G47 - SENIORS INSTITUTIONAL DEVELOPMENT

REZONING SUBMISSION

NOVEMBER 25, 2021

WEST 47th & GRANVILLE ST, VANCOUVER, BC



RHA

AMICA SENIOR LIFESTYLES

INTRACORP

Building the Extraordinary

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INTRACORP

For over forty years, Intracorp has developed extraordinary homes - and we haven't done it alone. Our partnerships with municipalities and key stakeholder groups have been integral to our success, helping build a reputation based on integrity, expertise, and a solid financial foundation. From intimate townhomes to iconic gateway towers to apartment residences, we take pride in adding value to not only the homes we build, but also the communities we build in, and work to bring unique opportunities to our homeowners, residents, and partners.





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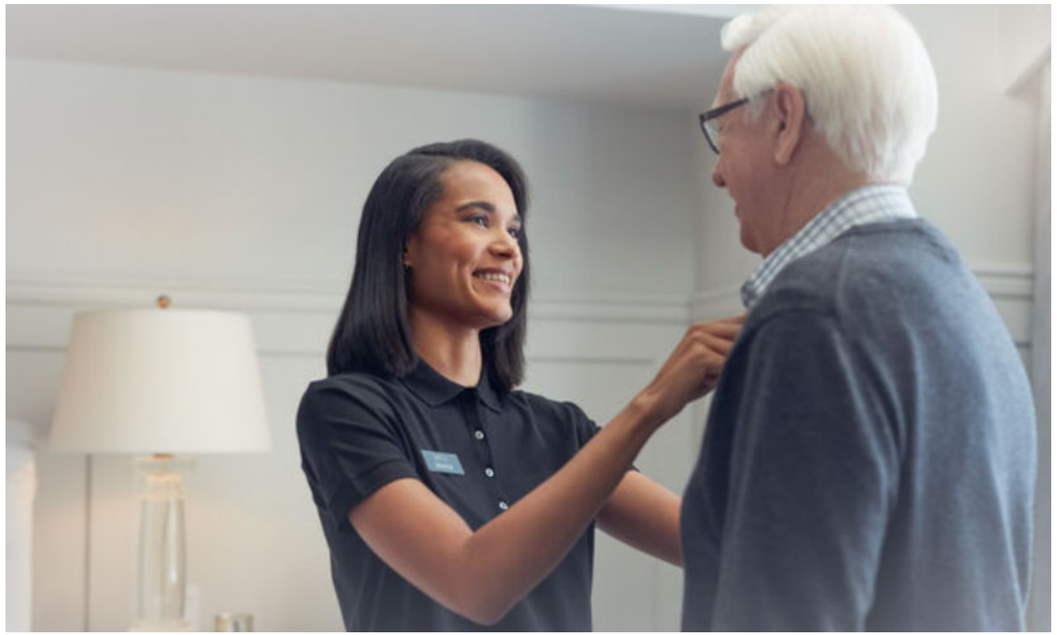
Anything but Ordinary

W. 47th & Granville St.

AMICA

Amica is Canada's leading provider of premium, private-pay retirement residences for seniors who want more out of life. For over 25 years, we've been empowering seniors to live with optimism and peace of mind by combining excellent service and amenities with the best care. You'll find more than 30 Amica senior living locations in British Columbia, Alberta, and Ontario, and we continue to expand in select markets. We don't aspire to be the largest retirement living owner-operator in Canada - we aspire to be the best. Life at Amica is back to normal, and it's time to live the life you deserve. Whether you're here for a short stay or a permanent move, you'll experience exceptional care and support in a premium residence with safe social connections that make life easier, and better, for everyone.

At Amica Senior Lifestyles, it is possible.





AMICA

SENIOR LIFESTYLES

Back to normal. Only better.

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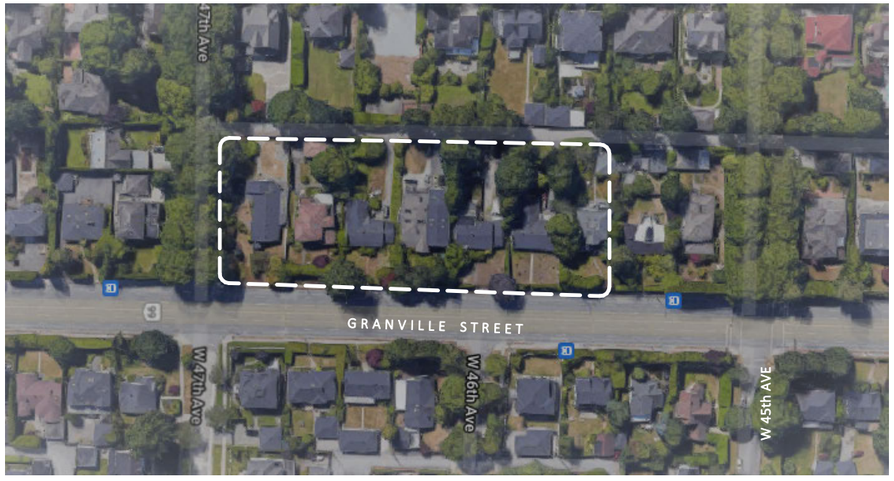
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RATIONALE

INTRODUCTION

Intracorp Projects (Intracorp), in partnership with Amica Senior Lifestyles (Amica), are proposing a private-pay senior's community care facility in the Kerrisdale neighbourhood of Vancouver at the corners of Granville and West 47th Avenue. The intent of the project is a new, state-of-the-art facility to serve an aging local population. Comprised of assisted living and long-term care, the building provides a continuum of care with the ability to age-in-place. Over 50% of the habitable area will be institutional uses which will be licensed by Vancouver Coastal Health, as well as the balance of the building, programmed for Assisted Living – IL. Extensive amenities will support the residents and will include a range of dining possibilities, active recreational and social facilities, health care support, medical, educational and community outreach, all coordinated and managed by an experienced, professional operator, Amica.

The site comprises 7 single-family lots under a R-3 zoning. This proposal is for a Comprehensive Development zone specific to this site. It should be noted that Intracorp and Amica also own the two adjacent lots at Granville and West 45th Avenue. These sites will be dealt with as part of a separate application for rezoning.



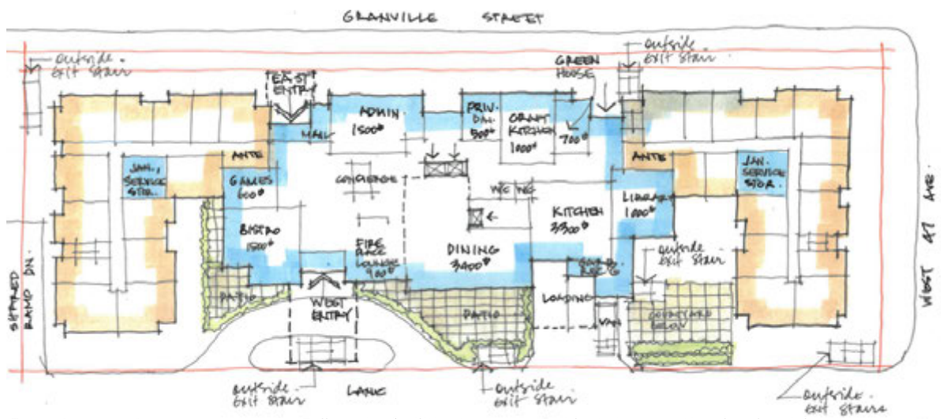
Site Location.



Rendering of the proposed builidng. View along Granville Street looking South-West



Rendering of the proposed builidng. View along Granville Street.



Extensive amenity program sample. Full service facilities to engage residents in recreational and social activities.

CONTEXT

Seniors Housing Demand

As our population has aged, demand for purpose-built seniors' housing and care has increased. In 2016, the number of Canadian seniors 65+ surpassed the number of children, per Statistics Canada. In Canada, and in particular BC, the population of seniors aged 75+ is projected to more than double within the next 15-20 years. By 2068, the number of older seniors (80+) is projected to rise to 6.3 million from 1.6 million in 2018.[1] A recent Cushman and Wakefield report[2] estimates that Canada's seniors' housing supply is not even close to meeting demand and new supply is not keeping pace with the growth of our seniors' population.

Supply in the Lower Mainland has not been able to meet the existing demand, let alone projected demand. There are a variety of housing and care options appropriate to seniors and in all cases, there are significant supply gaps that exist today, which will reach crisis levels over the next decade due to our changing demographics. Add to this, the pressure of the COVID-19 pandemic and the public health situation has highlighted the risks associated with our aging seniors' housing and care stock.

The Westside of Vancouver and Kerrisdale has an older population compared to the rest of Vancouver. In 2016 the proportion of residents over 50 years was 41%. This proportion is projected to grow to 49% by 2026. More than 57% of the households are headed by someone over 55 years. A significant proportion of the 2,450 occupied private residences in the area are owner occupied. The owners are affluent, with an average household income far exceeding the City average.

The lack of dedicated seniors' housing in the immediate area makes this neighbourhood less friendly to older residents, particularly empty nesters, whose mobility and energy are declining. Many of those would choose to move to a seniors' development in the area should desirable options exist, which would in turn free up housing stock for other households.

Neighbourhood Context

This 7-single family lot proposal is located on Granville Street at West 47th Avenue along a very significant north-south arterial route. Major east-west arterials are located two blocks south and four blocks to the north. The site is well served by transit making it an ideal location for intensification.

Vancouver's westside neighbourhoods have had a unique trajectory over the past decade and more, compared to the rest of a rapidly growing city and region. Relative to the City as a whole, this portion of Vancouver's westside has seen very little intensification and continues to have a relatively low population density. Between the 2011-2016 census years, Kerrisdale saw a decline in overall population, had a low population density, and had among the highest percentage of residents 65+ when compared to the rest of the city.

The high percentage of seniors and single-family homes indicates that seniors in the neighbourhood are staying in their homes longer than might be advantageous for them due to a lack of alternative housing options and care in the neighbourhood.



Streetscape from Granville Street

W. 47th & Granville St.

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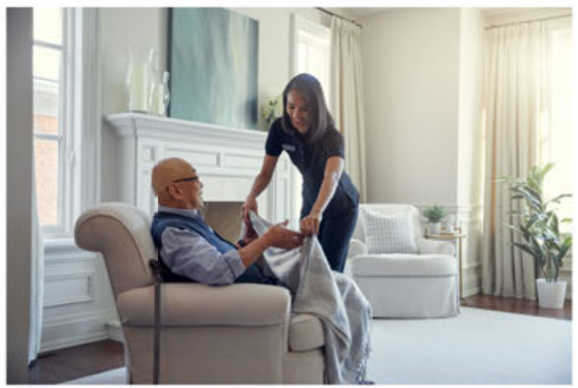
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PROPOSAL

SENIORS HOUSING AND CARE PROPOSAL

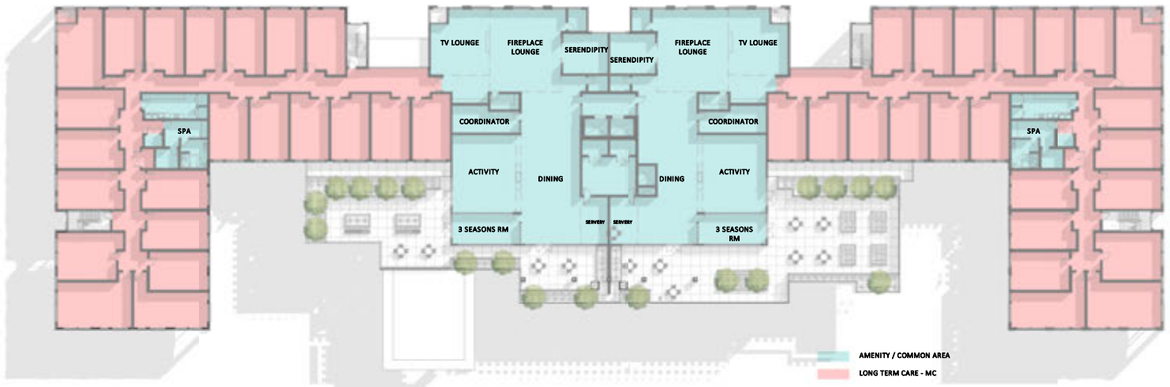
The proposal is for a six-storey supportive-care development that provides a continuum of care for seniors to allow them to transition without relocating neighbourhoods when their needs change. Most of the development will be dedicated to long term care with the remainder dedicated to assisted living where residents still have the ability to opt into additional services, programming and amenities. The continuum of care allow those residents to age-in-place within the existing building without having to move again, and to have couples live in the same building and enjoy different levels of care. Elements key to this proposal, and in alignment with City and Provincial policies, include the following design attributes:

- Full-service senior care facility including Assisted Living, Long-term Assisted Living Care, and Long-term Care Memory Care allowing residents to age in place without disruption between all phases of ageing.
- Large floor areas designed to support resident safety, physical and cognitive health, and all aspects of their emotional well-being, including comprehensive recreational activities, amenities, and programs.
- Design that is sensitive to the existing surrounding uses and public realm.
- Pick-up and drop-off conveniently and discretely located along the lane and a dignified, accessible entrance is also along Granville Street.





Supportive-care development that provides 24-hour care support.



Full service facilites. Typical Long Term Care floor plan with large common areas / amenities to support every needs from residents.

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POLICIES + GUIDELINES

Community Care Facility Class B and Group Residence Guidelines (2019)

More than 50% of the proposal's habitable floorspace will be dedicated to uses compliant with this designation. The proposal will follow the Community Care Facility – Class B and Group Residence Guidelines. A Community Care Facility – Class B is an institutional facility which provides a home for those who can no longer care for themselves and who require 24-hour access to professional care.

The intent of these Guidelines is to support the integration of Community Care Facility, Class B and Group Residences throughout the city, by providing a framework for assessing applications which consider the needs of facility residents, suitability of location, compatibility of siting and form with other adjacent uses, any relevant City policies or planning objectives that may apply to a given site, and measures to support accountability in the operation of these facilities.

The Guidelines also provide consideration for applications that propose height or densities greater than surrounding properties provided that the design is sensitive to surrounding uses.

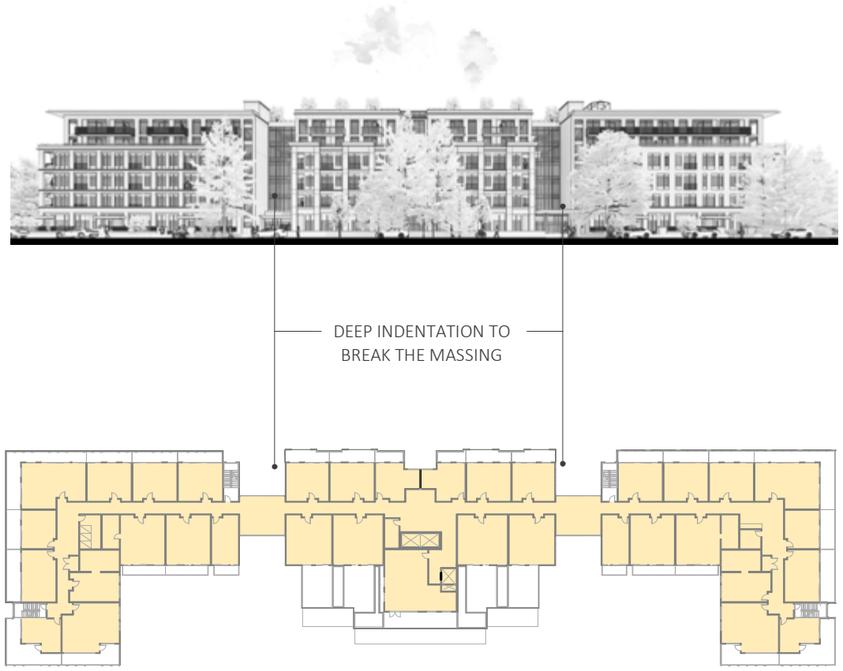
(a) Location: the site is located on a major arterial road that is well-served by frequent transit. It is near significant services and supports that would be of benefit to residents of the development.

(b) Siting: the buildings are sited to provide a dedication and generous setbacks along Granville Street and West 47th Avenue.

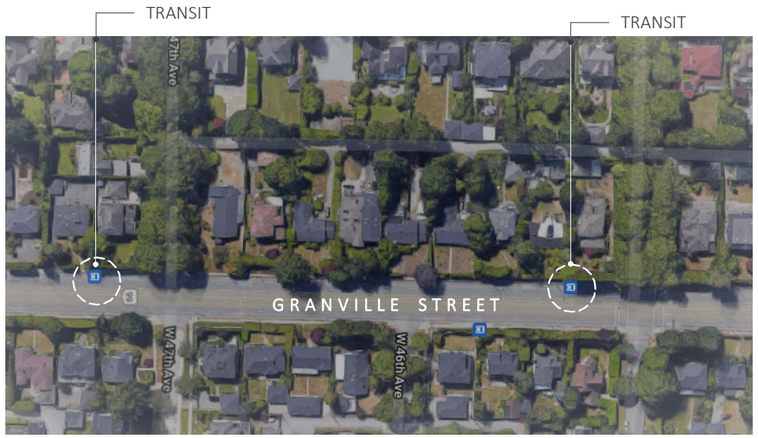
(a) Form: the massing is varied along the north-south axis of the property, breaking the building into a series of masses; it steps back from the existing single-family homes to the south and west.

(b) Circulation and Access: a major front door to the project is provided on Granville Street. A porte cochere is proposed on the lane for convenient pickup and drop-off of residents and visitors. Parkade access is proposed from the lane.

It should be noted that the seniors and assisted living uses of this proposal will greatly reduce the need for and generation of vehicular traffic than would otherwise be contemplated for a project of this size.



Indentation and deep step-back to break the building into series of masses.



Project location in on major arterial road, Granville Street, served with multiple transit.



Port Cochere in rear lane for pick-up and drop-off of residents and visitors.

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ARKS VISION

ARKS Vision Document 2005

The site is located in the Arbutus Ridge/Kerrisdale/Shaughnessy (ARKS) community area. The ARKS Vision notes that diversity of housing options in the community should increase to meet the needs of residents and specifically identifies the need for more seniors housing to allow seniors to age in place. This proposal responds to the ARKS Vision, specifically to the following elements:

The need for more robust seniors' services is identified across a number of section in the Vision document.

This proposal is for a full-service seniors' project that will offer a continuum of care. In addition to housing and care, the building will also offer extensive amenities to meet residents' day-to-day needs include a range of dining possibilities, active recreational and social facilities, health care support, medical, educational and community outreach, all coordinated and managed by an experienced, professional operator, Amica.

15.11 Developments designed for seniors should be considered near parks, transit and services to allow seniors to stay in the community as their housing needs change.

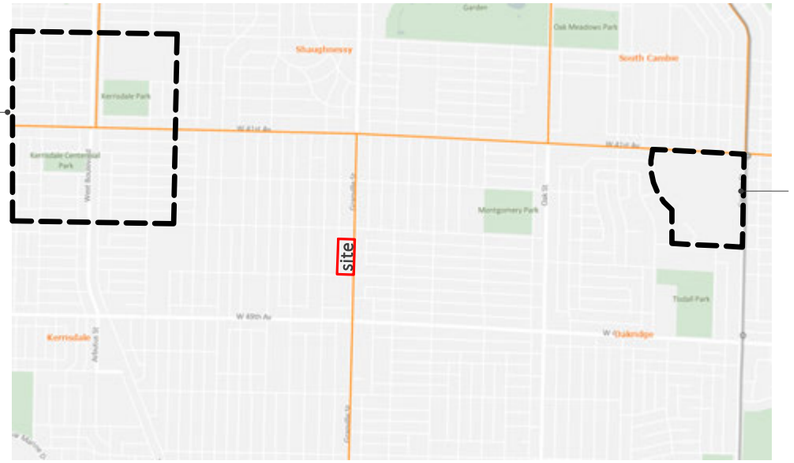
The proposal is located at Granville Street and 47th Avenue. The property is approximately 5 city blocks from Montgomery Park and an approximate 3-minute drive to both Kerrisdale Village and Oakridge Centre which offer a range of shopping options. As part of the Oakridge Centre redevelopment, it is expected to have a large seniors centre and library in addition to other amenities likely also of interest to seniors living in the community.

16.5 New housing types should be permitted on or near arterial roads in ARKS, subject to detailed planning and impact mitigation.

Granville Street is an arterial, well served by public transit, allowing for convenient access to the building by future staff, visitors and seniors living in the independent living portion.



Amica Resident with a professional operator enjoying the outdoor courtyard



Map to show close approximate of community and services

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HOUSING GUIDELINES

Secured Rental Policy; Incentives for New Rental Housing (2019)

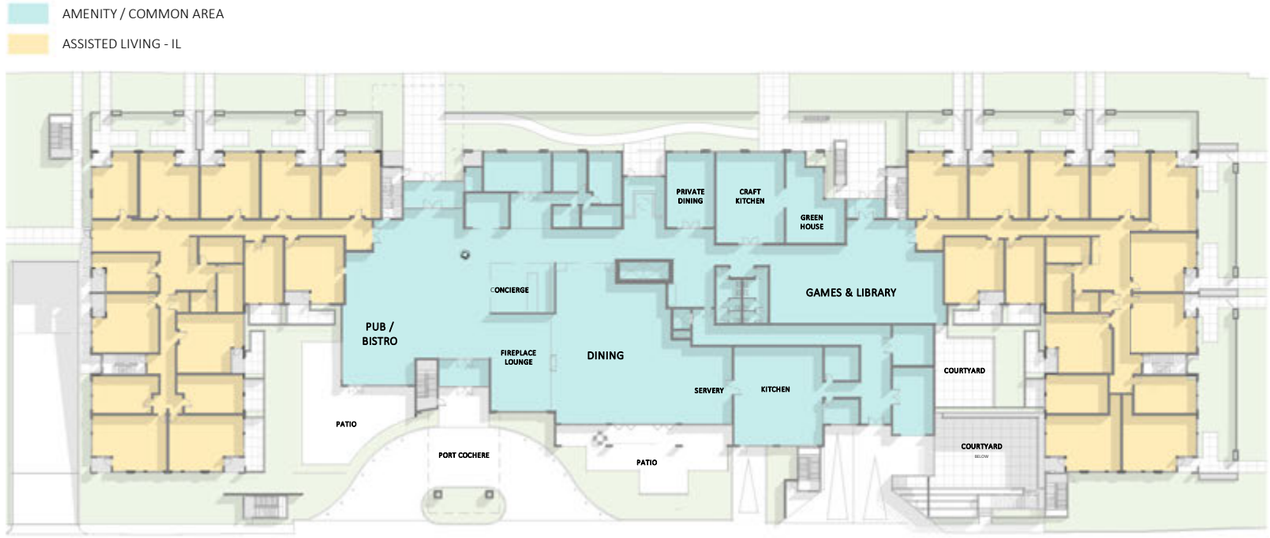
While most of the facility will operate as a long-term care, the assisted living homes will serve the need for seniors' market rental with the option for residents to opt into additional services, programming and amenities.

The City is currently updating this policy to provide more opportunities for rental housing across Vancouver and to simplify the application review process. City staff are considering changes to the policy for rezoning applications in low density residential areas to allow new rental buildings up to 6-storeys, including focusing on areas within walking distance of public transportation, shopping, and other daily needs. While we recognize that these changes have not been considered by Council, this proposal would meet this future policy intent.

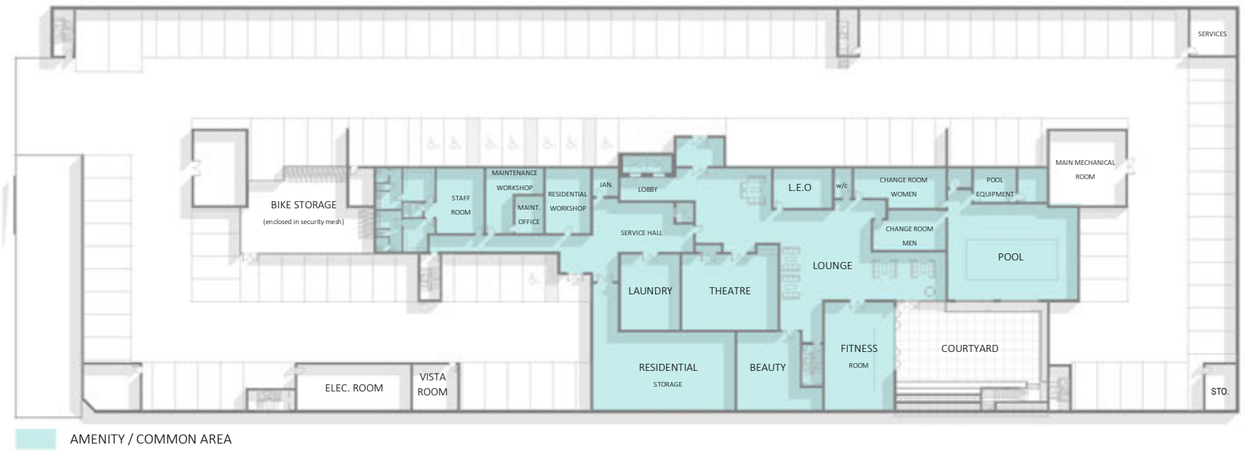
Seniors Supportive and Assisted Housing Guidelines (2004)

The design of the assisted living units will be guided by the policy framework developed by the City for Seniors Supportive and Assisted Housing. This involves housing in which there are individual residential units and large common areas, including a large communal dining room and common areas for activities and socializing. These homes are designed to meet the needs of an elderly population, and to accommodate aging in place, and will features a package of nonmedical services including meals, housekeeping, laundry, and activities.

Amica Assisted Living Residents can also opt for assistance with eating, moving, dressing, grooming, bathing, personal hygiene, as well as medication, therapeutic diets, and behavior management.



Seniors Assisted Living Guidelines. Assisted Living homes will provide market rental units for residents with options for additional services, programming and amenities.



Seniors Long Term Care Housing Guidelines. Building incorporates a variety of active amenities. Fitness and pool areas are located below-grade, adjacent to an outdoorcourtyard which brings in natural light, allow residents to exercise in privacy and with dignity. Beauty salon and theatre is also located on this level.

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URBAN DESIGN

Urban Design

The building has been designed to reduce the impact of its six storeys on the neighbourhood. The mass of the building has been divided into three sections, with glass connections, including at the alignment of West 46th Avenue where it ends at Granville, connecting the sections. The bulk of the building is closer to the Granville Street arterial and further from the single family homes across the rear lane.

The six-storey height is consistent with redevelopment along arterial corridors for rental and affordable housing. The redevelopment at Shannon Mews ten blocks to the south along Granville Street is eight storeys.

The proposed building height has been modulated, stepping lower at the north and south ends and stepping down even more on the west side where single family houses are across the lane. The bulk of the building is sited closer to Granville Street and further away from the lane. It is understood that the Secure Rental Policy will permit taller multi-family buildings on the lots across the lane, immediately west of the site.

In addition, the depths of the lots across the lane to the west are also extensive and therefore shadow impact on existing homes and future redevelopment is limited. Shadow analyses show that the shadowing cast on the single family lots, even at 10 am on December 21 when shadows will be longest, is predominantly on the garages, with some intrusion into rear yards for one additional hour.

In addition to the extensive amenities proposed on the ground-level, some active amenities have been provided on the P1 level with access to a sunken garden amenity. The adjacent uses have been carefully sited and extensively glazed to provide quality indoor amenity spaces with access to daylight. The location is purposeful and allows indoor and outdoor spaces that are away from plain sight providing residents dignity and privacy to exercise without overlook. Planting, privacy screens and other landscape elements offers a green buffer to the homes across the lane.

Two principal entrances to the building are provided: one on Granville Street and the other on the lane with a large, covered porte-cochere offering easy opportunity to pick up and drop off residents and visitors. A proposed 3.0m dedication will protect the existing mature vegetation and protect the thick canopy of trees that border the site on Granville Street. The parking ramp and parkade on the north side of the property straddles the property line with the intention that an easement will be granted to allow for future access to the two lots north of this development. Again, the owner of the 7 lots that comprise this application is also the owner of those two adjacent lots.

A green roof is being proposed. It will include exterior amenity space gardens in which produce to feed the residents in the development will be grown.



Rooftop Amenity. Outdoor seating and gardening amenity accessible to all residents.



Aerial view from the west. To show the stepping of each level and the rooftop amenity that boasts community garden, covered seating and green roof.



South Elevation View from W. 47th Avenue. Upper-most levels have been stepped back on all sides to limit the shadow impact on adjacet single family homes.

W 47th & Granville St.

SUSTAINABILITY

27.7 The community and the City should encourage all new developments, including renovations and additions, to adopt more sustainable practices and green strategies such as storm water management, energy reduction, alternative energy sources, and water recycling.

The project has developed a Sustainable Design Strategy intended to satisfy the requirements of Path B: Low Emissions Green Buildings of the Green Buildings Policy for Rezonings 2016, effective May 1, 2018. At rezoning, the design and ownership team has developed a series of preliminary exercises intended to demonstrate the project's ability to satisfy the applicable conditions of the policy. This includes the following:

Item B.2: A summary of strategies and measures to achieve performance limits for energy use, heat loss, and greenhouse gas emissions, including.

- Preliminary Zero Emissions Building Plan (ZEBP) Energy Checklist, completed by the project energy modeller, showing that the project meets the performance limits for energy use (TEUI), heat loss (TEDI), and greenhouse gas emissions (GHGI), preliminary performance results include the following:

  Performance Target (35% reduction relative to VBBL): TEUI 180.9 kWh/m^2; TEDI 174.7 kWh/m^2; GHGI 21.2 $kgCO_2/m^2$

  Modelled Performance Results: TEUI 173.3 kWh/m^2; TEDI 50.4 kWh/m^2; GHGI 15.4 $kgCO_2/m^2$

Item B.6.2: A preliminary embodied emissions calculation, and a description of specific inputs used in the calculation.

- The conceptual design of G47 shows a preliminary total lifecycle embodied emissions or Global Warming Potential intensity of 350.00 $kgCO2eq/m^2$. This is equal to an annualized intensity is 5.83 $kgCO2eq/m^2$/year, considering a 60-year building life.

Item B.10: A site Integrated Rainwater management Plan (IRMP), describing the chosen strategies and green and grey infrastructure measures included in the landscape and building design. The IRMP describes;

- The total amount of rainwater required to be managed (171.6m3)
- The amount of rainwater managed by on-site infrastructure (28% managed by onsite green roofing and native soils and 37% managed by additional greenspace)

A commitment by the owner to meet the requirements of the Green Buildings Policy for Rezonings with documentation to be submitted at a later project phase, including:

- B.3: design, build, and test to meet an airtightness target of 2.0 L/s/m^2 @ 75 Pa;
- B.4: complete an enhanced commissioning process;
- B.5: design and build to include building metering and sub-metering of energy, and to enter into agreement on energy reporting, including assistance for building future owners;
- B.6.1: complete refrigerant emissions calculations;
- B.7: design and build a direct ventilation system;
- B.8: design and build with low-emitting materials;
- B.9: test indoor air quality prior to occupancy;
- B.11: design and build a resilient potable water access point.

These items combine to show the project's trajectory as a high-performance and low impact building in line with the intent of the City of Vancouver's Green Building Policy for Rezonings.

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SUMMARY

SUMMARY

This proposal offers much needed seniors and supportive care housing in an area with a growing demand and limited options. With a qualified operator that has a proven track record of delivering a premium lifestyle to discerning residents, along with a variety of uses and services that offer a continuum of care for aging-in-place, the proposal provides a safe and inviting space for seniors to make their final move. The project will also be financially self-sufficient and not dependent on receiving government grants or other operating funds.

The design and massing of the building provides a sensitive fit into this established Kerrisdale neighbourhood, with amenities and support services that are considerable in size and type to add to the quality of life of residents.

It is a smart, responsible way to transition a neighbourhood that has a long-standing tradition of single-family homes. It allows for a new housing type to be built along a main arterial in a way that is does not take away from the character of the neighbourhood but adds to its richness and diversity.





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OPERATIONAL PLAN

a. Anticipated resident profile (target group)

With a range of suite sizes, amenities, care, and services, the resident profile of this project is diverse. The anticipated age of a resident is 80+ in age, primarily living alone or some with their spouse. Most residents do not drive nor own a car.

The building provides three levels care, which are licensed by Vancouver Coastal Health.

1. **Assisted Living - IL** residents can provide for their own needs, including activities ofdaily living. Some residents will require a mobility aid. Residents can also opt for assistance with eating, moving, dressing, grooming, bathing, personal hygiene, as well as medication, therapeutic diets, and behaviour management.
2. **Long Term Care - AL** residents require support to meet their own daily needs, often with chronic illness or disability. They require a variety of services to maintain their health or personal care, thereby allowing them to age in place.
3. **Long Term Care – MC** residents have Alzheimer's and/or other forms of dementia and require a dedicated environment and support to meet their own dailyneeds.

The project provides a continuum of care which allows residents to age-in-place for their final move. Residents will move into the property after downsizing from a single-family home; some may have previously downsized into a nearby condominium. Most residents will have previously lived within a few kilometers of the property and desire to stay within their existing community.

b. Number, type, and turnover of residents

Approximately 226 units are proposed in a variety of unit types and levels of care. Based on data from other residences in BC and the proposed unit types and level of care, the occupancy count is estimated to be 250 persons.

1. **Assisted Living - IL** (98 units or 43%) – 122 residents
2. **Long Term Care - AL** (84 units or 37%) – 84 residents
3. **Long Term Care - MC** (44 units or 19%) – 44 residents

Given the age of residents and the continuum of care provided, some residents have shorter stays while others receive care for 10+ years.

c. Proposed tenure of the units, i.e., rental, strata-title, or mix.

Units are for rental only.

d. Meal service

Meals are provided in a variety of ways in several dining areas. Open dining is available from 7am- 7pm on the main floor and on dedicated dining areas in the Long Term Care - AL and Long Term Care - MC floors. Bistro service is available 24/7 providing snacks and hydration stations. In-suite dining is also available for breakfast, lunch, and dinner.

e. Other services provided on site

Areas are provided for socializing, fitness, activities, presentation kitchen, private dining, meetings, and theatre. The beauty salon and multi-use spaces are tailored based on the residents' needs. Daily on-site and off-site activities are provided.

Long Term Care - AL and Long Term Care - MC floors would be licensed under Vancouver Coastal Health to provide long term care for residents. Residents would be provided with professional care and supervision tailored to their individual needs which includes 24-hour professional nursing, personal care, medication management, laundry, and recreational activity programs.

f. How the common spaces will be used and programmed

Spaces are designed to meet the needs of residents to host events, special meetings, fitness, and intergenerational programming. An activity calendar is published monthly with 5-7 daily programs for design to meet the mental, physical, spiritual, and vocational needs of our residents.

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OPERATIONAL PLAN

g. Hours of operation

The facility is open 24/7, 365 days a year. The concierge team is available for personalized services between 7am-11pm or 8am-8pm, depending on the residence volume and needs.

h. Number of staff and level of supervision

Staffing is based on the needs of residents in care; typically, an average ratio of 4-6 residents per team member is provided. With the proposed 250 residents, approximately 118 staff members will be on-site at peak times.

Additionally, 8-10 leaders provide daily coverage with a Manager-on-Duty program for additional support. All other departments are staffed based on occupancy.

i. How 24 hour on-site emergency response will be achieved.

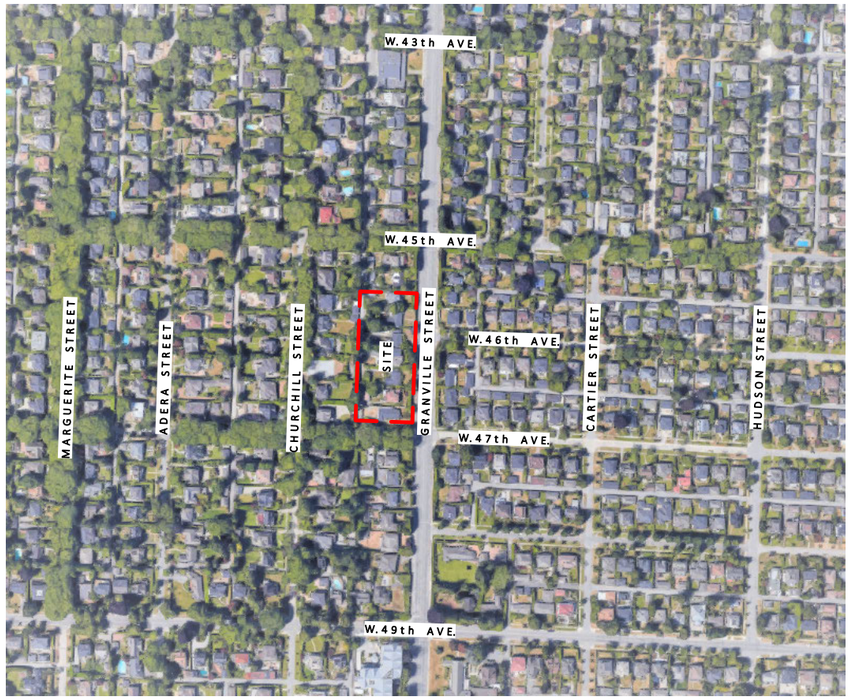
Team members are available for emergency response with an LPN and RCP per care department, at a minimum. All residents are provided with a GPS call pendant which triangulates their location in an emergency. Emergency call buttons are also provided in bathrooms.

In cases of emergency, an RCP would assess the situation and call a nurse for a further assessment. If deemed to an emergency such as a head injury, heart attack or respiratory challenge, they would also call 9-1-1 immediately. The team would support as best AS possible including CPR, oxygen, assessment of airflow, breathing and color would be assessed and managed while awaiting emergency response to arrive.



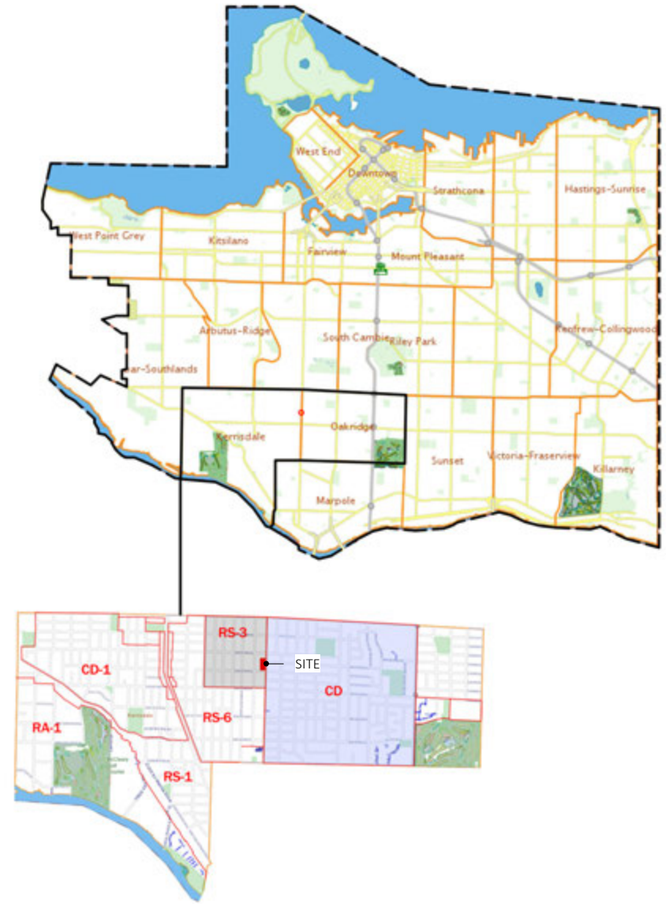


SITE



SATELLITE PHOTO SHOWING THE 7 SINGLE-FAMILY LOTS AS PROJECT SITE ALONG THE CORNER OF W. 47TH AVE. AND GRANVILLE STREET

TRUE NORTH



VANCOUVER ZONING MAP

W 47th & Granville St.

CONTEXT PHOTOS



VIEW LOOKING NORTH-EAST FROM CORNER OF GRANVILLE ST. AND W. 47th AVE.



VIEW LOOKING SOUTH-EAST TAKEN FROM CORNER OF W. 46 th AVE. AND GRANVILLE ST.



VIEW LOOKING NORTH-EAST FROM LANE



VIEW LOOKING SOUTH-EAST FROM LANE

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CONTEXT PHOTOS



VIEW LOOKING NORTH ALONG GRANVILLE STREET AT. W. 47 th AVENUE



VIEW LOOKING NORTH-WEST TAKEN FROM CORNER OF W. 47 th AVE. AND GRANVILLE ST.



VIEW FROM GRANVILLE ST. LOOKING WEST TO THE SITE LOCATION



VIEW LOOKING SOUTH-WEST TAKEN AT CORNER OF W. 45th AVE AND GRANVILLE ST.

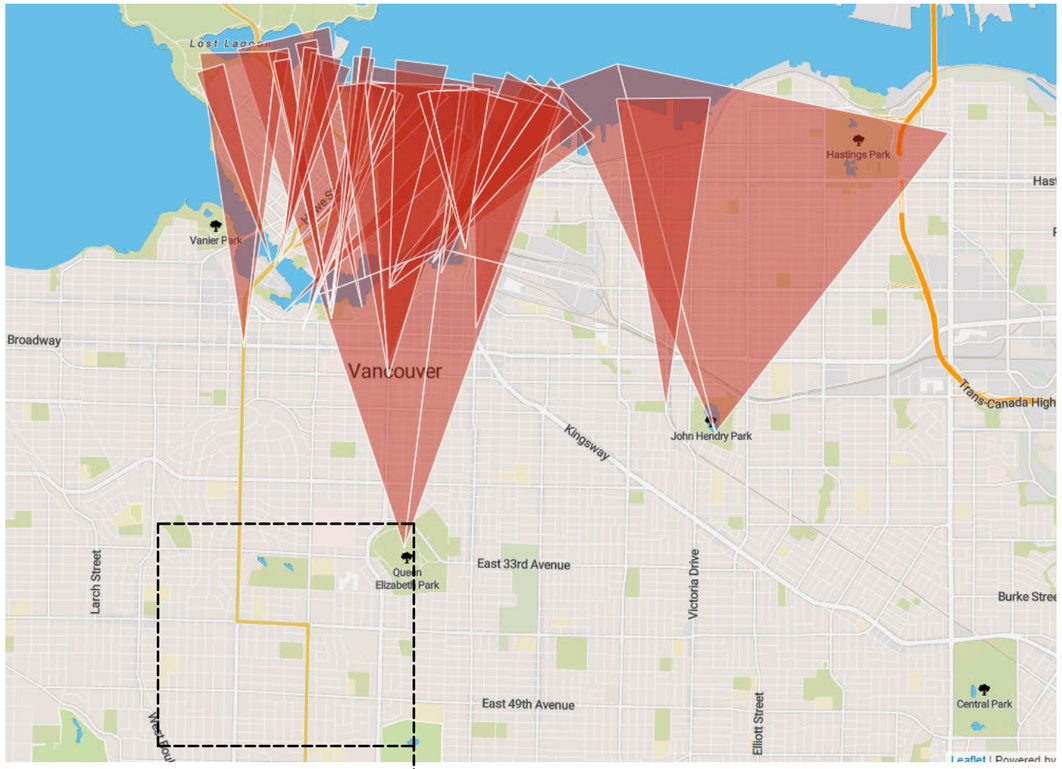
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VIEW CONE MAP



VANCOUVER CONE MAP

MAP OF SITE LOCATION IN RELATION TO VANCOUVER CONE

TRUE NORTH

W 47th & Granville St.

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AERIAL SITE PHOTOS



AERIAL VIEW LOOKING SOUTH WEST



AERIAL VIEW LOOKING NORTH-WEST



AERIAL VIEW LOOKING NORTH-EAST

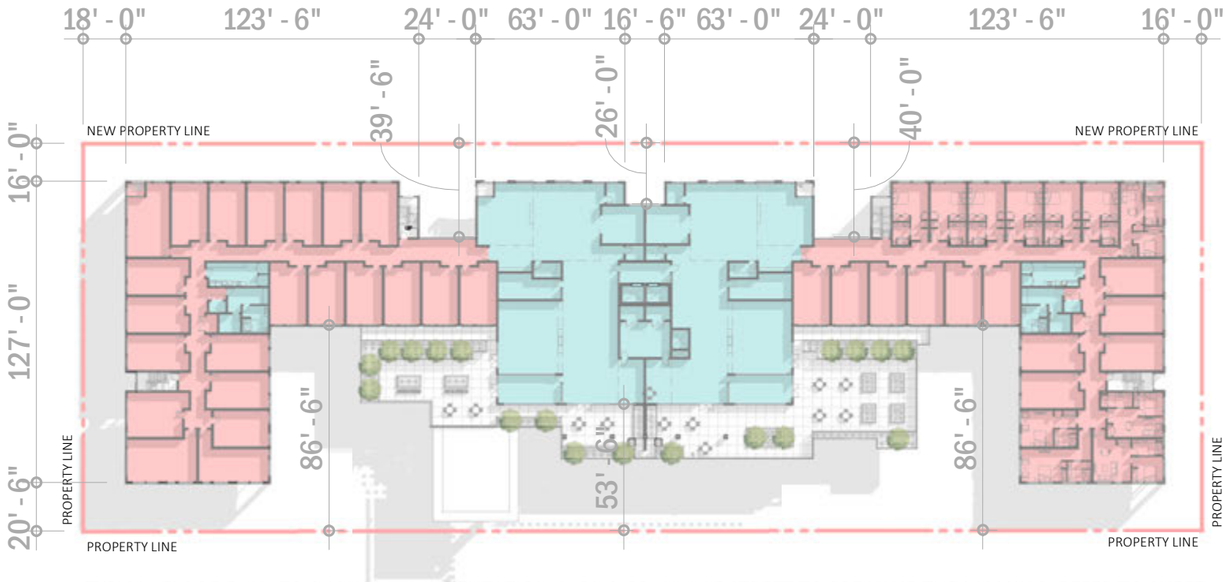


AERIAL VIEW LOOKING WEST

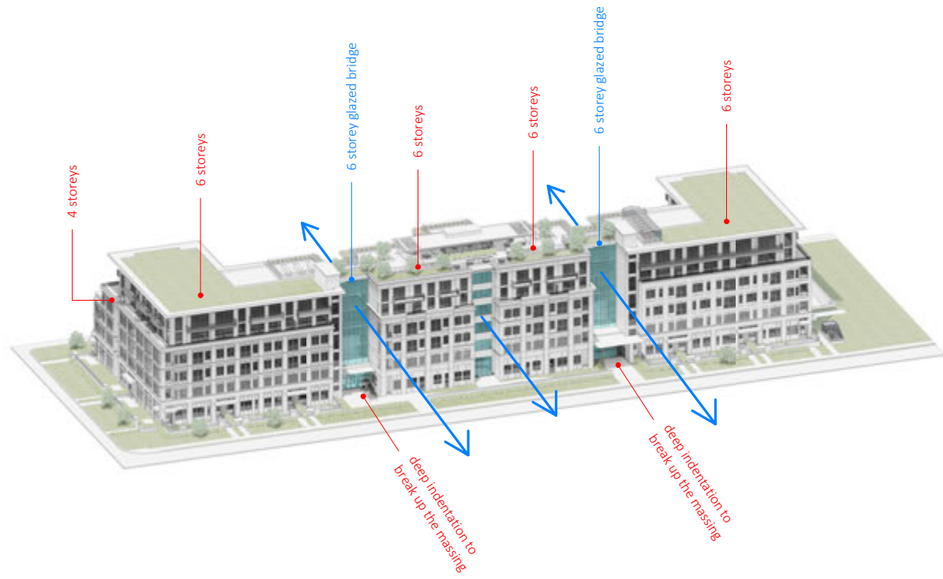
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TYPICAL FLOOR PLAN TO SHOW DEEP INDENTATION ALONG GRANVILLE STREET TO BREAK UP THE MASSING. REFER TO SHEET A3.4 FOR THE SAME INDENTATION SHOWN ON LANE.



AXONOMETRIC PROJECTION - MASSING CONCEPT



The Overall building massing is broken down in 3 separate blocks, A, B, C; What we want to achieve is a single building that is going to be read as 3 separate buildings, All the 3 blocks follow the same composition lines, and the same proportions between walls and fenestration.

Blocks A and C are symmetrical , subdivided in 3 portions, 1.Setback 5th and 6th floor, 2.building core, 3.building base; but on block C we alterated the language, in a more contemporary and sober way, losing the cornices, introducing different materials and colors, and playing with the fenestration rhythm, but still maintaining the same proportions and design roots.

The central block B, is subdivided in 2 portions 1.Setback 5th and 6th floor and, 2.a 4 storey high building core base, were a 3rd language has been introduced, with a new palette of colors and materials.

The feeling that we want to give when driving on Granville St. is that of an harmonious composition of 3 "separate" Facades.

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AERIAL VIEW TAKEN FROM GRAVILLE STREET

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AERIAL VIEW TAKEN LANE LOOKING NORTH-EAST

W 47th & Granville St.

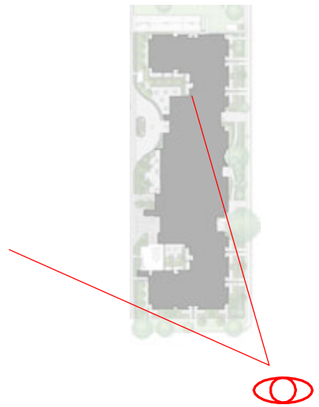
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PERSPECTIVE VIEW FROM CORNER OF GRANVILLE ST. AND W. 47th AVE.



W 47th & Granville St.

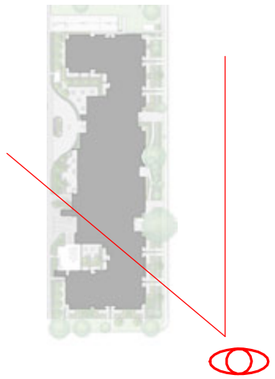
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PERPECTIVE VIEW FROM GRANVILLE ST.



W 47th & Granville St.

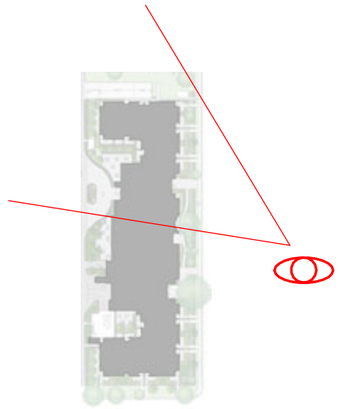
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VIEW OF MAIN ENTRY FROM GRANVILLE ST.



W 47th & Granville St.

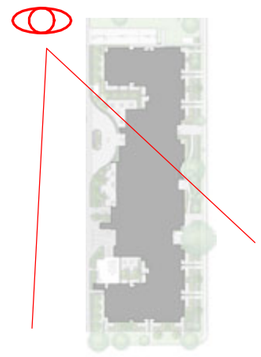
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VIEW OF PORT COCHERE IN LANE LOOKING SOUTH EAST



W 47th & Granville St.

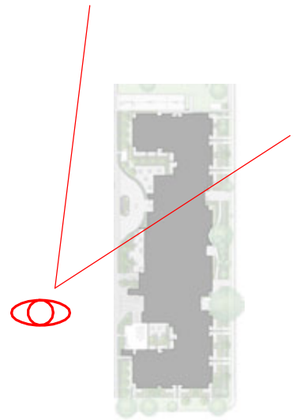
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VIEW OF PORT COCHERE IN LANE LOOKING NORTH EAST



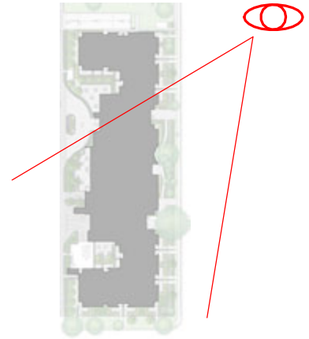
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PERSPECTIVE VIEW FROM GRANVILLE ST. LOOKING SOUTH WEST

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