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Musson
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Mackey
Partnership

8072 GRANVILLE STREET

APPLICATION FOR REZONING ADVICE

May 2026

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REZONING INTENT

8072 Granville Street

Application for Rezoning

May 2026



The intent of this proposed rezoning is to rezone the site at 8072 Granville Street from its current C-2 zoning to CD-1. In accordance with the Vancouver Offical Developement Plan Policy, and consistent with the category for 12 storey mixed-use towers, the proposed mixed usedevelopment intends to deliver retail at level1, Ofiice at levels 2& 3, Hotel levels at 4 to 6, Residential strata housing levels 7 to 11, and residental amenity level 12, with a combined FSR of 6.11. The proposal consists of, approximately 8800 sq. ft. of street-facing retail at grade 38000 sq.ft. office, 65 hotel units, 65 strata residental units, and 3 levels of underground parking and bicycle storage.

The project will deliver 25 family-oriented two-bedroom and three-bedroom units. The proposed development will adhere to the Green Buildings Policy for Rezonings and will follow best practices for rainwater management.

Situated within the Marpole community along the granville st, the site is a strong location for mixed use developement . Its mind block location makes its an ideal oppotunity to to further enhance urban context with access to major commercial destinations, public amenities, transit, and cycling routes, while nearby schools, parks, and recreation facilities support family living. Overall, the proposal aims to deliver a vibrant, well-designed addition to the marpole commmuity by providing enhancing housing diversity, Employment oppotuinities and contributing to the continued growth and livability of the Marpole community.

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PROJECT TEAM

8072 Granville Street

Application for Rezoning

May 2026

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JTA Development Consultants is a Vancouver-based, full-service real estate development management firm. We turn project concepts into new developments by assembling and leading integrated teams. Working on our owners' behalf, we guide projects through financing, municipal approvals, construction, and post-occupancy.

Our work often involves complex rezoning, project management and analysis, and community relations. We deliver projects across purpose-built rental housing, market residential, mixed-use, office, heritage retention, non-profit, and industrial sectors.

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Founded in 1965, MCM Partnership is one of British Columbia's most established architecture practices with an extensive portfolio ranging from mixed-use transit oriented, multi-family residential, and mixed use office projects. MCM is proud of its role in shaping the built form of the City of Vancouver and continues to be an active participant in this space.

MCM values the strong relationship with City of Vancouver Staff, building on many successful projects in the past. We value the collaborative approach to projects between ourselves and City Staff and look forward to continuing this relationship in the through the realization of the Broadway Plan and beyond.

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PROJECT TEAM

8072 Granville Street

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May 2026

223038.01

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SITE CONTEXT

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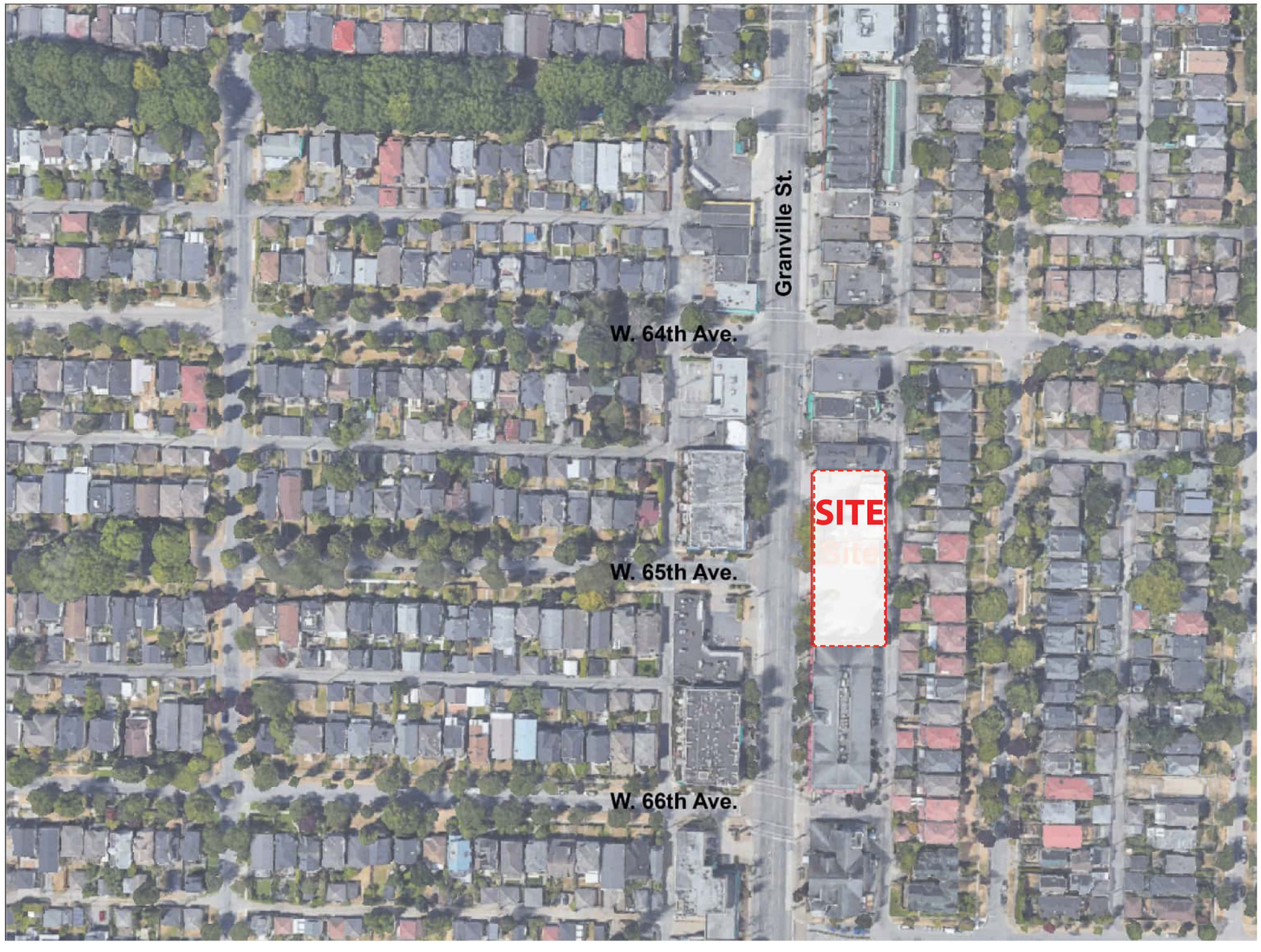
SITE DESCRIPTION

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Located in the within the Marpole community of Vancouver, 8072 Granville Street is well-positioned within a vibrant and evolving urban landscape. The site enjoys excellent accessibility with its proximity to major transit routes, including frequent bus services along Granville st . This connectivity provides seamless access to downtown Vancouver, Richmond, and other key destinations. The area is also close to essential amenities such as schools, parks, shopping centers, and community facilities, making it an ideal location for a mixed-use residential development. As part of the Marpole community Plan, the site offers an opportunity to support the city's vision for sustainable, transit-oriented neighbourhoods while addressing housing needs and commercial needs and enhancing community livability.



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CONTEXT PLAN

8072 Granville Street

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Located in the Marpole community, 8072 Granville Street is well-positioned within a vibrant and evolving urban landscape. The site enjoys excellent accessibility with its proximity to major transit routes, including frequent bus services along Granville Street Recent Developments on the area include the mixed-use sites at 8475 and 8425 Granville st.

This site location locate along a major city artery provides access to downtown Vancouver, YVR, Richmond, and other key destinations. The area is also close to essential amenities such as schools, parks, shopping centers, and community facilities, making it an ideal location for a mixed-use residential development.

As part of the Marplole community plan, the site offers an opportunity to support the city's vision for sustainable neighbourhoods while addressing housing needs and enhancing community livability.



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SITE PHOTOS

8072 Granville Street

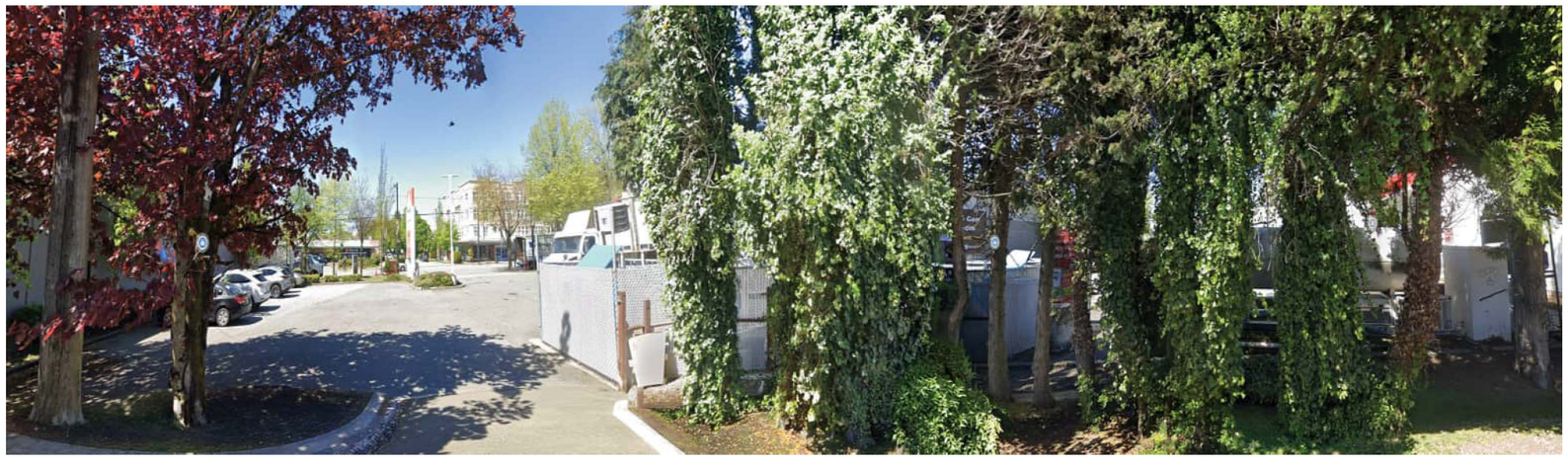
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A. VIEW FACING GRANVILLE STREET





B. VIEW FROM LANE

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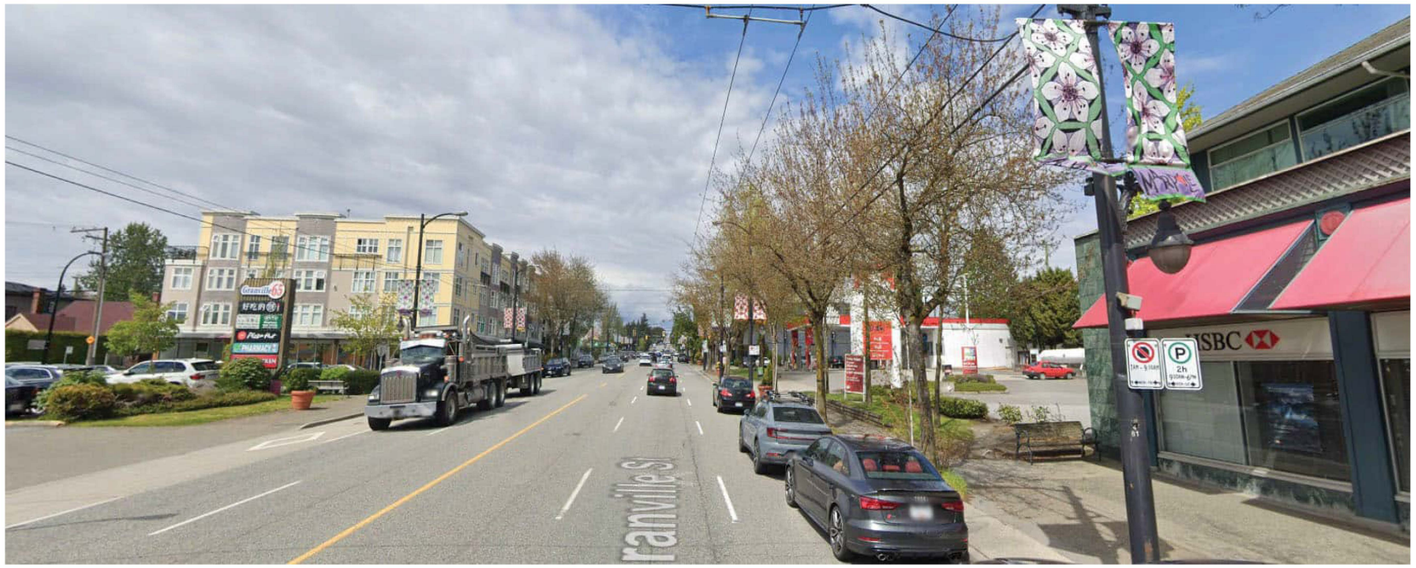
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SITE PHOTOS

8072 Granville Street

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C. VIEW FACING NORTH - GRANVILLE ST





D. VIEW FACING SOUTH - GRANVILLE ST.



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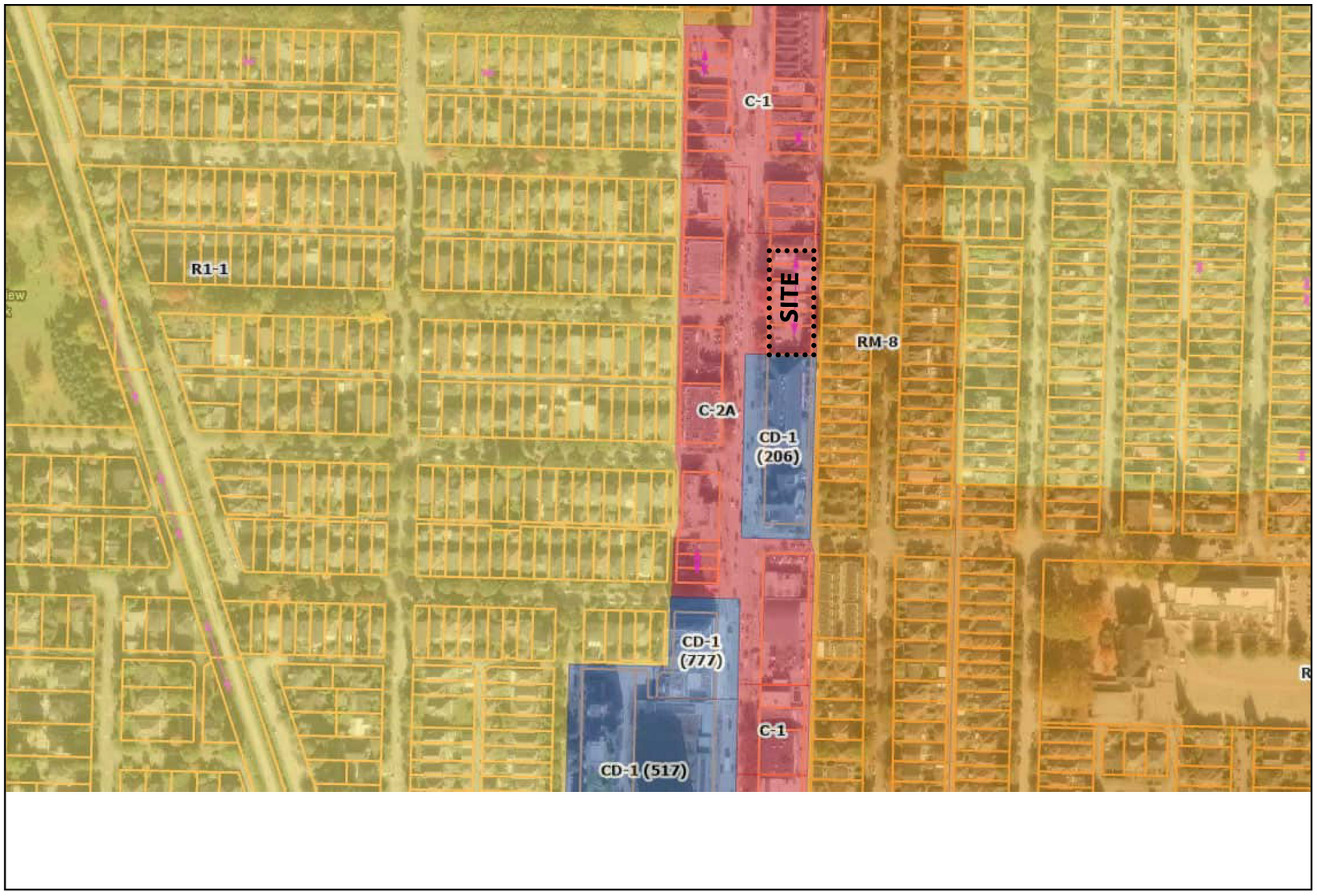
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EXISTING ZONING CONTEXT

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R1-1 Residential Inclusive District

RM-8A — Residential District

C-1& C2A — Commercial District

CD-1 — Comprehensive Development District

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PROPOSAL

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DEVELOPMENT SUMMARY

8072 Granville Street

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Project Overview

Located at the mid block between West 64th & 67th Avenue in Vancouver, this transformative mixed-use development is positioned within an etablished community centre experiencing growth and densification. The project occupies a strategic site currently undergoing rezoning and a change of use from its current function as a gas station.

The proposal represents an important contribution to the evolution of the Marpole Community , aligning with Vancouver's broader goals for increased urban density, sustainability, transit-oriented growth, and community activation. The development will introduce a thoughtfully scaled 12-storey mid-rise mixed use tower that integrates into the surrounding urban fabric. With an FSR of 6.11, the building will provide 65 strata residental units, including a mix of studio, one-, two-, and three-bedroom homes, each designed with private exterior balconies.

At grade, approximately 8,800 square feet of street-facing retail will animate the public realm, support walkability, and contribute to a more active pedestrian experience along Granville St. further enhanced via plaza/breezeway on the south side.

Three levels of underground parking and building services will support both residents and commercial uses.

Levels 2 and 3 with provide approximatley 34800 sq.ft. of new office space

Levels 4 to 6 will provide a Hotel ofr approx 33800 sq.ft. with 65 sleeping units

Generous indoor and outdoor amenity spaces are located on level 12, offering expansive views toward the South and surrounding neighbourhoods. These amenities are designed to encourage social interaction, leisure, and community-building, enhancing the overall livability of the development.

Neighbourhood Context: Marpole

Stretching from Angus Drive to Ontario Street, and from West 57th Avenue to the North Arm of the Fraser River, Marpole is one of Vancouver's most deeply established neighbourhoods. Guided by the city's Marpole Community Plan, this historic area is actively transitioning from a low-density, car-oriented suburb into a vibrant, high-density urban district. The traditional shopping hub along Granville Street, is being revitalized with mid-rise towers, diverse dining options, and expanded retail spaces. This redevelopment carefully balances rapid housing growth with essential civic infrastructure, ensuring residents enjoy seamless access to upgraded parks, and walkable public amenities.

Statistics summary

HEIGHT

151'-6" (46.18M) 12 stories

* 16'-0" of mechanical screening/ elevator overrun excluded

FSR

6.11 FSR = 143,00 SF

Strata Residental dwelling units

65 Units

UNIT MIX AND SIZES (46% family-oriented units)

5 X Studio (size: 392 SF)

30 X One Bedroom (sizes: 540- 634 SF)

5 X Two Bedrooms (size: 809 SF)

5 X Two Bedrooms + den(size: 929 SF)

20 X Three Bedrooms (sizes: 107 -1075 SF)

Architectural Design

This architectural design showcases a sophisticated and thoughtful approach to modern mid-rise urban development. By utilizing a dynamic, terraced massing strategy, the building breaks up its overall scale, presenting an inviting and human-scaled presence to the street. The visual structure is defined by a contrast in materials and tones; white-paneled residential upper block sits atop a dark-framed commercial podium, establishing a clear visual hierarchy.The building's functional zones are integrated through extensive glazing, along the middle tiers where expansive ribbon windows maximize interior natural light while maintaining a clean, contemporary exterior. At the street level, retail storefronts open directly onto the wide sidewalks, blending the private interior with the public sphere to foster a vibrant, pedestrian-friendly neighborhood atmosphere.

A enhanced plaza entrance in adtion to a deticated breeze way along the south elevation provide a mid-block break to activated the land with granville st.

the active ground floor is balanced by the geometric rhythm of the uniformly arranged balconies above, which provide private outdoor spaces for residents while contributing a refined texture to the overall facade.

At the top level and large amemity space with full walk around deck provide views to the surrrounds areas

Landscape and Placemaking Vision

The landscape concept is guided by two core principles:

Placemaking: The design establishes a strong urban node at the south end of the property , anchored by a public entry plaza and breezeway activating a mid-block passage. Feature paving inspired by the building façade, along with bistro seating, benches, bike parking, custom planters, and street trees, creates an active and welcoming pedestrian frontage.

Community: The landscape supports social interaction through layered amenity spaces for residents and visitors. Ground-level retail frontage and plaza seating encourage public gathering, while the Level 12 outdoor amenity deck area's provide spaces for relaxtion, gardening, outdoor dining, co-working, lounging, and informal recreation.

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APPLICABLE POLICIES AND GUIDELINES

8072 Granville Street

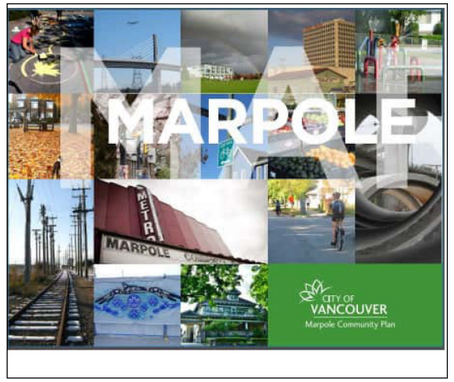
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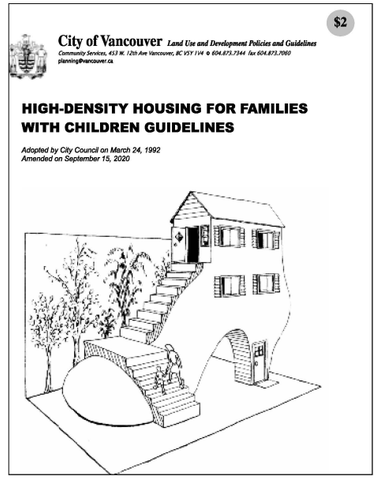
Vancouver Official Development plan

The plan designates the site at 8072 Granville to be a 12 storey Mixed use Mid-rise development with non-dwelling uses at ground level and office or dwelling uses above



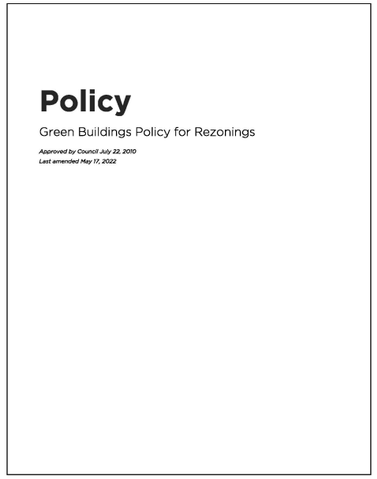
Marpole Community Plan

The site is located within the "Marpole community Plan' and the proposed building will comply with the relevant requirements, including the intent to improve the general environment of the Marploeas a key component of a sustainable, livable city of neighbourhoods, offering places to live, work, shop play and feel part of a community.



High-Density Housing for Families with Children Guidelines

The proposal would comply with the 'High-Density Housing for Families with Children Guidelines' to address the key issues of site, building and unit design which relate to residential livability for families with children.



Green Building Policy for Rezonings

The proposal would comply with the 'Green
Building Policy for Rezonings' including an integrated rainwater management system and
green infrastructure.

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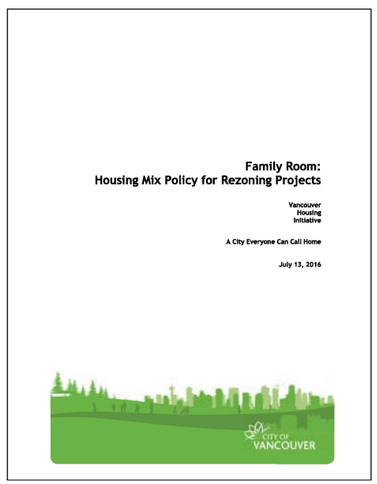
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APPLICABLE POLICIES AND GUIDELINES

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Family Room: Housing Mix Policy for Rezoning Projects

The proposal would comply with the 'Family Room: Housing Mix Policy for Rezoning Projects' to meet the needs of families and larger households. This approach aims to support Vancouver's future as a family-friendly city while fostering a more diverse and sustainable long-term housing mix.

Other Policies and Guidelines

Vancouver Building By-law (2024)
Zoning By-law (3575)
C-1 District Schedule
Housing Design and Technical Guidelines (2021)
Parking By-Law 6059
Community Amenity Contributions Policy for Rezonings (2024)
Transportation Demand Management for Developments in Vancouver (2024)

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APPLICABLE POLICIES AND GUIDELINES - VANCOUVER DEVELOPEMENT PLAN

8072 Granville Street

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Overview

The Vancouver plan accelerates housing construction, updates land-use maps, mandates climate risk assessments, and aligns infrastructure development with increasing density via core principles:

Complete Neighbourhoods: Creating communities where residents can meet daily needs within a short walk or stroll

Equity and Inclusion: Rectifying historical disparities by expanding affordable housing options and public amenities across all areas

Climate Resilience: Protecting natural systems, expanding the tree canopy, and restricting development in high-risk flood and seismic zones

Economic Vitality: Safeguarding industrial and commercial lands to secure local job growth alongside residential expansion.

Infrastructure Alignment: Ensuring all new housing density is directly supported by upgraded water, sewer, park, and school capacities.

General Guidelines

The proposed site is specifically defined in the plan in the generalized land use (GLU) as Mid-rise , Mixed use development. and floors with the height guidelines

Design address the core principles note above by providing an Active Street Frontage feature public-oriented commercial uses, such as retail shops, services, or restaurants, to enhance the pedestrian environment.

Floors about ground provided office and hotel use that add the economic vitality of the community

Residential units are give priority for privacy and separation on the top levels with a generous amenity space.

Concept land use plan

Residential Multiplex – Ground-oriented residential uses, including single-detached homes, duplexes, townhouses, row-houses, and multiplexes up to 3 storeys. Compatible non-residential uses are permitted.

Residential Low-Rise – Low-rise residential apartments up to 6 storeys, or up to 8 storeys if located within a Transit-Oriented Area (TOA). Lower density forms and compatible non-residential uses are permitted.

Residential Mid-Rise – Mid-rise residential apartments up to 12 storeys. Lower density forms and compatible non-residential uses are permitted.

Residential High-Rise 1 – High-rise residential apartments up to 26 storeys. Lower density forms and compatible non-residential uses are permitted.

Residential High-Rise 2 – High-rise residential apartments above 26 storeys. Lower density forms and compatible non-residential uses are permitted.

Mixed-Use Low-Rise – Low-rise, commercial or mixed-use residential apartments up to 6 storeys or up to 8 storeys if located within a Transit-Oriented Area (TOA). Non-residential uses are required.

Mixed-Use Mid-Rise – Mid-rise, commercial or mixed-use residential apartments up to 12 storeys. Non-residential uses are required.

Mixed-Use High-Rise 1 – High-rise, commercial or mixed-use residential apartments up to 26 storeys. Non-residential uses are required.

Mixed-Use High-Rise 2 – High-rise, commercial or mixed-use residential apartments above 26 storeys. Non-residential uses are required.



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APPLICABLE POLICIES AND GUIDELINES - MARPOLE COMMUNITY PLAN

8072 Granville Street

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Overview

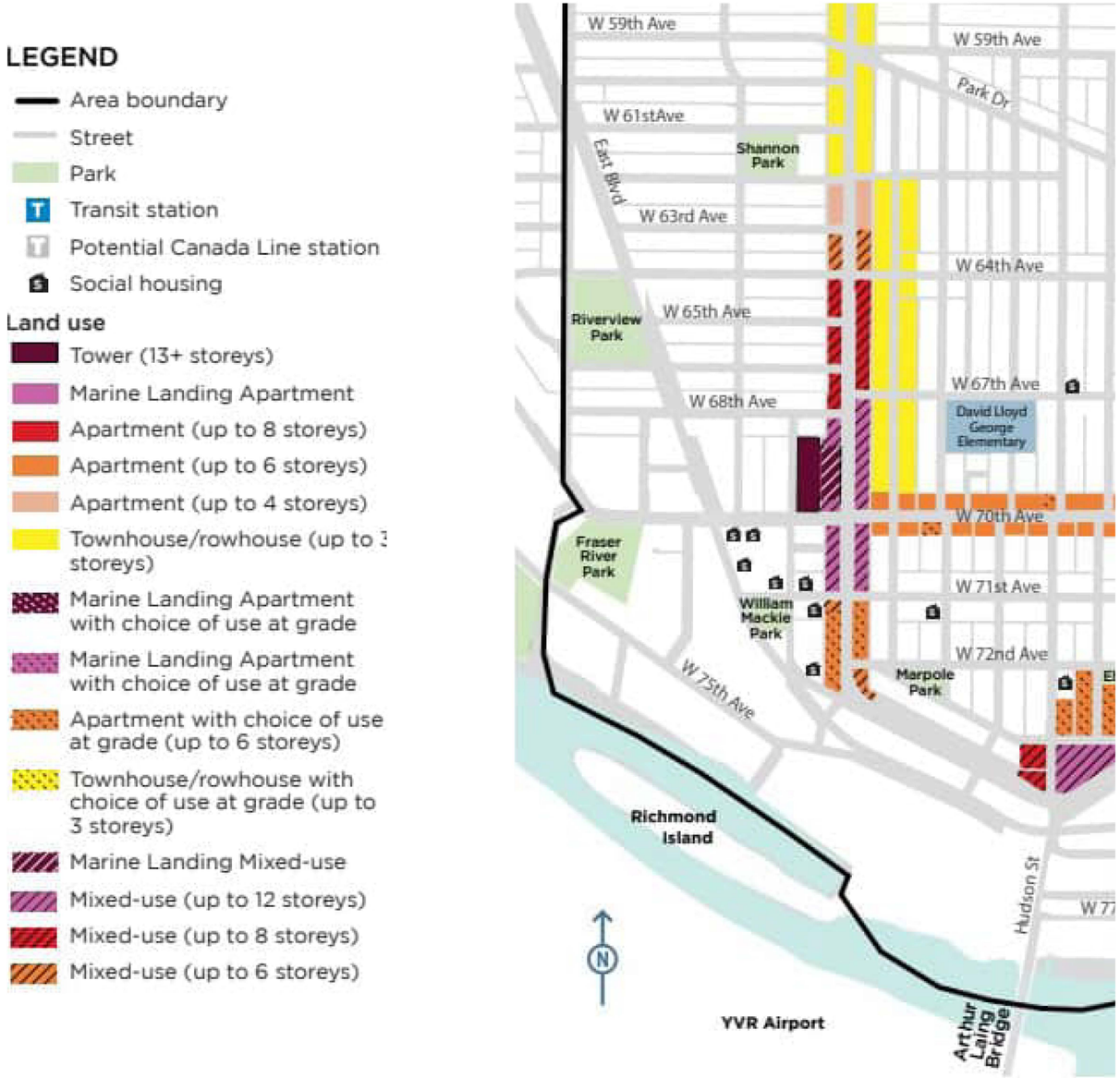
The Marpole Community Plan by the City of Vancouver is a to guide positive growth, land use, and development in the southern Marpole neighbourhood. It strike a balance between sustainable population growth, affordable housing, and neighborhood livability with regards the the proposal developement key items to be adhered to are:

Granville Street Revitalization: Strengthening Granville Street as the core commercial "high street" and social heart of Marpole by supporting active retail frontages and mid-rise development

Active Transportation: Building enhanced pedestrian pathways, dedicated cycling networks, and safer crossings to mitigate congestion caused by adjacent major arterials.

General Guidelines

The proposed site is defined in the plan in the generalized land as 8 storey mixed supersceeds the hieght proposed the the marpole community plan however the height adheres to the Vancouer ODP The proposal address marpole guidelines at ground level by providing pass thru breezway , entry plaza at south end of property, in addtion to set setback along the front and back elevations balconies limit to west and west for residental with limited fenistrations on south and north to address privacy and future tower separations



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PROGRAM AND USES

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The project is located on a prominent mid-block commercial high street. The design responds to this vibrant urban context by creating an active and engaging pedestrian streetscape. The building takes advantage of open views to the south and west while supporting the City of Vancouver's objective to increase housing opportunities in transit-oriented areas.

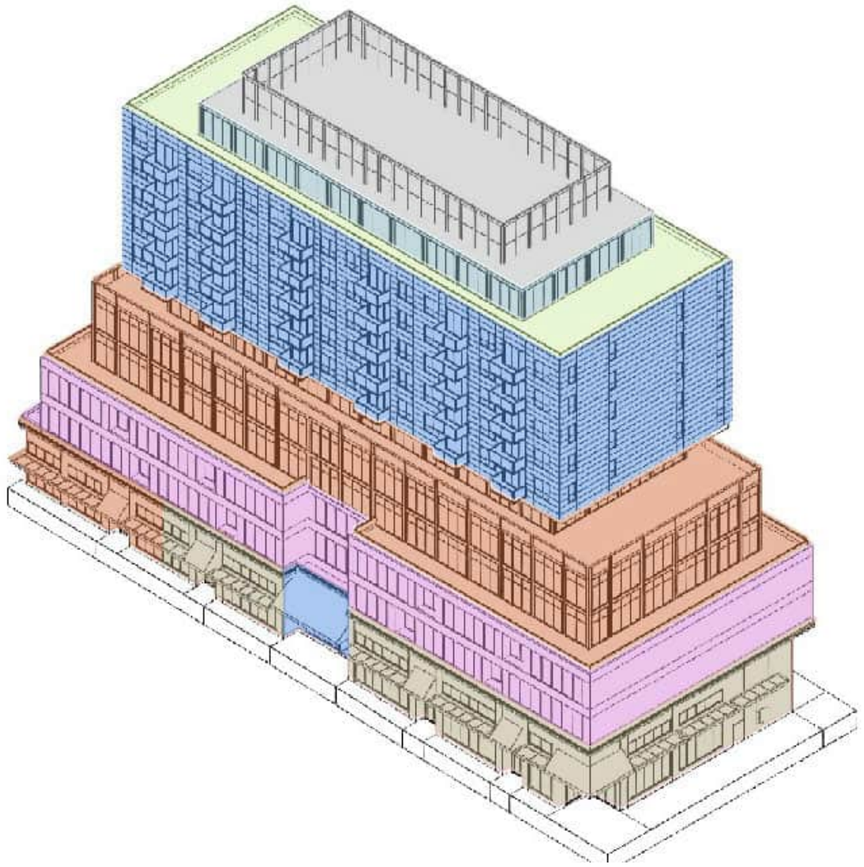
At grade, the project includes street-level retail units, a hotel lobby, residential lobby access, an entry plaza, and a breezeway to the south. The entry plaza and associated breezeway provide a mid-block passage that enhances connectivity to the Granville streetscape, supports commercial activity, and encourages public interaction while contributing to resident well-being.

Levels 2 and 3 contain commercial office space and include an outdoor deck on the west side, accommodated through an 8'-0" setback.

Levels 4 through 6 contain 65 hotel units, with outdoor deck areas provided at each level. Levels 7 through 11 provide 65 strata residential units, each with a private balcony. The proposed unit mix exceeds the minimum family-oriented housing targets established by the City's rezoning requirements, providing 30% three-bedroom units and 16% two-bedroom units, for a total of 46% family-oriented units.

Level 12 contains a large indoor amenity space designed for social gathering and interaction. A generous outdoor deck surrounds the amenity area, providing opportunities for outdoor seating and dining while offering views of the surrounding area.

The rooftop amenity level includes a mechanical room, outdoor equipment areas, and a smaller interior amenity space.



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PROJECT VISION

8072 Granville Street

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A VIBRANT, MIXED-USE STREETSCAPE

The project envisions the ground level as a lively retail destination, fostering interaction and engagement between residents and the broader community.

- **Active Frontage:** Thoughtfully designed storefronts will animate Granville Street, encouraging pedestrian activity and creating a welcoming neighbourhood hub.
- **Essential Retail:** Ground-level spaces will cater to everyday needs, such as cafés, convenience stores, and boutique shops, enriching the local urban experience.
- **Community Connection:** By incorporating spaces for gathering and interaction, the retail component will become a vital part of the surrounding community fabric.



Conceptual Sketch from Marpole community plan

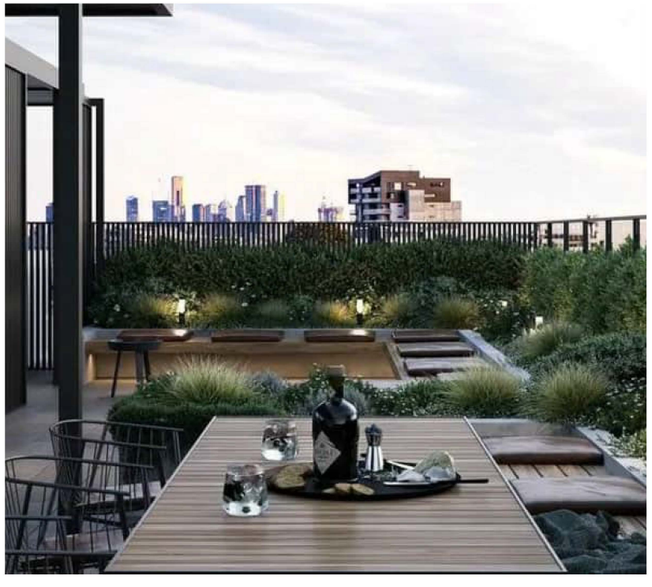


Active Frontage

INTEGRATION WITH THE MARPOLE COMMUNITY

The development addesses the marpole community plan and the Vancouver official development plan by embracing thoughtful density and creating a welcoming urban environment.

- **Density with Design:** a distinct architectural design will balance density with visual appeal, contributing to Vancouver's skyline while minimizing the impact on neighbouring properties.
- **Community-Oriented Spaces:** Public and semi-public spaces will foster interaction and enhance the sense of community within the development and its surroundings.
- **Responsive Urban Fabric:** The design respects the surrounding neighbourhood's scale and character while introducing modern architectural elements that reflect Vancouver's evolving identity.



Conceptual Sketch



A Mixed-Use Streetscape

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PROJECT VISION

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SUSTAINABILITY AT ITS CORE

Sustainability is a cornerstone of our vision, ensuring that the project contributes positively to Vancouver's climate goals while promoting long-term environmental stewardship.

- **Energy Efficiency:** The building will adhere to Vancouver's Green Buildings Policy, incorporating advanced energy-efficient systems, sustainable materials, and renewable energy sources.
- **Green Spaces:** Landscaped outdoor areas, green roofs, and tree-lined edges will enhance urban biodiversity and provide calming spaces for relaxation.
- **Transit Orientation:** The project leverages its proximity to bus routes to encourage a car-light lifestyle, reducing emissions and supporting sustainable transportation.



Conceptual Sketch from Cambie Corridor Plan



Roof Garden

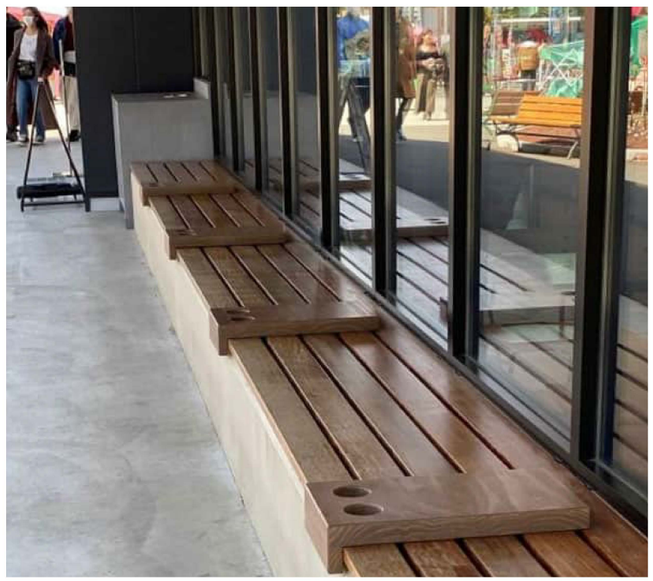
ACCESSIBILITY AND CONNECTIVITY

Situated at a strategic location, the project will capitalize on its accessibility to create a truly connected community.

- **Transit Proximity:** an sort walk to the Granville bus loop with access to major bus routes, the site provides transit options for its users.
- **Walkability:** The development enhances walkability through active retail edges and seamless connections to nearby amenities such as parks, schools, and Oakridge Centre.
- **Urban Connectivity:** The site's location along granviille Street provides direct links to key commercial, cultural, and recreational destinations in Vancouver and beyond.



Conceptual Sketch from Cambie Corridor Plan



Cambie Street illustration from Cambie Corridor Plan

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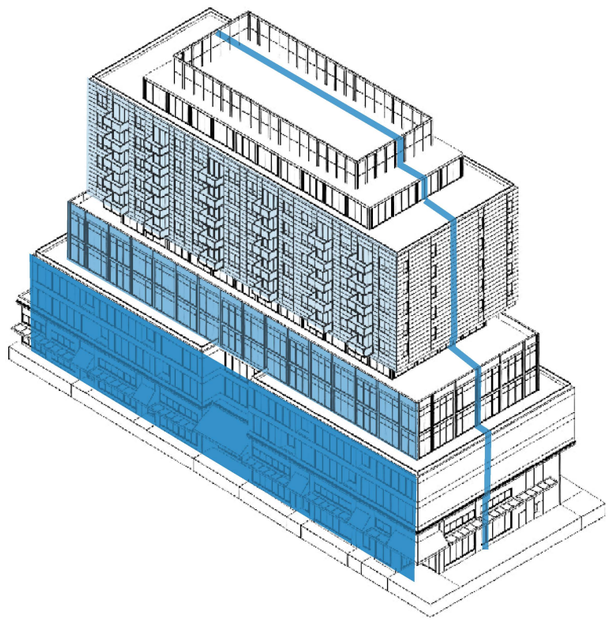
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ARCHITECTURAL MASSING

8072 Granville Street

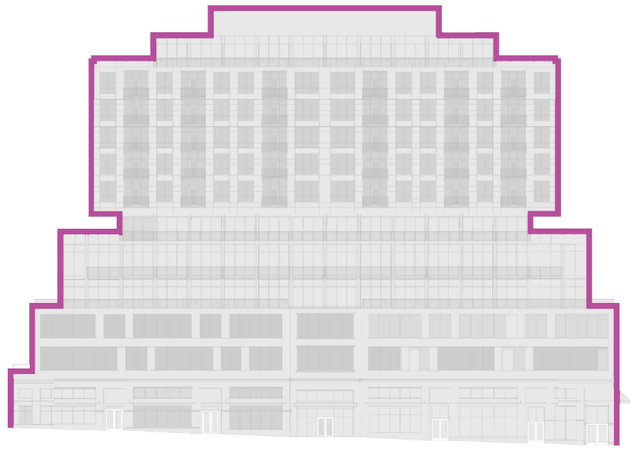
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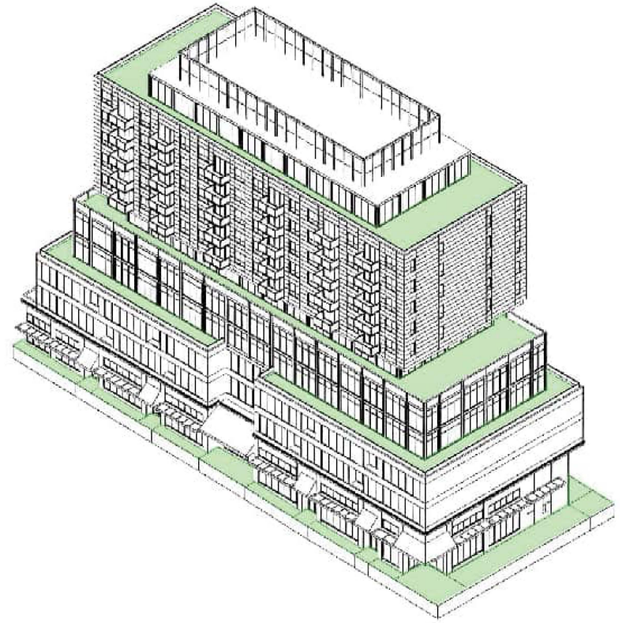
ARRANGEMENT

Arranged via is mixed-use design the buiding is composed of three distinct horizontal tiers. The ground floor anchors the structure with active street-facing retail storefronts and pedestrian spaces. Above it, a modern mid-section features a dark, grid-like glass curtain wall tailored for commercial use. The structure culminates in a contrasting white residential block that cantilevers outward, utilizing a repetitive pattern of recessed windows and private balconies to clearly separate the living spaces from the commercial base below.



IDENTITY

The three-tiered stacked design that separates its functional uses also definies in visual style. The transparent storefront glazing at the ground level establishes a welcoming, human-scale streetfront. the middle section transitions into an industrial-inspired aesthetic with gridded curtain wall system. The upper residential tower contrasts with a clean, façade and balconies. By shifting and cantilevering these distinct masses, the architecture creates strong horizontal lines that reduce the building's visual weight and maximize natural light.



SETBACKS AND OPEN SPACES

The varied setbacks across the building help shape the overall form, while the resulting recesses create open spaces for residents. The podium and upper-level setbacks further define the building's character and architectural identity.

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MATERIAL BOARD

8072 Granville Street

Application for Rezoning

May 2026



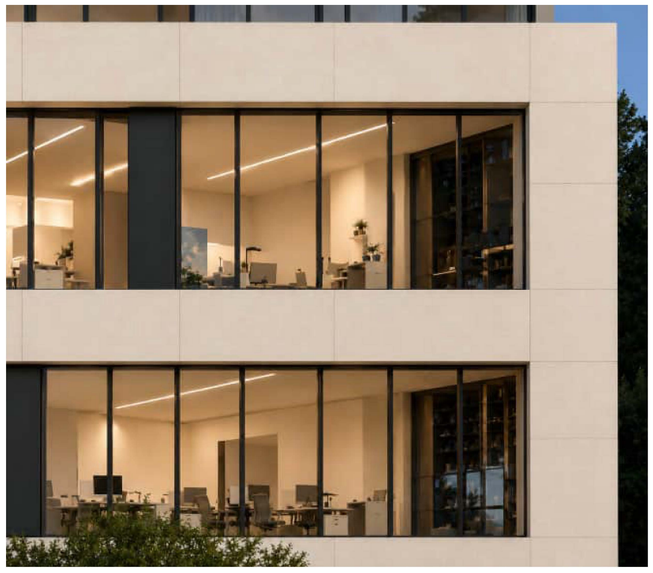
Storefront glazing system (retail)



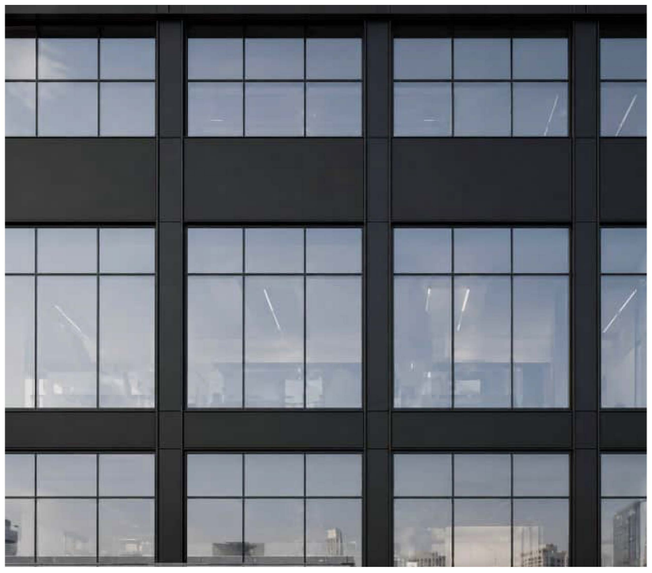
White brick cladding (retail)



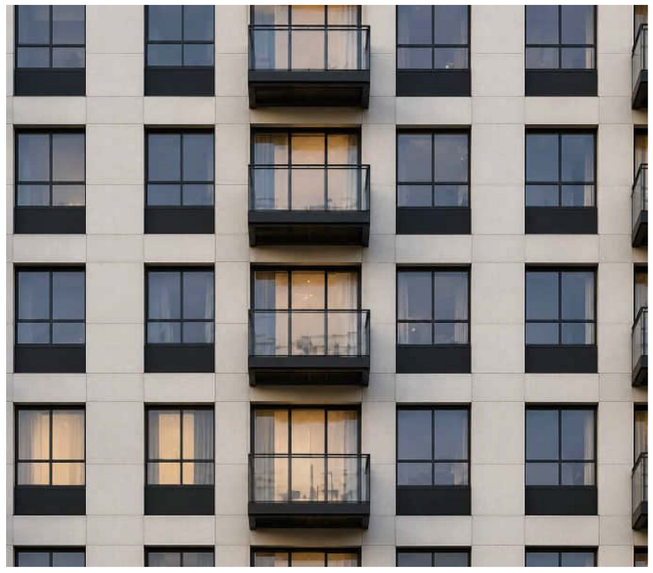
Black awning (retail)



Large format ceramic tile (office)



Black Curtain wall system (hotel)



Vision and spandrel window-wall system (strata)

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SUSTAINABILITY

8072 Granville Street

Application for Rezoning

May 2026

GREEN BUILDINGS POLICY FOR REZONING
LOW EMISSIONS GREEN BUILDINGS - RESIDENTIAL

Overall Building Performance
- The project aims to achieve the minimum requirements as dictated by the Green Buildings Policy for Rezonings 2016
- The simplified building form reduces heat loss through the envelope, thereby minimizing overall energy demand
- Less than 50% glazing ratio

Low Emitting Materials
- Material selection informed by a carbon emission life cycle analysis to minimize embodied carbon
- Compliance with recognized environmental and air quality standards
- Use of high-albedo materials for mitigation of the urban heat island effect and improvement of building energy efficiency

Embodied Emissions
- The project life-cycle equivalent annual carbon dioxide emissions ($kgCO_2e/m^2$) will be calculated and reported through a whole-building life cycle assessment
- Report including carbon intensity, total embodied carbon, and equivalent annual values

Verified Direct Ventilation
- Ventilation system specification supplying outdoor air directly to all occupied spaces
- Ventilation design and testing documentation meeting City standards
- Dedicated energy recovery ventilation unit in each residential unit to reduce heating load
- Filtration of outside air to reduce occupant exposure to hazardous particles

Refrigerant Emissions
- Annual refrigerant emissions report in carbon dioxide equivalent, calculated using the City's approved methodology
- Air-source heat pumps as the primary source of heating and cooling in residential units
- Mechanical cooling in each residential unit to ensure future occupant comfort

Whole Building Airtightness
- Whole-building airtightness test results demonstrating compliance with City standards
- Suite-level airtightness test results for a representative number of residential suites

Integrated Rainwater Management and Green Infrastructure
- Site-level rainwater management plan
- Green and grey infrastructure strategies for runoff reduction, pollutant removal, and stormwater management
- Drought-resilient landscaping for long-term protection of site vegetation.

Energy System Sub-metering
- Provision of separate master meters for each utility and sub-metering for all major building systems
- Energy benchmarking and reporting records for the period following occupancy

Indoor Air Quality Testing
- Pre-occupancy indoor air quality test results for key pollutants
- Results to be shared with the City prior to building occupancy.

ARCHITECTURAL DRAWINGS



1 RENDERING

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Seal

8072 GRANVILLE ST.
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RENDERING

Drawing

Scale	N.T.S.
Project	223038
Sheet	**RND**

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SITE AREA	ft²	m²	ADDRESS	CURRENT ZONE	NEW ZONE
	23396	2,173.6	8072 Granville st	C-2	CD-1

FSR BREAKDOWN

GROSS AREAS - BY USE (ft²)									
LEVEL	GROSS AREA (ft²) INTERIOR	PARKING EXCLUSIONS	SERVICE/ STORAGE EXCLUSIONS	RETAIL	COMMON (RES. OFFICE)	OFFICE	HOTEL	INTERIOR AMENITY EXCLUSIONS	RESIDENTIAL STRATA
P3	22,627	22,627							
P2	22,627	22,627							
P1	22,627	22,627							
1- GROUND	19,282	3214	3,486	8,755	1,317		2,119		391
1- MEZZ	915				915				
2	18,593		53		943	17,420	177		
3	18,593		53		943	17,420	177		
4	13,254		53		958		12,243		
5	13,254		53		958		12,243		
6	7,854		53		970		6,831		
7	11,696		53						11,644
8	11,696		53						11,644
9	11,696		53						11,644
10	11,696		53						11,644
11	11,696		53						11,644
12	7,290		53					7,237	
TOTAL	225,398	71,095	4,066	8,755	7,004	34,841	33,791	7,237	58,609

TOTAL PROPOSED FSR (RESIDENTIAL, RETAIL, OFFICE & HOTEL)	143,000 ft²

FSR CALCS	
RETAIL	0.37
OFFICE	1.64
HOTEL	1.44
RESIDENTAL	2.65
FSR TOTAL	6.11

PROPOSED BUILDING HEIGHT

Measured from level 01 to the top of the uppermost habitable level	46.18M
Number of storeys	12

UNIT TYPES

LEVEL	STRATA UNITS					
	STUDIO	1 BED	2 BED	2 BED + DEN	3 BED	
7	1	6	1	1	4	
8	1	6	1	1	4	
9	1	6	1	1	4	
10	1	6	1	1	4	
11	1	6	1	1	4	
TOTALS	5	30	5	5	20	65
PERCENTAGE TOTAL	8%	46%	8%	8%	31%	

LEVEL	HOTEL UNITS			
	SINGLE BED	DOUBLE BED	SUITE	
4	7	14	4	
5	7	14	4	
6	4	10	1	
TOTALS	18	38	9	65
PERCENTAGE TOTAL	28%	58%	14%	

PARKING REQUIREMENTS

STALL TYPE	BYLAW	REQUIRMENTS	UNITS	NO. SPACES
RESIDENTAL	4.1.1	*No parking spaces are required*		0
VISITOR	4.1.3	*0.05 stall for every unit*	65	4
OFFICE	4.1.1	*No parking spaces are required*		0
Retail	4.1.1	*No parking spaces are required*		0
TOTAL				4

ACCESSIBLE PARKING REQUIREMENTS

STALL TYPE	BYLAW	REQUIRMENTS	UNITS	NO. SPACE
RESIDENTAL	4.1.4 (a)	*1 stall for 7 units, 0.034 spaces per additional unit*	65	3
RETAIL	4.1.4 (b)	*1 stall for first 500m2 GFA + .4 stall for additional 1000 m2 GFA*		2
OFFICE	4.1.4.(b)	*1 stall for first 500m2 GFA + .4 stall for additional 1000 m2 GFA*		2
HOTEL	4.1.4 (b)	*1 stall for first 500m2 GFA + .4 stall for additional 1000 m2 GFA*		2
PASSANGER	4.1.4	*first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space.*		1
TOTAL				10

LOADING REQUIRMENTS - CLASS A

STALL TYPE	BYLAW	REQUIREMENTS	UNITS/AREA	NO. SPACES
RESIDENTAL	5.2.1	*1 stall for 50-299 units*	65	1
RETAIL	5.2.6	*No requirement*	813.40m2 (8,755 sq.ft.)	0
OFFICE	5.2.6	*one space for 1 000 to 15 000 m2 of GFA*	*3454.70m2 (37,186sq.ft.)*	1
HOTEL	5.2.2	*one space for a hotel with a minimum of 150 sleeping,*	65	1
TOTAL				3

LOADING REQUIRMENTS - CLASS B

USE CLASSIFICATION	BYLAW	REQUIREMENTS	UNITS/AREA	NO. SPACES
RESIDENTAL	5.2.1	*No requirement*	65	1
RETAIL	5.2.6	*one space for the first 2325 m2 of GFA*	813.40m2 (8,755 sq.ft.)	1
OFFICE	5.2.6	*one space for 500m2 to 5000m2 of GFA*	3454.70m2 (37,186 sq.ft.)	1
HOTEL	5.2.2	*one space for a hotel with less than 75 sleeping*	65	1
TOTAL				4

BICYCLE PARKING REQUIREMENTS CLASS A

USE CLASSIFICATION	BYLAW	REQUIRMENTS	UNITS/AREA	NO. SPACES
RESIDENTAL	6.2.1.1	*1.5spaces for every unit < 699sf*	35	53
RESIDENTAL	6.2.1.1	*2.5 space for every unit 699sf - 1130sf*	*30*	75
RETAIL	6.2.5.1	*one space for each 340m2 of GFA*	813.40m2 (8,755 sq.ft.)	3
OFFICE	6.2.4.1	*one space foreach 170m2 of GFA*	3454.70m2 (37,186 sq.ft.)	21
HOTEL	6.2.5.1	*1 space for every 30 dwelling, housekeeping or sleeping units, or any combination thereof*	65	3
TOTAL				155

BICYCLE PARKING REQUIREMENTS CLASS B

STALL TYPE	BYLAW	REQUIRMENTS	UNITS/AREA	NO. SPACES
RESIDENTAL	6.2.1.1	*2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling*	65	5
RETAIL	6.5.1.1	*6 spaces for any development containing a minimum of 2,000m2 of GFA*	813.40m2 (8,755 sq.ft.)	6
OFFICE	6.2.4.1	*6 spaces for development containing a min. of 1,000m2 of GFA*	3454.70m2 (37,186 sq.ft.)	6
HOTEL	6.2.5.2	*6 space for every 75 dwelling, housekeeping or sleeping units, or any combination thereof*	65	6
TOTAL				23

BICYCLE PARKING PROVIDED BY LEVEL

LEVELS	HORIZONTAL	VERTICAL	TOTAL
P1	134	54	188

BICYCLE STALL TYPE PROVIDED

	CLASS A	CLASS B
TOTAL	**165**	**23**

PARKING PROVIDED

STALL TYPE	STANDARD	SMALL	ACCESSIBLE	NO. SPACES
RESIDENTAL	41	18	4	63
VISITOR	3	3	0	6
RETAIL/OFFCE/HOTEL	39	13	5	57
TOTAL				126

PASSANGER SPACE REQUIREMENTS

STALL TYPE	BYLAW	USE CLASSIFICATION	REQUIRED	PROVIDED
PASSANGER (CLASS A)	7.2.1	RESIDENTAL	1	1

BUILDING SETBACKS

ELEVATIONS	GRADE	LEVEL 2-3	LEVEL 4-5	LEVEL 6	LEVEL 7-11
FRONT (WEST) GRANVILLE S	5'-0" (1.5M)	5'-0" (1.5M)	15'-0" (4.6M)	22'-9" (6.9M)	15'-0" (4.6M)
SIDE (NORTH)	N/A	8'-0" (2.4M)	18'-4" (5.6M)	40'-0" (12.2M)	29'-10" (9.1M)
SIDE (EAST) BREEZEWAY	12'-0" (3.65M)	12'-0" (3.6M)	22'-0" (6.7M)	40'-0" (12.2M)	33'-5" (10.2M)
REAR (LANE)	5'-0" (1.5M)	5'-0" (1.5M)	15'-0" (4.6M)	22'-9" (6.9M)	15'-0" (4.6M)

8072 GRANVILLE STREET - PROPOSED DEVELOPMENT (2026-04-30)

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Project

PROJECT STATS

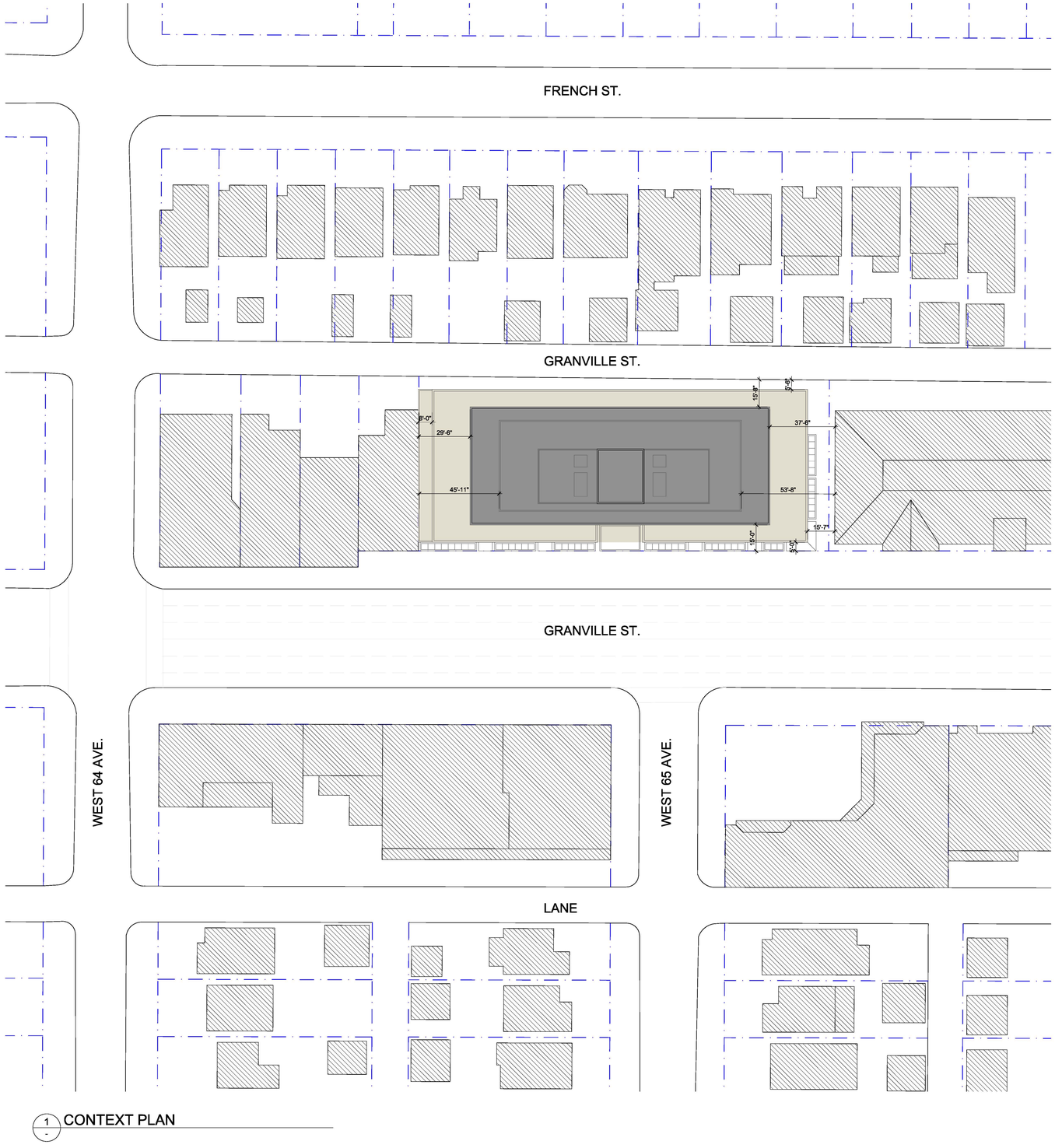
Drawing

Scale

Project 223038

Sheet A100

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1 CONTEXT PLAN

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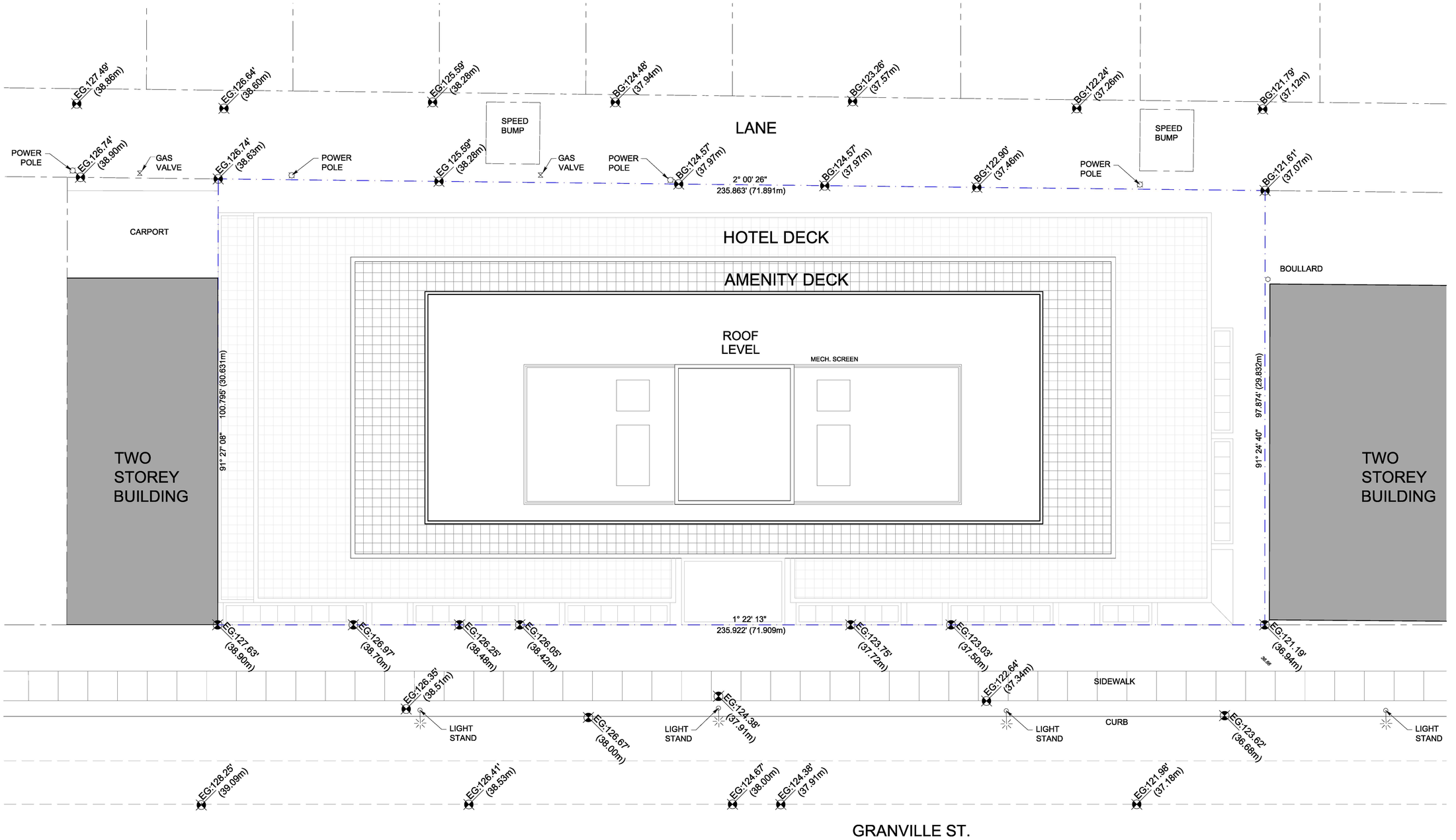
Project

CONTEXT PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	223038
Sheet	A001

16' 12' 8' 4' 0" 8' 16' 32' 48'

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1 SITE PLAN
3/32" - 1-0"

8' 4' 0" 4' 8' 16' 24'

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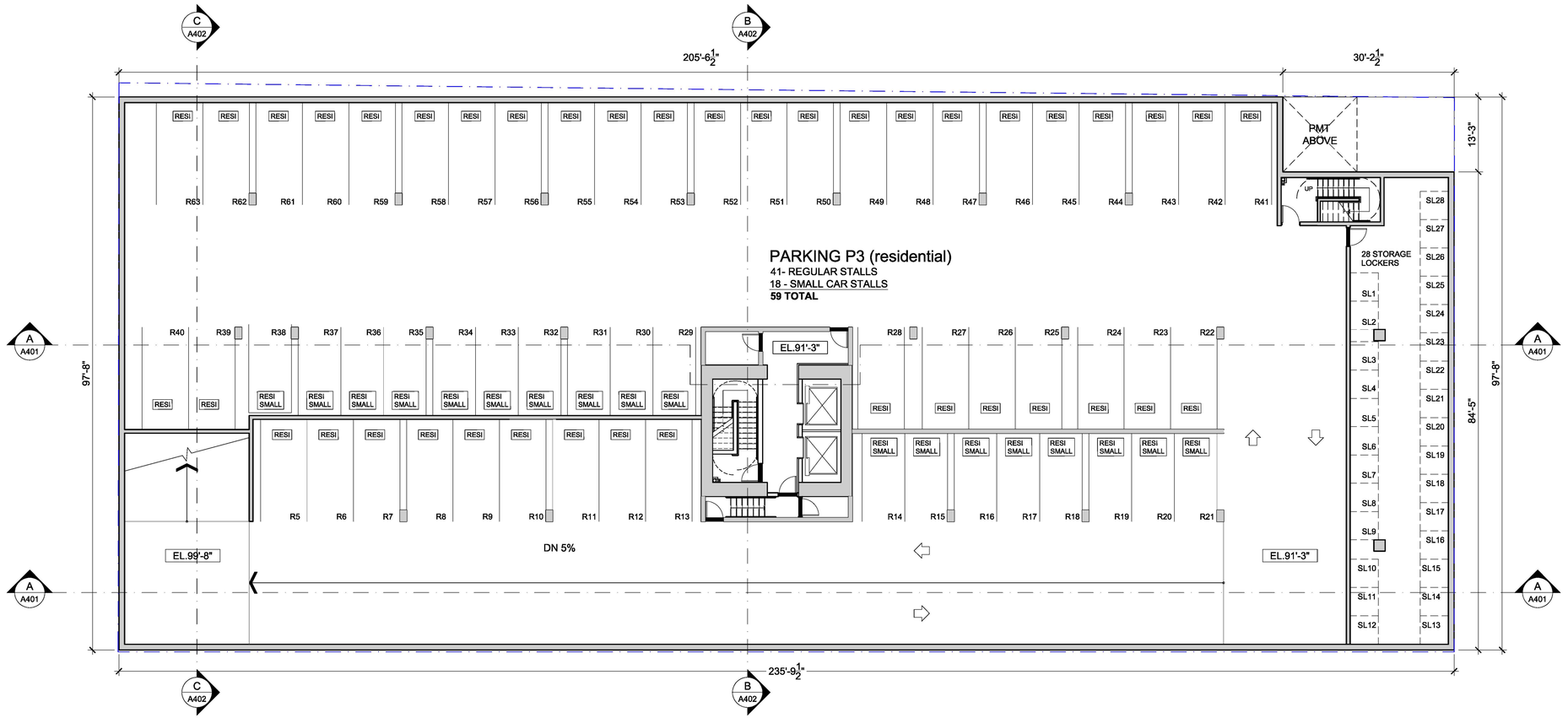
8072 GRANVILLE ST. MIXED USE

Project

SITE PLAN

Drawing

Scale	3/32" = 1'-0"
Project	223038
Sheet	A101



1 - LEVEL P3
3/32" = 1'-0"

8' 4' 0" 4' 8' 16' 24'

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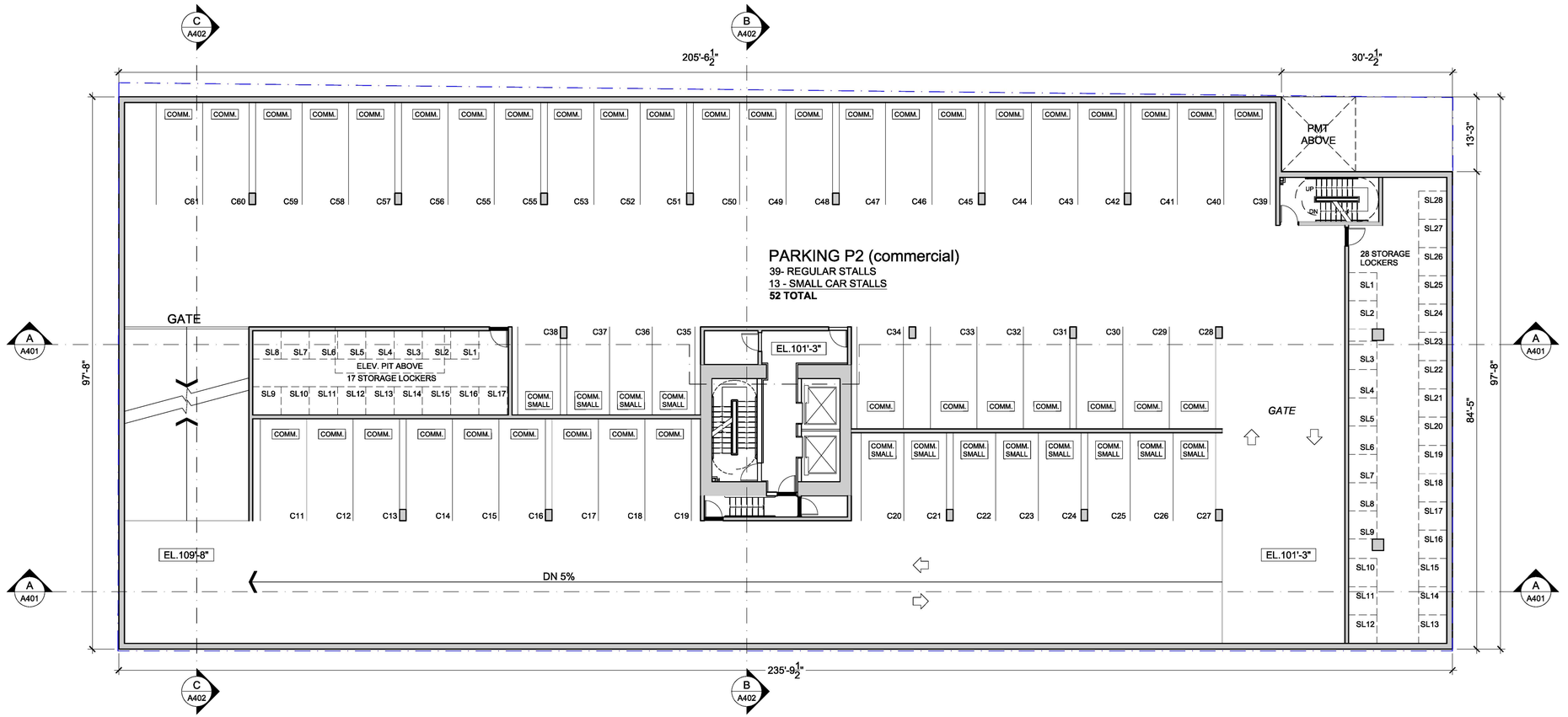
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LEVEL P3

Drawing

Scale	3/32" = 1'-0"
Project	223038
Sheet	A201



1 - PARKING LEVEL P2
3/32" = 1'-0"

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LEVEL P2

Drawing

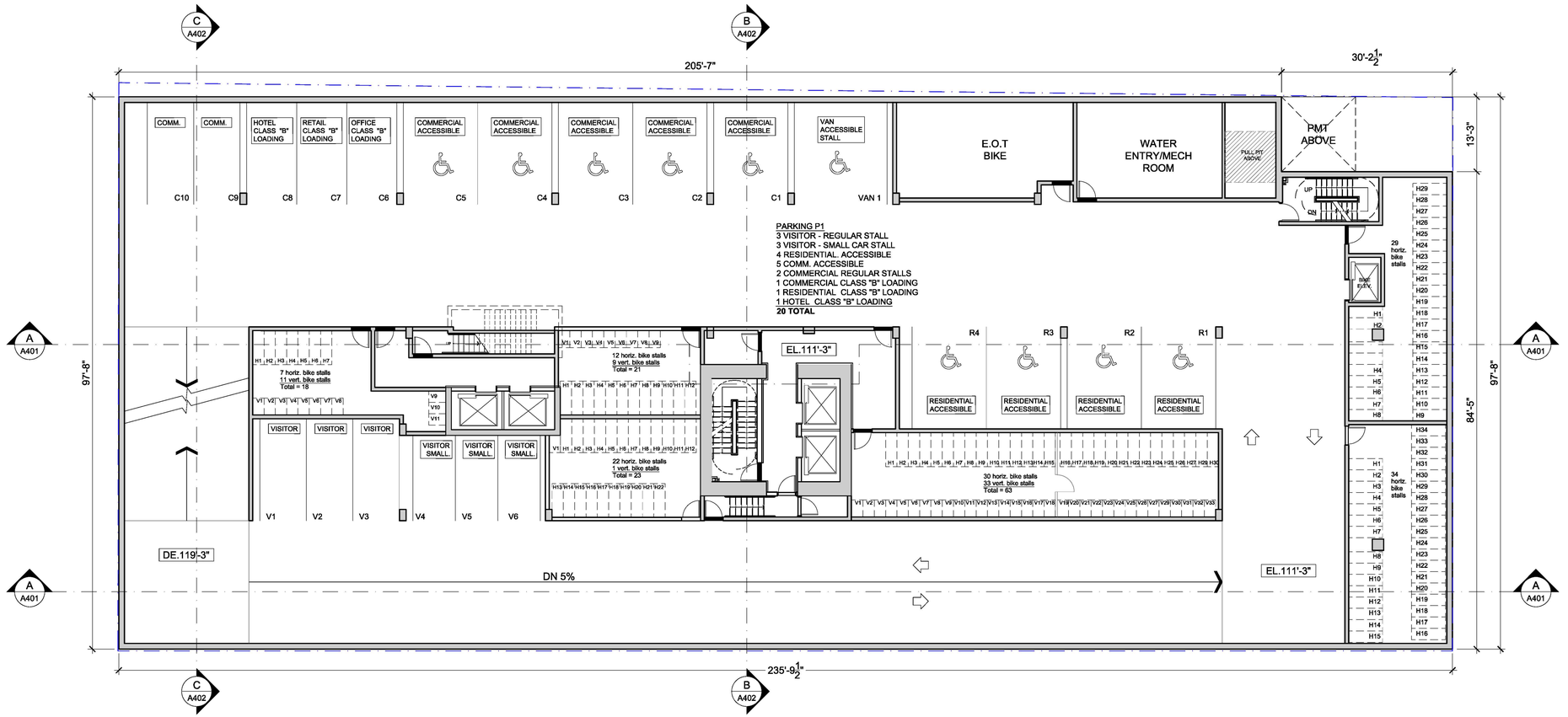
Scale 3/32" = 1'-0"

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Sheet A202

8' 4' 0" 4' 8' 16' 24'

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1 PARKING LEVEL P1
3/32" = 1'-0"

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LEVEL P1

Drawing

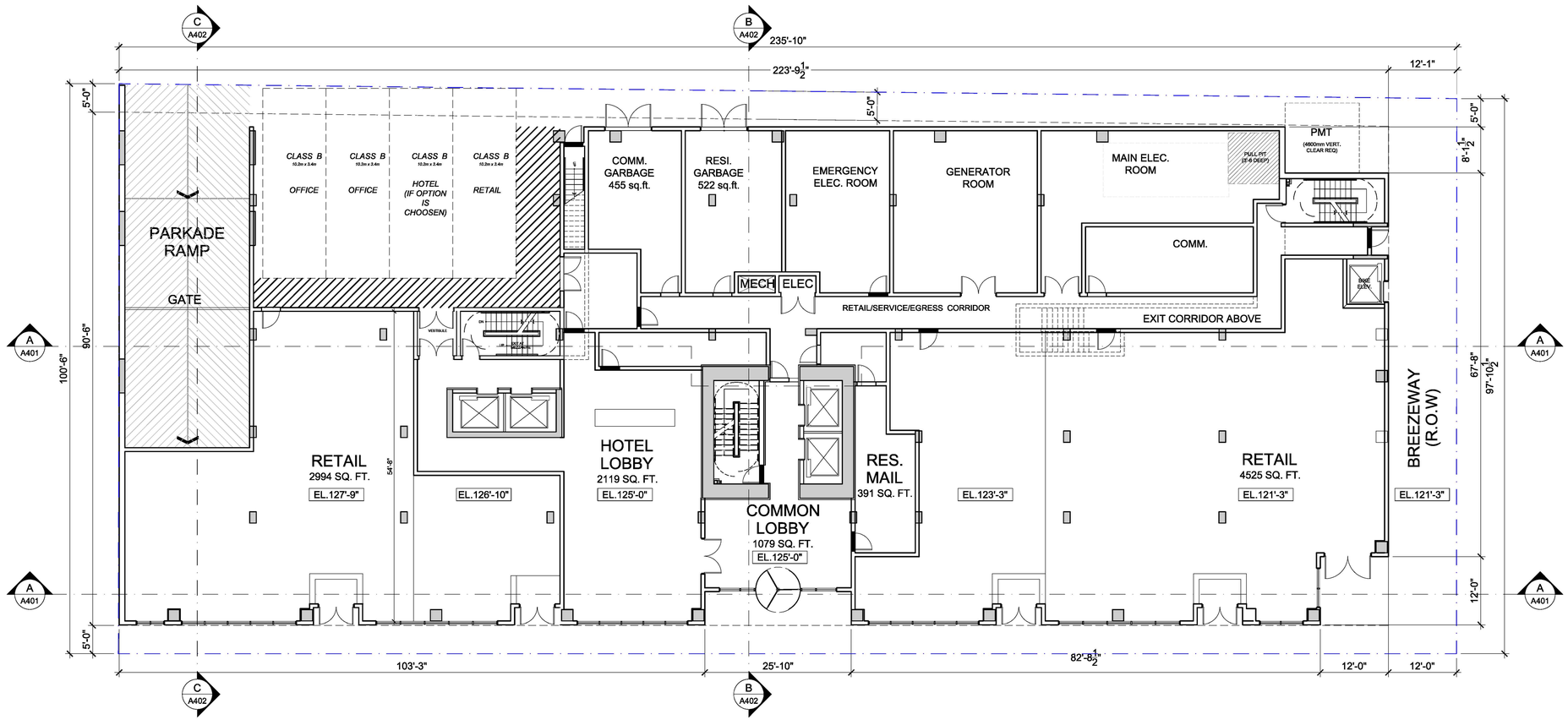
Scale 3/32" = 1'-0"

Project 223038

Sheet **A203**

8' 4' 0" 4' 8' 16' 24'

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1 LEVEL 1 (GROUND)
3/32" = 1'-0"

8' 4' 0" 4' 8' 16' 24'

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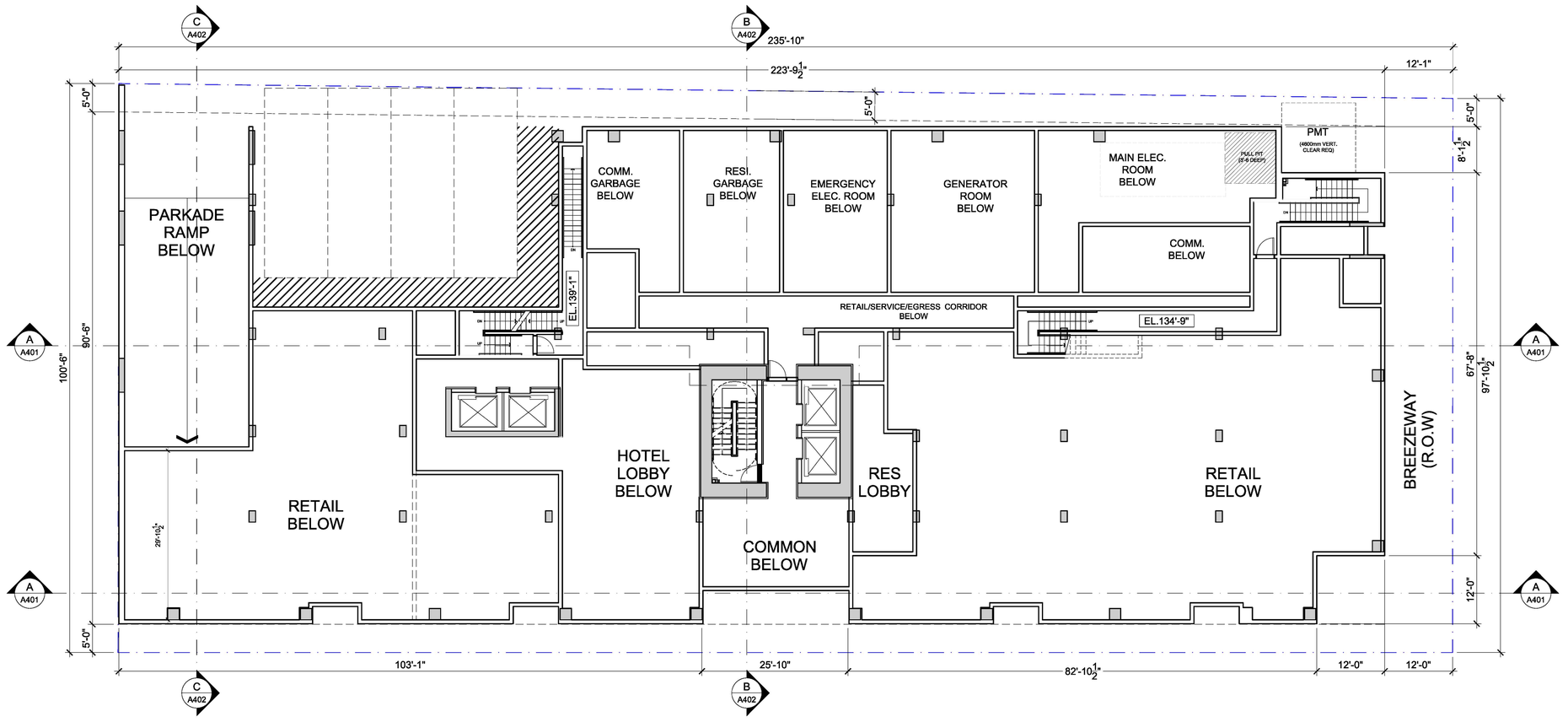
Seal

8072 GRANVILLE ST. MIXED USE

Project

LEVEL 01 GROUND RETAIL

Drawing	
Scale	3/32" = 1'-0"
Project	223038
Sheet	A204



1 - LEVEL 1 (MEZZANINE)
3/32" = 1'-0"

8' 4' 0" 4' 8' 16' 24'

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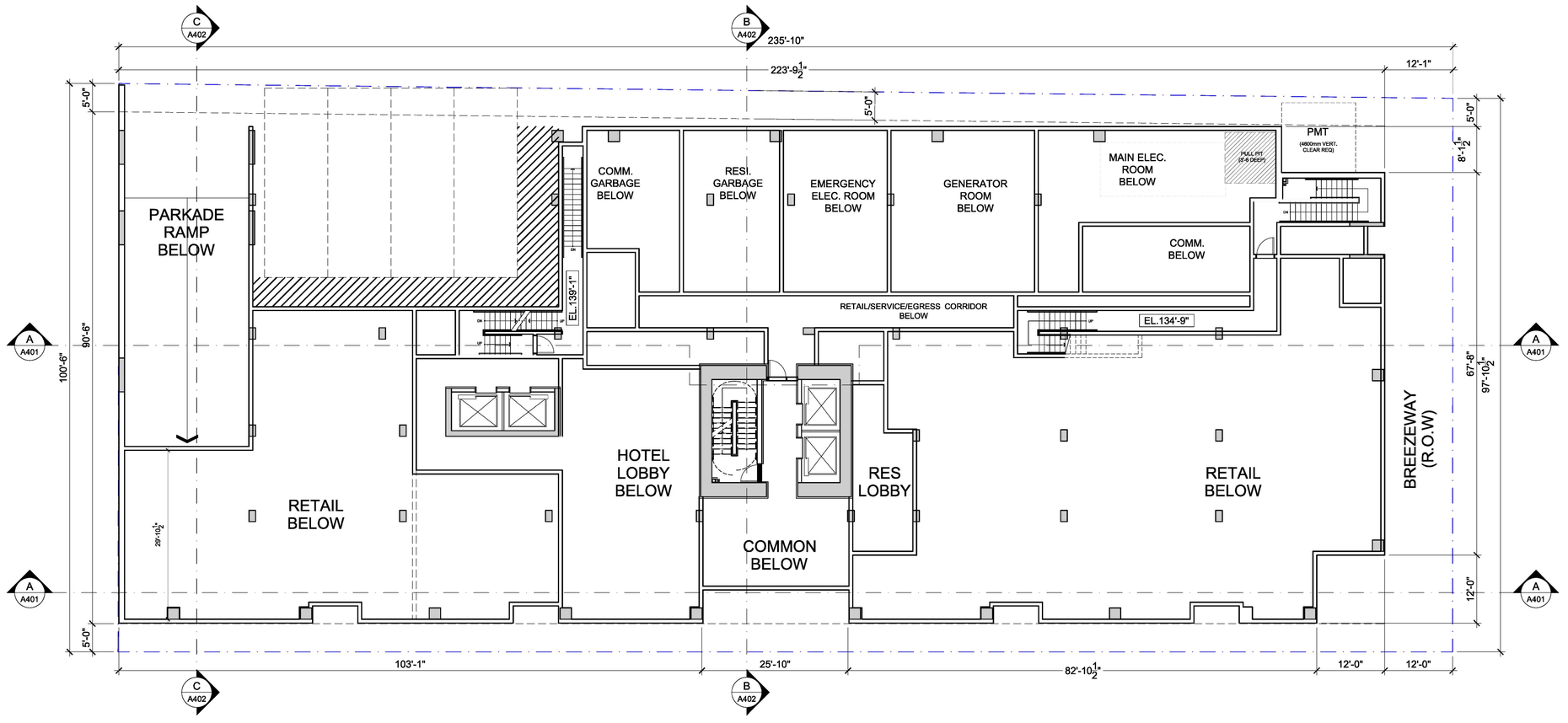
Seal

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Project

LEVEL 01 MEZZANINE EXIT EGRESS

Drawing	
Scale	3/32" = 1'-0"
Project	223038
Sheet	A205



1 - LEVEL 1 (MEZZANINE)
3/32" - 1-0"

LEGEND	
	RETAIL
	OFFICE
	HOTEL
	PARKING/SERVICE
	COMMON
	AMENITY
	RESIDENTIAL
	STUDIO
	1 BEDROOM
	2 BEDROOM
	2 BED + DEN
	3 BEDROOM
	PROPERTY LINE
	SETBACK LINE

8' 4' 0" 4' 8' 16' 24'

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1	23 APRIL 2026	PROGRESS SET
1	14 APRIL 2026	PROGRESS SET
1	10 APRIL 2026	PROGRESS SET
1	17 MARCH 2026	PROGRESS SET

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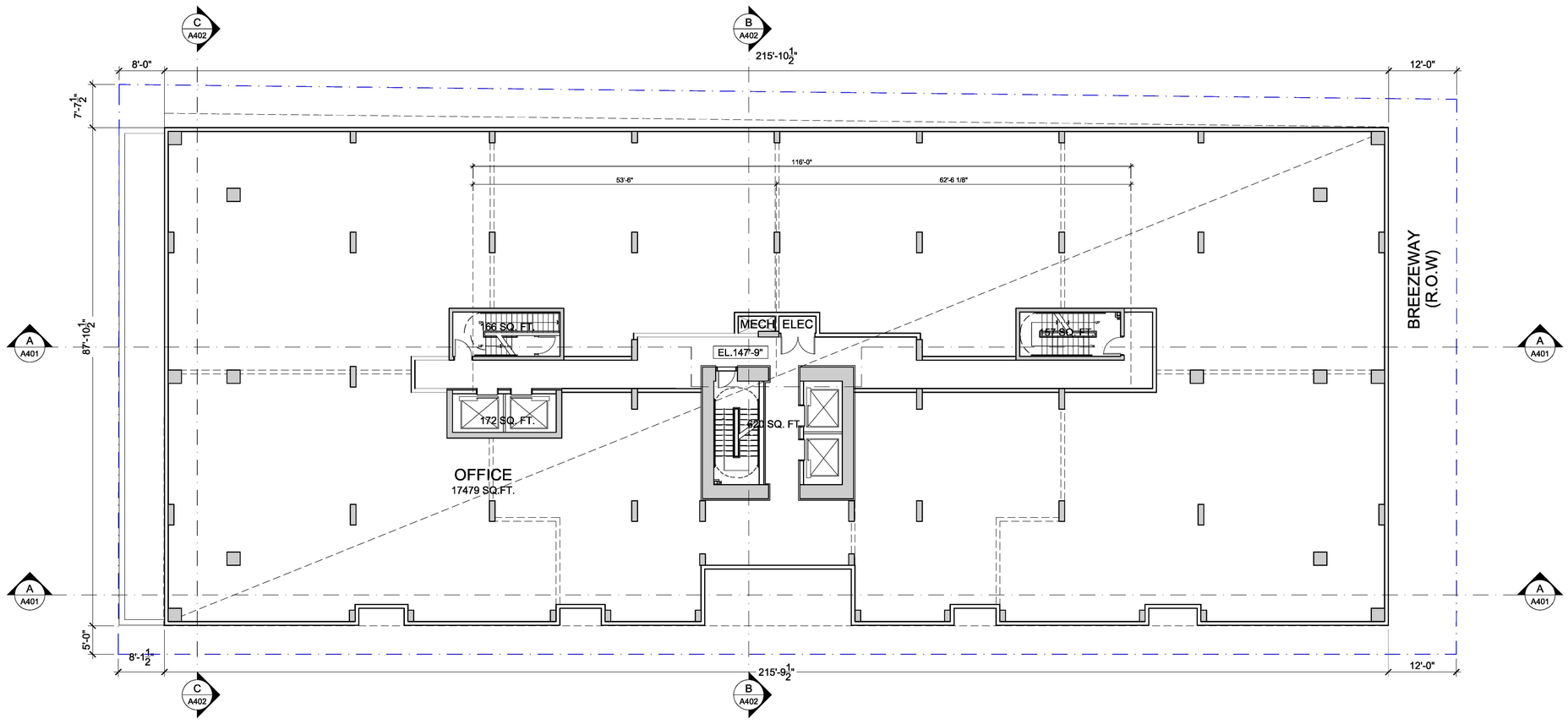
LEVEL 01 MEZZANINE EXIT EGRESS

Drawing

Scale 3/32" = 1'-0"

Project 223038

Sheet **A205**



1 LEVEL 02
3/32" - 1-0"

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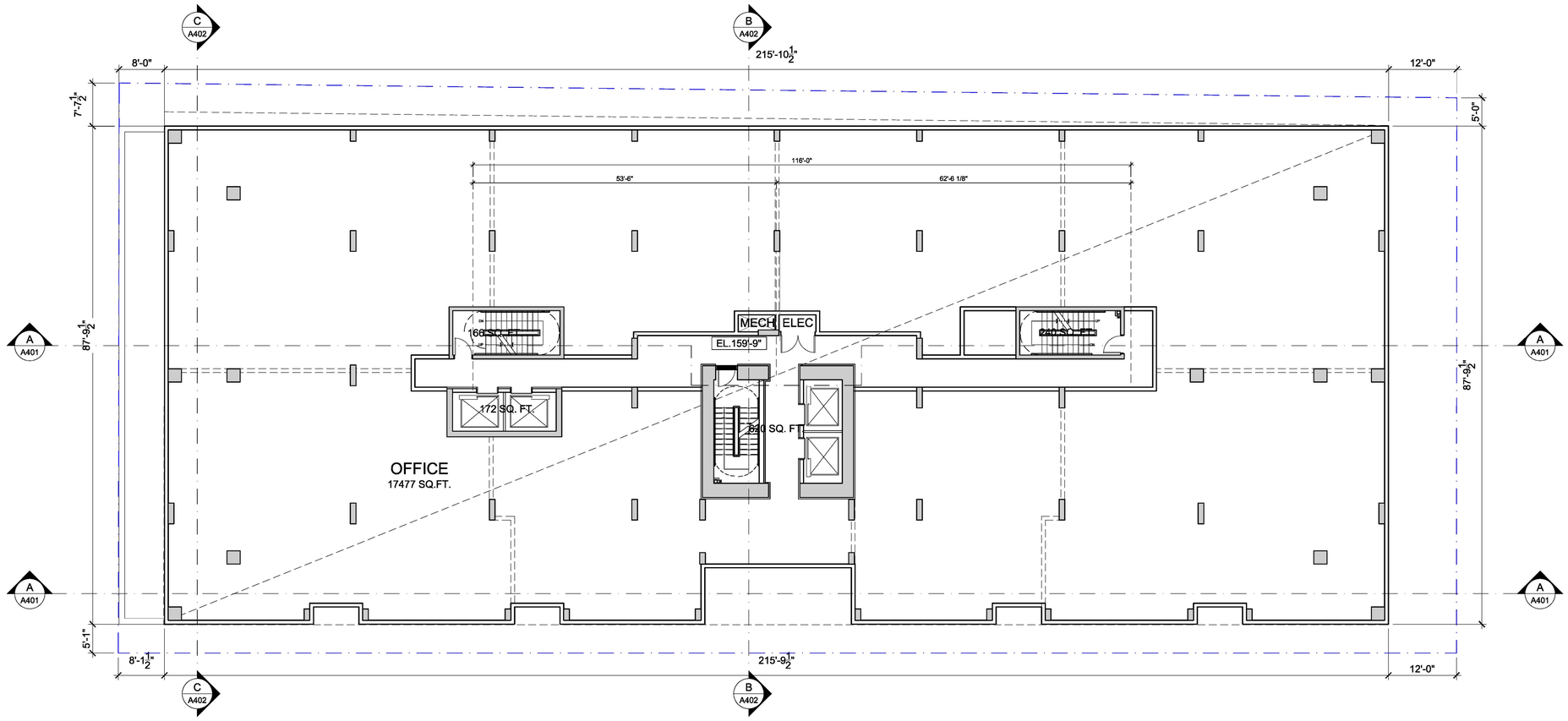
LEVEL 02

Drawing

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1 LEVEL 03
3/32" - 1-0"

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LEVEL 03

Drawing

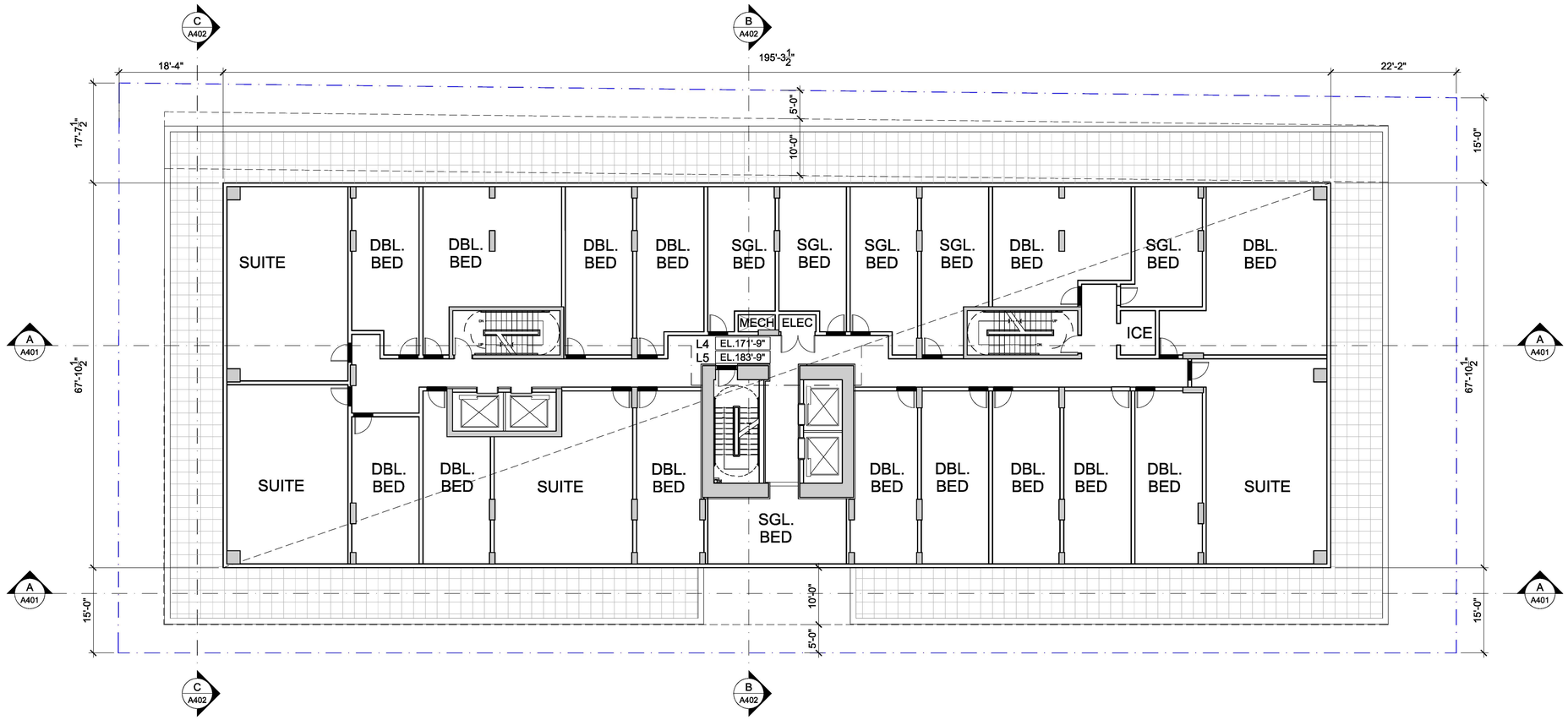
Scale 3/32" = 1'-0"

Project 223038

Sheet A207

8' 4' 0" 4' 8' 16' 24'

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1 LEVEL 04-05
3/32" = 1'-0"

8' 4' 0" 4' 8' 16' 24'

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Revisions YYYY-MM-DD

Seal

8072 GRANVILLE ST. MIXED USE

Project

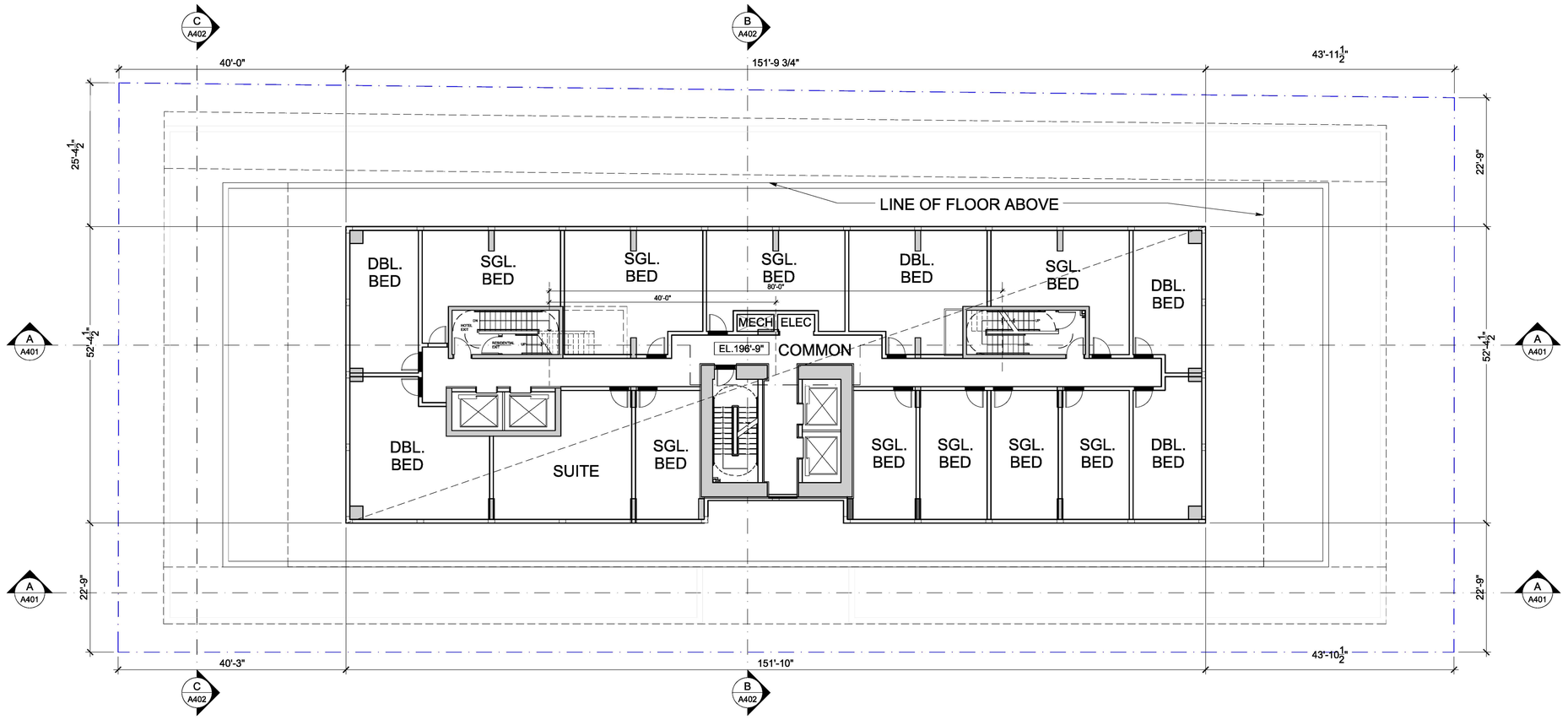
LEVEL 04-05 HOTEL

Drawing

Scale 3/32" = 1'-0"

Project 223038

Sheet A208



1 - LEVEL 06
3/32" - 1-0"

8' 4' 0" 4' 8' 16' 24'

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LEVEL 06
HOTEL

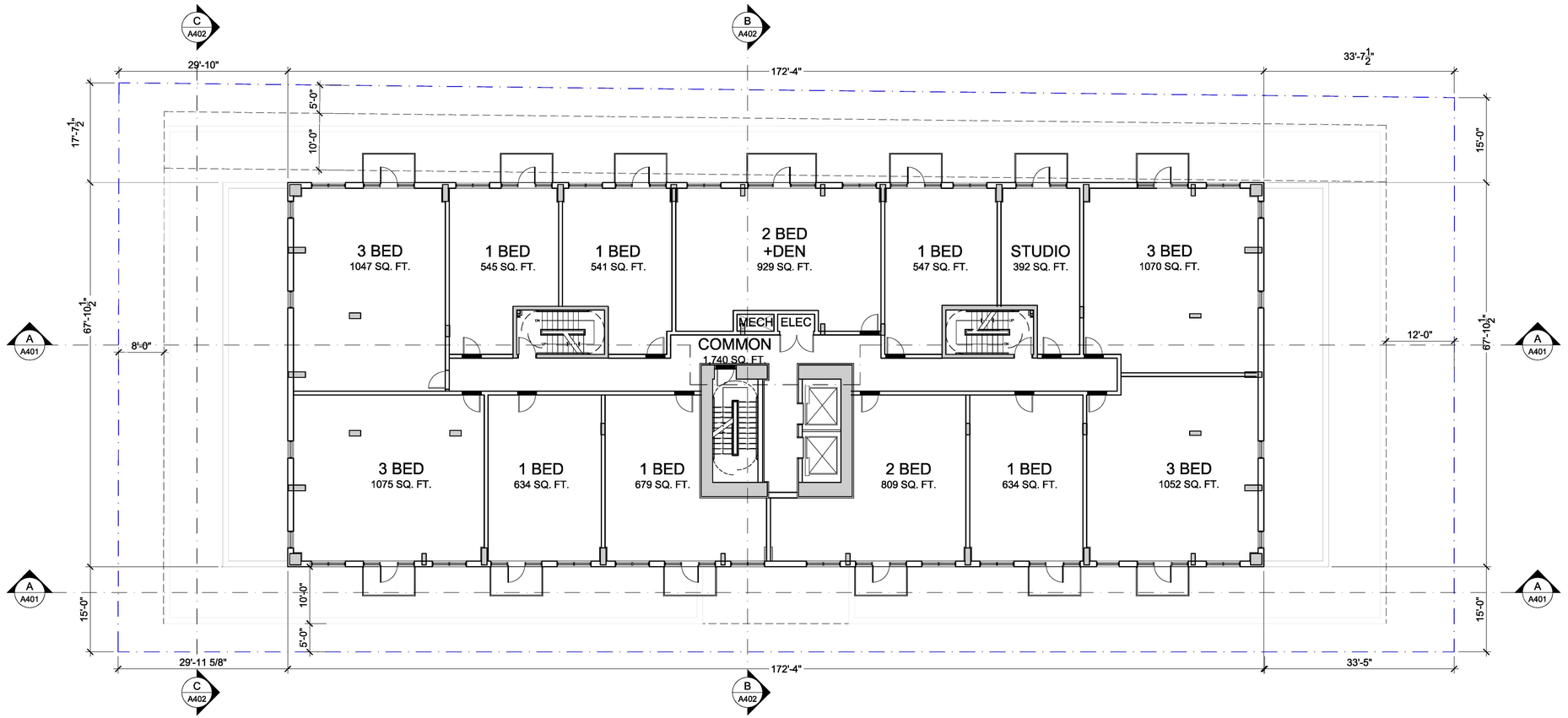
Drawing

Scale 3/32" = 1'-0"

Project 223038

Sheet A209

I:\PROJECTS\2021-2025\2023\223038 - 8072 GRANVILLE\8 PRODUCTION\8.1 AUTOCAD\$223038 A209 LEVEL 06.DWG | 29 Apr 2026 - 4:07 PM | DDALLAZANNA



1 LEVELS 07 -11
3/32" = 1'-0"

8' 4' 0" 4' 8' 16' 24'

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I:\PROJECTS\2021-2025\2023\223038 - 8072 GRANVILLE\8 PRODUCTION\8.1 AUTOCAD\S223038 A210 LEVEL 07-11.DWG | 29 Apr 2026 - 4:08 PM | DDALLAZANNA

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Project

LEVELS 07 - 11
RESIDENTAL

Drawing

Scale 3/32" = 1'-0"

Project 223038

Sheet A210



MATERIALS LEGEND

G-1	VISION STOREFRONT
G-2	WINDOW WALL - VISION
G-3	WINDOW WALL - RAISED PANEL
G-4	WINDOW WALL - SPANDREL
G-5	CURTAIN WALL GLASSING
G-6	CURTAIN WALL PANEL
C-1	CAST-IN-PLACE CONCRETE
L-1	ARCHITECTURAL LOUVER
GR-1	GUARDRAIL - ALUMINUM & GLASS
GR-2	GUARDRAIL - GLASS PANEL
R-1	CANOPY - STEEL & FABRIC
R-2	CANOPY - STEEL & GLASS
B-1	BRICK CLADDING
M-1	CERAMIC CLADDING 1
M-2	CERAMIC CLADDING 2
M-3	METAL SREEN

1 - WEST ELEVATION - (GRANVILLE STREET)
3/32" = 1'-0"

8' 4' 0" 4' 8' 16' 24'

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Project

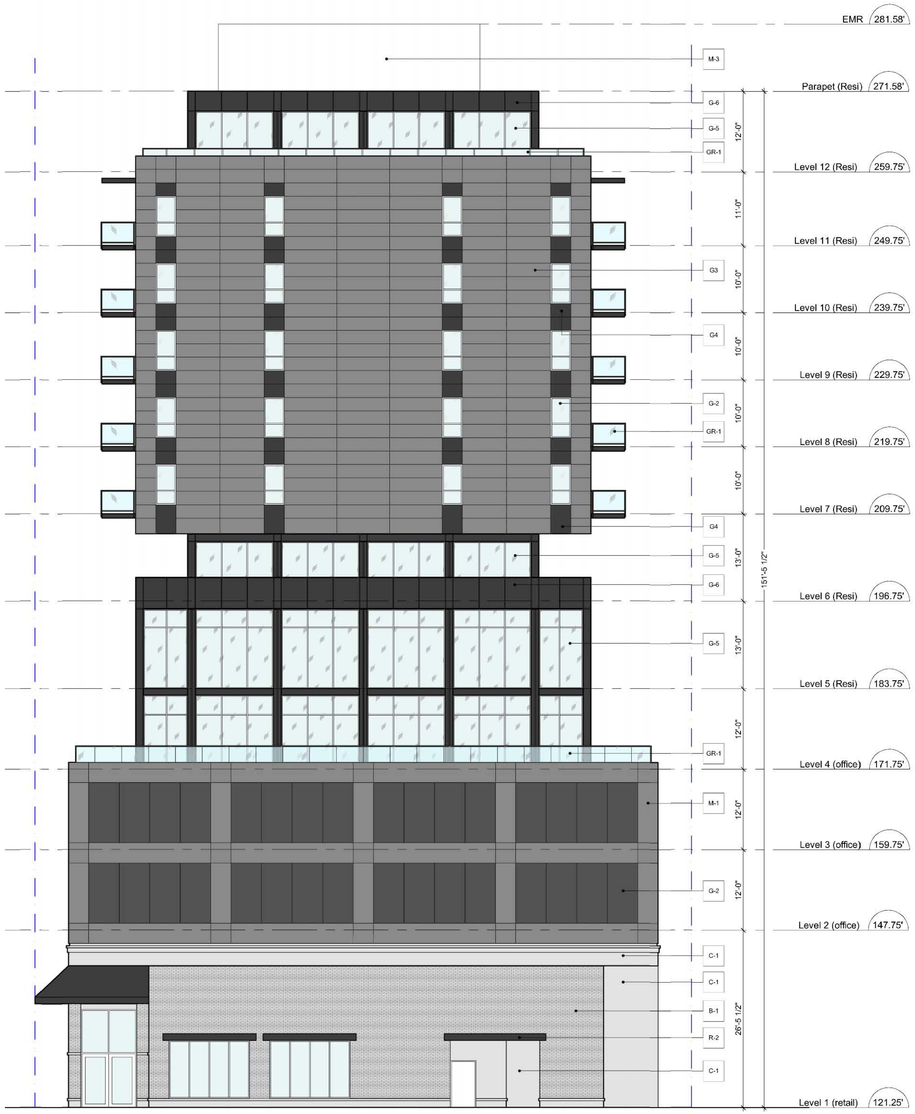
WEST ELEVATION

Drawing

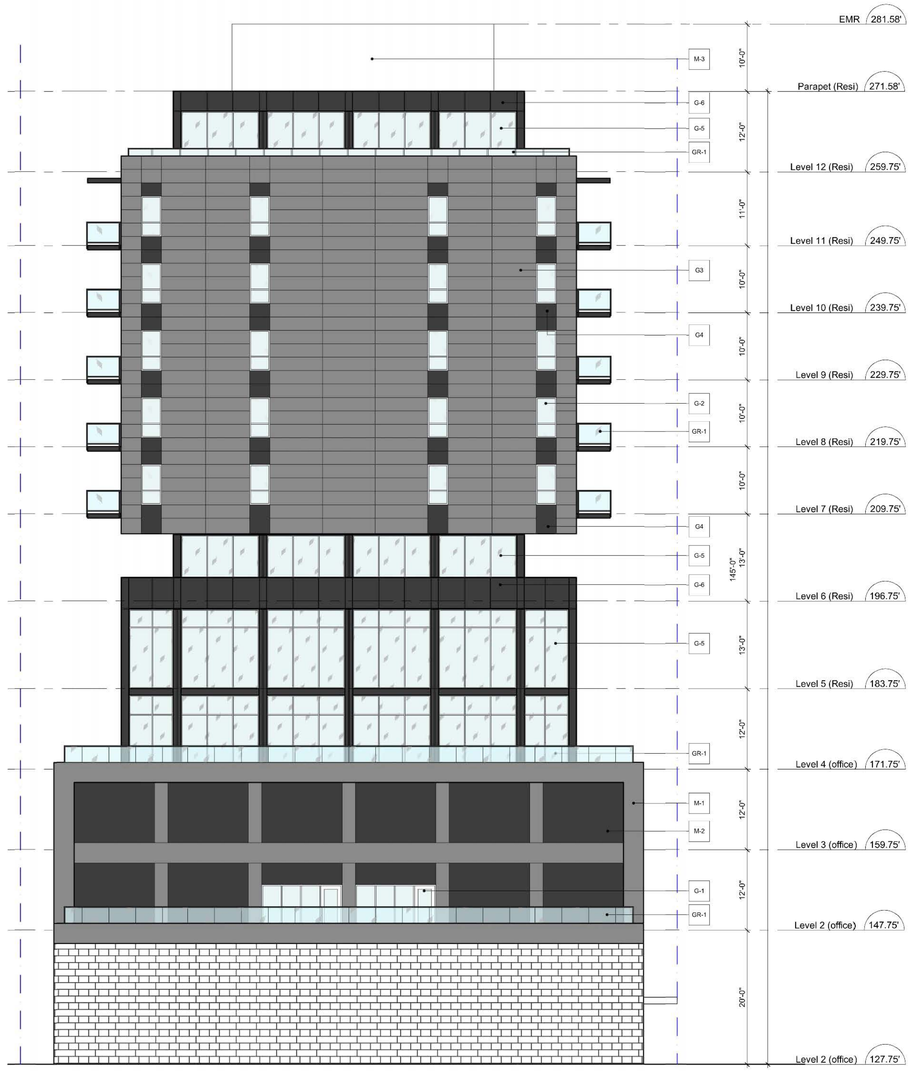
Scale 3/32" = 1'-0"

Project 223038

Sheet A301



1 - SOUTH ELEVATION - (BREEZEWAY)
3/32" - 1-0"



2 - NORTH ELEVATION
3/32" - 1-0"

MATERIALS LEGEND

G-1	VISION STOREFRONT
G-2	WINDOW WALL - VISION
G-3	WINDOW WALL - RAISED PANEL
G-4	WINDOW WALL - SPANDREL
G-5	CURTAIN WALL GLASSING
G-6	CURTAIN WALL PANEL
C-1	CAST-IN-PLACE CONCRETE
L-1	ARCHITECTURAL LOUVER
GR-1	GUARDRAIL - ALUMINUM & GLASS
GR-2	GUARDRAIL - GLASS PANEL
R-1	CANOPY - STEEL & FABRIC
R-2	CANOPY - STEEL & GLASS
B-1	BRICK CLADDING
M-1	CERAMIC CLADDING 1
M-2	CERAMIC CLADDING 2
M-3	METAL SREEN

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Project

NORTH & SOUTH ELEVATIONS

Drawing

Scale 3/32" = 1'-0"

Project 223038

Sheet A302

8' 4' 0" 4' 8' 16' 24'

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1 EAST ELEVATION - LANE
3/32" - 1-0"

8' 4' 0" 4' 8' 16' 24'

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I:\PROJECTS\2021-2025\2023\223038 - 8072 GRANVILLE\8 PRODUCTION\8.1 AUTOCAD\$223038 A303 EAST ELEVATION.DWG | 29 Apr 2026 - 4:12 PM | DDALLAZANNA

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Seal

8072 GRANVILLE ST.
MIXED USE

Project

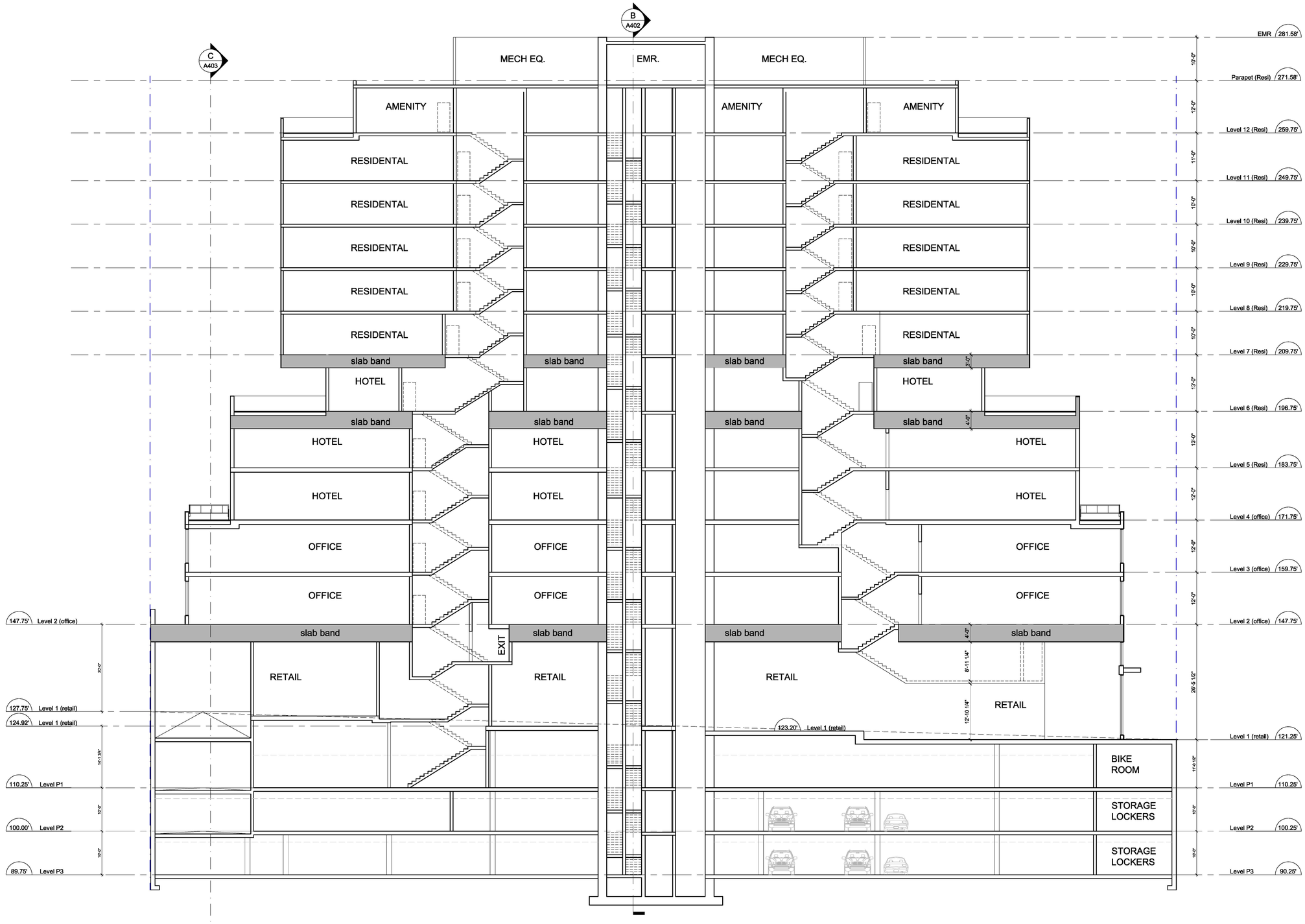
EAST ELEVATION

Drawing

Scale 3/32" = 1'-0"

Project 223038

Sheet A303



1 SECTION A-A
3/32" - 1-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'

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I:\PROJECTS\2021-2025\2023\223038 - 8072 GRANVILLE\8 PRODUCTION\8.1 AUTOCAD\$223038 A401 SECTION A-A.DWG | 30 Apr 2026 - 10:48 AM | DDALLAZANNA

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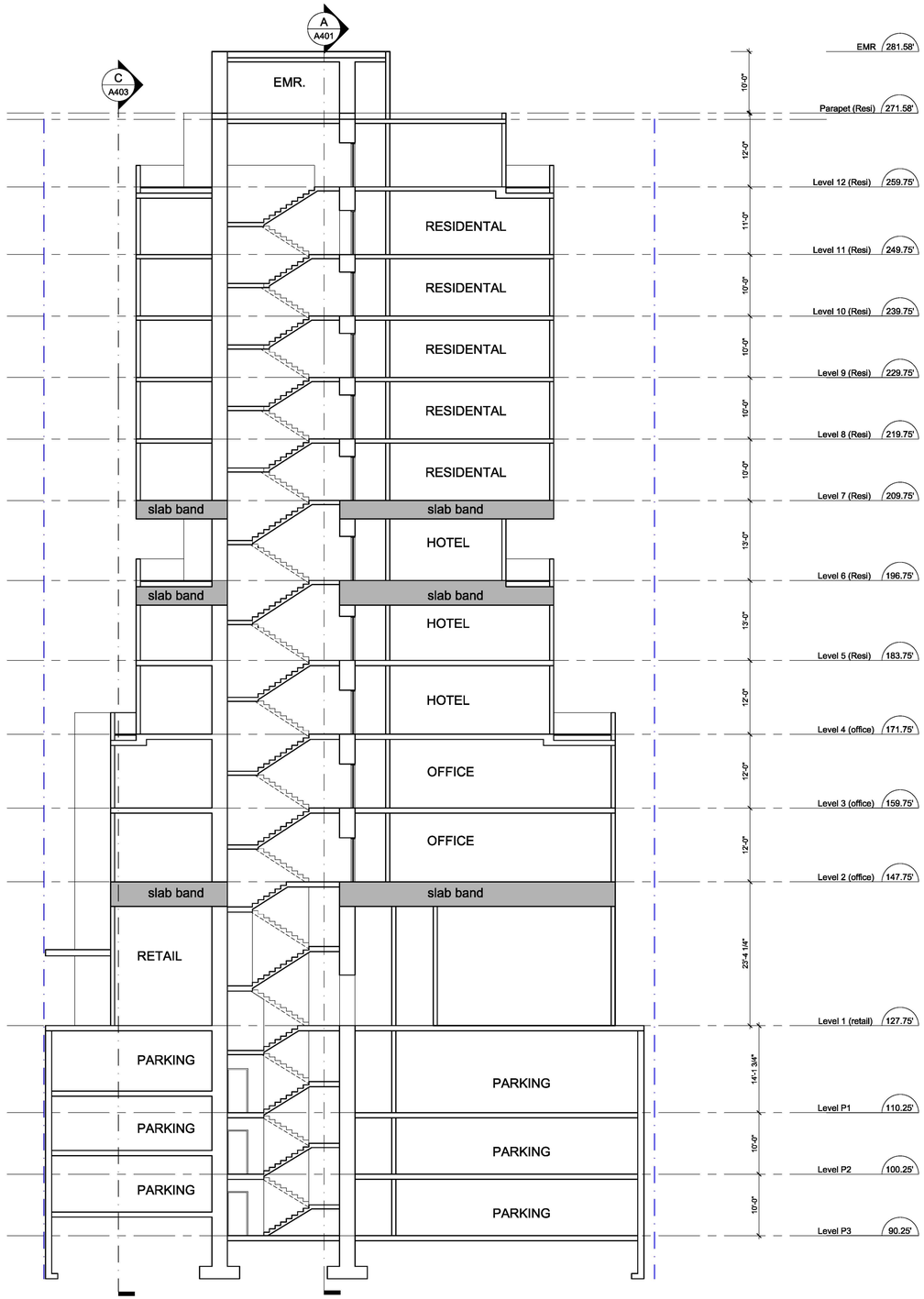
Seal

8072 GRANVILLE ST.
MIXED USE

Project

SECTION A-A

Drawing	
Scale	1/8" = 1'-0"
Project	223038
Sheet	A401



1 SECTION B-B
3/32" - 1-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'

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I:\PROJECTS\2021-2025\2023\223038 - 8072 GRANVILLE\8 PRODUCTION\8.1 AUTOCAD\S223038 A402 SECTION B-B.DWG | 30 Apr 2026 - 10:44 AM | DDALLAZANNA

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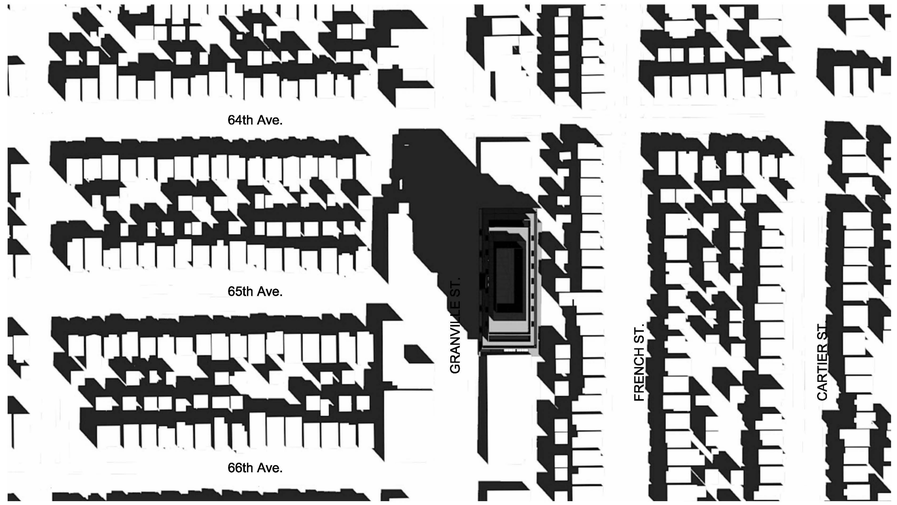
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Project

SECTION B-B

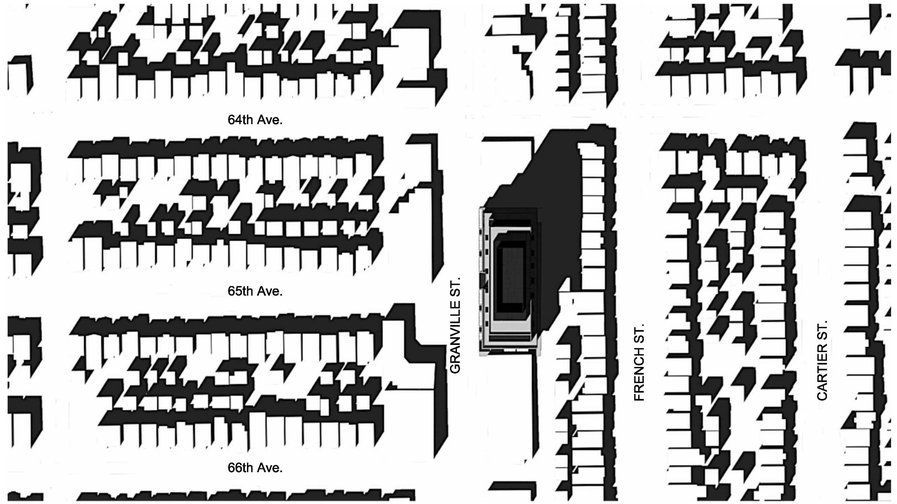
Drawing	
Scale	1/8" = 1'-0"
Project	223038
Sheet	A402



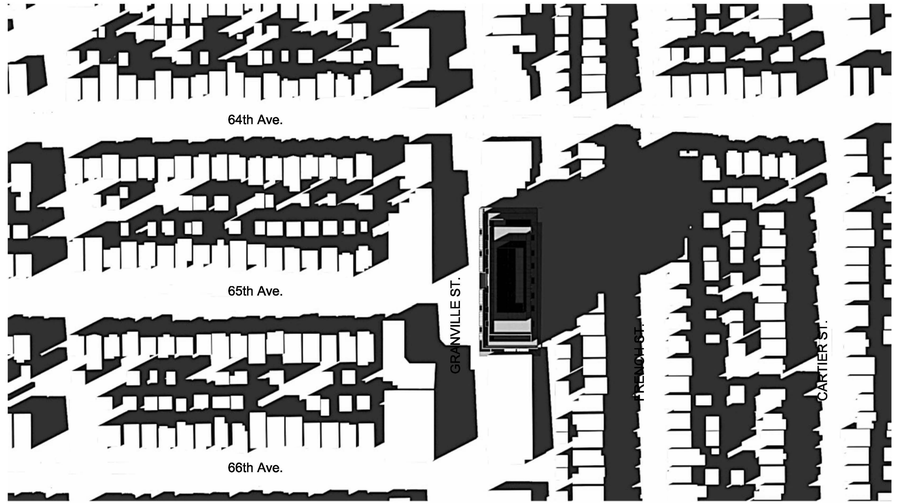
10:00 AM
SPRING EQUINOX (PDT)



12:00 PM
SPRING EQUINOX (PDT)



2:00 PM
SPRING EQUINOX (PDT)



4:00 PM
SPRING EQUINOX (PDT)

NOTES:
SHADOW STUDIES ACCOUNT FOR DAYLIGHT SAVINGS TIME
SHADOW STUDIES PRODUCED WITHE 3DSMAX
SHADOW DIAGRAMS TAKEN AT PST (GMT-8)

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SHADOW STUDY MARCH

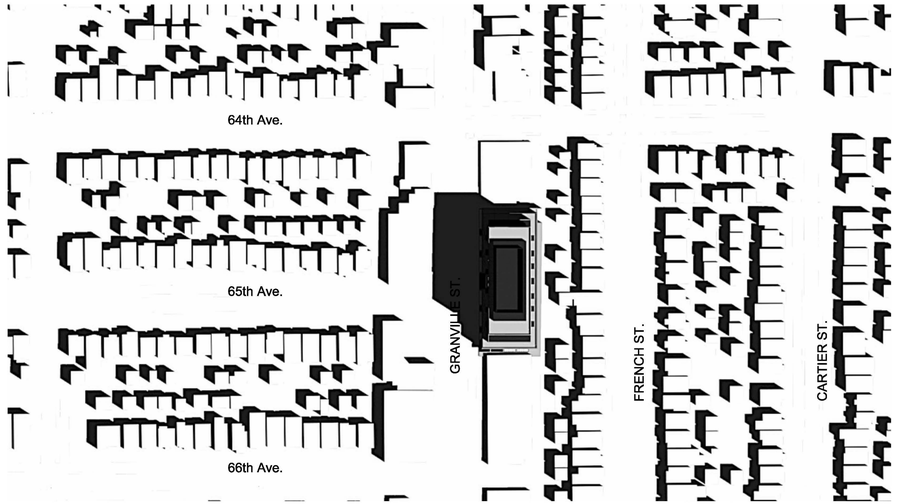
Drawing

Scale

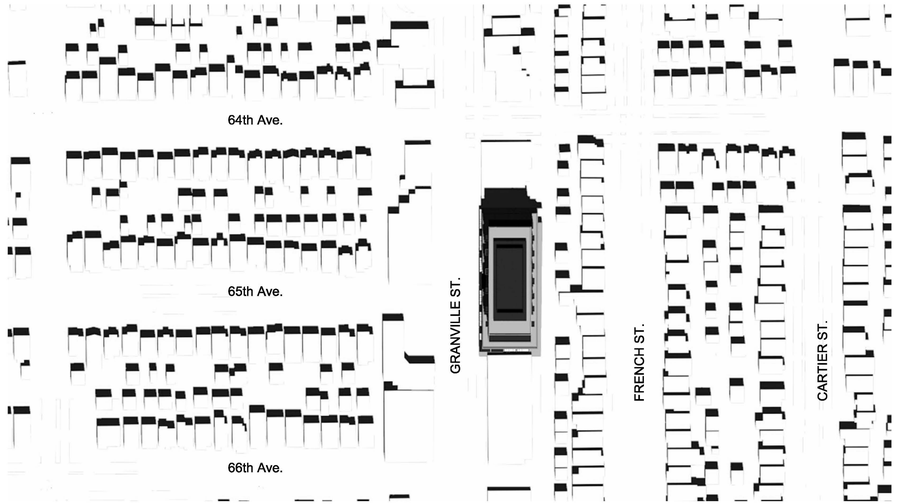
Project 223038

Sheet A151

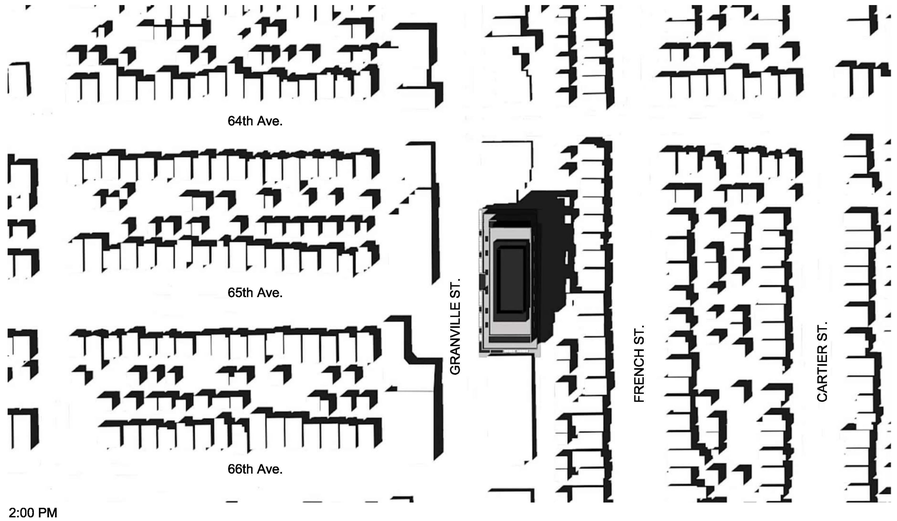
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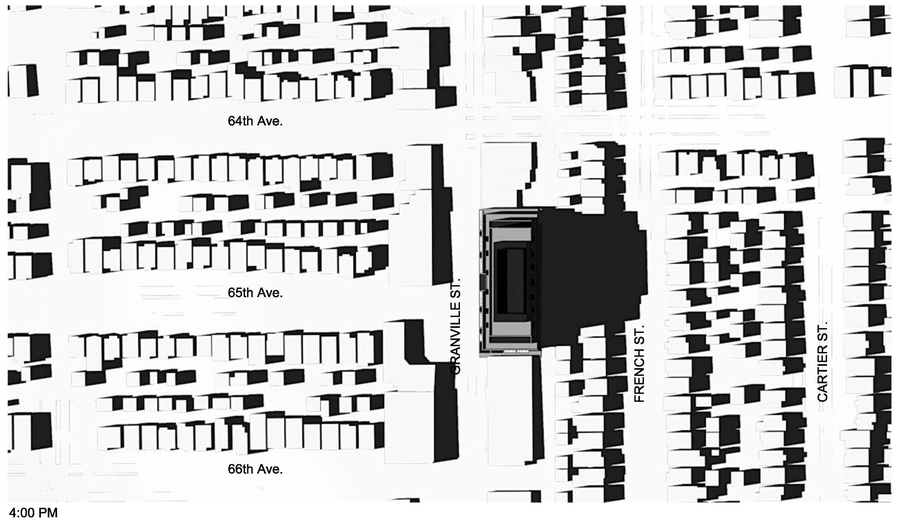
10:00 PM
SUMMER SOLSTICE (PDT)



12:00 PM
SUMMER SOLSTICE (PDT)



2:00 PM
SUMMER SOLSTICE (PDT)



4:00 PM
SUMMER SOLSTICE (PDT)

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SHADOW STUDIES PRODUCED WITHE 3DSMAX
SHADOW DIAGRAMS TAKEN AT PST (GMT-8)

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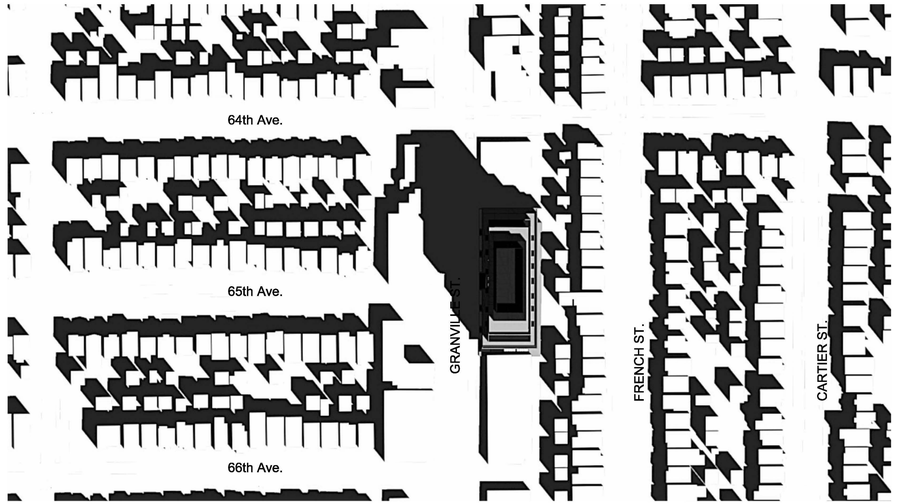
8072 GRANVILLE ST.
MIXED USE

Project

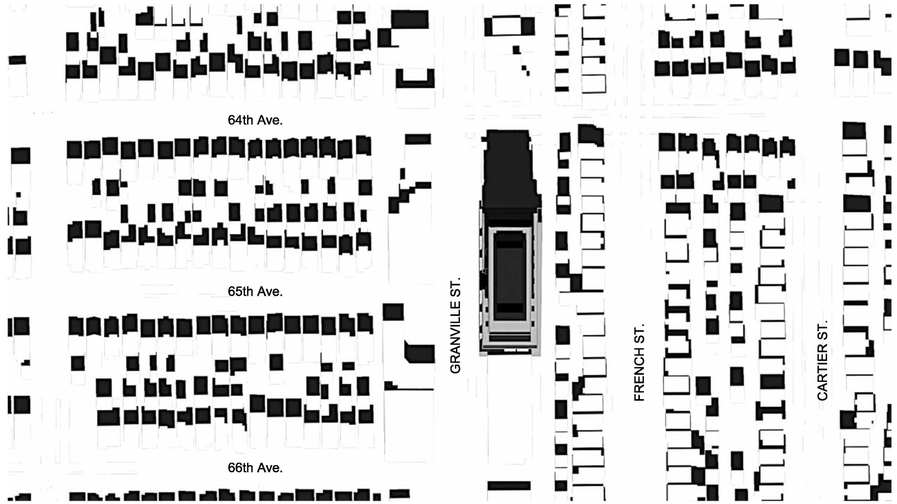
SHADOW STUDY

Drawing
Scale
Project JUNE
Sheet A152

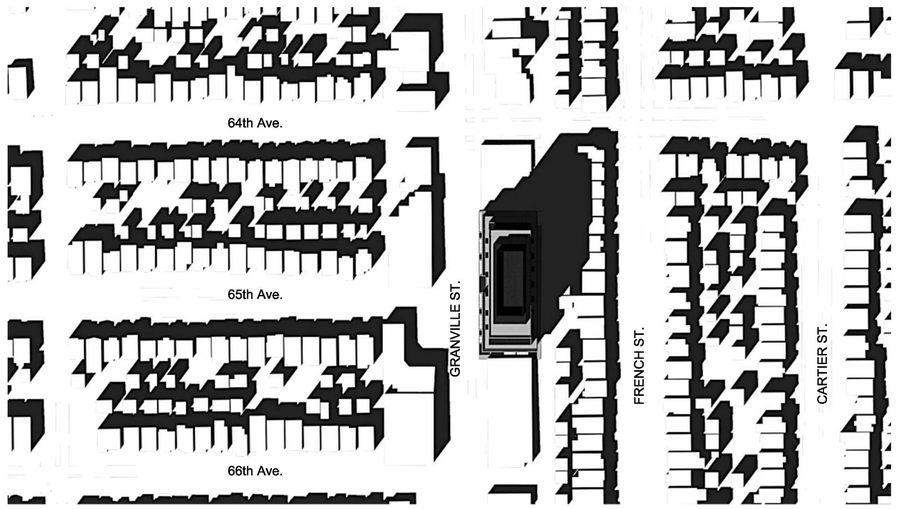
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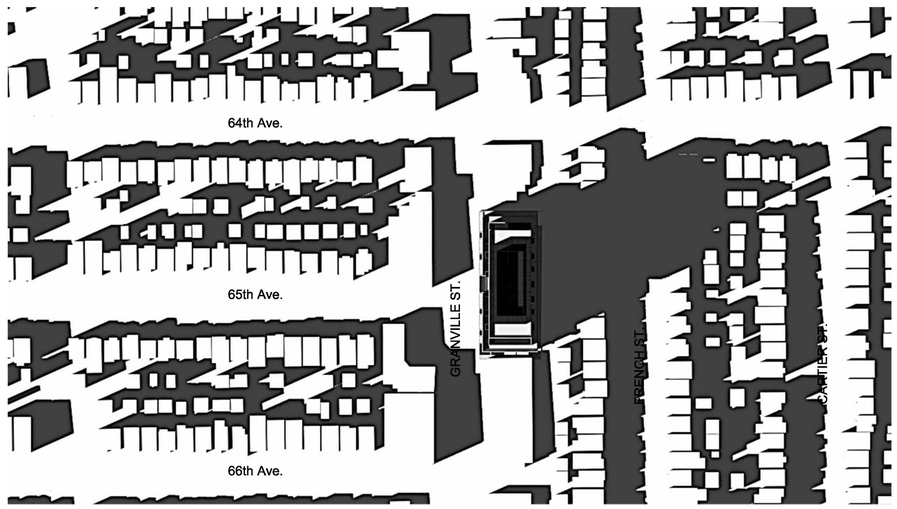
10:00 AM
FALL EQUINOX (PDT)



12:00 PM
FALL EQUINOX (PDT)



2:00 PM
FALL EQUINOX (PDT)



4:00 PM
FALL EQUINOX (PDT)

NOTES:
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SHADOW STUDIES PRODUCED WITHE 3DSMAX
SHADOW DIAGRAMS TAKEN AT PST (GMT-8)

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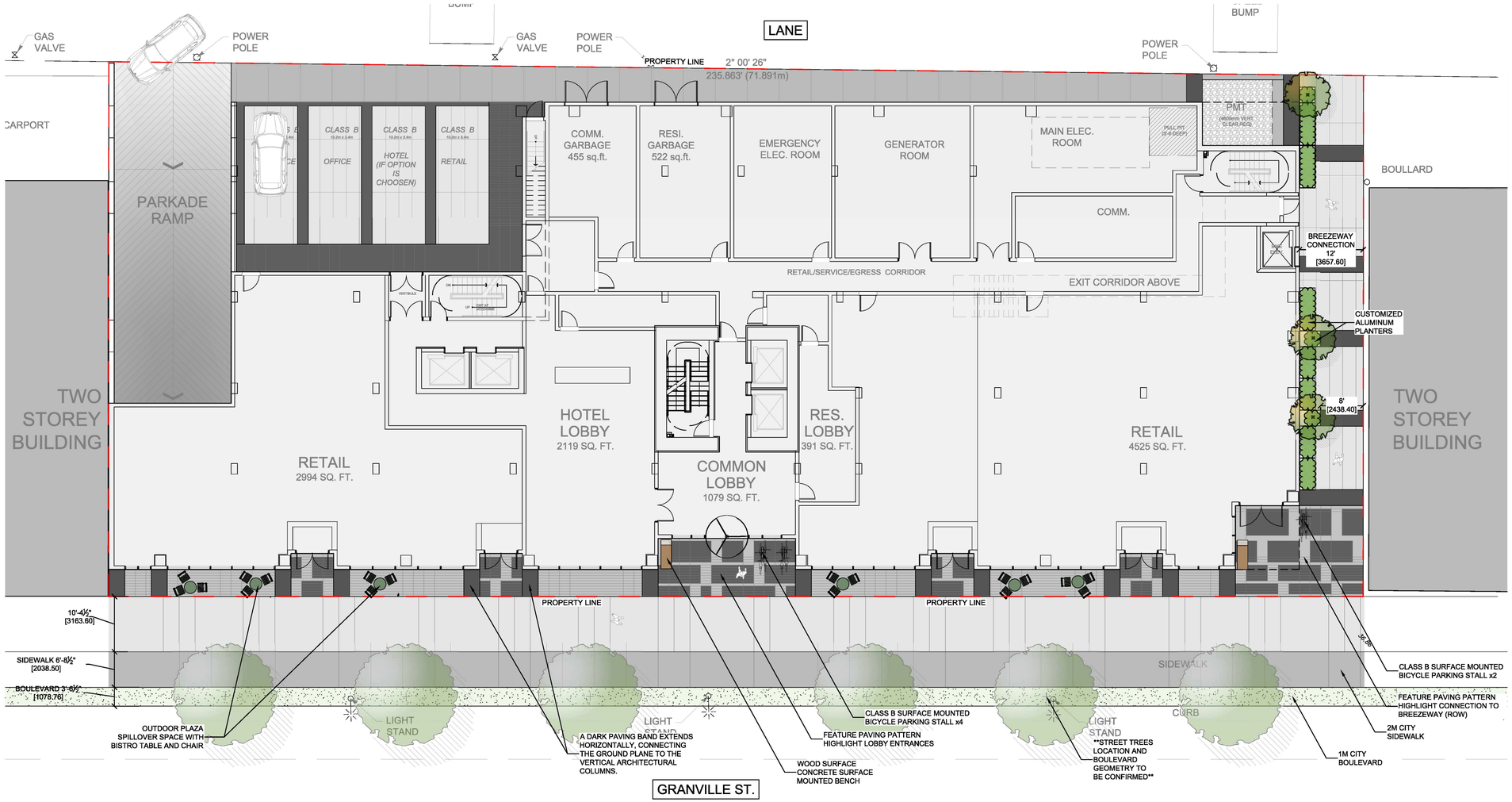
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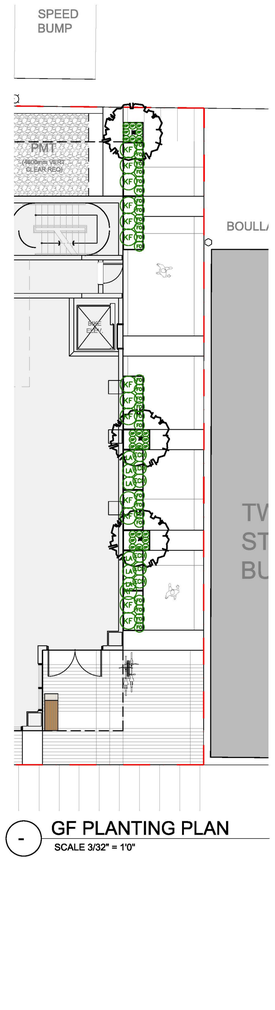
SHADOW STUDY SEPTEMBER

Drawing
Scale
Project 223038
Sheet A153

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LANDSCAPE DRAWINGS





GF PLANTING PLAN
SCALE 3/32" = 1'0"

0 10 20 50ft

0 5 10 15M

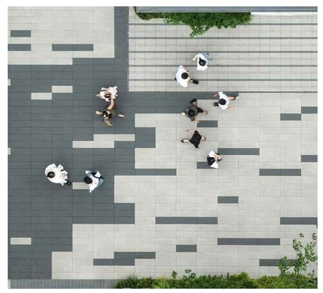
PLANT SCHEDULE

PMG PROJECT NUMBER: 26-039

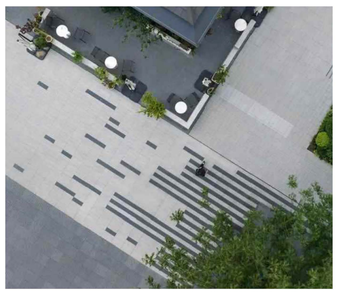
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
AG	3	ACER GRISEUM	PAPERBARK MAPLE	5CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
GRASS				
CAF	14	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
FES	26	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
OPP	24	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
PERENNIAL				
ECP	6	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 POT
LA	6	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

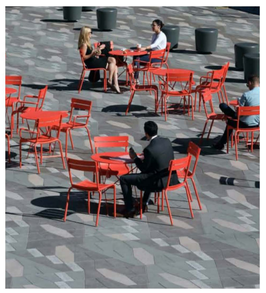
LEVEL 1 LANDSCAPE MATERIAL & PRECEDENT IMAGES



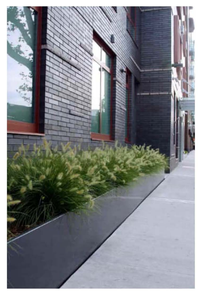
FEATURE PATTERN DRAWS INSPIRATION FROM ARCHITECTURAL FACADES, DESIGNED TO SEAMLESSLY INTEGRATE AT GROUND LEVEL IN A HORIZONTAL GROUND PLANE





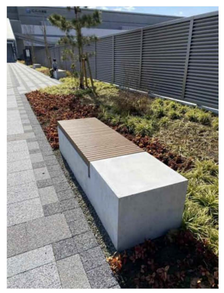


CAFE SPILLOVER AREA WITH BISTRO TABLE AND CHAIR IN FRONT OF RETAIL STORE FRONT





CUSTOMIZED ALUMINUM PLANTERS ALONG PEDESTRIAN BREEZEWAY



WOOD SURFACE CONCRETE SURFACE MOUNTED BENCH



CLASS B SURFACE MOUNTED BICYCLE PARKING STALLS

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

N

NO.	DATE	REVISION DESCRIPTION	DR.
2	26.MAY.01	ISSUED FOR REZONING	JL
1	26.APR.24	PRELIMINARY LANDSCAPE PLAN	JL

CLIENT:

PROJECT:

MIXED USE

8072 GRANVILLE ST.
VANCOUVER, BC.

DRAWING TITLE:

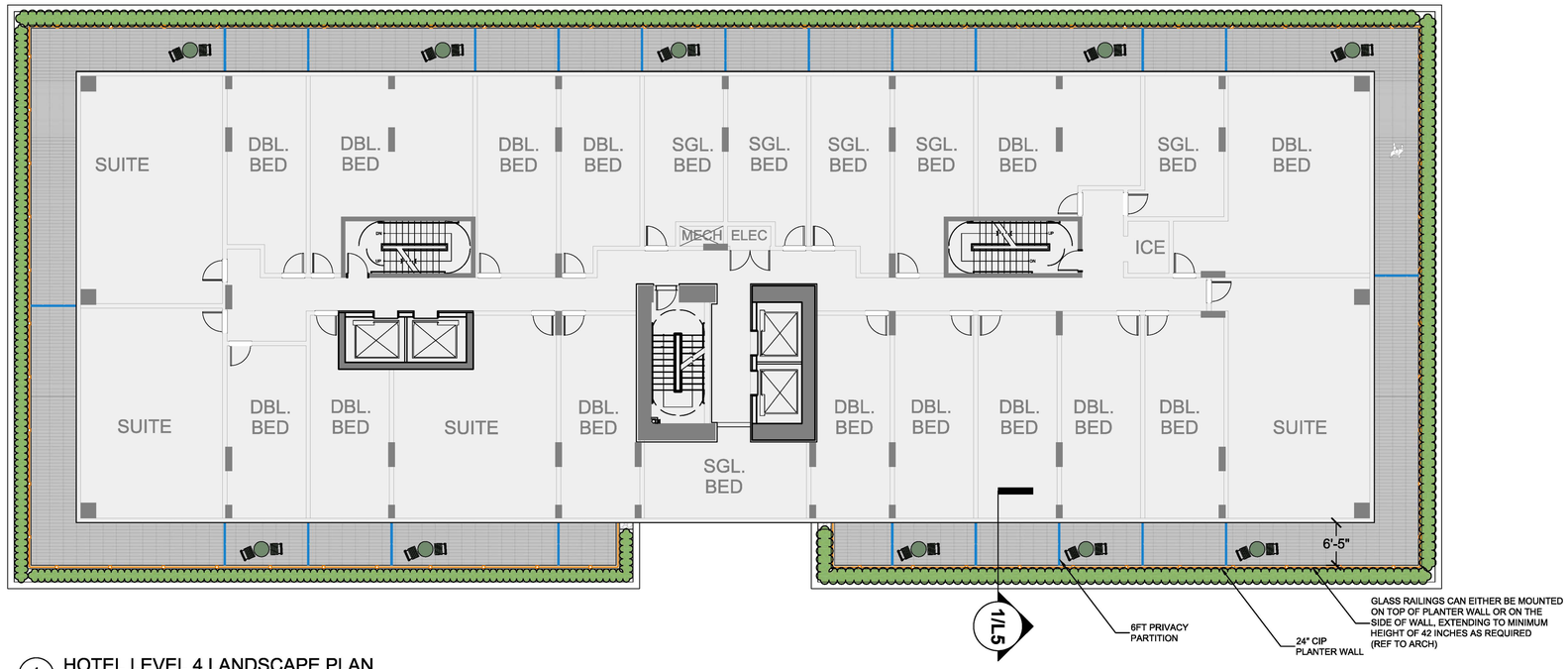
L1 PRELIMINARY LANDSCAPE PLAN

DATE: 14.APR.2026
SCALE: 3/32"=1'-0"
DRAWN: JL
DESIGN: JL
CHK'D: CW

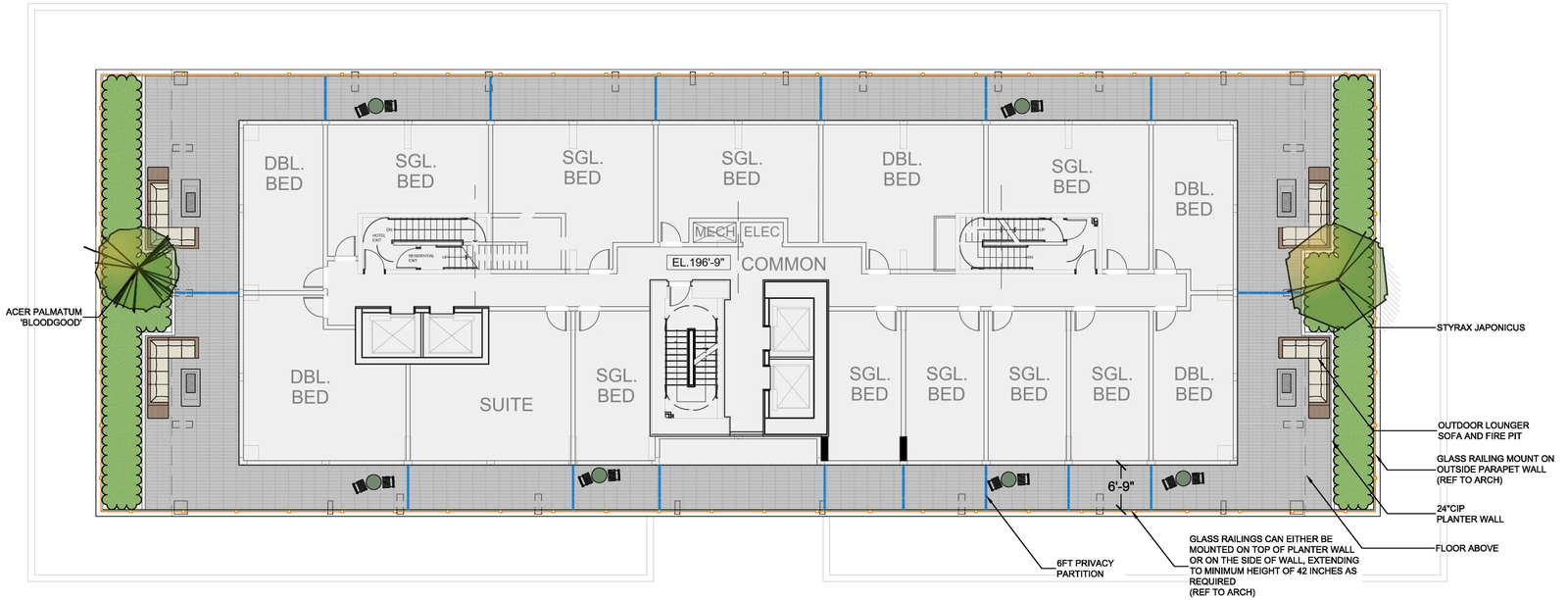
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OF 5

PMG PROJECT NUMBER: **26-039**

26-039-01.ZIP



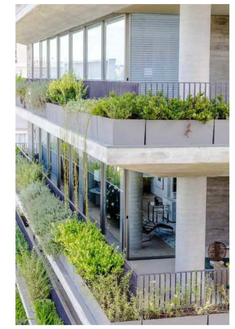
1 HOTEL LEVEL 4 LANDSCAPE PLAN
SCALE 3/32" = 1'0"



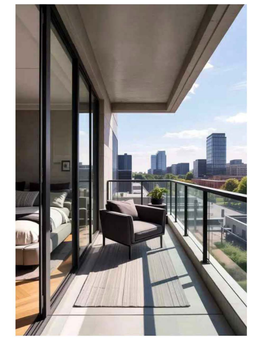
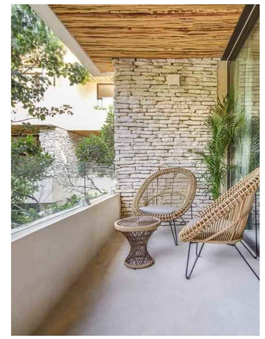
2 HOTEL LEVEL 6 LANDSCAPE PLAN
SCALE 3/32" = 1'0"

0 10 20 50ft
0 5 10 15M

LEVEL 4 HOTEL LEVEL MATERIAL & PRECEDENT IMAGES

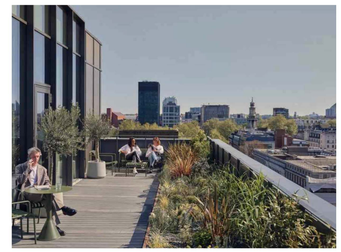



LEVEL 4 GLASS RAILING MOUNT ON THE INSIDE WALL OF THE PLANTER, WITH THE PLANTER POSITIONED IN FRONT OF THE GLASS RAILING

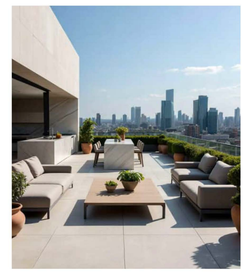



EACH HOTEL UNIT WITH ITS OWN INDIVIDUAL PRIVATE PATIO

LEVEL 6 HOTEL LEVEL MATERIAL & PRECEDENT IMAGES



LARGE PLANTING BED AT BOTH ENDS OF LEVEL 6




ACER PALMATUM 'BLOODGOOD'

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SEAL:

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NO.	DATE	REVISION DESCRIPTION	DR.
2	26.MAY.01	ISSUED FOR REZONING	JL
1	26.APR.24	PRELIMINARY LANDSCAPE PLAN	JL

CLIENT:

PROJECT:

MIXED USE

8072 GRANVILLE ST.
VANCOUVER, BC.

DRAWING TITLE:

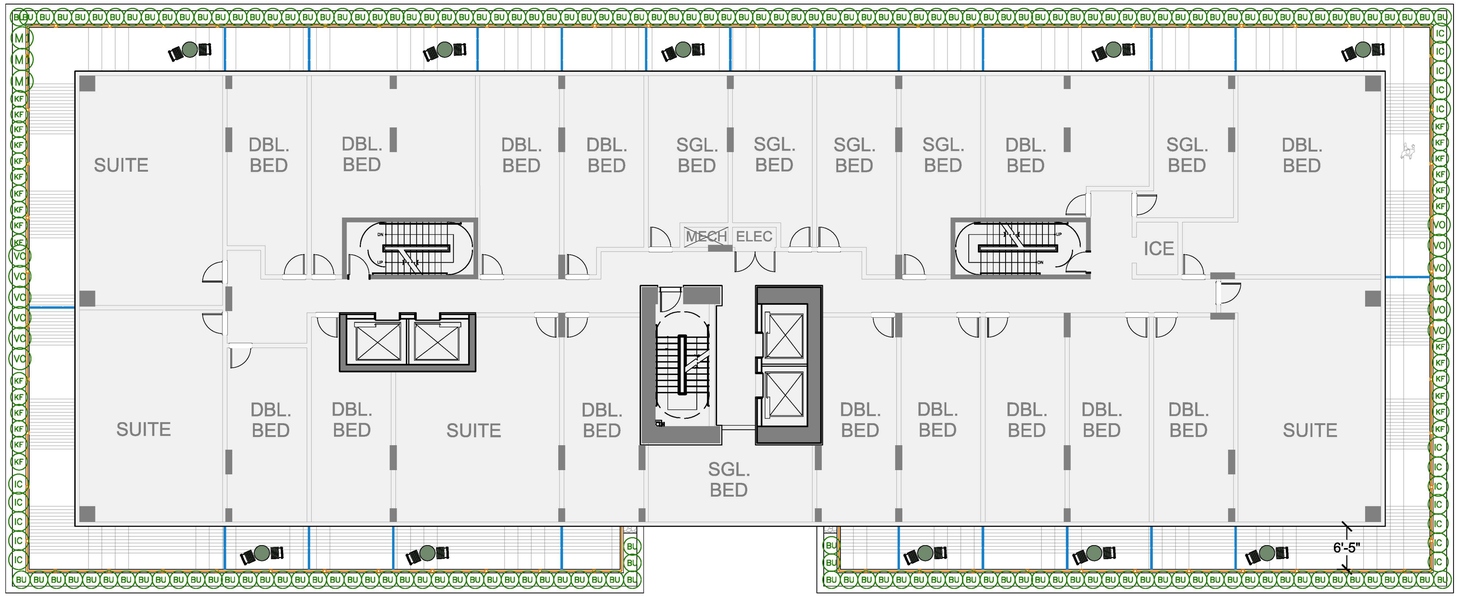
HOTEL LEVEL 4 & 6 LANDSCAPE PLAN

DATE:	14.APR.2026
SCALE:	3/32"=1'-0"
DRAWN:	JL
DESIGN:	JL
CHK'D:	CW

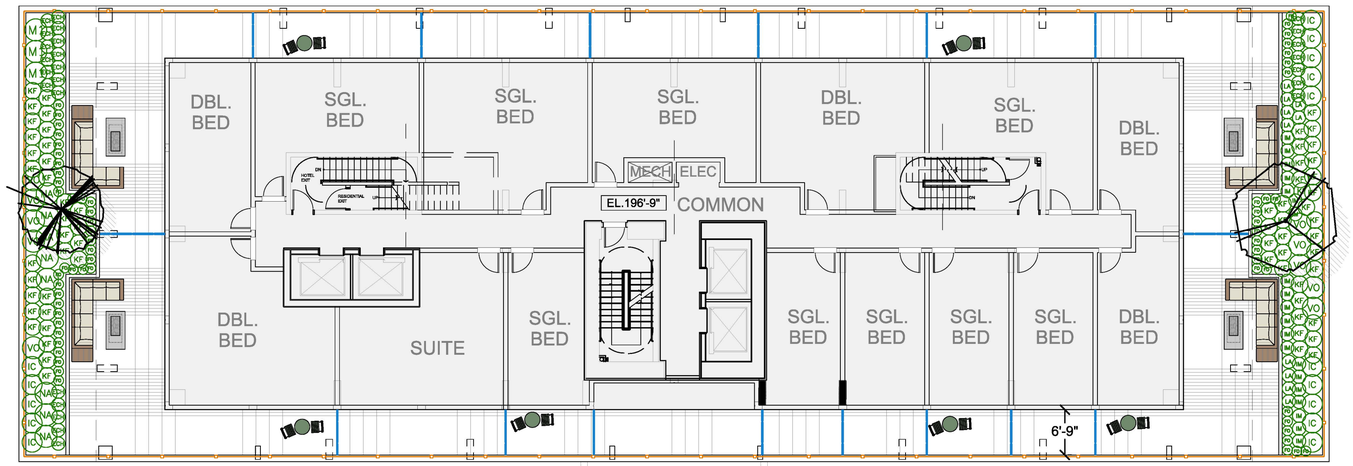
DRAWING NUMBER: **L2** OF 5

PMG PROJECT NUMBER: **26-039**

26-039-01.ZIP



1 HOTEL LEVEL 4 PLANTING PLAN
SCALE 3/32" = 1'0"



2 HOTEL LEVEL 6 PLANTING PLAN
SCALE 3/32" = 1'0"

LEVEL 4 - PLANT SCHEDULE — PMG PROJECT NUMBER: 26-039

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BU	159	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
IC	17	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#2 POT; 30CM
MA	3	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 50CM
VO	12	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
CF	28	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

LEVEL 6 - PLANT SCHEDULE — PMG PROJECT NUMBER: 26-039

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
AP	1	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT; B&B; UPRIGHT FORM
ST	1	STYRAX JAPONICUS	JAPANESE SNOWBELL	SPECIFY HT UP TO 3M; SPECIFY CAL OVER 3M; B&B
SHRUB				
IC	15	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#2 POT; 30CM
MA	3	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 50CM
NA	8	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 50CM
VO	10	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
CF	64	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
FO	60	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
IM	20	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIAL				
EP	25	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 POT
LA	10	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

0 10 20 50ft
0 5 10 15M

26-039-01.ZIP

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	26.MAY.01	ISSUED FOR REZONING	JL
1	26.APR.24	PRELIMINARY LANDSCAPE PLAN	JL

CLIENT:

PROJECT:

MIXED USE

8072 GRANVILLE ST.
VANCOUVER, BC.

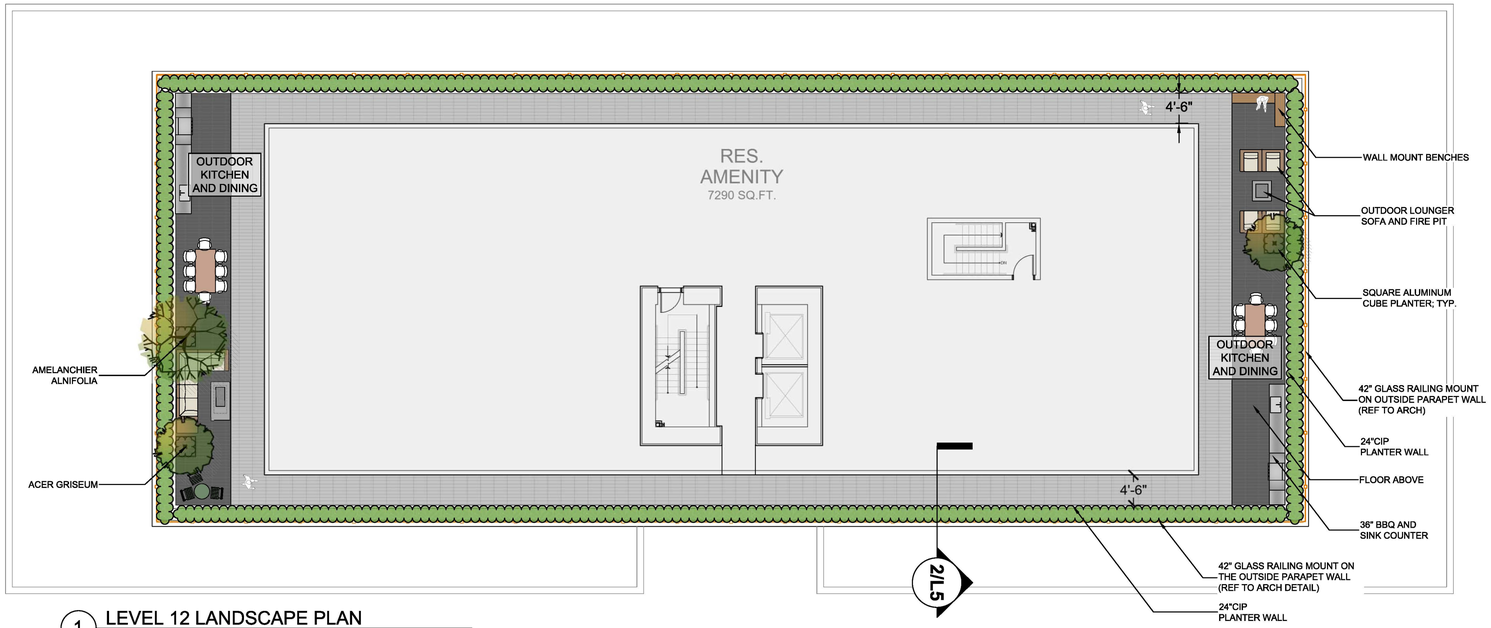
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HOTEL LEVEL 4 & 6 PLANTING PLAN

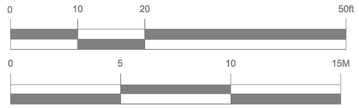
DATE: 14.APR.2026
SCALE: 3/32"=1'-0"
DRAWN: JL
DESIGN: JL
CHK'D: CW

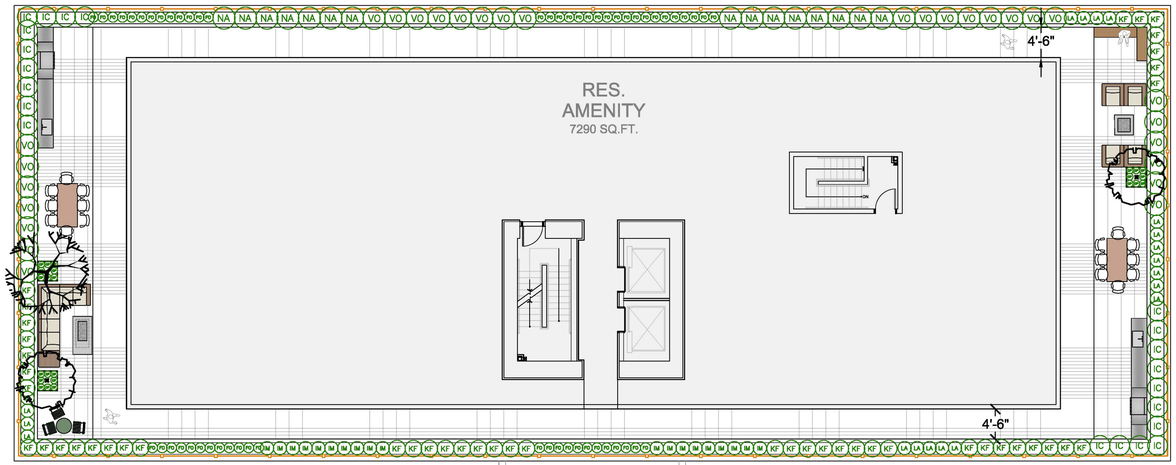
DRAWING NUMBER: **L3**
OF 5

PMG PROJECT NUMBER: **26-039**



1 LEVEL 12 LANDSCAPE PLAN
SCALE 3/32" = 1'0"





2 LEVEL 12 PLANTING PLAN
SCALE 3/32" = 1'0"

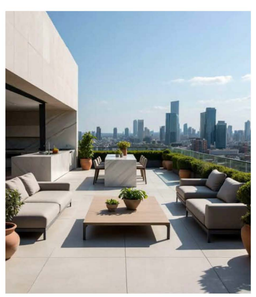
LEVEL 12 - PLANT SCHEDULE

PMG PROJECT NUMBER: 26-039

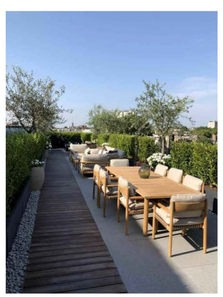
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	ACER GRISEUM	PAPERBARK MAPLE	5CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	1	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5CM CAL
SHRUB				
	21	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#2 POT; 30CM
	15	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 50CM
	29	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
	47	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
	56	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
	19	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
	24	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
PERENNIAL				
	20	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

LEVEL 12 AMENITY LANDSCAPE MATERIAL & PRECEDENT IMAGES


OUTDOOR LOUNGER SOFA AND FIRE PIT

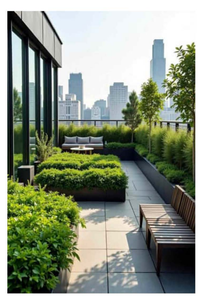


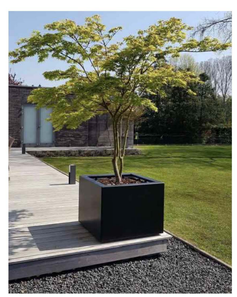

OUTDOOR KITCHEN AND DINING

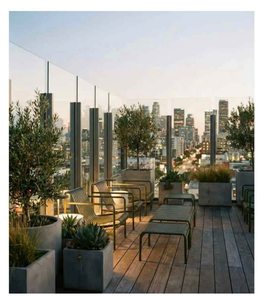

BBQ AND SINK COUNTER


CIP PLANTER EDGE


WITH THE OPTION FOR CUSTOMIZED ALUMINUM PLANTERS




SQUARE ALUMINUM CUBE PLANTER


GLASS PERIMETER RAILING

26-039-01.ZIP

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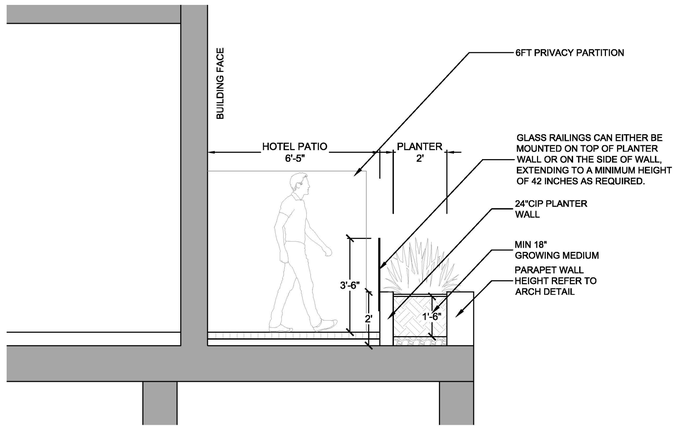
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LEVEL 12 AMENITY LANDSCAPE PLAN

DATE: 14.APR.2026
SCALE: 3/32"=1'-0"
DRAWN: JL
DESIGN: JL
CHK'D: CW

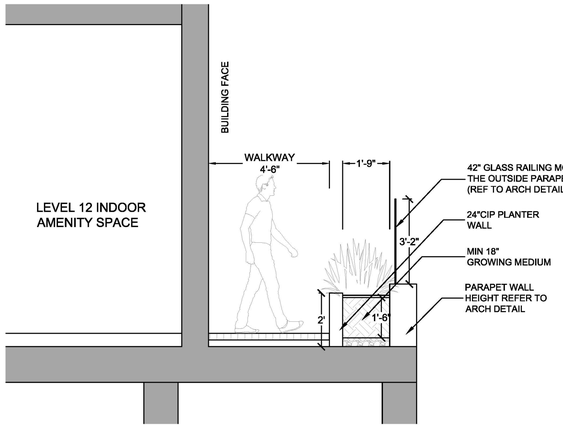
DRAWING NUMBER: **L4** OF 5

PMG PROJECT NUMBER: **26-039**



1 LEVEL 4 PLANTER EDGE SECTION

SCALE 3/8" = 1'0"



2 LEVEL 12 PLANTER EDGE SECTION

SCALE 3/8" = 1'0"

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SCALE: 3/32"=1'-0"
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DESIGN: JL
CHK'D: CW

DRAWING NUMBER: **L5**

OF 5

26-039-01.ZIP

PMG PROJECT NUMBER: **26-039**

Musson Cattell Mackey Partnership
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