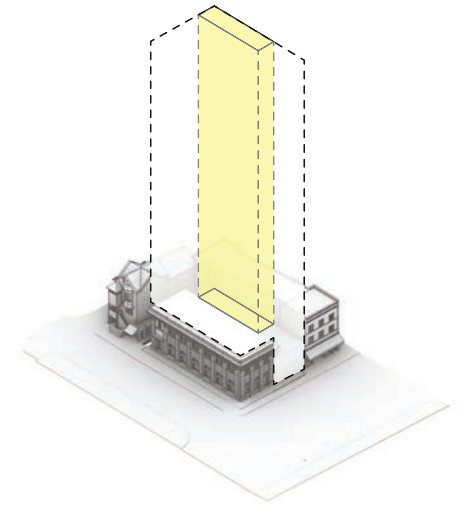
#### HERITAGE RETENTION

The existing seismically inadequate structure will be removed and the two significant south and east facades will be retained and restored; opening up the opportunity to expand the building program.



#### STUDENT HOUSING ADDITION

The main body takes alignment with the heritage facade with the part above the service lane recessed to appear as a slot.



#### DAYLIGHT FOR NEIGHBOURING BUILDING

The back of the tower is setback to allow for daylighting into the adjacent building.

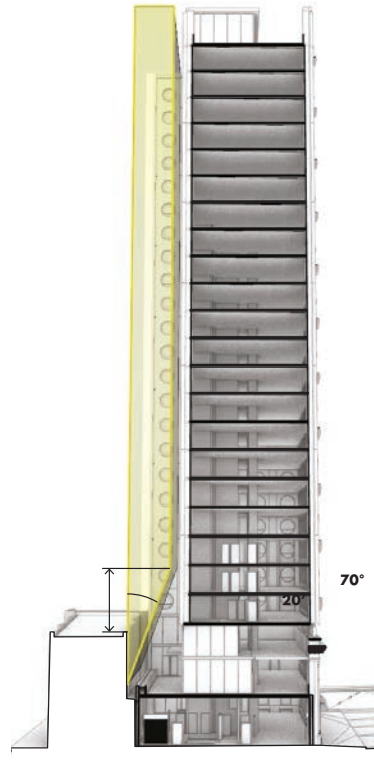
## C.9 DESIGN NARRATIVE

### C.9.2 DAYLIGHT ANALYSIS

#### 2339 MAIN STREET

The neighbouring building to the North of the site includes single occupancy residential use on the upper floors. These units have windows facing South towards the development site. With this in mind, the proposal is set in from the property line on the to the North to provide an angle of daylight to the units.

The proposal provides a setback which exceeds the minimum requirement created by a 70 degree angle from the lower windows as per the City of Vancouver's "Guidelines for New Development Adjacent to Hotels and Rooming Houses".



## C.9 DESIGN NARRATIVE

### C.9.3 BUILDING SEPARATION

The tower form at the proposed site allows for 80' separation for future tower developments in adjacent sites.





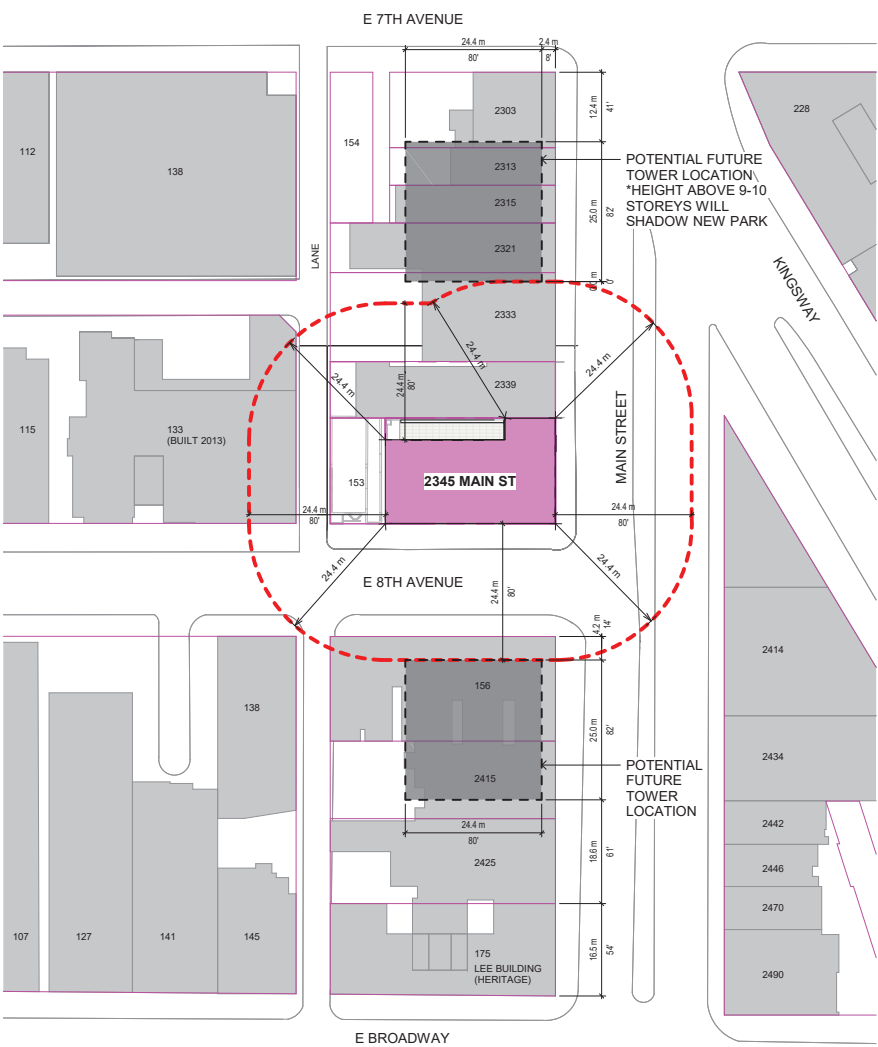
C.9

C.9.3

DESIGN NARRATIVE

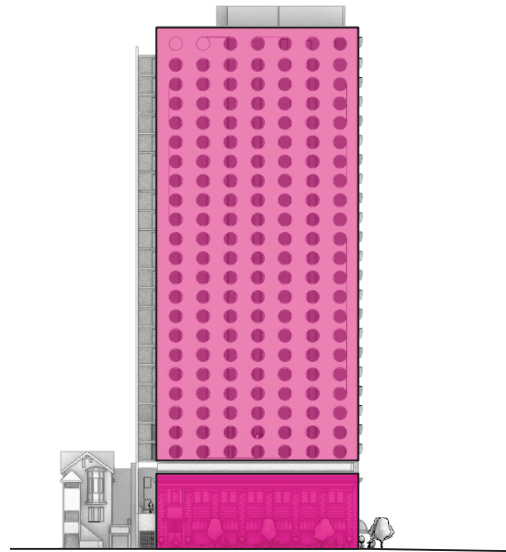
BUILDING SEPARATION

The tower form at the proposed site allows for 80' separation for future tower developments in adjacent sites.



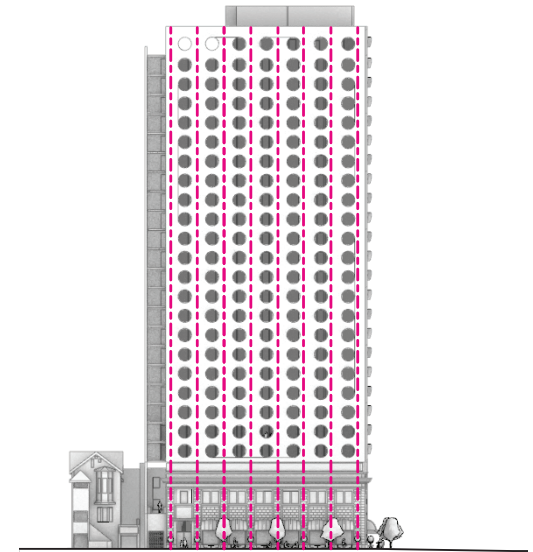
## C.9 DESIGN NARRATIVE

### C.9.4 PROPORTION AND RHYTHM



#### MASSING AND PROPORTION

The tower form respects and aligns with the heritage form, while being clearly separated by the clear glazing band between the two. The new and the old is distinctly different but related.

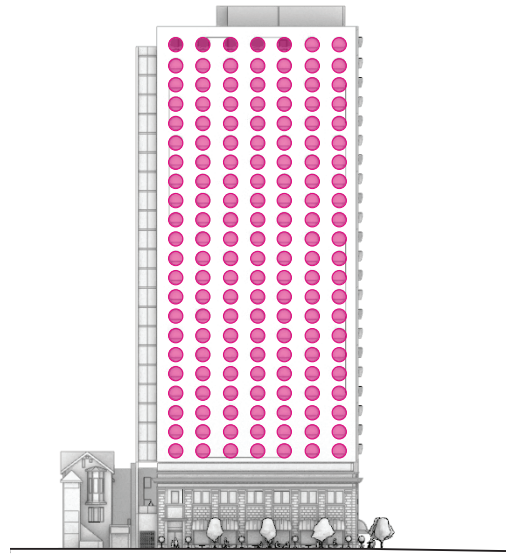


#### ORDER AND RHYTHM

The strong rhythm established by the heritage colonnade extends and continues up the tower to inform the fenestration positioning.

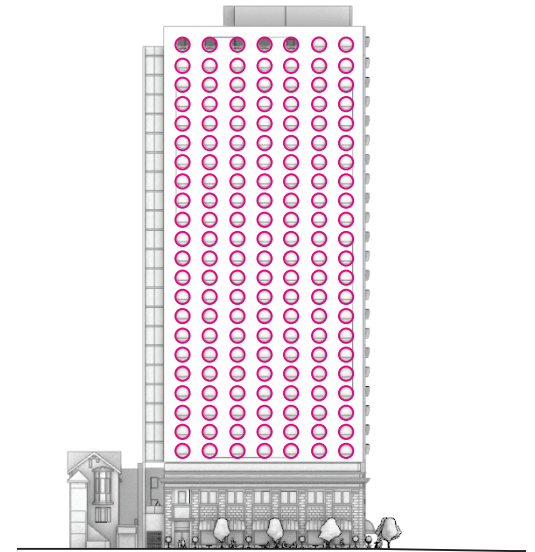
## C.9 DESIGN NARRATIVE

### C.9.5 TEXTURE, AND FENESTRATION



#### FENESTRATION

Taking queue from the abstract ballet form, the oculus reflects a new type of housing while relating to the order of the heritage component.



#### TEXTURE

An asymmetrical Camera 'Hood' type sunshade is added to the South and East facades as a sustainability feature and to add a layer of texture and interest to the exterior.



## C.9 DESIGN NARRATIVE

### C.9.5 SCALE, TEXTURE, AND FENESTRATION



## C.9 DESIGN NARRATIVE

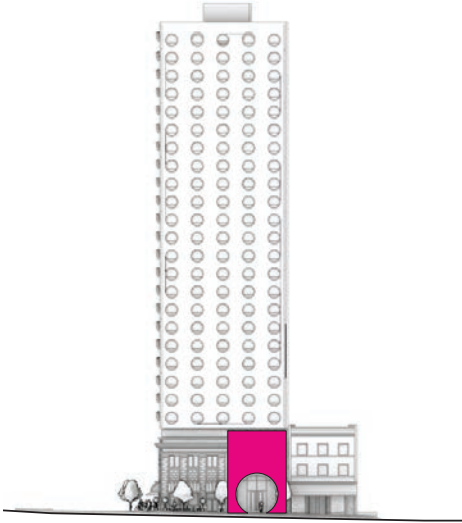
### C.9.5 SCALE, TEXTURE, AND FENESTRATION





## C.9 DESIGN NARRATIVE

### C.9.6 MOTIFS



#### MOONGATE

Harking back to the Chinese origin of the Goh family, the use of a circular moongate, which is a well known device in Chinese architecture to symbolise a gateway or an entrance, strengthens and cultural content of the architecture.





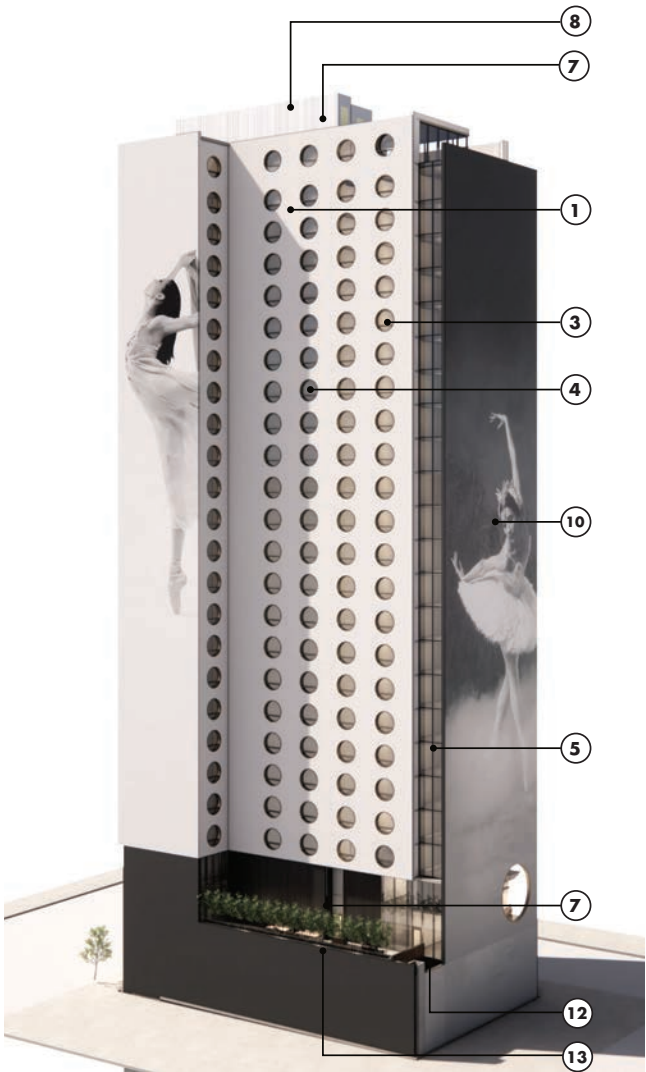
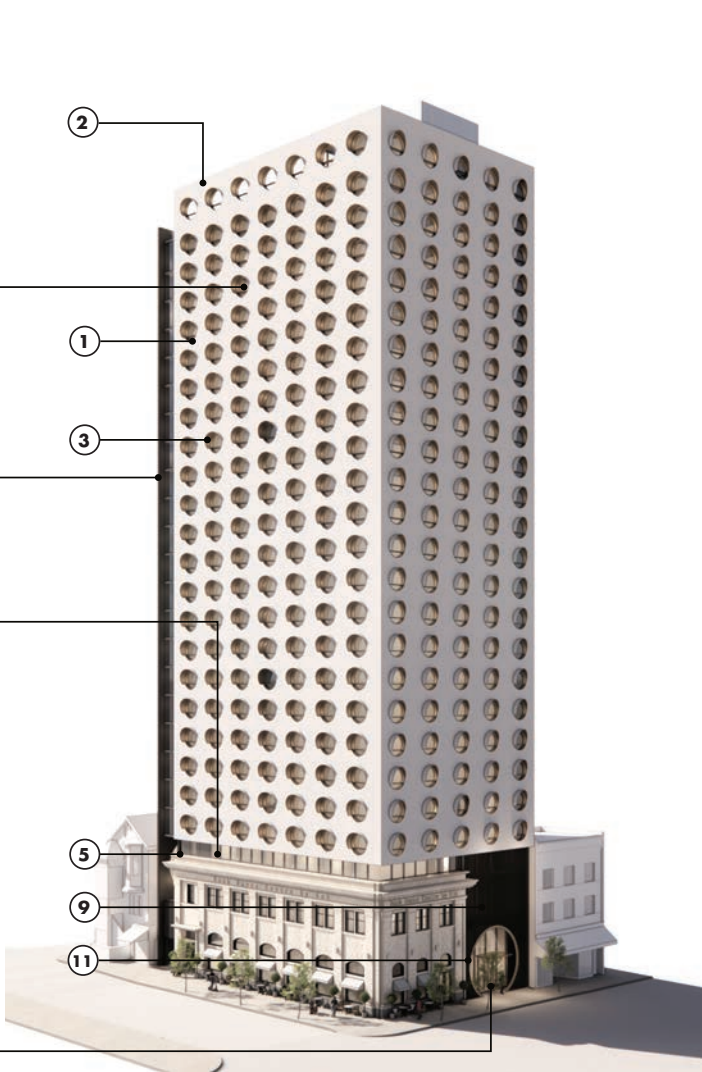
C.10 MATERIALS

The materials selected for the addition have been thoughtfully chosen to create a smooth, monotonal surface that intentionally contrasts with the intricate detailing of the heritage building’s façade. This design approach highlights the prominence of the heritage façade, reinforcing its visual hierarchy within the overall composition. The fenestration pattern of round punched windows complements this strategy, creating a field effect that intensifies the intended contrast. The strong pilasters of the heritage façade are extended vertically through the new portion of the building, with windows placed within the regular bays, maintaining a sense of continuity.

On the south façade, the section of the addition that extends beyond the heritage façade is expressed as a vertical glass slot, emphasizing the geometric significance of the heritage design while seamlessly integrating it with the new structure.

A recessed glazing band visually separates the heritage building from the new addition, providing a clear demarcation between the old and the new.

The new entry for the student housing along Main Street features a perforated brick screen with a moon gate entrance, echoing the round windows of the new student housing addition. This gesture reinforces the contemporary identity alongside the heritage façade. The brick screen is intentionally darker in color to create a striking contrast while harmonizing the old and new. The perforation scale of the brick screen is deliberately finer than the elements of the heritage façade, establishing a visually distinct yet complementary relationship between the two architectural languages.

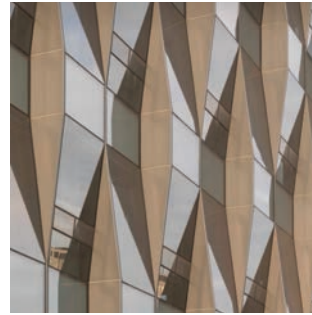


## C.10 MATERIALS

- ① GFRC Panels - Glass Fiber Reinforced Concrete
- ② Demountable Prefinished Aluminum Curved Sunshade in Bronze Metallic Finish
- ③ Prefinished Aluminum Window C/W Vision IGU (Insulated Glazing Unit) & Operable Vent
- ④ Prefinished Aluminum Window C/W Back Painted Double Glazed Spandrel Glass
- ⑤ Prefinished Aluminum Curtainwall System C/W Vision IGU and Angled Insulated Shadow Box at Spandrel Locations
- ⑦ Prefinished Corrugated Aluminum Metal Cladding
- ⑧ Prefinished Aluminum Louvers
- ⑨ Perforated Brick Screen (Brick Units Hung on Wire Lattice)
- ⑩ Painted CMU (Concrete Masonry Unit) Party Wall
- ⑪ Prefinished Aluminum Canopy & Moongate in Bronze Metallic Finish with Steel Structure Behind
- ⑫ Structural Glass Guardrail
- ⑬ Aluminum or Concrete Planter



①



②



③



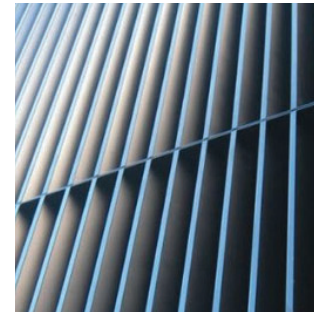
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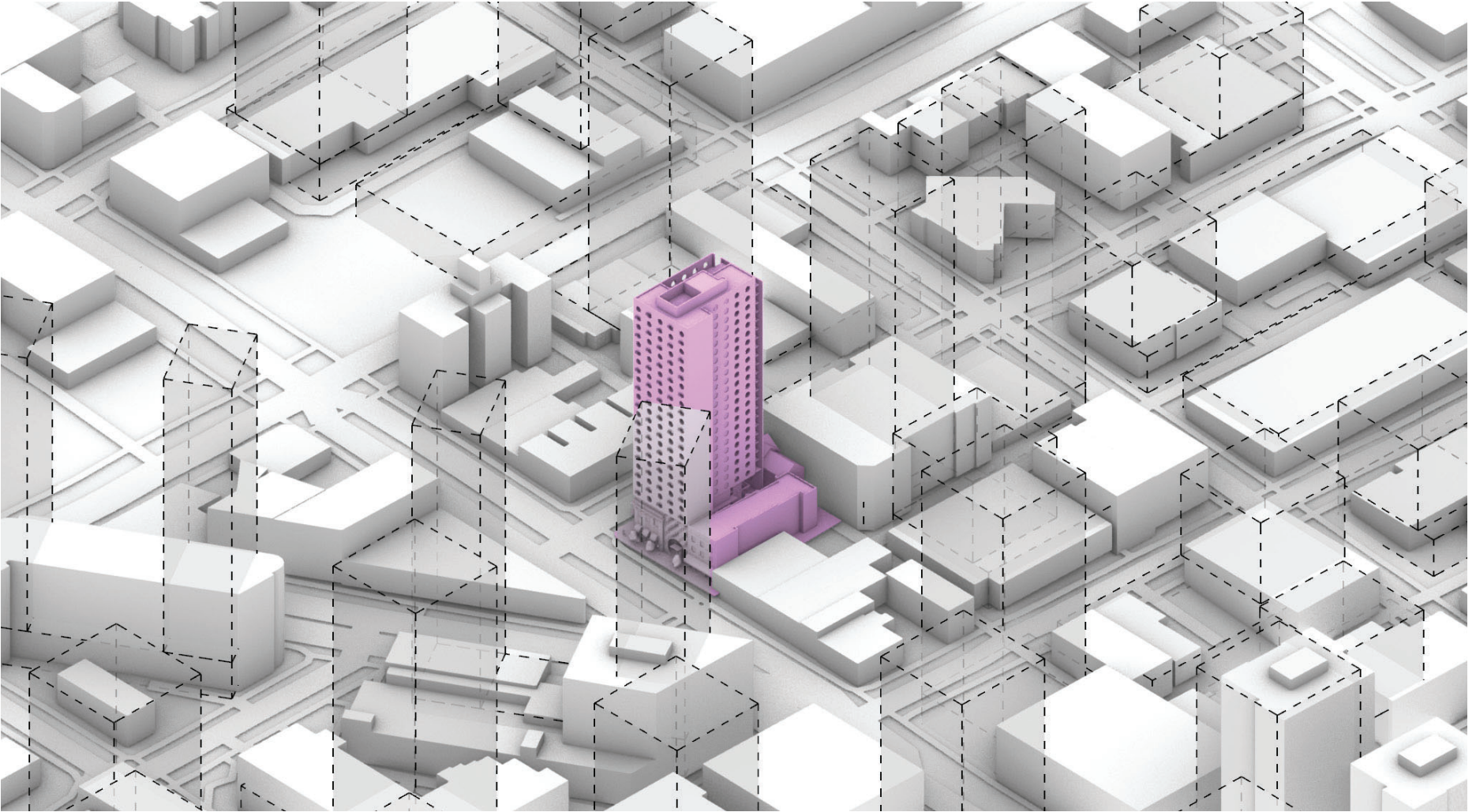
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⑬

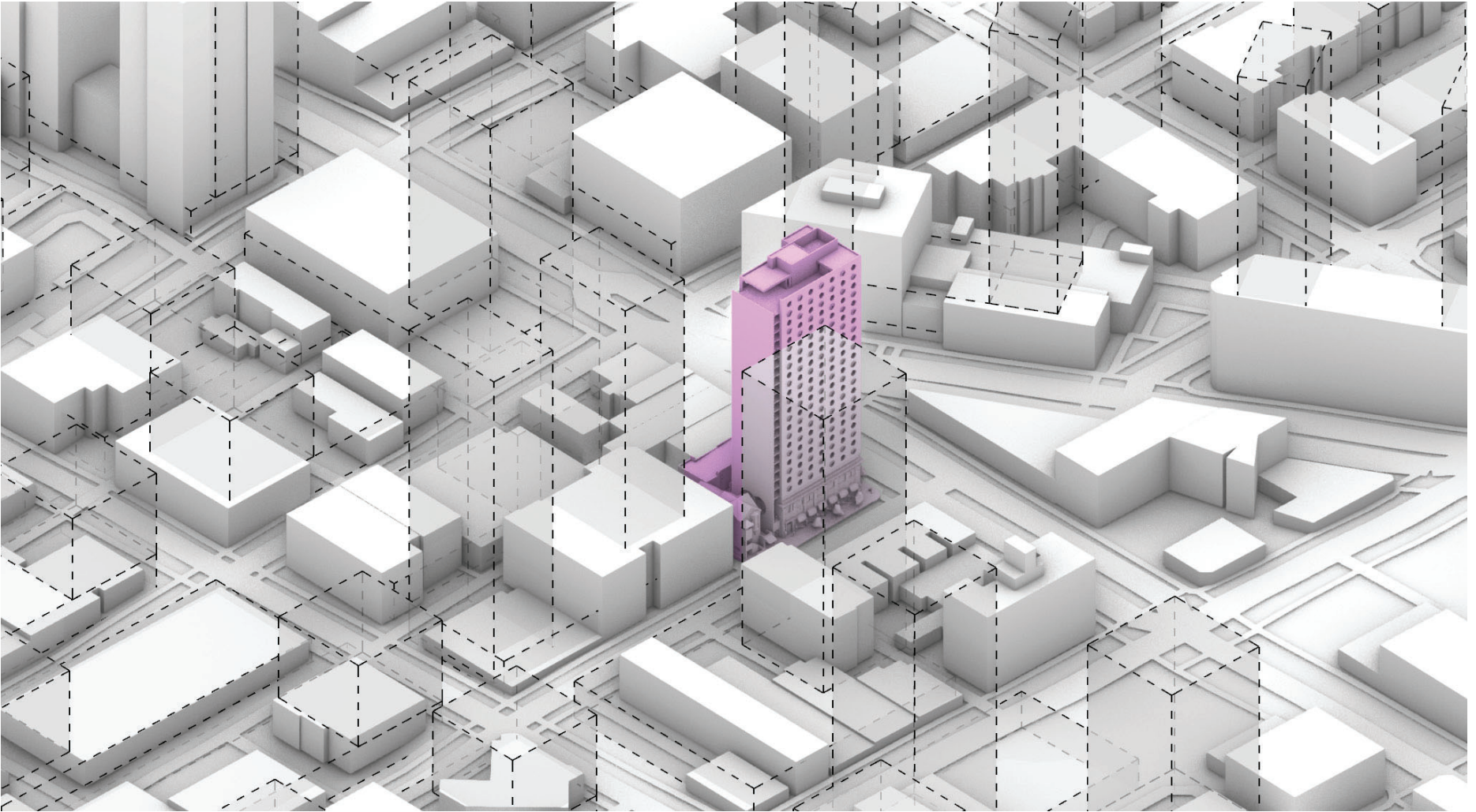


## C.11 AXONOMETRIC





## C.11 AXONOMETRIC



## C.12 RENDERINGS





## C.12 RENDERINGS





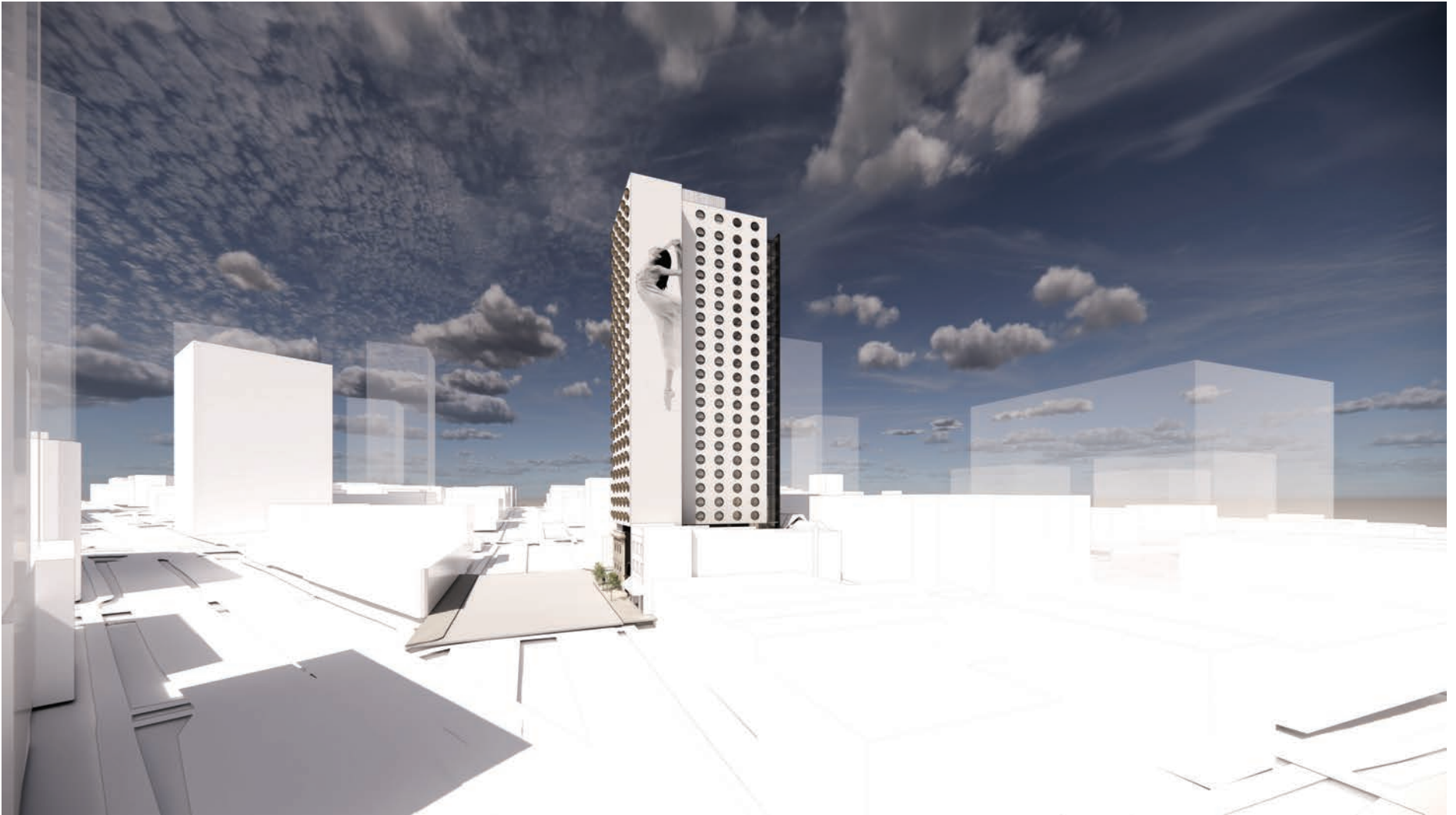
## C.12 RENDERINGS



## C.12 RENDERINGS



## C.12 RENDERINGS





## C.12 RENDERINGS



## C.12 RENDERINGS



REZONING APPLICATION - 2345 MAIN STREET, VANCOUVER, B.C.

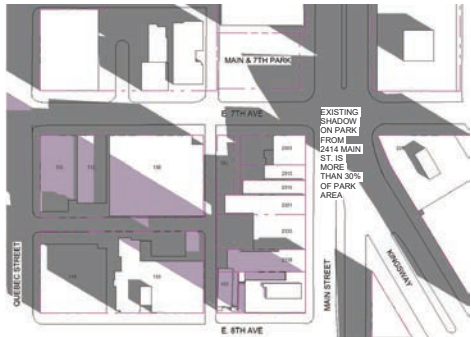
61 OF 107

## C.12 RENDERINGS

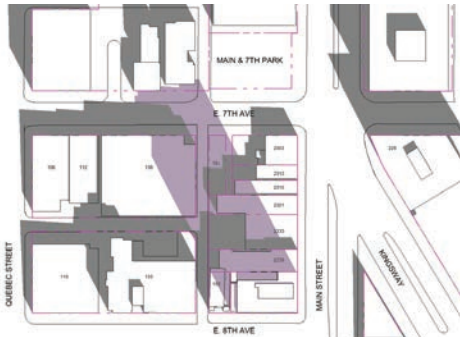




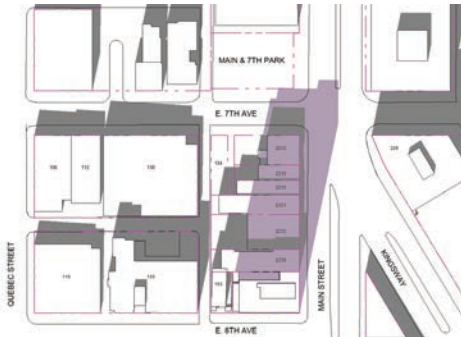
C.13 SHADOW ANALYSIS



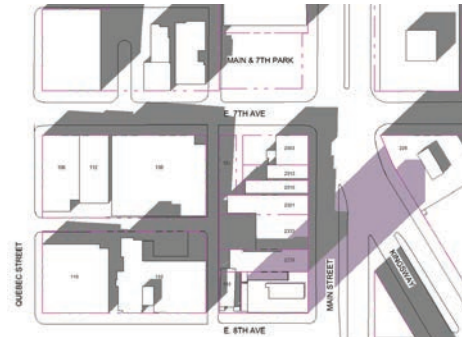
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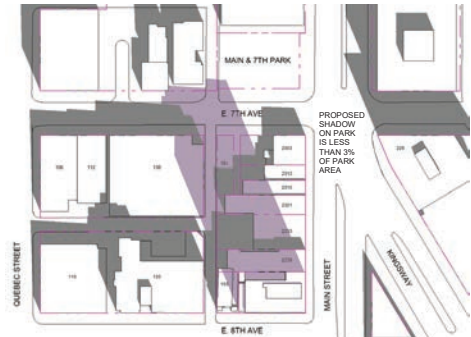
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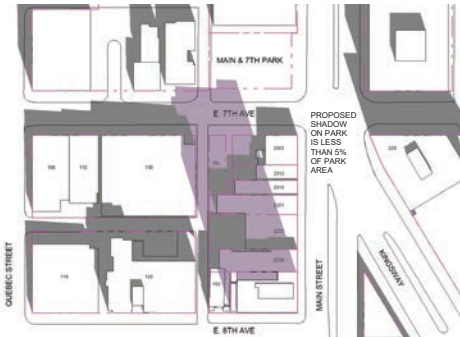
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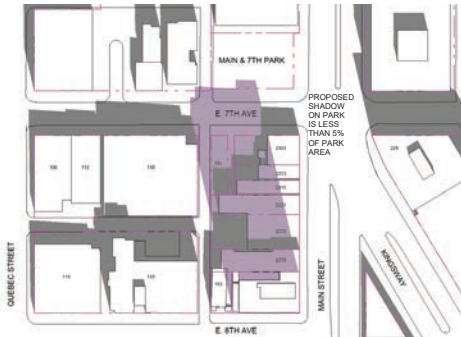
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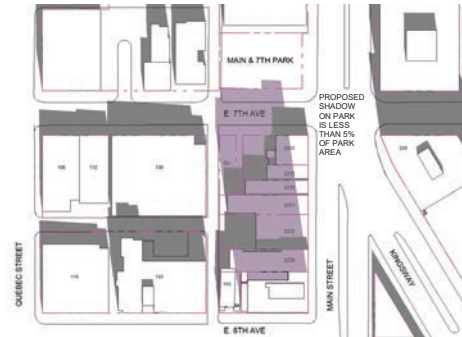
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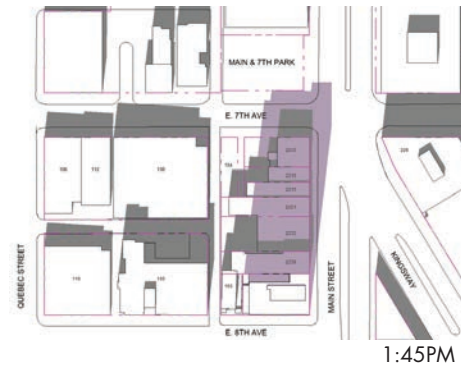
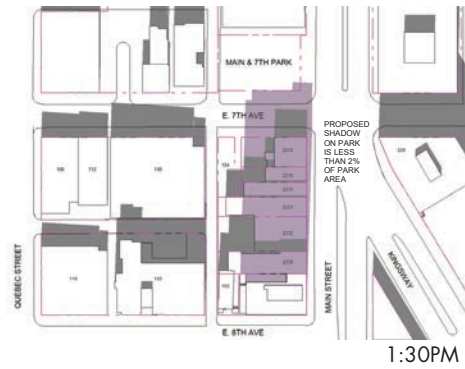


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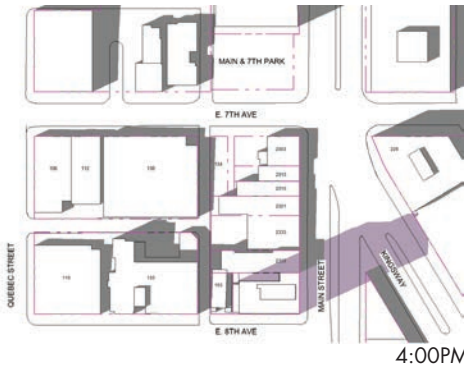
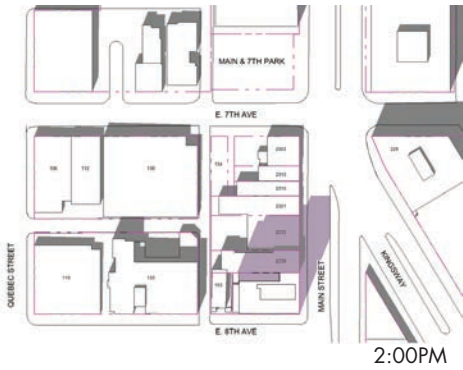
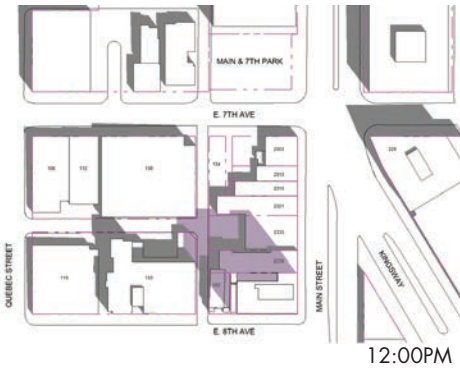
## C.13 SHADOW ANALYSIS



THE AREA IMPACTED IN THE PARK OVERLAPS WITH THE LOCATION OF THE PLANNED WEATHER PROTECTION CANOPY, WHICH ALREADY CREATES SHADOW IN THIS AREA.

NOTE: THE TOP PORTION OF THE TOWER COULD POTENTIALLY BE ADJUSTED TO LESSEN OR FULLY ELIMINATE ANY ADDITIONAL SHADOW IMPACT ON THE PARK

C.13 SHADOW ANALYSIS



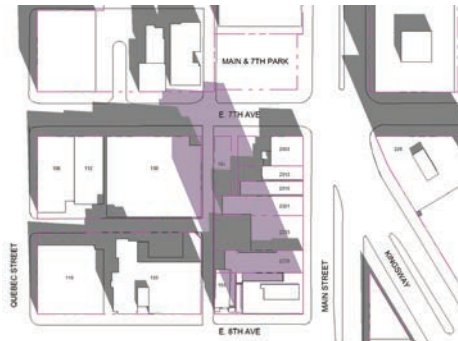


## C.13 SHADOW ANALYSIS

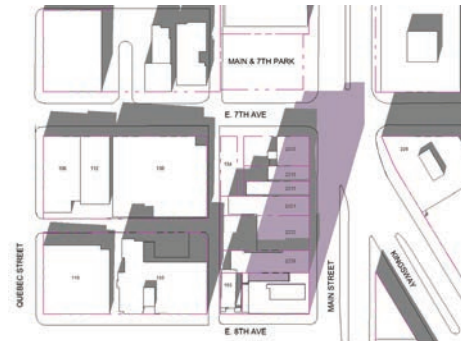


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SEPTEMBER 22

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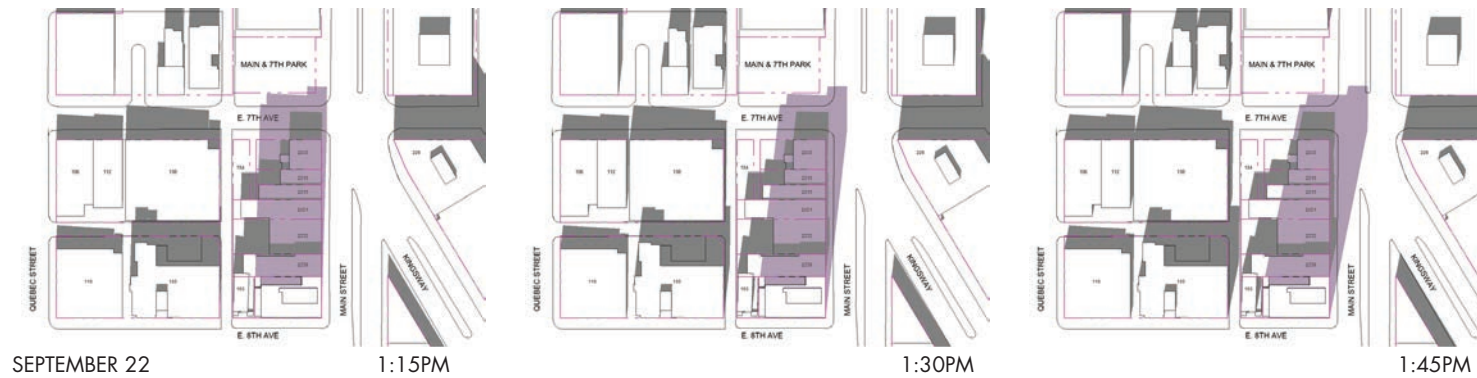


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## C.13 SHADOW ANALYSIS



THE AREA IMPACTED IN THE PARK OVERLAPS WITH THE LOCATION OF THE PLANNED WEATHER PROTECTION CANOPY, WHICH ALREADY CREATES SHADOW IN THIS AREA.

NOTE: THE TOP PORTION OF THE TOWER COULD POTENTIALLY BE ADJUSTED TO LESSEN OR FULLY ELIMINATE ANY ADDITIONAL SHADOW IMPACT ON THE PARK

## C.14 SUSTAINABILITY STRATEGIES

### LOW CARBON ENERGY SYSTEM

The project will target near-zero operational GHG emissions, either through an on-site, all-electric heating and cooling plant, or through a connection to the City's Neighbourhood Energy Utility (NEU). We understand the City is planning a system expansion and new satellite plant adjacent to the site, and is exploring options to decarbonize the NEU in the near future.

### AIRTIGHTNESS TESTING

Airtightness is critical to reducing heat loss through the building envelope. The project will be designed and tested to meet 0.02 cfm/ft<sup>2</sup> above grade wall area at operating Pa.

### ENHANCED COMMISSIONING

In addition to high performance system design, the project energy systems will be commissioned, ensuring the ongoing performance targets of the project are met and to identify areas for further improvement.

### METERING AND REPORTING

Each utility will be metered for the whole building and sub-metered for each major use. This will allow an accounting of energy use and reporting that will provide accountability to building operators and users, and provide information to the City to inform future policy.

### EMBODIED CARBON EMISSIONS

The project will limit embodied carbon emissions where possible and is targeting a minimum 10% reduction relative to a typical building. This includes an efficient structural design, where thinner, post-tensioned slabs will be explored along with low-impact concrete mixes.

### REDUCED THERMAL BRIDGING

The project will use good building practices to minimize thermal bridging, which is critical to maintaining building envelope performance and reducing operational energy requirements.

### HIGH PERFORMANCE BUILDING ENVELOPE

The building envelope includes a low window / wall ratio and triple-pane glazing to exceed city performance targets and to reduce heating and cooling energy demand. Thermal bridging will be minimized through good building practices, increased insulation areas, and the exclusion of balconies from the design.

### HIGH PERFORMANCE BUILDING ENVELOPE

The building envelope includes a low window / wall ratio and triple-pane glazing to exceed city performance targets and to reduce heating and cooling energy demand. Thermal bridging will be minimized through good building practices, increased insulation areas, and the exclusion of balconies from the design.

### VERIFIED DIRECT VENTILATION

Outdoor air ventilation will be provided to all occupiable indoor spaces and will be designed to ASHRAE 62.1 to reduce occupant exposure to indoor pollutants by ventilating with appropriate flows of outdoor air.

### VENTILATION ENERGY RECOVERY

The project will utilize Energy Recovery Ventilators (ERVs) to meet fresh air and ventilation requirements.

### LOW-EMITTING MATERIAL

To further improve indoor air quality within the building, healthier material options for interior finishes and coatings will be selected to limit the quantities of harmful volatile organic compounds (VOCs) which would be off-gassed after installation.

### INTEGRATED RAINWATER MANAGEMENT

On-site rainwater management has become and increasingly important sustainability feature in urban areas with the associated climate change issues. The project will meet the requirements of the 'Rainwater Management Bulletin' to capture 24 mm of rainfall in 24-hours (or 70% of the average annual rainfall volume) from rooftops, paved and landscape areas. The project will employ Tier 1, Tier 2 and Tier 3 measure to achieve these targets, including: landscape and soil retention, permeable paving, water detention and treatment system.

### ENERGY EFFICIENCY

Operational energy requirements will be reduced by using high performance electric space and domestic hot water heat pump and LED lighting throughout the project.

### WATER USAGE REDUCTION

Targeting a minimum 30% reduction in potable water usage through water-wise plumbing fixtures and integrated rainwater management.





## **ARCHITECTURAL AND LANDSCAPE DRAWINGS**

REZONING APPLICATION - 2345 MAIN STREET, VANCOUVER, B.C.





# GOH BALLET 2345 MAIN ST

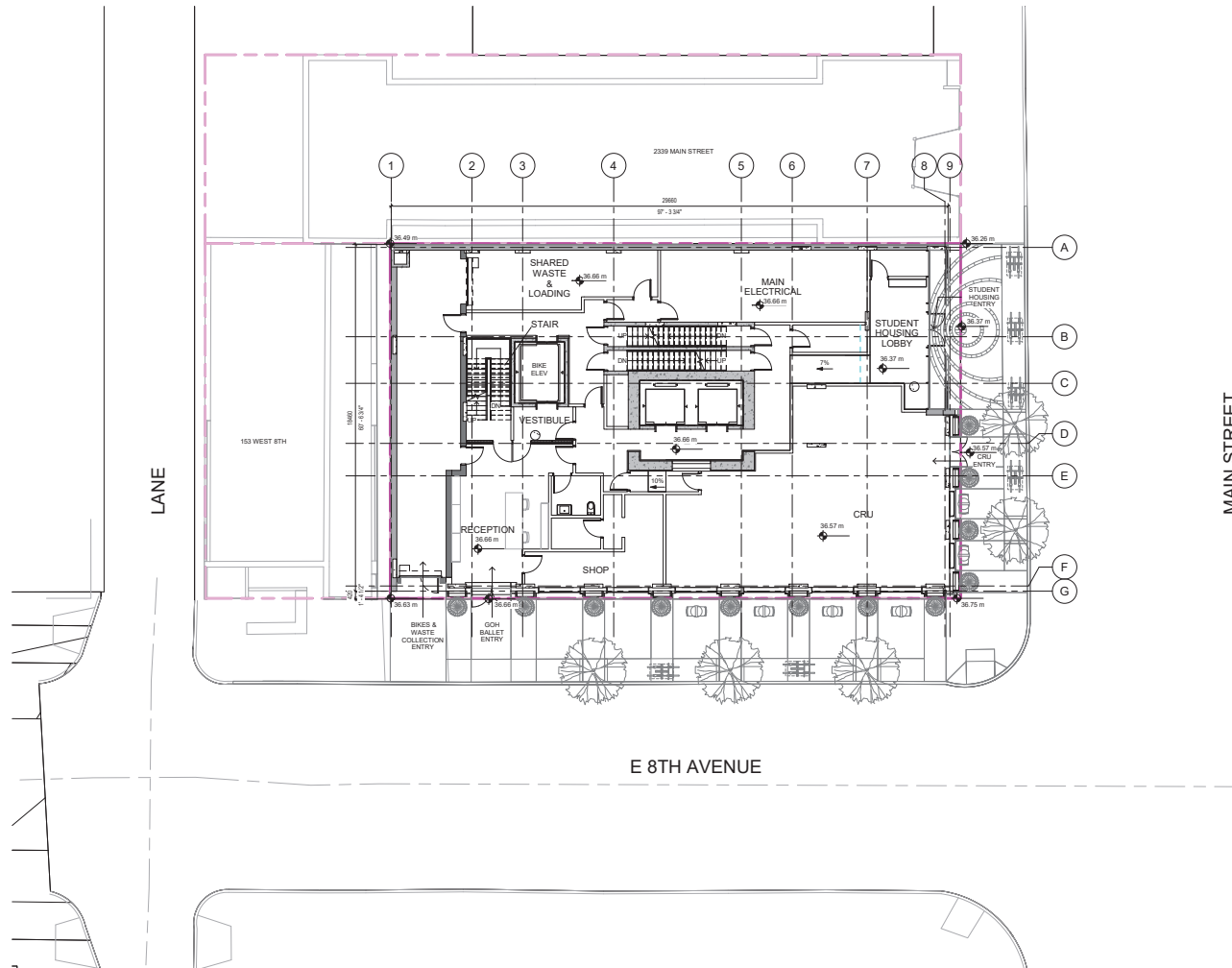
REZONING APPLICATION 2025-02-18 (updated 2025-08-25)

|                                                                                                                                                     |                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER</b><br>GOH BALLET<br>2345 Main Street, Vancouver, BC V5T 3C9<br>Tel: 604.872.4014<br>Contact: Chan Hon Goh                                 | <b>AGENT FOR OWNER</b><br>WESTBANK CORP<br>501-1067 West Cordova Street<br>Tel: 604.685.8986<br>Contact: Mahbod Biazzi                                            |
| <b>CONSULTANT TEAM</b>                                                                                                                              |                                                                                                                                                                   |
| <b>ARCHITECTURAL</b><br>ALIGN ARCHITECTURE INC<br>103-750 West 12th Avenue, Vancouver, BC, V5Z 0A3<br>Tel: 604.374.0680<br>Contact: Adeline Lai     | <b>SUSTAINABILITY</b><br>RECOLLECTIVE CONSULTING<br>210-128 West Hastings Street, Vancouver, BC V6B 1G8<br>Tel: 604.669.4940<br>Contact: Navid Hossaini           |
| <b>STRUCTURAL</b><br>GLOTMAN SIMPSON<br>1661 West 5th Avenue, Vancouver, BC V6J 1N5<br>Tel: 604.734.8822<br>Contact: Nick Maerkl                    | <b>CIVIL</b><br>R.F. BINNIE & ASSOCIATES LTD<br>300-4940 Canada Way, Burnaby, BC V5G 4K8<br>Tel: 779.945.6148<br>Contact: Jonathan Poon                           |
| <b>MECHANICAL</b><br>ZENON MANAGEMENT<br>3578 West 28th Avenue, Vancouver, BC V6S 1S2<br>Tel: 604.720.2602<br>Contact: Nenad Stojanovic             | <b>ENVELOPE &amp; ENERGY MODELLING</b><br>RDH BUILDING SCIENCE<br>4333 Still Creek Drive #400, Vancouver, BC V5C 6S6<br>Tel: 604.873.1181<br>Contact: Neil Norris |
| <b>ELECTRICAL</b><br>NEMETZ & ASSOCIATES<br>2009 W 4th Avenue, Vancouver, BC V6J 1N3<br>Tel: 604.736.6562<br>Contact: Bezan Irani                   | <b>GEOTECHNICAL</b><br>GEOPACIFIC CONSULTANTS LTD.<br>215-1200 W 73rd Avenue, Vancouver, BC V6P 6G5<br>Tel: 604.439.0922<br>Contact: Matt Kokan                   |
| <b>ENVIRONMENTAL</b><br>KEYSTONE ENVIRONMENTAL<br>320-4400 Dominion Street, Burnaby, BC V5G 4G3<br>Tel: 604.430.0671<br>Contact: Michael Farnsworth | <b>ELEVATOR</b><br>GUNN CONSULTANTS<br>1020 Mainland Street #166, Vancouver, BC V6B 2T5<br>Tel: 604.630.2276<br>Contact: Jordan Chung                             |
| <b>LANDSCAPE</b><br>LOCI LANDSCAPE ARCHITECTURE<br>1738 Kingsway, Vancouver, BC V5N 2S3<br>Tel: 604.694.0053<br>Contact: Mike Enns                  | <b>TRANSPORTATION</b><br>BUNT & ASSOCIATES ENG LTD<br>1050 West Pender #1550, Vancouver, BC V6E 3S7<br>Tel: 604.685.9427<br>Contact: Christopher Cheng            |
| <b>SURVEYOR</b><br>MATSON PECK & TOPLESS<br>320-11120 Horseshoe Way, Richmond, BC V7A 5H7<br>Tel: 604.270.9331<br>Contact: Joe Coelho               | <b>HERITAGE</b><br>DONALD LUXTON & ASSOCIATES INC<br>#1030-470 Granville Street, Vancouver, BC V6C 1V5<br>Tel: 604.688.1216<br>Contact: Chelsea Dunk              |
| <b>PLANNING CONSULTANT</b><br>POONI GROUP<br>200-1055 West Hastings Street, Vancouver, BC V6E 2E9<br>Tel: 250.680.2132                              |                                                                                                                                                                   |









1 SITE PLAN - Level 1  
1 : 100



**Align Architecture Inc.**  
103-750 West 120th Ave, Van, BC, V6Z 0A3  
Tel: 604.274.1222

Author

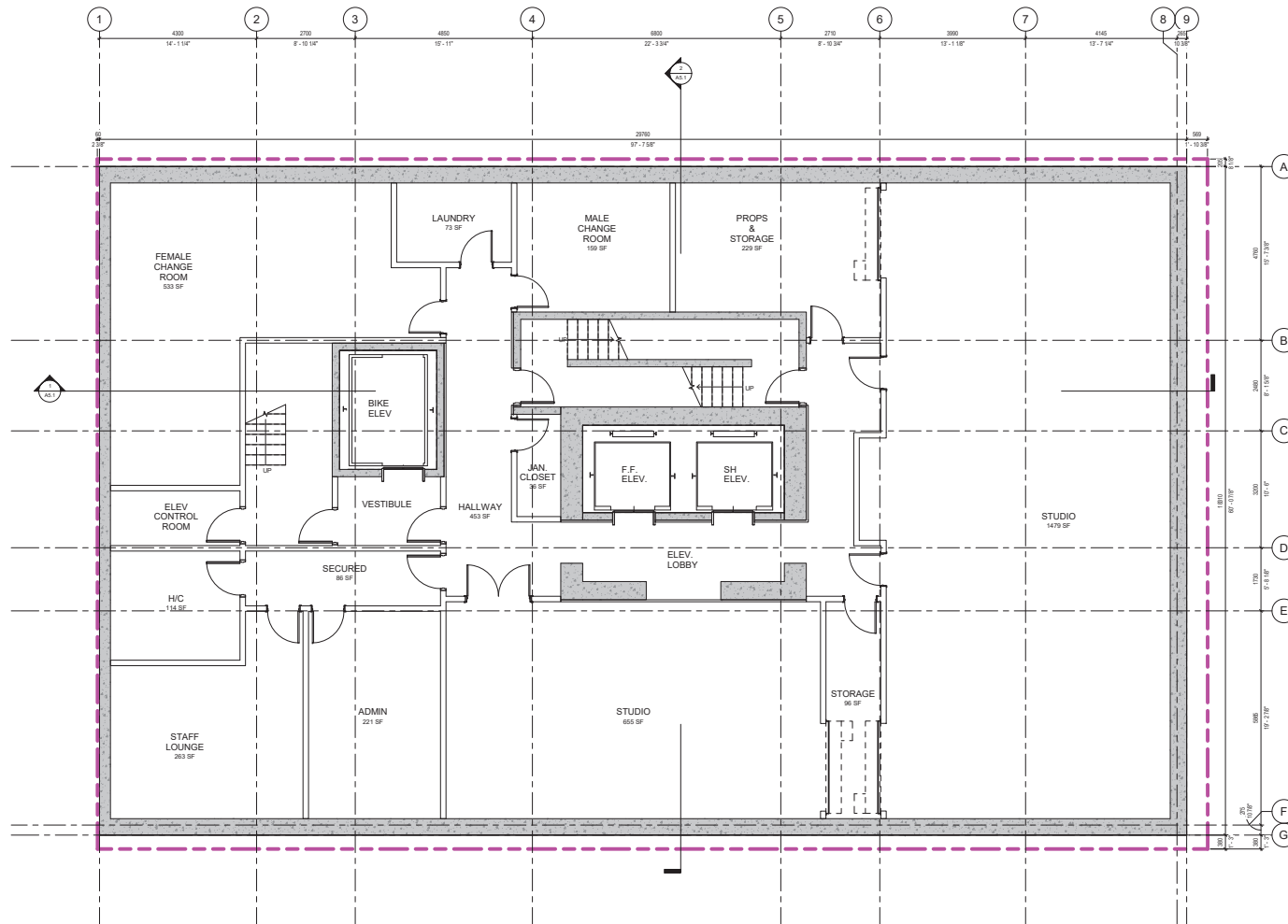
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GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

Site  
SITE PLAN

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|----------------|------------------------|
| Scale          | Drawing Number         |
| 1 : 100        | A0.2                   |
| Project Number |                        |
| 25-01          |                        |
| Issue Date     | Revision Date          |
| FEB 18, 2025   |                        |
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Notes



**Align Architecture Inc.**  
255-755 West 120th Ave, Van, BC, V2Z 0A3  
Tel: 604.274.4333

Drawn: Author

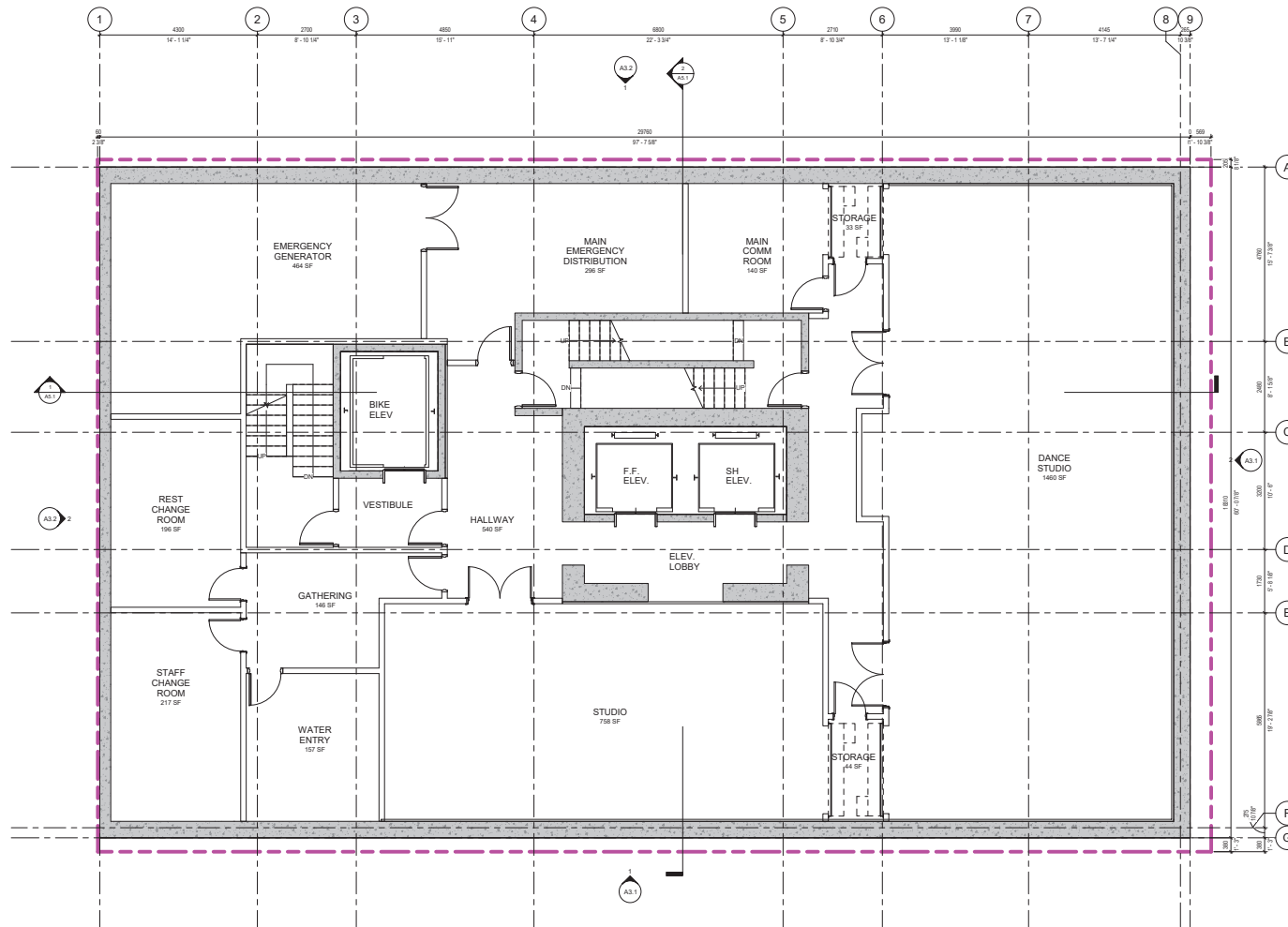
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GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

Site:  
FLOOR PLAN - LEVEL B2

Scale: 1" = 50'  
Project Number: 25-01  
Issue Date: FEB 18, 2025  
Drawing Number: A1.1  
Revision Date:  
printed: 2025-02-18 10:34 PM



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Tel: 604.274.1055

Author

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GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

FLOOR PLAN - LEVEL B1

**1 Level B1**  
1:50

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Project Number  
25-01  
Issue Date  
FEB 18, 2025  
printed

**A1.2**

Revision Date

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Author

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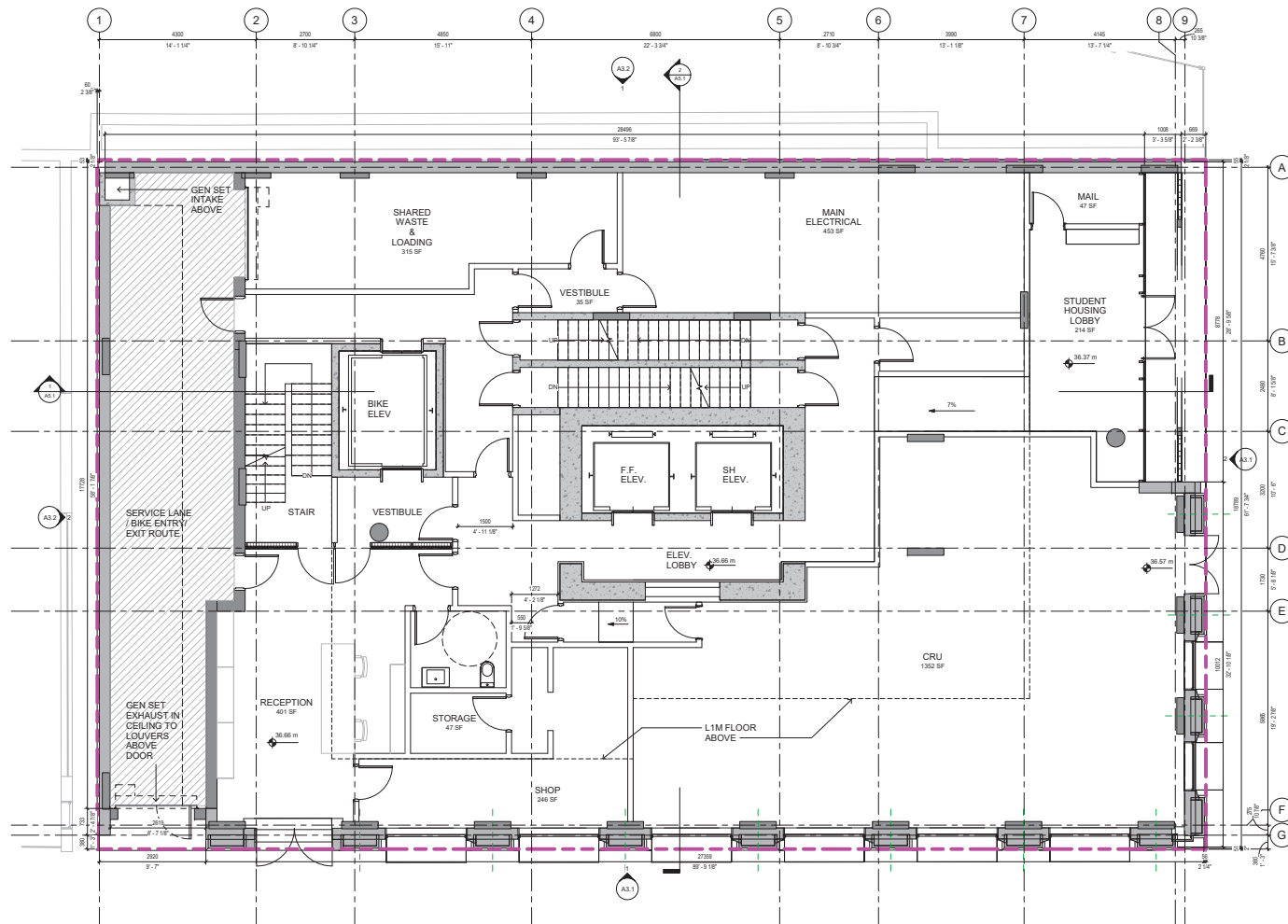
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GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

FLOOR PLAN - LEVEL B1M

|                |                  |
|----------------|------------------|
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| project number |                  |
| 25-01          |                  |
| issue date     | revision date    |
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**1** **Level B1M**  
1 : 50



**Align Architecture Inc.**  
255-755 West 120th Ave, Van, BC, V5Z 0A3  
Tel: 604.274.1000

Author

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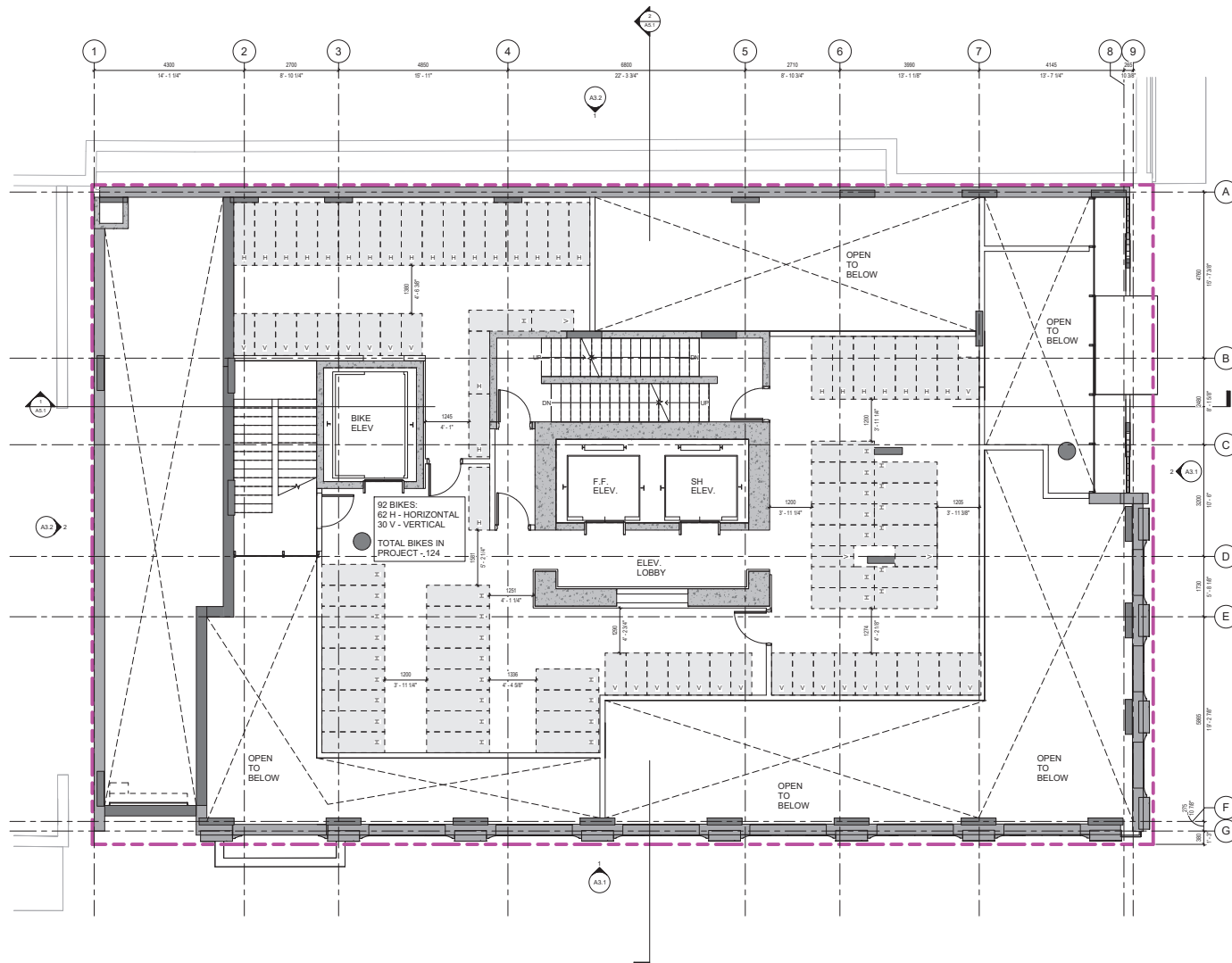
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GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

FLOOR PLAN - LEVEL 1

1:50  
25.01  
FEB 18, 2025  
A2.1

1 Level 1  
1:50



**Align Architecture Inc.**  
25-01  
2345 MAIN STREET, VANCOUVER, BC V6Z 2A3  
TEL: 604.278.1000

Author

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**GOH BALLET STUDENT HOUSING**  
2345 MAIN STREET, VANCOUVER BC

DATE: FEB 18, 2025  
FLOOR PLAN - LEVEL 1M

| Scale          | Revision Number |
|----------------|-----------------|
| 1:50           | A2.1A           |
| Project Number | 25-01           |
| Issue Date     | FEB 18, 2025    |
| Drawn          |                 |
| Checked        |                 |
| Approved       |                 |

**Level 1M**  
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Author

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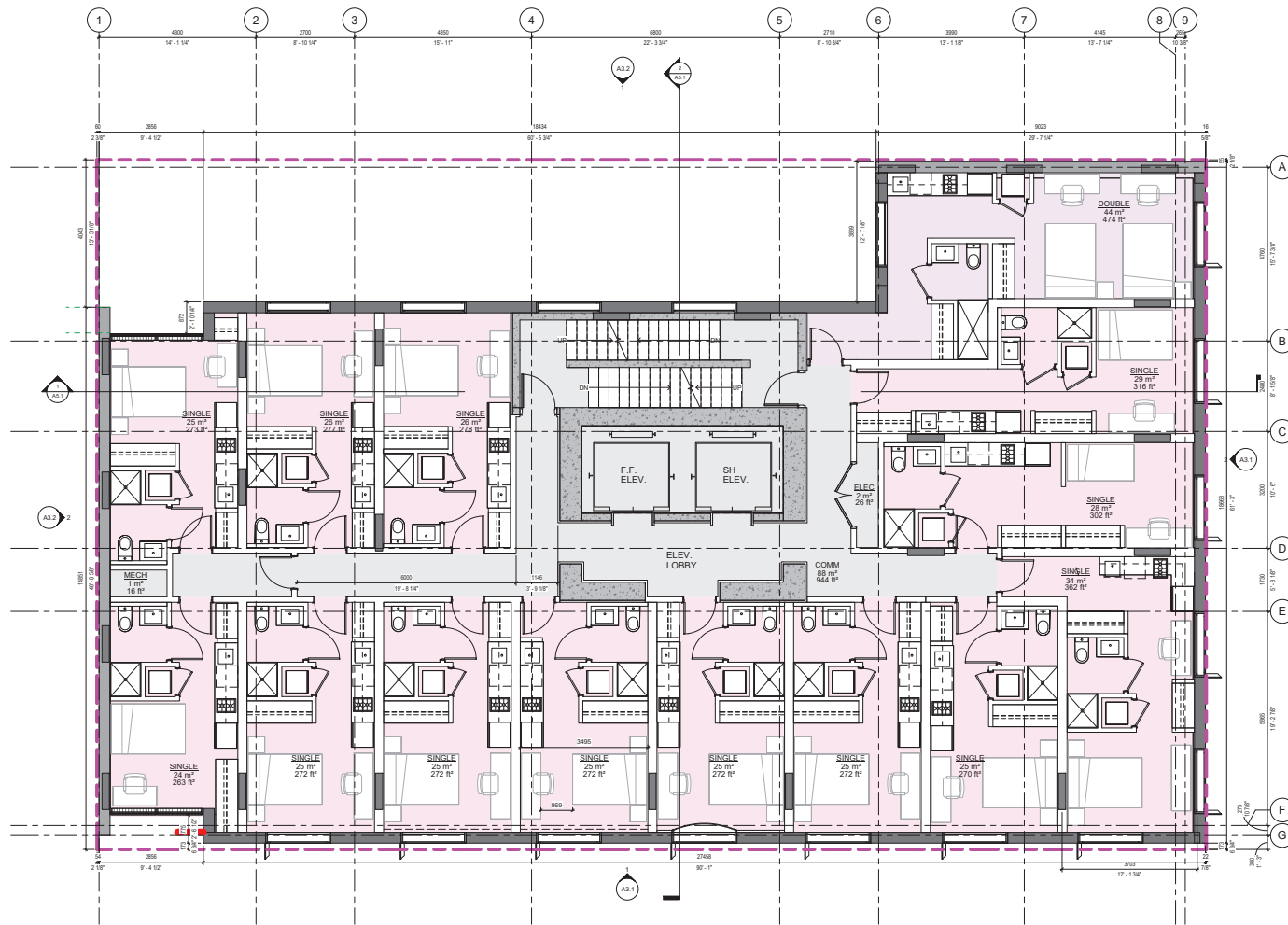
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2345 MAIN STREET, VANCOUVER BC

FLOOR PLAN - LEVEL 2

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| FEB 18, 2025   |                  |
| plotted        | 2025-02-18 12:30 |

**1 Level 2**  
1 : 50





**ALign Architecture Inc.**  
25-01  
100-100 West 12th Ave., Vancouver, BC V6Z 0A3  
Tel: 604.278.1234

Author  
Checked

GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

Site:  
FLOOR PLAN - LEVEL 4-24 TYPICAL

Scale: 1:50  
Project Number: 25-01  
Revision Date: FEB 18, 2025  
Drawing Number: A2.5  
Revision Code:  
Date:

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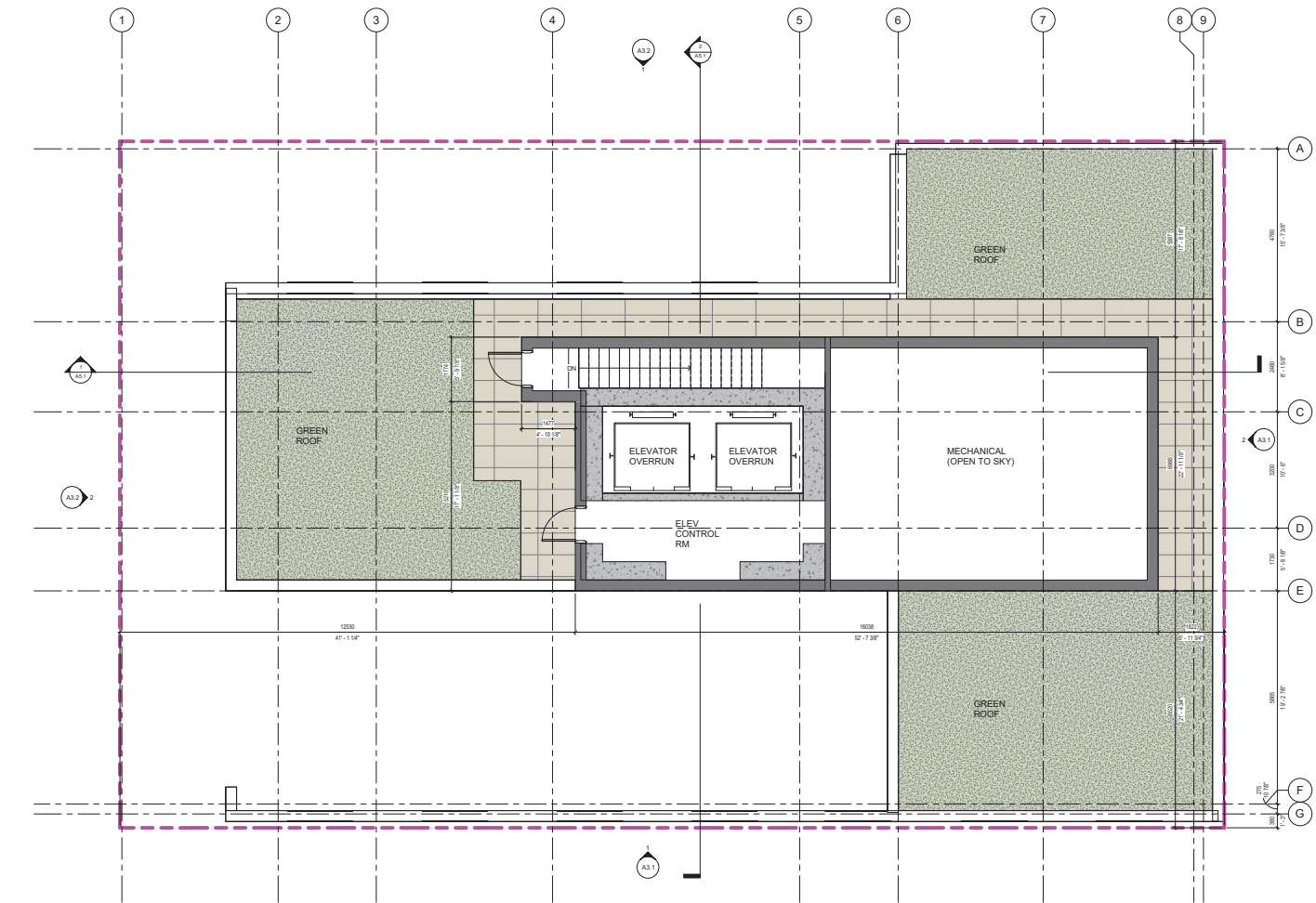
GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

FLOOR PLAN - LEVEL 25 - ROOF AMENITY

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|----------------|------------------------|
| scale          | drawing number         |
| 1 : 50         | A2.6                   |
| project number |                        |
| 25-01          | revision date          |
| issue date     |                        |
| FEB 18, 2025   |                        |
| plotted        | 2025-02-13 12:44:38 PM |

1 Level 25  
1 : 50





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www.alignarch.com

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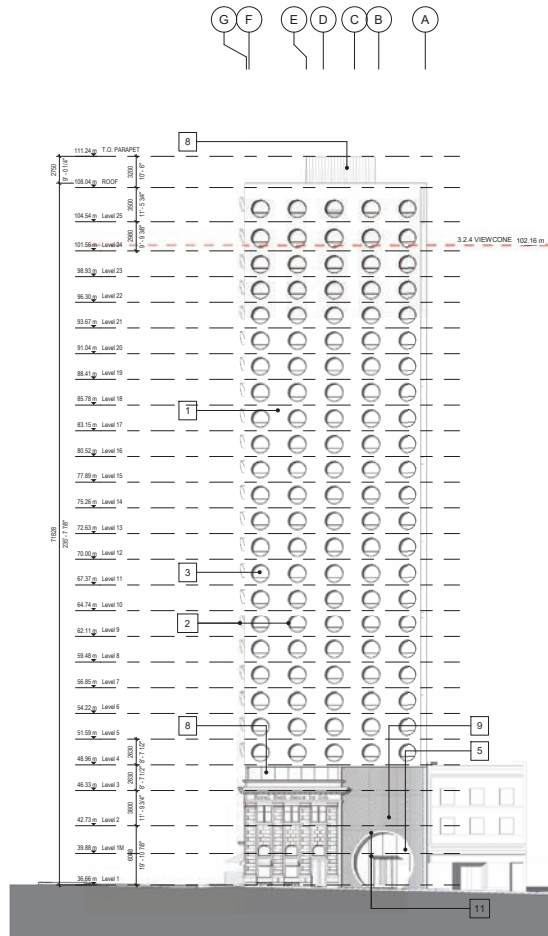
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GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

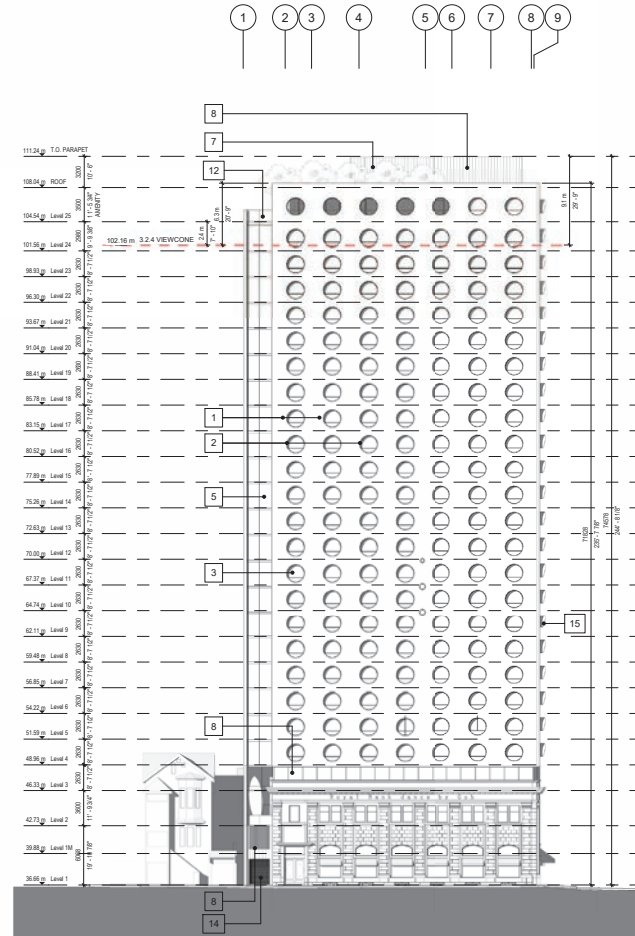
Site:  
FLOOR PLAN - LEVEL ROOF

|                |                        |
|----------------|------------------------|
| Scale          | Drawing Number         |
| 1:50           | A2.7                   |
| Project Number |                        |
| 25-01          |                        |
| Issue Date     | Revision Date          |
| FEB 18, 2025   |                        |
| plotted        | 2025-02-19 11:54:08 PM |

**1 ROOF**  
1:50



2 East  
1:200



1 South  
1:200

- Notes**
- MATERIALS**
1. GFRP PANELS - GLASS FIBER REINFORCED CONCRETE
  2. DEMOUNTABLE PREFINISHED ALU CURVED SUNSHADE IN BRONZE METALLIC FINISH
  3. PREFINISHED ALUMINUM WINDOW CW VISION IGU (INSULATED GLAZING UNIT) & OPERABLE VENT
  4. PREFINISHED ALUMINUM WINDOW CW BACK PAINTED DOUBLE GLAZED SPANREL GLASS
  5. PREFINISHED ALUMINUM CURTAIN WALL SYSTEM CW VISION IGU AND ANGLED INSULATED SHADOW BOX AT SPANREL LOCATIONS
  7. PREFINISHED CORRUGATED ALUMINUM METAL CLADDING
  8. PREFINISHED ALUMINUM LOUVERS
  9. PERFORATED BRICK SCREEN (BRICK UNITS HANG ON WIRE LATTICE)
  10. PAINTED CMU (CONCRETE MASONRY UNIT) PARTY WALL
  11. PREFINISHED ALUMINUM CANOPY & MOONGATE IN BRONZE METALLIC FINISH WITH STEEL STRUCTURE BEHIND
  12. STRUCTURAL GLASS GUARDRAIL
  13. ALUMINUM OR CONCRETE PLANTER
  14. STEEL OVERHEAD ROLLING GATES

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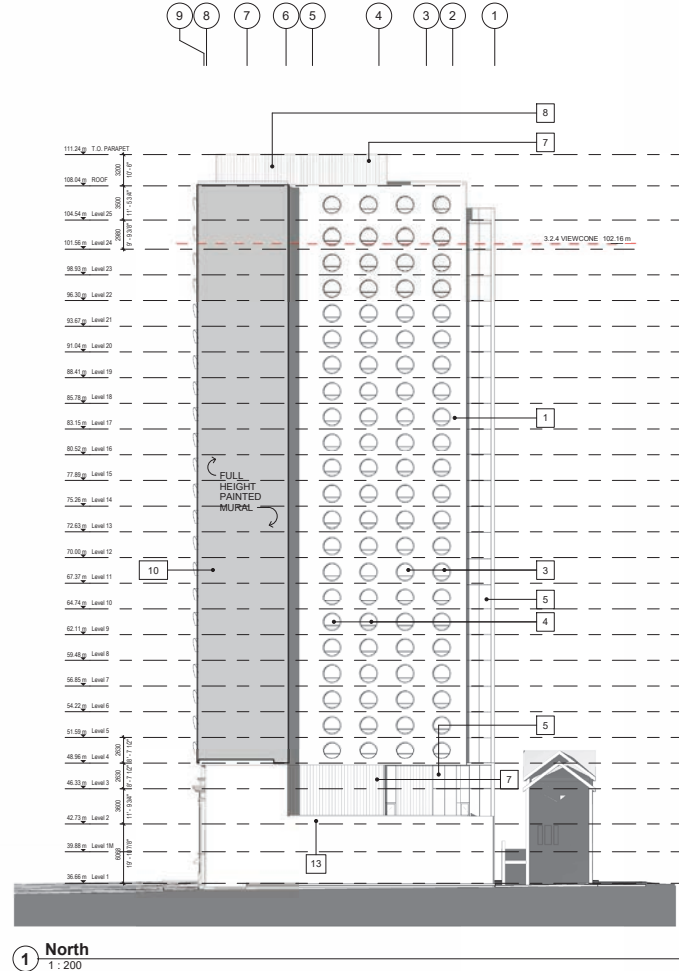
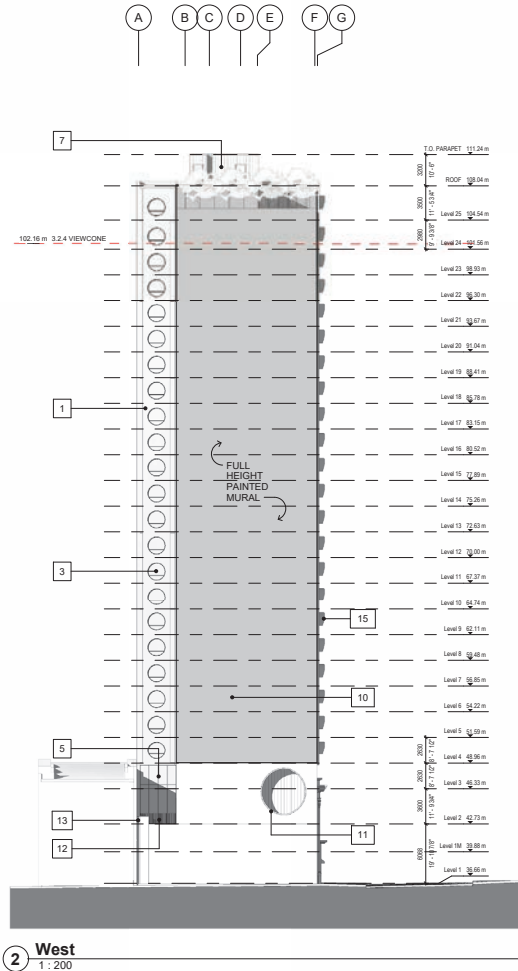
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Checker

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GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

Site  
ELEVATIONS - SOUTH & EAST

As indicated  
Project Number  
25-01  
Issue Date  
FEB 18, 2025  
printed  
02/18/25 10:00:17 AM

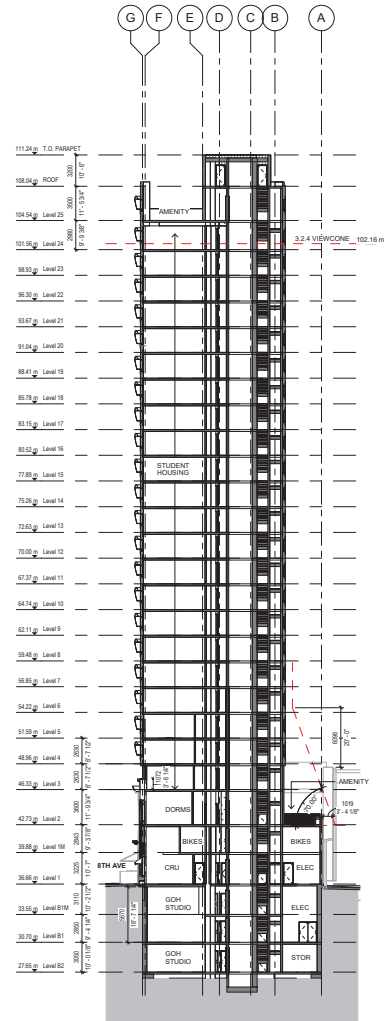


| Notes            |                                                                                                             |
|------------------|-------------------------------------------------------------------------------------------------------------|
| <b>MATERIALS</b> |                                                                                                             |
| 1.               | GFRC PANELS - GLASS FIBER REINFORCED CONCRETE                                                               |
| 2.               | DEMOUNTABLE PREFINISHED ALU CURVED SUNSHADE IN BRONZE METALLIC FINISH                                       |
| 3.               | PREFINISHED ALUMINUM WINDOW CW VISION IGU (INSULATED GLAZING UNIT) & OPERABLE VENT                          |
| 4.               | PREFINISHED ALUMINUM WINDOW CW BACK PAINTED DOUBLE GLAZED SPANREL GLASS                                     |
| 5.               | PREFINISHED ALUMINUM CURTAIN WALL SYSTEM CW VISION IGU AND ANGLED INSULATED SHADOW BOX AT SPANREL LOCATIONS |
| 7.               | PREFINISHED CORRUGATED ALUMINUM METAL CLADDING                                                              |
| 8.               | PREFINISHED ALUMINUM LOUVERS                                                                                |
| 9.               | PERFORATED BRICK SCREEN (BRICK UNITS HANG ON WIRE LATTICE)                                                  |
| 10.              | PAINTED CMU (CONCRETE MASONRY UNIT) PARTY WALL                                                              |
| 11.              | PREFINISHED ALUMINUM CANOPY & MOONGATE IN BRONZE METALLIC FINISH WITH STEEL STRUCTURE BEHIND                |
| 12.              | STRUCTURAL GLASS GUARDRAIL                                                                                  |
| 13.              | ALUMINUM OR CONCRETE PLANTER                                                                                |
| 14.              | STEEL OVERHEAD ROLLING GATES                                                                                |

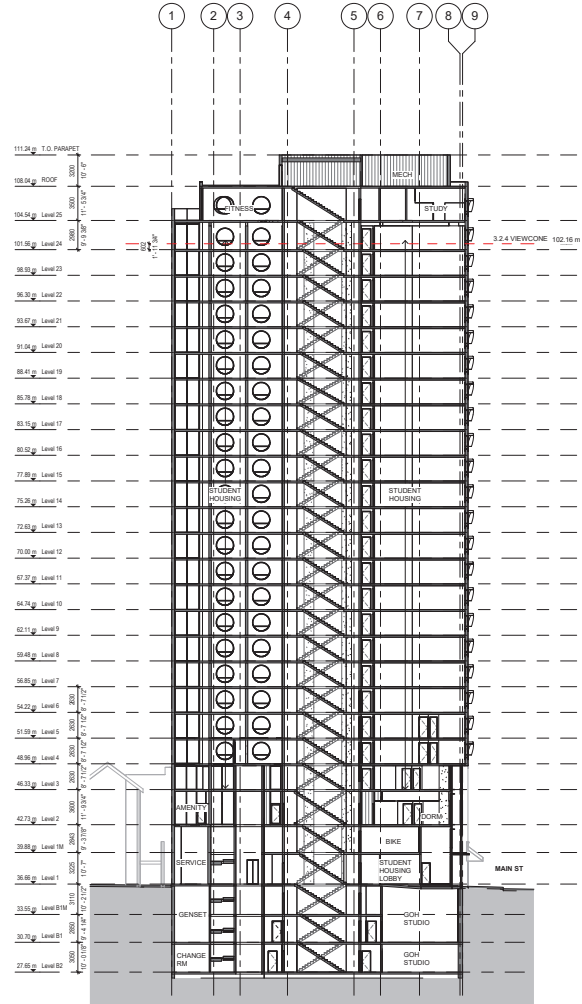
GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

Site  
ELEVATIONS - NORTH & WEST

|                            |                      |
|----------------------------|----------------------|
| Author<br>As indicated     | Working Draft        |
| Project Number<br>25-01    | <b>A3.2</b>          |
| Issue Date<br>FEB 18, 2025 | Revision Date        |
| printed                    | 000000 10 11 2025 14 |



2 Section 2  
1 : 200



1 Section 1  
1 : 200

Site  
FEB 18, 2025 ISSUED FOR REZONING APPLICATION

Notes



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Tel: 604.274.0225

Author

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Checker

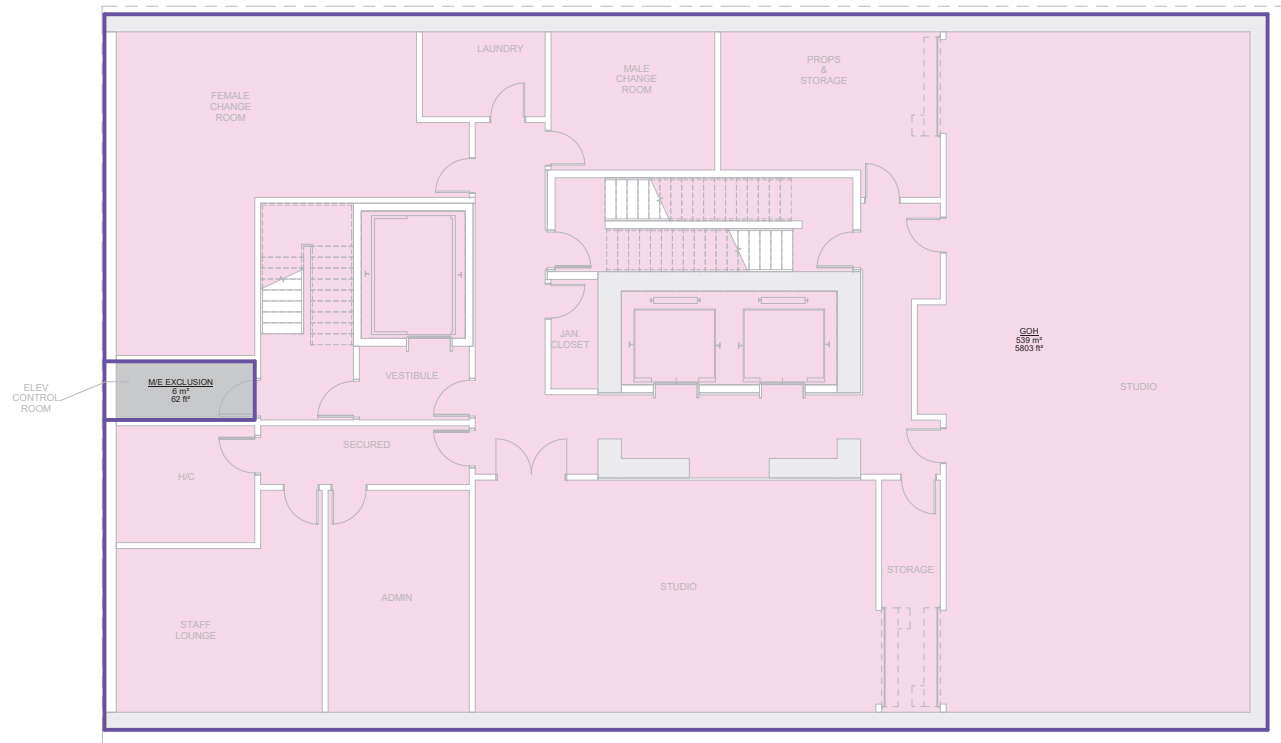
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GGH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

Site  
SECTIONS

Scale  
1 : 200  
Project Number  
25-01  
Issue Date  
FEB 18, 2025  
Drawing Number  
A5.1  
Revision Date





148



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Tel: 604.274.1000

Drawn: Author

Checked: Checker

AREA BY USE

GCH  
ME EXCLUSION

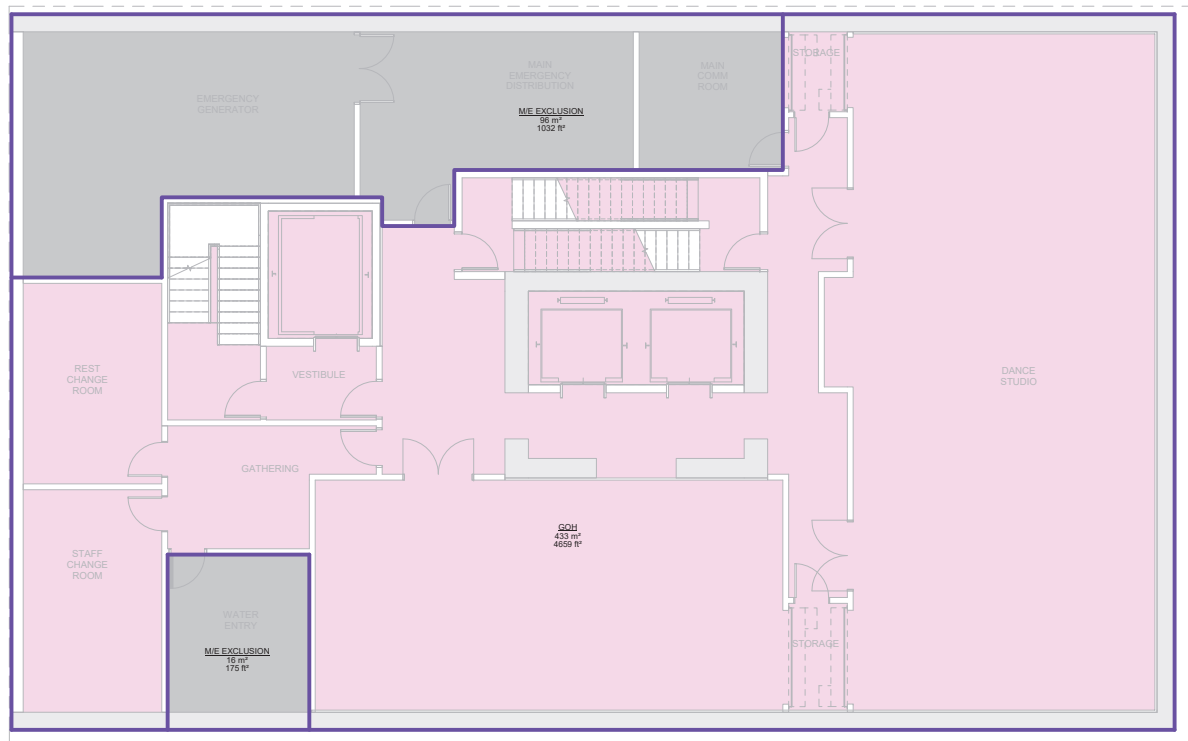
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GCH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

FSR AREA DIAGRAM - LEVEL B2

1 Level B2  
1:50

1:50  
Project Number: 25-01  
Issue Date: FEB 18, 2025  
Drawing Number: A9.1  
Revision Date: FEB 18, 2025  
printed: 2025-02-18 11:30:27 AM



148



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**AREA BY USE**

- GOH
- ME EXCLUSION

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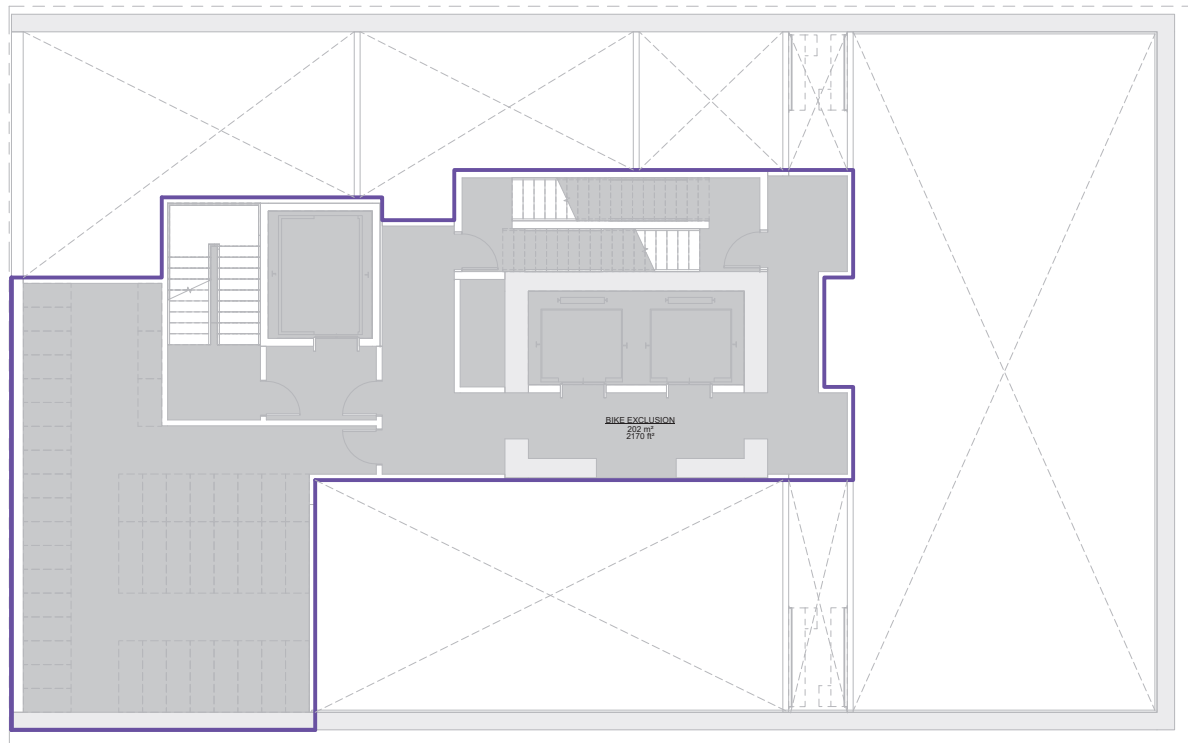
GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

FSR AREA DIAGRAM - LEVEL B1

**1 Level B1**  
1 : 50

1:50  
Project Number  
25-01  
Issue Date  
FEB 18, 2025  
Drawing Number  
A9.2  
Revision Date

printed 2025-02-18 11:30:02 AM



1 Level B1M  
1 : 50

148



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Tel: 604.274.1000  
Fax: 604.274.1000  
Drawn: Author

Checked: Checker

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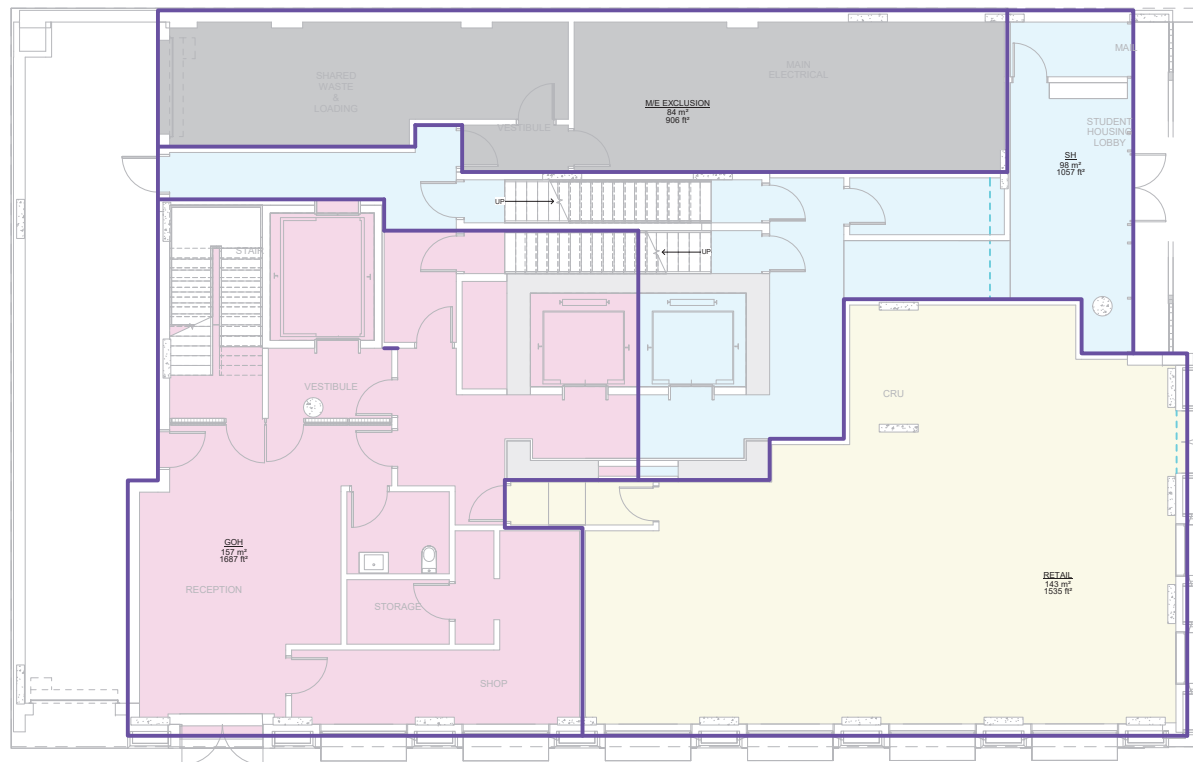
BIKE EXCLUSION

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2345 MAIN STREET, VANCOUVER BC

148  
FSR AREA DIAGRAM - LEVEL B1M

|                                 |                             |
|---------------------------------|-----------------------------|
| Scale: 1 : 50                   | Revision Number: A9.3       |
| Project Number: 25-01           | Revision Date: FEB 18, 2025 |
| Drawn: Author                   | Checked: Checker            |
| Printed: 2025-02-18 11:00:07 AM |                             |



AREA BY USE

- GOH
- MIE EXCLUSION
- RETAIL
- SH



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Tel: 604.274.1000

Drawn: Author

Checked: Checker

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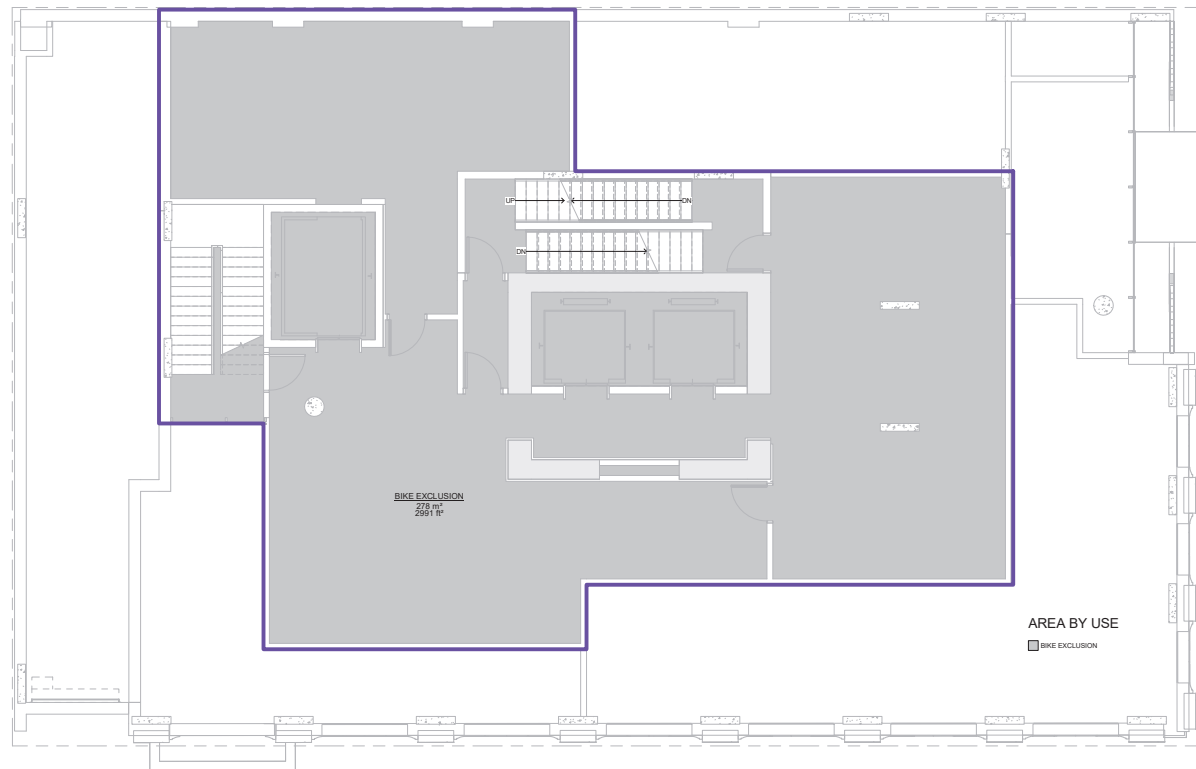
GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

Site  
FSR AREA DIAGRAM - LEVEL 1

1 Level 1  
1 : 50

Scale: 1 : 50  
Project Number: 25-01  
Issue Date: FEB 18, 2025  
Printed: 2025-02-18 11:00:00 AM  
Drawing Number: A9.4  
Revision Date:





1 Level 1M  
1:50

Notes



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Tel: 604.274.1000

Drawn: Author

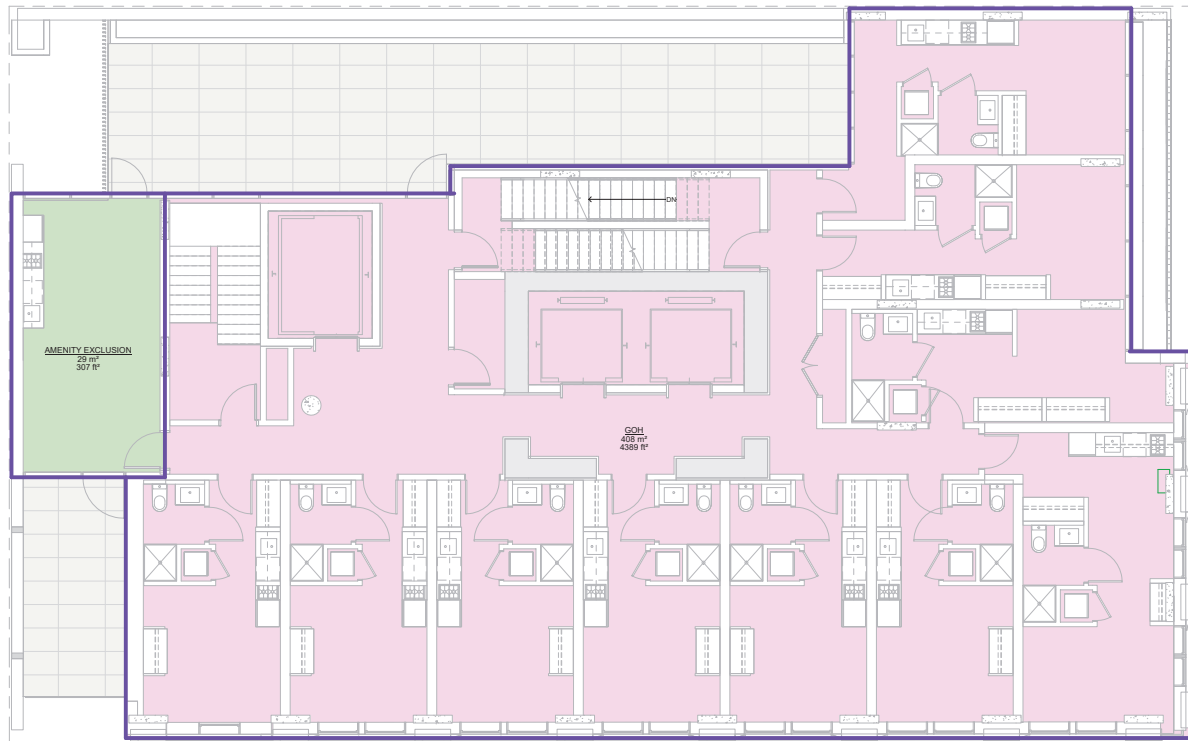
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Site:  
FSR AREA DIAGRAM - LEVEL 1M

|                             |                                 |
|-----------------------------|---------------------------------|
| Scale:<br>1:50              | Drawing Number:<br><b>A9.4a</b> |
| Project Number:<br>25-01    | Revision Number:                |
| Issue Date:<br>FEB 18, 2025 | Revision Date:                  |
| Printed:                    | Printed On: 11:00:00 AM         |



140



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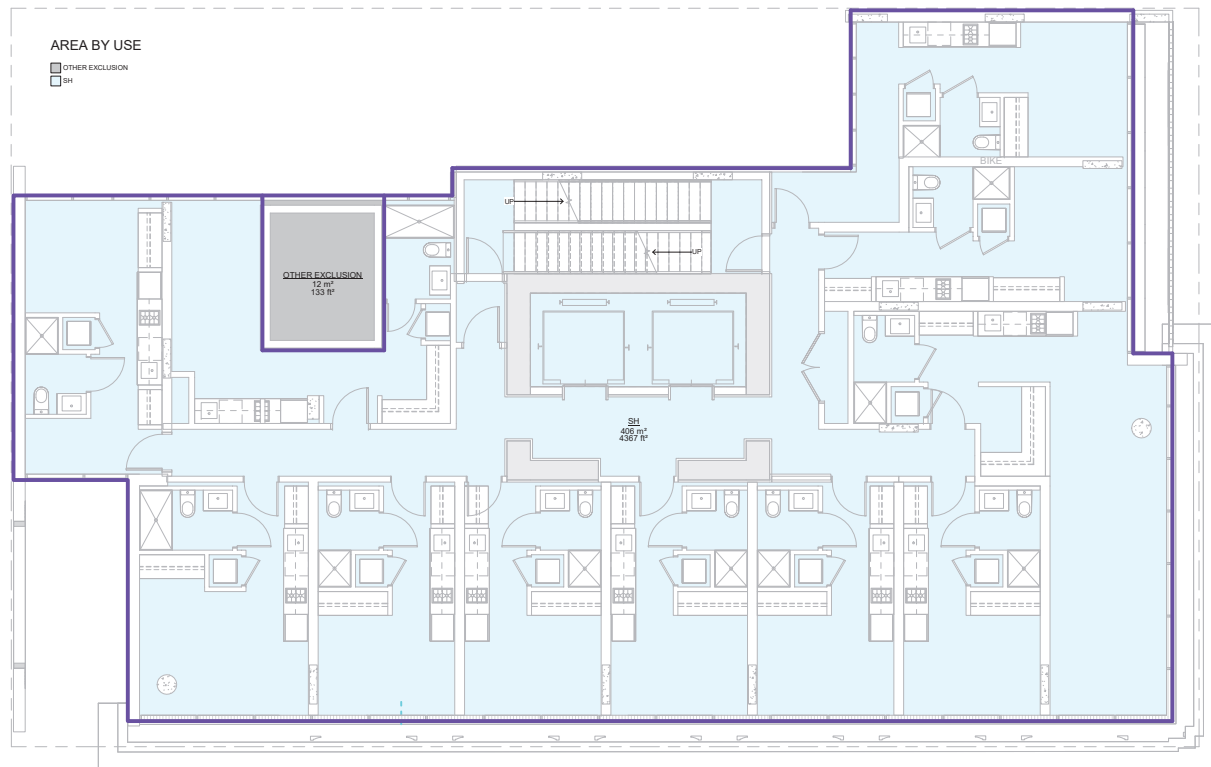
**AREA BY USE**  
AMENITY EXCLUSION  
GOH

GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

140  
FSR AREA DIAGRAM - LEVEL 2

**1 Level 2**  
1 : 50

Scale: 1 : 50  
Project Number: 25-01  
Issue Date: FEB 18, 2025  
Printed: 2025-02-18 11:00:00 AM  
Drawing Number: **A9.5**  
Revision Date:



1 Level 3  
1 : 50



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Tel: 604.274.1000

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Author

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Site  
FSR AREA DIAGRAM - LEVEL 3

Scale  
1 : 50  
Project Number  
25-01  
Issue Date  
FEB 18, 2025  
printed

Sheet Number  
A9.6  
Revision Date

000000-00 11:00:00 AM



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604.374.0680

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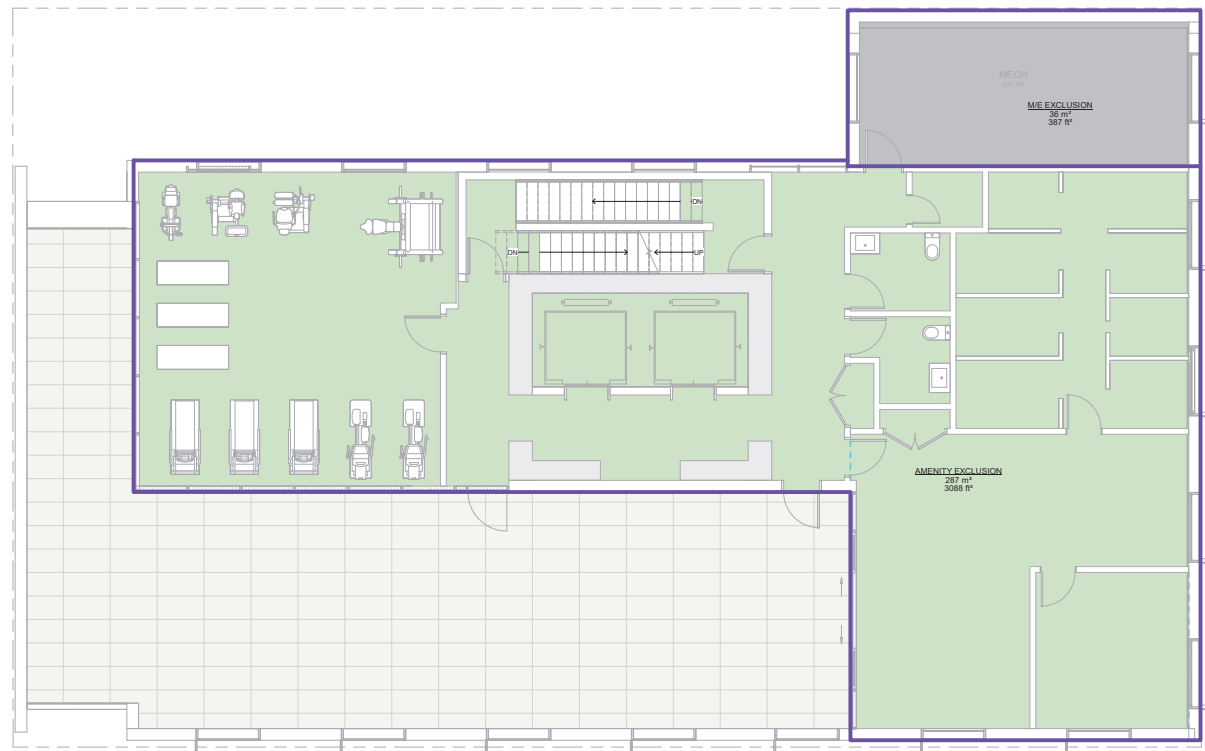
GOH BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

FSR AREA DIAGRAM - LEVEL 4-24

**1 Level 5**  
1 : 50

|                     |                  |
|---------------------|------------------|
| scale               | drawing number   |
| 1 : 50              | <b>A9.8</b>      |
| project number      | revision date    |
| 25-01               |                  |
| issue date          |                  |
| <b>FEB 18, 2025</b> |                  |
| plotted             | 2024-02-18 12:01 |





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■ AMENITY EXCLUSION  
■ M.E. EXCLUSION

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Tel: 604.274.1222

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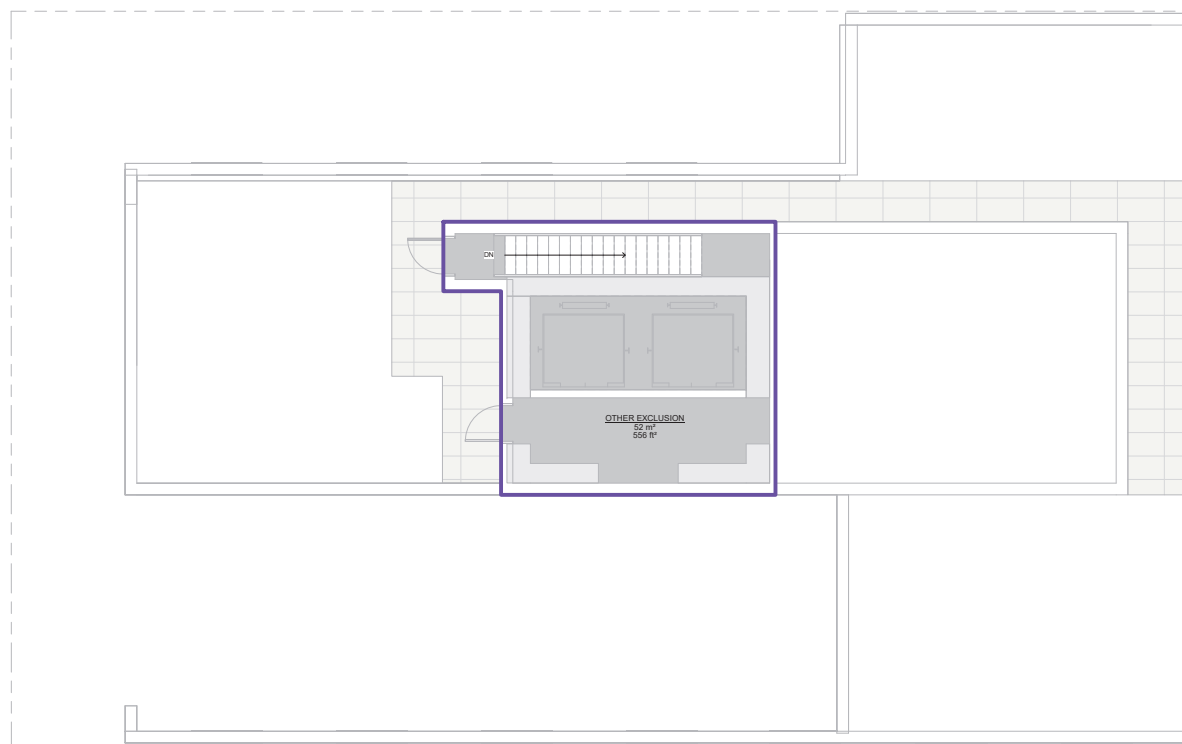
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2345 MAIN STREET, VANCOUVER BC

Site  
FSR AREA DIAGRAM - LEVEL 25

1 Level 25  
1 : 50

|                         |                               |
|-------------------------|-------------------------------|
| Scale<br>1 : 50         | Drawing Number<br><b>A9.9</b> |
| Project Number<br>25-01 | Revision Date                 |
| Date<br>FEB 18, 2025    |                               |
| plotted                 | 2025-02-18 11:57:38 PM        |



### AREA BY USE

☐ OTHER EXCLUSION  
☐ SHARED

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2345 MAIN STREET, VANCOUVER BC

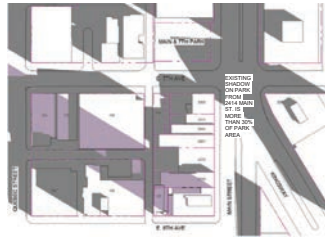
FSR AREA DIAGRAM - LEVEL ROOF

scale  
1 : 50  
project number  
25-01  
issue date  
FEB 18, 2025

drawing number

A9.10

2009-09-18 11:42:36 AM



001 - Mar 20 - 10\_00 AM - DST



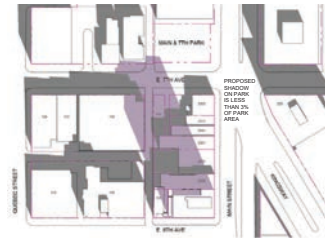
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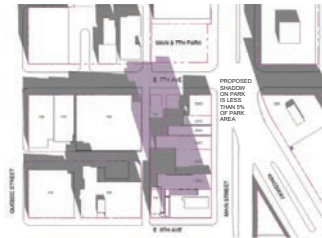
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004 - Mar 20 - 04\_00 PM - DST



001 - Mar 20 - 12\_15 PM - DST



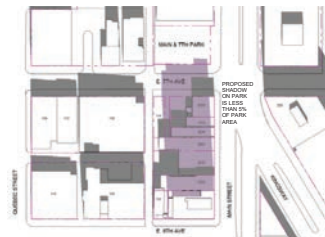
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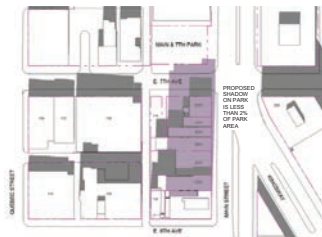
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004 - Mar 20 - 01\_00 PM - DST



005 - Mar 20 - 01\_15 PM - DST



006 - Mar 20 - 01\_30 PM - DST



007 - Mar 20 - 01\_45 PM - DST

Existing Shadow Proposed Shadow

THE AREA IMPACTED IN THE PARK OVERLAPS WITH THE LOCATION OF THE PLANNED WEATHER PROTECTION CANOPY, WHICH ALREADY CREATES SHADOW IN THIS AREA.

NOTE: THE TOP PORTION OF THE TOWER COULD POTENTIALLY BE ADJUSTED TO LESSEN OR FULLY ELIMINATE ANY ADDITIONAL SHADOW IMPACT ON THE PARK.



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Tel: 604.274.1000

Author

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Checker

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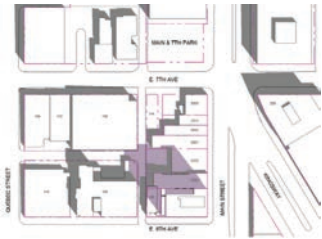
GO! BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

SHADOW STUDY - MARCH 20

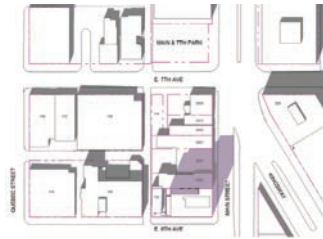
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Project Number: A10.1  
Revision: 25.01  
Revision Date: 2025-08-22  
Printed: 2025-08-22 10:12:14 AM



001 - Jun 20 - 10\_00 AM - DST



002 - Jun 20 - 12\_00 PM - DST



003 - Jun 20 - 02\_00 PM - DST



004 - Jun 20 - 04\_00 PM - DST

Existing Shadow Proposed Shadow

DATE: 2025-02-18 1:00 PM



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Tel: 604.274.1000

Author

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2345 MAIN STREET, VANCOUVER BC

DATE: 2025-02-18 1:00 PM  
SHADOW STUDY - JUNE 20

Scale: 1/8" = 1'-0"  
Project Number: A10.2  
Revision Number: 25-01  
Revision Date: FEB 18, 2025  
Revision Date: 2025-02-25  
Printed: 2025-02-18 1:00 PM

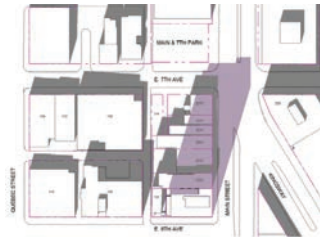




001 - Sep 22 - 10\_00 AM - DST



002 - Sep 22 - 12\_00 PM - DST



003 - Sep 22 - 02\_00 PM - DST



004 - Sep 22 - 04\_00 PM - DST



001 - Sep 22 - 12\_15 PM - DST



002 - Sep 22 - 12\_30 PM - DST



003 - Sep 22 - 12\_45 PM - DST



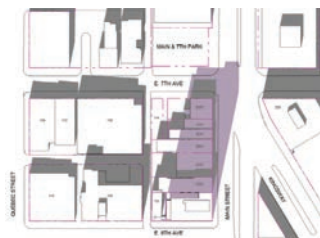
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005 - Sep 22 - 01\_15 PM - DST



006 - Sep 22 - 01\_30 PM - DST



007 - Sep 22 - 01\_45 PM - DST

Existing Shadow Proposed Shadow

THE AREA IMPACTED IN THE PARK OVERLAPS WITH THE LOCATION OF THE PLANNED WEATHER PROTECTION CANOPY, WHICH ALREADY CREATES SHADOW IN THIS AREA.

NOTE: THE TOP PORTION OF THE TOWER COULD POTENTIALLY BE ADJUSTED TO LESSEN OR FULLY ELIMINATE ANY ADDITIONAL SHADOW IMPACT ON THE PARK.



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Vancouver, BC  
2025-08-22

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GO! BALLET STUDENT HOUSING  
2345 MAIN STREET, VANCOUVER BC

Site  
SHADOW STUDY - SEPTEMBER 22

Scale  
Project Number  
25-01  
Issue Date  
AUG 22, 2025  
Revision Date  
2025-08-22  
A10.3  
2025-08-22 11:11 AM

# 2345 MAIN STREET

ISSUED FOR REZONING

## WEST BANK CORP.

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KevinLi@westbankcorp.com  
604.679.6298

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Adeline Lai  
adeline@alignarchitecture.ca  
604.374.0680

## LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT

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Michael Banks // Project Coordinator  
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603.614.4290

Jonathan Kiwok // Landscape Designer  
Jonathan@loci-design.ca  
604.694.0053

## LANDSCAPE DRAWING INDEX PERMIT

| Sheet No. | Sheet Name                                        |
|-----------|---------------------------------------------------|
| L0        | COVER SHEET                                       |
| L1        | LANDSCAPE THEMATICS                               |
| L2        | EXISTING CONDITIONS                               |
| L3        | GROUND LEVEL LANDSCAPE DESIGN CONSIDERATIONS      |
| L4        | GROUND LEVEL PRECEDENT IMAGES                     |
| L5        | GROUND LEVEL MATERIALS PLAN                       |
| L6        | LEVEL 3 LANDSCAPE DESIGN CONSIDERATIONS + PRECEDE |
| L7        | LEVEL 3 LANDSCAPE CONCEPT PLAN                    |
| L8        | LEVEL 19 LANDSCAPE DESIGN CONSIDERATIONS          |
| L9        | LEVEL 19 PRECEDENT IMAGES                         |
| L10       | LEVEL 19 LANDSCAPE CONCEPT PLAN                   |
| L11       | ROOF LEVEL MATERIALS PLAN                         |



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| Issue |                             |            |
|-------|-----------------------------|------------|
| No.   | Description                 | Date       |
| C     | Issued for Rezoning Draft   | 2023-09-27 |
| D     | Issued for Rezoning (Draft) | 2025-01-24 |
| E     | Issued for Rezoning         | 2025-02-06 |

### Project Stamp

Project Info  
23074  
**GOH BALLET**  
Mixed Use  
2345 Main Street  
Vancouver

Drawn By JK  
Checked By MB  
Rev. A revision

L0  
COVER SHEET

LANDSCAPE DESIGN INSPIRATIONS + THEMATICs



HERITAGE BUILDING + PUBLIC REALM  
ENHANCEMENTS



GOH BALLET: ELEGANT AND REFINED MATERIALS



STUDENT SOCIAL HUB

### 1 MAIN STREET FRONTAGE

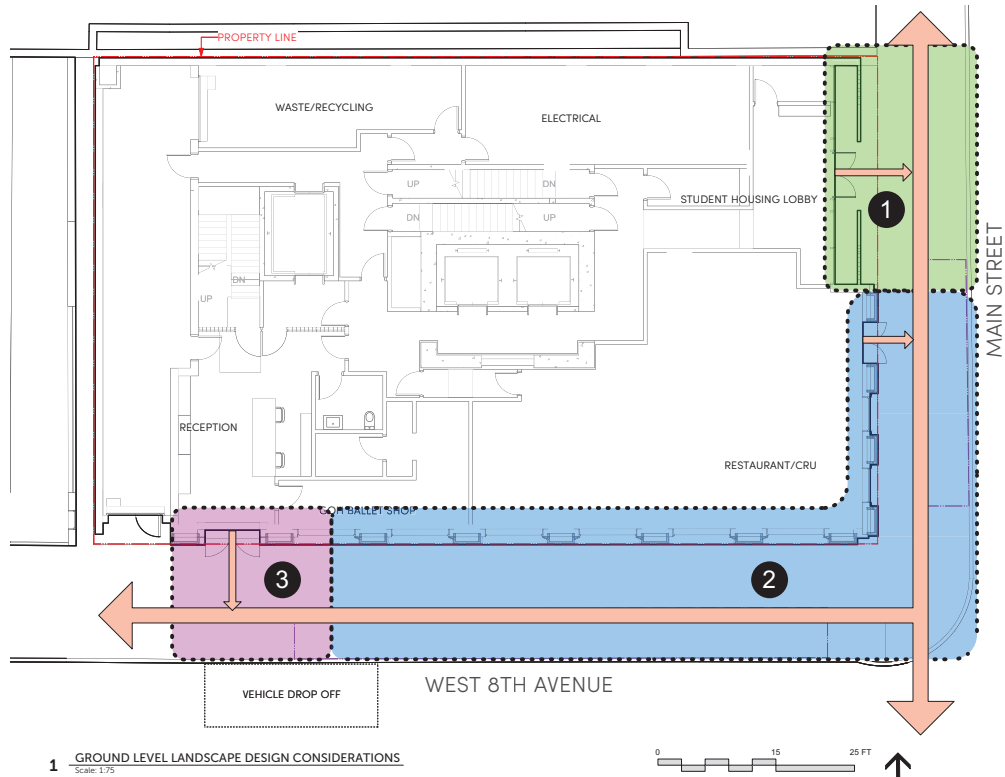
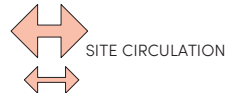
- LOBBY ENTRY + ACTIVATED PUBLIC REALM
- APPLY BROADWAY CORRIDOR + MAIN STREET VILLAGE DESIGN GUIDELINES
- PAVING TREATMENTS TO RESPOND TO VARIATION IN BUILDING FACADE ( OCULAR ENTRY)

### 2 RESTAURANT / CRU FRONTAGE

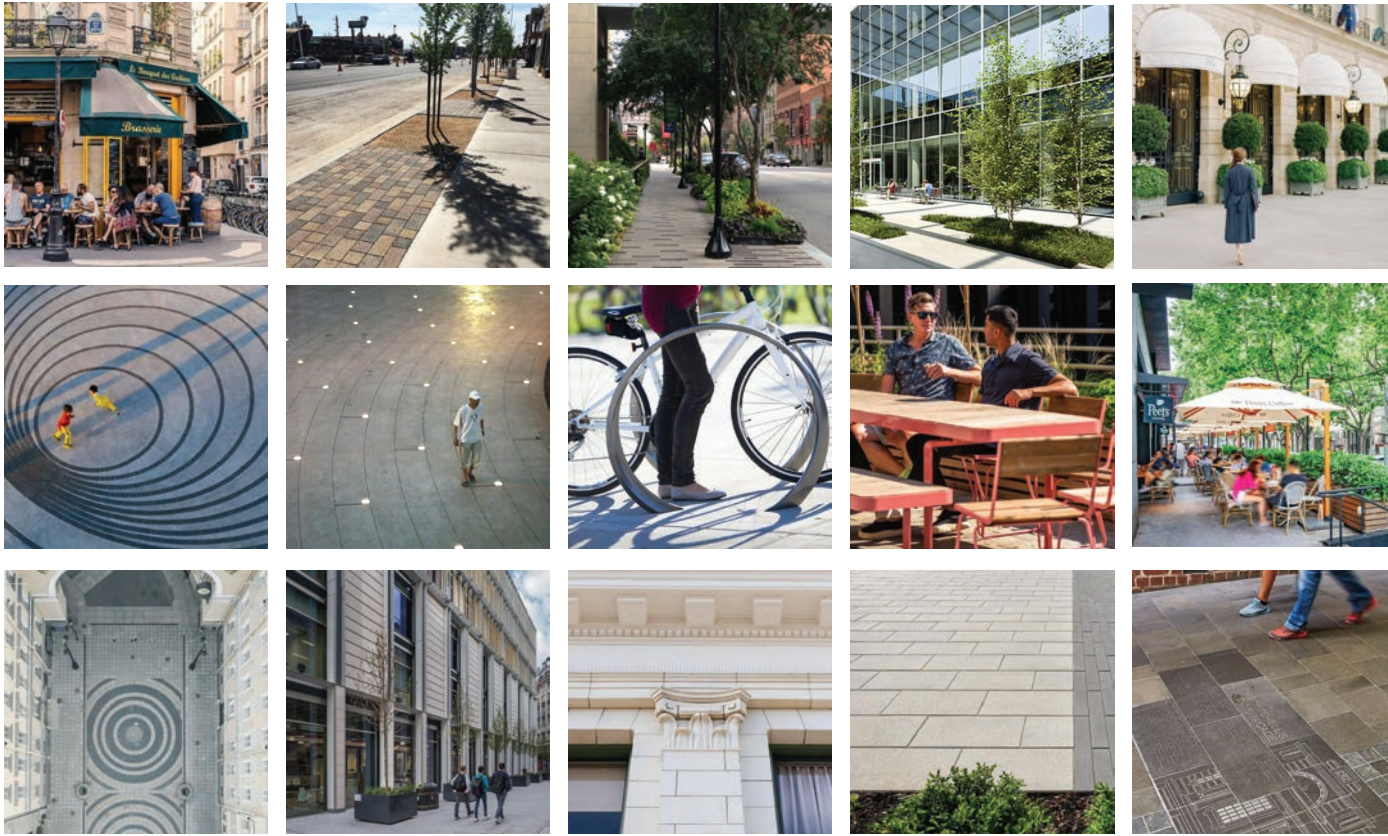
- USE BUILDING COLUMNS TO INFORM PAVING PATTERN/FURNISHINGS
- STREET ACTIVATION TO TAKE ADVANTAGE OF SETBACK AND CELEBRATE AREAWAYS BELOW GROUND
- MODULAR OUTDOOR SEATING W/ PLANTERS AND POTS

### 3 GOH BALLET FRONTAGE

- COVERED ENTRY LOADING FOR VEHICLES + BALLET PATRONS
- STREET ACTIVATION TO TAKE ADVANTAGE OF SETBACK AND CELEBRATE AREAWAYS BELOW GROUND
- USE BUILDING COLUMNS TO INFORM PAVING PATTERN/FURNISHINGS







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**Project Info**  
23074  
**GOH BALLET**  
Mixed Use  
2345 Main Street  
Vancouver

Drawn By JK  
Checked By MB  
Rev.

**L3**  
GROUND LEVEL PRECEDENT IMAGES

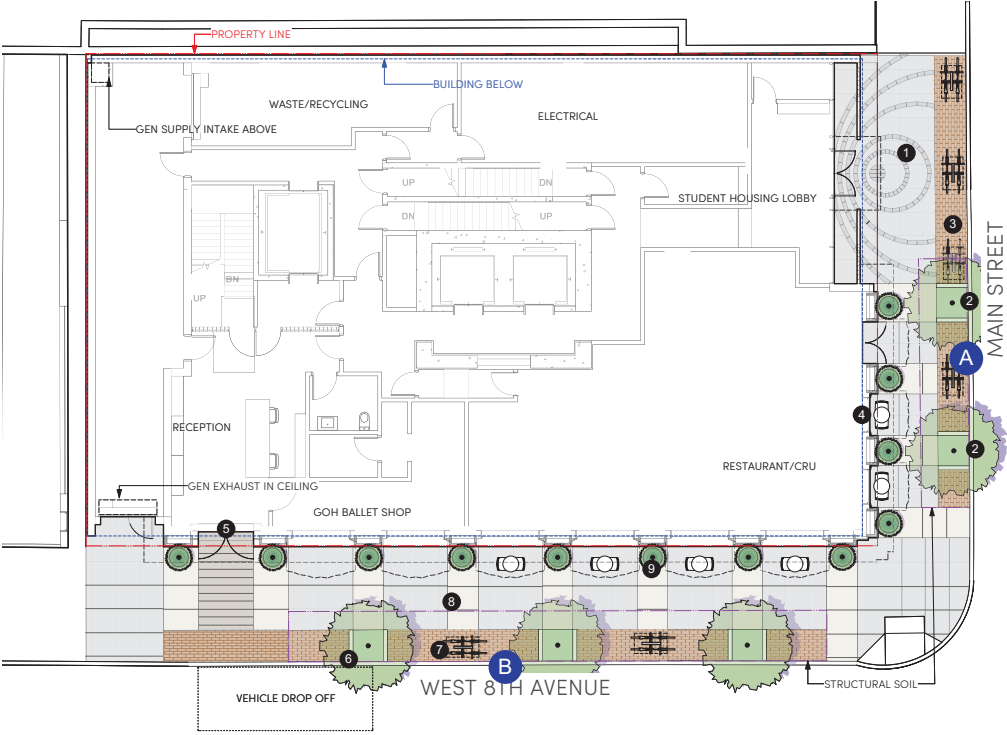
KEY LEGEND

A MAIN STREET FRONTAGE

- 1 STUDENT LOBBY ENTRANCE WITH CIRCULAR PAVING BANDS AND FEATURE PAVING INSPIRED BY BUILDING FACADE
- 2 STREET TREES W/ SHRUB PLANTING
- 3 BRICK BOULEVARD AS PER MOUNT PLEASANT DESIGN GUIDELINES W/ BIKERACKS
- 4 FACADE WITH DECORATIVE POTS + MOVEABLE FURNITURE

B WEST 8TH STREET FRONTAGE

- 5 GOH BALLET ENTRANCE - FEATURE PAVING W/ COLOURED CONCRETE + CUSTOM SCORE PATTERNS
- 6 STREET TREE PLANTING WITH STRUCTURAL SOIL
- 7 PROPOSED BIKE RACKS IN BOULEVARD TO CoV STANDARDS
- 8 PAVING BANDS ALIGNED W/ HISTORIC BUILDING COLUMNS
- 9 STREETSIDE SEATING WITH NARROW PLANTERS + MOVEABLE SEATING AND DECORATIVE POTS TO SUPPORT RESTAURANT PATRONS



1 GROUND LEVEL LANDSCAPE CONCEPT PLAN  
Scale: 1/75



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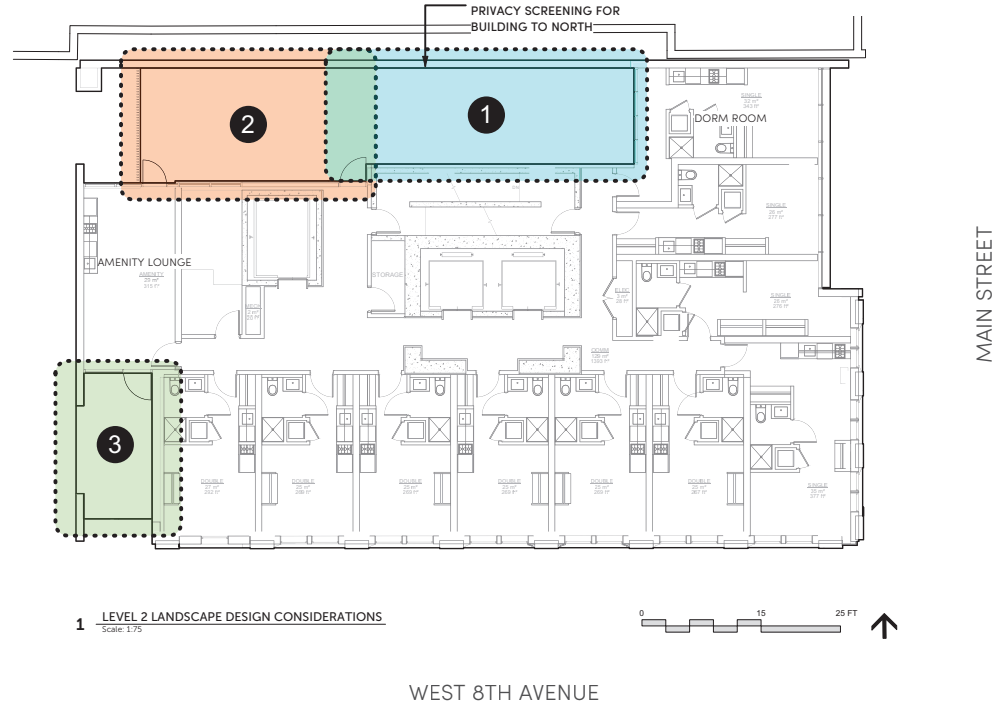
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- 1 RELAXATION AND LOUNGE AREA**
- LOUNGE-FOCUSED SPACE
  - EVENT SPACE - MULTIPROGRAMMABLE
  - PERIMETER PLANTING AS VISUAL BUFFER TO THE NORTH

- 2 KITCHEN / GATHERING**
- MOVEABLE TABLE AND CHAIRS
  - POTENTIAL FOR GROUP AND SOLO STUDY
  - COVERED BBQ AREA

- 3 OUTDOOR MICRO LOUNGE**
- GREEN WALL TO SOFTEN EXPANSIVE WALL
  - BENCH SEATING
  - PLANTING TO BUFFER STREETScape



**1 LEVEL 2 LANDSCAPE DESIGN CONSIDERATIONS**  
Scale: 1:75

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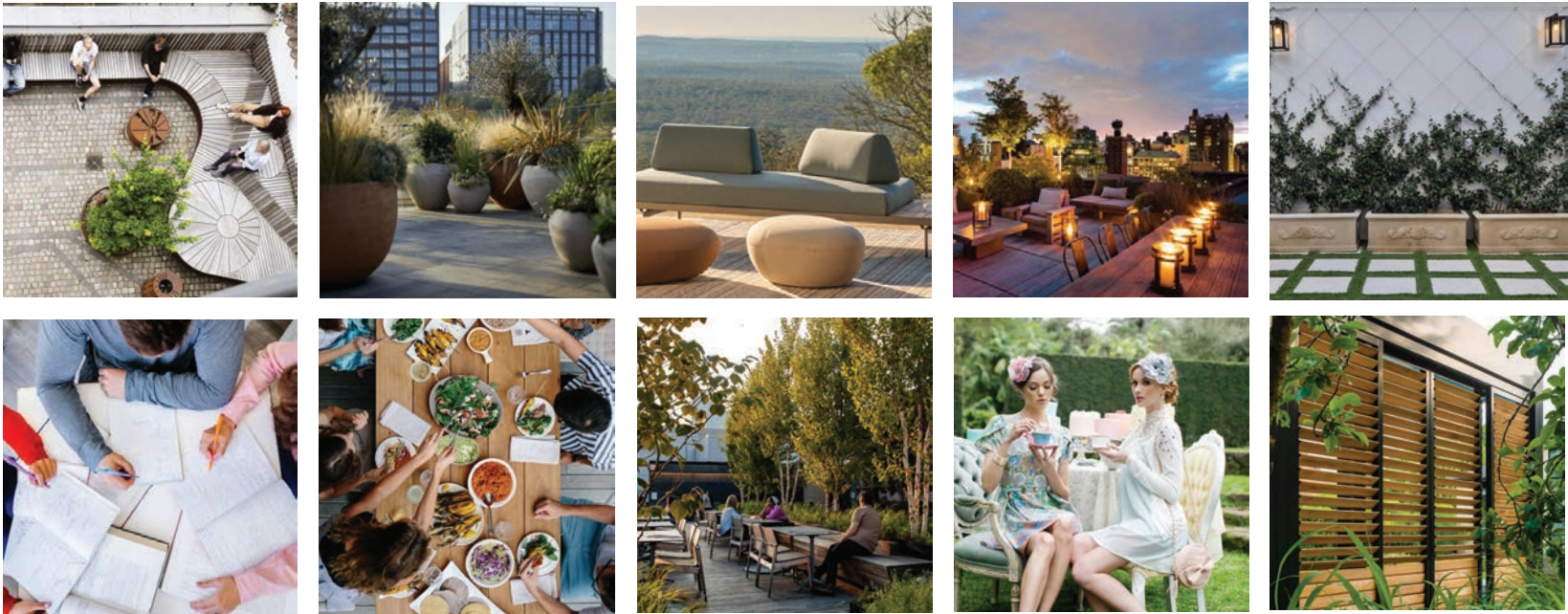
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**L5**

LEVEL 2 LANDSCAPE DESIGN CONSIDERATIONS

LEVEL 2 PRECEDENT IMAGES



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**GOH BALLET**  
Mixed Use  
2345 Main Street  
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**L6**  
LEVEL 2 PRECEDENT IMAGES



KEY LEGEND

- A

RELAXATION AND SOCIAL AREA
- 1

OVERSIZED LOUNGE COUCH W/ SHELVES
- 2

PRIVACY FENCING TO SCREEN UPPER UNITS NORTH;  
BUFFER PLANTING TO SOFTEN SCREEN
- 3

PLANTER POTS FOR DIVISION OF SPACE WITH  
VARIATIONS IN COLOUR, TEXTURE AND SIZE
- B

OUTDOOR DINING
- 4

BANQUET STYLE DINING WITH MOVEABLE  
TABLES AND CHAIRS
- 5

MODULAR TABLES + CHAIRS FOR INFORMAL  
DINING OR WORKING / HOMEWORK /  
STUDYING
- 6

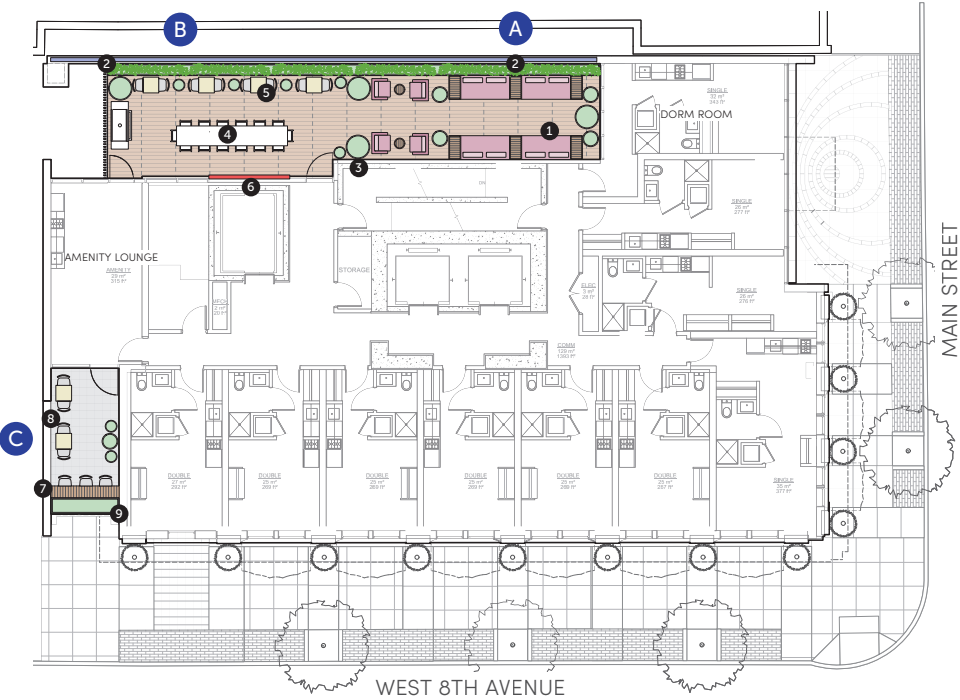
COMMUNITY BOARD WALL/ ART MURAL
- C

AMENITY PATIO
- 7

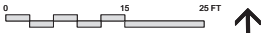
GUARDRAIL HEIGHT TABLE+ BAR STOOLS
- 8

M MOVEABLE TABLES AND CHAIRS
- 9

BUFFER PLANTER AGAINST STREET W/  
PLANTS CASCADING DOWN



1 LEVEL 2 LANDSCAPE CONCEPT PLAN  
Scale: 1/75



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- 1

FITNESS + COOLDOWN

  - OUTDOOR COOLDOWN / STRETCH AREA
- 2

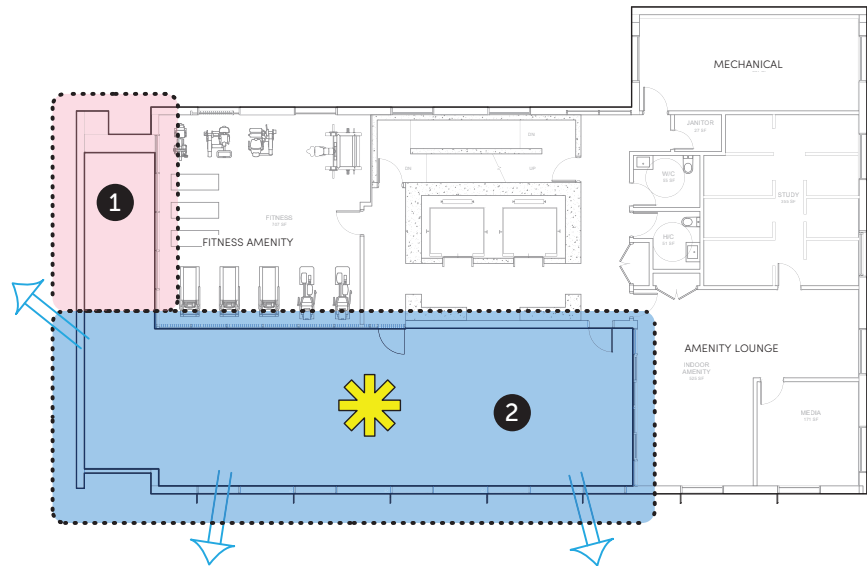
OUTDOOR LOUNGE + SOCIAL SPACE

  - MODULAR SEATING ARRANGEMENTS
  - MULTIPROGRAMMABLE / EVENT SPACE
  - COVERED BBQ + COOKING AREA

- ✱

POSSIBLE FOCAL POINT
- ↑

VIEWS



1

LEVEL 25 LANDSCAPE DESIGN CONSIDERATIONS

Scale: 1/75





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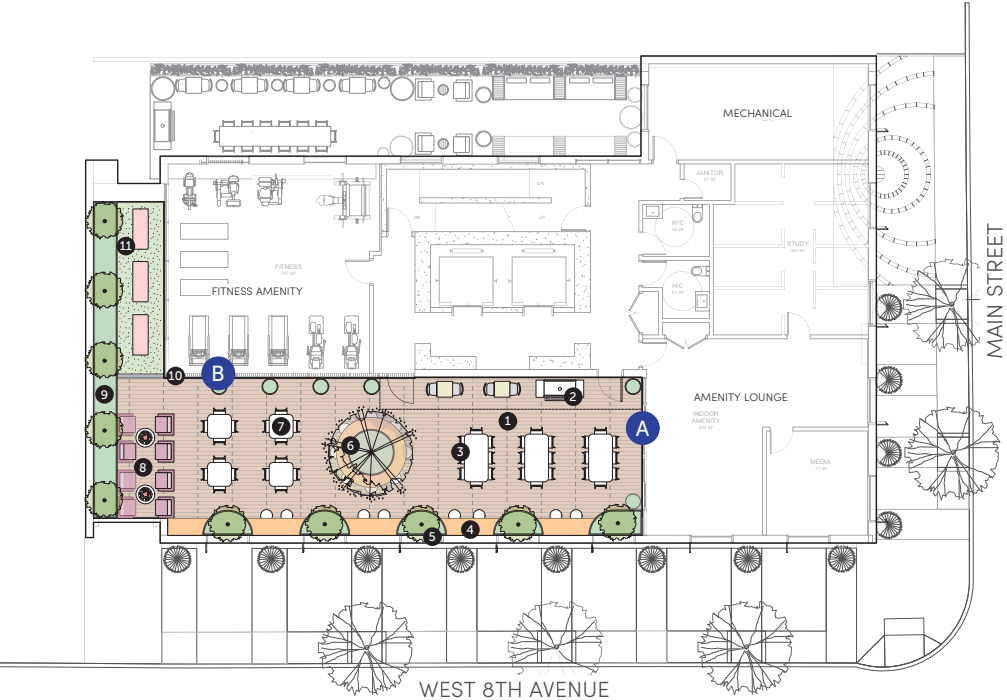
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KEY LEGEND

- A** DINING + LOUNGE AREA
- 1** FAUX WOOD PORCELAIN TILE OR DECKING
- 2** COVERED BBQ
- 3** LARGE BANQUET TABLE + SEATING
- 4** BAR HEIGHT TABLES W/ STOOLS
- 5** GUARDRAIL HT. PLANTERS W/ SCULPTURAL TREES AT "CIRCLE WINDOWS"

- B** SOCIAL AREA + FITNESS COOL DOWN
- 6** CENTRAL SEATING INTERGRATED W/ TREE PLANTER
- 7** MODULAR DINING TABLE
- 8** LOUNGE SEATING W/ COUCHES + FIREPLACE
- 9** PLANTER W/ COLUMNAR TREES
- 10** PLANTER POTS FOR DIVISION OF SPACE WITH VARIATIONS IN COLOUR, TEXTURE AND SIZE
- 11** ARTIFICIAL TURF COOLDOWN W/ YOGA MATS



1 LEVEL 25 LANDSCAPE CONCEPT PLAN  
Scale: 1/75



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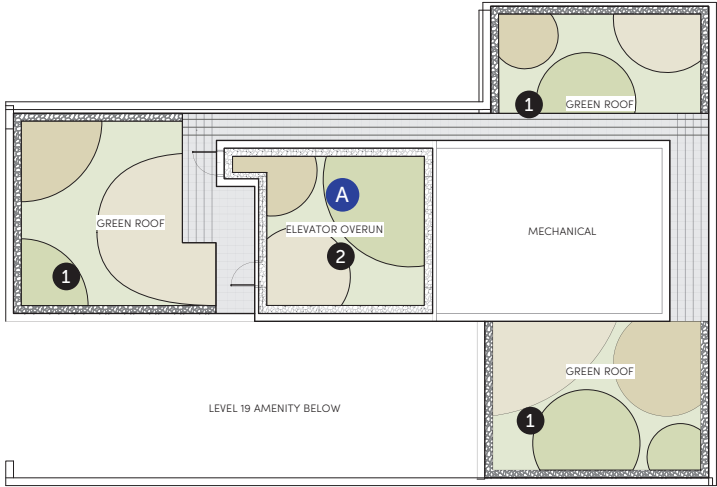
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L10  
LEVEL 25 LANDSCAPE CONCEPT PLAN



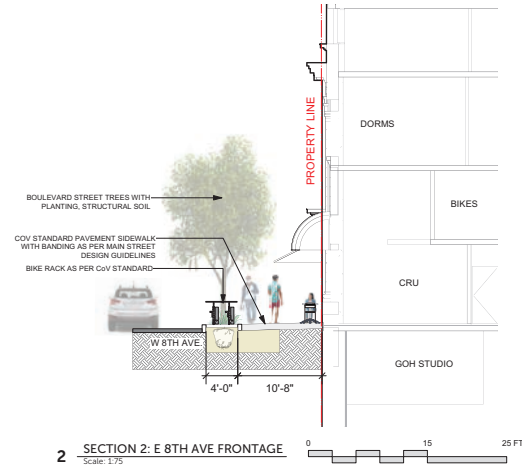
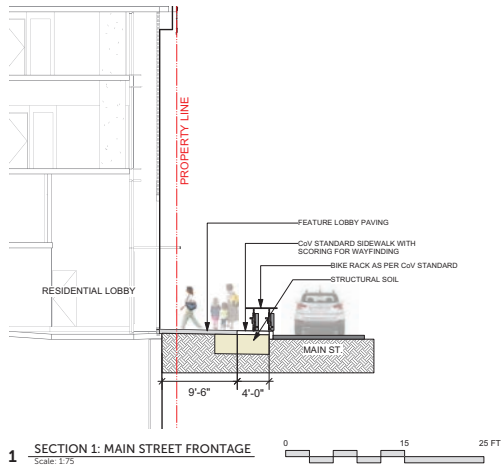
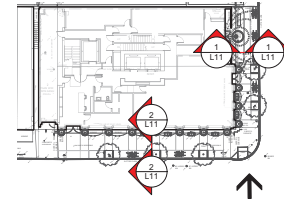
# KEY LEGEND

- A** SEDUM AND GRASS PLUGS GREEN ROOF
- 1** GREEN ROOF OVER INDOOR AMENITY
- 2** GREENROOF OVER ELEVATOR OVERRUN



**1** ROOF LEVEL LANDSCAPE CONCEPT PLAN  
Scale: 1/75

|                                                                                                                                                                                                                                                                                                                                                                  |       |                              |               |              |                  |                                                                                                                 |
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