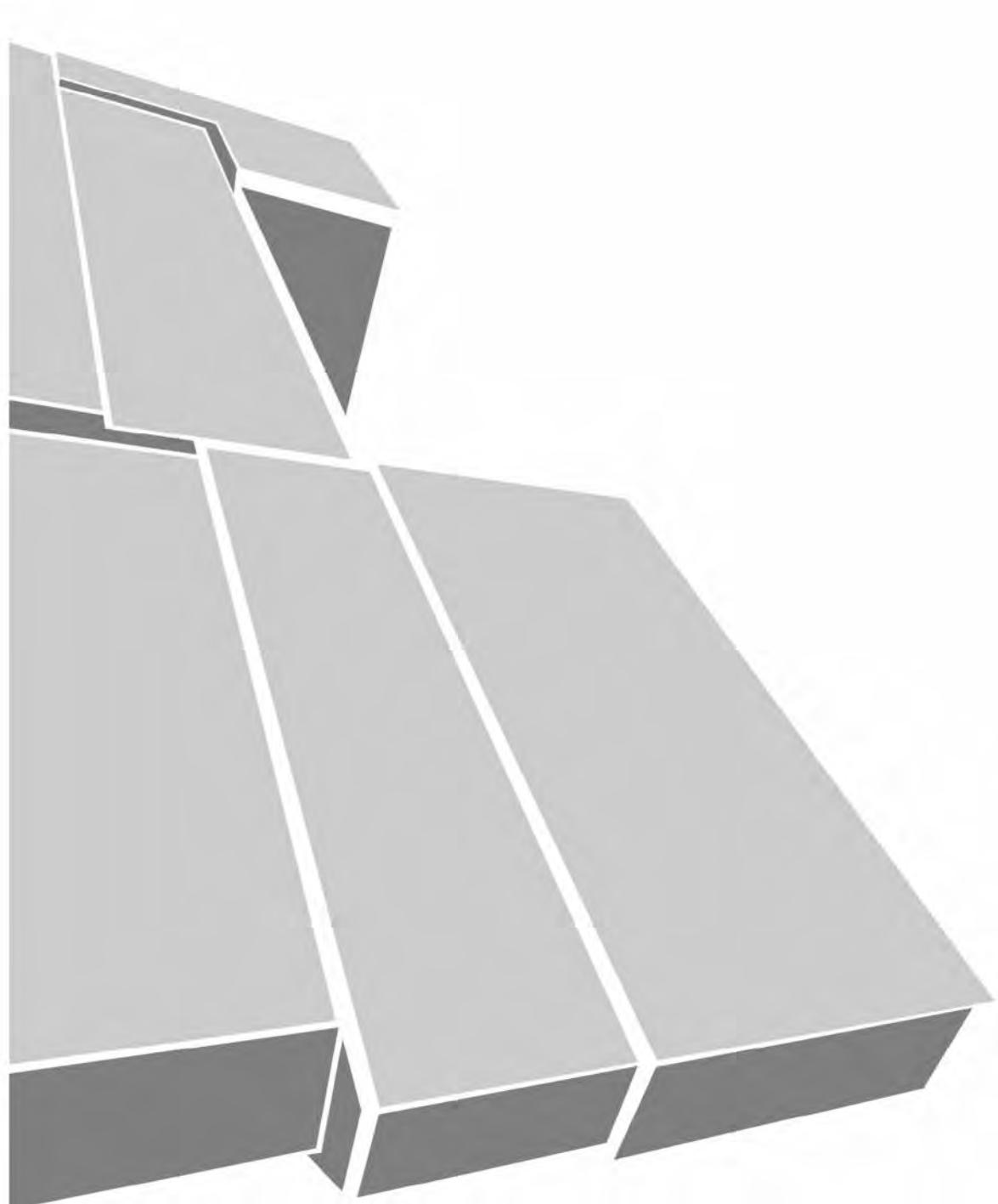


gb



220 EAST 1ST AVENUE
DP APPLICATION
FEBRUARY 2018



EAST 1ST AVENUE

MAIN STREET



**1 STOREY
COMMERCIAL**

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The image features two large, bold, black, textured letters 'ua' stacked vertically at the top. Below them is a large, stylized letter 'g' with a thick, textured stroke. In the bottom left corner, there is a small, dark geometric logo consisting of a square with diagonal lines forming a V-shape.

A-1.01

MIXED-USE DEVELOPMENT

CONTEXT PLAN

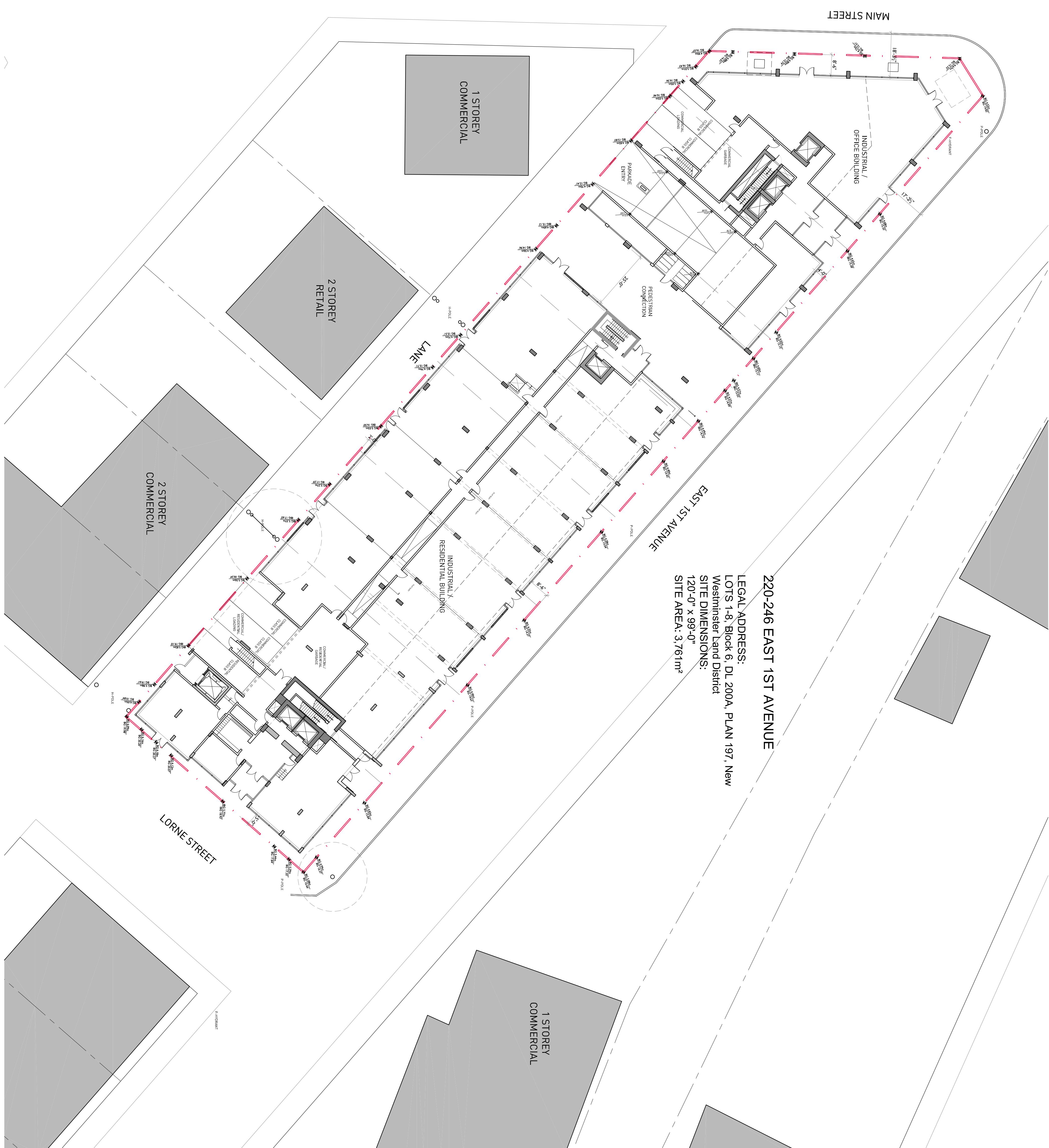
220 EAST 1ST AVENUE
VANCOUVER, BC

The diagram consists of two circular compass roses. The left circle is divided into four quadrants by a vertical and a horizontal line. A thick black horizontal line extends from the center through the bottom half of the circle, representing 'TRUE NORTH'. The right circle is also divided into four quadrants. A thick black diagonal line extends from the bottom-left quadrant to the top-right quadrant, representing 'PROJECT NORTH'. To the left of the first circle is the text 'TRUE NORTH', and to the right of the second circle is the text 'PROJECT NORTH'.

REVISIONS
NO. DATE REMARKS
01 FEB 2019 DP SUBMISSION

NOTES
NO. DESCRIPTI

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REVISIONS
NO. DATE
01 FEB 2019
REMARKS
DP SUBMISSION

DATE
DEC 2018
DRAWN BY
AJF
CHECKED BY
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SCALE
M1S
JOB NUMBER
17050

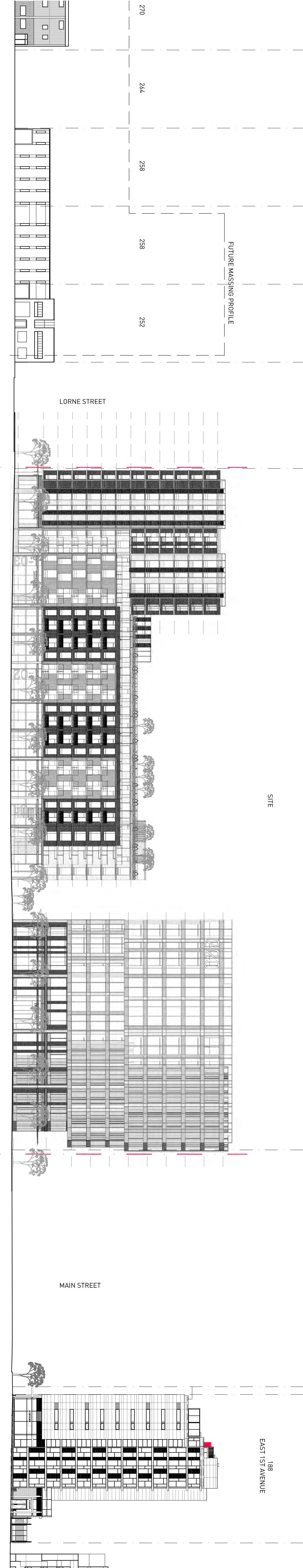
gbl
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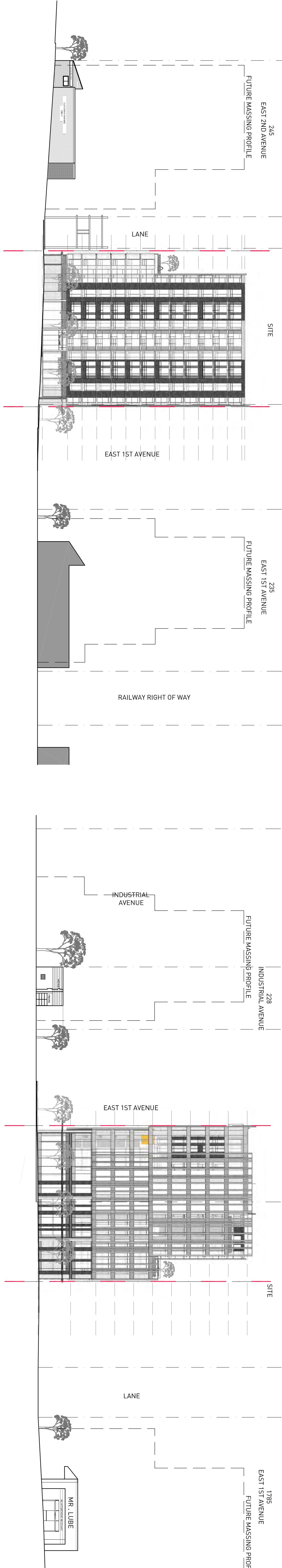
NOTES
NO. DESCRIPTION

REVISIONS
NO. DATE
01 FEB 2019
REMARKS
DP SUBMISSION



EAST 1ST AVENUE STREETSCAPE

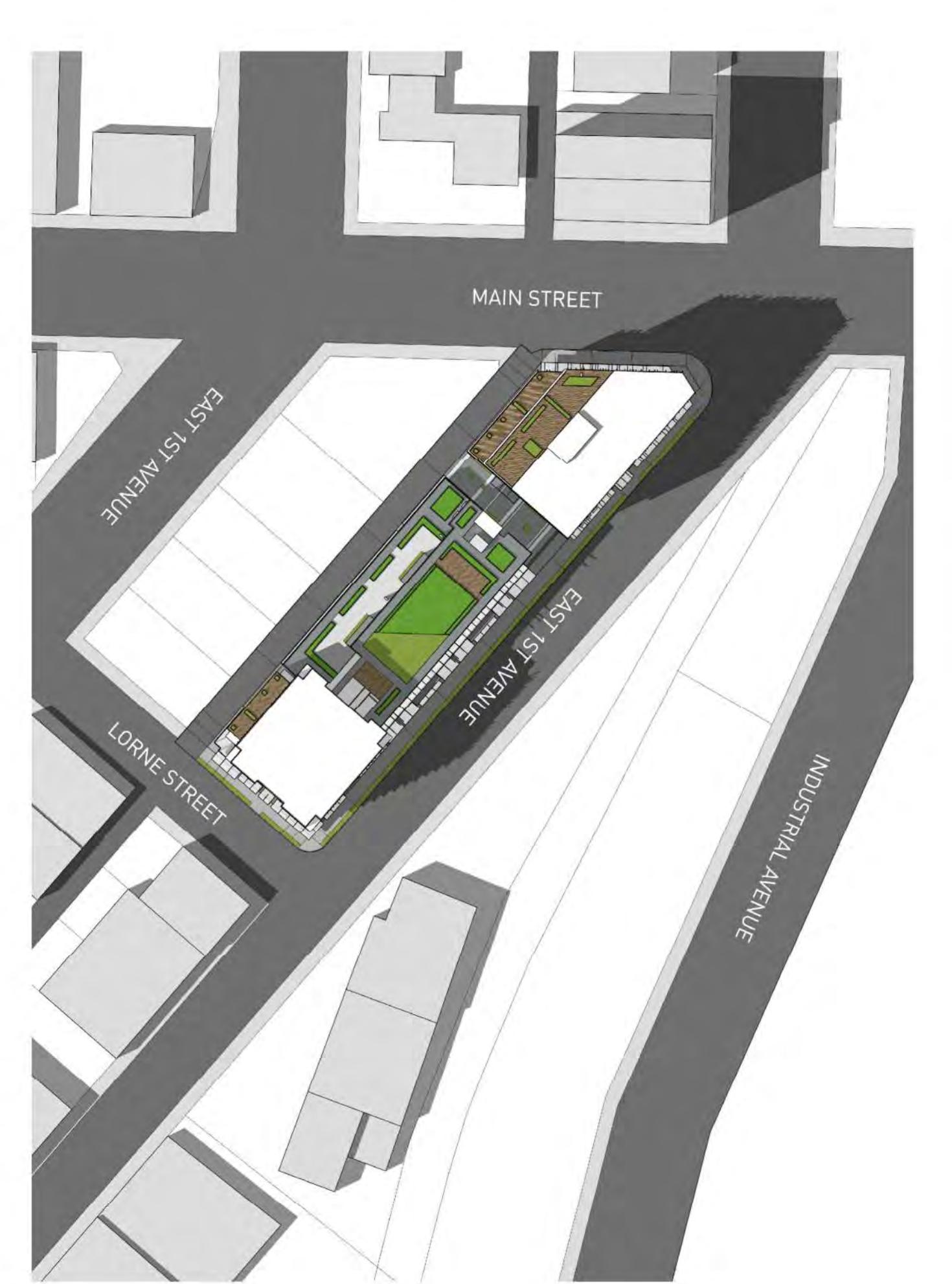
REVISIONS
NO. DATE
01 FEB 2019
REMARKS
DP SUBMISSION



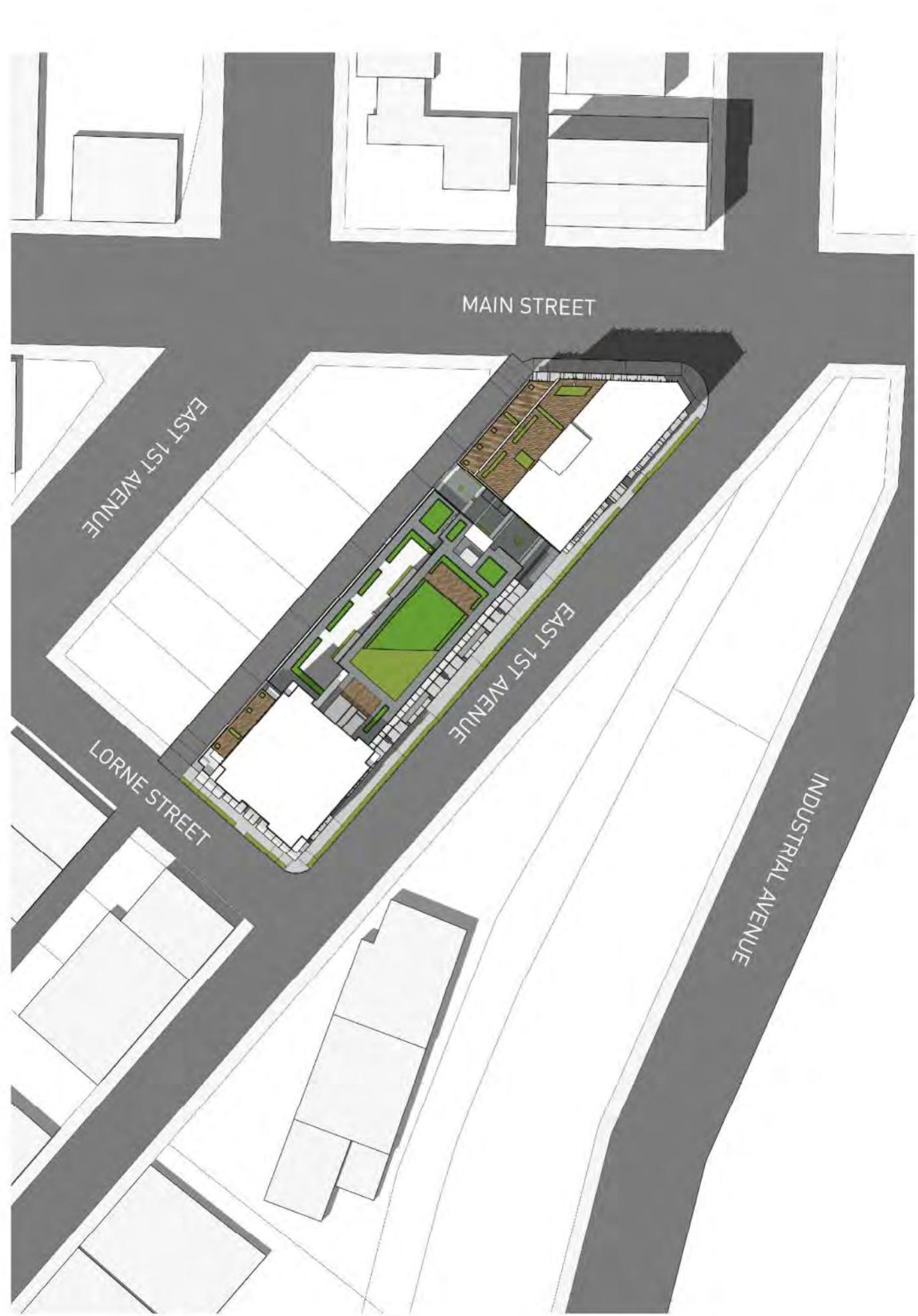
220 EAST 1ST AVENUE
VANCOUVER, BC

MIXED-USE DEVELOPMENT
STREETSCAPES

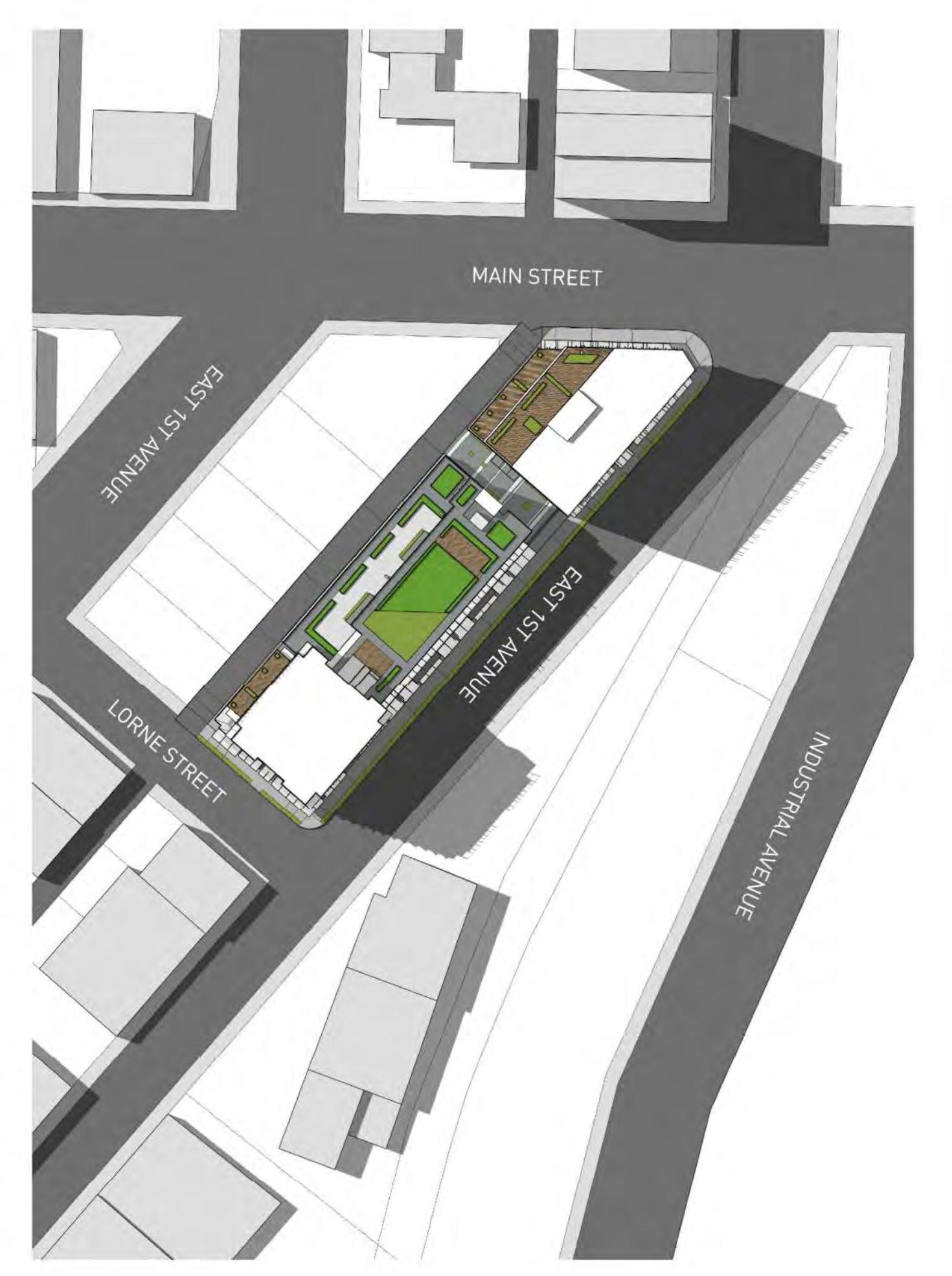
DATE	DEC 2018
DRAWN BY	AJE
CHECKED BY	--
SCALE	1/250 = 1' 0"
JOB NUMBER	17050



SUMMER SOLSTICE: JUNE 21 - 10.00AM



SUMMER SOLSTICE: JUNE 21 - 12.00PM



SUMMER SOLSTICE: JUNE 21 - 2.00PM



EQUINOX: MAR / SEP 21 - 2.00PM



220 EAST 1ST AVENUE
VANCOUVER, BC

MIXED-USE DEVELOPMENT

SHADOW ANALYSIS

MIXED-USSE DEVELOPMENT

JOB NUMBER

1

GOV

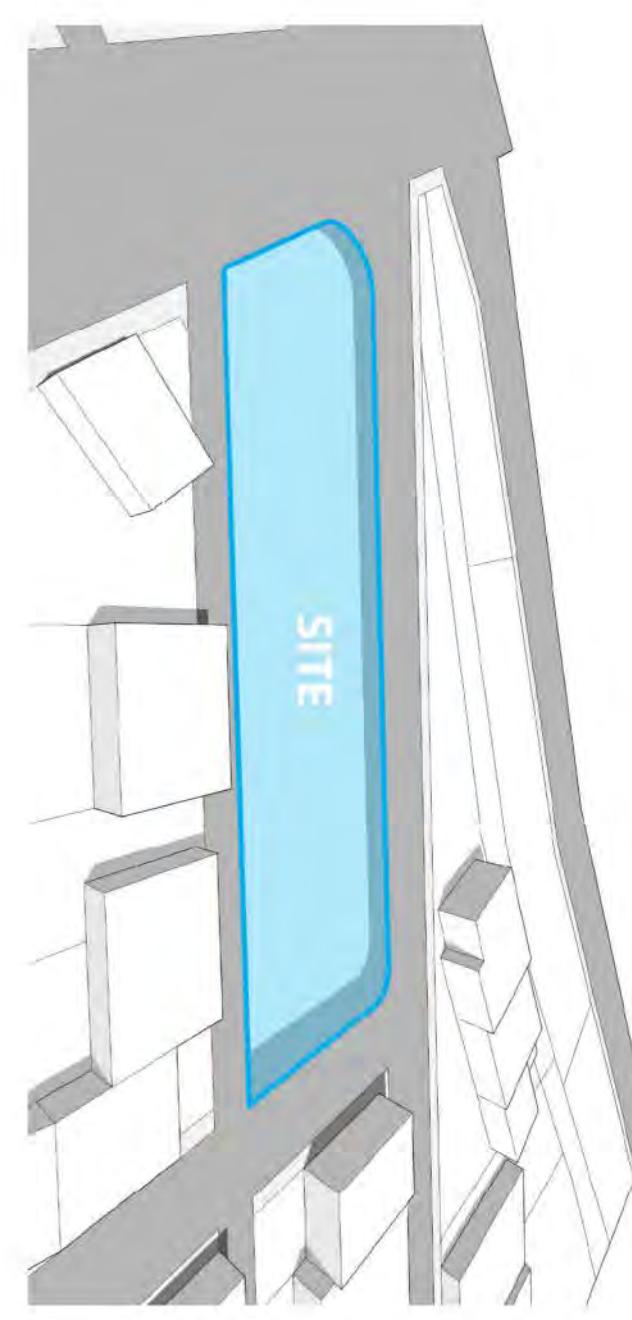
○

EQUINOX: MAR / SEP 21 - 10.00AM

The image features a stylized lowercase letter 'ua' at the top, rendered in a dark gray font with a fine vertical hatching pattern. Below it is a lowercase letter 't', also with a similar hatching pattern. A decorative horizontal banner with a dark gray hatched pattern extends from the bottom left towards the right, ending in a triangular shape.

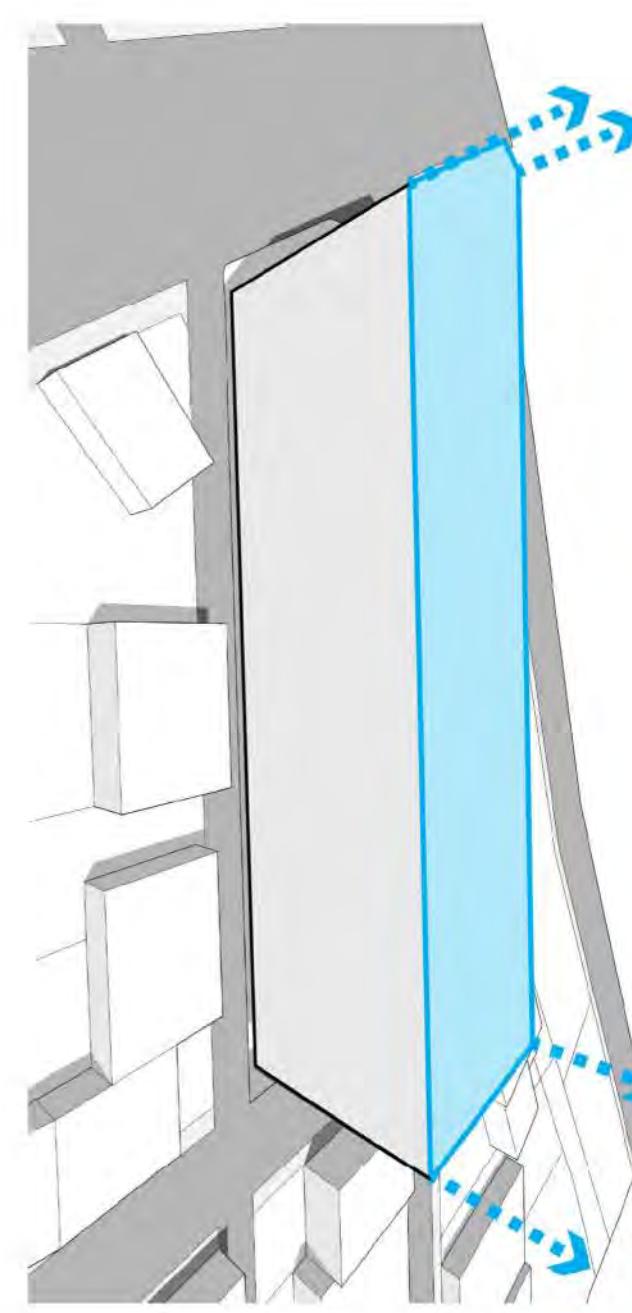
gbj

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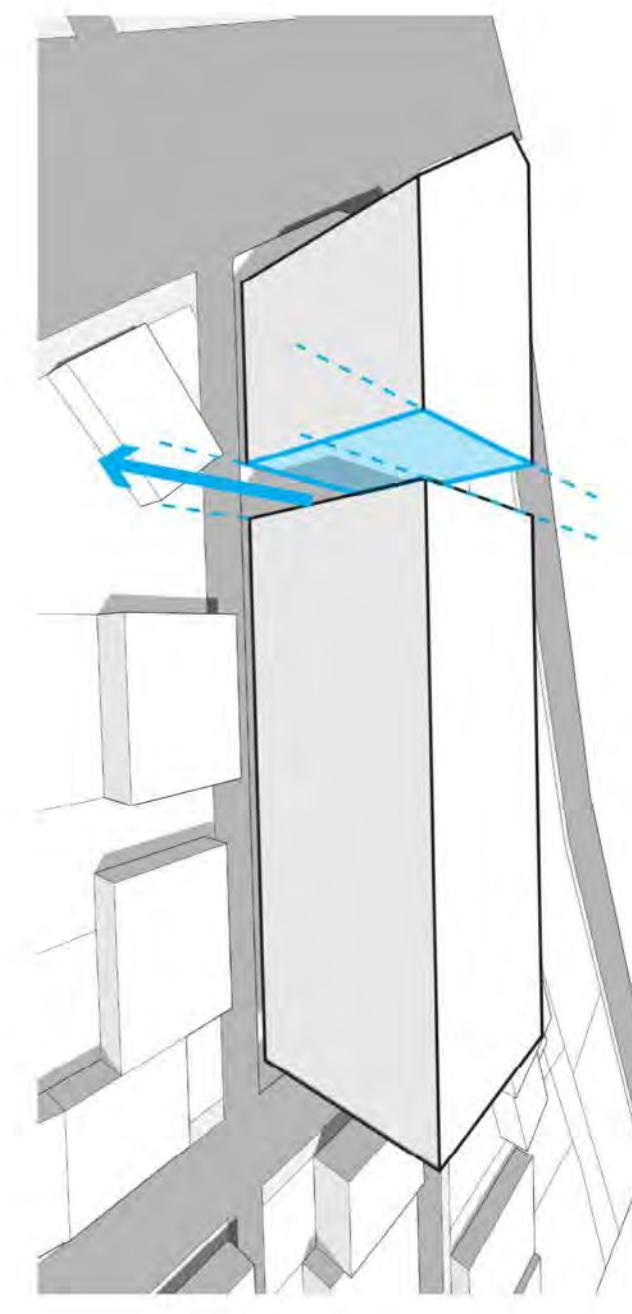
PHASE 1: EXISTING SITE

The existing site length of approximately 430' permits a dual mid-rise tower massing configuration, connected by a linear podium with a mid-block pedestrian connection. There are three primary street frontages at grade: a commercial orientation facing onto Main Street and a more residential orientation facing onto Lorne Street, and a mixed-use frontage along East 1st Avenue. The pedestrian oriented lane connection encloses street activated industrial spaces at grade that wrap around the entire periphery of the site.



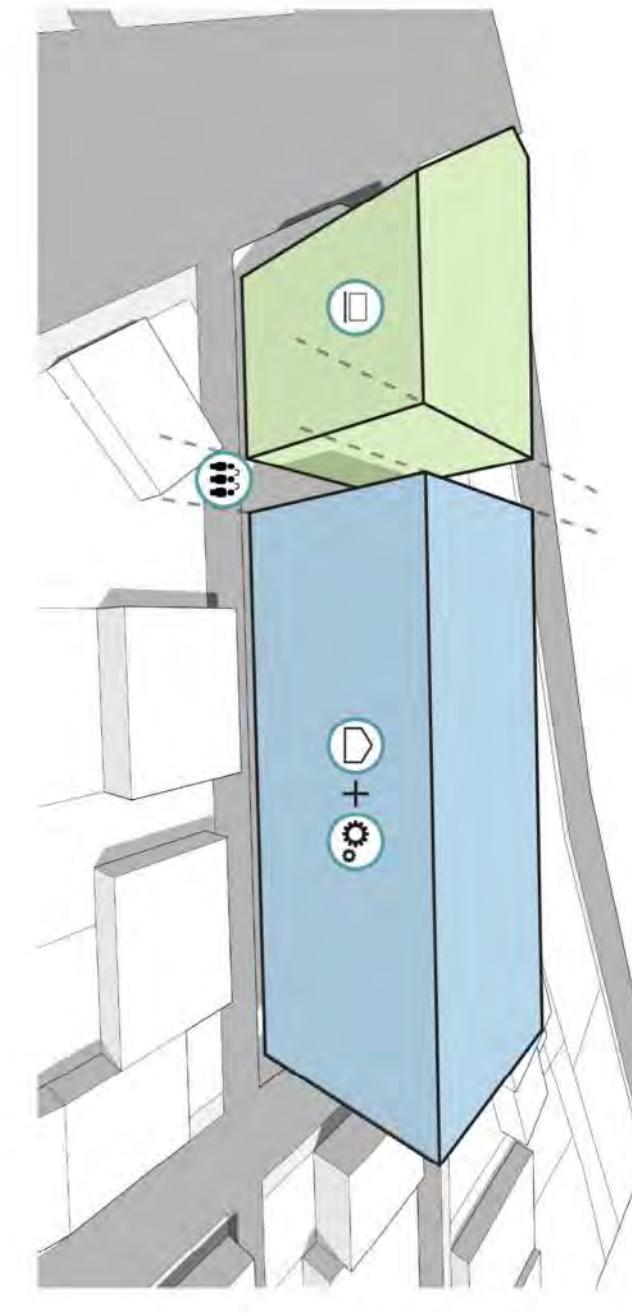
PHASE 2: PODIUM EXTRUSION

A linear podium is extruded up to generate a form that can accommodate the prescribed density of 6.5 FSR. This form is restricted to minimal setbacks at the ground plane, designed to provide a strong continuous frontage at grade, with visually engaging programmatic spaces. The podium form has a strong linear massing that runs in an east-west axis.



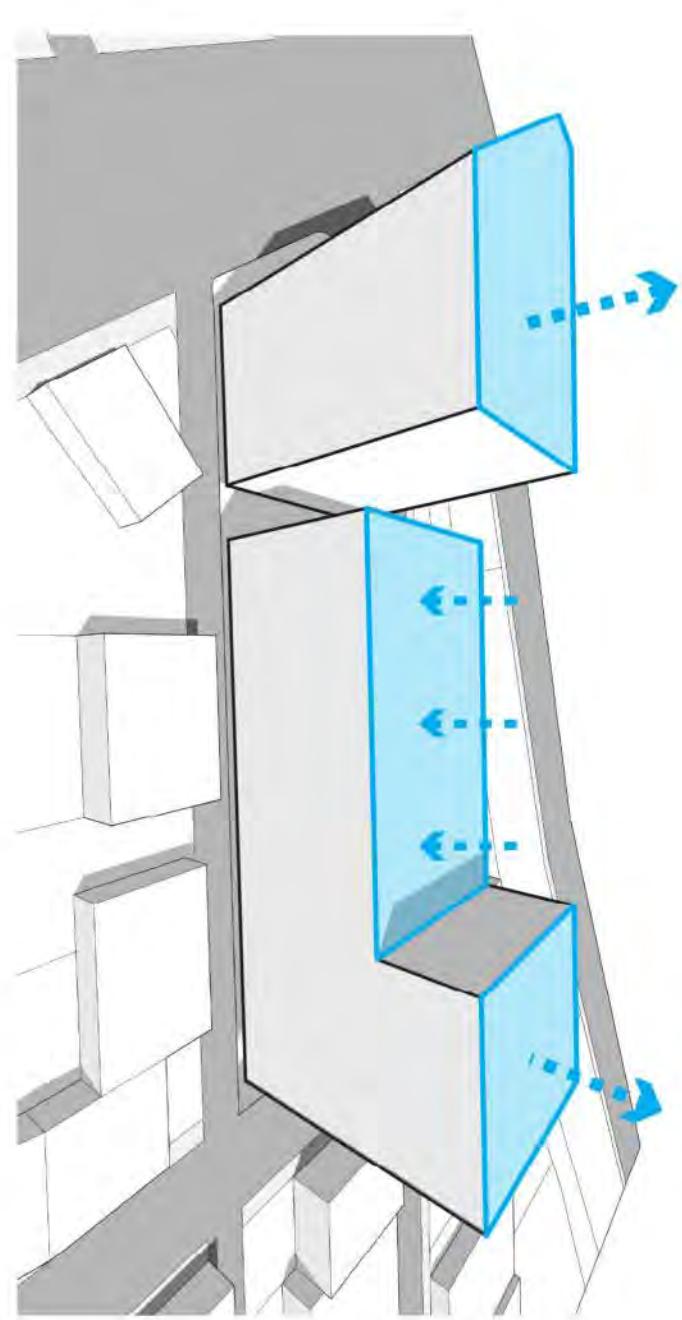
PHASE 3: PEDESTRIAN CONNECTIVITY

To help provide pedestrian continuity for the Arts Walk, a 25' wide mid-block connection has been provided, offset to the west of the site. This connection will be open to the sky with no building connections or roof coverages above. The inside edges of this connection will be activated by active uses with a high level of visual transparency, creating the sense of an elongated public plaza space within the site.



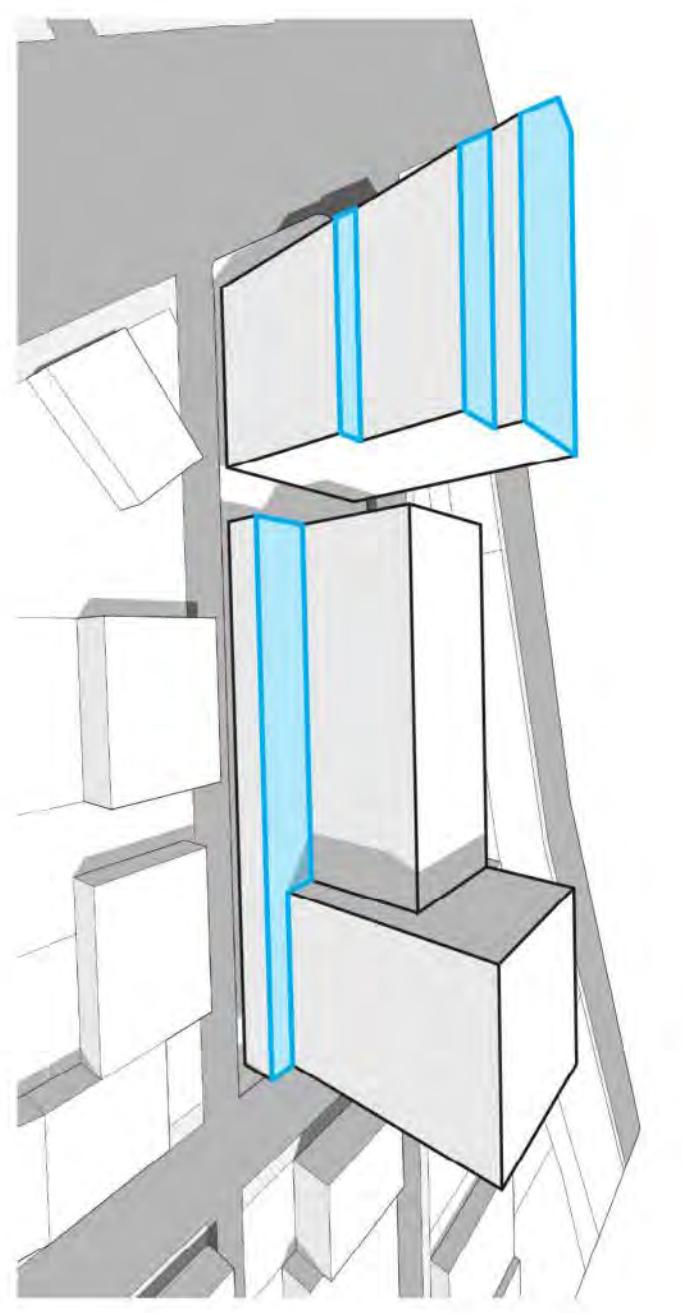
PHASE 4: PROGRAMMATIC DIVIDE

This mid-block connection provides a convenient separation between the residential and office programmatic spaces. The office space has been located on the busier Main Street side, while the residential units span across to the quieter Lorne Street edge of the site. These separated components will be unified along the ground level with a continuous layer of industrial spaces.



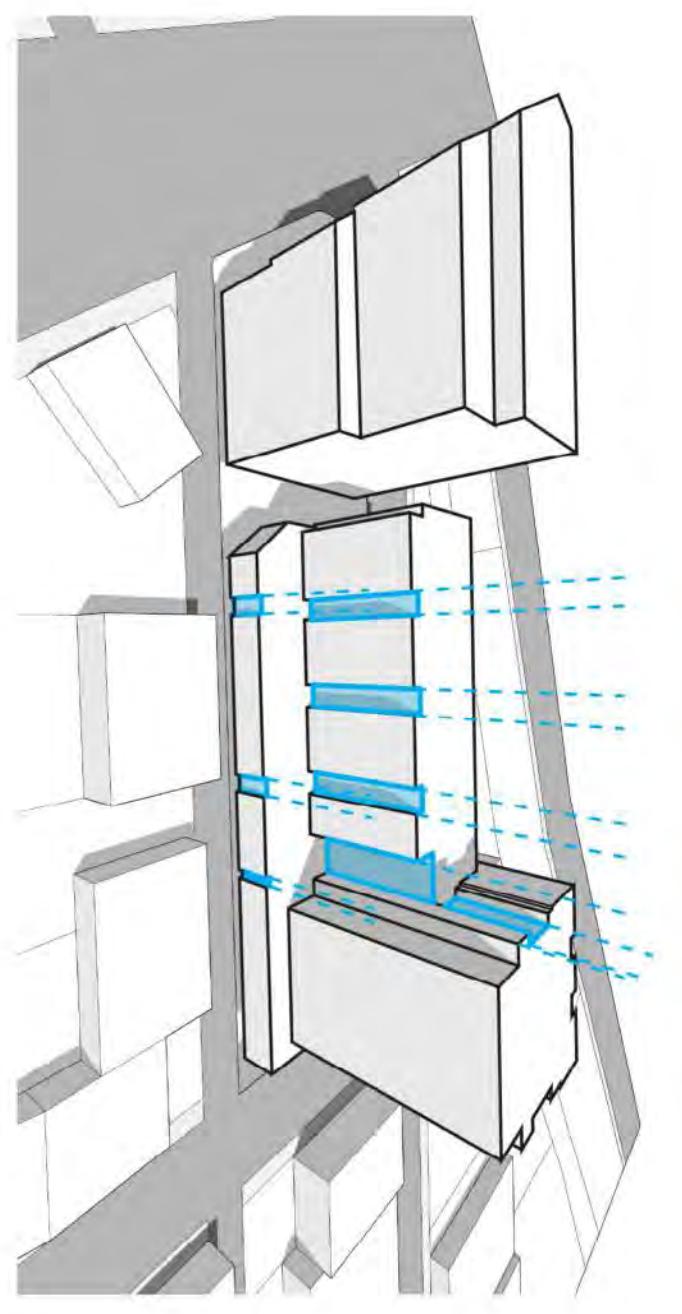
PHASE 5: HEIGHT VARIATION

The massing of the long podium form has been deliberately broken by pushing and pulling the routine to manipulate the built form in direct contextual response. The higher office form provides a strong visual anchor for the site along Main Street, while the lower residential podium form along East 1st Street helps anchor the residential massing, bookending the development with a balanced arrangement of density.



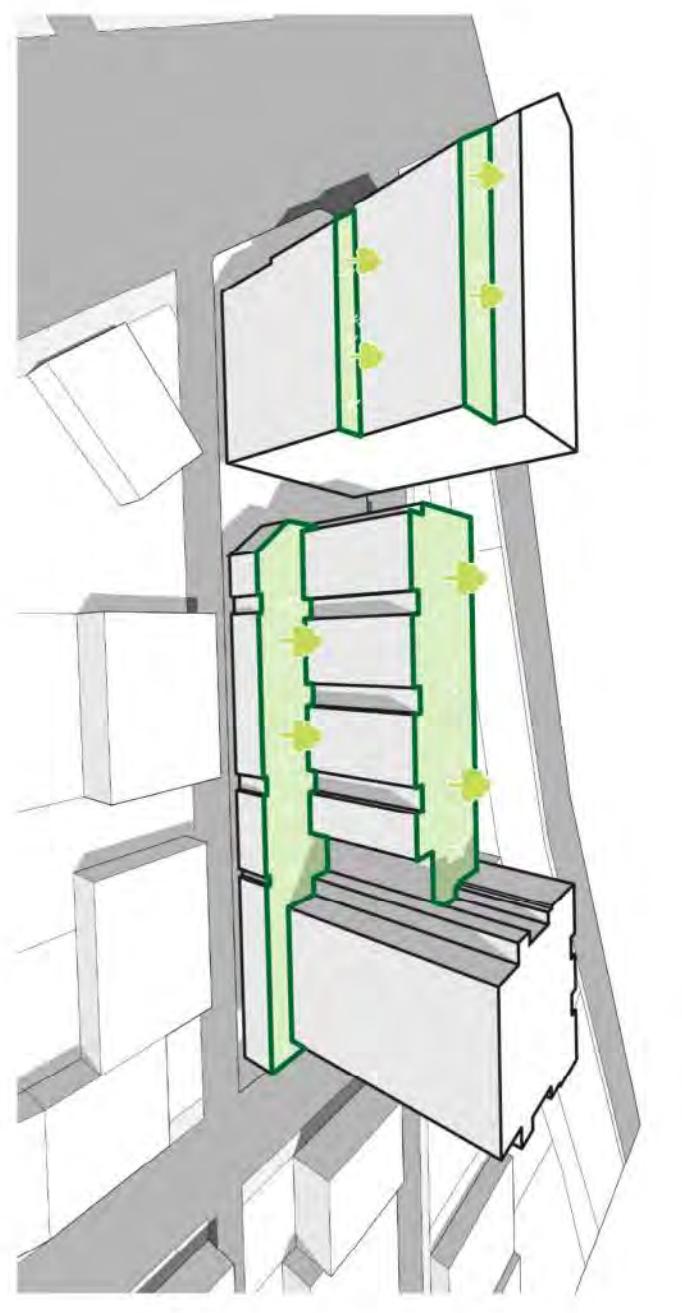
PHASE 6: STEPPED MASSING

In consideration of future potential development to the south, and to help further provide a more diverse massing articulation, the building is stepped at various depths and heights along the lane edge. Special consideration has been made to ensure that the residential components are setback from the lane to mitigate any overlook or shadowing concerns.



PHASE 7: RESIDENTIAL ARTICULATION

To further reduce the visual mass of the built form, and to provide more visual separation between the individual components, the residential massing will have a finer grain of articulation applied to it. The balcony treatment, window configuration, and heights along the lane edge. Special consideration has been made to ensure that the residential components are setback from the lane to mitigate any overlook or shadowing concerns.



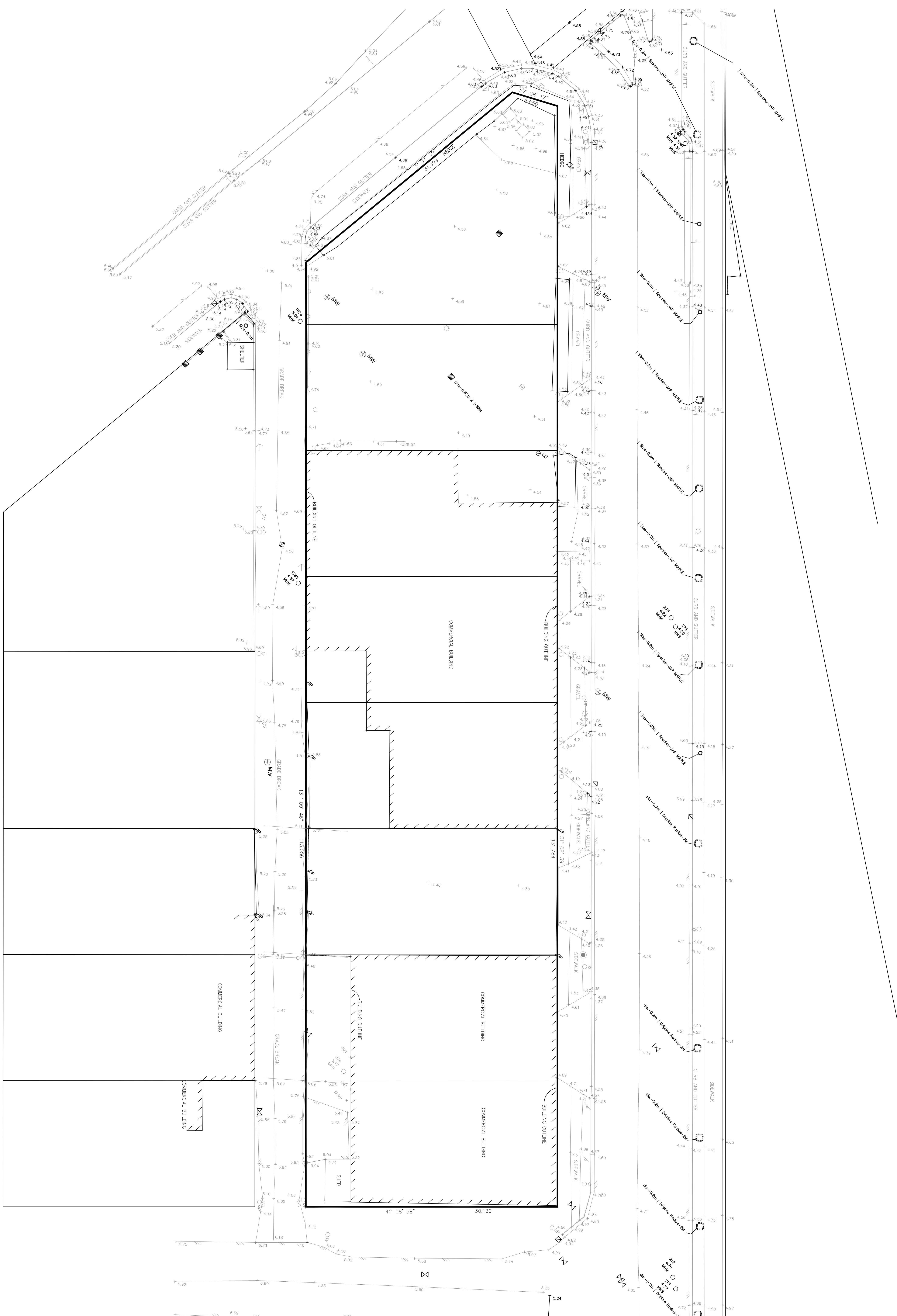
PHASE 8: APPLIED LANDSCAPING

The resultant building massing allows for generous landscaping opportunities to be applied at the various stepped levels and setback spaces. A variety of public and private outdoor uses can be programmed into these spaces, providing a diverse mix of amenities that will contribute to the overall well-being of the residents and tenants of the buildings. In addition to promoting social interaction, the landscaped areas will also provide environmental solutions to stormwater management and limiting heat island effects.

MIXED-USE DEVELOPMENT DESIGN RATIONALE

DESIGN RATIONALE

REVISIONS	REMARKS
NO. 01	DATE FEB 2019 DRAWN BY AJF CHECKED BY -- SCALE MTS JOB NUMBER 17050



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GPI ARCHITECTS.COM

The image features two large, bold, black, textured letters 'ua' stacked vertically at the top. Below them is a large, stylized letter 'g' with a thick, textured stroke. In the bottom left corner, there is a small, dark geometric logo consisting of a triangle with a dashed line extending from its base.

SITE SURVEY

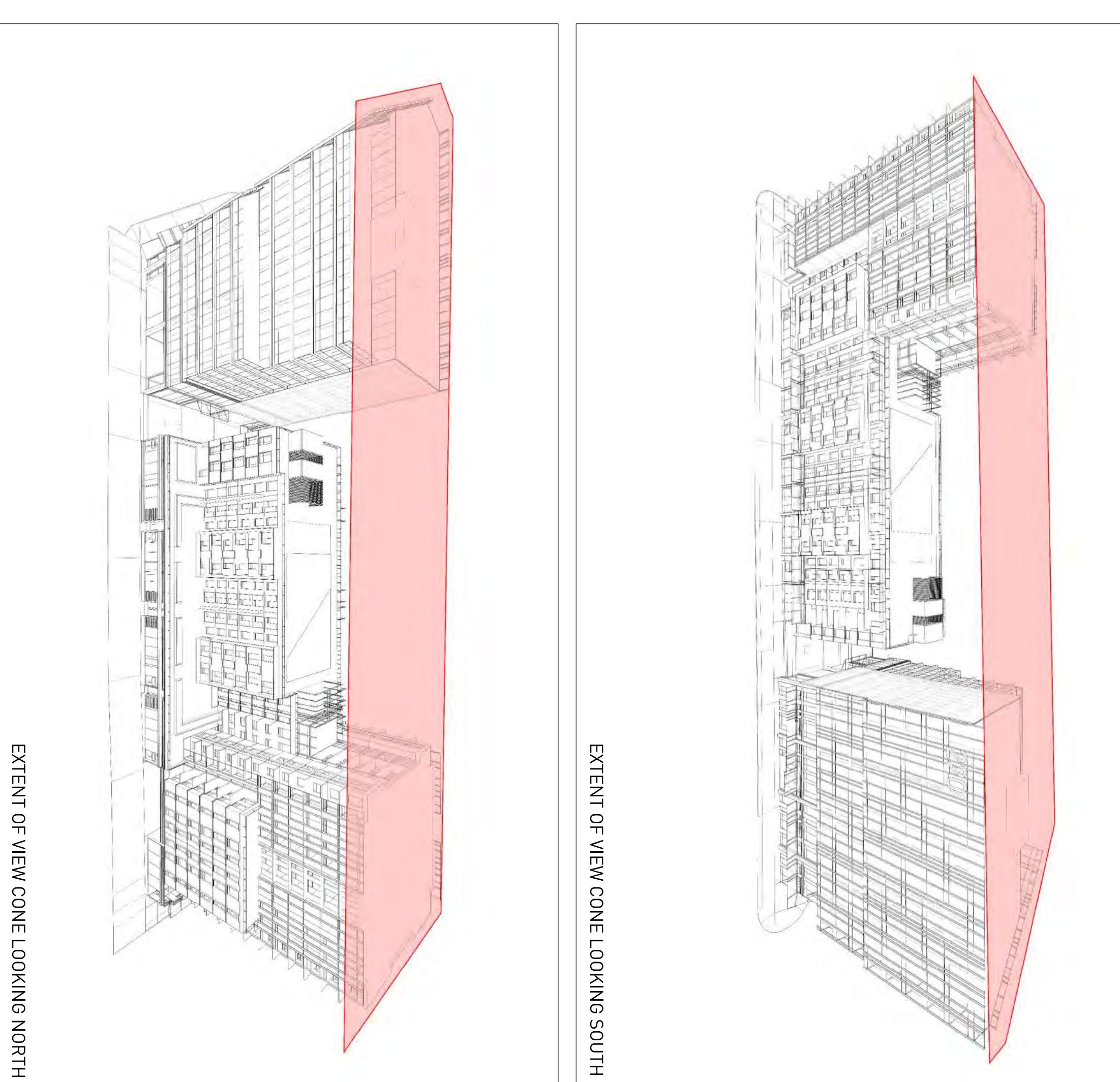
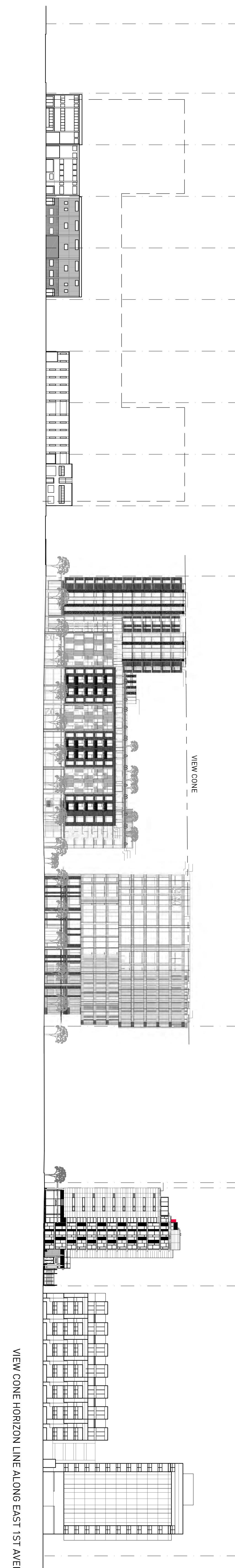
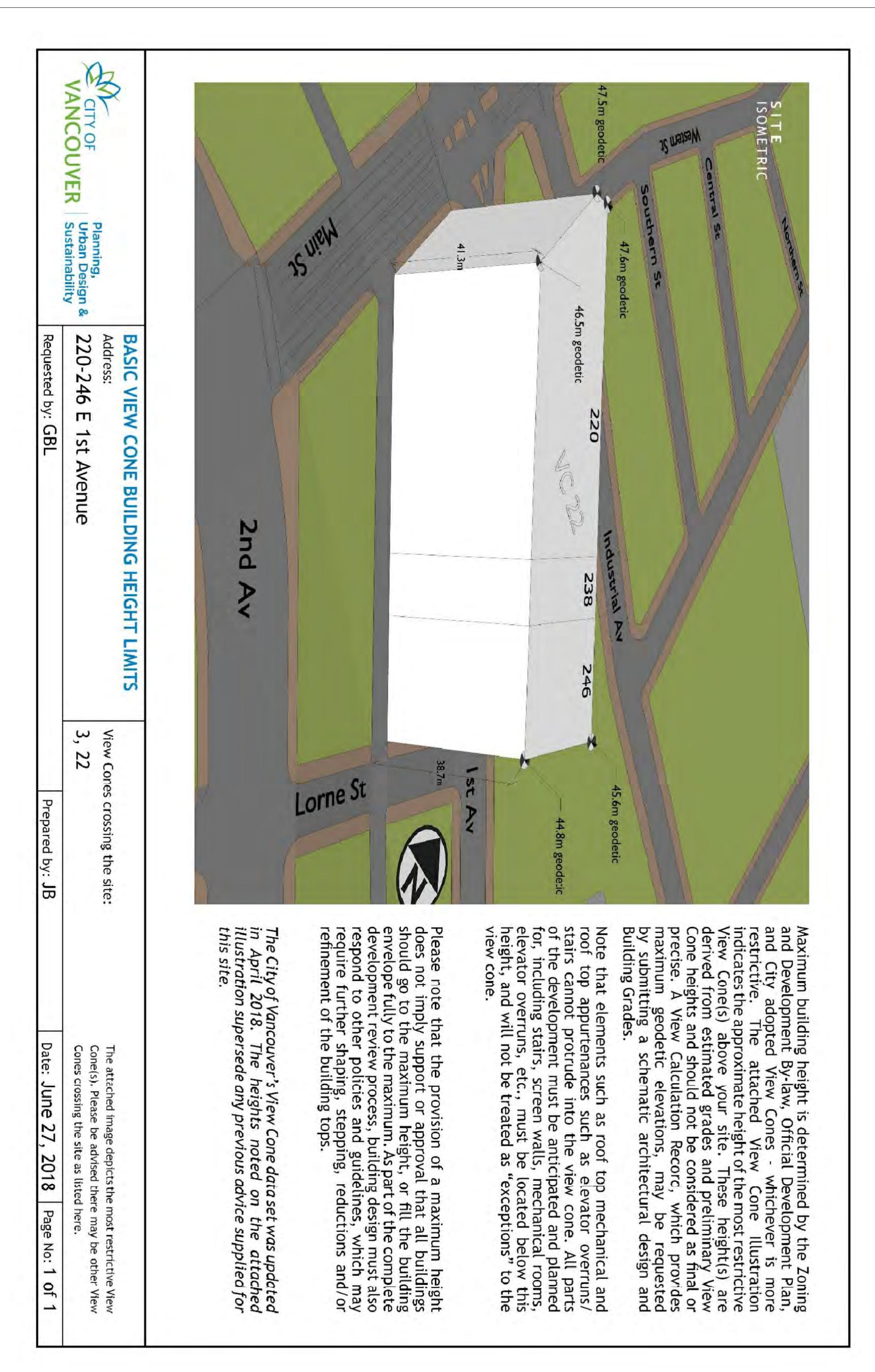
MIXED-USE DEVELOPMENT

+ 6.93
VANCOUVER, BC

220 EAST 1ST

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220 EAST 1ST AVENUE
VANCOUVER, BC
MIXED-USE DEVELOPMENT
VIEW CONE ANALYSIS

DATE: DEC 2018
DRAWN BY: AJF
CHECKED BY: --
SCALE: MTS
JOB NUMBER: 17050

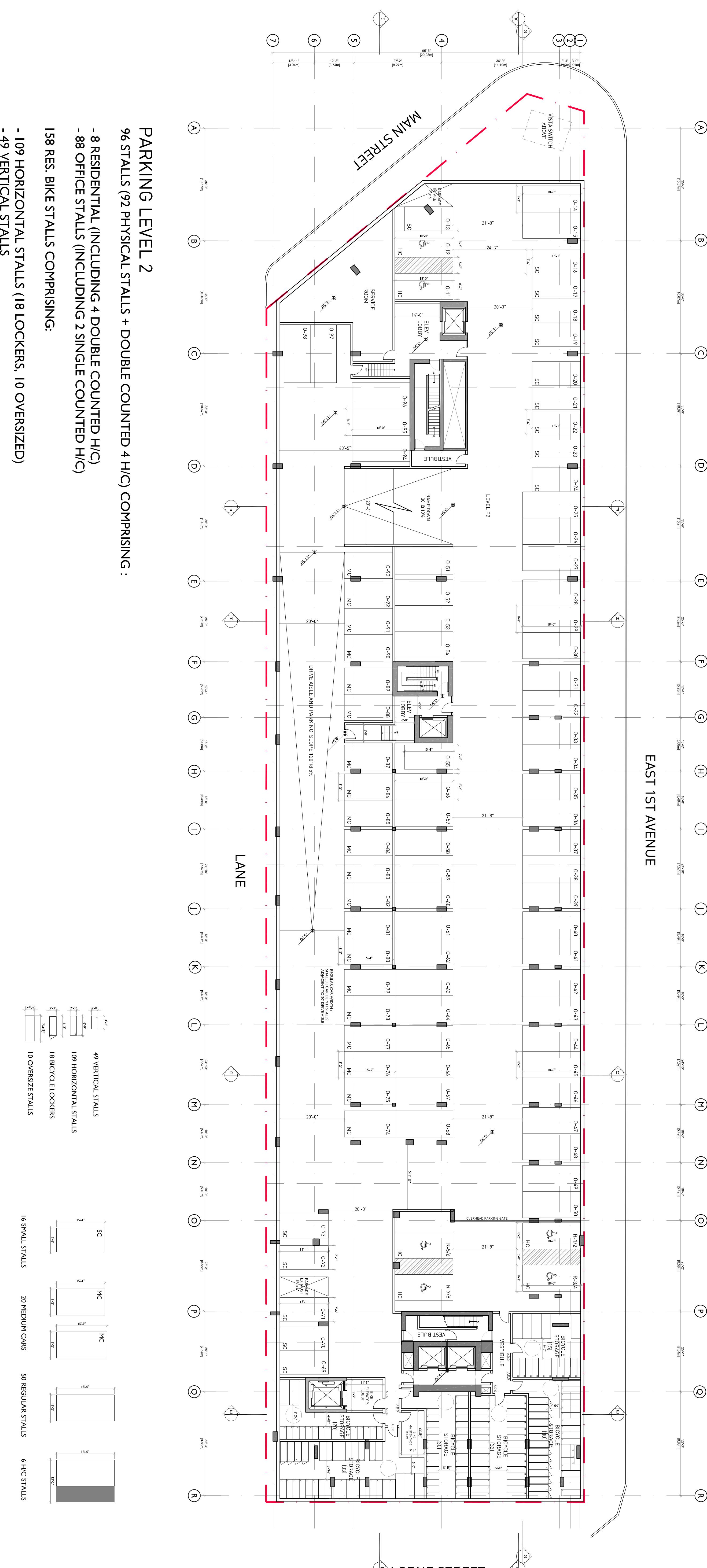


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The image displays three large, bold, black letters 'ua' stacked vertically. The letters have a distinct texture or grain, resembling wood or rough paper. Below them is a single, smaller letter 't' also with a similar grainy texture. The letters are set against a plain white background.

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gb



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NOTES
NO. DESCRIPTION

REVISIONS
NO. DATE
01 FEB 2019
REMARKS
DP SUBMISSION

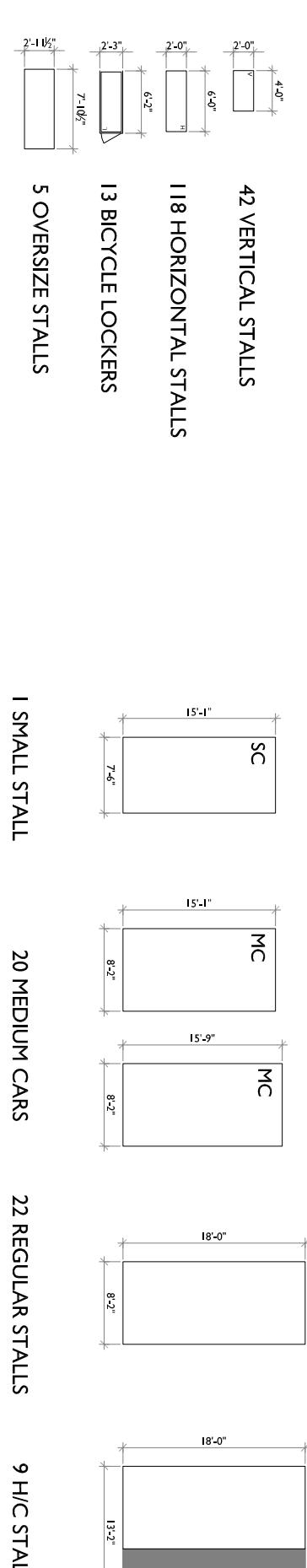


PARKING LEVEL 1
57 STALLS (52 PHYSICAL STALLS + 5 DOUBLE COUNTED H/C) COMPRISING:

- 11 RESIDENTIAL VISITOR STALLS (INCLUDING 5 DOUBLE COUNTED H/C)
- 36 INDUSTRIAL STALLS (INCLUDING 2 SINGLE COUNTED H/C)
- 10 OFFICE STALLS (INCLUDING 2 SINGLE COUNTED H/C)

110 RES. BIKE STALLS, 50 COMMERCIAL BIKE STALLS COMPRISING:

- 118 HORIZONTAL STALLS (13 LOCKERS, 5 OVERSIZED)
- 42 VERTICAL STALLS



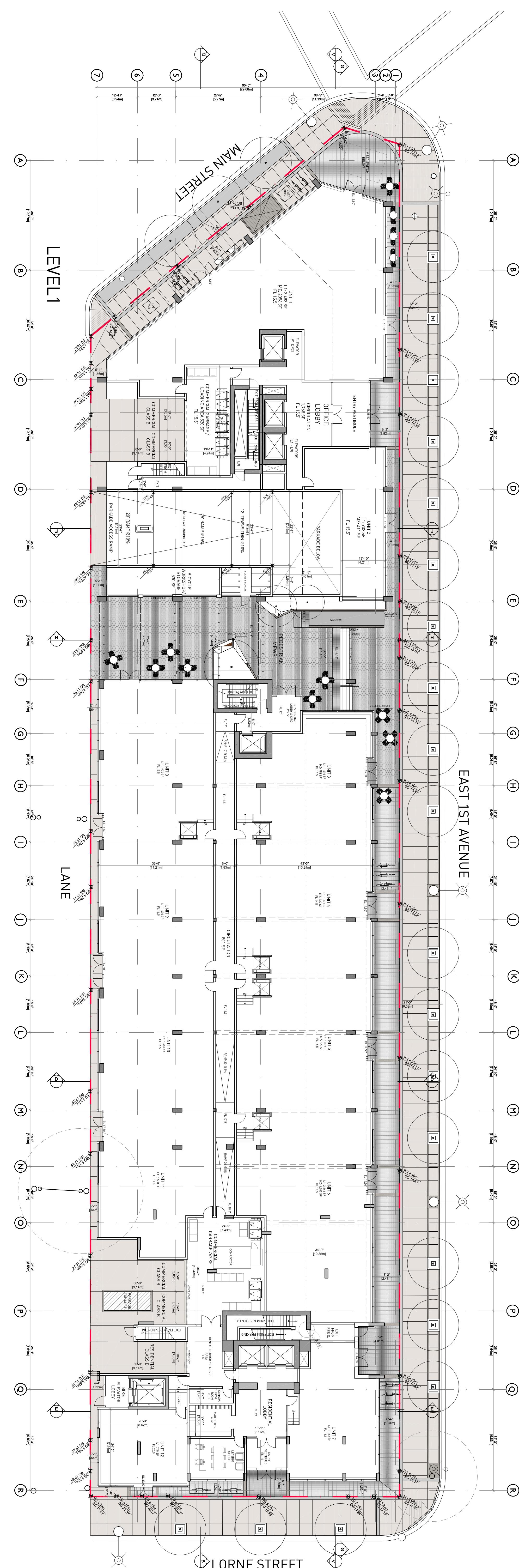
TRUE NORTH
PROJECT NORTH

220 EAST 1ST AVENUE
VANCOUVER, BC

MIXED-USE DEVELOPMENT
LEVEL P1

DATE	DEC 2018
DRAWN BY	AJF
CHECKED BY	--
SCALE	1/64 = 1'-0"
JOB NUMBER	17050

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Appendix D - Page 13 of 36

DATE	DEC 2018
DRAWN BY	AJF
CHECKED BY	--
SCALE	1/16" = 1'-0"

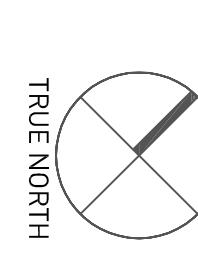
JOB NUMBER

17050

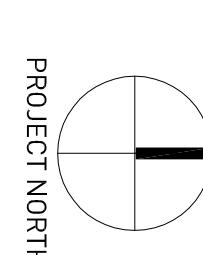
LEVEL 1

MIXED-USE DEVELOPMENT

220 EAST 1ST AVENUE
VANCOUVER, BC



PROJECT NORTH



TRUE NORTH

A-3.01

NOTES

NO. DESCRIPTION

REVISIONS

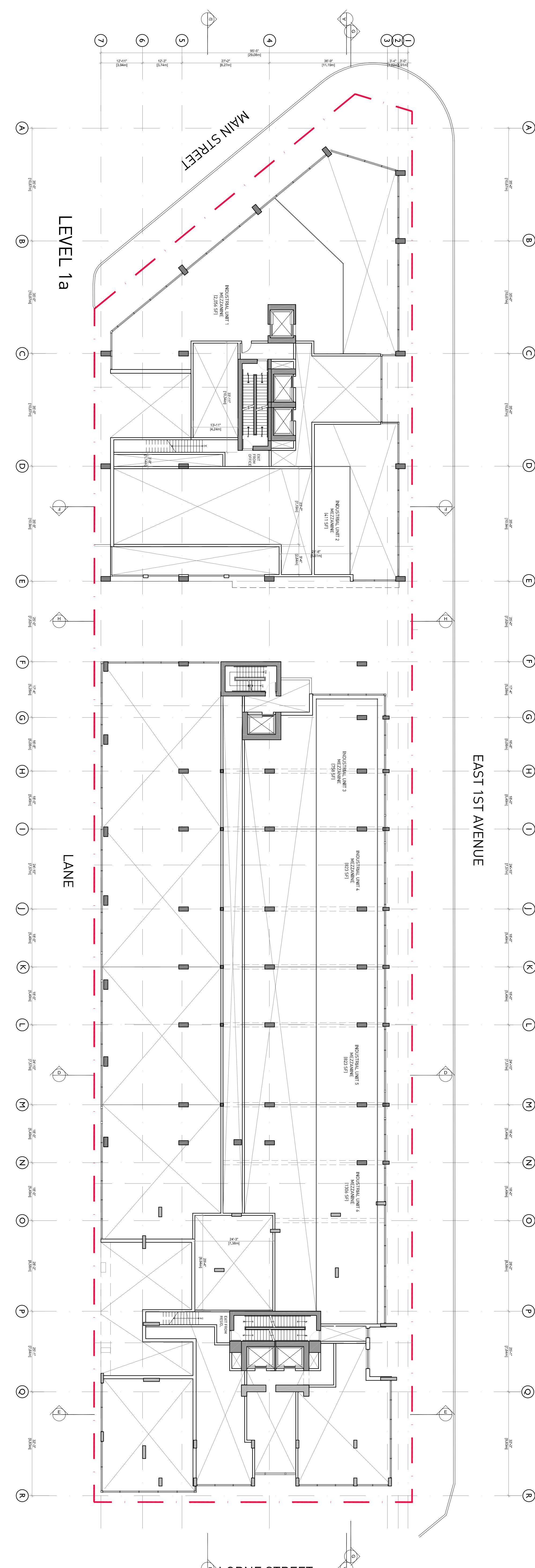
NO. DATE

REMARKS

01 FEB 2019 DP SUBMISSION

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REVISIONS

NO. DATE

REMARKS

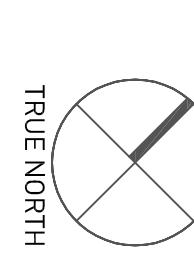
01 FEB 2019 DP SUBMISSION

LEVEL 1a

MIXED-USE DEVELOPMENT

220 EAST 1ST AVENUE

VANCOUVER, BC



TRUE NORTH

DATE	DEC 2018
DRAWN BY	AJF
CHECKED BY	--
SCALE	1/16 = 1'-0"
JOB NUMBER	17050

gb



LEVEL 2

220 EAST 1ST AVENUE
VANCOUVER, BC

MIXED-USE DEVELOPMENT

DATE	DEC 2018
DRAWN BY	AJF
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SCALE	1/64" = 1'-0"
JOB NUMBER	17050

NO.	DESCRIPTION
01	REVISIONS FEB 2019 DP SUBMISSION