

- 5.0.1 DRAWINGS
- 5.0.2 Site Plan
- 5.0.3 Landscape Plan: Roof Plan
- 5.0.4 Landscape Plan: Ground Plan
- 5.0.5 Landscape Plan: Public Realm
- 5.0.6 Rendering: Georgia Approach
- 5.0.10 Rendering: Dunsmuir Approach
- 5.0.10 Rendering: Aerial View

- West Tower 1
- 5.1.P1 West: Level P1 (FSR-1)
- 5.1.L0 West: Level L000 (FSR-2)
- 5.1.L1 West: Level L100 (FSR-3)
- 5.1.L2 West: Level L200 (FSR-4)
- 5.1.L3 West: Level L300 (FSR-5)
- 5.1.L4 West: Level L400 (FSR-6)
- 5.1.L5 West: Level L500 (FSR-7)
- 5.1.L6 West: Level L600 (FSR-8)
- 5.1.L7 West: Level L700 (FSR-9)
- 5.1.L9 West: Typical Office Level (FSR-10)
- 5.1.L14 West: Typical Residential Level (FSR-11)
- 5.1.L23 West: Level L2300 (FSR-12)
- 5.1.L24 West: Level L2400 (FSR-13)
- 5.1.1 Elevations: West Tower (DP-300)
- 5.1.2 Elevations: West Tower (DP-301)
- 5.1.3 Elevations: West Tower (DP-302)
- 5.1.4 Elevations: West Tower (DP-303)
- 5.1.5 Building Section: West Tower (DP-400)
- 5.1.6 Building Section: West Tower (DP-401)

- East Tower 2
- 5.2.L0 East: Level L000
- 5.2.L1 East: Level L100
- 5.2.L2 East: Level L200
- 5.2.L3 East: Level L300
- 5.2.L4 East: Level L400
- 5.2.L5 East: Level L500
- 5.2.L7 East: Office Level L700
- 5.2.L8 East: Typical Office Level L800
- 5.2.R13 East: Residential Level R1500
- 5.2.R14 East: Typical Residential Level R1600
- 5.2.R27 East: Amenity Level R2700
- 5.2.R28 East: Amenity Level R2800
- 5.2.R29 East: Roof Level L1
- 5.2.R30 East: Roof Level L2
- 5.2.L30 East: Landscape Roof Plan
- 5.2.1 Elevations: East Tower
- 5.2.2 Elevations: East Tower
- 5.2.3 Elevations: East Tower
- 5.2.4 Building Section: East Tower

- South Tower 3
- 5.3.L0.1 South: Landscape Plan
- 5.3.L0.3 South: Rendering
- 5.3.L1 South: Level L100
- 5.3.L4 South: Amenity Level L400
- 5.3.R12 South: Typical Level R1200
- 5.3.R27 South: Level R2700
- 5.3.R29 South: Level R2900
- 5.3.R30 South: Amenity Plan
- 5.3.R31 South: Roof Plan
- 5.3.L31 South: Landscape Roof Plan
- 5.3.P1 South: Parking 1
- 5.3.P2 South: Parking 2
- 5.3.Pty South: Parking Typ (P3-P5)
- 5.3.P6 South: Parking P6
- 5.3.1 Elevations: South Tower
- 5.3.2 Elevations: South Tower
- 5.3.3 Elevations: South Tower
- 5.3.4 Building Section: South Tower

- APPENDICES
- 5.0.9a Landscape Plan: North Plaza
- 9.3 Shadow Studies
- 9.4 Tower Separation Plan



2010 Height and Density Proposal_Rezoning Proposal
(Max. Allowable Height based on View Cone 9.1)

(Revised April, 2012)

Table 1: Proposed Density Distribution

TOWER 1: WEST + ARENA				TOWER 2: EAST				TOWER 3: SOUTH			
Level	Area (sqm)	Use	Notes	Level	Area (sqm)	Use	Notes	Level	Area (sqm)	Use	Notes
L2600				L28	453	amenity		L12	311	R29	
L2500				L28	453	R14		L11	299	R28	
L2400				L28	453	R13		L10	287	R27	
L2300	25 levels	977	R12	L28	453	R12		L9	275	R26	
L2200		1,237	R11	L28	453	R11		L8	263	R25	
L2100		1,237	R9	L28	453	R10		L7	251	R24	
L2000		1,237	R8	L28	453	R9		L6	239	R23	
L1900		1,237	R7	L28	453	R8		L5	227	R22	
L1800		1,237	R6	L28	453	R7		L4	215	R21	
L1700		1,237	R5	L28	453	R6		L3	203	R20	
L1600		1,237	R4	L28	453	R5		L2	191	R19	
L1500		1,237	R3	L28	453	R4		L1	179	R18	
L1400		1,237	R2	L28	453	R3		L0	167	R17	
L1300		1,190	R1	L28	453	R2		L0	155	R16	
L1200		1,345	C8	L28	453	R1		L0	143	R15	
L1100		1,345	C7	L28	453	R0		L0	131	R14	
L1000		1,345	C6	L28	453	R0		L0	119	R13	
L800		1,345	C5	L28	453	R0		L0	107	R12	
L700		1,115	C4 / L700	L28	453	R0		L0	95	R11	
L600		50	C3 / L600	L28	453	R0		L0	83	R10	
L500		895	C2	L28	453	R0		L0	71	R9	
L400		920	C1 / L500 SERVICE	L28	453	R0		L0	59	R8	
L300		85		L28	453	R0		L0	47	R7	
L200		330		L28	453	R0		L0	35	R6	
L100		730		L28	453	R0		L0	23	R5	
L000		150		L28	453	R0		L0	11	R4	
subtotal	1,990	1,330	10,290	14,462	6,441	9,018	788	16,908	329		
Storage excl.				706		469		706			
Excl. balc exclusion				888		721		1,609			
total building % open balcony				7.0% open balcony		5.0% open balcony		17.0% open balcony			
Total Floor Space	10,230	12,888		6,441	7,822		16,883				
see section 2.2	max. allowable height	105.04m geodetic		max. allowable height	104.64m geodetic		max. allowable height	101.98m geodetic			

Project Team

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Table 2: Proposed Density Distribution Summary

	EXCLD Cult/Rec	Cultural/Rec	Office	Retail/Service	Manufacturing	Residential
Existing allowable CD-1 (331)	37,400.0	38,599.0	20,800.0	6,560.0	160.0	
Arena (existing)	35,745.0	2,383.6	5,009.6	159.5		
West	1,460.0	530.0	10,280.0	1,330.0		12,888.0
East			6,440.9			7,822.2
South						16,603.4
Proposed Area	1,460.0	530.0	16,730.9	1,330.0	-	37,319.6
Total DENSITY AREA	37,205.0	530.0	19,124.5	6,339.6	159.5	37,319.6
adjustment to CD-1 (331)	0	0	0	0	0	37,320 sq.m.
New JOB SPACE =	20,050.9 sq.m.		215,625.6 sq.ft.			

Table 4: Unit Count Summary

	Studio	1 Bed	2 Bed	3 Bed	Total
West	20	142	26	2	190
East	24	72	24	6	126
South	0	101	81	31	213
Total	44	315	131	39	529

Table 5: Parking and Loading Summary

	Loading	Existing	Min. Required	Proposed
ROGERS ARENA	8 existing	562	412**	412***
Commercial + office	incl'd above		included above	
Residential (Market) W	incl'd above		105****	120
Residential (Market) S+E	2 provided*		203****	205
Residential (visitor)	n/a		26	26
Total	10	562	747	763

** 1 below South + 1 below East *** includes stadium parking (150 stalls) and 34 off-site parking stalls
**** as per existing CD-1 (331) ***** includes car share

Table 6: Residential Parking Breakdown by tower (Market)

Required (No Car Share)	West	East	South	Parking Stalls
Required (No Car Share)	103.4	64.4	135.1	303
Car Share Stalls	2	2	2	6
Notes (1 per 20 units)	9.5	6.3	10.7	28

Notes: 1. Residential Standard based on the lesser of 1 space per 140 m2 of gross floor area or 1 parking space per unit.
2. Visitor Parking to be located in the Commercial Parking.
3. Car Share at 1/50 units for those units without dedicated stalls

Table 7: Bicycle Parking

Class A and Class B parking is to be provided for bicycles. Class A (1.25m2) is long-term parking for residents. These spaces are covered, secured and offer viable storage solutions for commuters and recreational cyclists. Class B are short term and generally exterior and provided for visitors to the site. Bike rooms and showers/bathrooms are to be provided for commercial retail office occupancy (1 per 750 sqm)

	Class A Stalls		Class B Stalls		Required & provided
	West	South + East	West	East	
Residential	238	424	6	6	673
Commercial / Retail	14	9	6	6	34
Total	251	433	12	12	708

9.1 Project Statistics



Consultants

Notes:
PROJECT NAME
Rogers Arena Redevelopment
PROJECT ADDRESS
800 Griffiths Way
Vancouver BC V6B 6G1
LEGAL DESCRIPTION
LOT 221, D.L. FC, LMP 12038
LAND USE ZONING
CD-1 (311)
SITE AREA
18,835 sm (Net after dedications under viaducts)
EXCLUSIONS
CD-1 (311) By-Law 7201 allows up to 37,400 sm of recreational space to be excluded from FSR

Revisions / Issues:

No.	Date	Description

Rogers Arena Re-zoning

Sheet Title:

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Drawn By: SM

Reviewed by: SM

Date: 30/03/2012

Plot Date: 30/03/2012

Graphic Scale

Scale:

Drawing No.

Project No.: 2820

CAD File Name: