



320 Granville

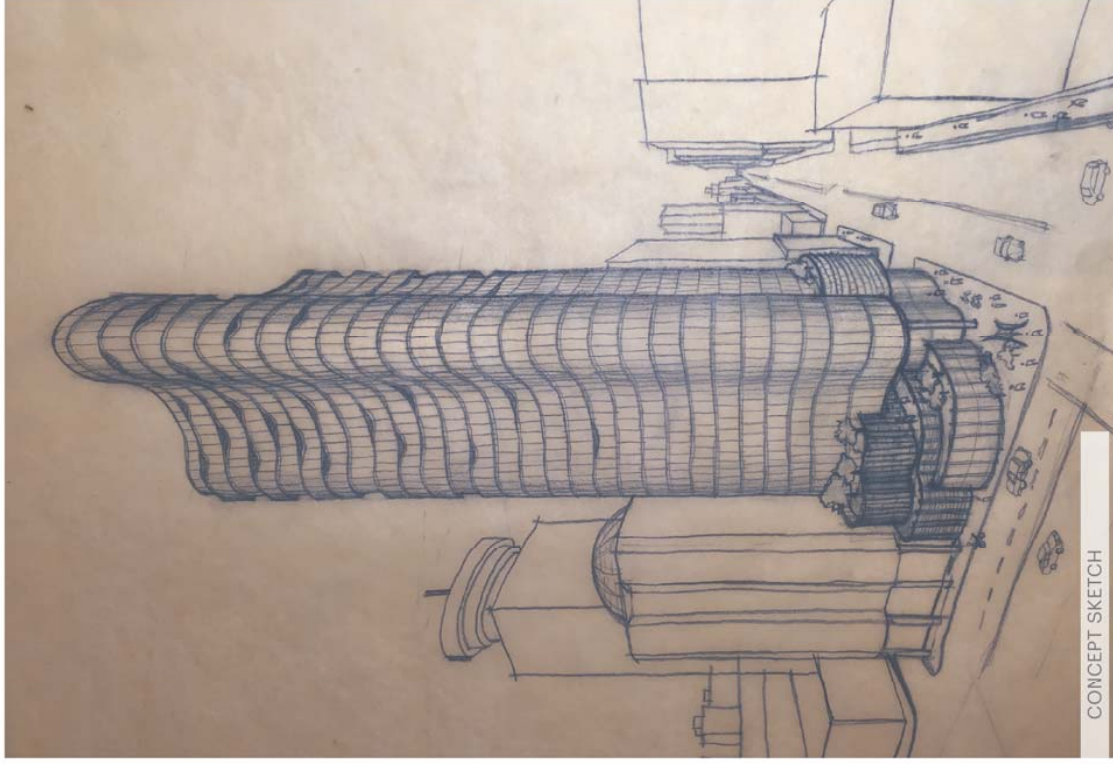
2016.11.04 | DP Application

KPF + **CDN** + **B**
CHRIS DIKEAKOS ARCHITECTS INC.
BOSA

Design Materials

Project Goals

- **Extend the Activity of Downtown** to link to the Waterfront
- Improve the existing **Transportation Interchange**
- Introduce cutting edge **Transit Oriented Office Space** near the Transportation Hub
- Create a **New Icon** on the Vancouver Waterfront
- Introduce a **Vibrant Open Space** across from the Waterfront Station
- Further the **Green Vancouver** initiative with a sustainable development

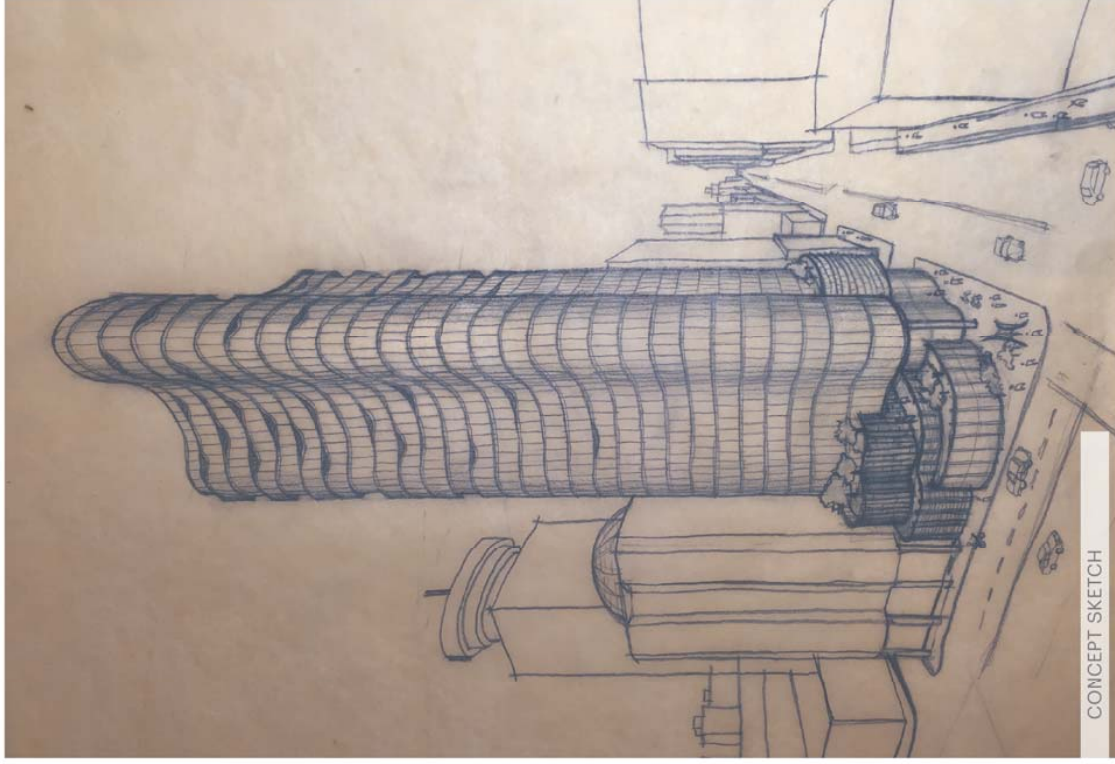


Project Goals

Situated at the corner of Granville and Cordova, 320 Granville is a **bridge between Downtown, Gastown, and the Waterfront**. The tower is formed of gently curving glass walls stacked one upon the next and rippling gently towards the top. As one passes by, the curving glass facade will reflect the light of the sky and the life of the city in an ever changing way. Where the tower meets the sky the undulating facade is amplified creating a **truly iconic presence in the Vancouver skyline**.

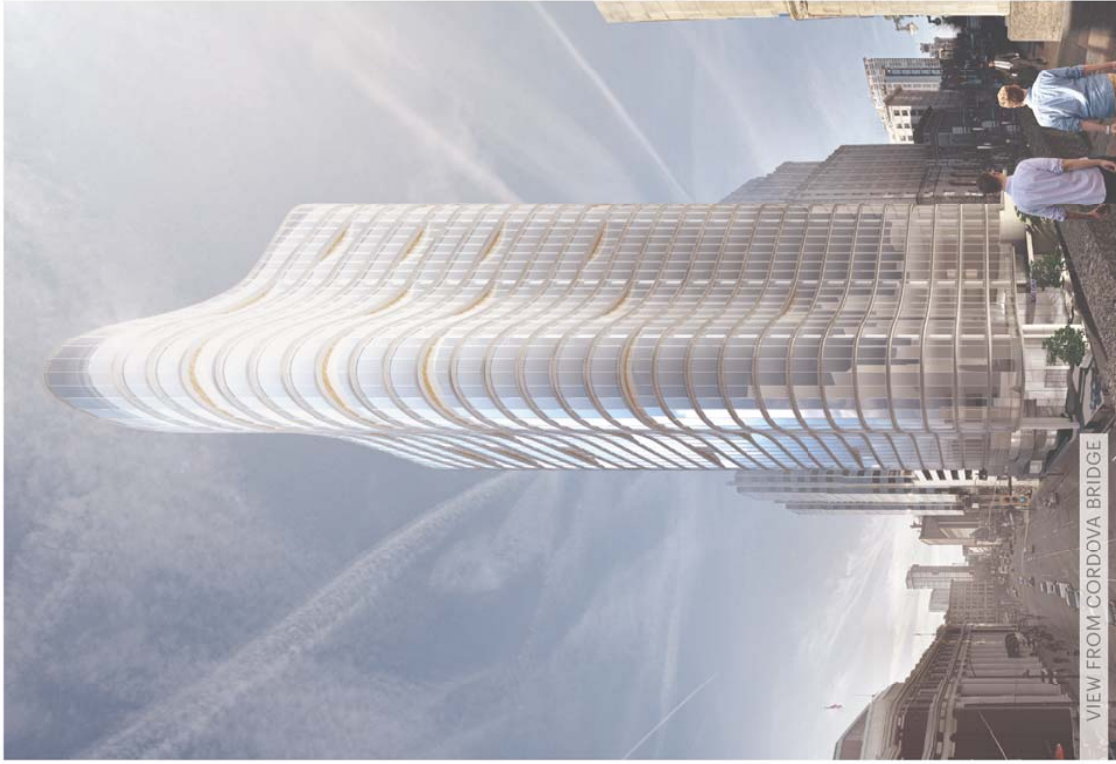
At its base, 320 Granville peels away from the street giving space back to the public in a manner equal to the importance of the terminus of Granville Street. This **new entry plaza** will be activated with seating, landscaping, and punctuated with public art.

Given its **prime location, compelling design and high end finishes**, the office and retail space in 320 Granville is sure to attract premier tenants and be the place to work in Vancouver.

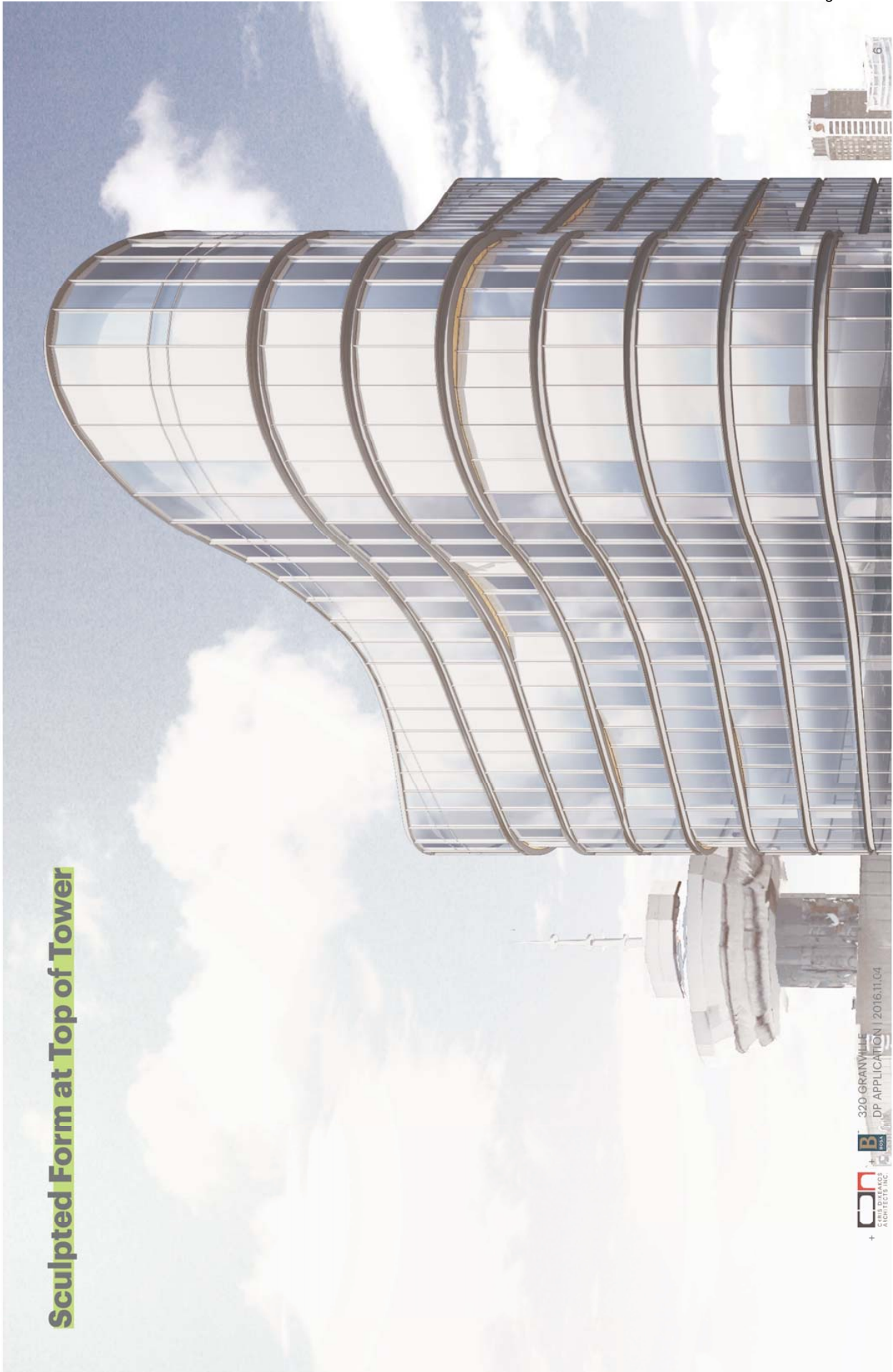


CONCEPT SKETCH

Design Inspiration



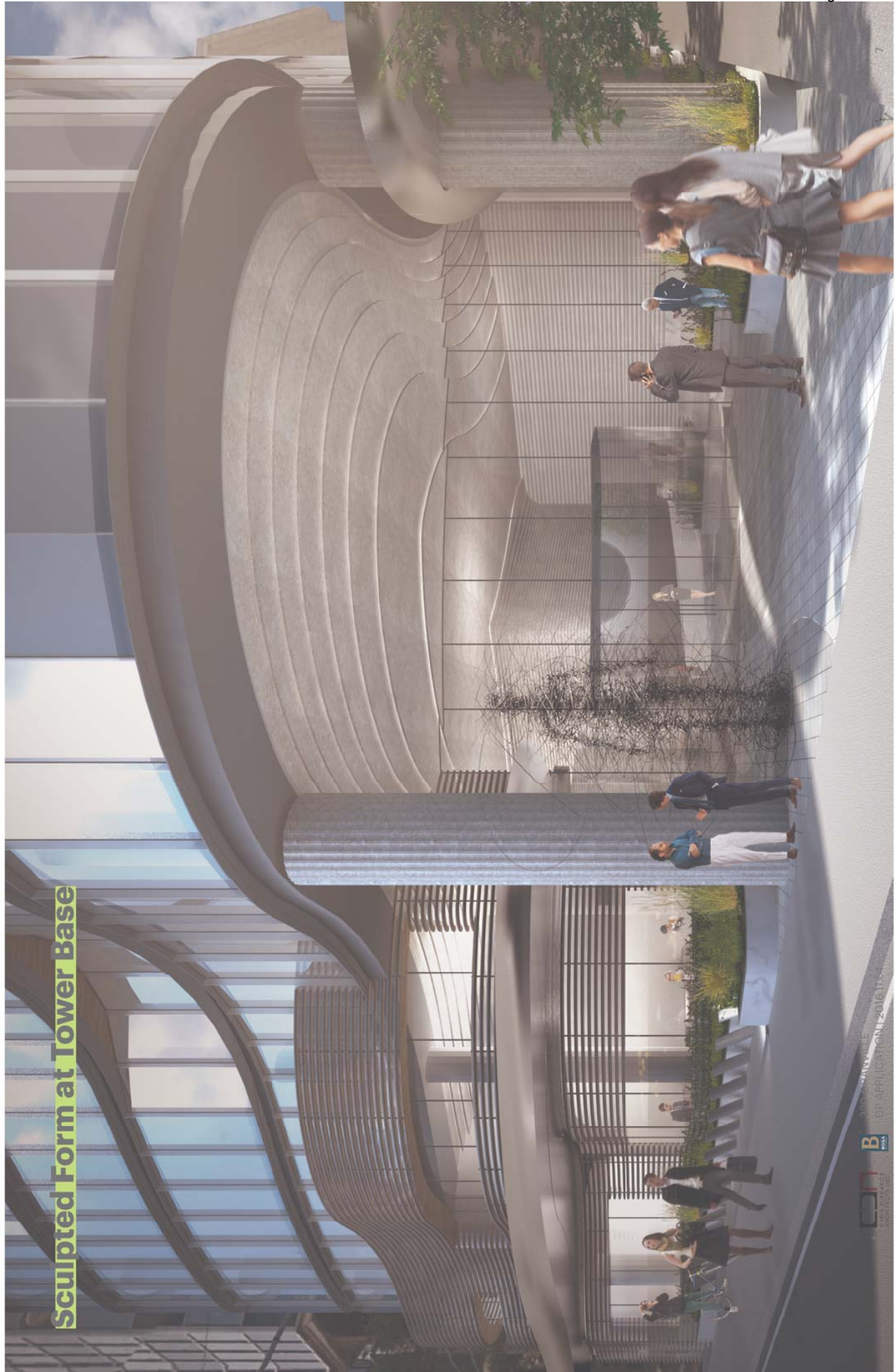
Sculpted Form at Top of Tower

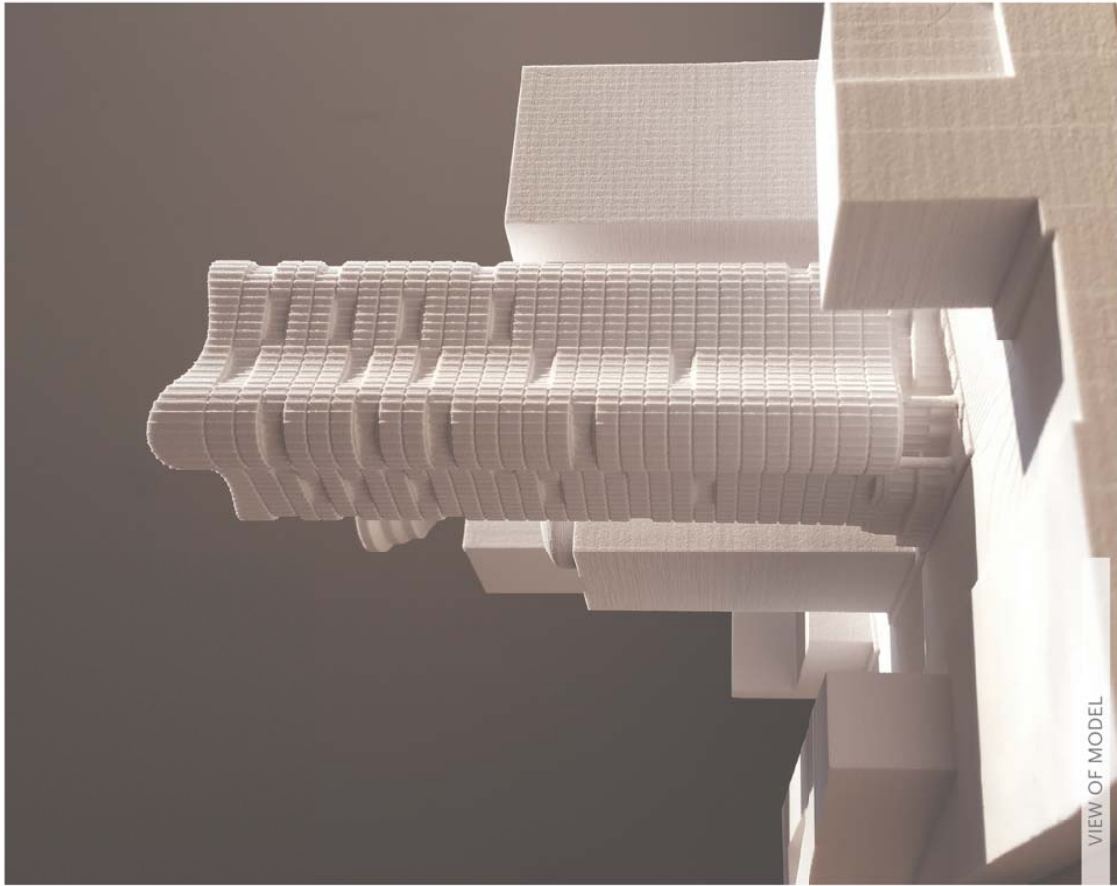


320 GRANVILLE
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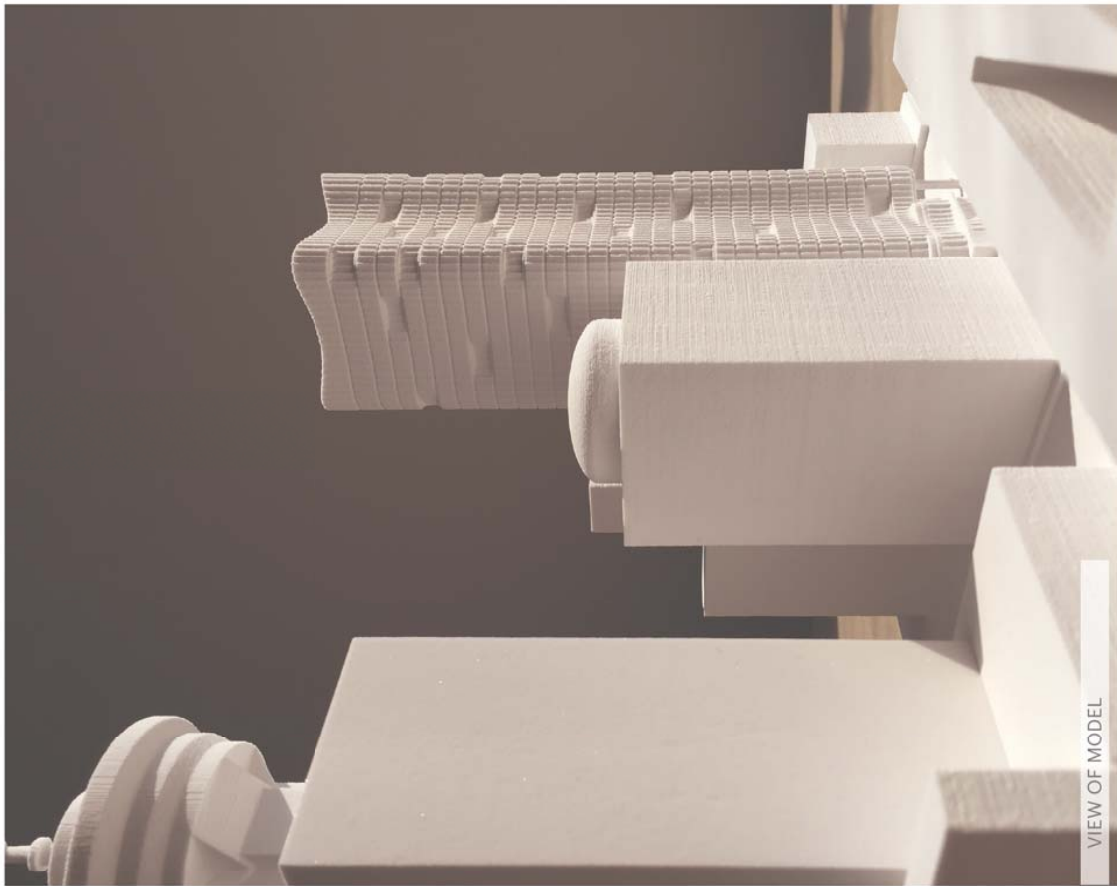


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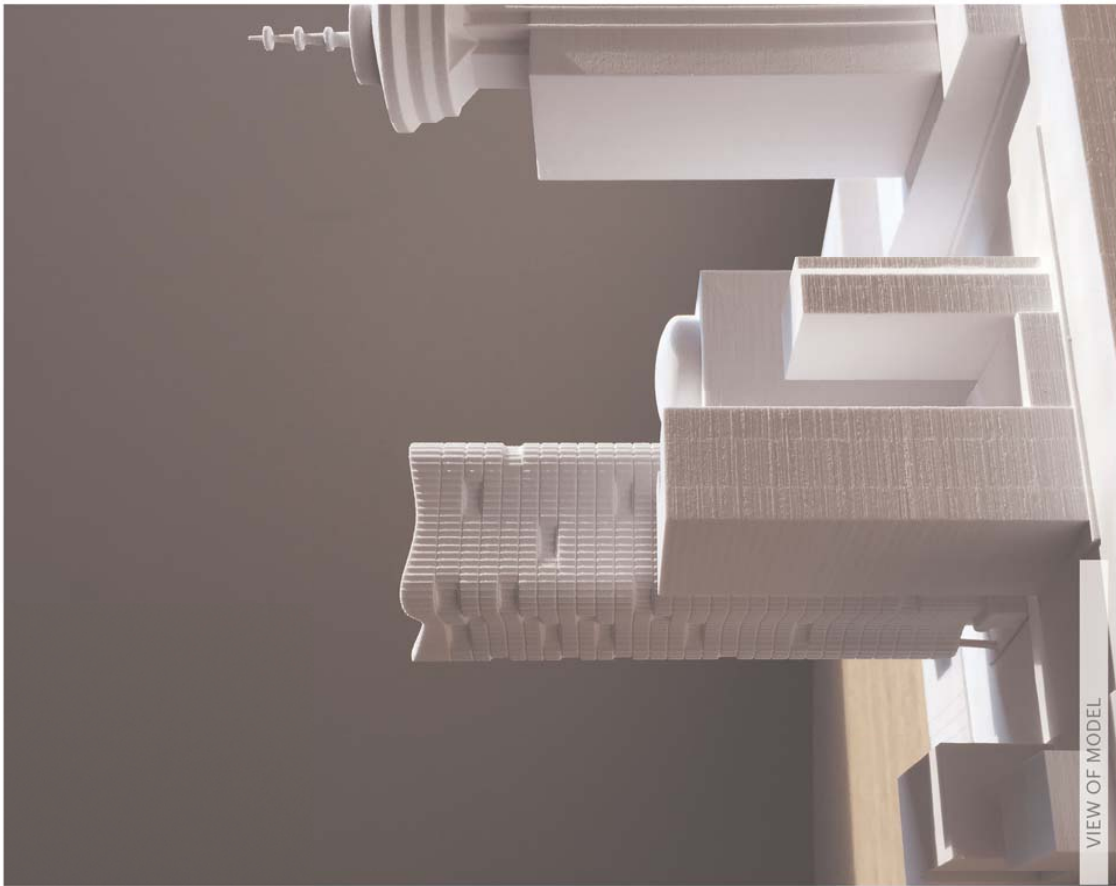
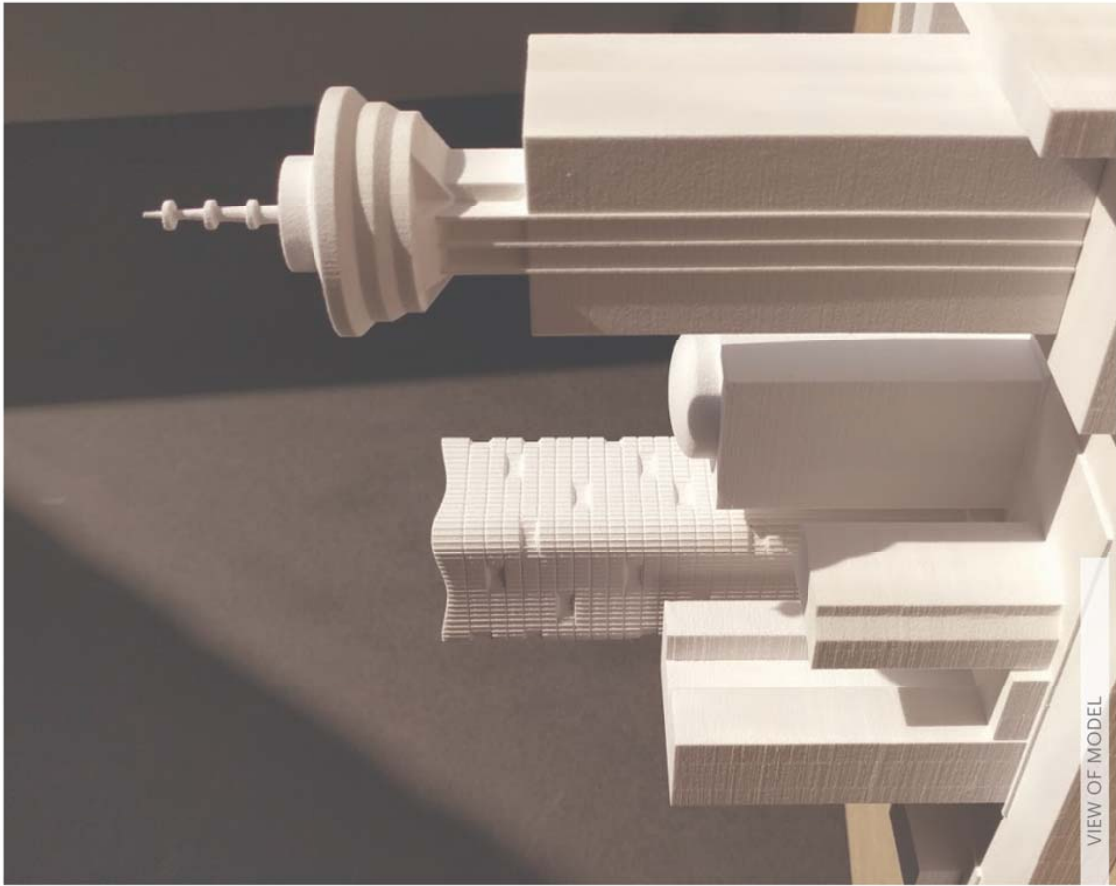




VIEW OF MODEL



VIEW OF MODEL



Site Context



VIEW FROM HARBOUR

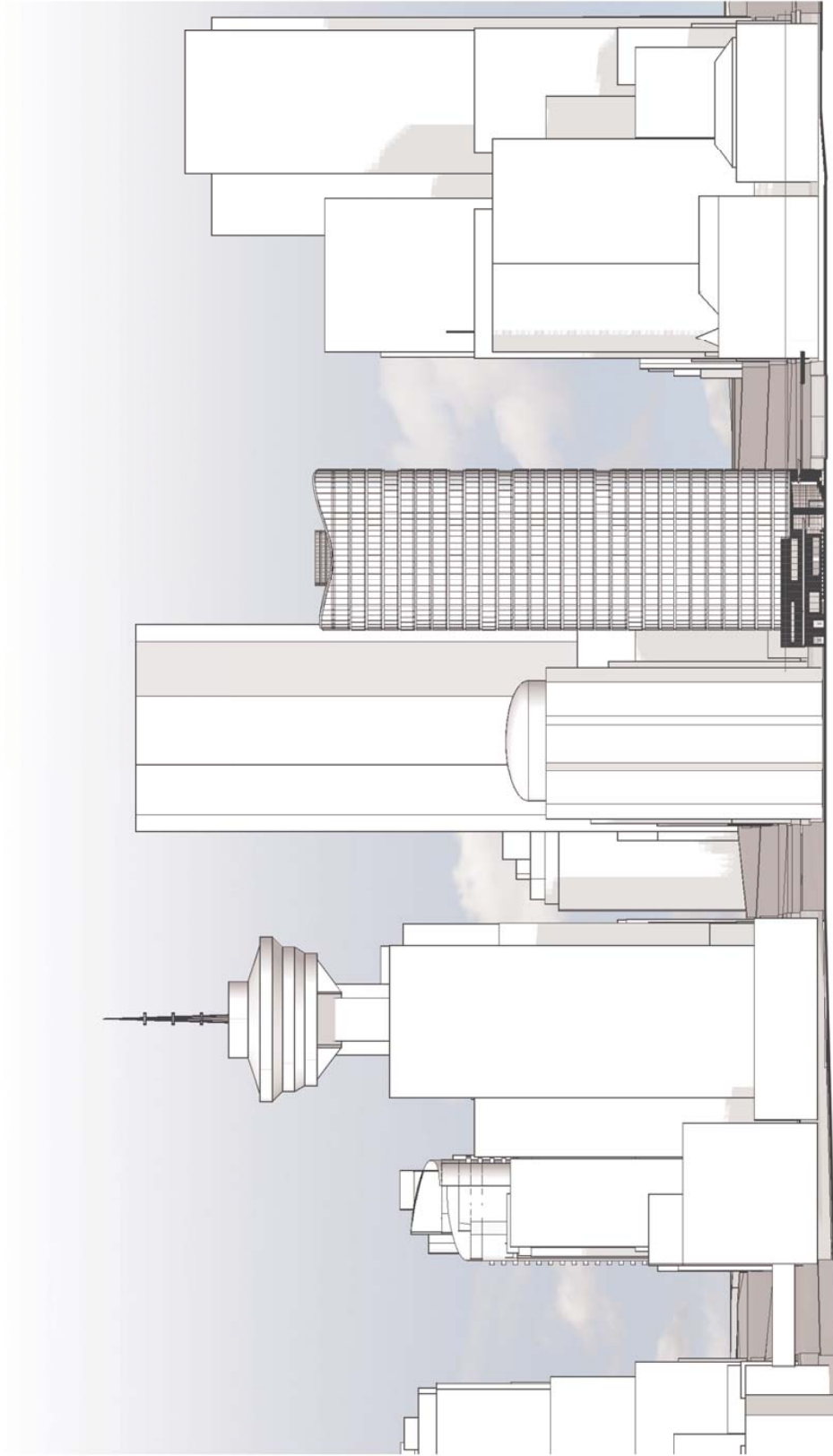
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VIEW FROM CRAB PARK

+  +  320 GRANVILLE
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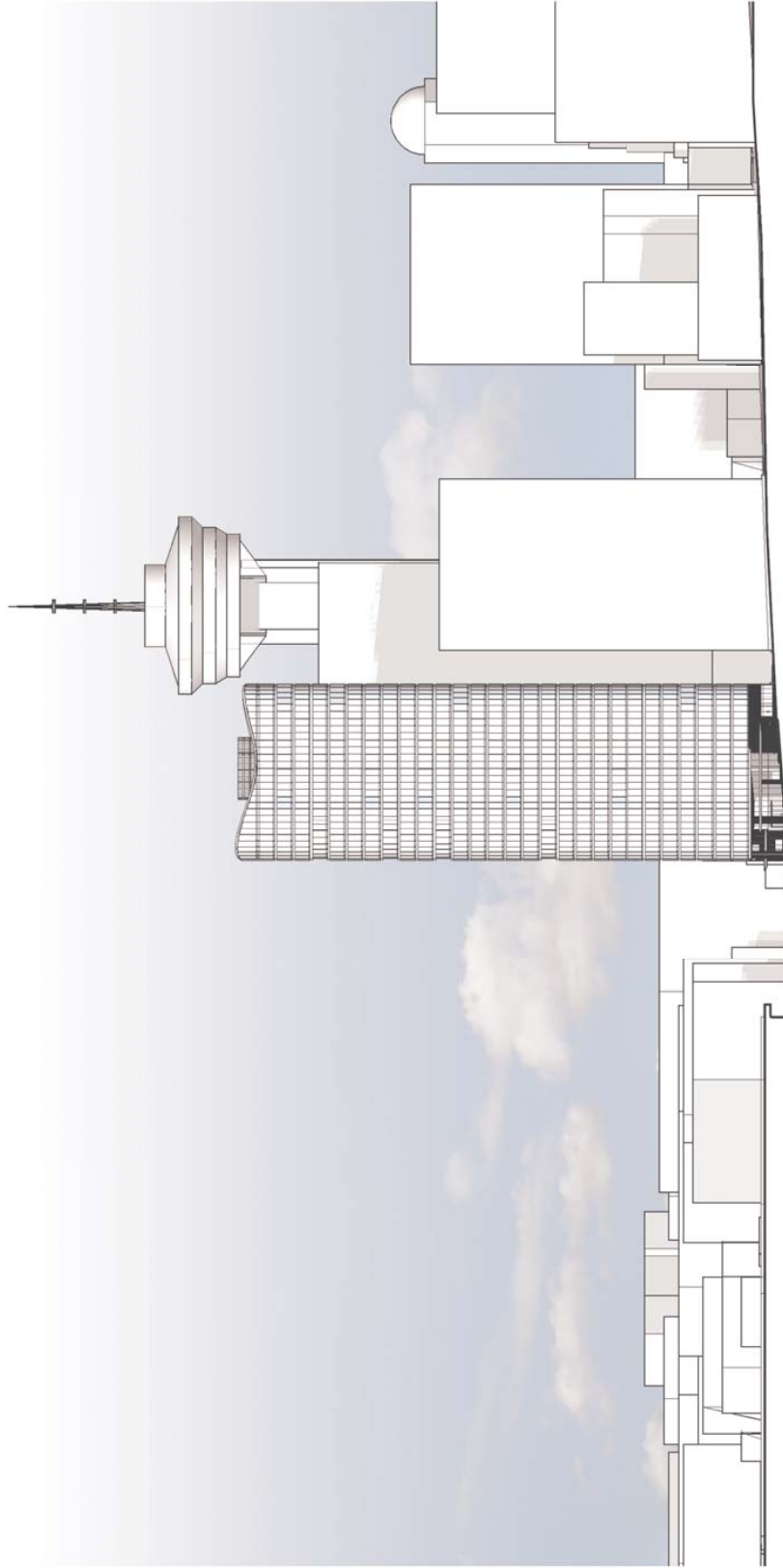
Cordova Elevation



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Granville Elevation



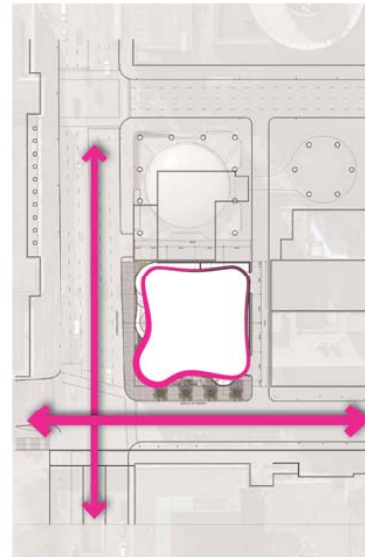
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+
ARCHITECTS INC

Something Special at a Crossroads

320 Granville is the centerpiece of the developing **Central Waterfront Hub**. It will serve to create a bridge between **Downtown and the Waterfront.**

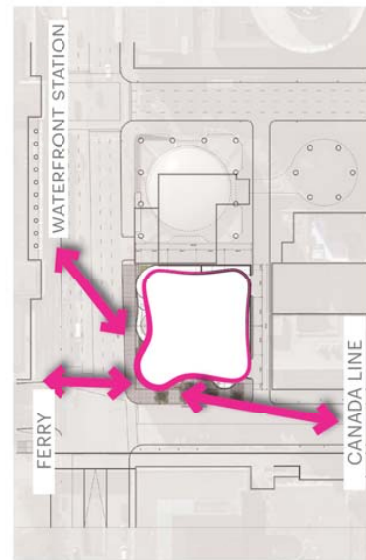


Focal Point of the Transportation Network

With an abundance of transit options within a short walk 320 Granville is well suited to thrive as a high density transit oriented commercial development.

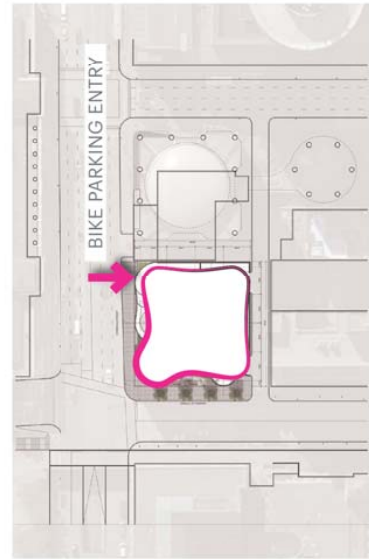


- EXPO LINE
- MILLENNIUM LINE
- CANADA LINE
- WEST COAST EXPRESS
- SEABUS
- BUS ROUTE



New Hub of the Bike Lane Network

The introduction of a couple of new bike lanes will further fortify the site's position as a **center for transit in the waterfront area.**

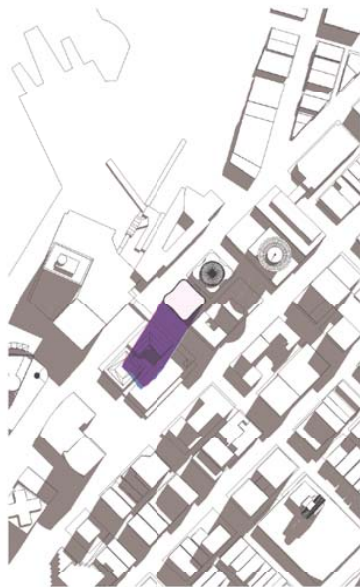


Context | Contrast vs Copy



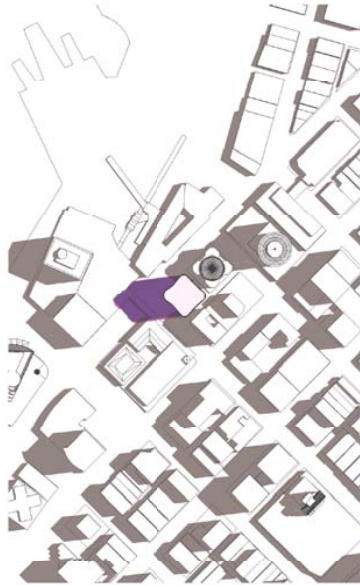
Shadow Studies

New Proposed Shadow
Old Proposed Shadow
Overlapping Proposed Shadow



June 21st at 10am

7.6% LESS SHADOW THAN PREVIOUS



June 21st at noon

3.9% LESS SHADOW THAN PREVIOUS



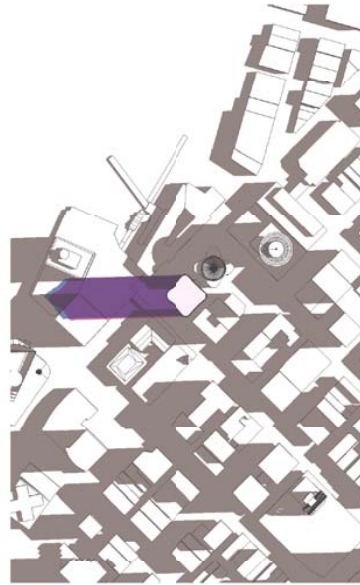
June 21st at 2pm

4.1% LESS SHADOW THAN PREVIOUS



September 21st at 10am

1% MORE SHADOW THAN PREVIOUS



September 21st at noon

4.3% LESS SHADOW THAN PREVIOUS



September 21st at 2pm

7.8% LESS SHADOW THAN PREVIOUS

Views from 320 Granville



10 Meters



30 Meters



50 Meters



70 Meters

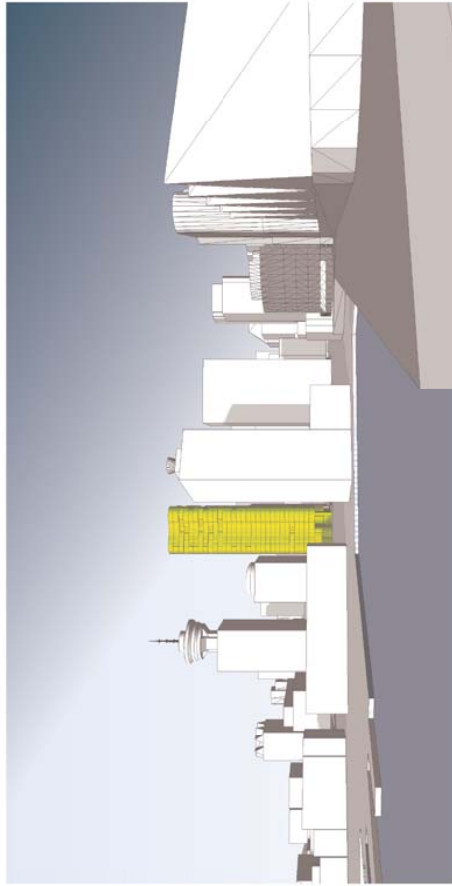


90 Meters

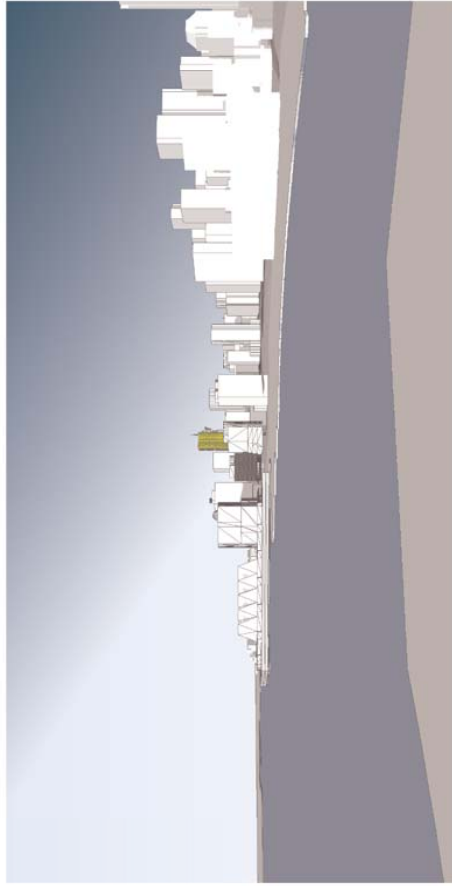


110 Meters

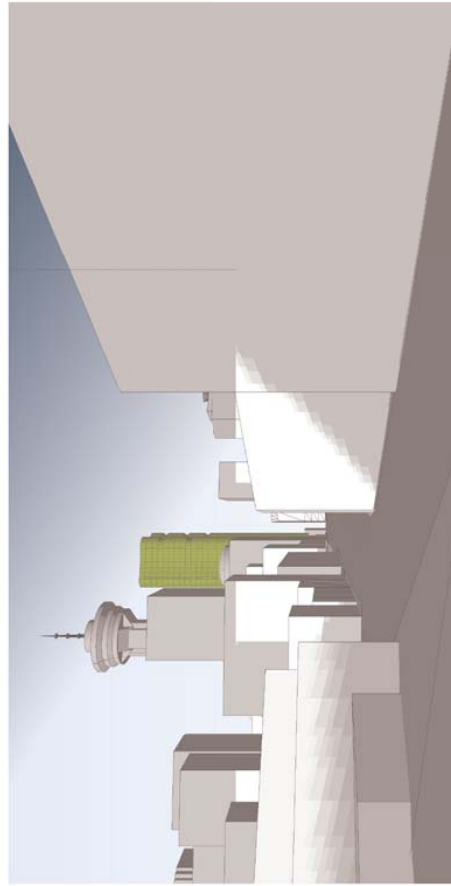
Views of 320 Granville



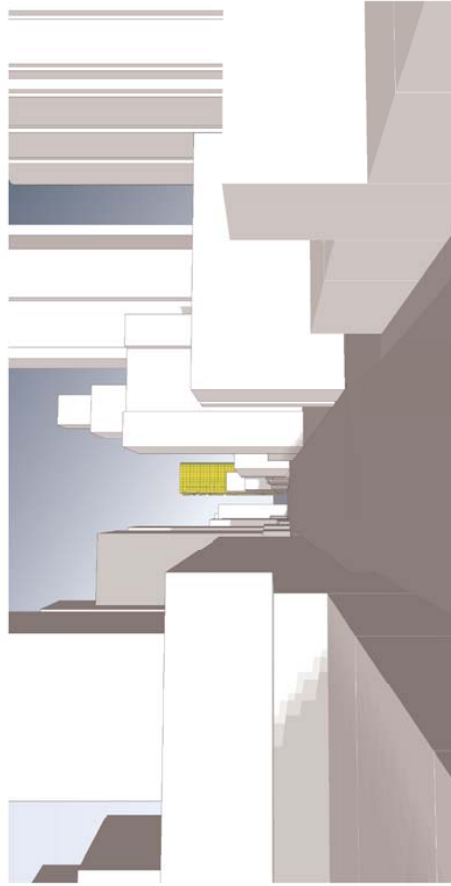
From Canada Place



From Deadman's Island



From Gastown



Down Granville Street

320 Granville Street



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DATA SHEET

A-004

Transportation Amenities		Imperial	Metric
Gross Floor Area		378241	35140
Active Transportation			
Class A Bikes	By Law	72	Proposed 73
Class B Bikes		6	6
Clothes lockers (0.7 x Class A Bikes per sex)		50	50
Showers		4	4
Public Transit			
Located immediately adjacent to 320 Granville			
Expo Lin/Millennium Line ALRT	Existing		
Canada Line ALRT	Existing		
SeaBus	Existing		
West Coast Express Commuter Rail	Existing		
Coast Mountain Bus	Existing		
Street Car	Proposed by City		
Loading			
Class A Loading	By Law	4	Proposed 5
Class B Loading		3	2
Parking Units			
Gross Floor Area	Imperial	376000	Metric 34900
DD FSR Area/parking Units		241	
Required Vehicle Parking			
Base Requirement	Required	241	Provided
Handicap		13	13
Co-Op		28	7
Sub-Total Car Stalls		200	
Transit Location Amenity Credit			
Credit-Additional Bike Stalls		40	0
Net Vehicular Requirement		160	
Parking Provided			
Regular stalls	Provided		81
Small Car Stalls			70
Handicap			13
Co-Op			7
Net Vehicular Stalls Provided			171
Parking Reconciliation			
Net Vehicular Requirement	Required	160	Provided 171
Net Vehicular Stalls Provided			171
Net Excess (Shortfall) Parking			11

RETAIL	MOBILITY	WCS	CORE + EXITS	OFFICE	FLOOR GFA
342	81	26	146	179	993
869	81	26	3,478	30,567	35,140
TOTAL					

ELEVATION	GEODEIC ELEVATION	FTF	LEVEL
114.76	127.90		T.O. PARAPET
114.18	127.32		T.O. MECH
111.13	124.27		ENR
110.20	123.34		ROOF
108.55	119.69	3.65	L30
102.90	116.04	3.65	L29
99.25	112.39	3.65	L28
95.60	108.74	3.65	L27
91.95	105.09	3.65	L26
88.30	101.44	3.65	L25
84.65	97.79	3.65	L24
81.00	94.14	3.65	L23
77.35	90.49	3.65	L22
73.70	86.84	3.65	L21
70.05	83.19	3.65	L20
66.40	79.54	3.65	L19
62.75	75.89	3.65	L18
59.10	72.24	3.65	L17
55.45	68.59	3.65	L16
51.80	64.94	3.65	L15
48.15	61.29	3.65	L14
44.50	57.64	3.65	L13
40.85	53.99	3.65	L12
37.20	50.34	3.65	L11
33.55	46.69	3.65	L10
29.90	43.04	3.65	L9
26.25	39.39	3.65	L8
22.60	35.74	3.65	L7
18.95	32.09	3.65	L6
15.30	28.44	3.65	L5
11.65	24.79	3.65	L4
8.00	21.14	3.65	L3
4.35	17.49	3.65	L2
0.70	13.84	3.65	L1

RETAIL	BIKE	WCS	CORE	OFFICE	TOTAL
869	81	26	3,478	30,567	35,140

320 Granville Street



B Development Corporation
100 West Street
New York, NY 10038
TEL: (646) 251-1301 FAX: (646) 254-6469

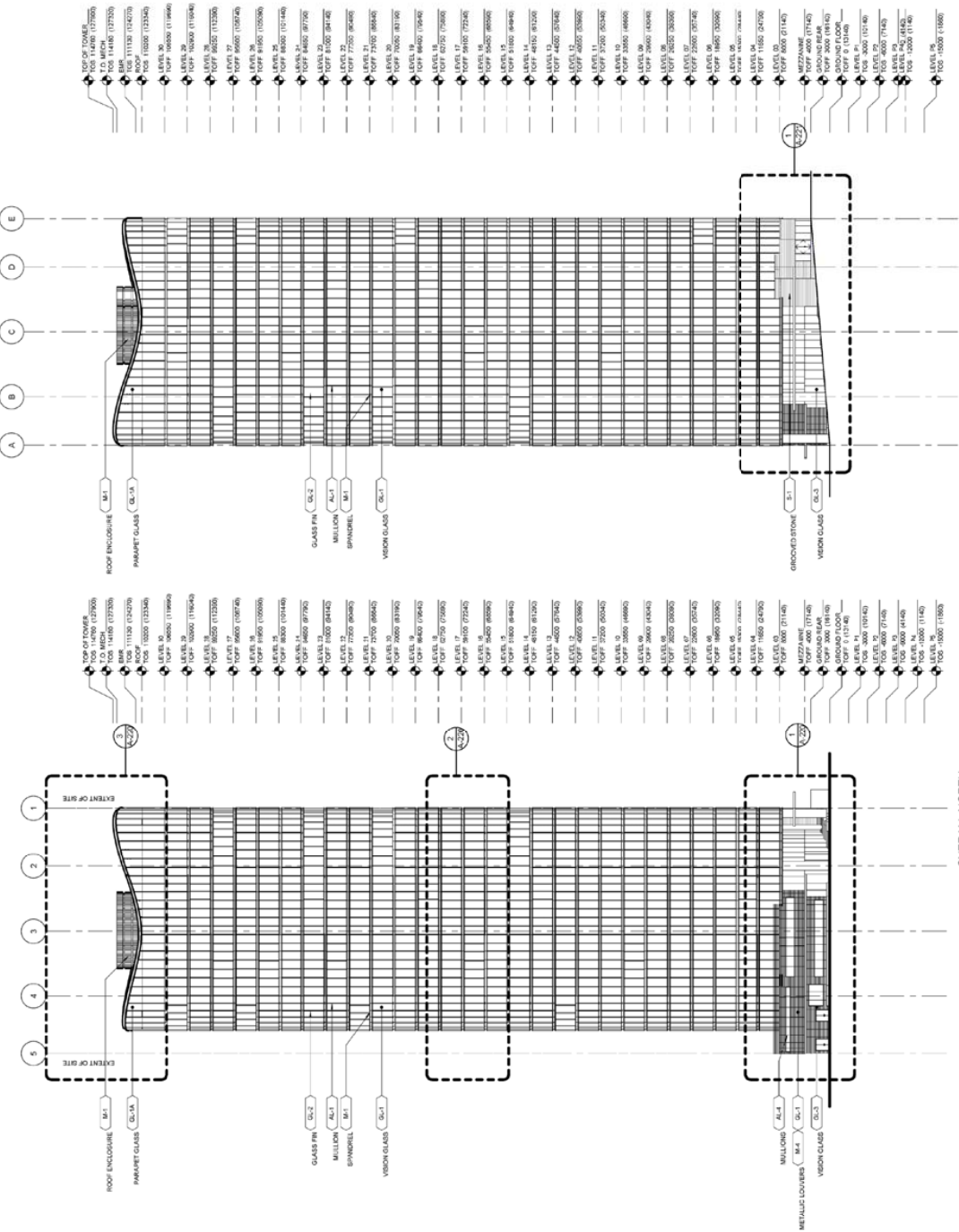
KPF
Architects & Planners
110 West Street
New York, NY 10038
TEL: (212) 677-6000 FAX: (212) 676-2526

CH2M HILL
Civil & Structural
110 West Street
New York, NY 10038
TEL: (212) 677-6000 FAX: (212) 676-2526

No.	Description	Scale
1	Overall North Elevation	1:300
2	Overall West Elevation	1:300

ELEVATIONS - NORTH
AND WEST

A-200



- TOP OF TOWER: 100-1420 (12700)
- 100-1416 (12700)
- 100-1412 (12700)
- 100-1408 (12700)
- 100-1404 (12700)
- 100-1400 (12700)
- 100-1396 (12700)
- 100-1392 (12700)
- 100-1388 (12700)
- 100-1384 (12700)
- 100-1380 (12700)
- 100-1376 (12700)
- 100-1372 (12700)
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- 100-1308 (12700)
- 100-1304 (12700)
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- 100-1208 (12700)
- 100-1204 (12700)
- 100-1200 (12700)
- 100-1196 (12700)
- 100-1192 (12700)
- 100-1188 (12700)
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- 100-1136 (12700)
- 100-1132 (12700)
- 100-1128 (12700)
- 100-1124 (12700)
- 100-1120 (12700)
- 100-1116 (12700)
- 100-1112 (12700)
- 100-1108 (12700)
- 100-1104 (12700)
- 100-1100 (12700)

1 OVERALL WEST ELEVATION
SCALE 1:300

2 OVERALL NORTH ELEVATION
SCALE 1:300



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND CONDITION OF UTILITIES AND/OR OTHER CONCEALED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND CONDITION OF UTILITIES AND/OR OTHER CONCEALED STRUCTURES AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSONS OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

NO.	REVISIONS	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	18-11-04
2	ISSUED FOR CLIENT REVIEW	18-11-20
3	ISSUED FOR CITY/PE APPLICATION	18-08-07
4	ISSUED FOR CLIENT REVIEW	18-08-07

320 GRANVILLE STREET
Granville & Cordova
Vancouver, British Columbia

Scale: 1:100
Drawn: DS
Reviewed: DS
Project No. 06-000

LANDSCAPE CONCEPT
PLAN

L1.1



Shap & Edmund Landscape Architecture Inc.



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND EXTENSION OF UTILITIES AND OTHER CONCEALED STRUCTURES NEAR THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND EXTENSION OF UTILITIES AND OTHER CONCEALED STRUCTURES AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSONS OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

REVISIONS	
3	ISSUED FOR DEVELOPMENT PERMIT 18-11-04
2	ISSUED FOR CLIENT REVIEW 18-11-20
1	ISSUED FOR CITY PERM APPLICATION 18-08-07
1	ISSUED FOR CLIENT REVIEW 18-08-07

320 GRANVILLE STREET
Granville & Corvax
Vancouver, British Columbia

Scale:	1:100
Drawn:	DS
Reviewed:	DS
Project No.:	06-xxx

LANDSCAPE CONCEPT
THIRD FLOOR

L1.2

