

File No.: 04-1000-20-2021-579

April 29, 2022

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of November 10, 2021 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Application for rezoning advice (rezoning enquiry) made in association with the property at 1477 West Broadway (formerly 1465-1489 West Broadway). Date range: January 1, 2011 to December 31, 2018.

All responsive records are located on an FTP site (FTP instructions are included in the accompanying email).

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-579); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (FTP access details)

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Architectural Drawings

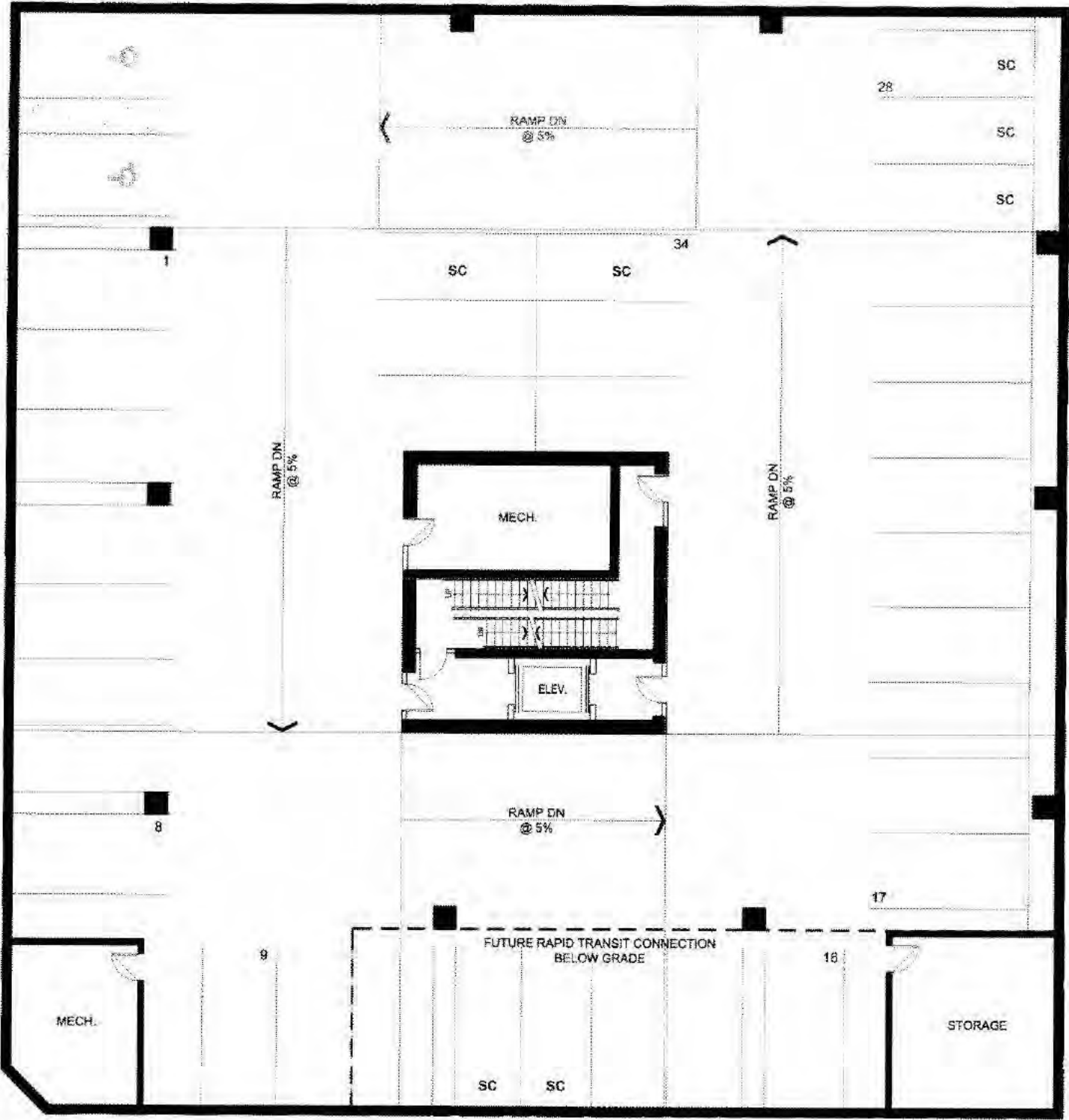
BROADWAY &
GRANVILLE

Project #
211004

Sept
2012

Architectural
Drawings

Level P2-P5
15,000 sq. ft.
34 Stalls / floor



Musson
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Mackey
Partnership

Architects
Designers
Planners

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Project #
211004

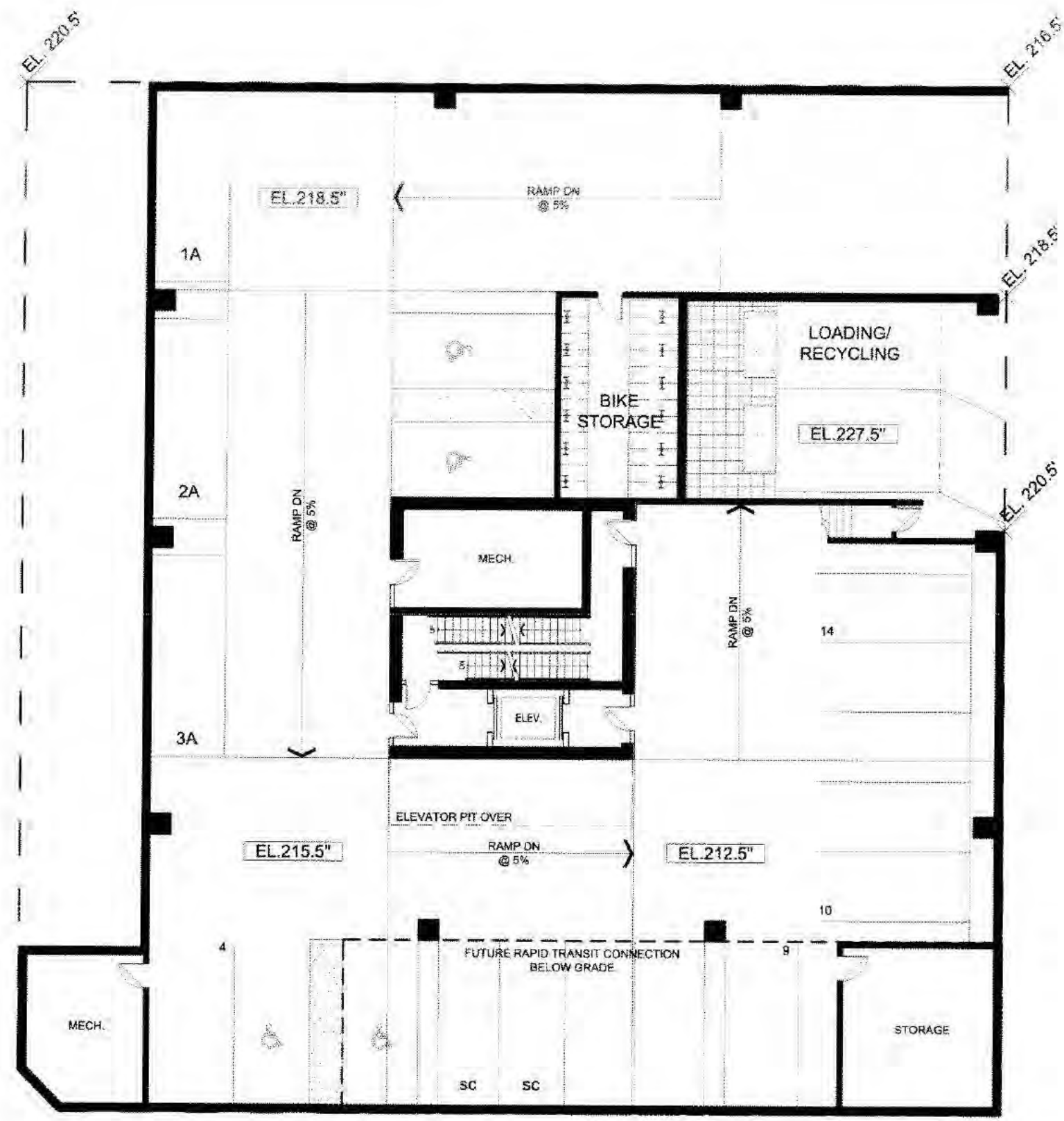
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Level P2-P5



1/16"=1'-0"

Level P1
12,500 sq. ft.
14 Stalls



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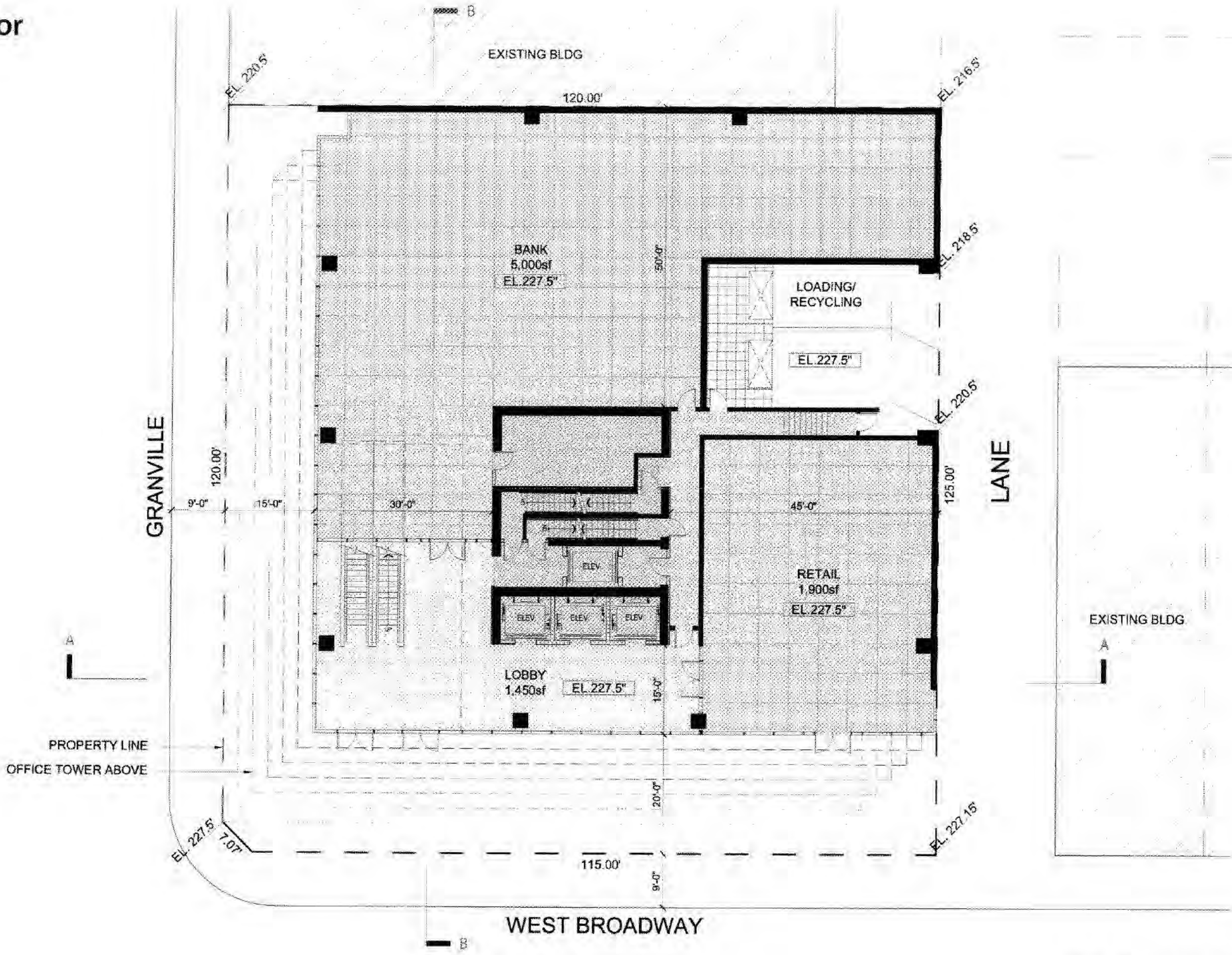
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Level P1



1/16"=1'-0"

Ground Floor
10,000 sq. ft.



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Level 1

1/16"=1'-0"

Level 6
10,500 sq. ft.



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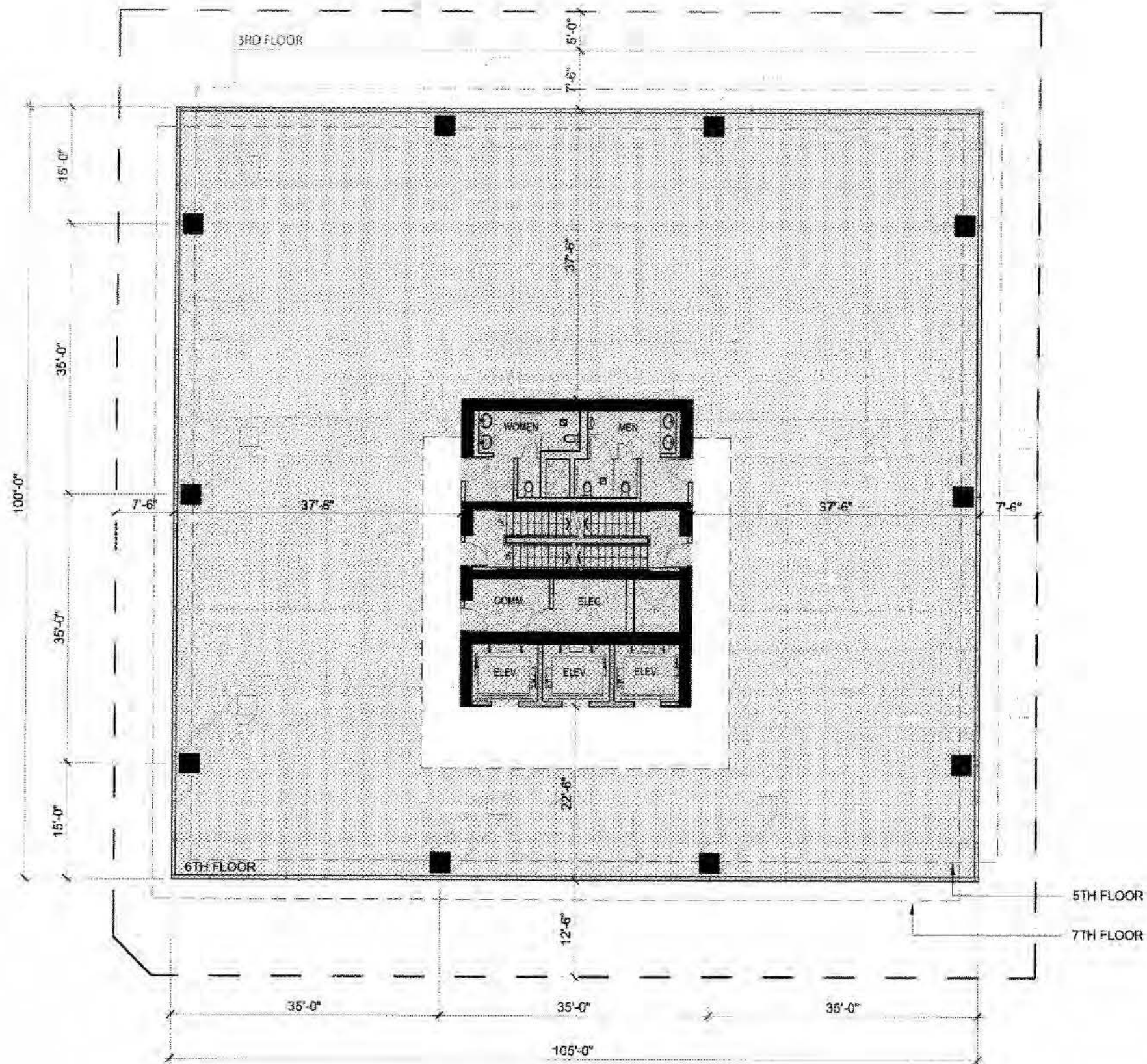
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Project #
271004

Sept.
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Level 6



1/16"=1'-0"

Level 9
10,500 sq. ft.



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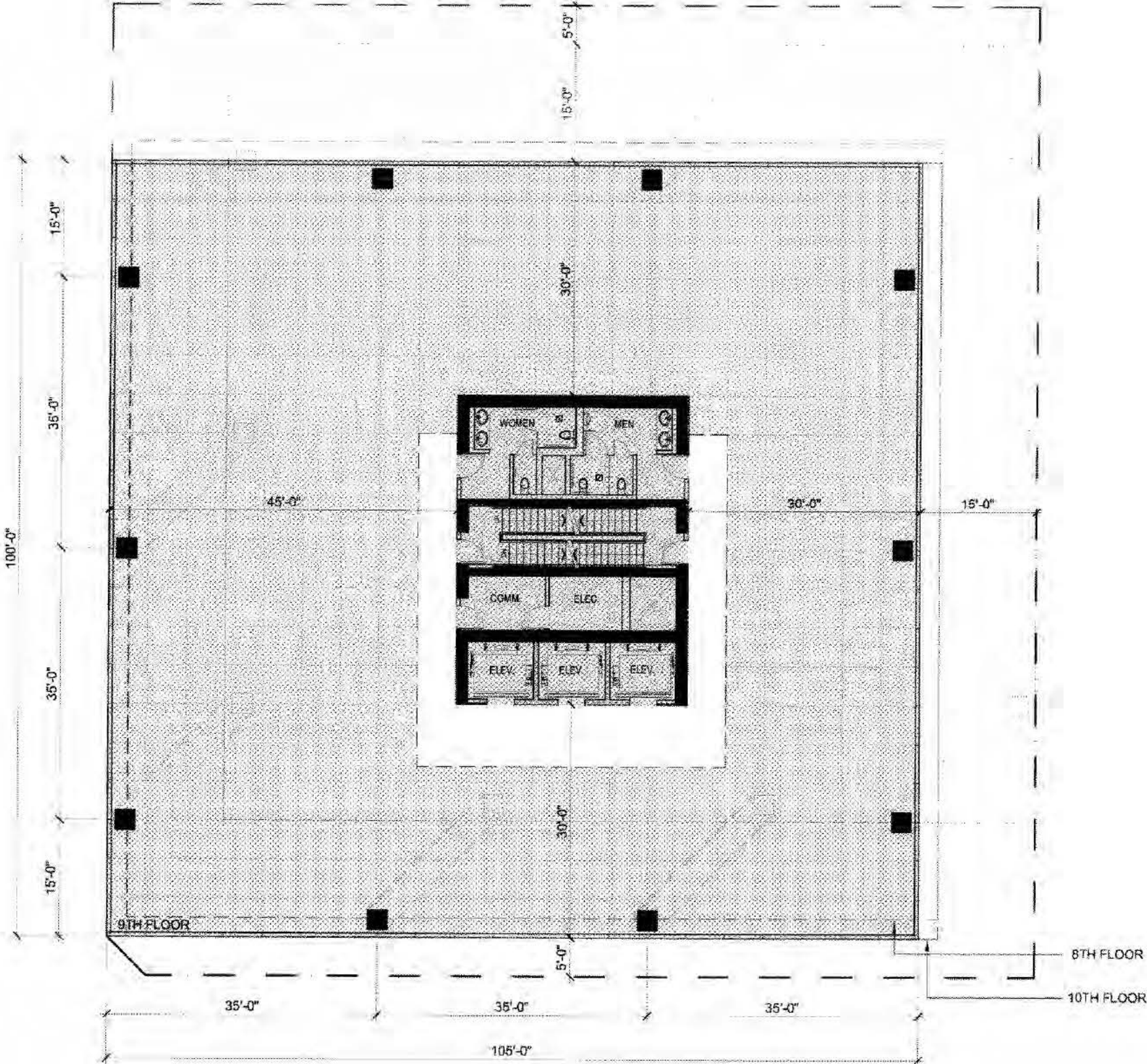
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Level 9



1/16"=1'-0"

Level 11
10,500 sq. ft.



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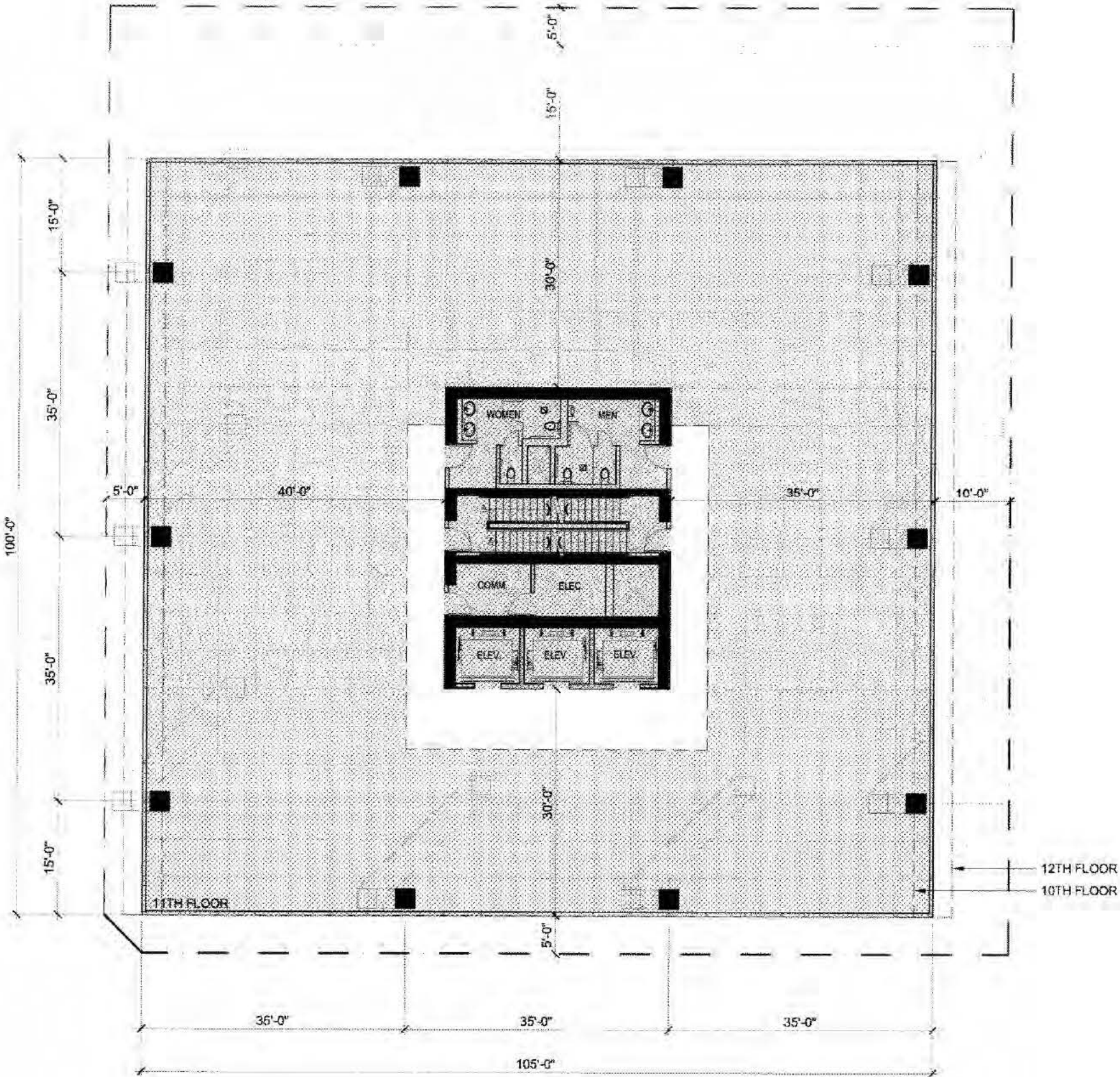
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Level 11



1/16"=1'-0"

Level 13
10,500 sq. ft.



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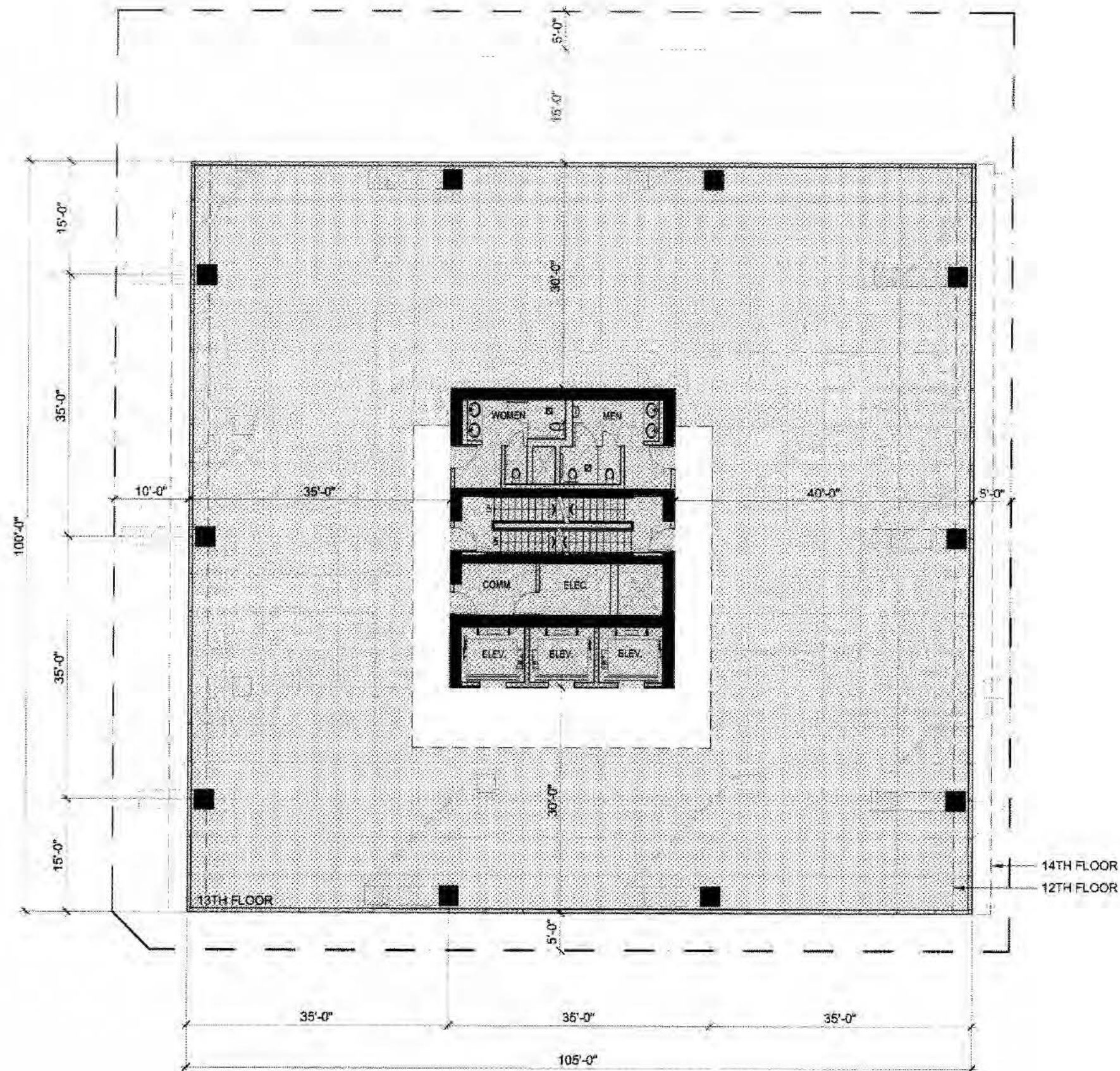
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Level 13



1/16"=1'-0"

Level 14
10,500 sq. ft.



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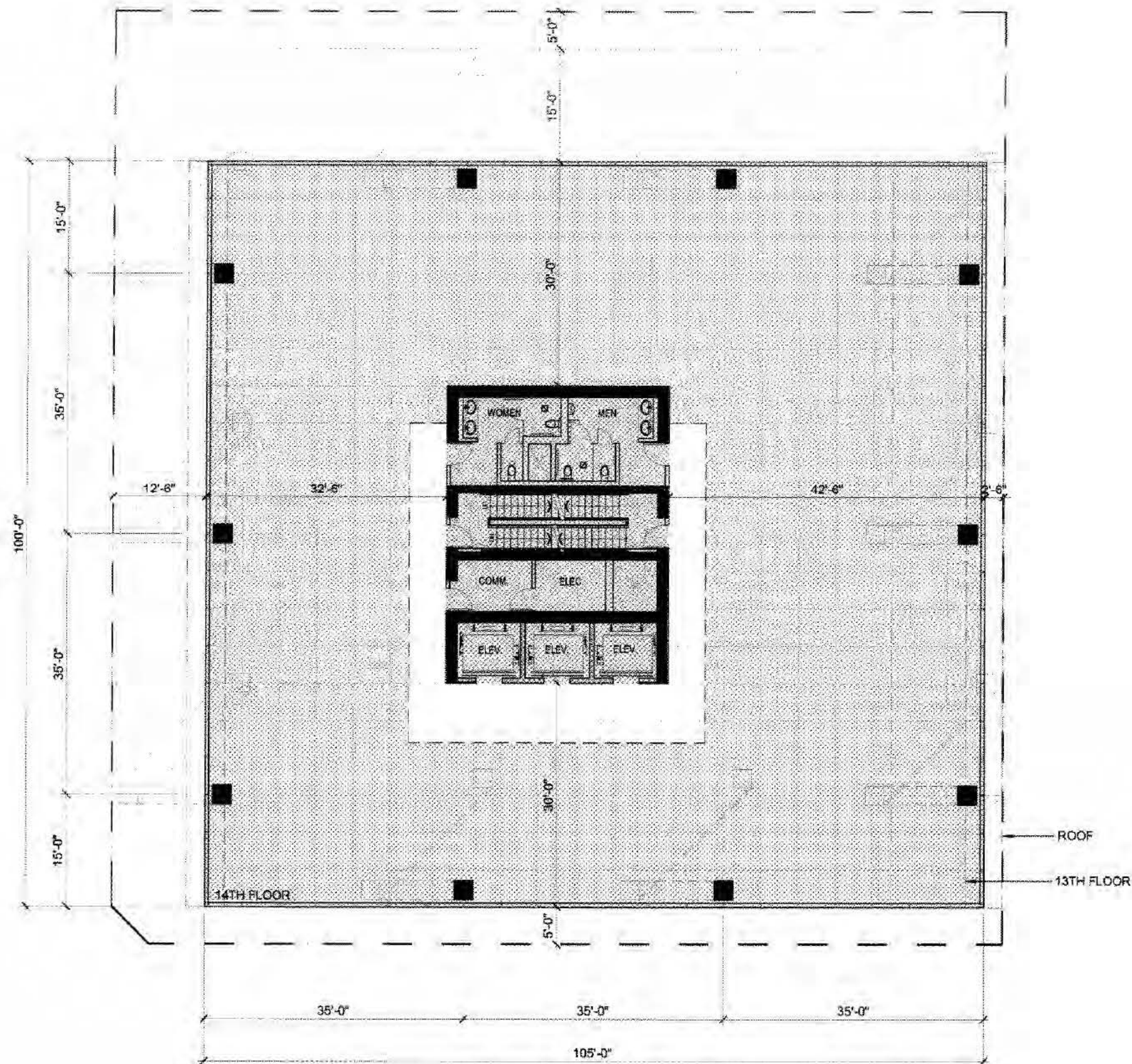
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Level 14



1/16"=1'-0"

Section Study Diagram | Option 1



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Architect:
Designer:
Planner:

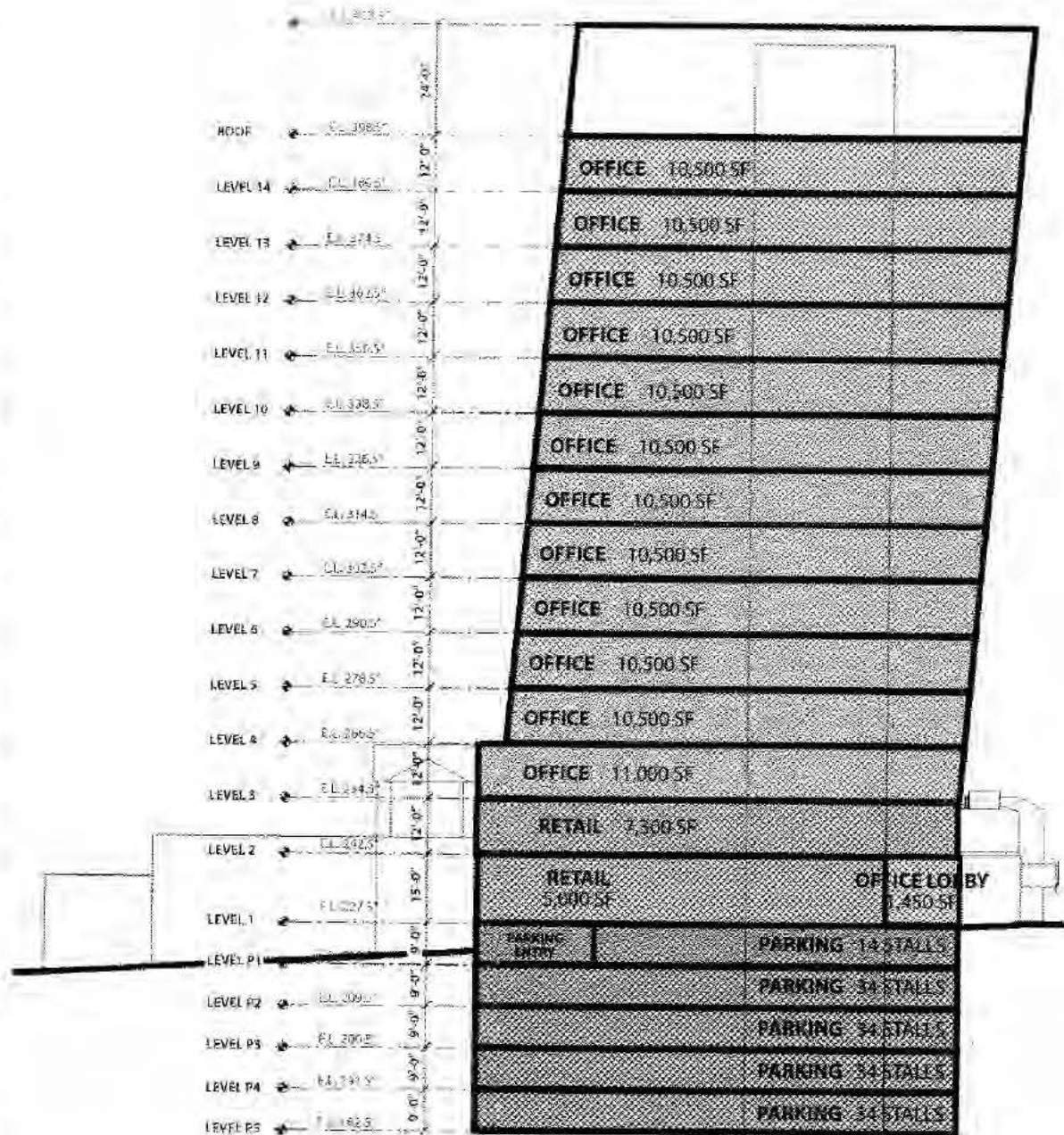
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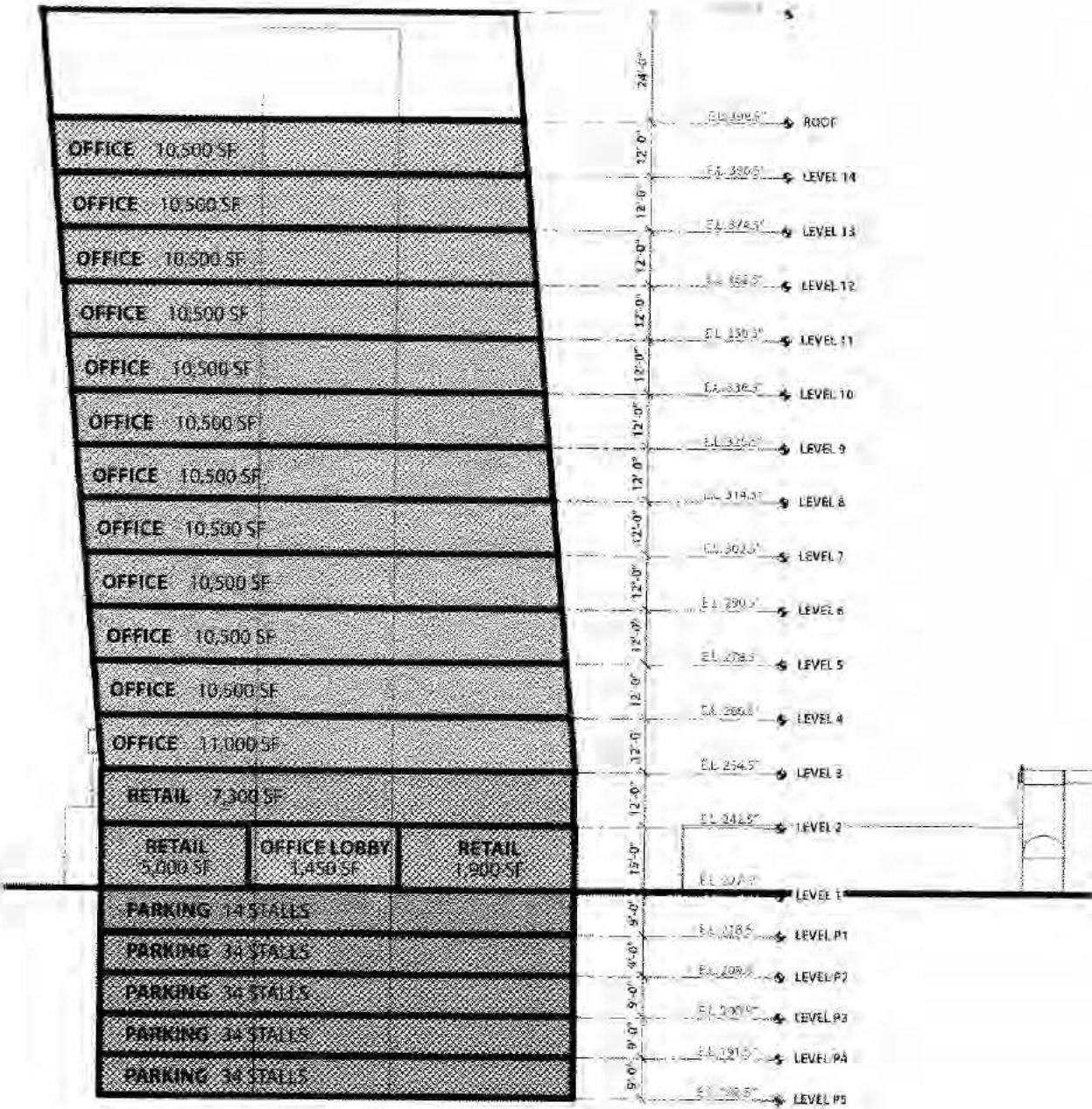
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Section Study
Diagram

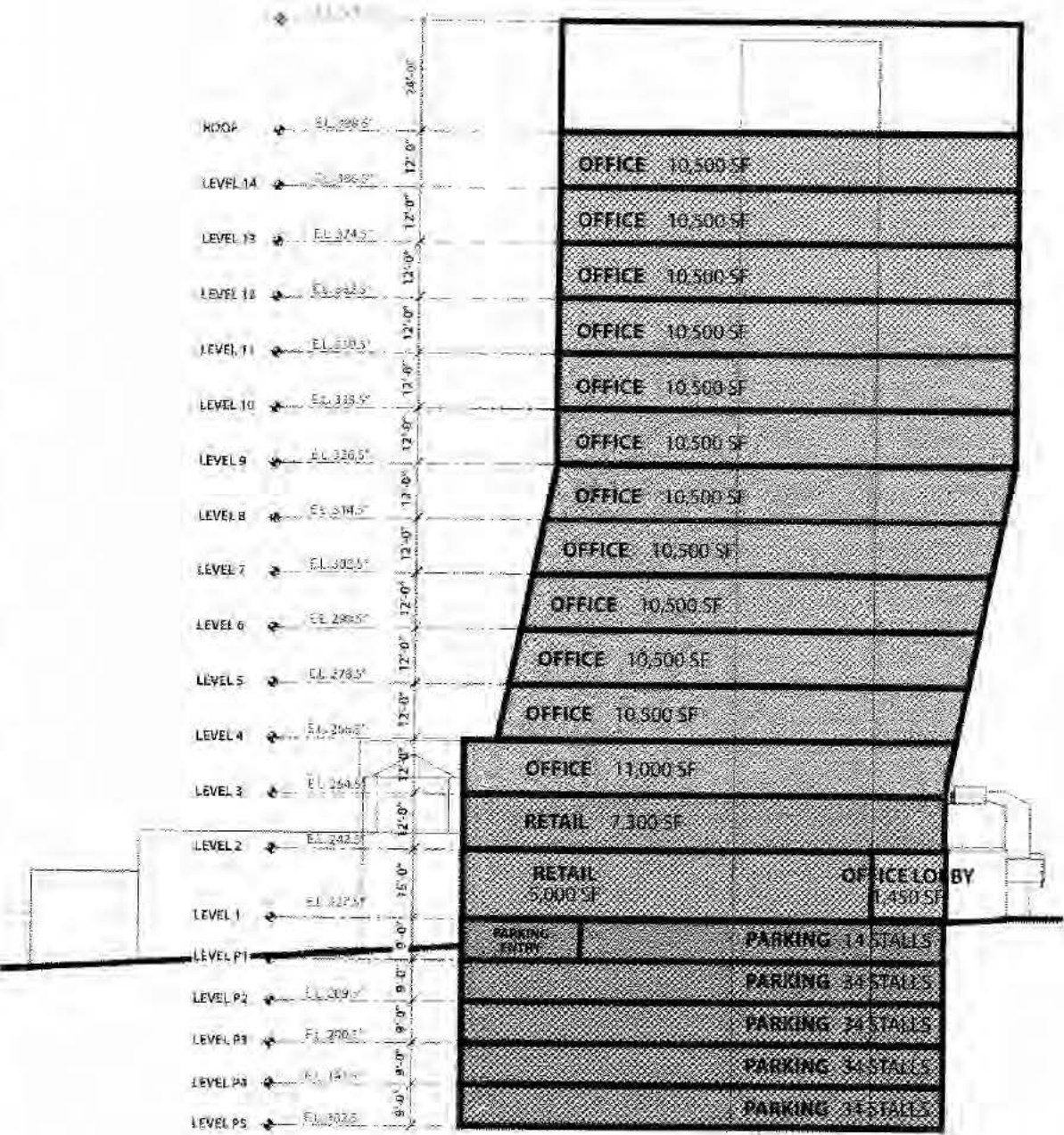


Section A-A

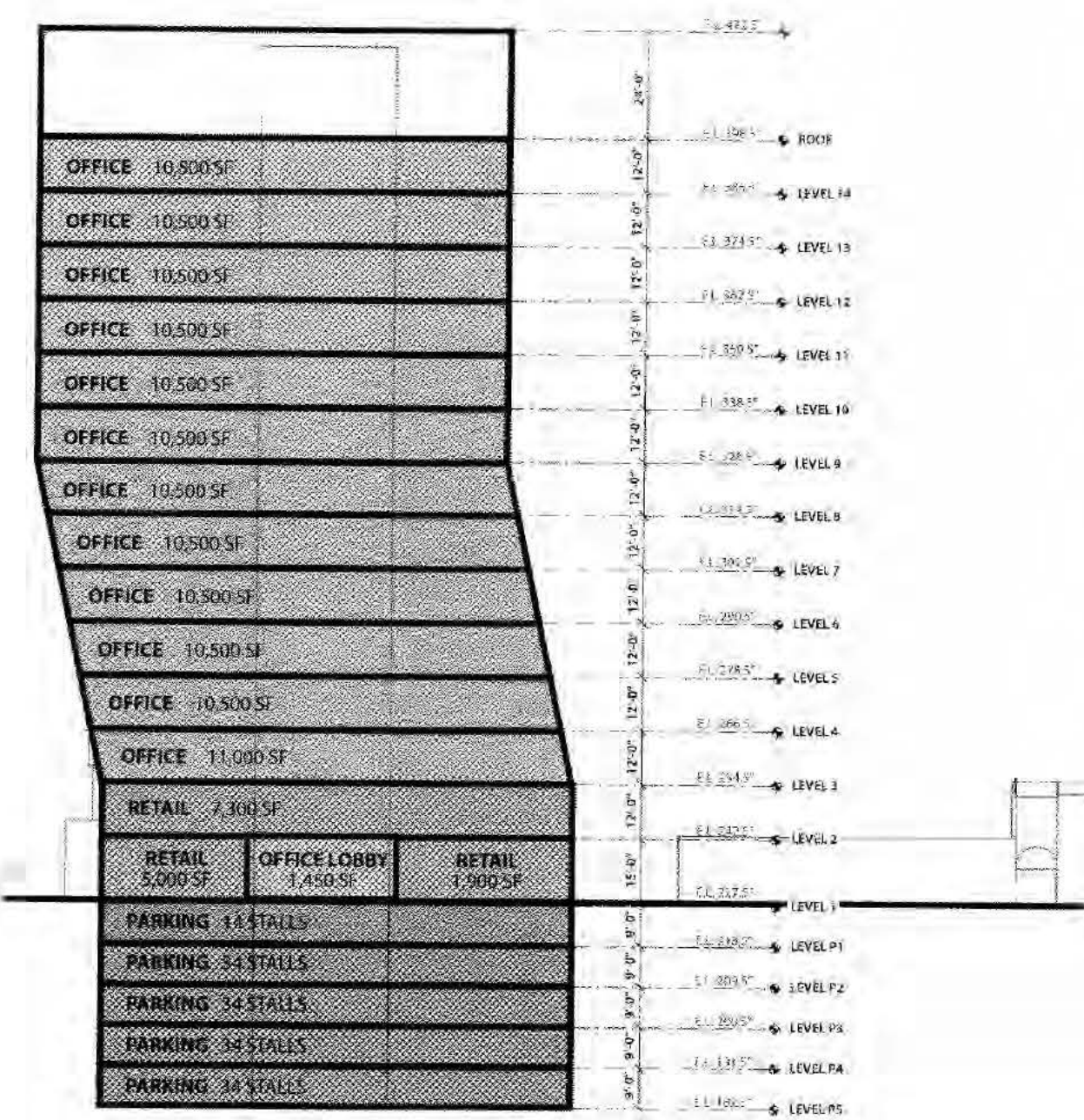


Section B-B

Section Study Diagram | Option 2



Section A-A



Section B-B

Section Study Diagram | Option 3

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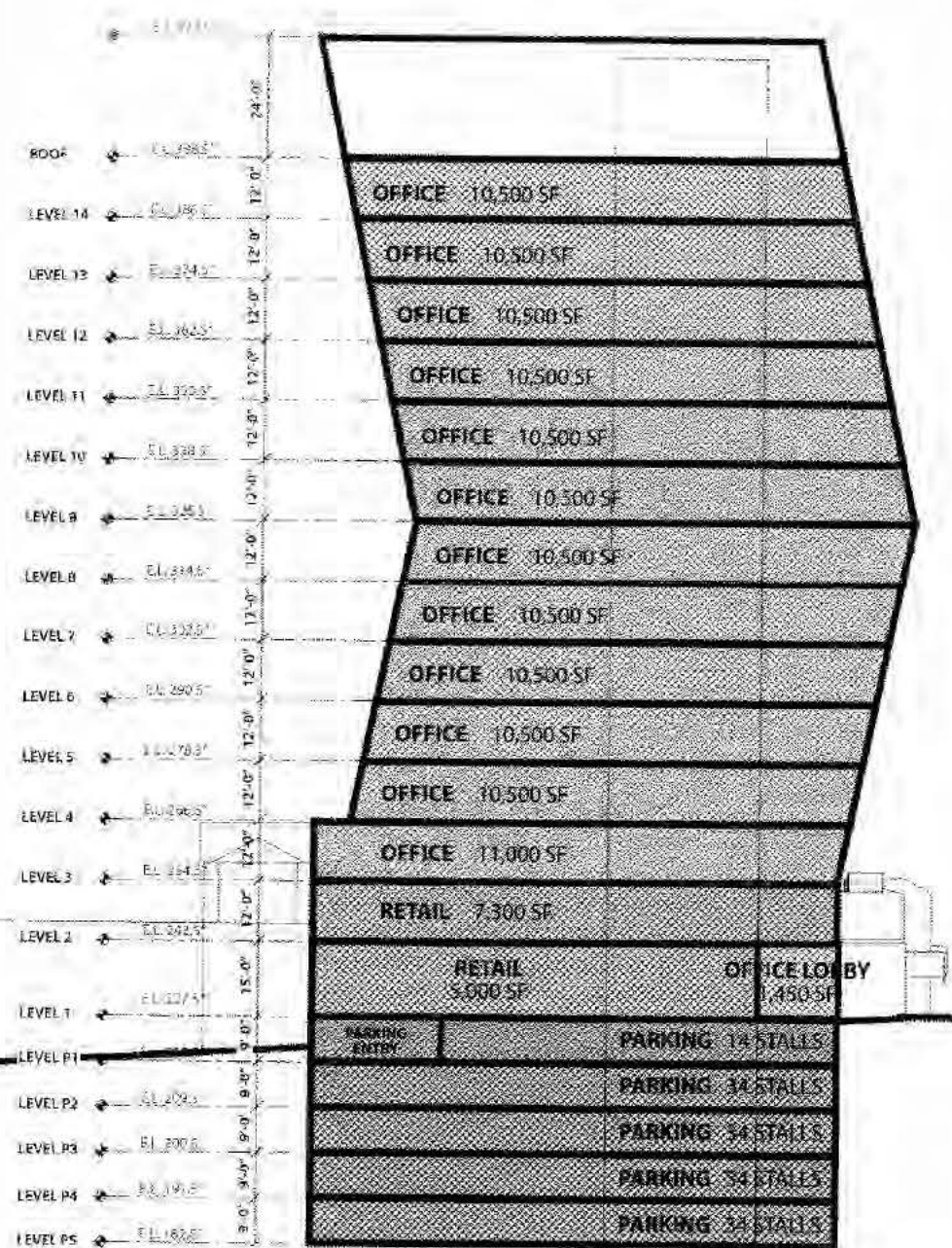
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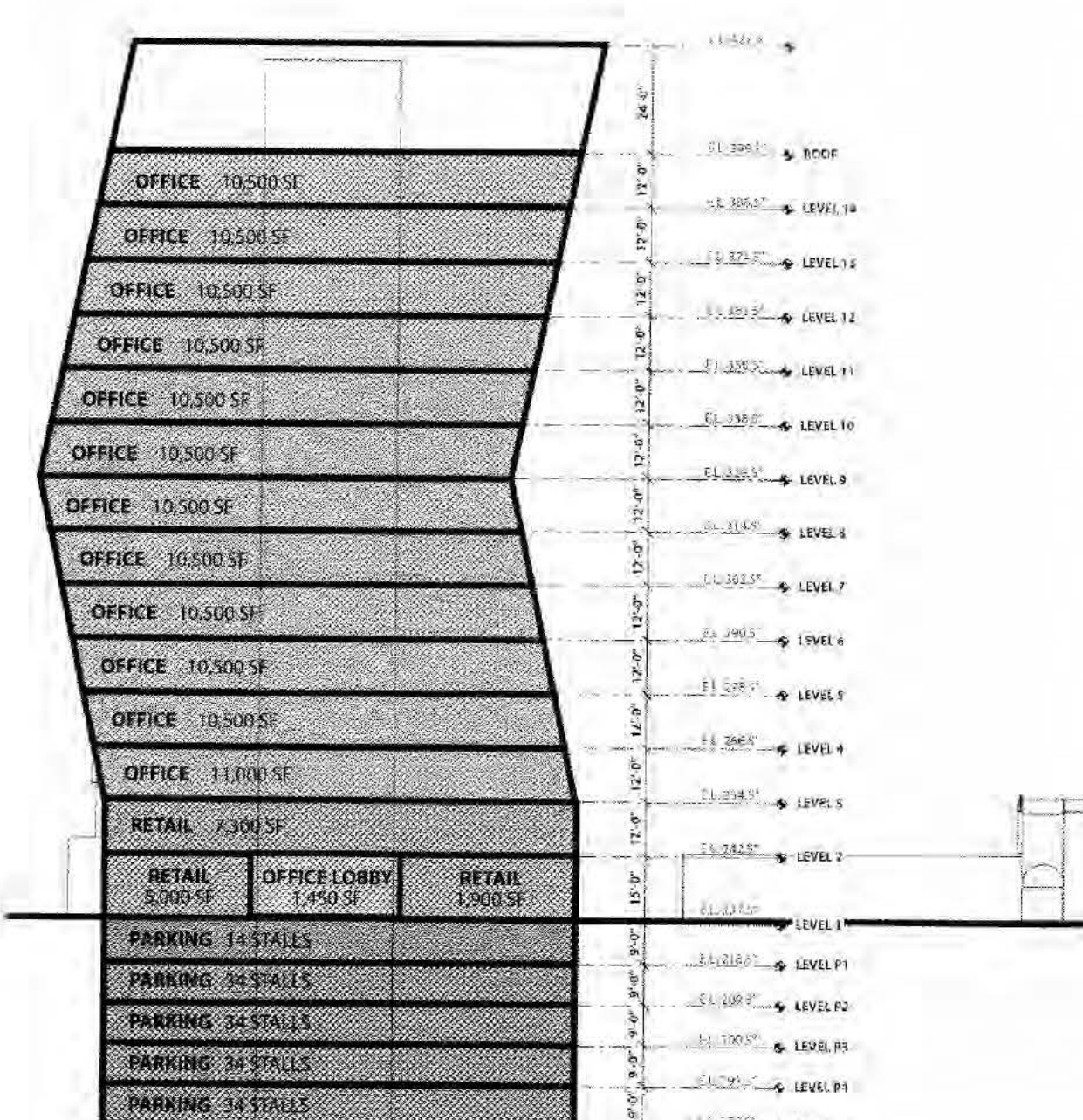
Project #
211704

Sept.
2012

Section Study
Diagram

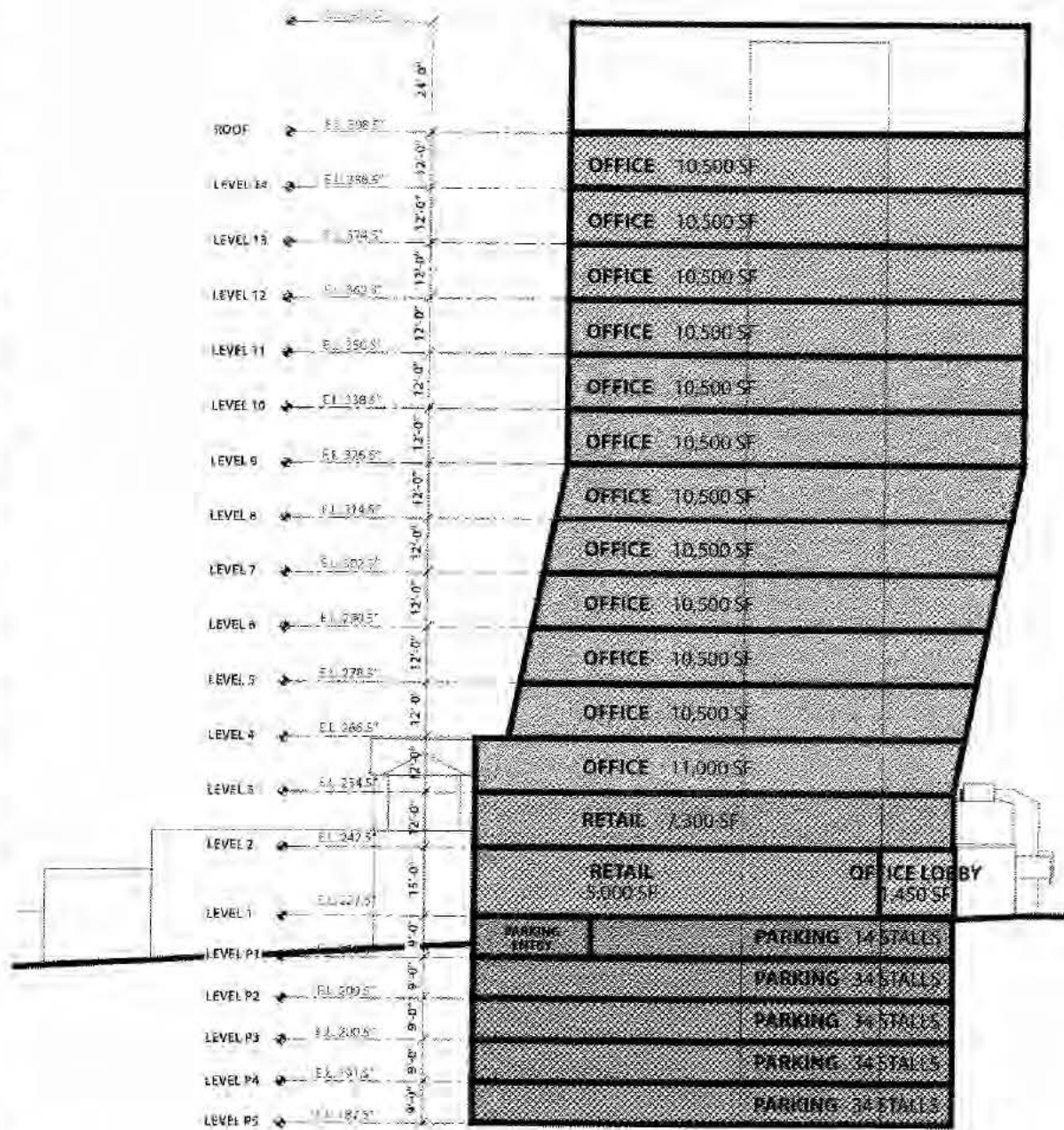


Section A-A

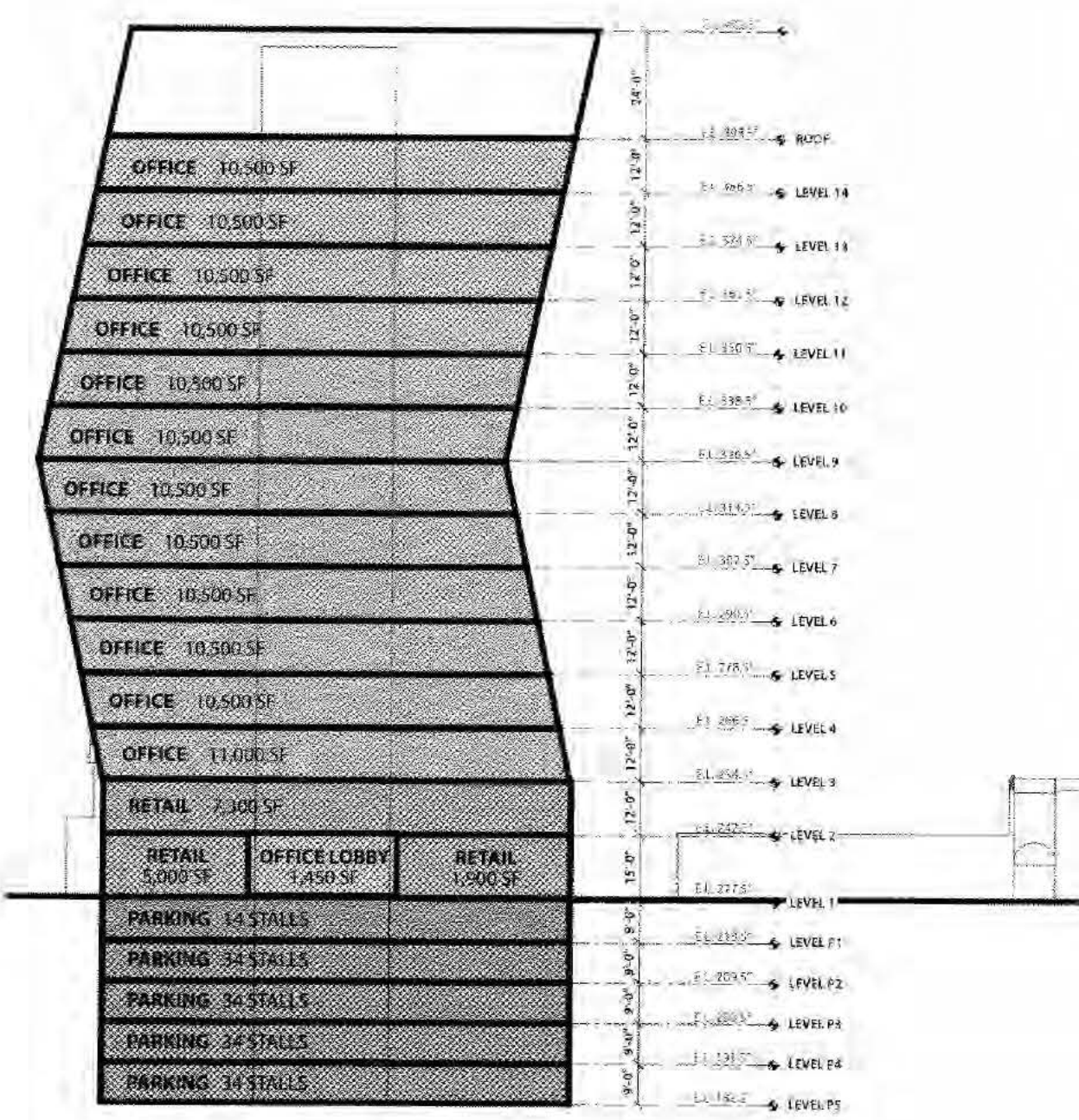


Section B-B

Section Study Diagram | Option 4



Section A-A



Section B-B

September 7, 2012

City of Vancouver
City Hall, East Wing, 4th Floor
2675 Yukon Street
Vancouver, BC V5Y 3P9

Attention: **Mr. Brian Jackson**
General Manager of Planning & Development

Dear Sir:

RE: 1489 WEST BROADWAY (BROADWAY & GRANVILLE)
OUR PROJECT #211004 – 1.6.1.1
LETTER OF ENQUIRY

With this letter we enquire regarding the ability to develop the site at 1489 West Broadway, as an office / retail development in keeping with the policy for this zone through a rezoning that will see an increase in density from 3 to an FSR of 9.5 to 10.

The documents that follow summarize our studies to date. This includes analysis of the context, views, zoning, sun / shadow impacts, and transit / traffic connections. This is followed by functional planning and massing studies including statistics which demonstrate the potential to redevelop this site in a significant gateway location as a mixed-use retail and office project.

The context of the site is predominantly commercial with the other three corners of the Granville and Broadway intersection occupied by, respectively, a 2-storey heritage commercial building a significant mixed use office tower with retail podium and a mid-rise office retail development to the west across Granville. Immediately adjacent to the site to the north is a small mixed use building and to the east a lane. Further east along Broadway are low-rise commercial buildings.

The site has an exceptional location at the intersection of two of the major urban arteries of Vancouver – Granville Street and Broadway. Intensified development of this site will enhance the formal "gateway" nature of the site, evidenced by available views of the site from the west along Broadway and from the north along Granville.

The site, approximately 15,000 sq. ft. in area, is currently zoned C3A with a density of 3 FSR and a height limit of 120 feet. No view corridors restrict the height. Views are available in all directions with predominant views to the north and west.

The proposed site to be redeveloped is occupied by an existing office building, which given the emerging new policy directions currently being considered for the Broadway Corridor, transit planning for Broadway and its strategic corner location, is an underutilization of the site.

The City of Vancouver's ongoing study of the Broadway Corridor is responding to the need for increased job space, with the desire for better public realm and the need to accommodate future transit infrastructure. Feedback has been received that higher densities and taller buildings can be accommodated, especially on exceptional sites such as this. It is within this emerging new context that this enquiry is proposed.

A number of massing options are demonstrated, which outline our investigations into massing as it responds to proximity, the proposed at-grade setbacks and the relationship to the surrounding context and skyline.

The general massing of this proposal consists of:

- Floorplates of approximately 10,000 sq. ft. each over a 2-storey retail base that is laminated to its north property line and setback on the south and west at grade.
- Above grade the office portion recaptures the setback space and leans to provide visual interest on the skyline.

Our preferred direction, Option 4 provides a directionality to the composition – with most visual interest to the north-south direction while still providing optimal planning parameters within the office floorplate.

These scenarios are similar in terms of density, providing approximately 120,000 sq. ft. of office and retail space. Our recommended option provides a higher level of urban fit within an optimal response to office design parameters for the Broadway Corridor.

Parking is proposed to follow the downtown parking ratios as this site is envisaged to attract significant future transit growth with possibility of rapid transit along Broadway and a more urban density.

We would welcome the opportunity to meet with you and your staff to review this enquiry and look forward to your timely response. Please contact me if you have any questions.

Sincerely,

MUSSON CATTELL MACKEY PARTNERSHIPS
ARCHITECTS DESIGNERS PLANNERS



Mark Thompson, Mark E. B. Thompson Architect Ltd., Partner
Architect AIBC, MRAIC, MAA, ANZIA, LEED AP BD + C

MT:pt

cc: **Michael Naylor, Planning Department**
michael.naylor@vancouver.ca

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Broadway & Granville – Letter of Enquiry

**Teleconference with Al Zacharias, City Surveyor, City of Vancouver
August 3, 2012**

Architects
Designers
Planners

Re: **RBC BUILDING – GRANVILLE AND BROADWAY
PROJECT NO. 211004.1 – 1.6
LANE CLOSURE ENGINEERING**

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The review of our enquiry is completed:

1. A very strong preference for consolidation with sites to both east and west.
2. 2 ft. lane dedication required in east-west lane.
3. Utilities will need to be reconciled or cleared at applicant's entrance.
4. Sidewalk will need to be constructed on Broadway.
5. Sidewalk widening is anticipated.
6. Best approach to resolve issues through the DP process, then submit lane closure to Council once conditional DP approval is granted.
7. Letter to follow in September / October 2012, then involve Real Estate Services upon response from applicant.

1600 - Two Bentall Centre
555 Burrard Street, Box 264
Vancouver, British Columbia
Canada V7X 1M9

T 604. 687. 2990
F 604. 687. 1771
www.MCMParchitects.com

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BROADWAY &
GRANVILLE

Project #
211001

Sept.
2012

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September 7, 2012

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MUSSON CATTELL MACKEY PARTNERSHIPS
ARCHITECTS DESIGNERS PLANNERS



Mark Thompson, Mark F. B. Thompson Architect Ltd., Partner
Architect AIBC, MRAIC, MAA, ANZIA, LEED AP BD + C

MT:pt

cc: **Michael Naylor, Planning Department**
michael.naylor@vancouver.ca

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Broadway & Granville – Letter of Enquiry

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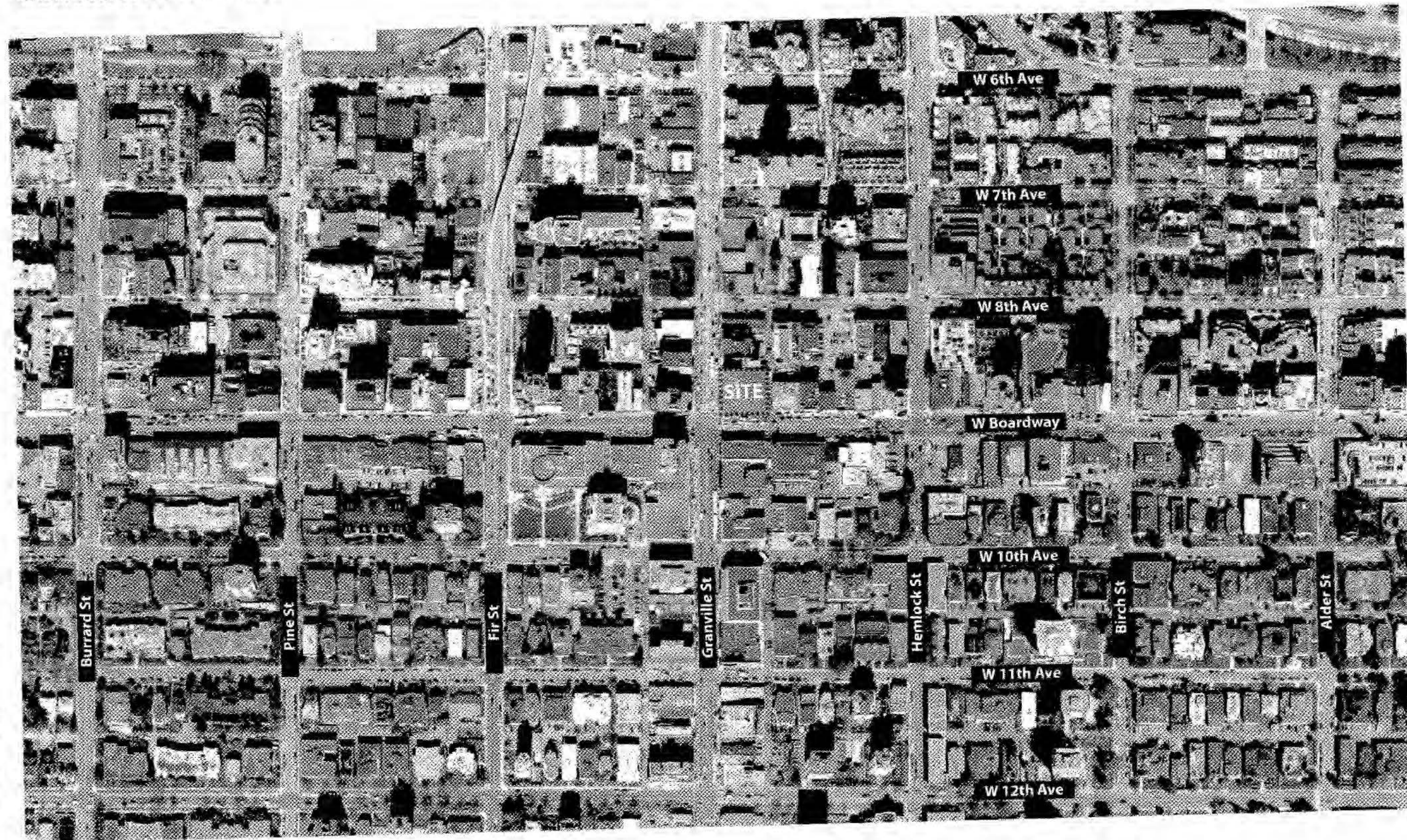
**BROADWAY &
GRANVILLE**

Project #
211004

Sept
2012

Letter of Enquiry

Context Aerial Plan



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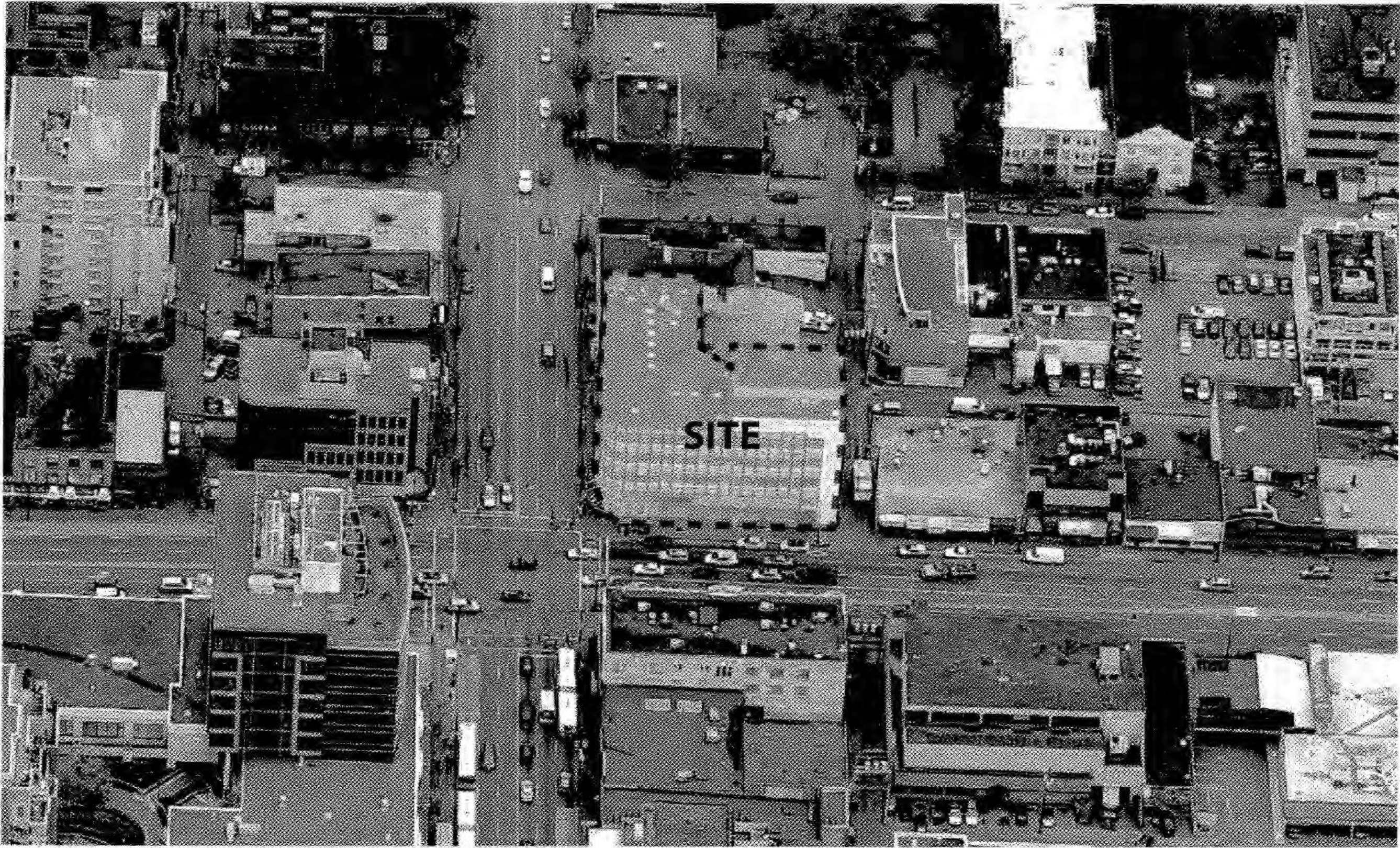
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Project #
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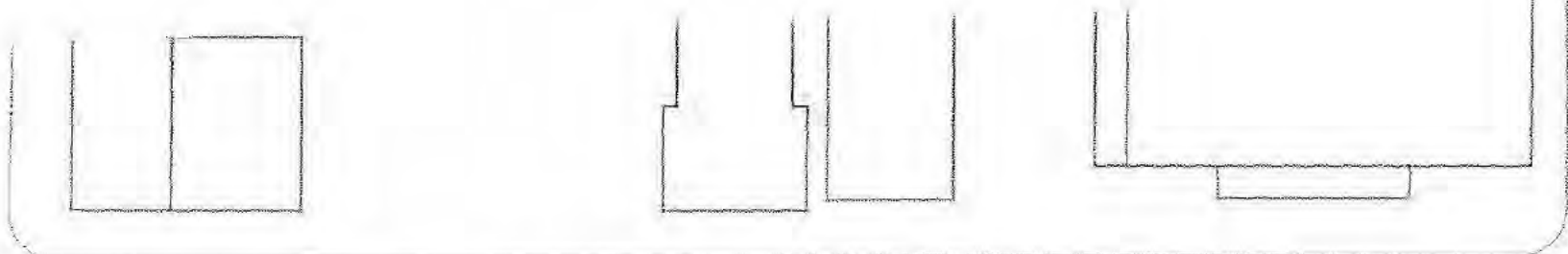
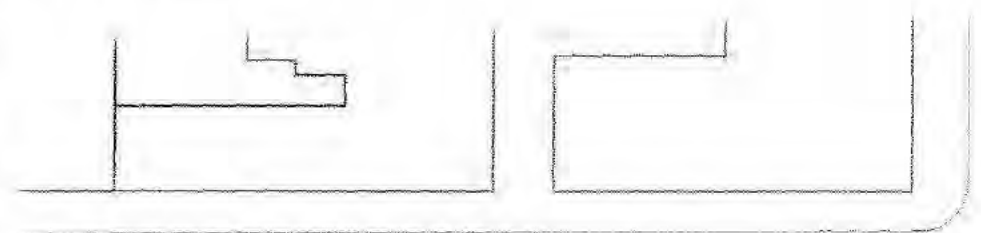
Context
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Context Aerial Photograph

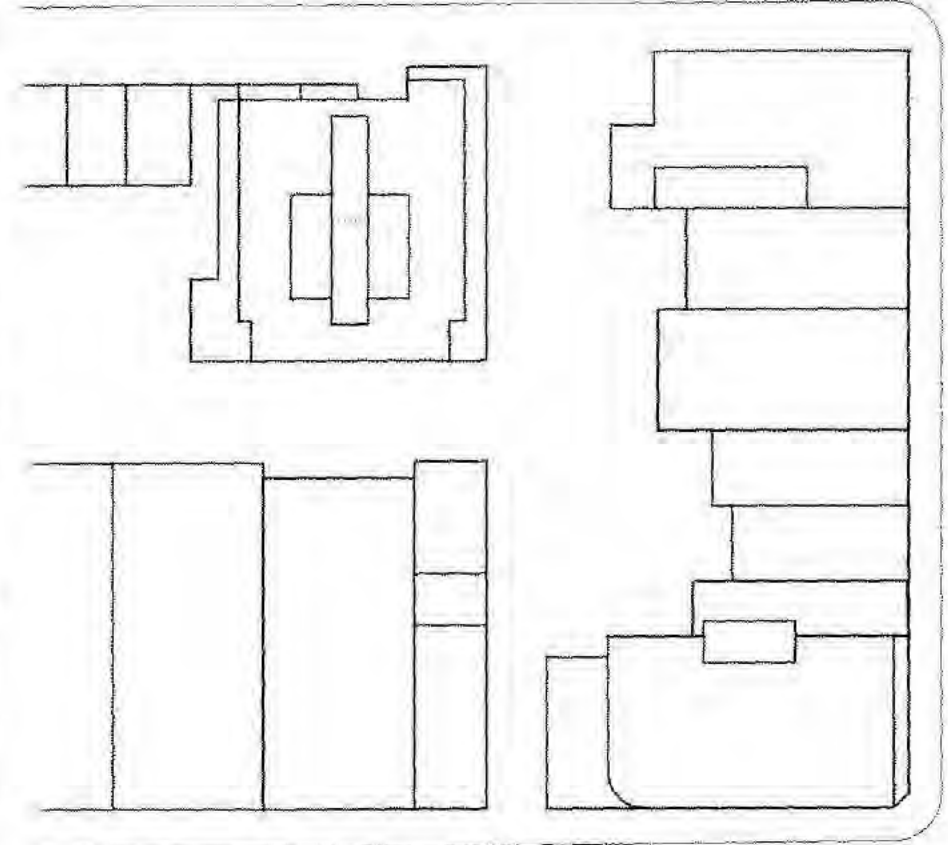


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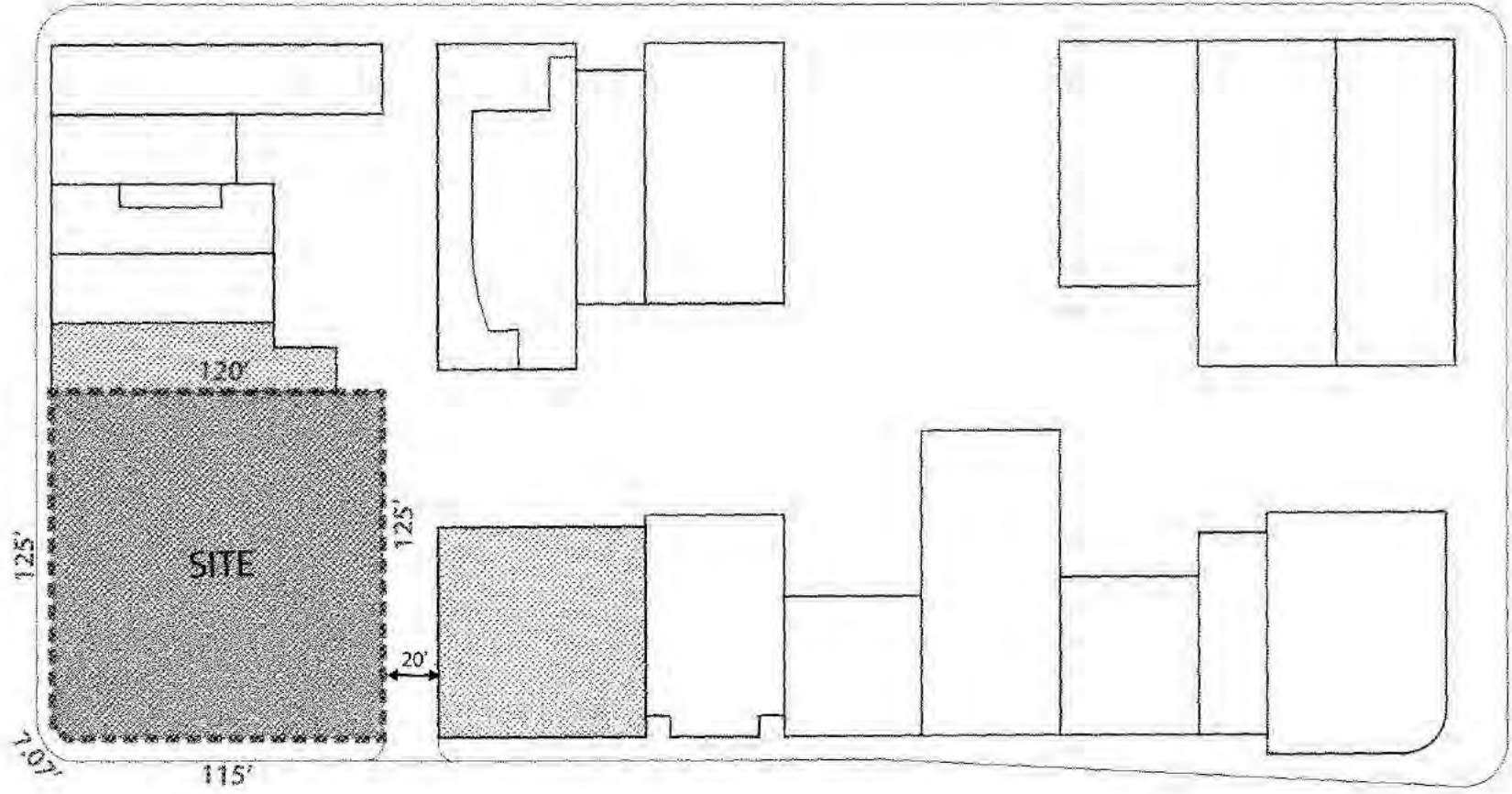
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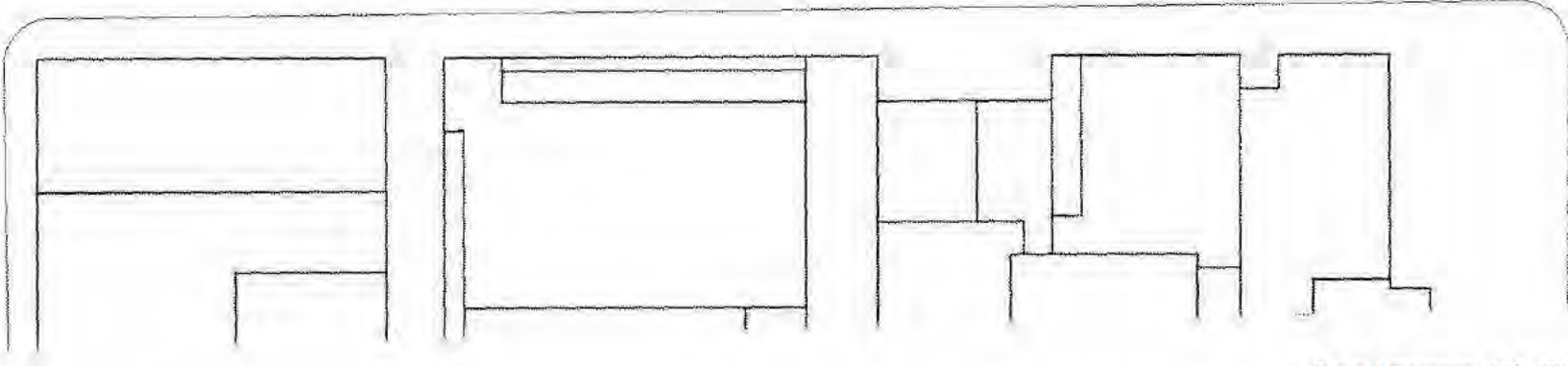
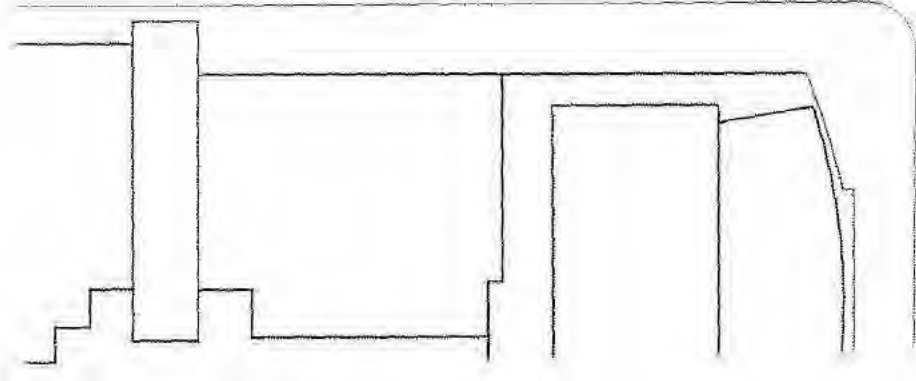
WEST 8TH AVE



GRANVILLE STREET



WEST BROADWAY



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Project #
Z11004

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Site Plan



Context Land Use Diagram

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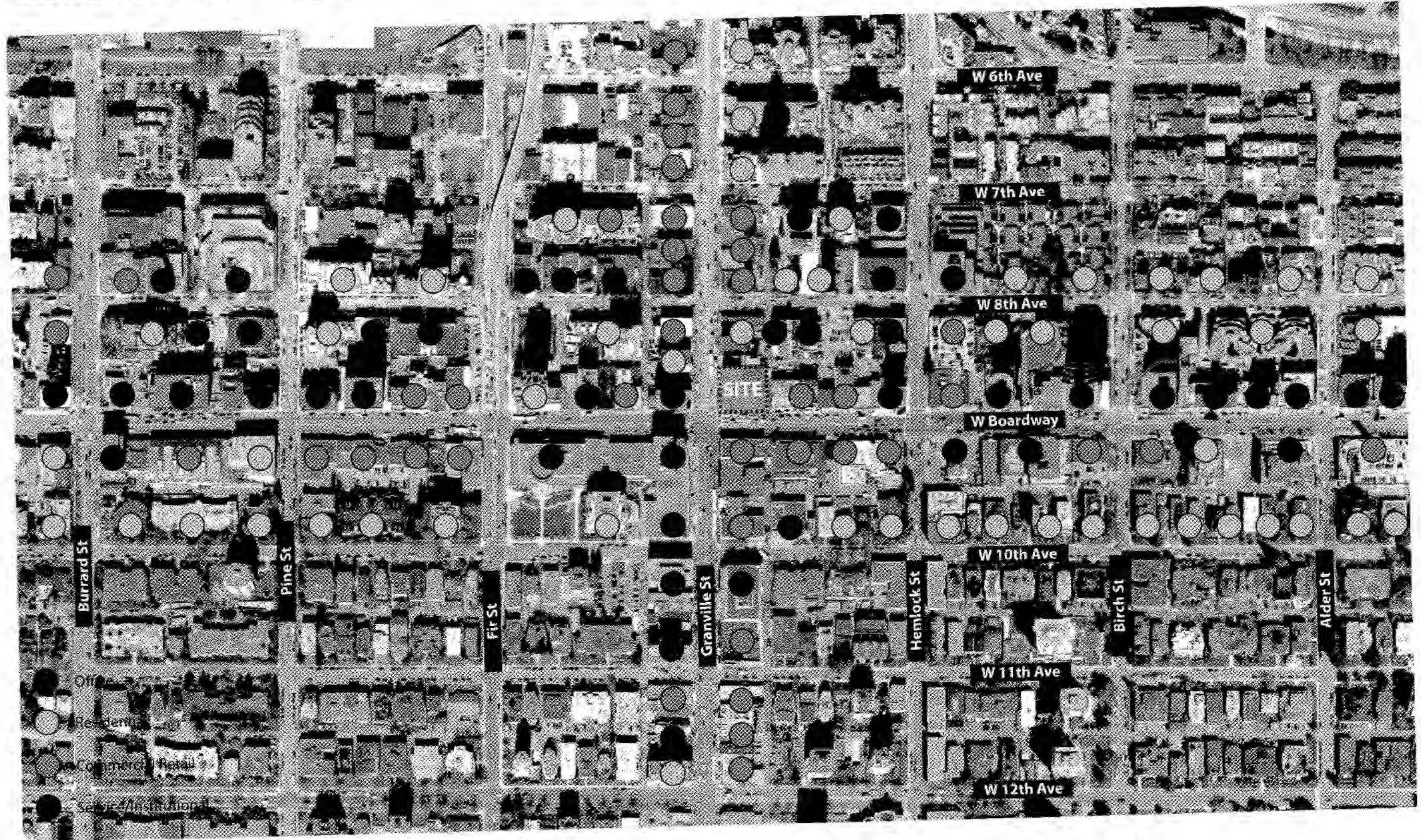
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Project #
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Context
Land Use
Diagram



Mass Transit



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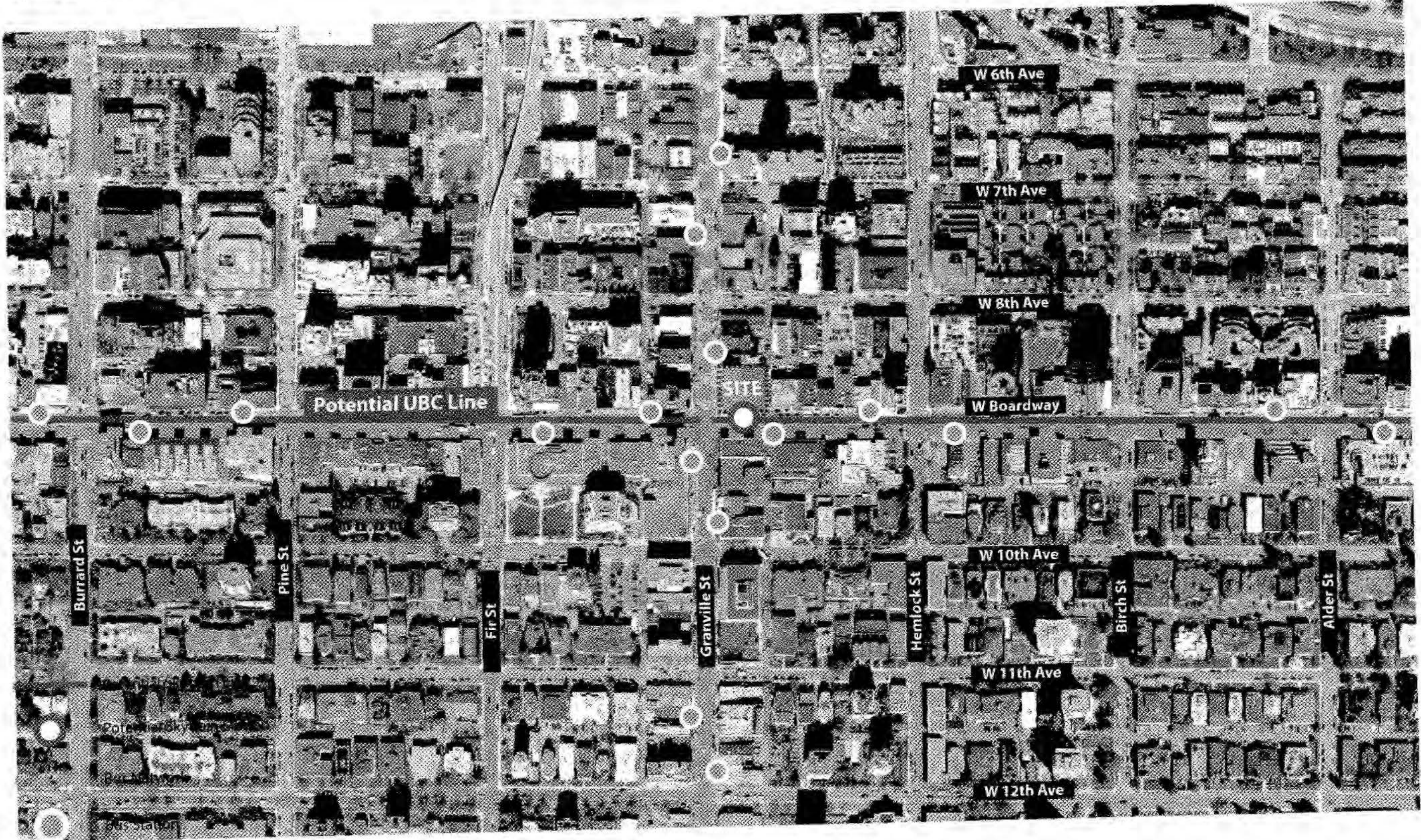
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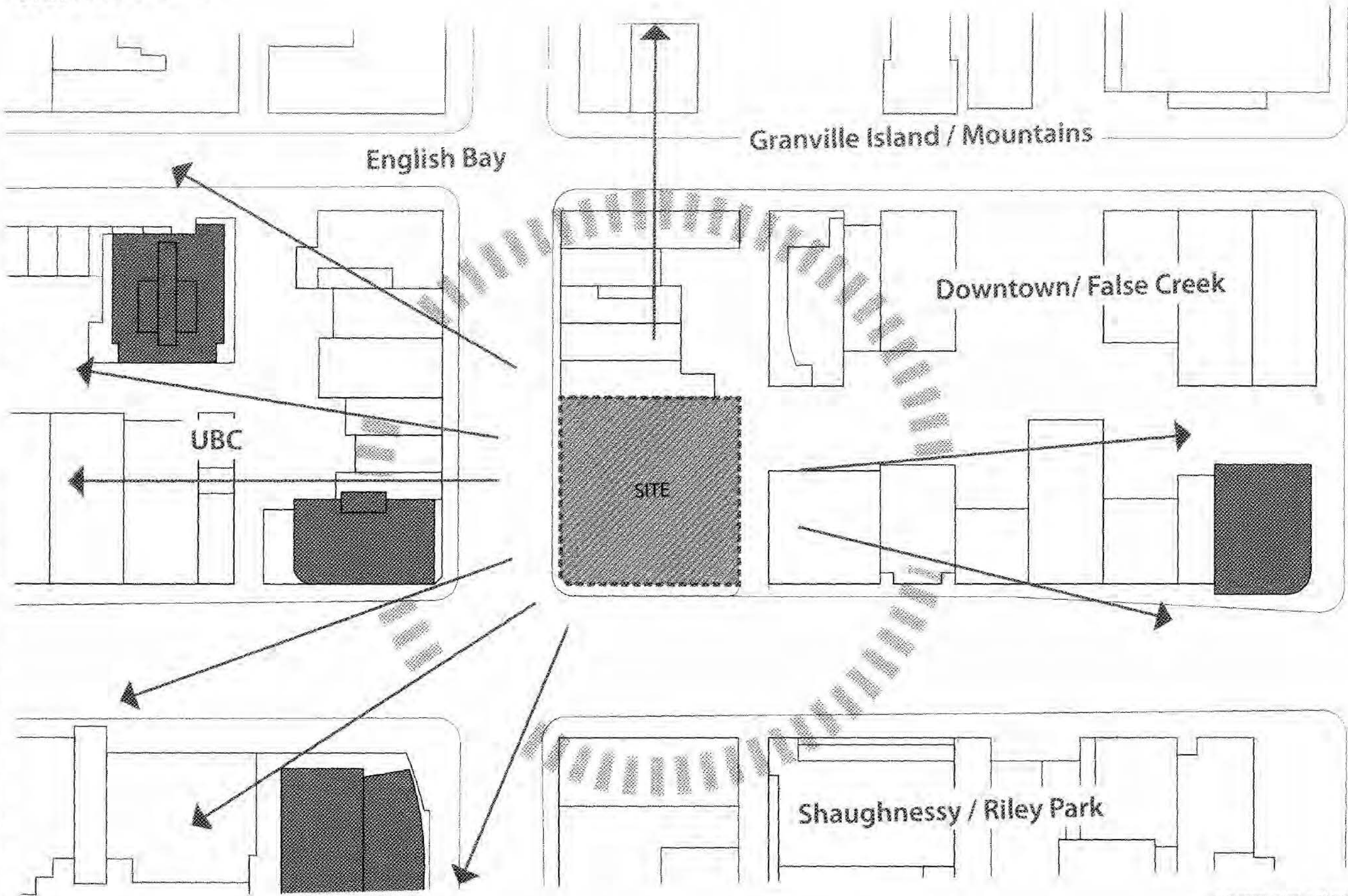
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Mass Transit



View From Site



Site Context Photographs



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Planners

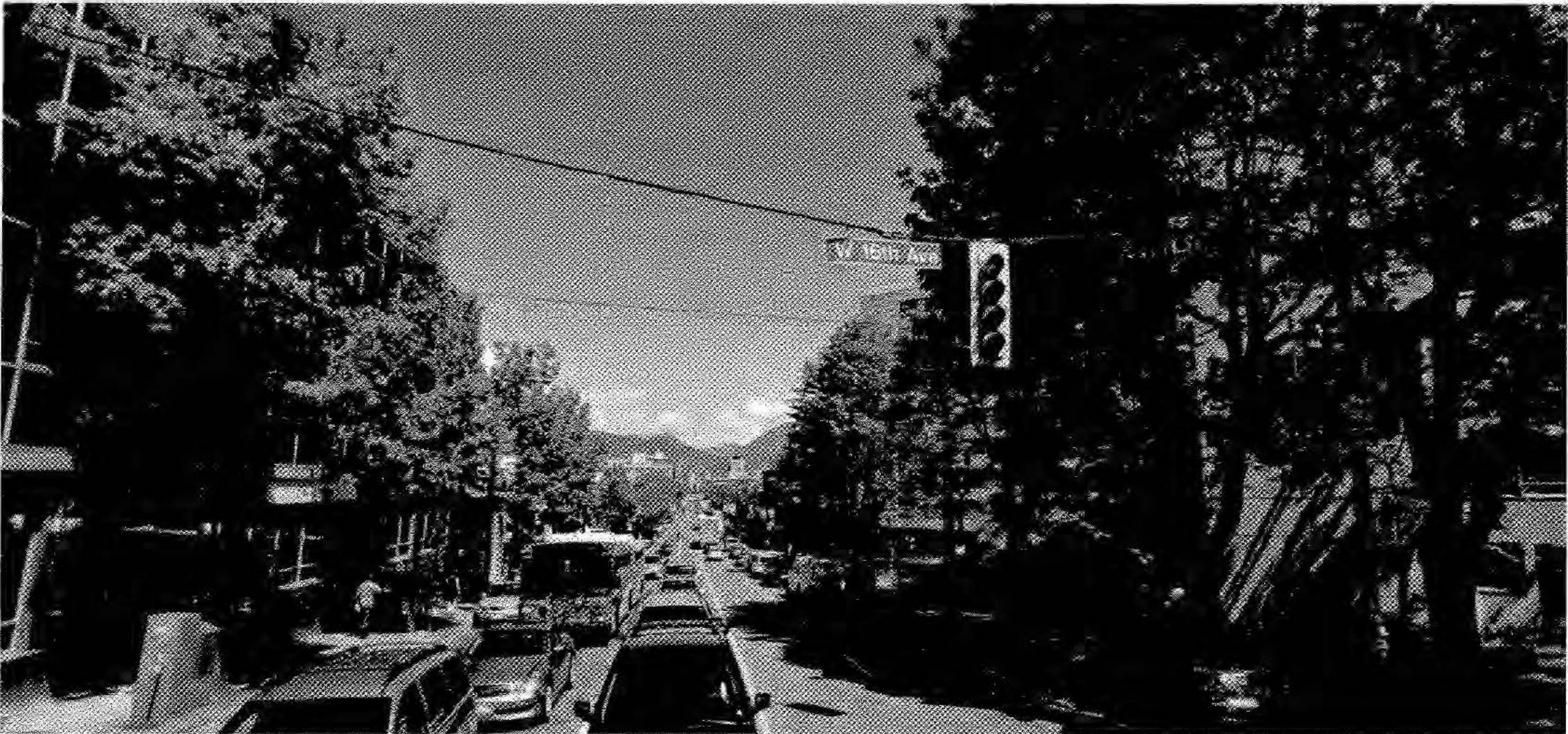
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Project #
211004

Sept.
2012

Site Context
Photographs



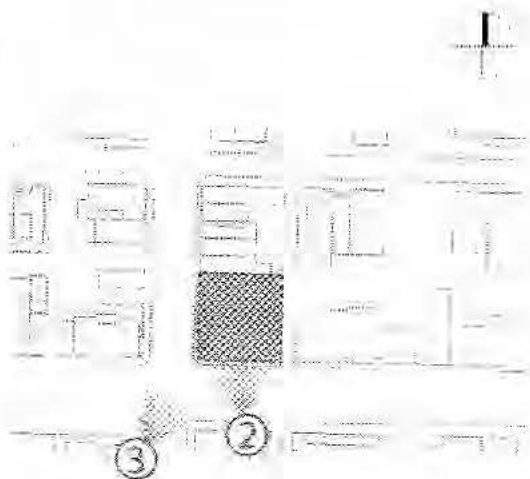
1.



2.



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Site Context Photographs



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Mackey
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Architects
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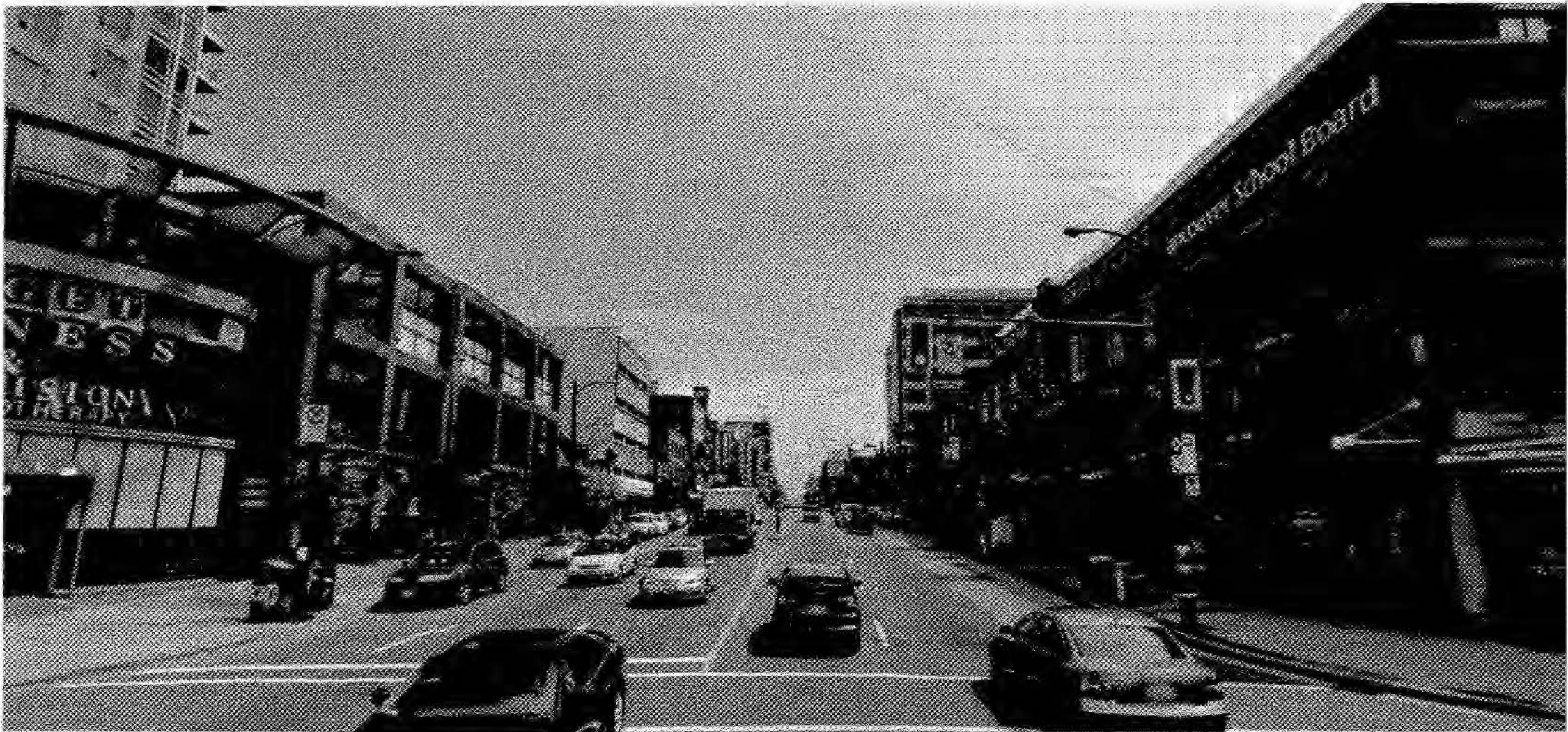
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Project #
2117004

Sept
2013

Site Context
Photographs



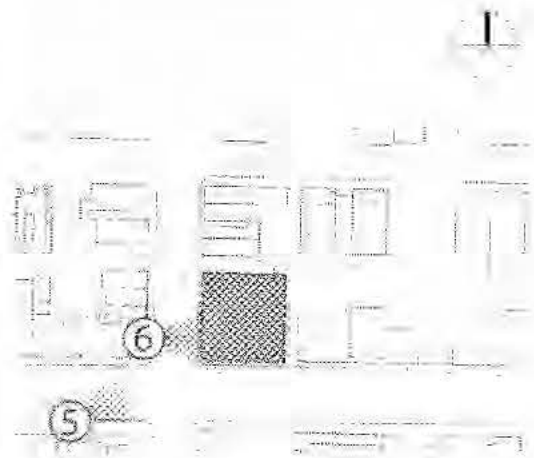
4.



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6.



Site Context Photographs



Musson
Cattell
Mackey
Partnership

Architects
Designers
Planners

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BROADWAY &
GRANVILLE

Project #
211004

Sept
2012

Site Context
Photographs



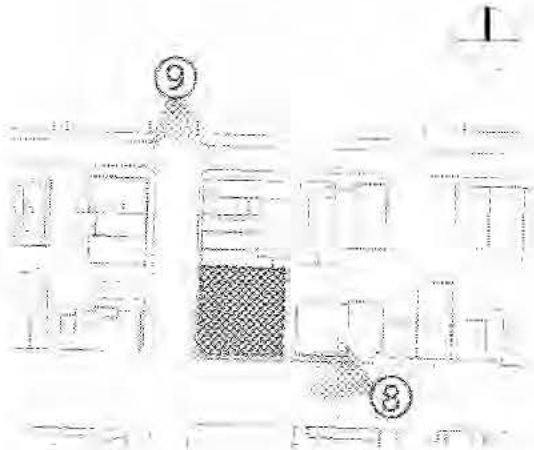
7.



8.



9.





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Architects
Designers
Planners

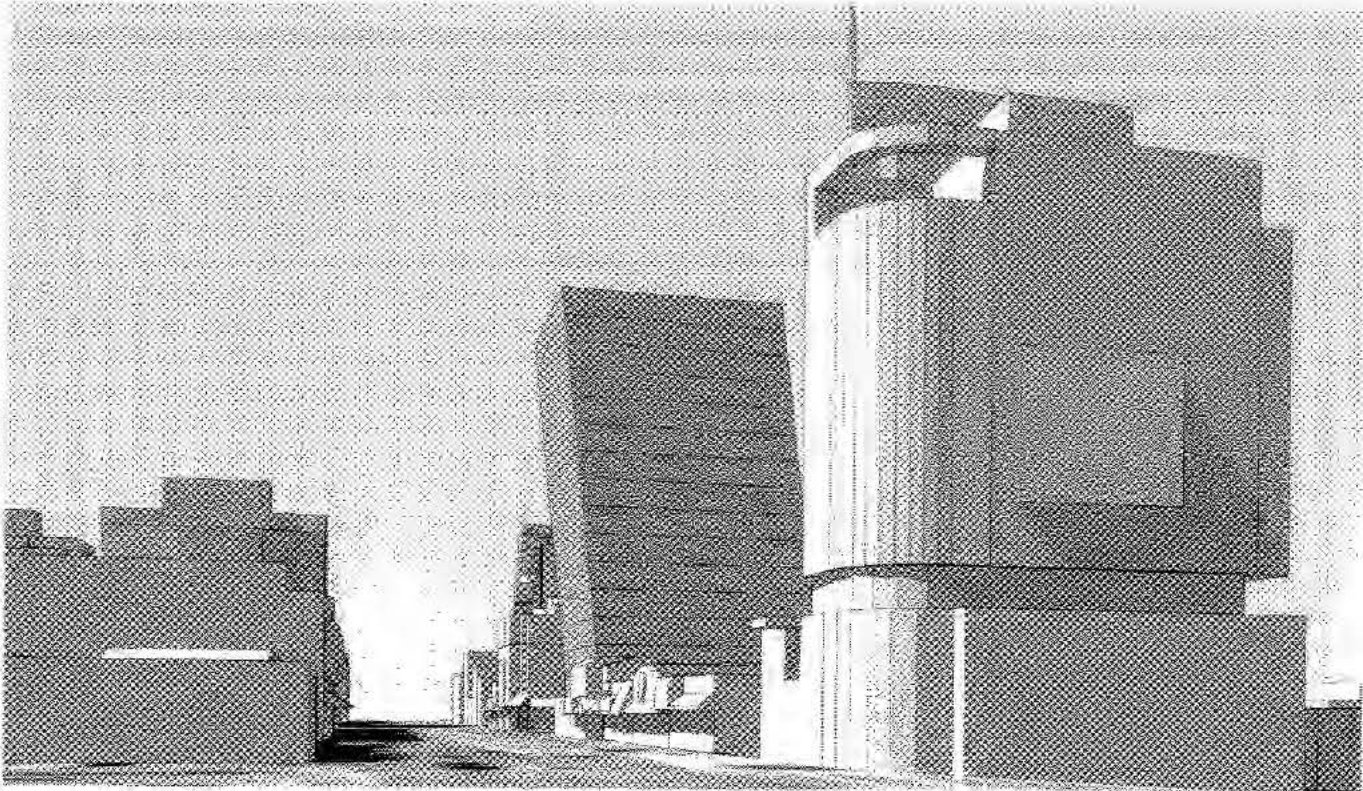
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GRANVILLE

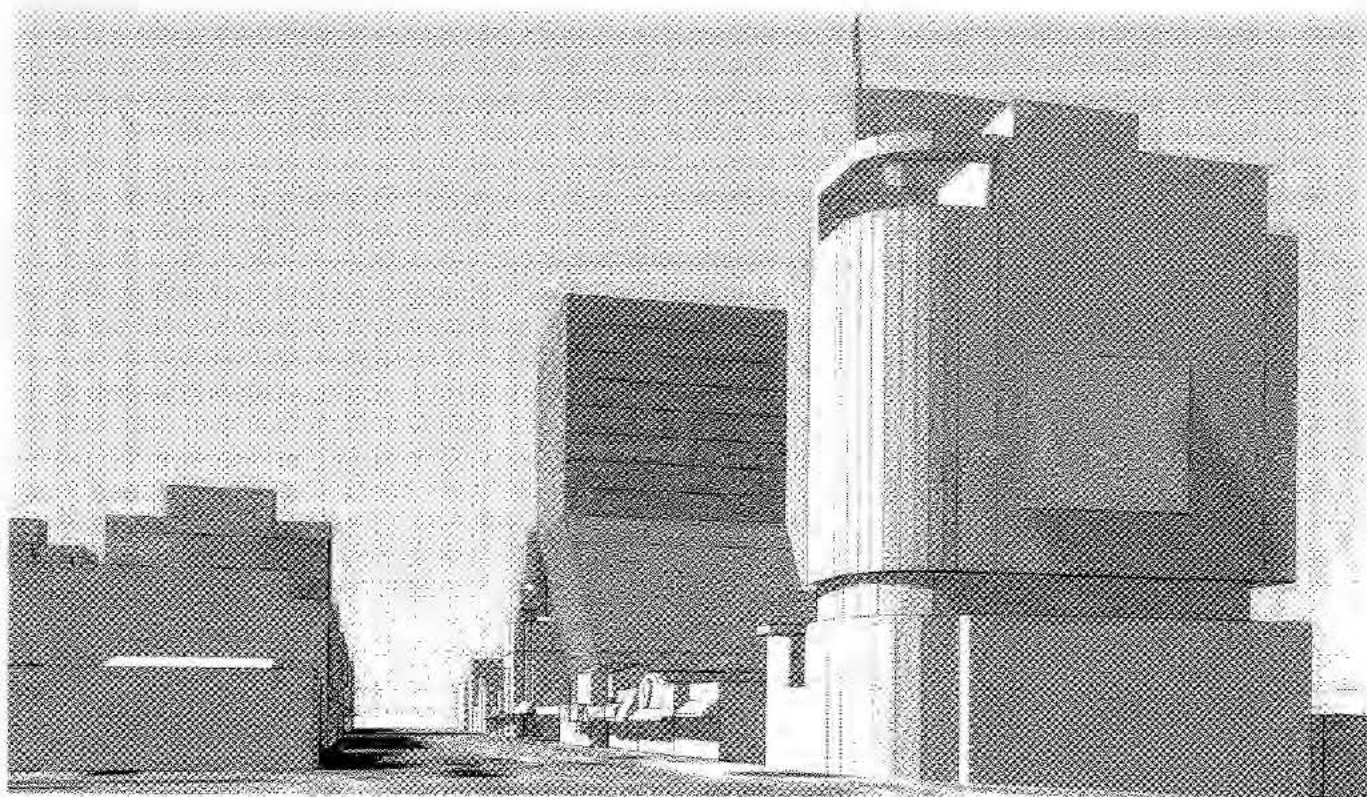
Project #
211904

Sept
2012

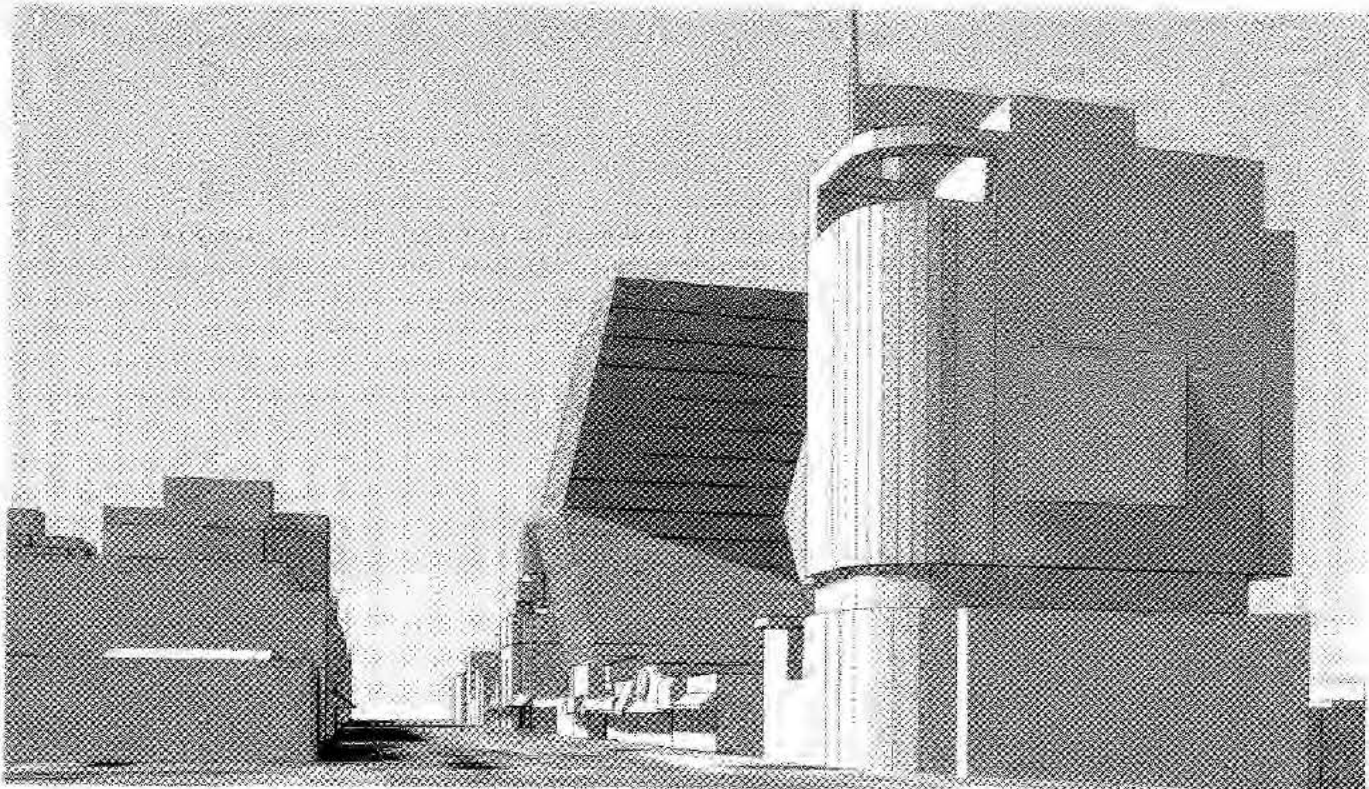
Context
Renderings



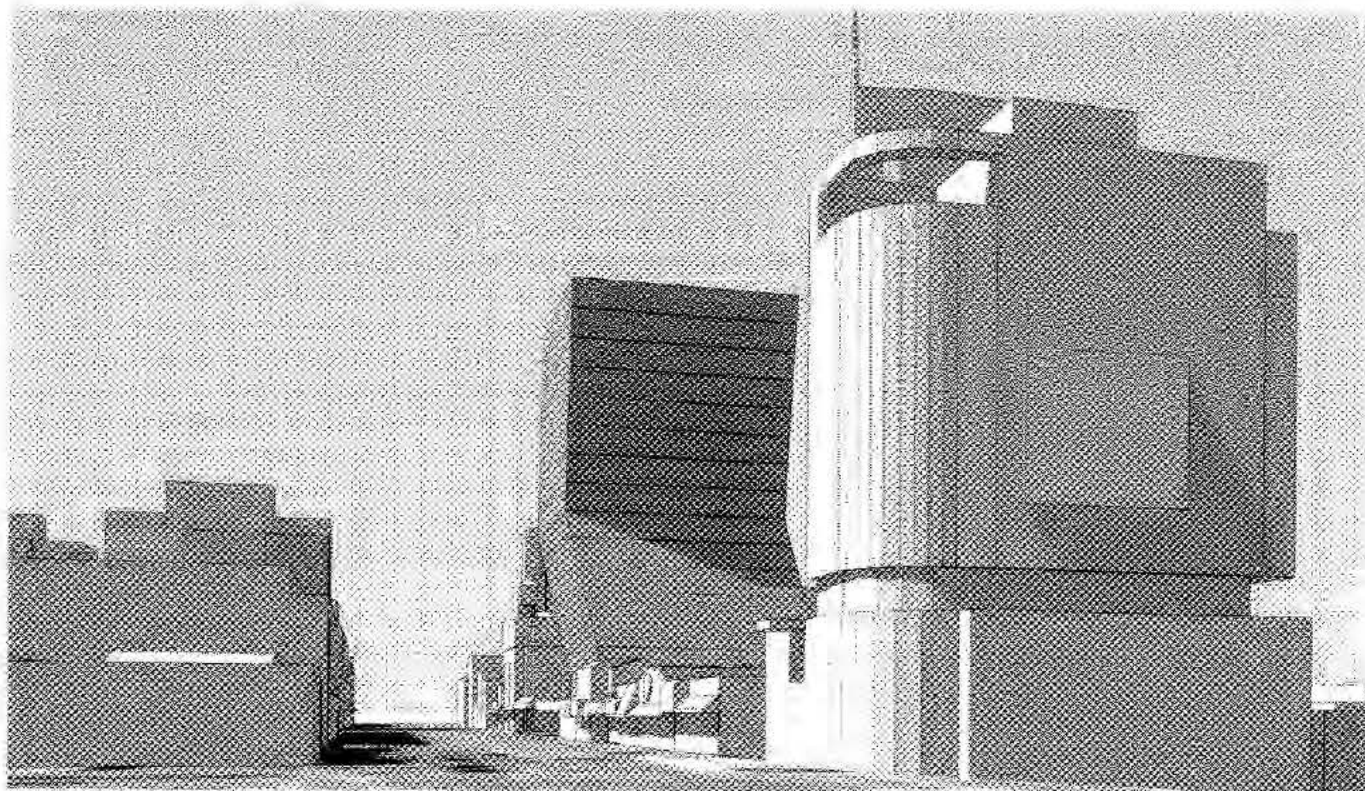
Option 1



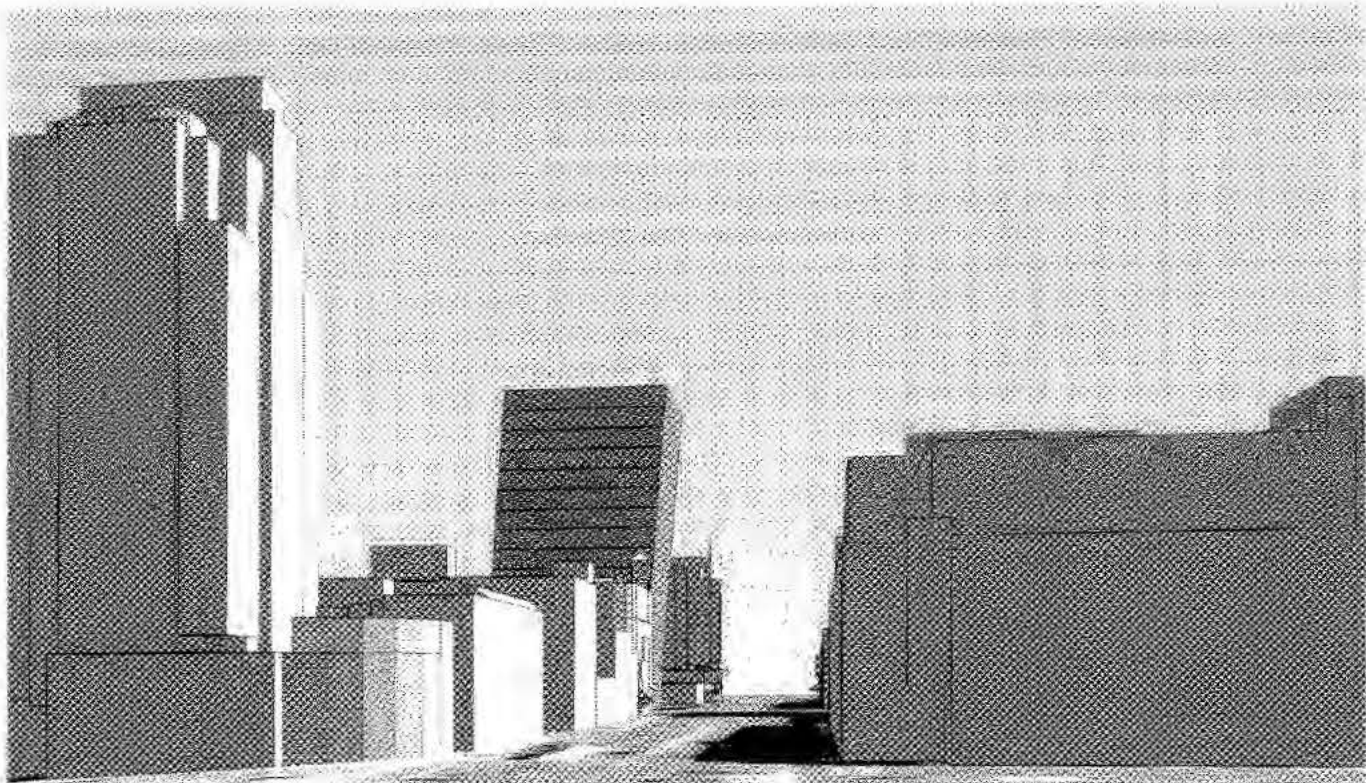
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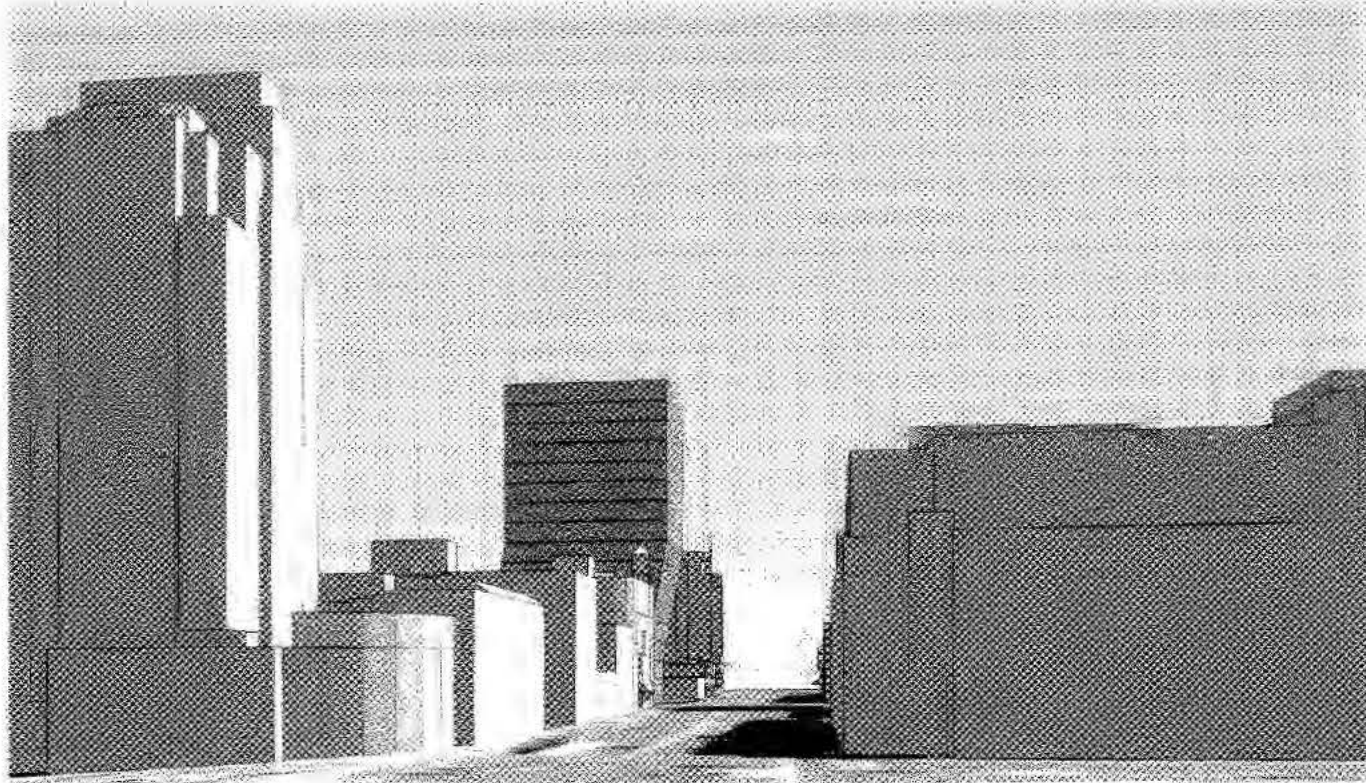
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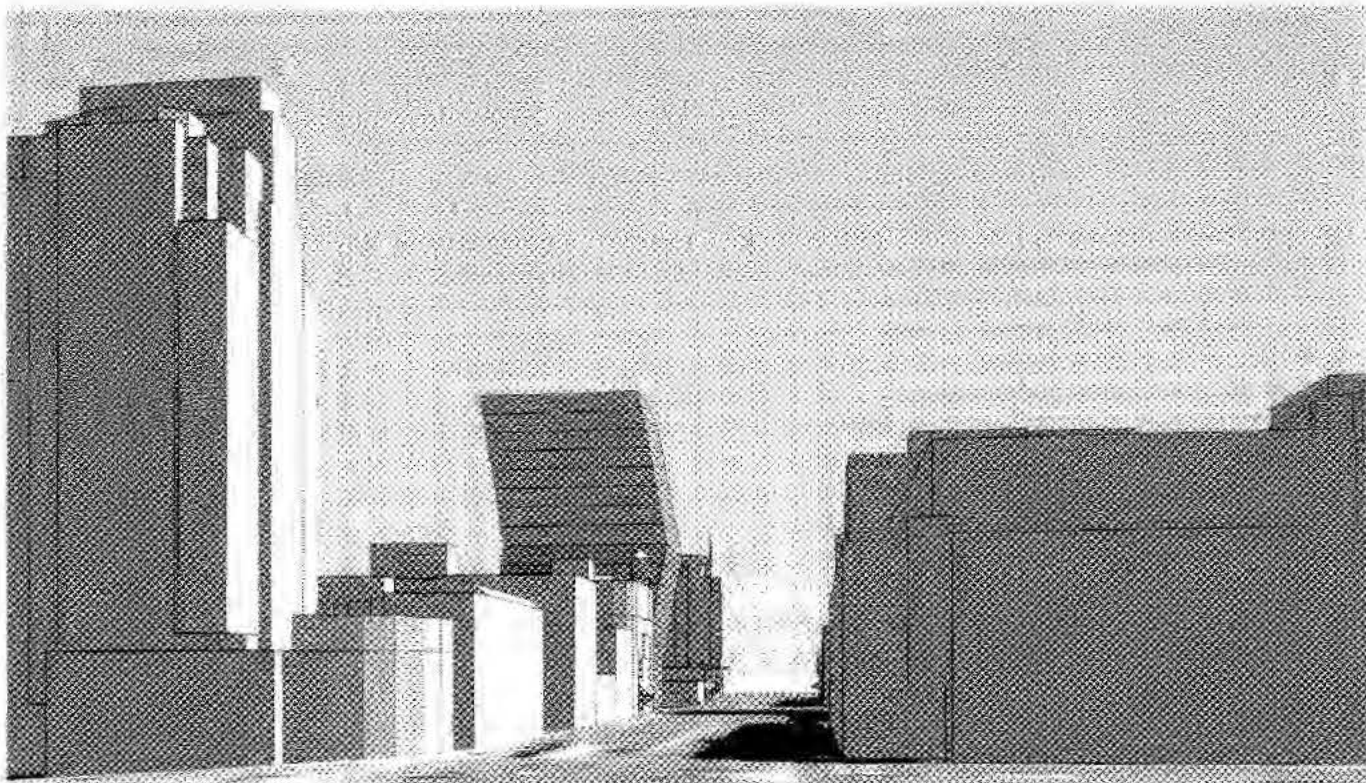
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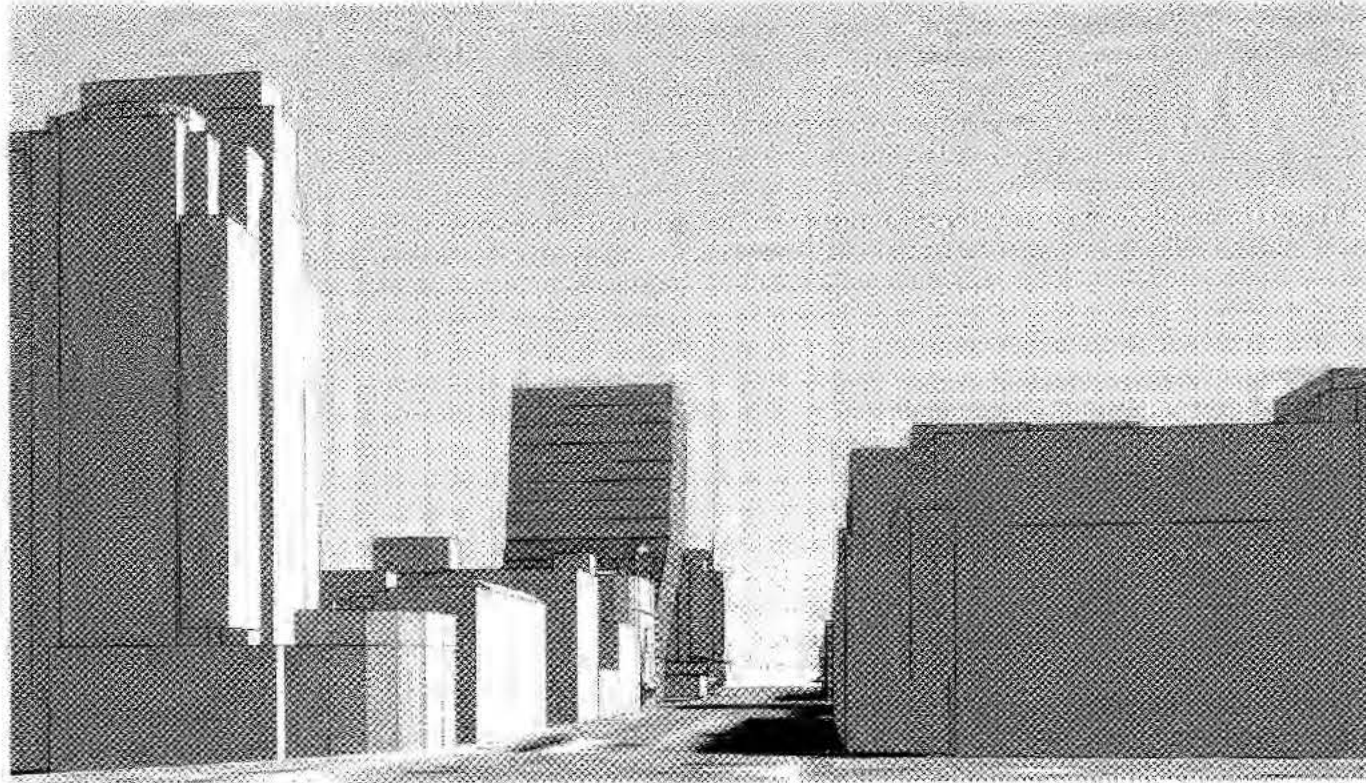
Option 1



Option 2



Option 3



Option 4



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Mackey
Partnership

Architects
Designers
Planners

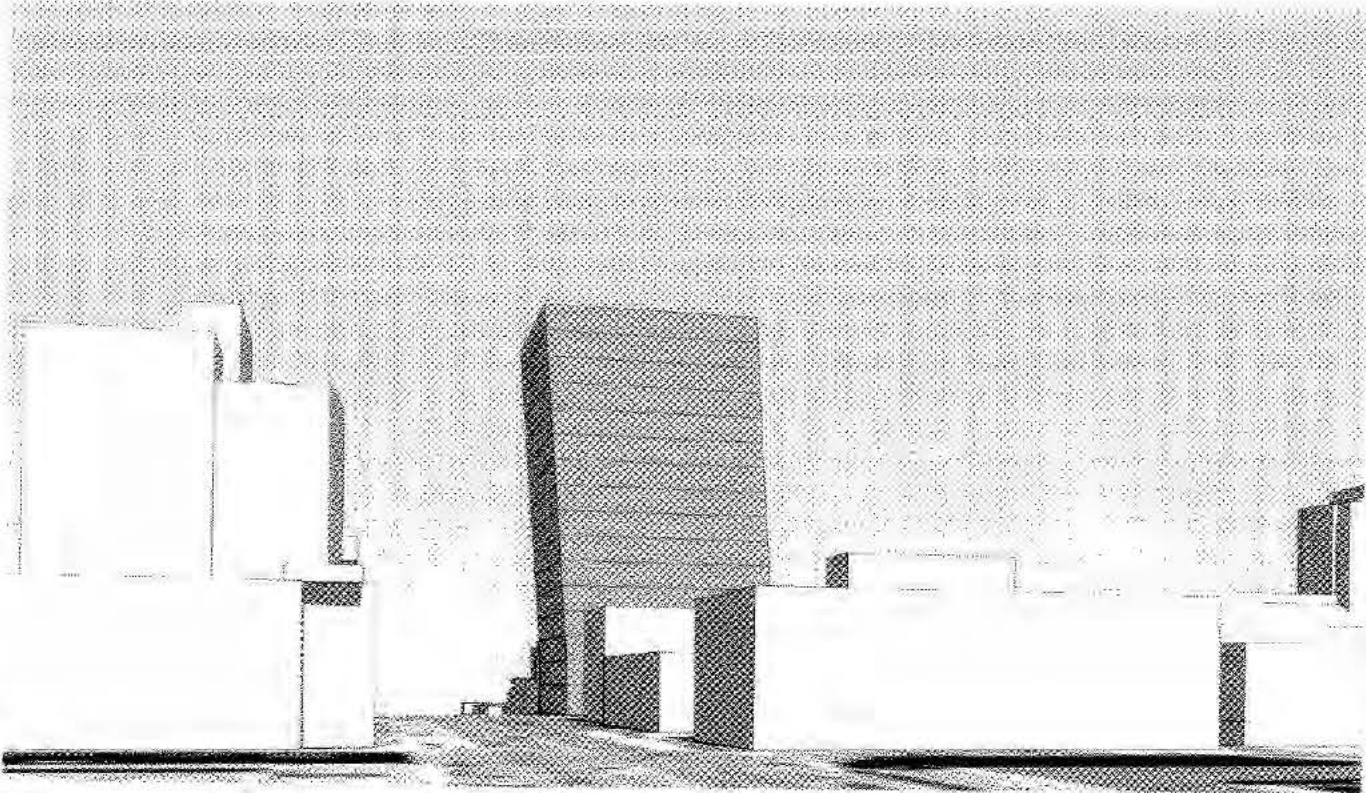
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GRANVILLE

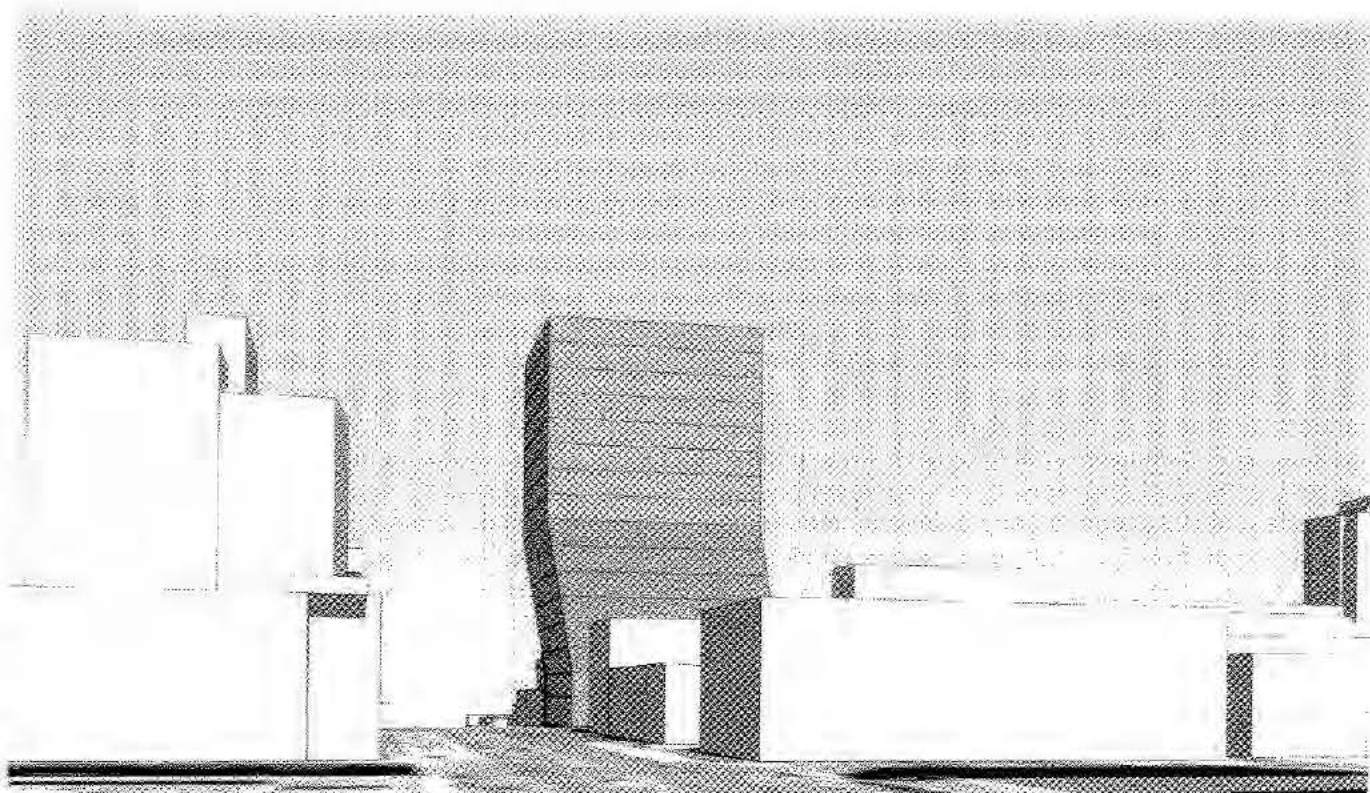
Project #
211004

Sept
2012

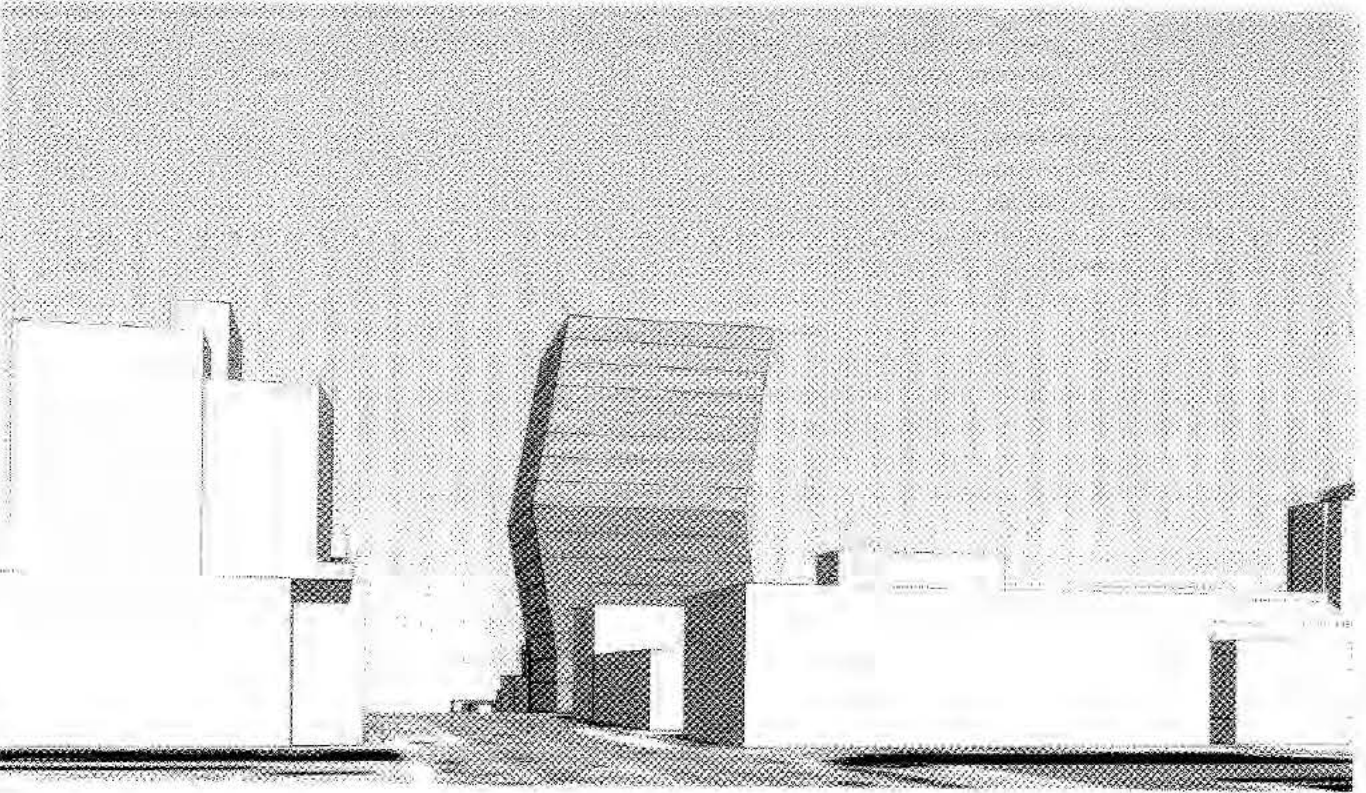
Context
Renderings



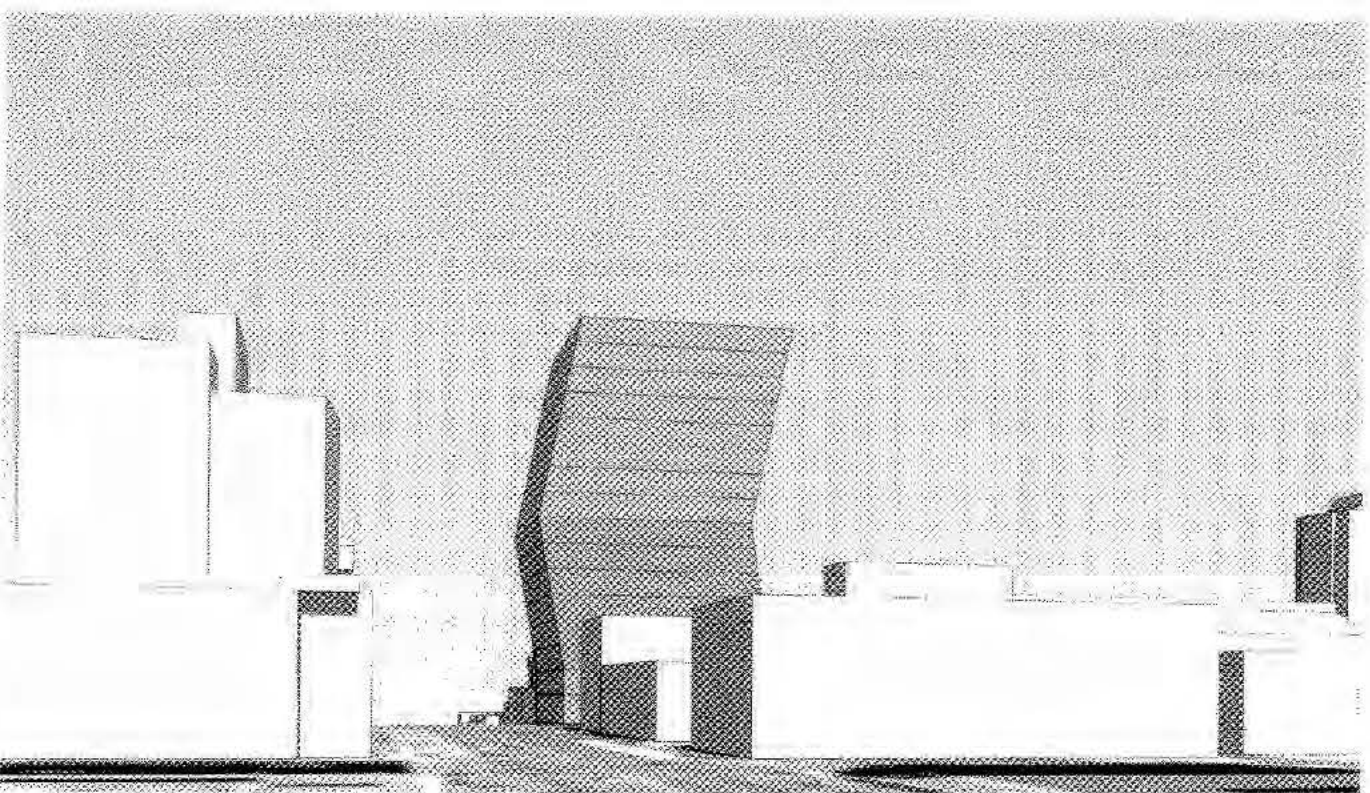
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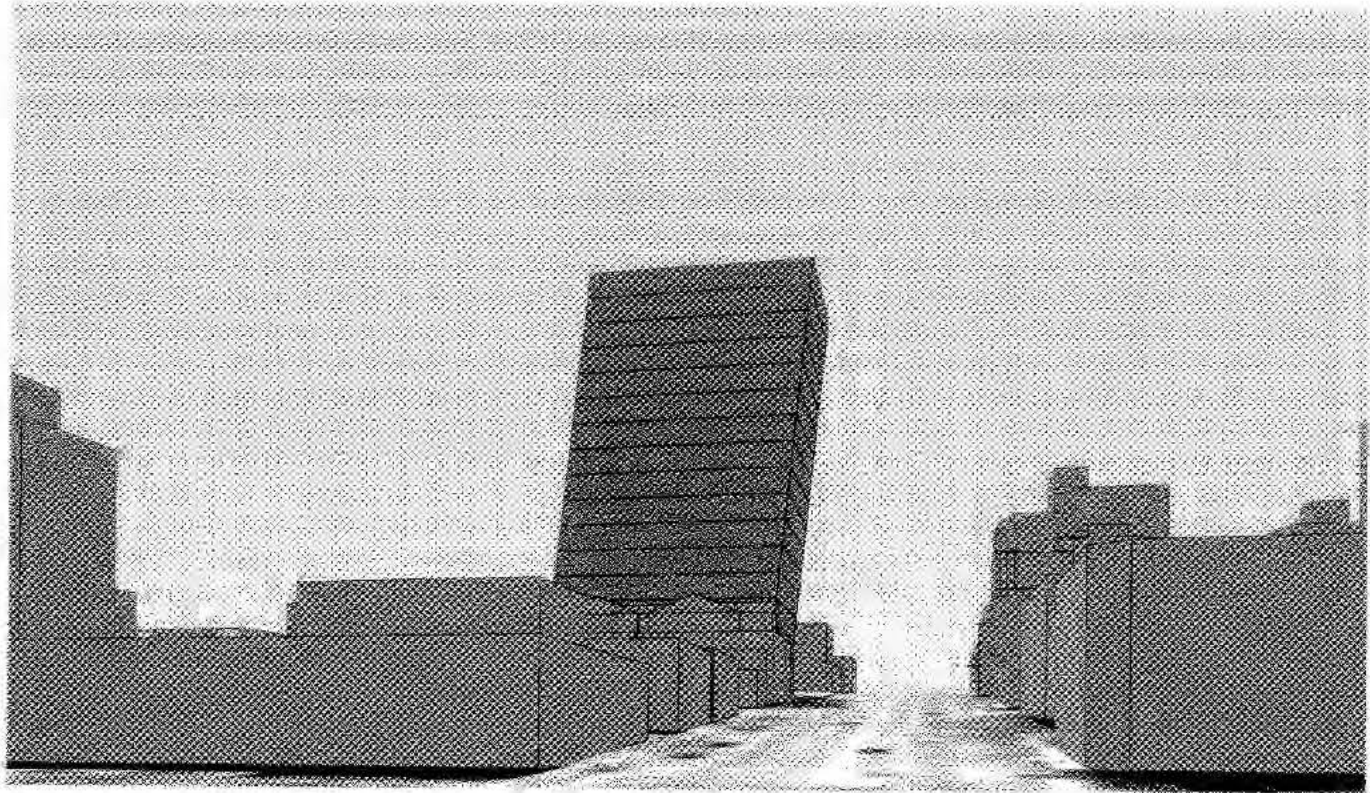
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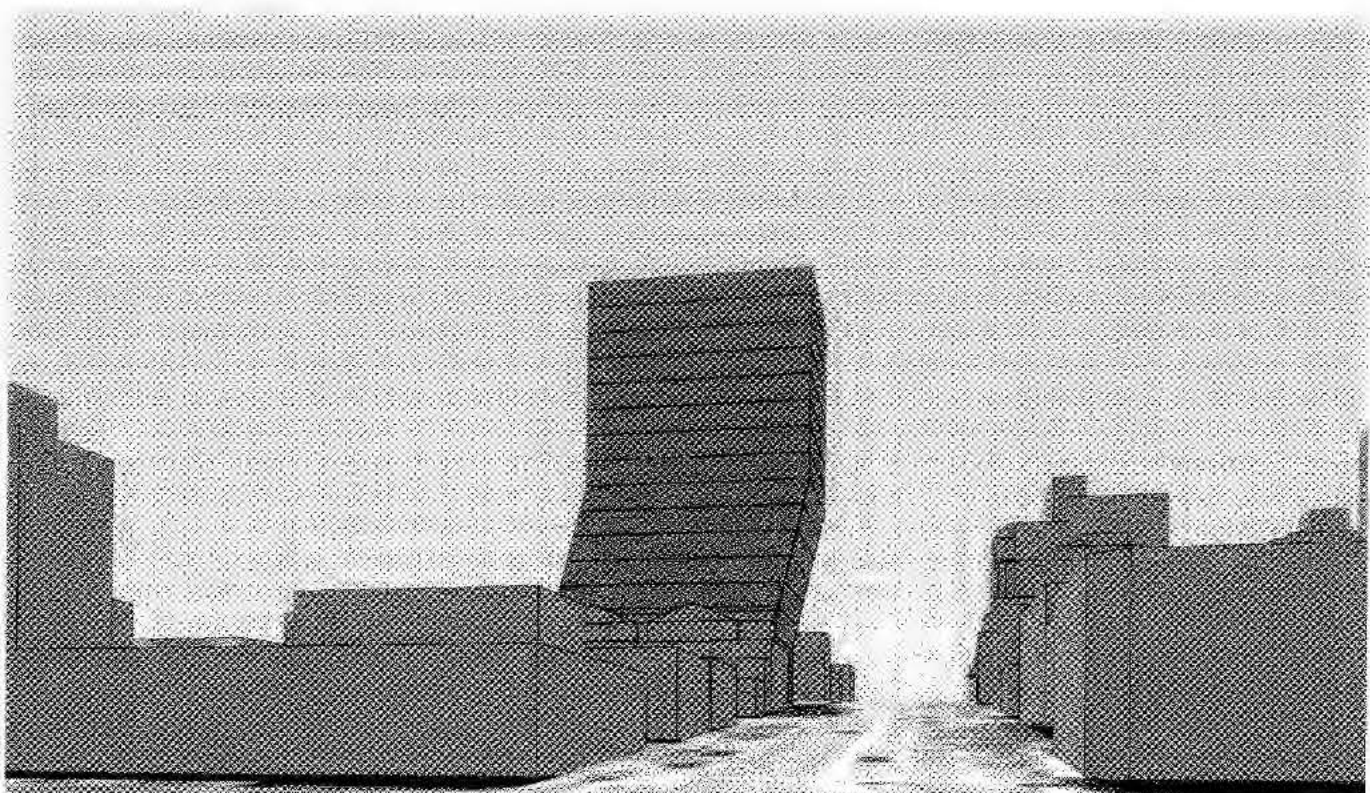
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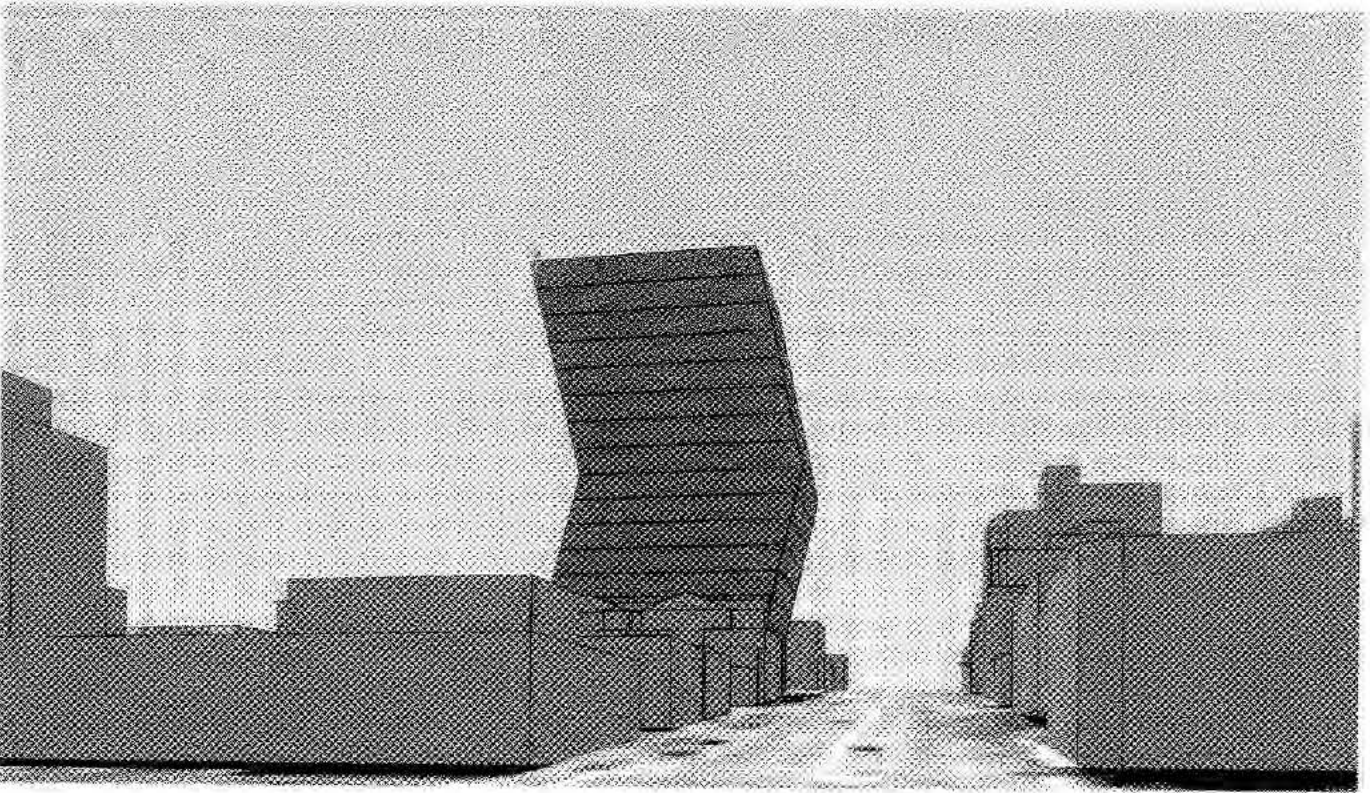
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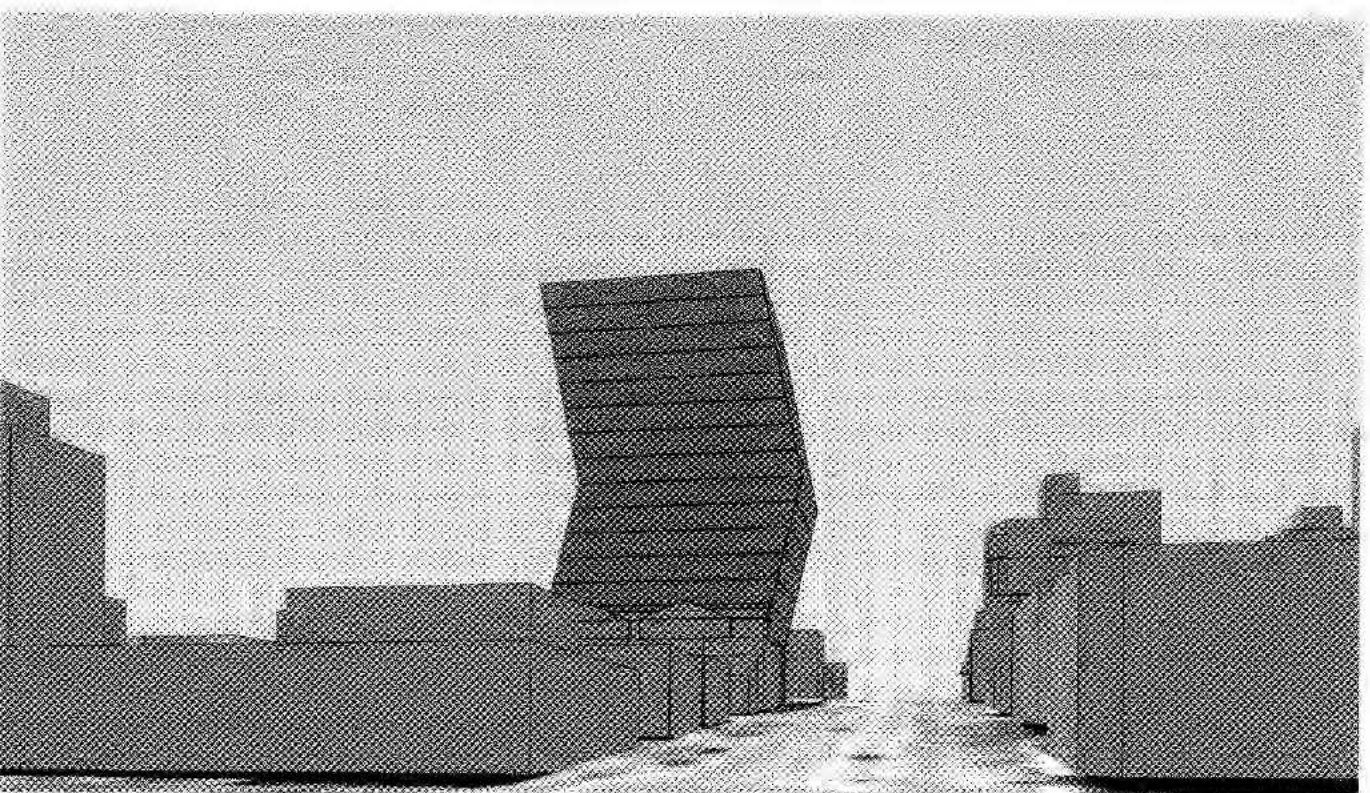
Option 1



Option 2

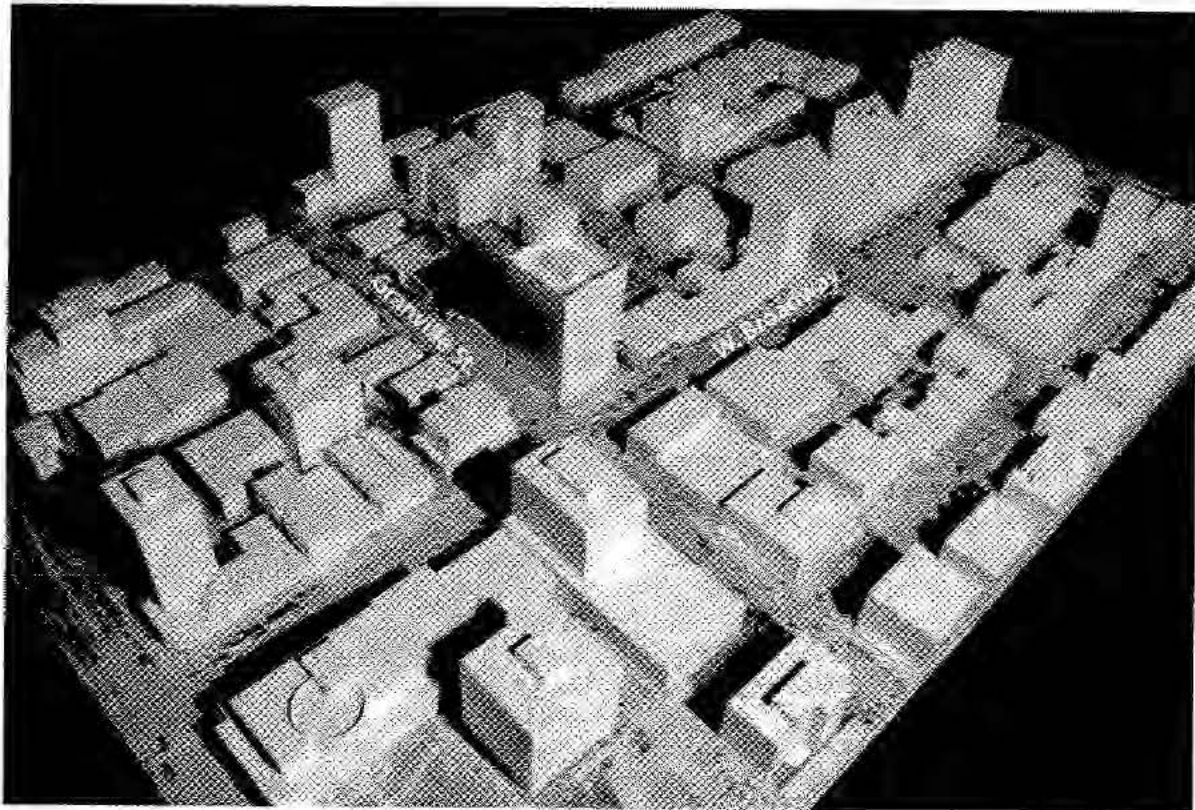


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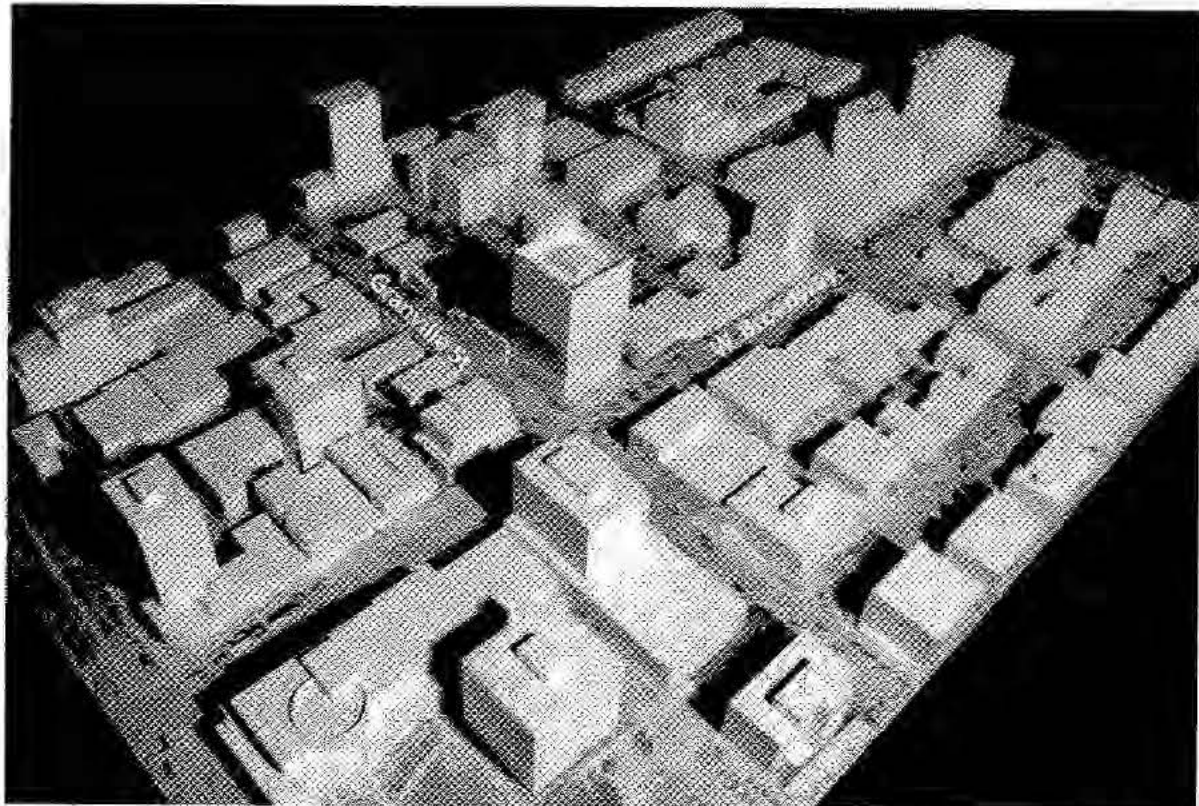


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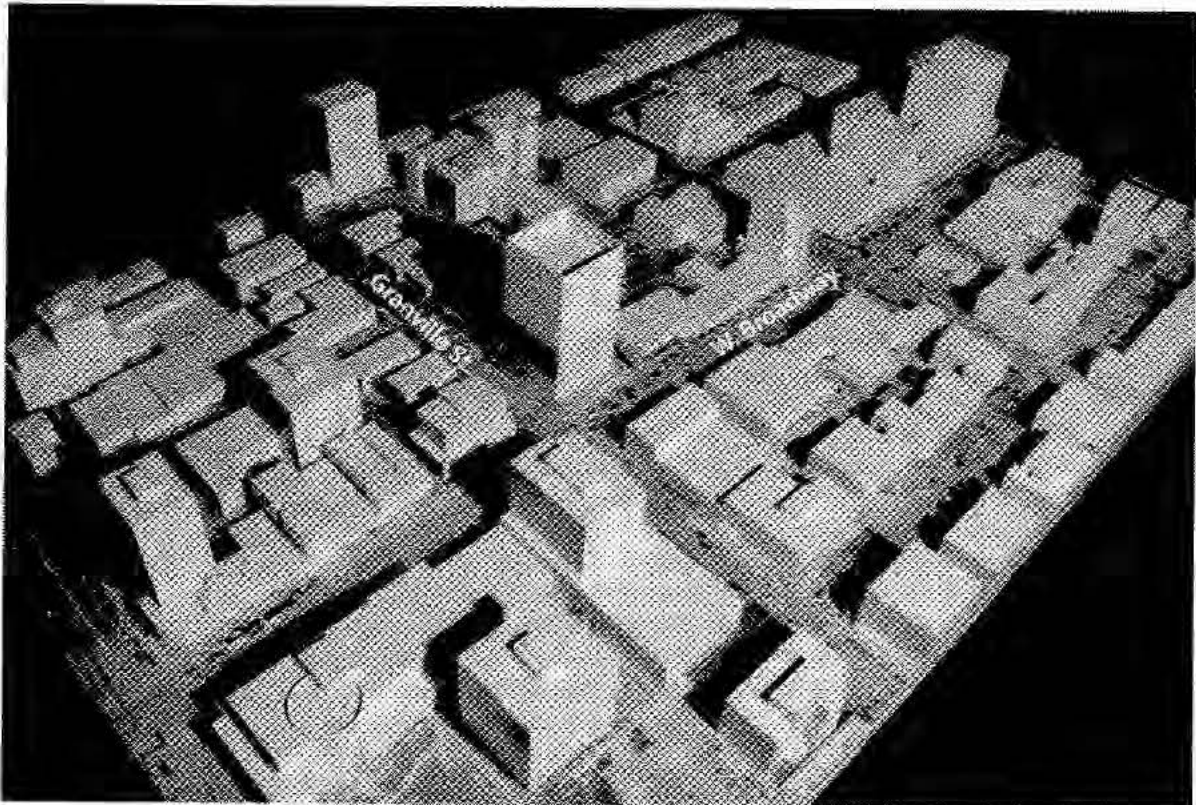
Model Photographs



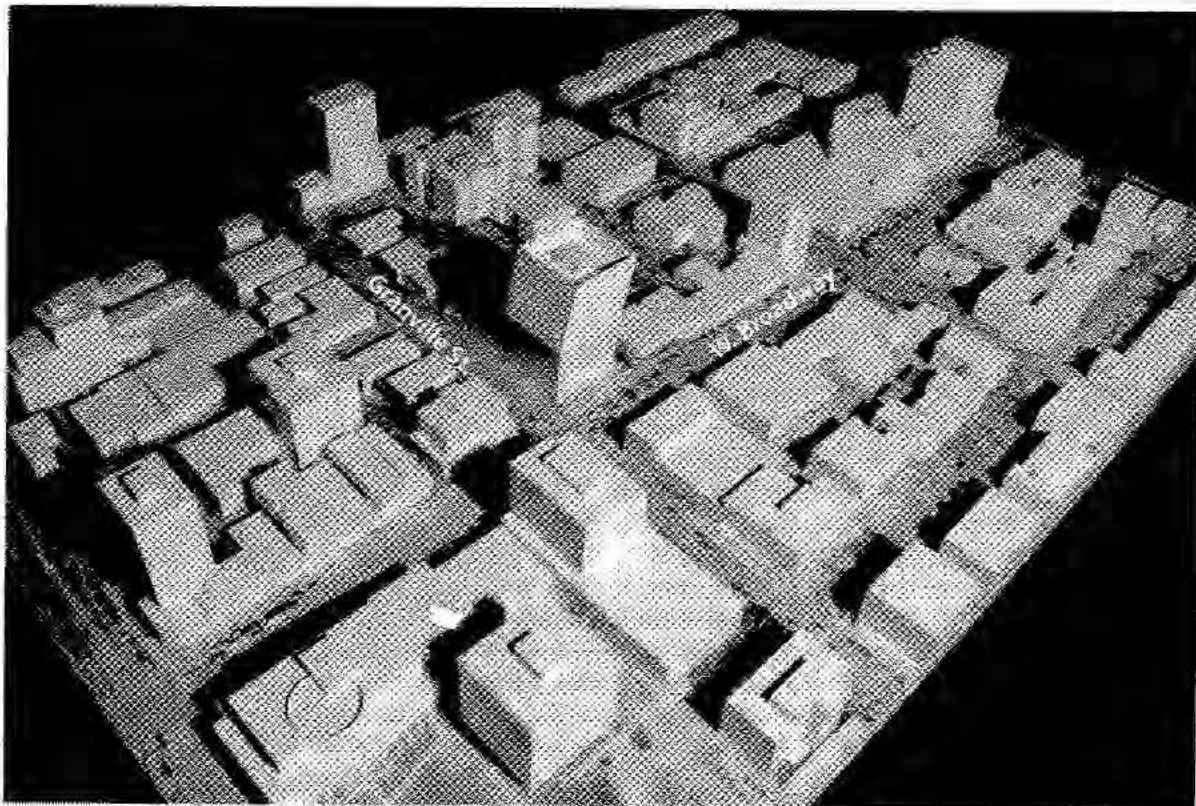
Option 1



Option 2

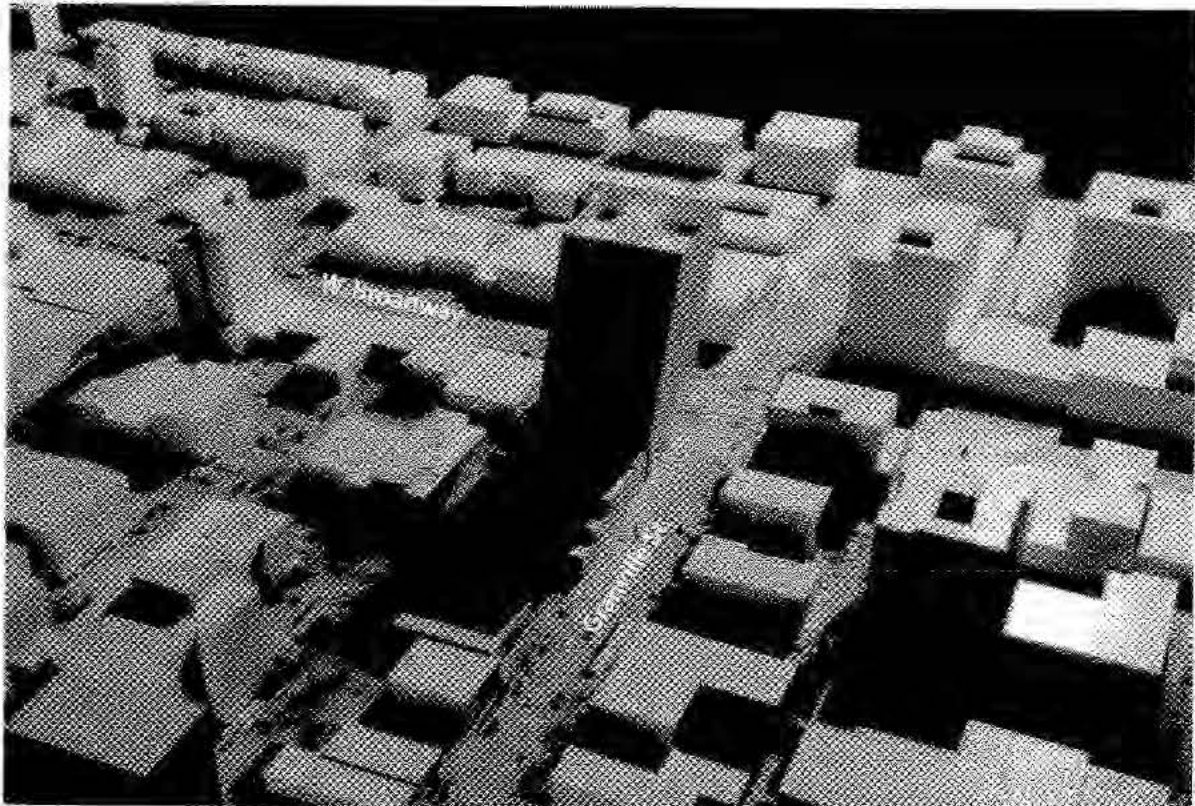


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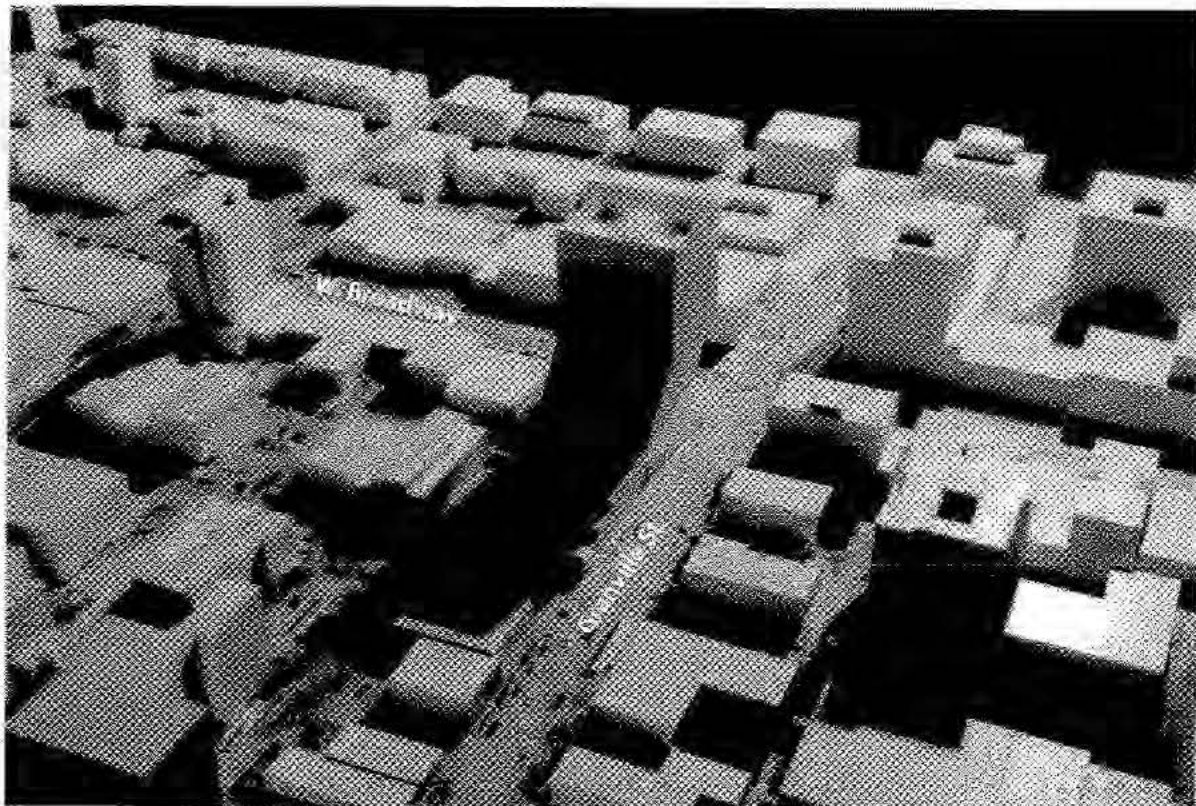


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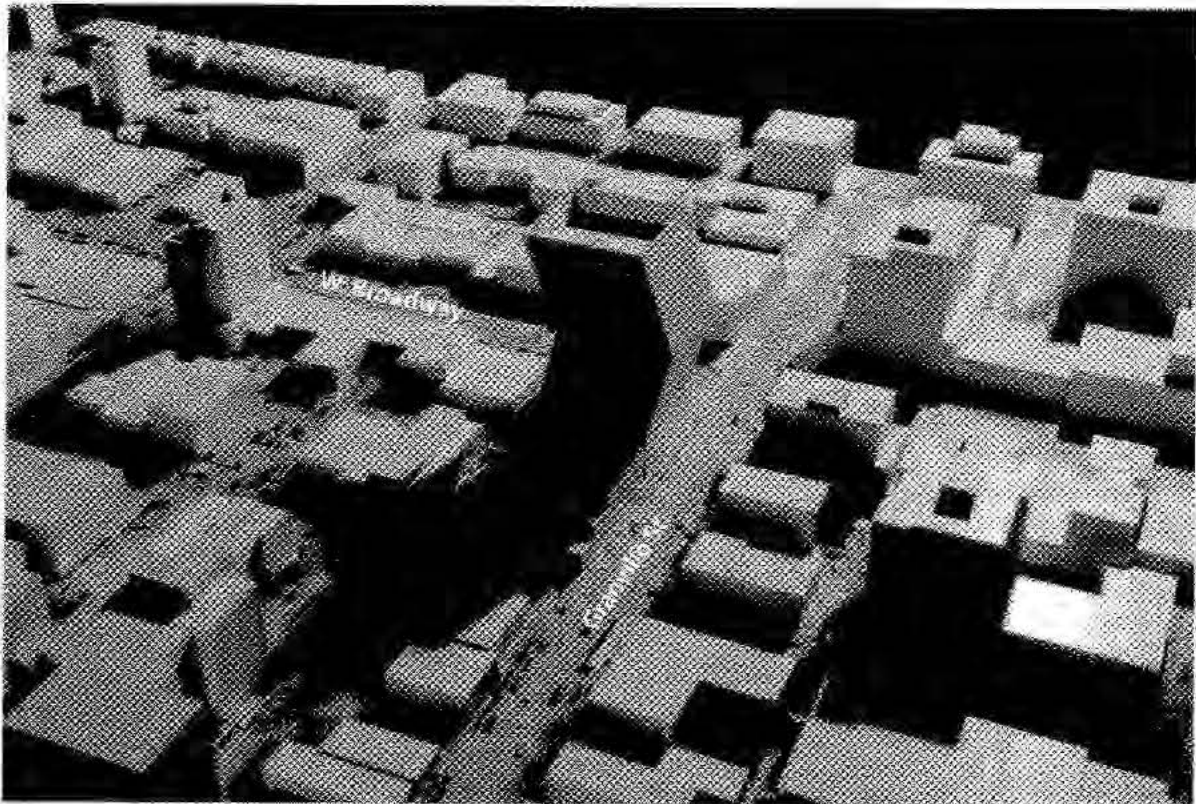
Model Photographs



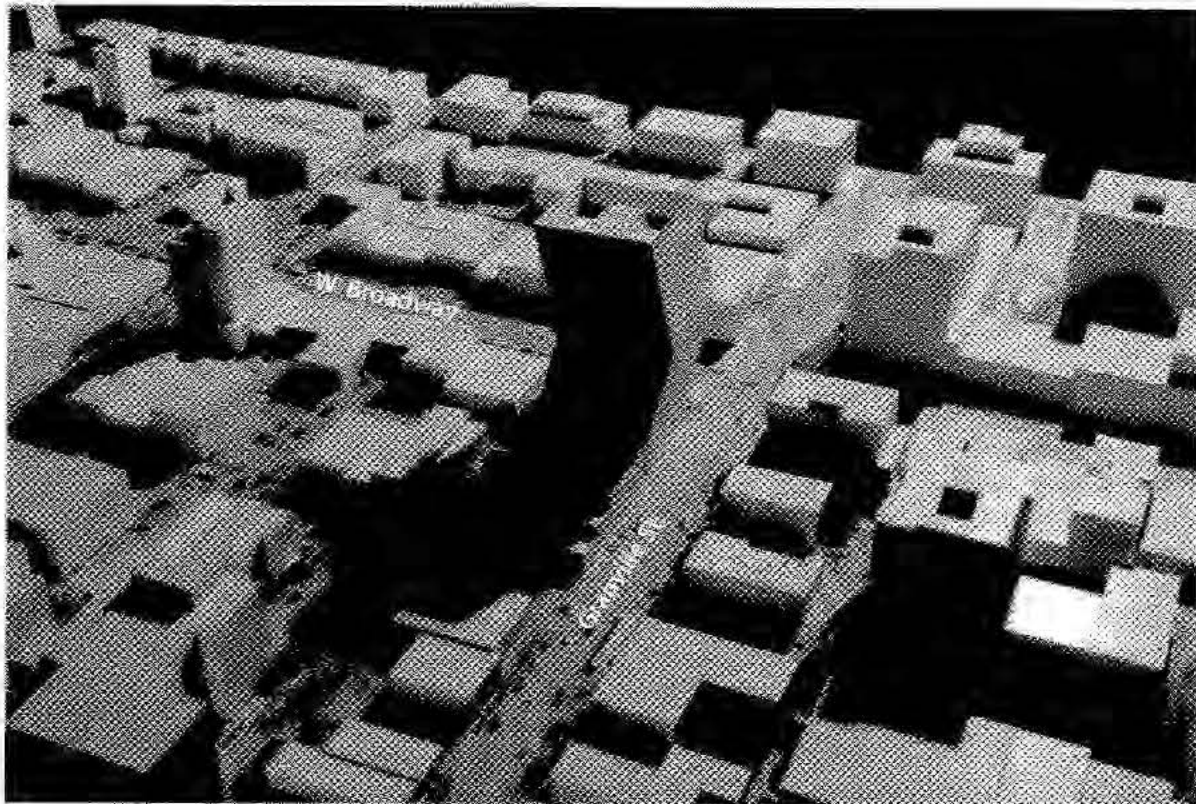
Option 1



Option 2



Option 3



Option 4

MCM

Musson
Cattell
Mackey
Partnership

Architect:
Designer:
Planner:

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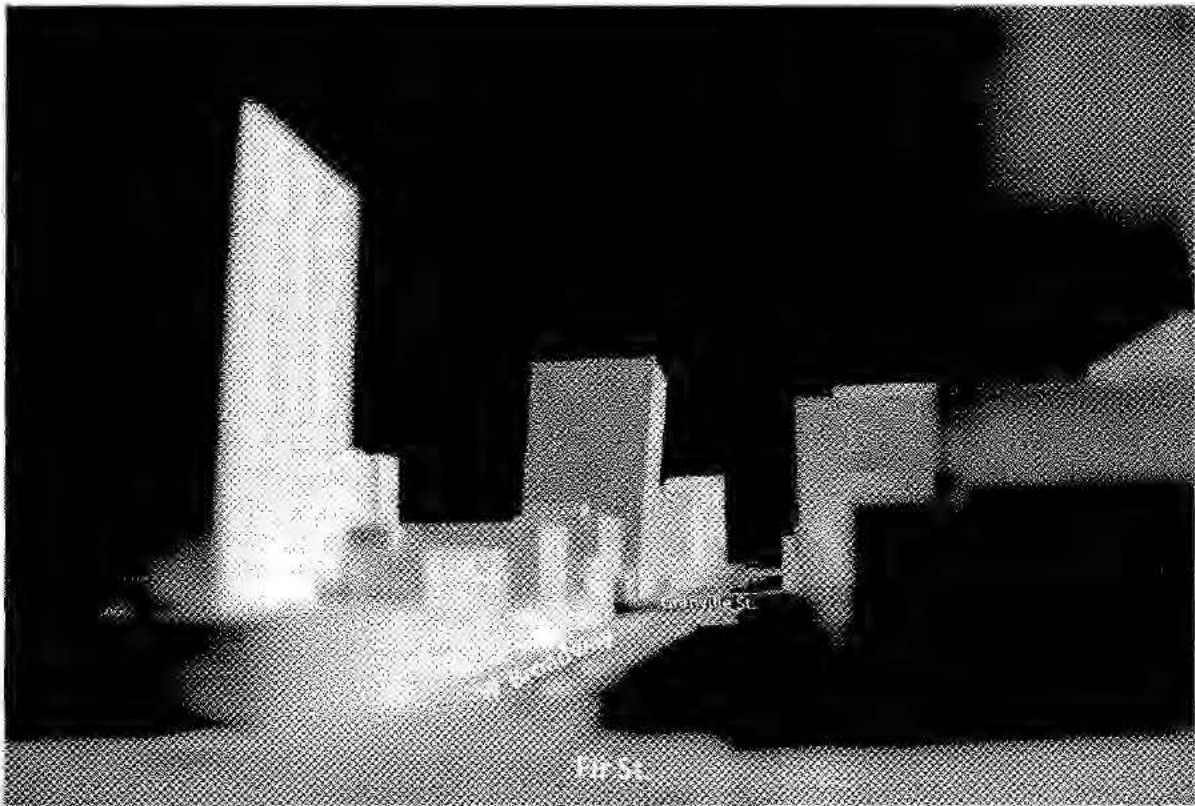
BROADWAY &
GRANVILLE

Project #
231009

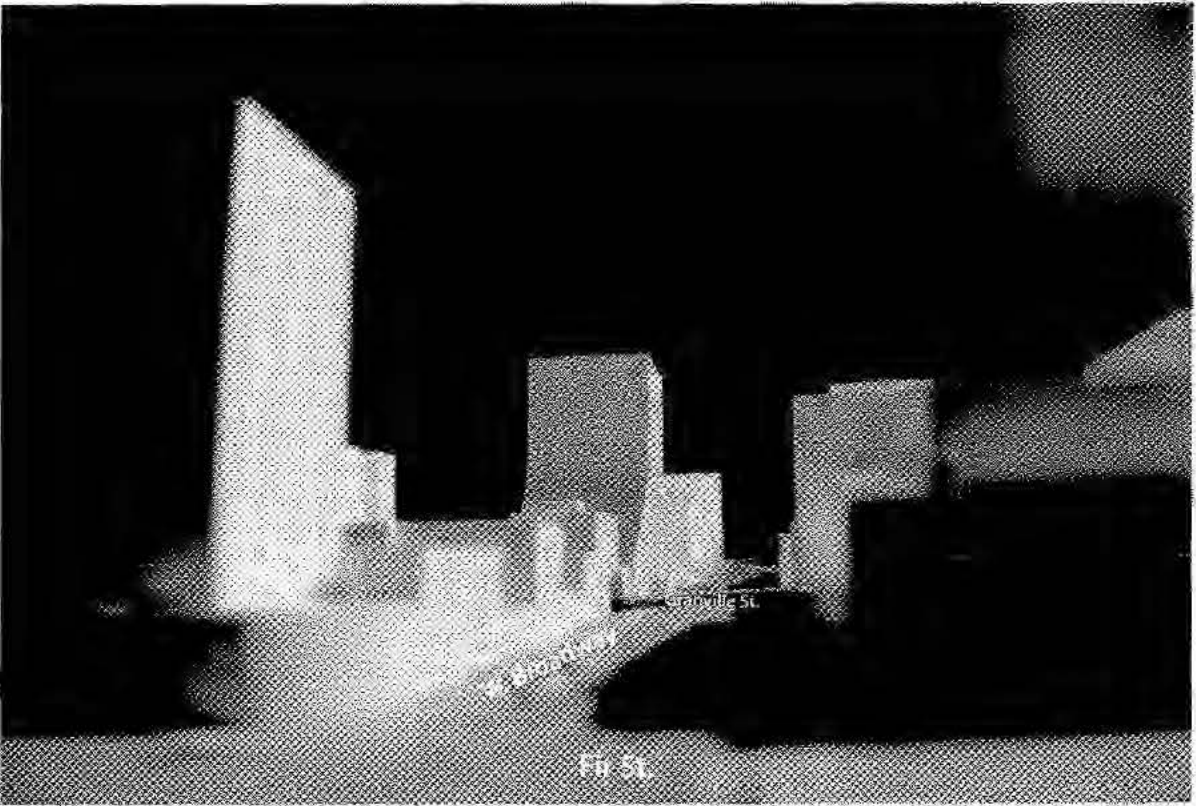
Sept
2012

Model
Photographs

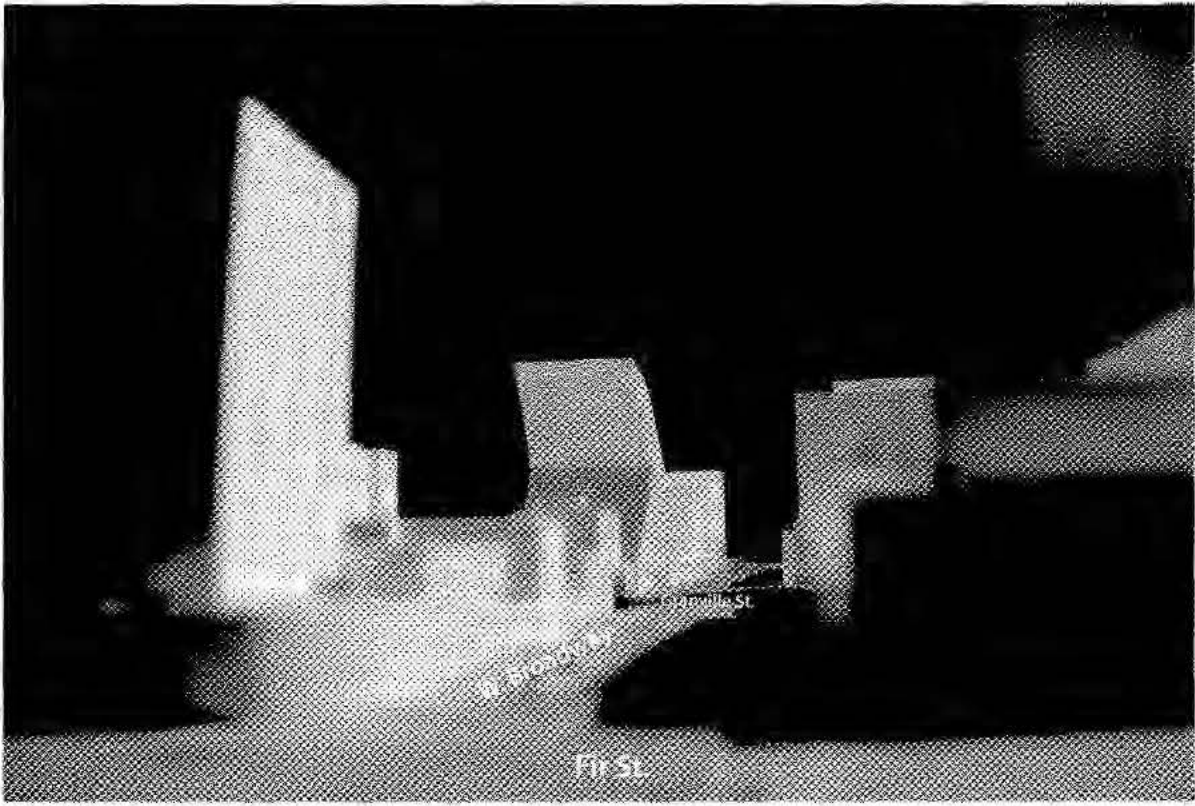
Model Photographs



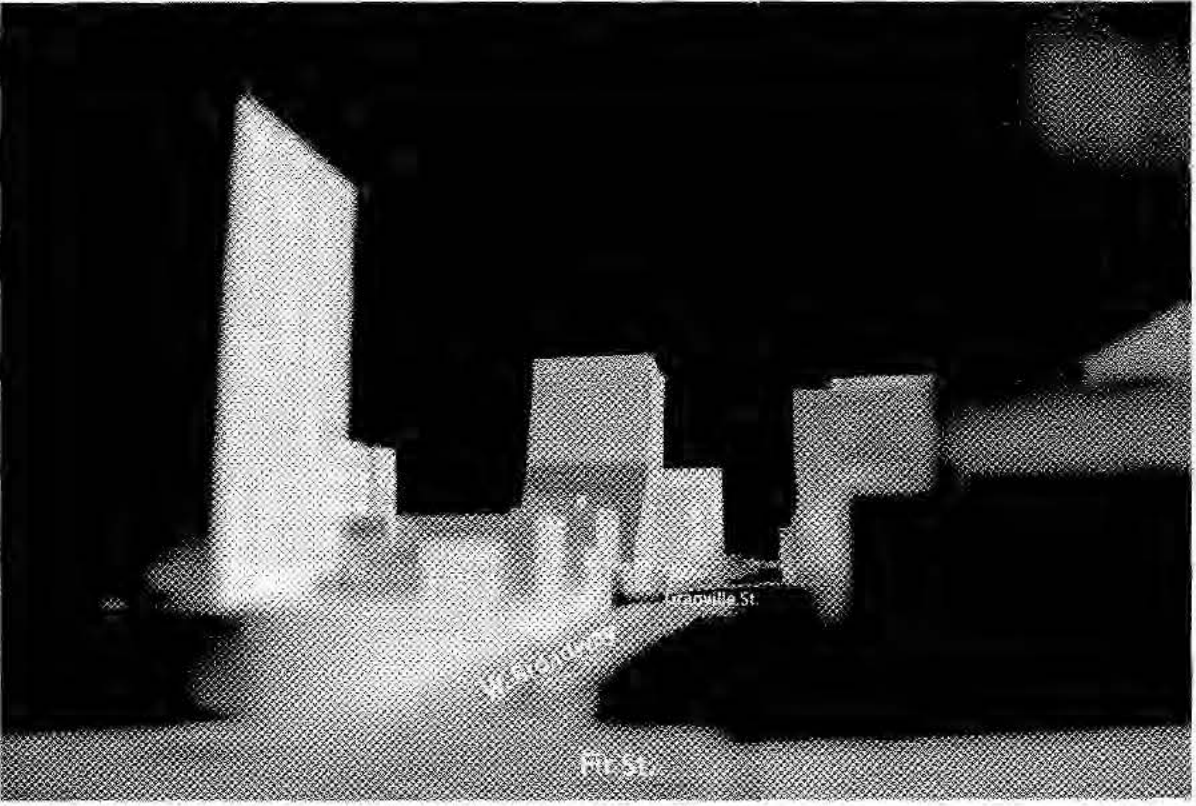
Option 1



Option 2



Option 3



Option 4



Musson
Cattell
Mackey
Partnership

Architects
Designers
Planners

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BROADWAY &
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Project #
21100-4

Sept
2012

Model
Photographs

Model Photographs



Musson
Cattell
Mackey
Partnership

Architects
Designers
Planners

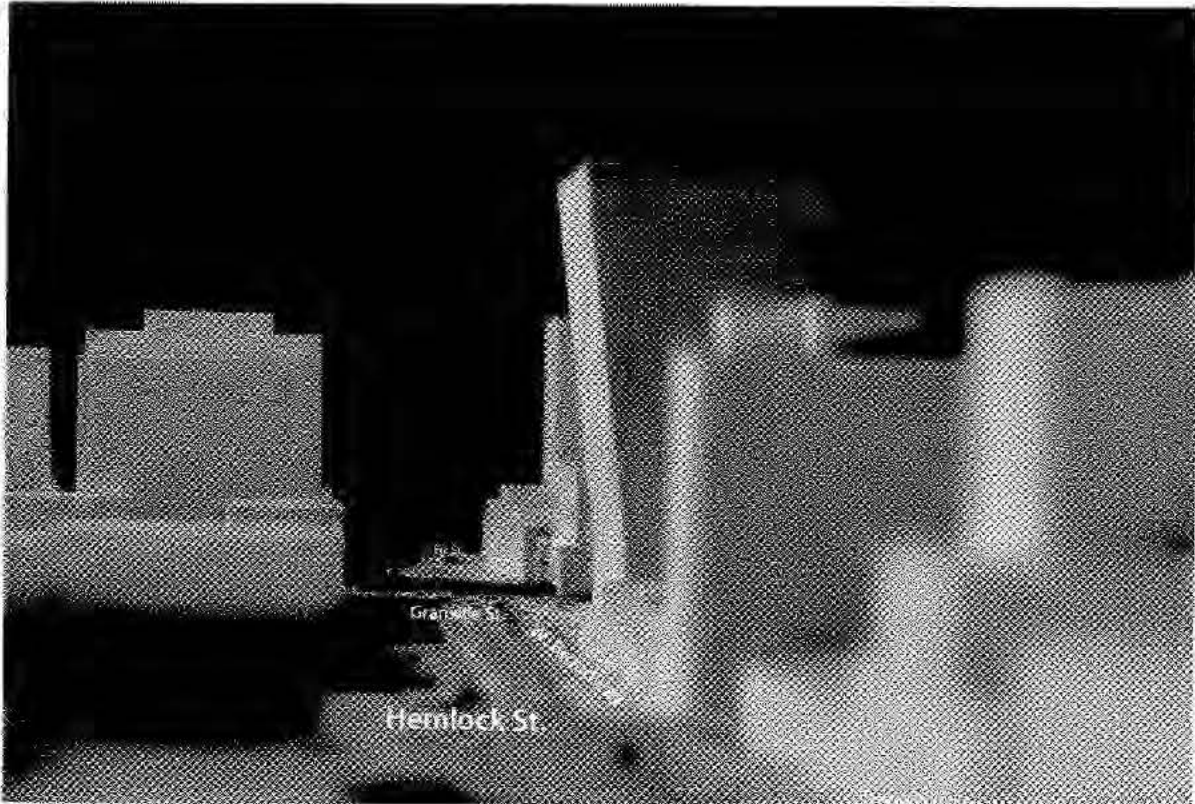
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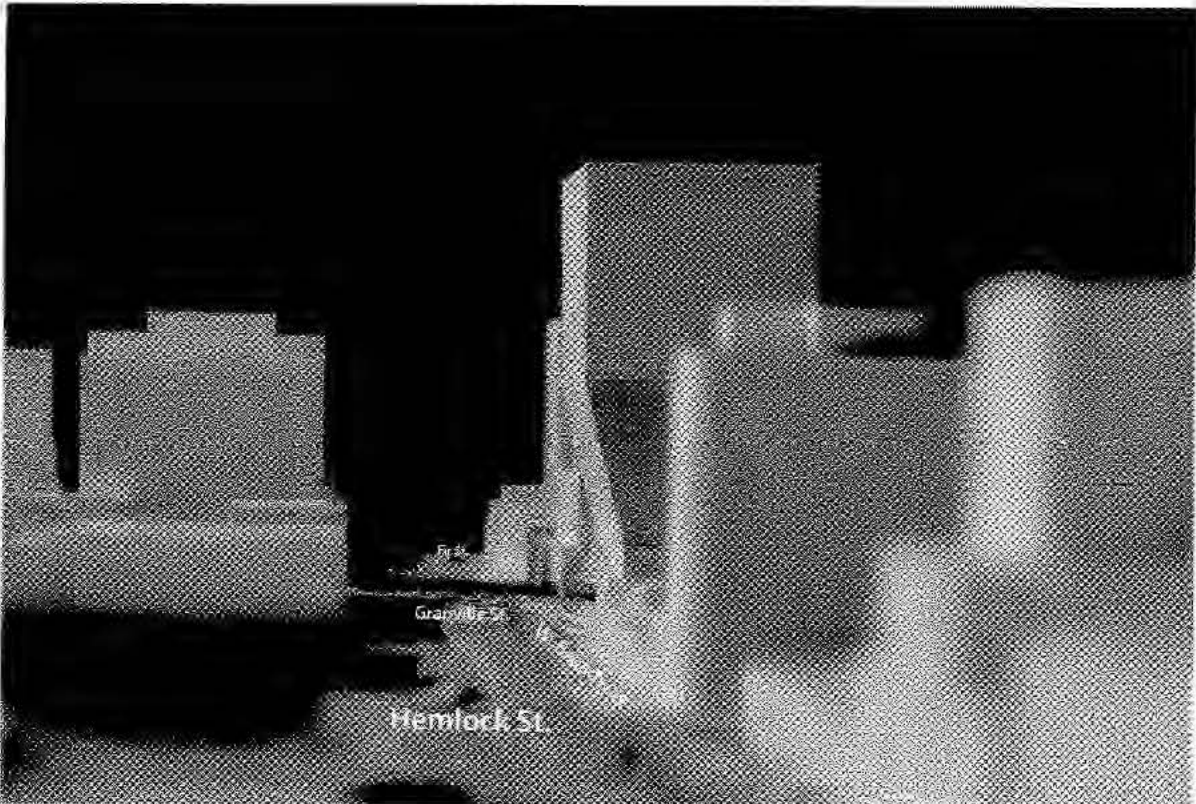
Project #
711004

Sept.
2012

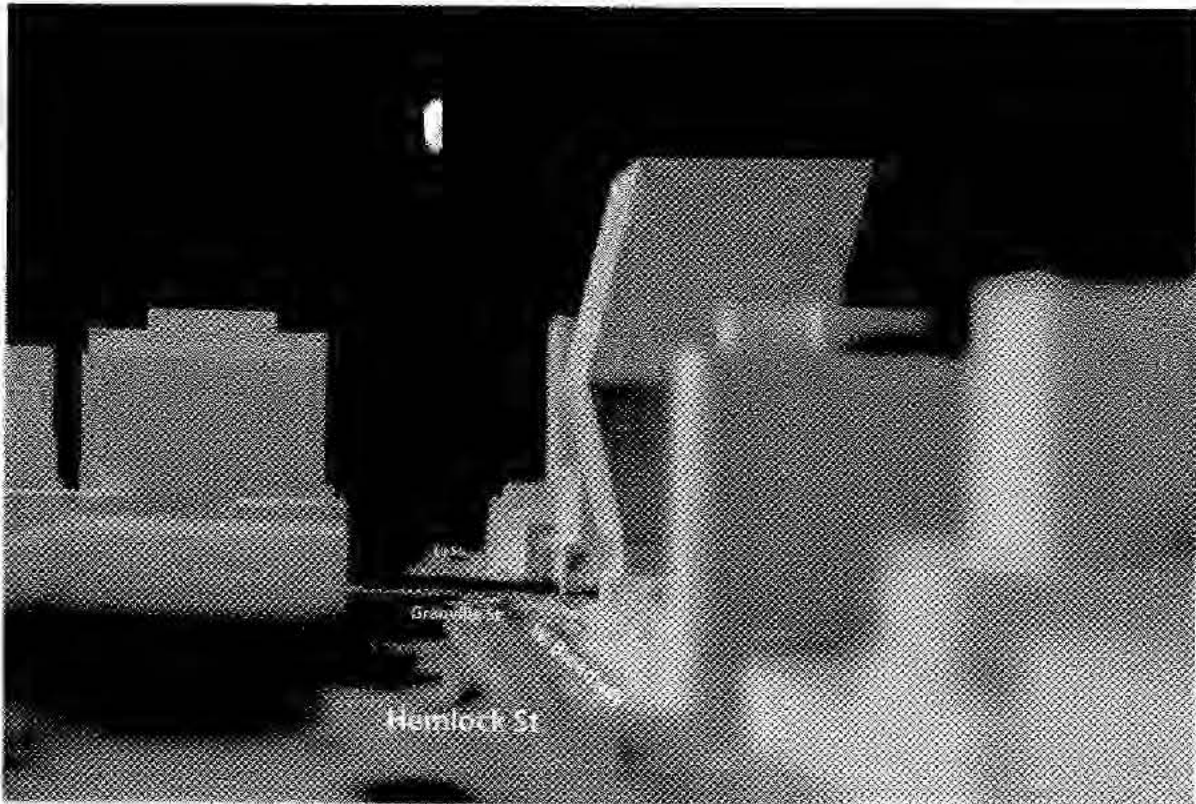
Model
Photographs



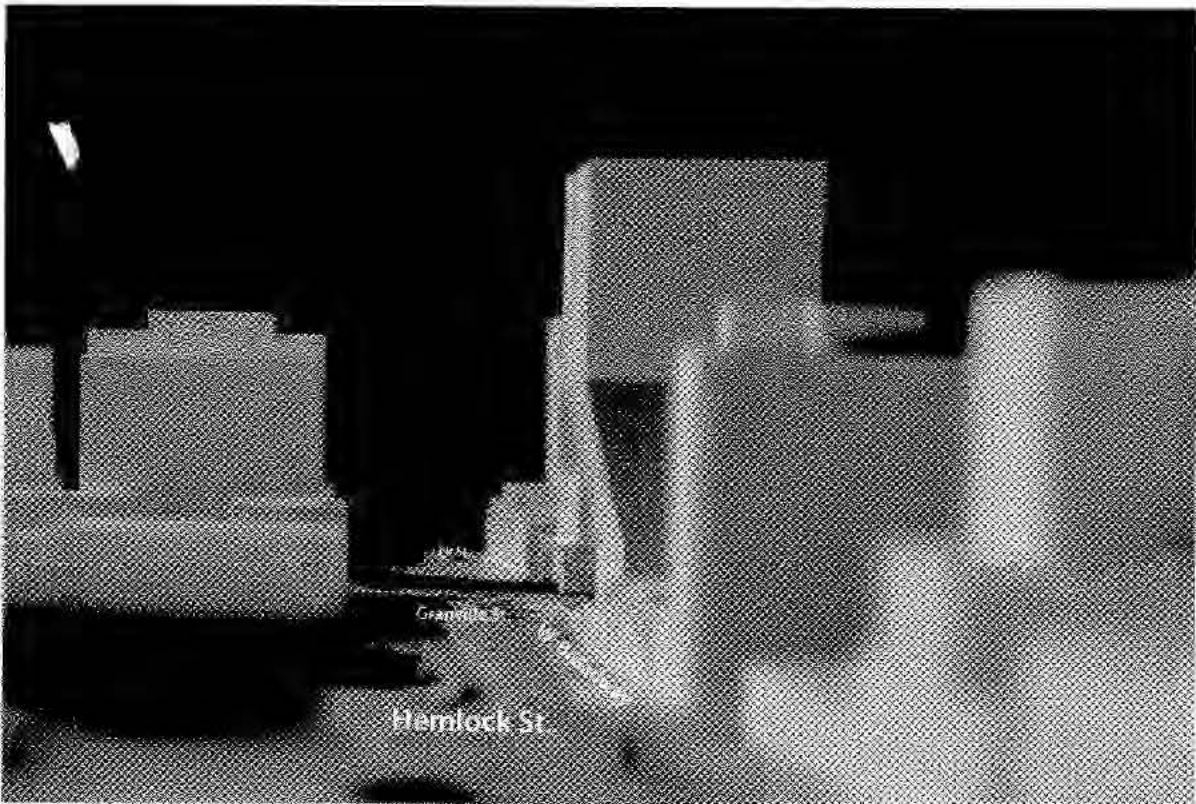
Option 1



Option 2



Option 3



Option 4

Shadow Analysis



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Mackey
Partnership

Architects
Designers
Planners

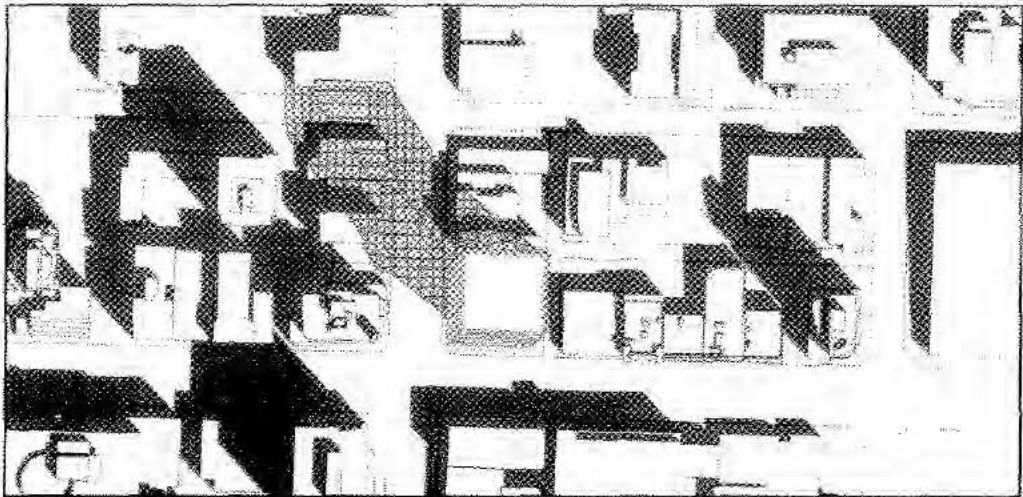
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GRANVILLE

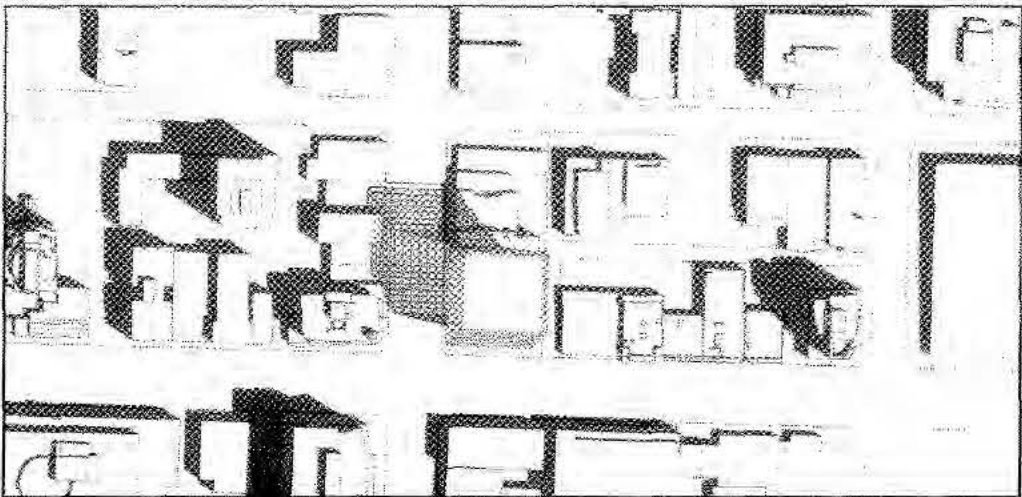
Project #
211004

Sept
2012

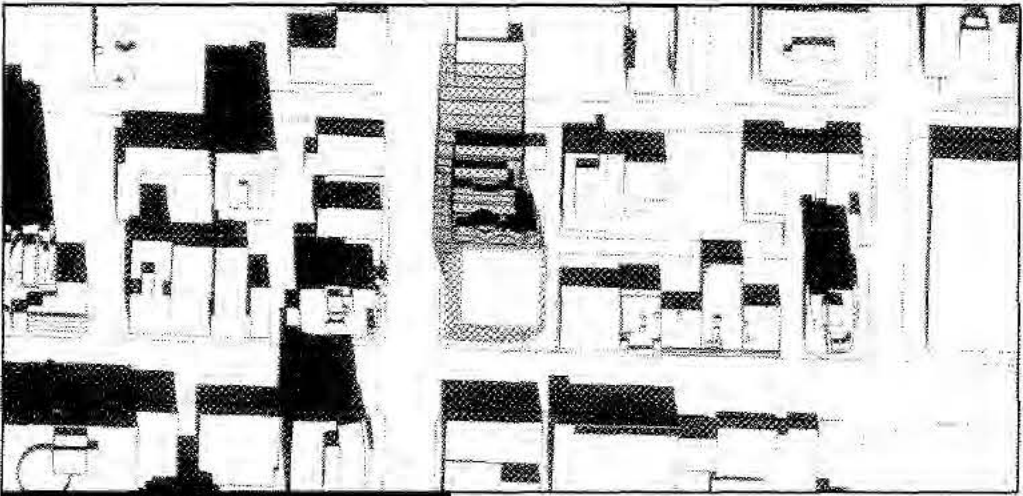
Shadow
Analysis



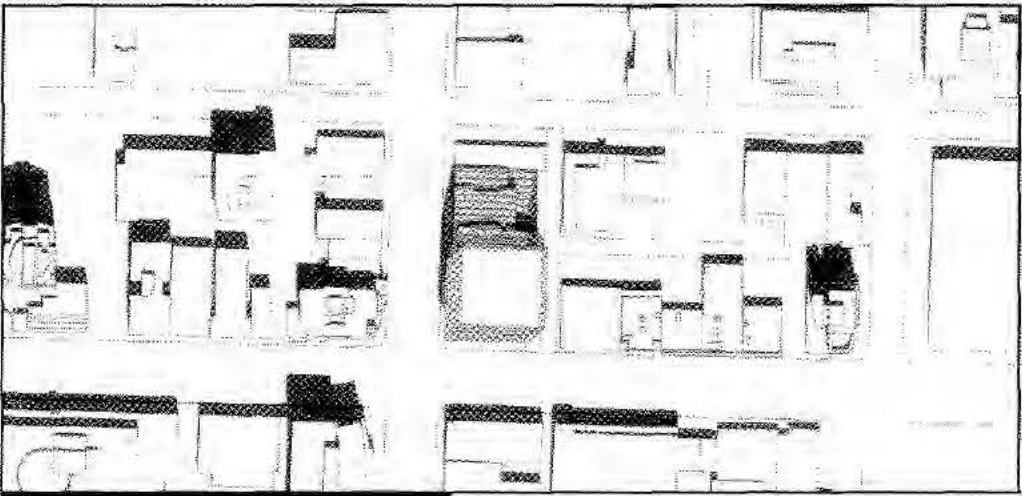
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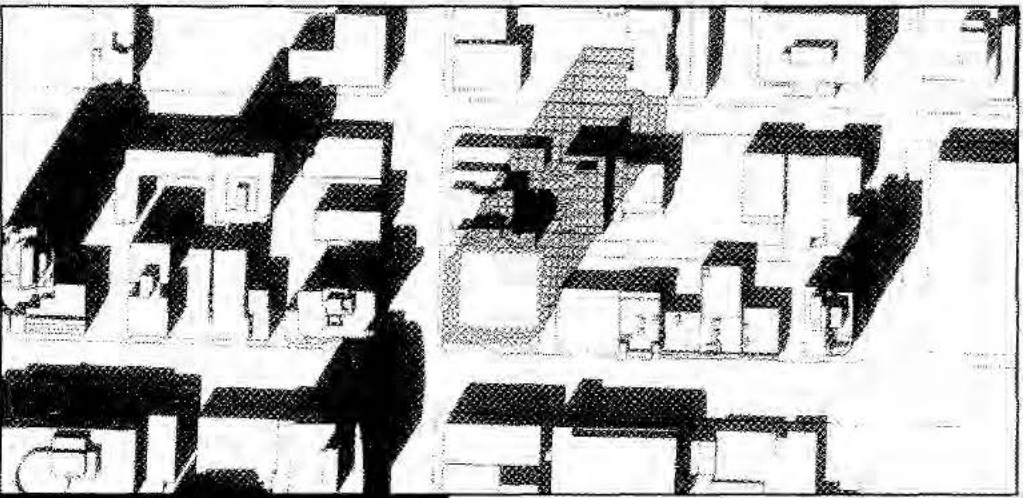
June 21st 10:00



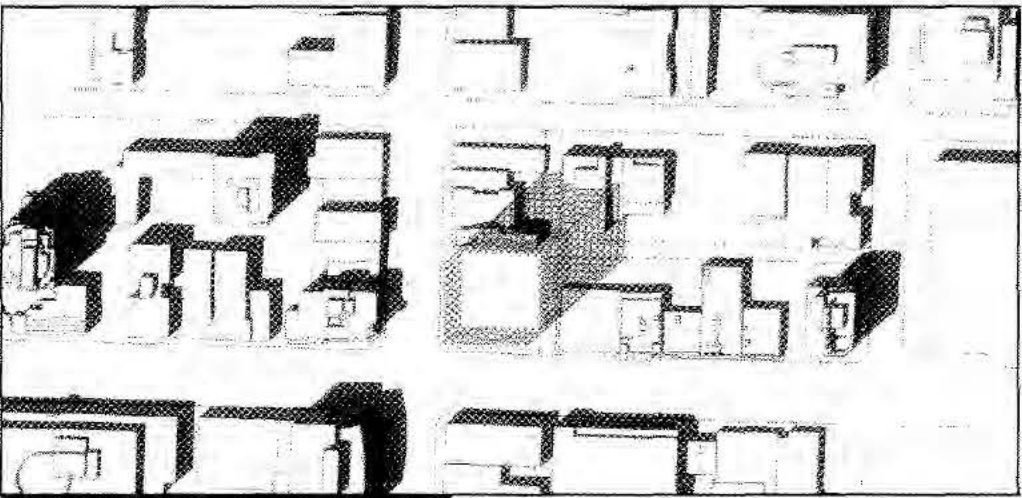
March 21st 12:00



June 21st 12:00



March 21st 14:00



June 21st 14:00

211004.1 BROADWAY & GRANVILLE

PROJECT STATISTICS

| | |
|--------------------------------|--------------|
| SITE AREA | 14,987.5 sf |
| SITE AREA (with Lane) | 17,327.5 sf |
| BROADWAY FRONTAGE | 124.5 ft |
| GF+MEZZ AREA (gross) | 19,300.0 sf |
| OFFICE TOWER AREA (gross) | 123,800.0 sf |
| TOTAL BUILDING AREA (gross) | 143,100.0 sf |
| FSR (with Lane) | 8.3 |

OFFICE AREA (gross)

| LEVEL | |
|-------|--------------|
| 2 | 9,770.0 sf |
| 3 | 9,760.0 sf |
| 4 | 9,750.0 sf |
| 5 | 9,750.0 sf |
| 6 | 9,750.0 sf |
| 7 | 9,750.0 sf |
| 8 | 9,760.0 sf |
| 9 | 9,790.0 sf |
| 10 | 9,810.0 sf |
| 11 | 9,800.0 sf |
| 12 | 9,790.0 sf |
| 13 | 8,160.0 sf |
| 14 | 8,160.0 sf |
| TOTAL | 123,800.0 sf |

PARKING - DD Bylaw

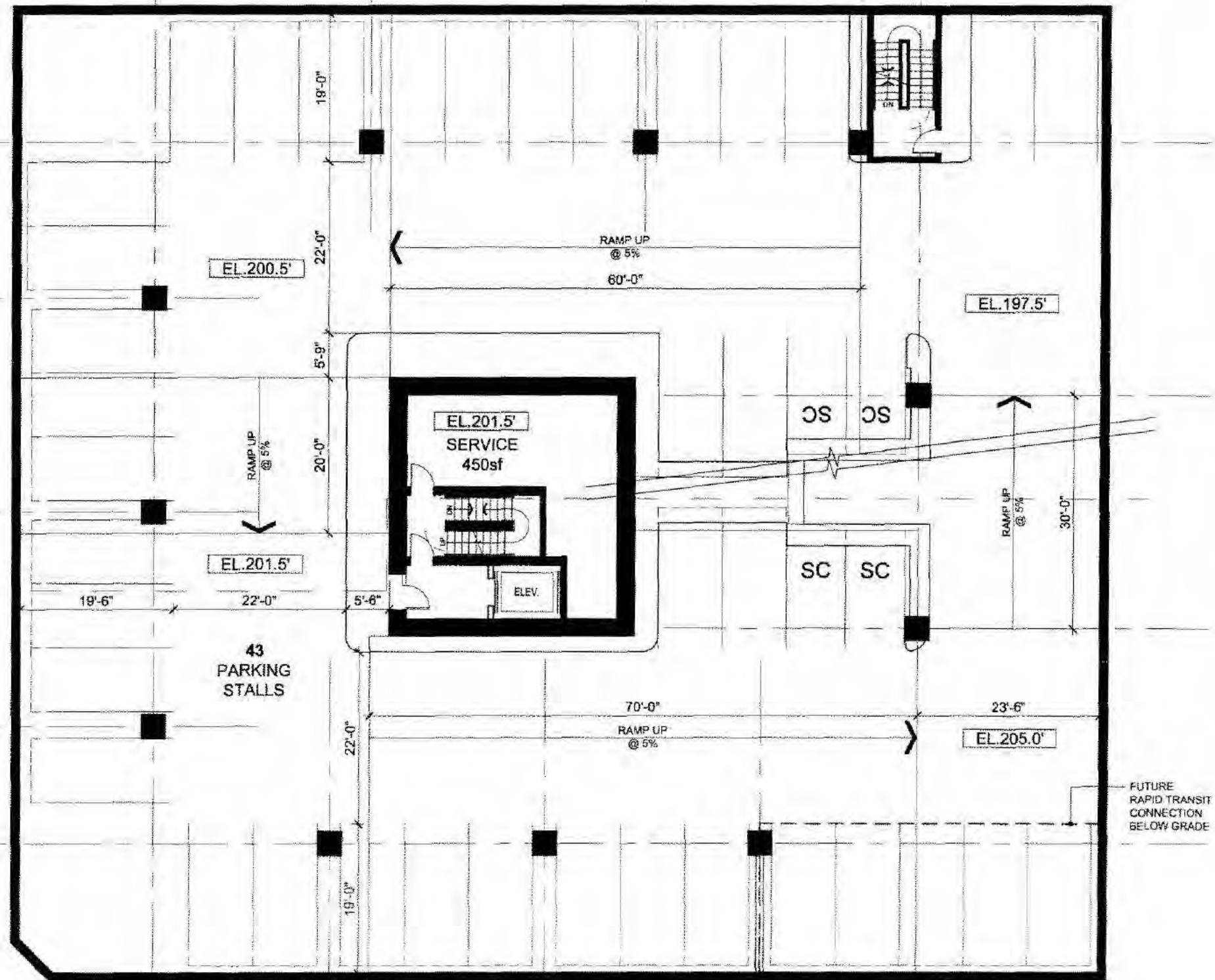
| REQUIRED | PARKING SPACES | | PARKING LEVELS | |
|-----------|------------------|----------------------|------------------|----------------------|
| | *P 1/ 1,560.8 | **P 1/ 1237.84 sf | *P 1/ 1560.76 | **P 1/ 1237.84 sf |
| | 92 | 116 STALLS | 2.3 | 2.9 LEVELS |
| P1 | 36 stalls | | | |
| P2 | 43 stalls | | | |
| (typical) | | | | |

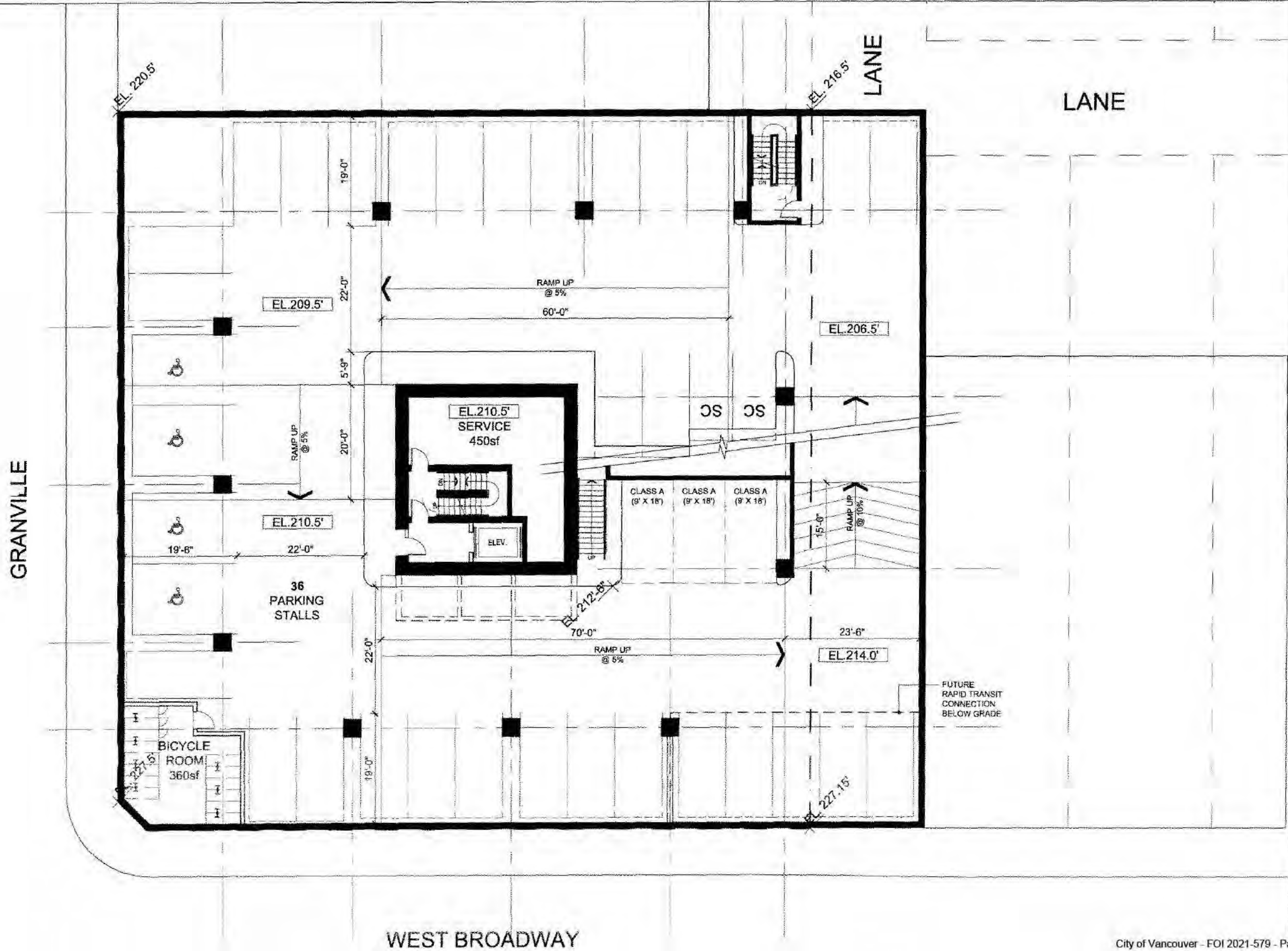
Parking Spaces Downtown - DD Bylaw

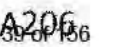
* Minimum of one parking space for each 145 m² (1560.76sf) of gross floor area

** Maximum of one parking space for each 115 m² (1237.84sf) of gross floor area

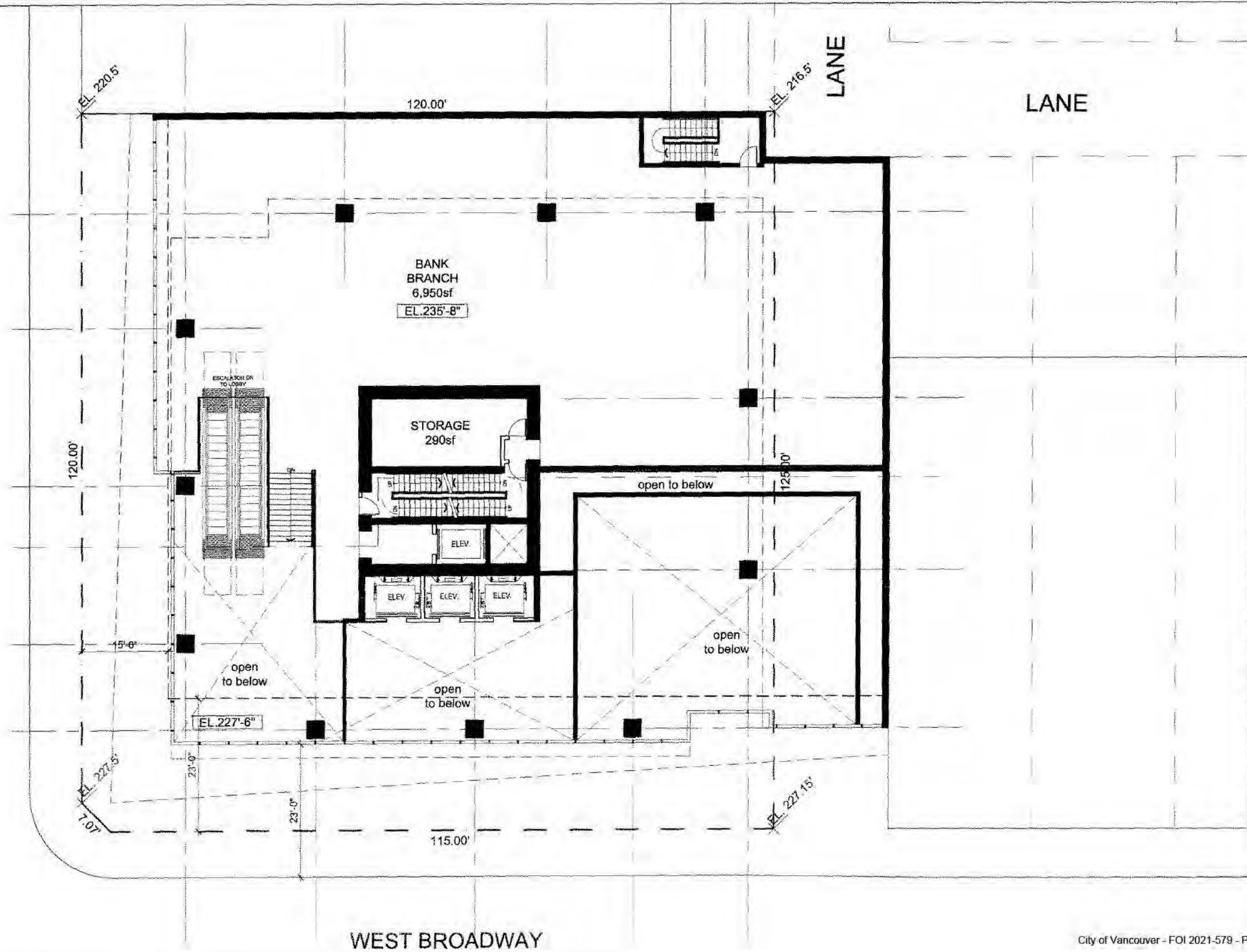
~~REVISED~~
REVISED
2013-02-04



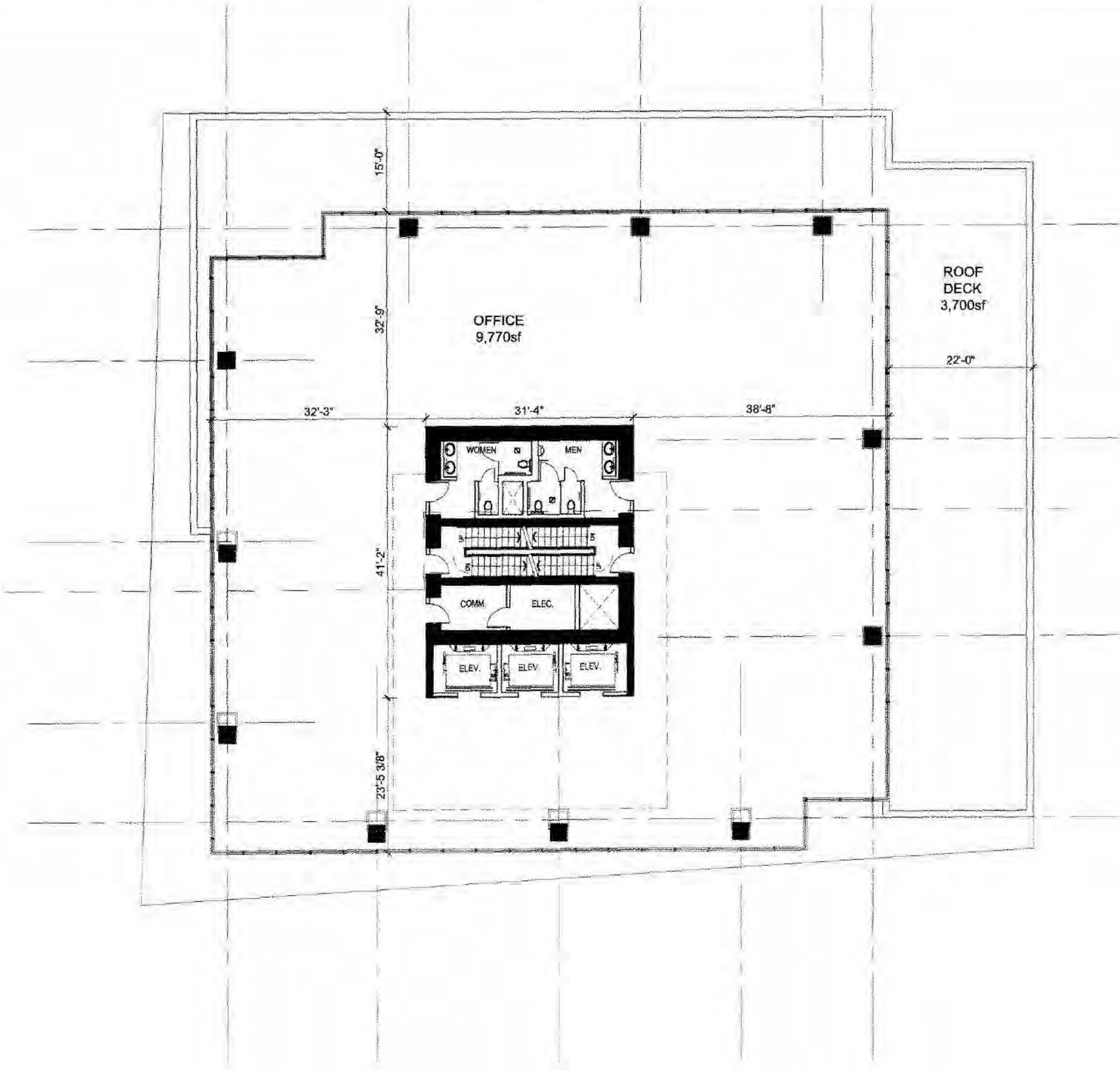


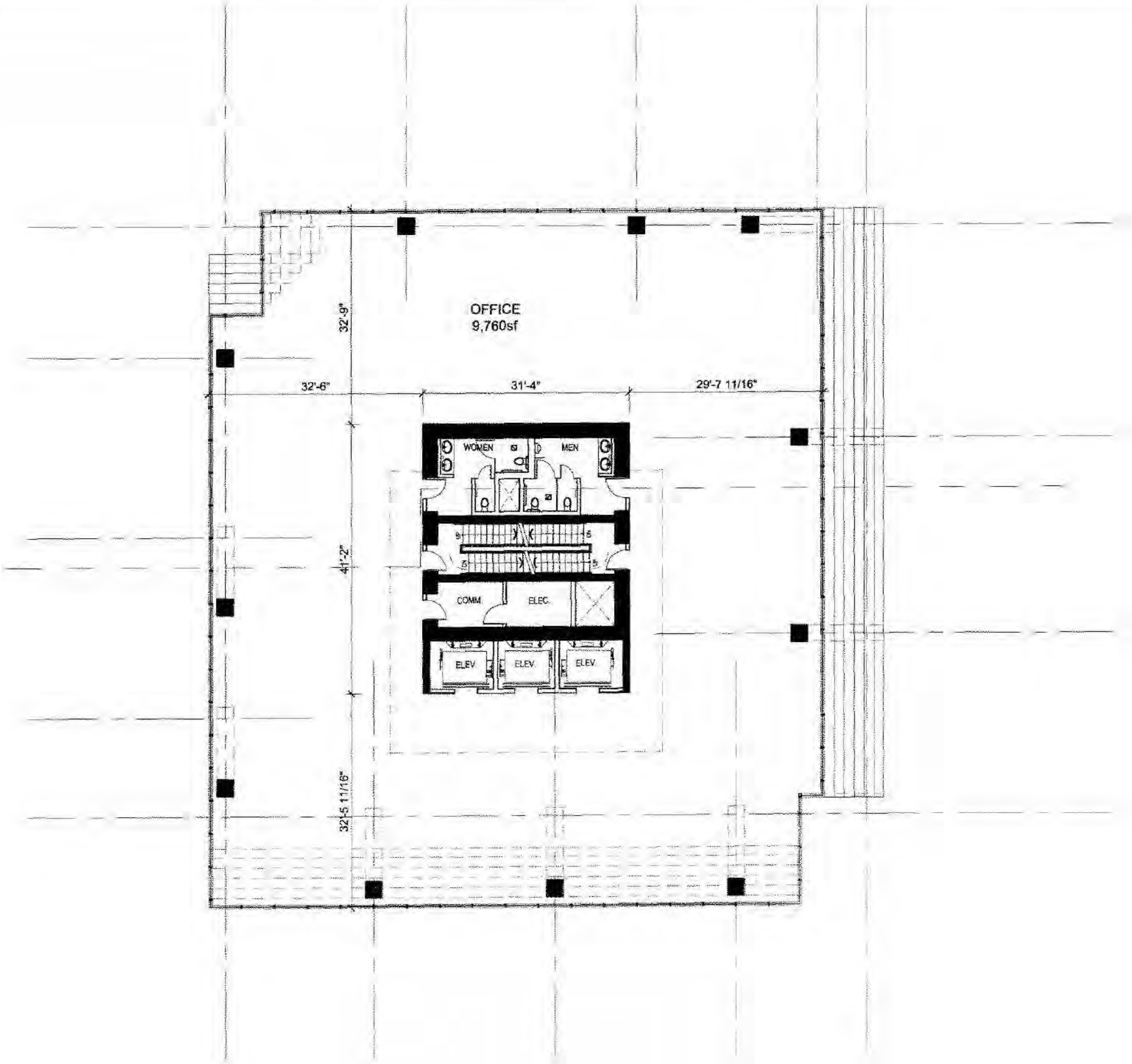


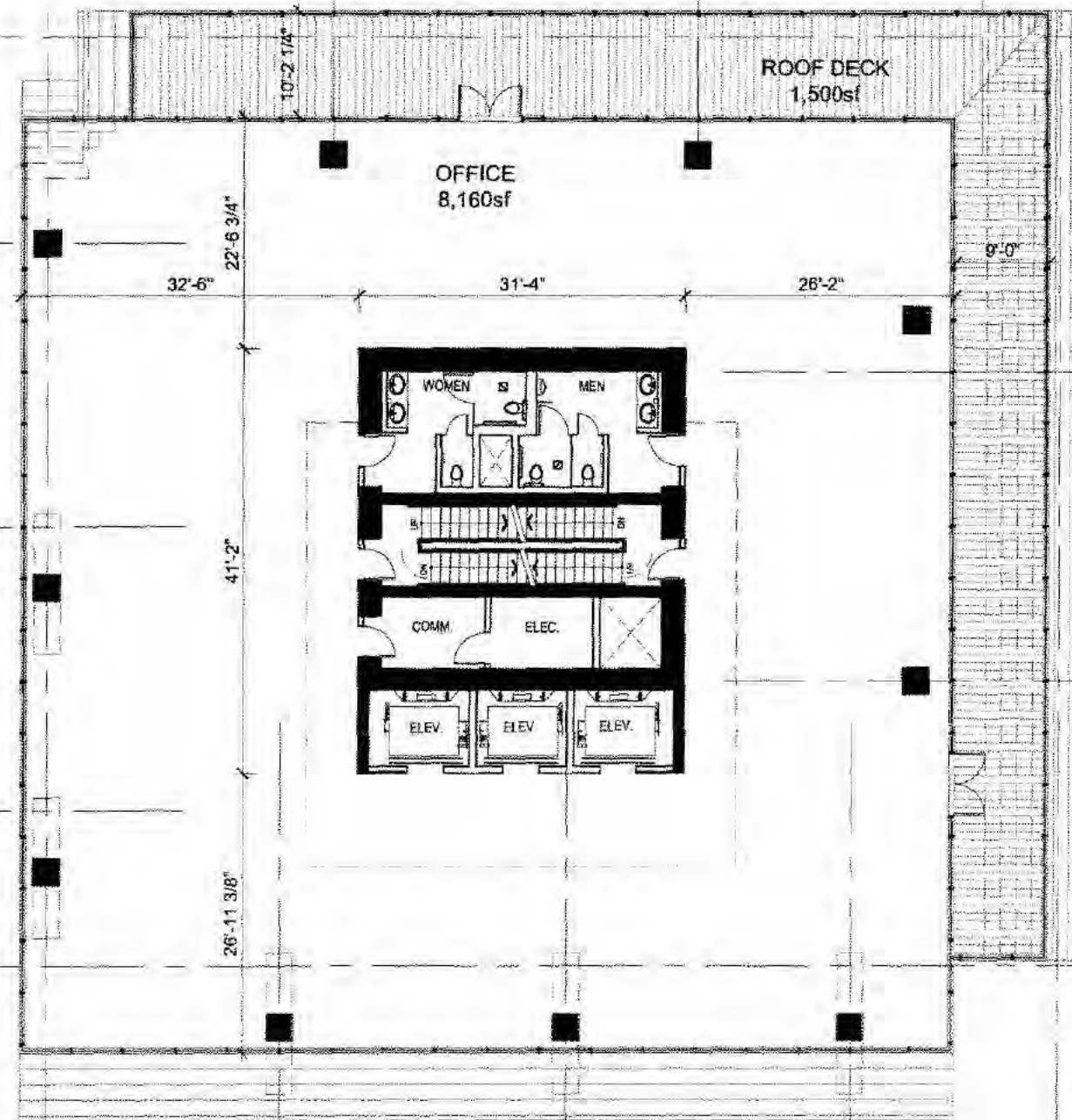
GRANVILLE

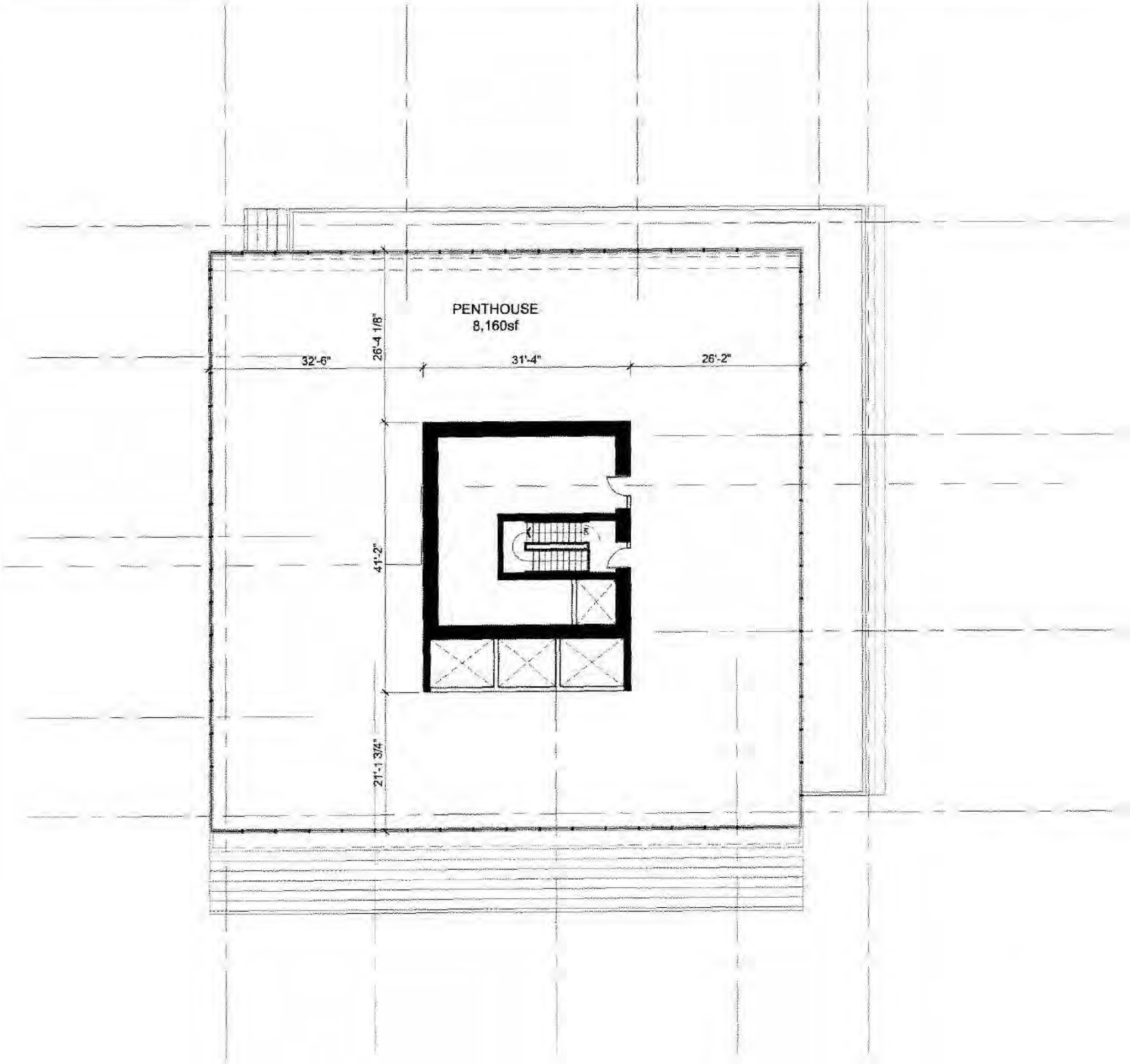


WEST BROADWAY

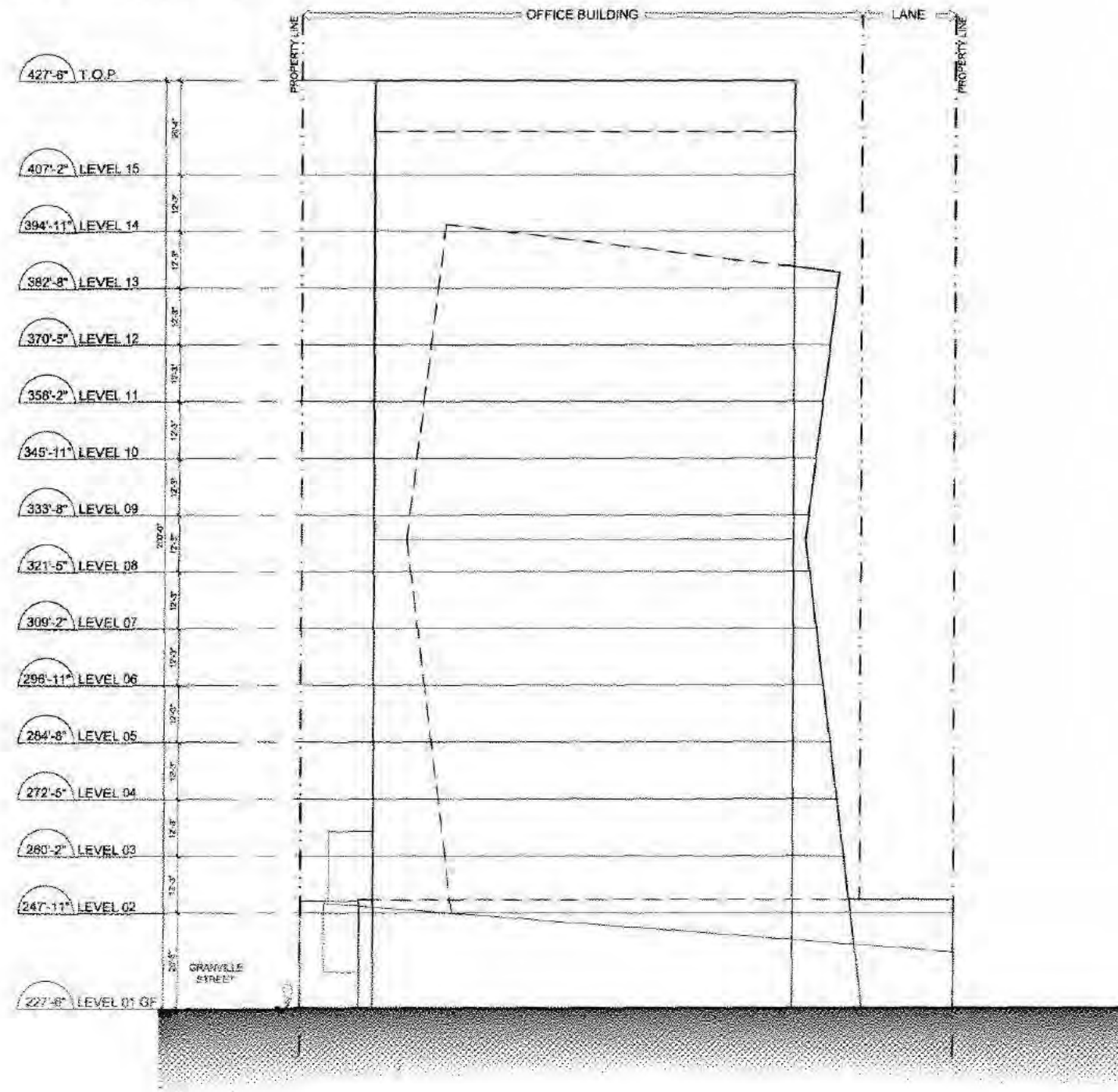




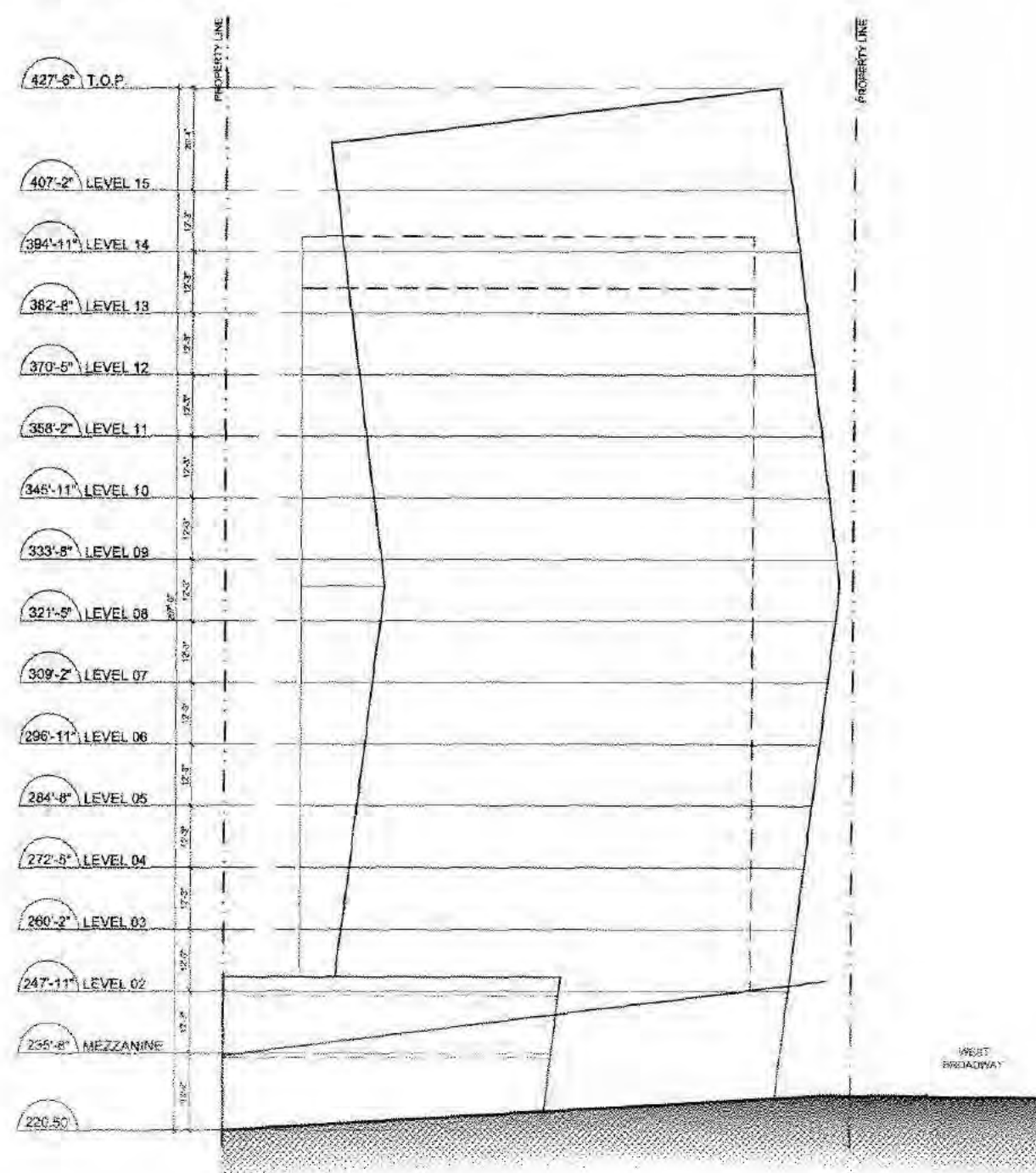




SOUTH ELEVATION



WEST ELEVATION



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Cattell
Mackey
Partnership**

Architects
Designers
Planners

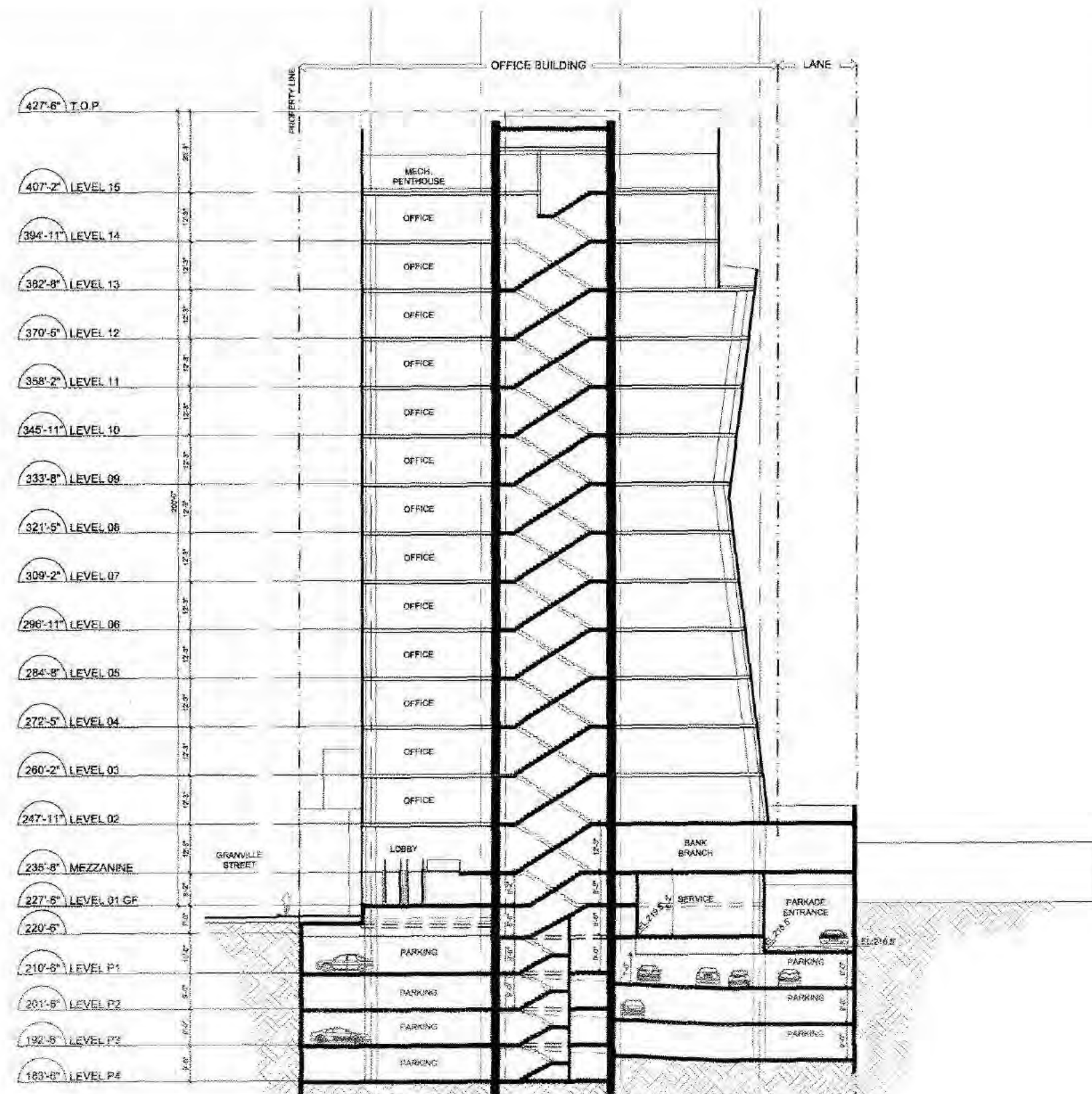
BROADWAY &
GRANVILLE

Project
211004

February 04,
2013

1/32"=1'-0"
@11x17

**EAST - WEST
BUILDING
SECTION**



Context Renderings - option A



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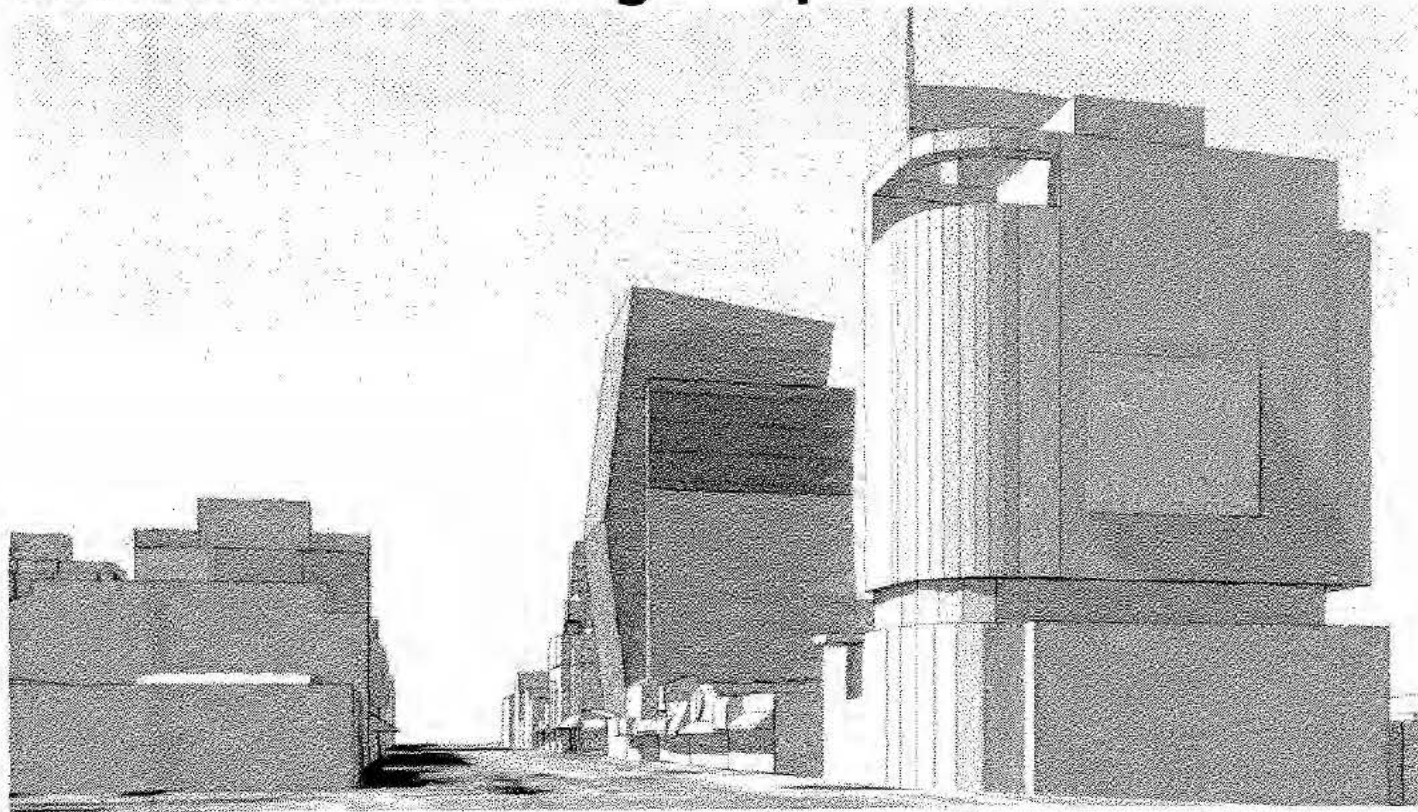
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GRANVILLE

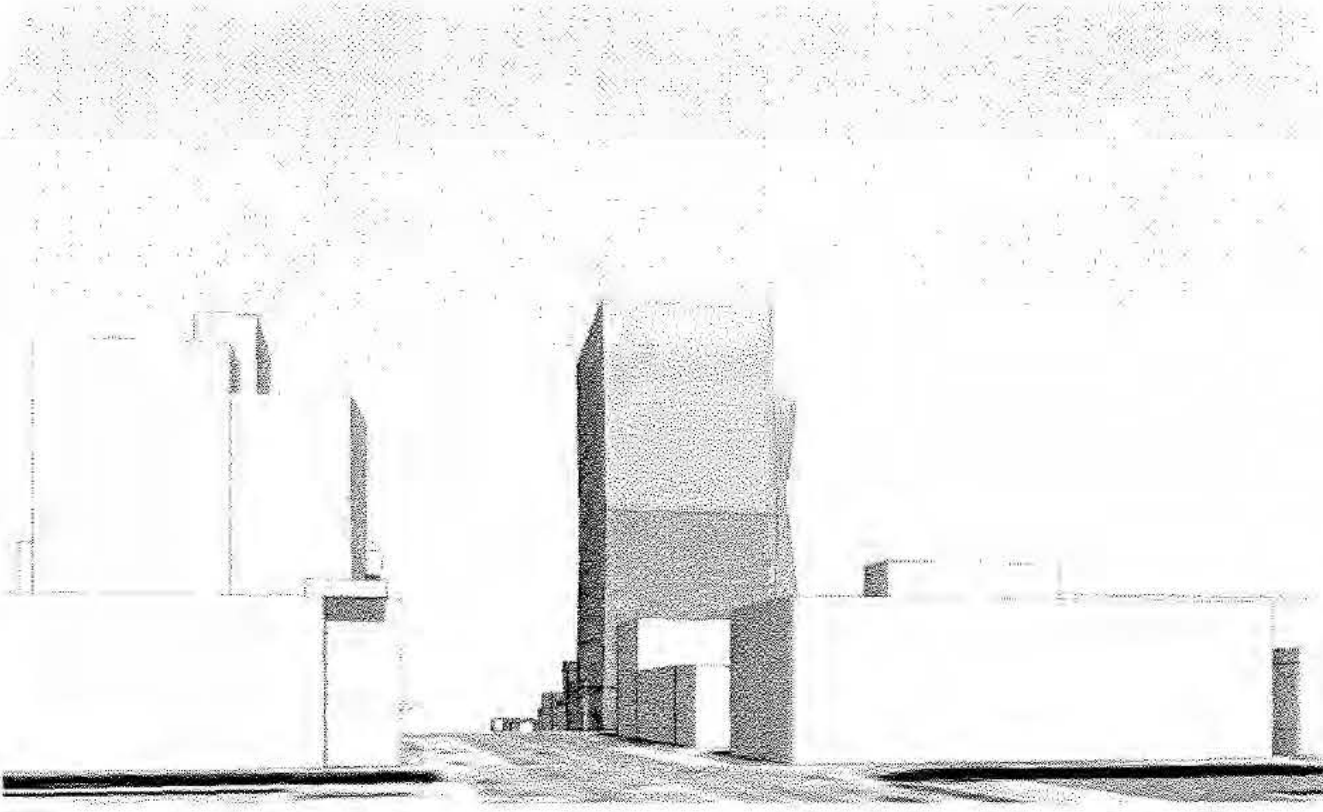
Project #
211004

February
2013

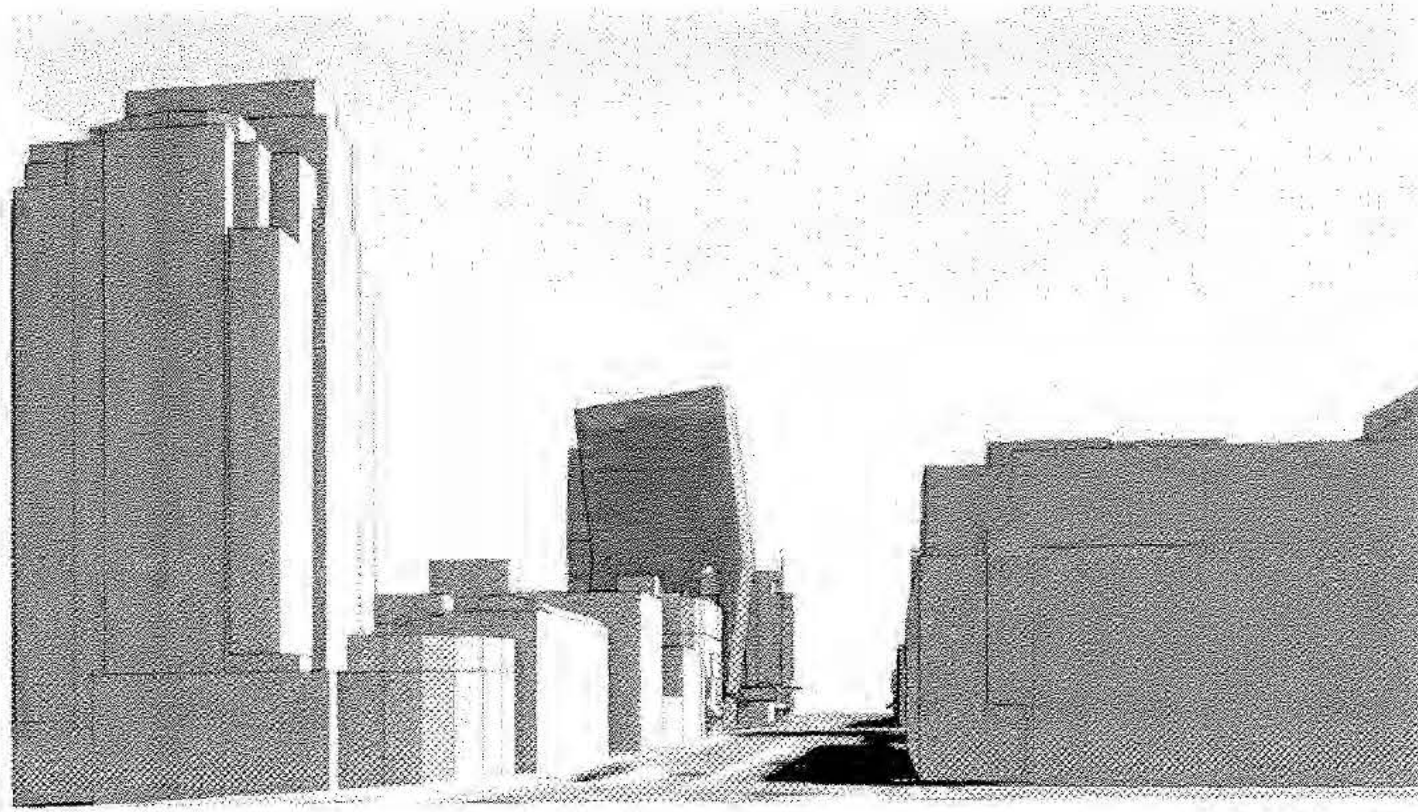
Context
Renderings



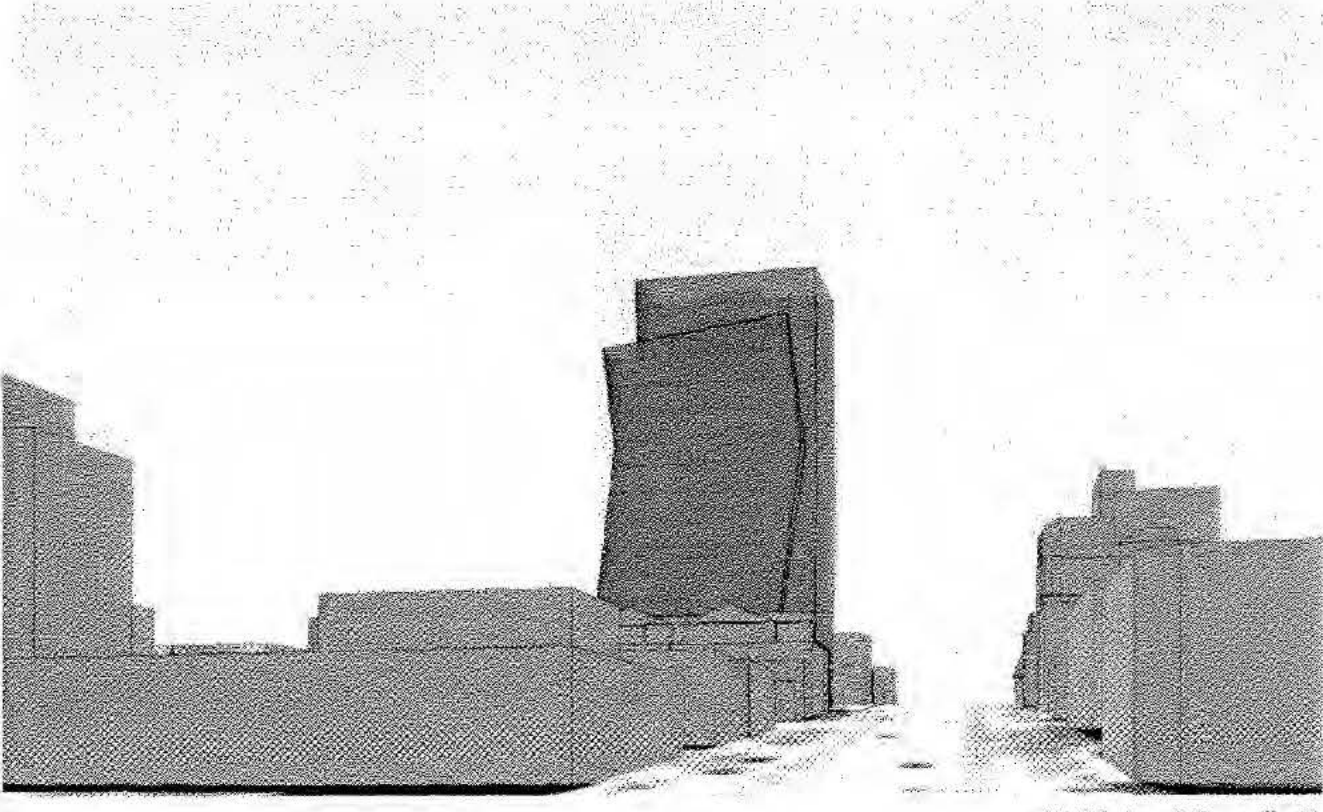
Hemlock St. & W. Broadway



W. 10th Ave. & Granville St.



Fir St. & W. Broadway



W. 7th Ave. & Granville St.

Context Renderings - option B



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Designers
Planners

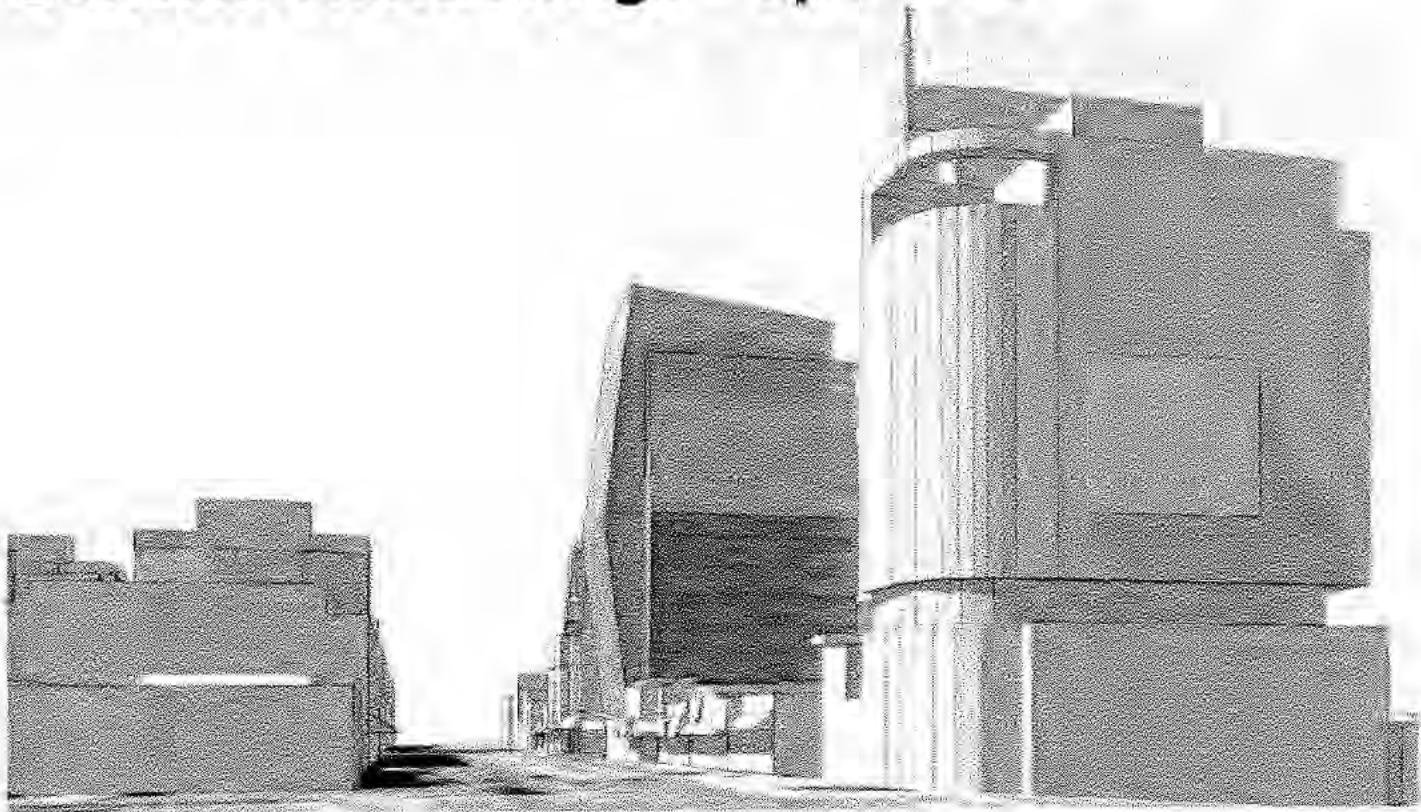
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BROADWAY &
GRANVILLE

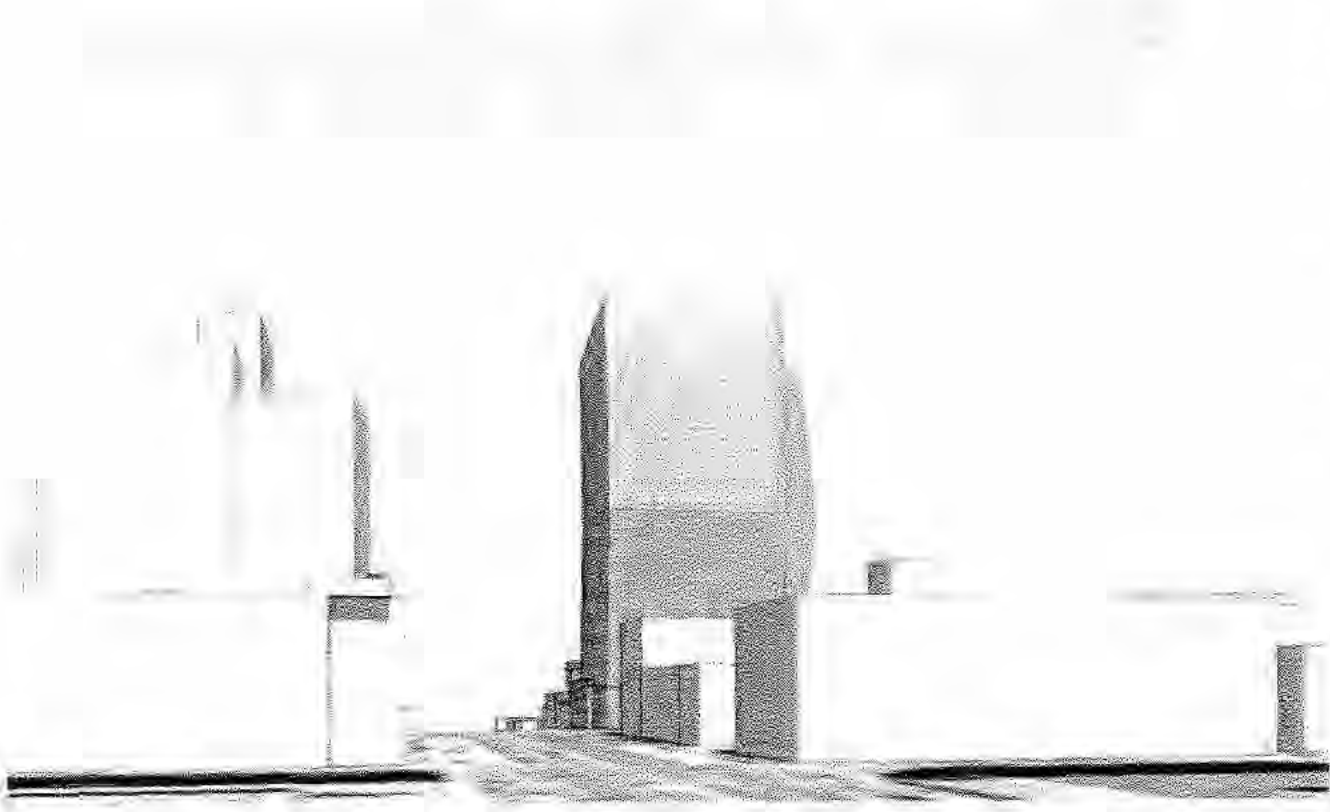
Project #
211004

February
2013

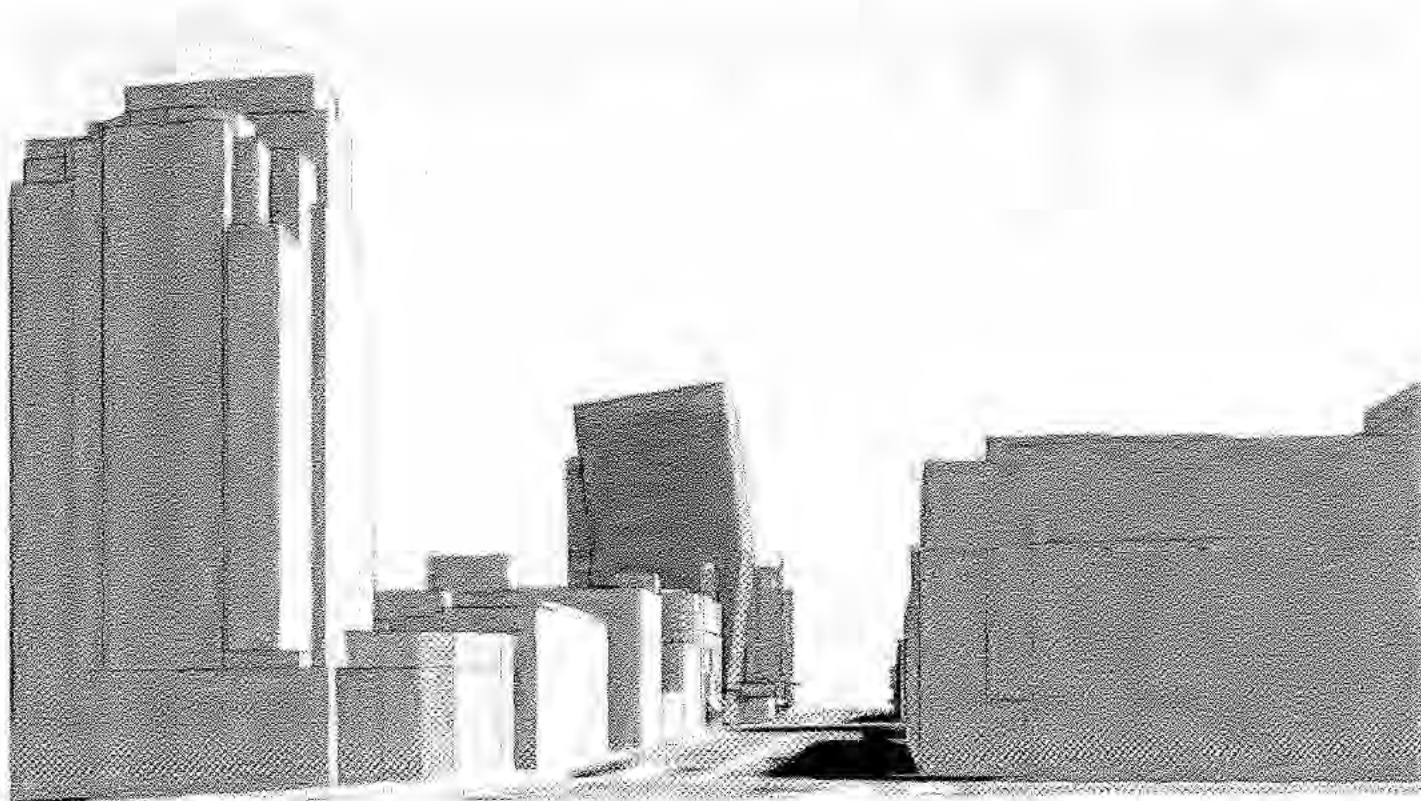
Context
Renderings



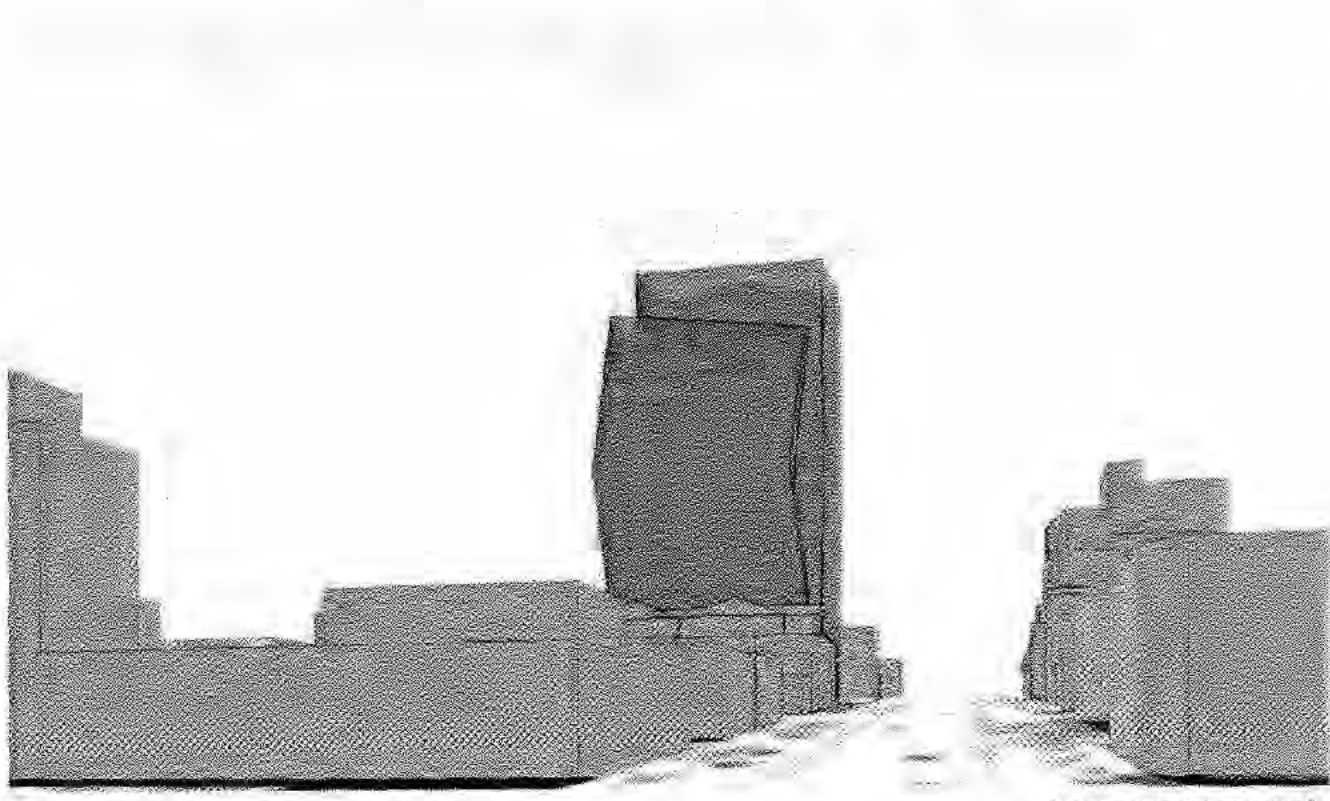
Hemlock St. & W. Broadway



W. 10th Ave. & Granville St.



Fir St. & W. Broadway



W. 7th Ave. & Granville St.

Digby, Janet

From: Mark Thompson <mthompson@mcmparchitects.com>
Sent: Monday, February 04, 2013 3:56 PM
To: Mawani, Farhad
Cc: Molaro, Anita; Jarvis Rouillard
Subject: Broadway and Granville
Attachments: 211004_Broadway&Granville_20130204.pdf

Hi Farhad,

As discussed, we have amended the massing of our Enquiry to respond to the specific points of your response:

- **Slimmer, less monolithic building** : Our general strategy of response has been to break the massing into composed geometric elements. The floorplates are smaller and the two part massing provides for a slimmer tower. The above-grade massing on Broadway still recaptures the at-grade setback and the geometric composition provides a sculptural statement and visual interest at this important intersection.
- **Stepping at top** : The top floorplate is smaller, further reducing the apparent bulk on the skyline.
- **Incorporation of the lane** has greatly increased the urban fit and pedestrian amenity of the podium. At-grade retail is now continuous at both street fronts.
- **Parking** is still proposed to follow the downtown parking ratios. Incorporation of the lane provides additional parking efficiency in addition to below-grade loading opportunities.
- **FSR** of this proposal is now 8 with a height of 200 feet.

Mark Thompson, Architect AIBC, MRAIC, ANZIA, LEED AP BD + C
Mark E. B. Thompson Architect Ltd., Partner



Architects
Designers
Planners

A Partnership
Of Corporations

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555 Burrard St., Box 264
Vancouver, B.C.
Canada V7X 1M9

mthompson@mcmparchitects.com
www.MCMParchitects.com
T. 604.687.2990
D. 604.646.1170

Musson
Cattell
Mackey
Partnership

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211004.1 BROADWAY & GRANVILLE

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| FSR (with Lane) | 8.3 |

OFFICE AREA (gross)

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~~REVISIONS~~
2013-02-04

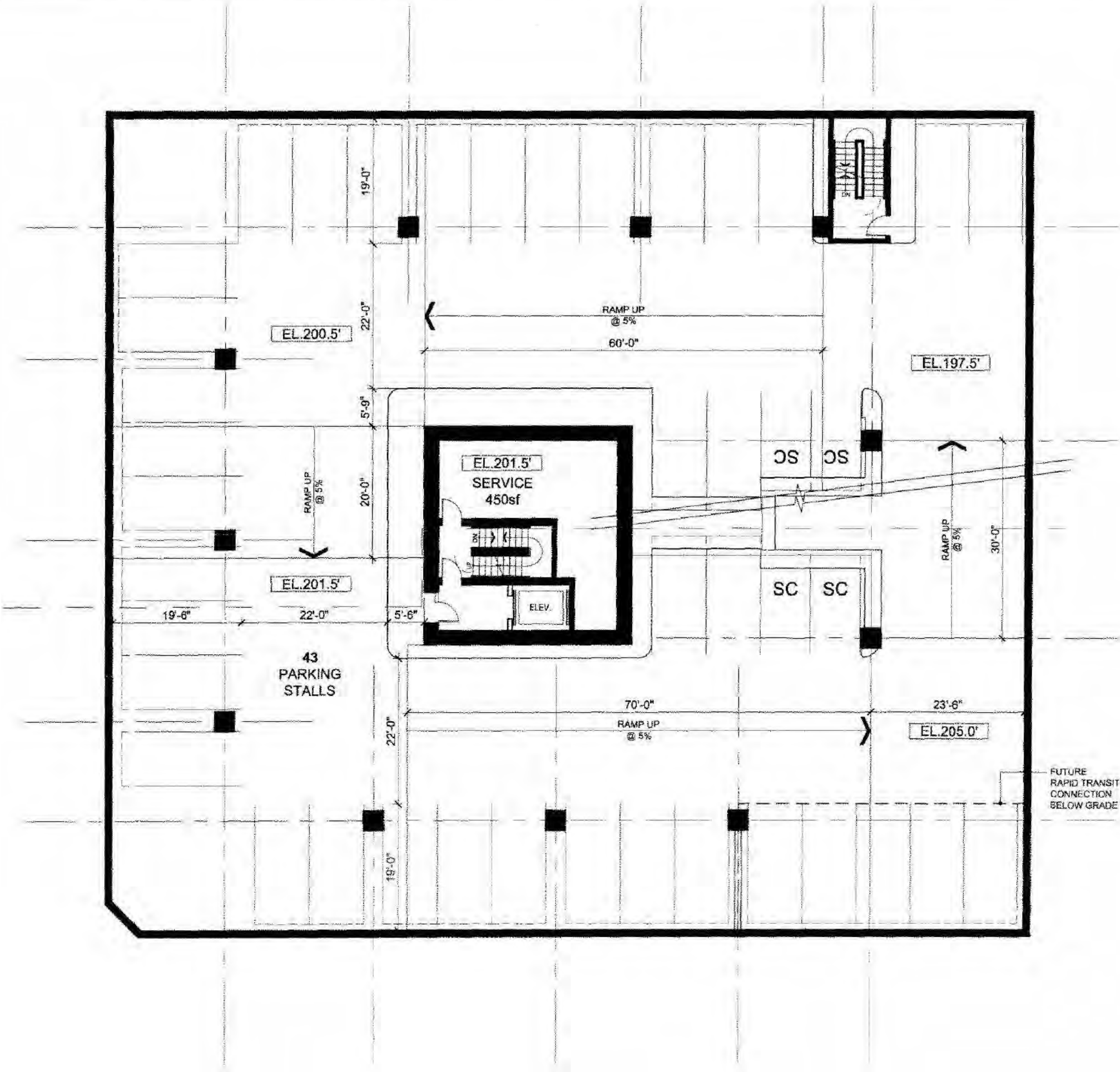
PARKING - DD Bylaw

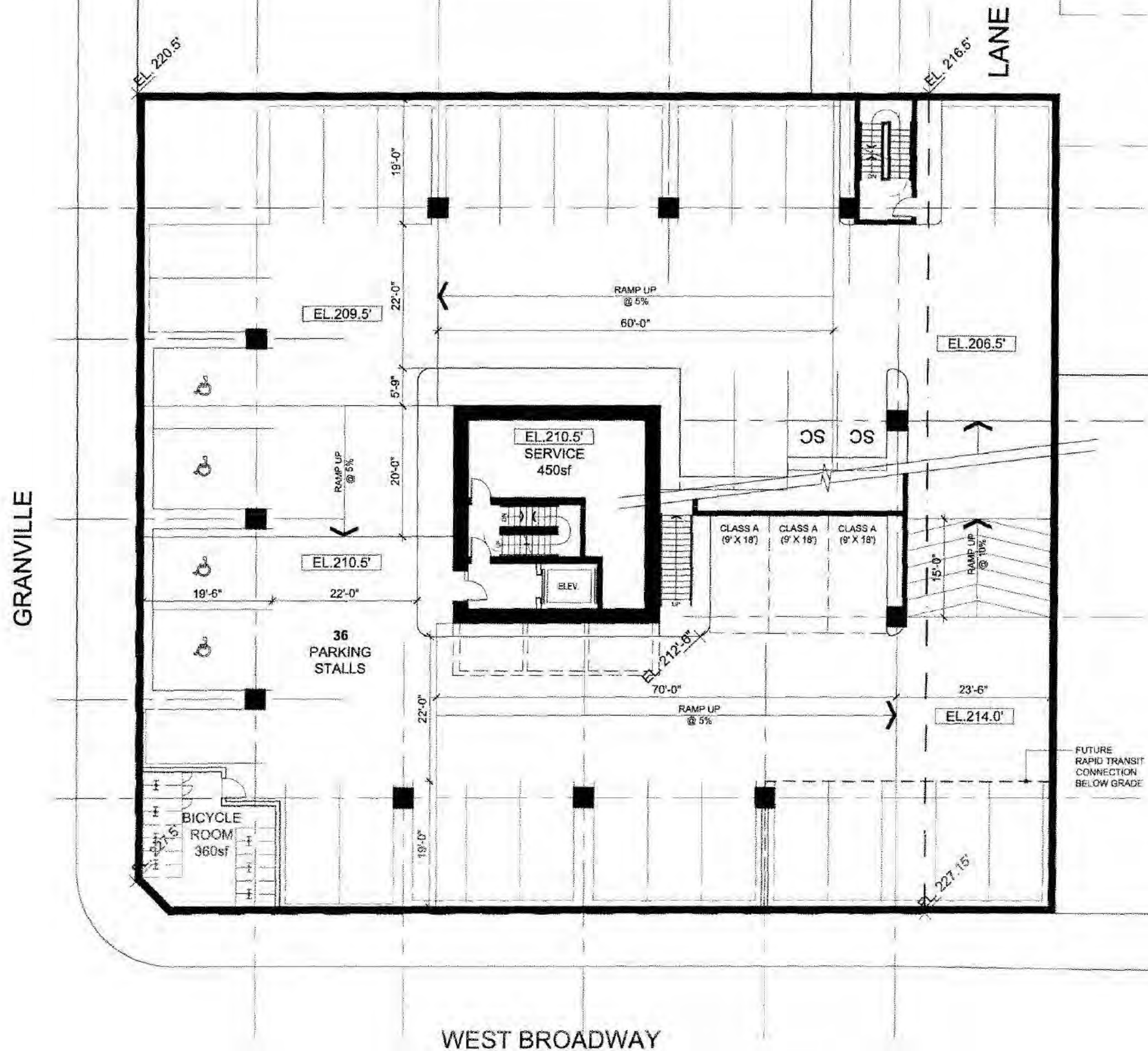
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Parking Spaces Downtown - DD Bylaw

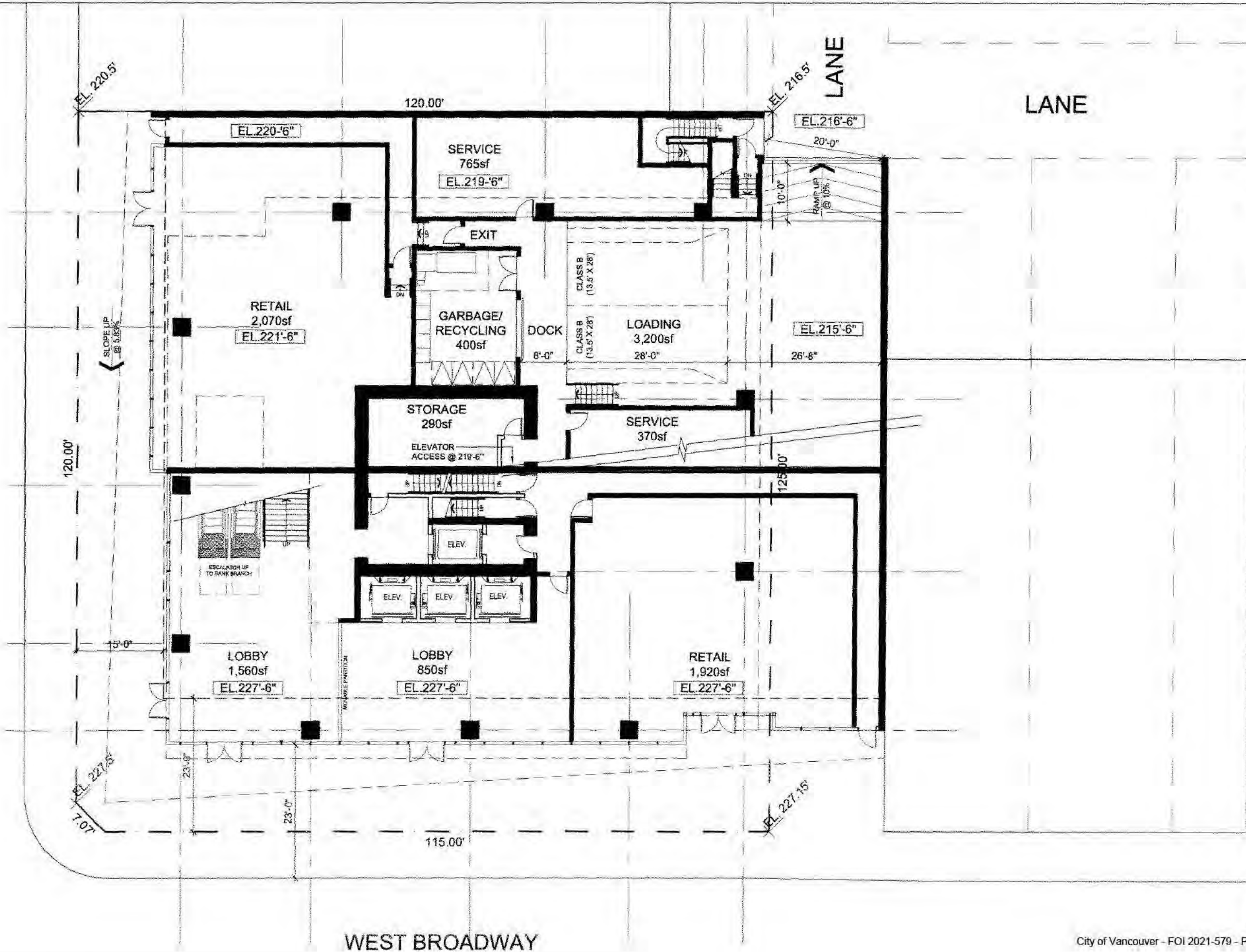
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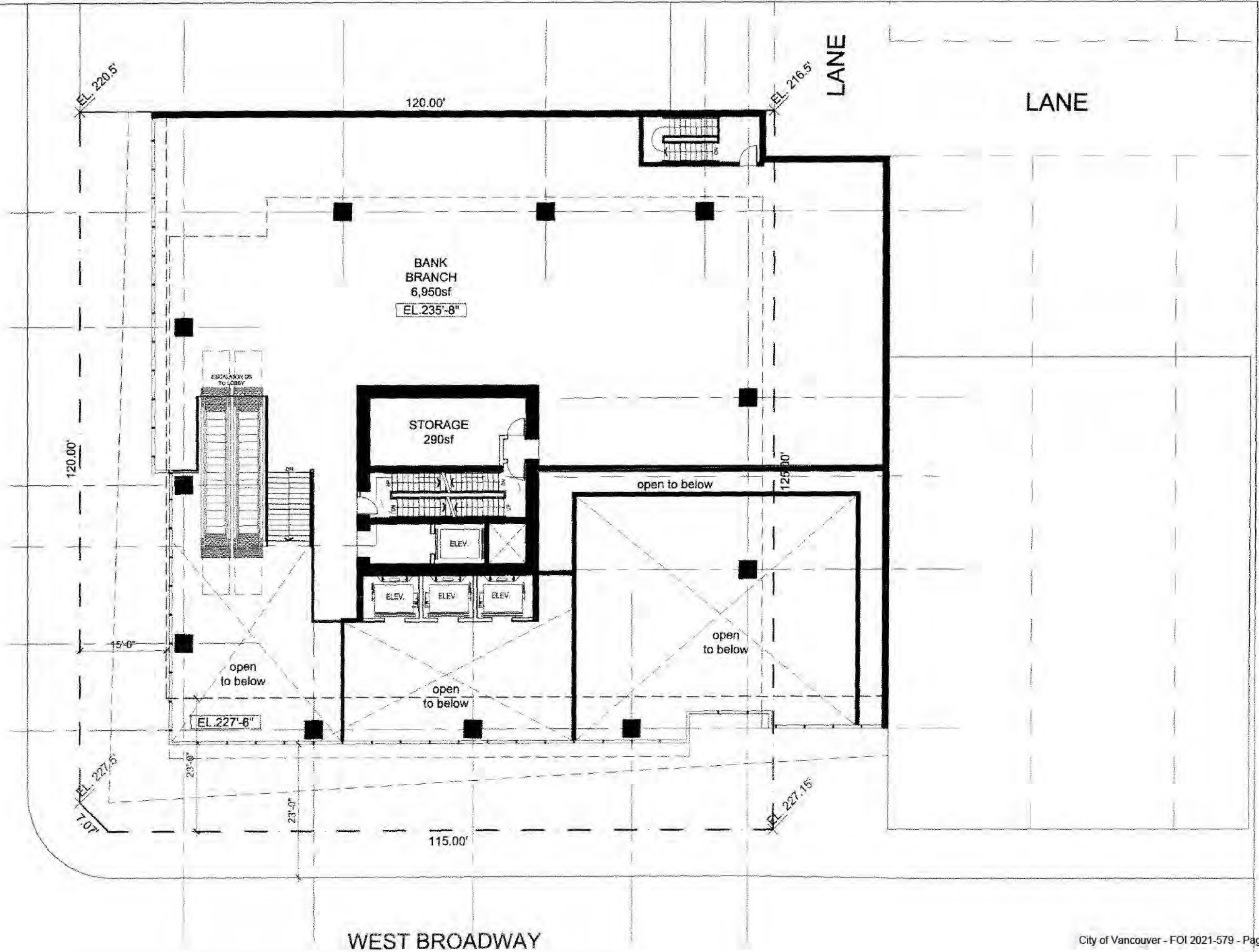


GRANVILLE



WEST BROADWAY

GRANVILLE



WEST BROADWAY

Musson
Cattell
Mackey
Partnership

Architects
Designers
Planners

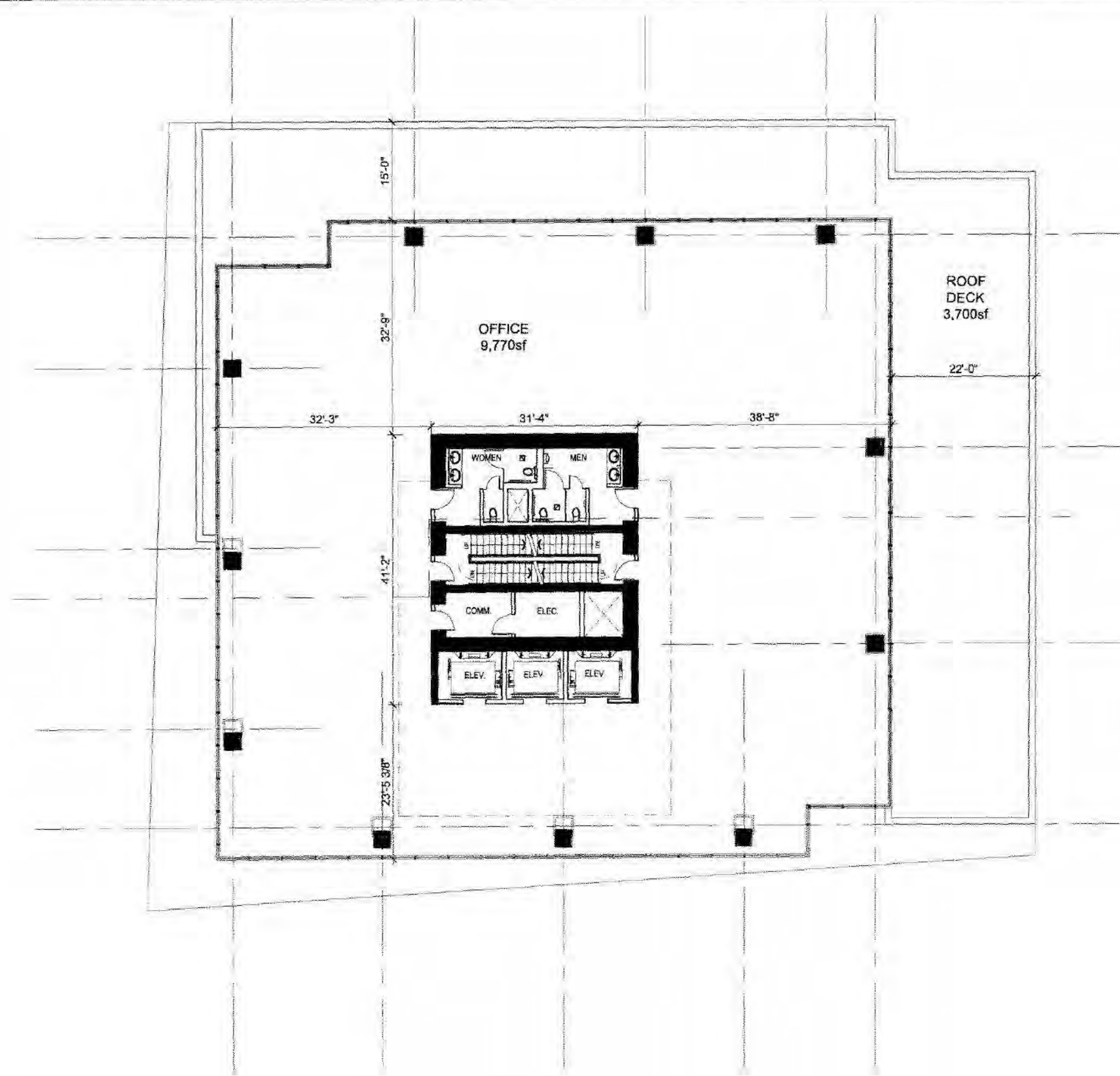
BROADWAY &
GRANVILLE

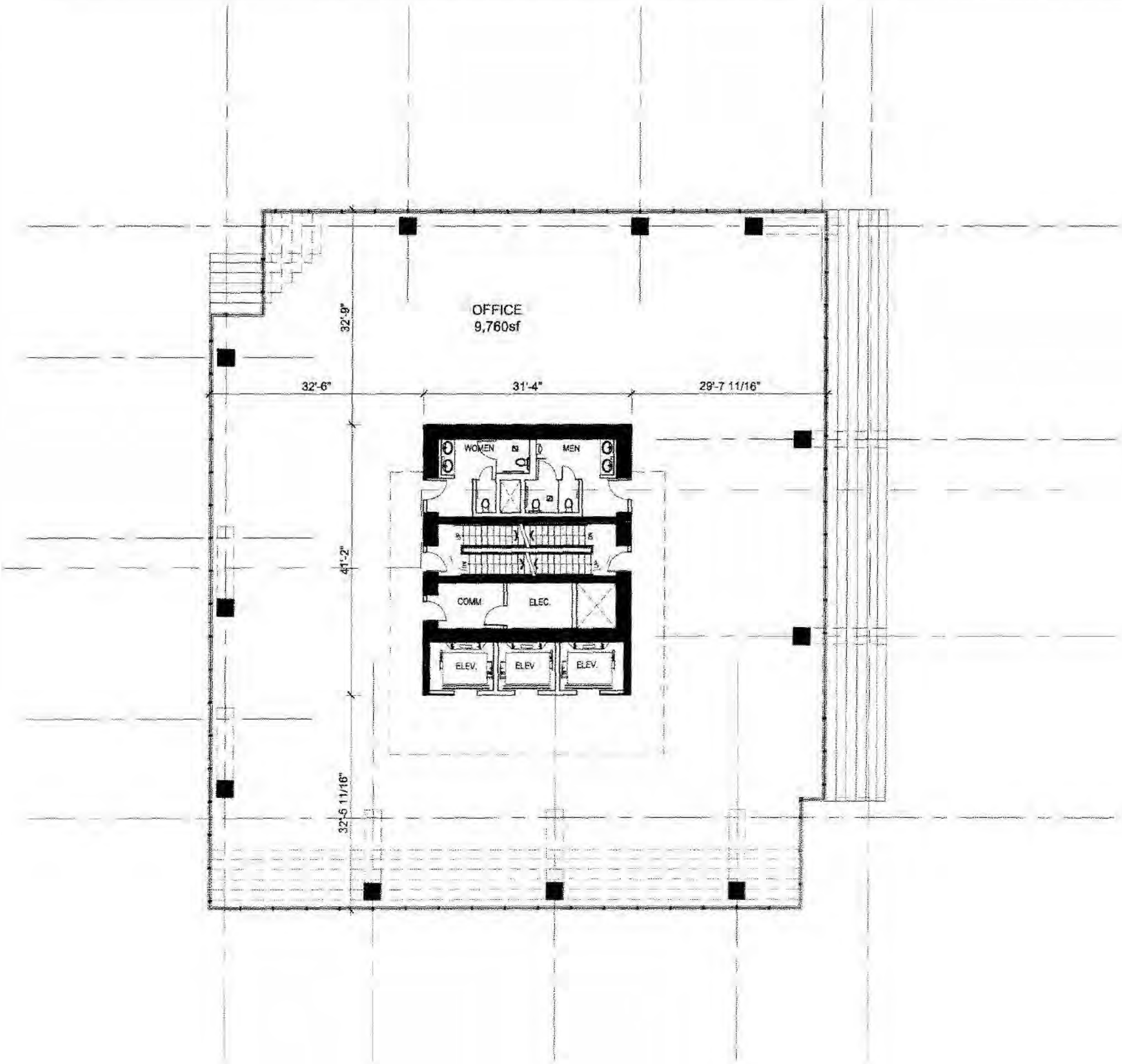
Project
211004

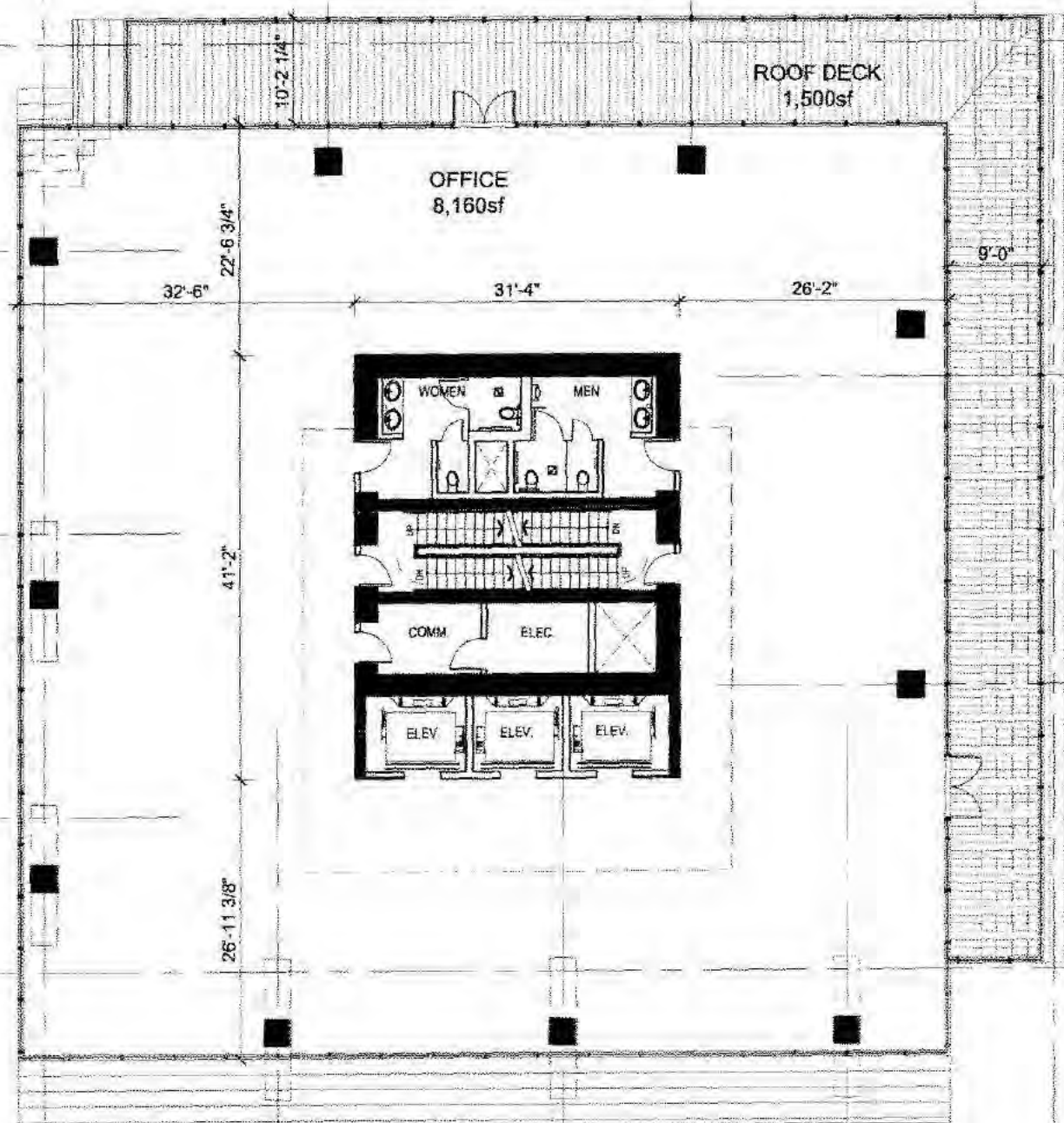
February 04,
2013

1/16"=1'-0"
@11x17

LEVEL
02









Musson
Cattell
Mackey
Partnership

Architects
Designers
Planners

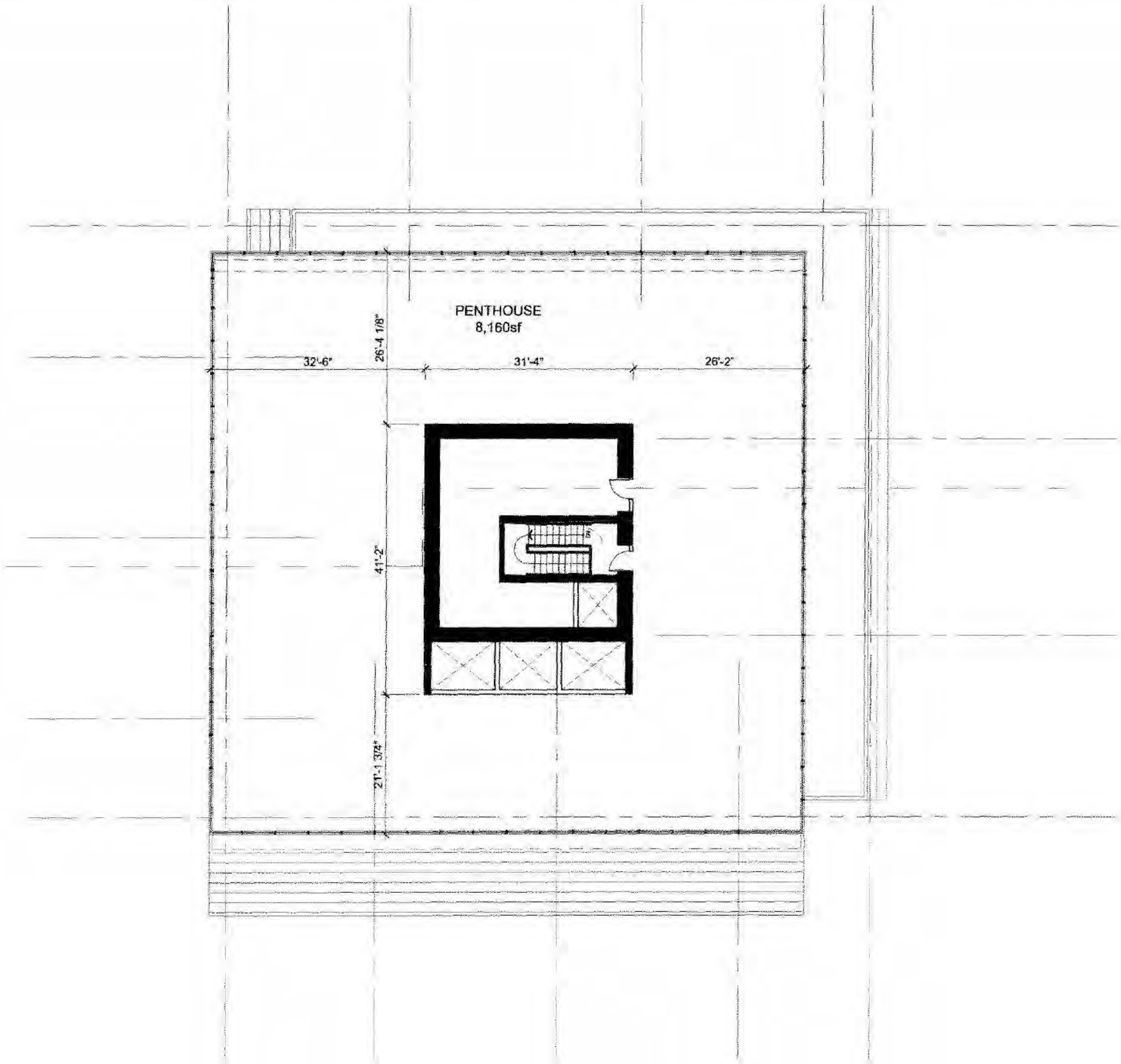
BROADWAY &
GRANVILLE

Project
211004

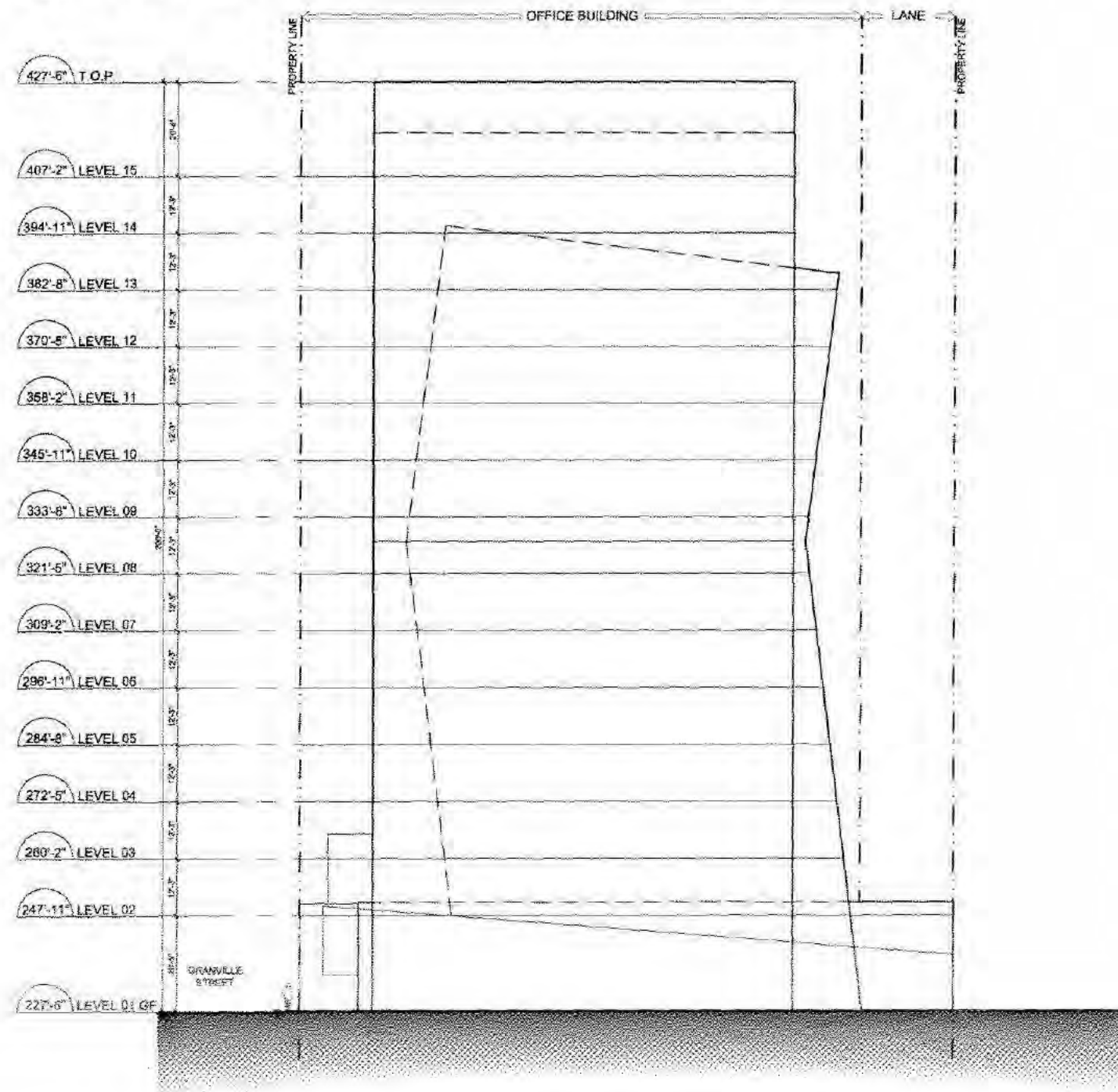
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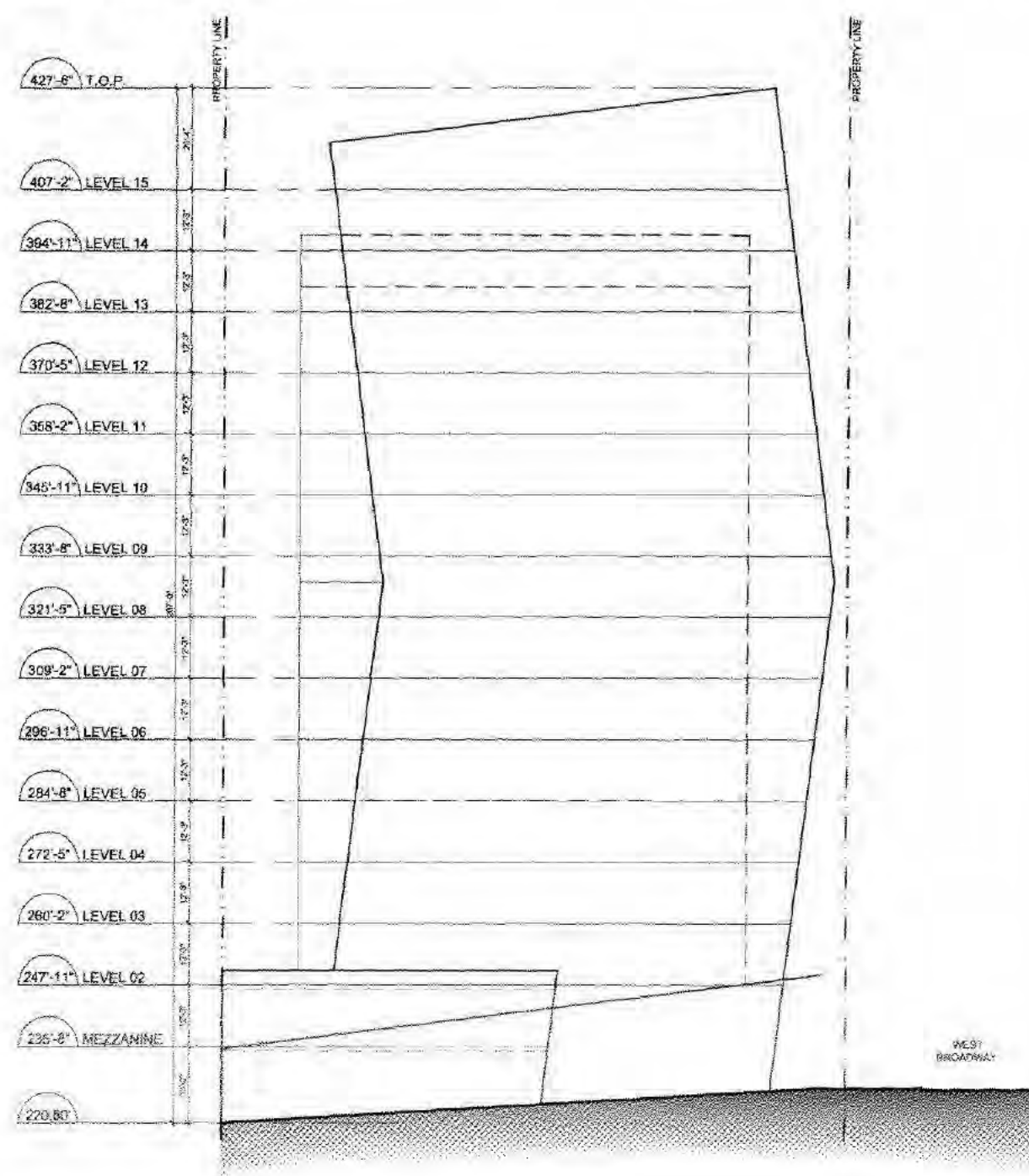
LEVEL
15
PENTHOUSE



SOUTH ELEVATION



WEST ELEVATION



**Musson
Cattell
Mackey
Partnership**

Architects
Designers
Planners

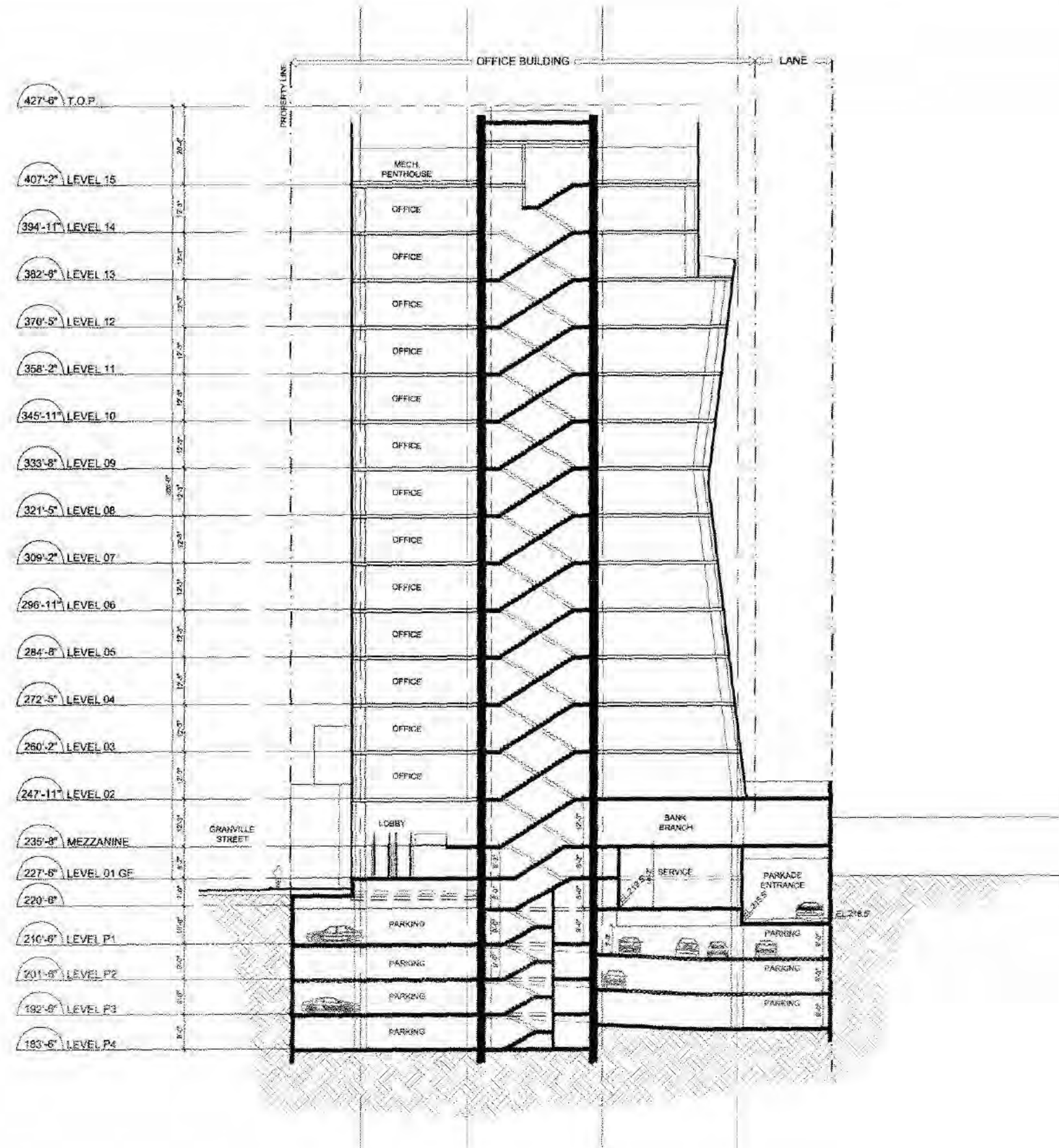
BROADWAY &
GRANVILLE

Project
211004

February 04,
2013

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**EAST - WEST
BUILDING
SECTION**



Context Renderings - option A



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Designers
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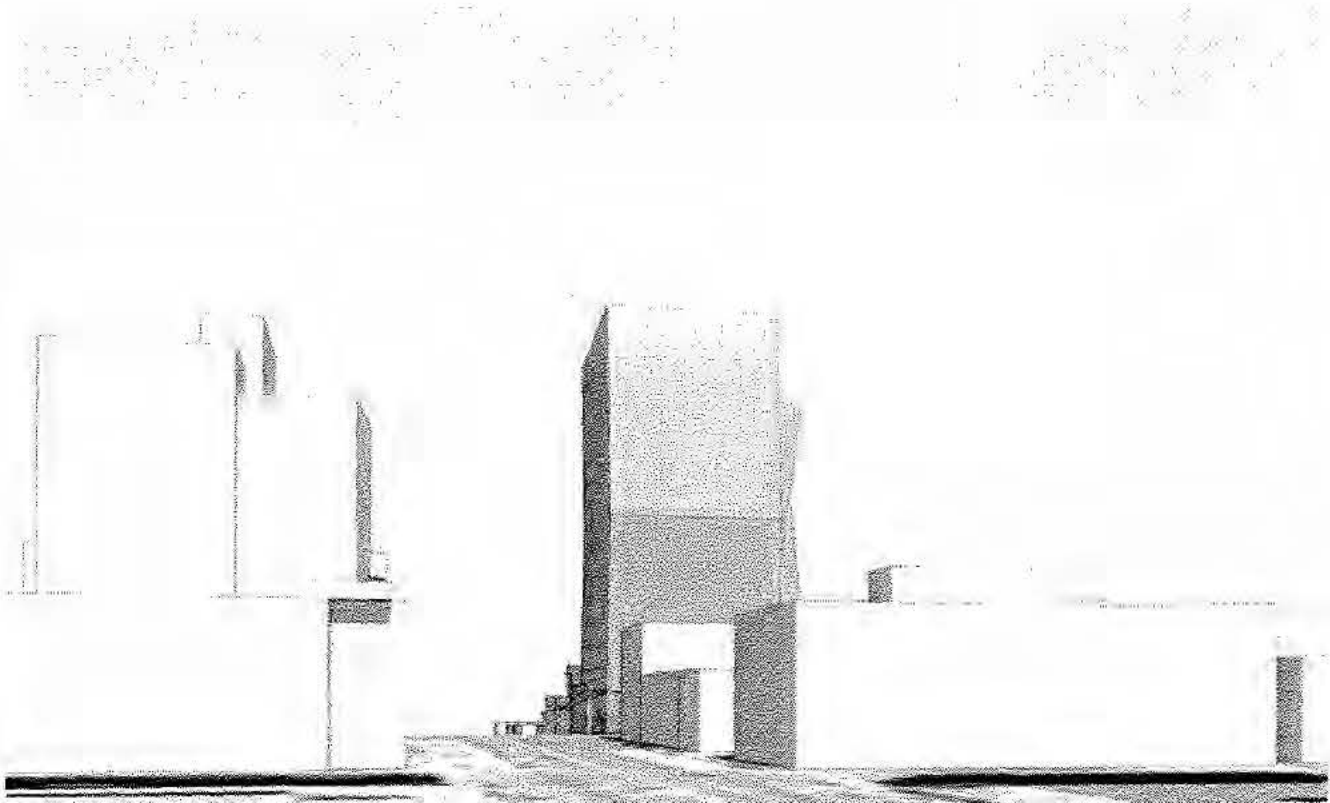
Project #
211004

February
2013

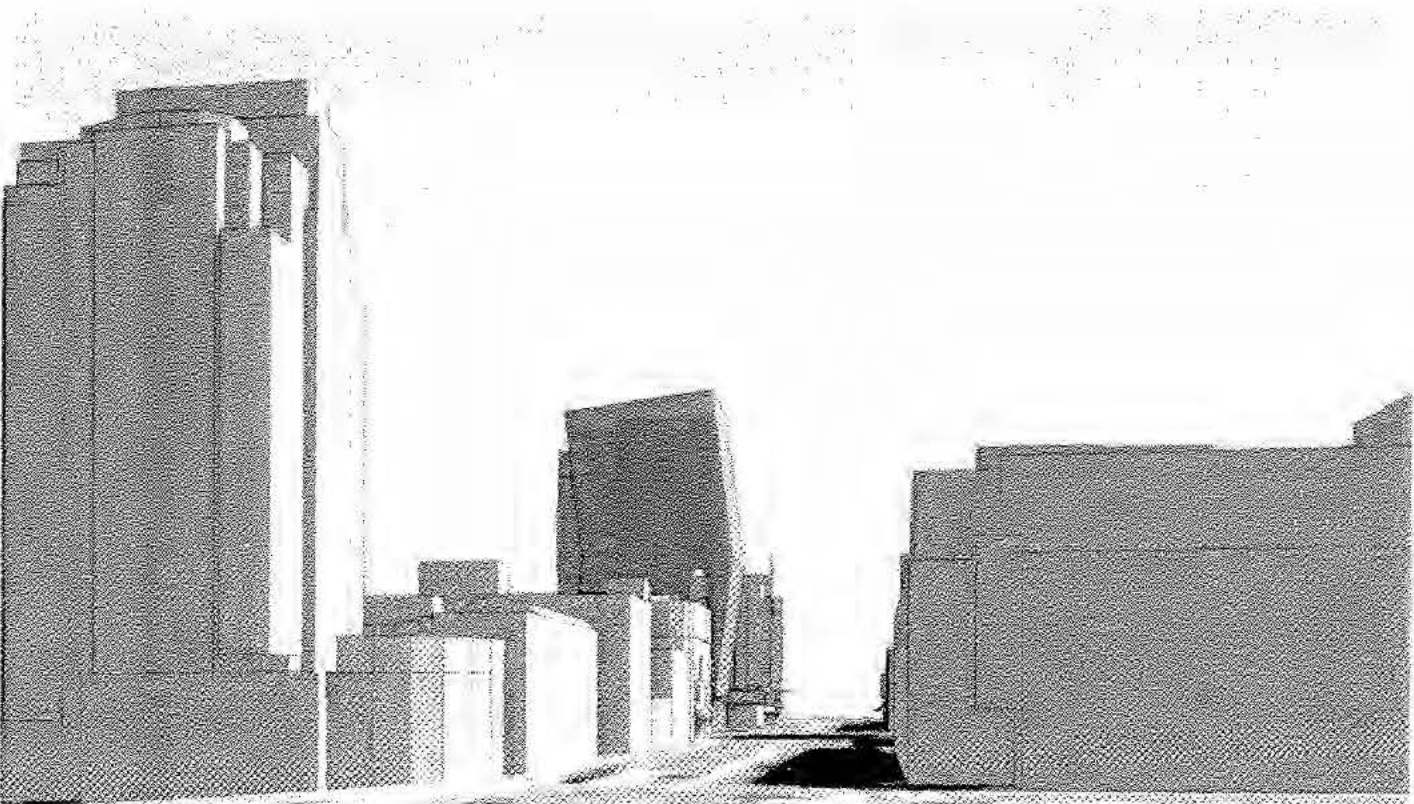
Context
Renderings



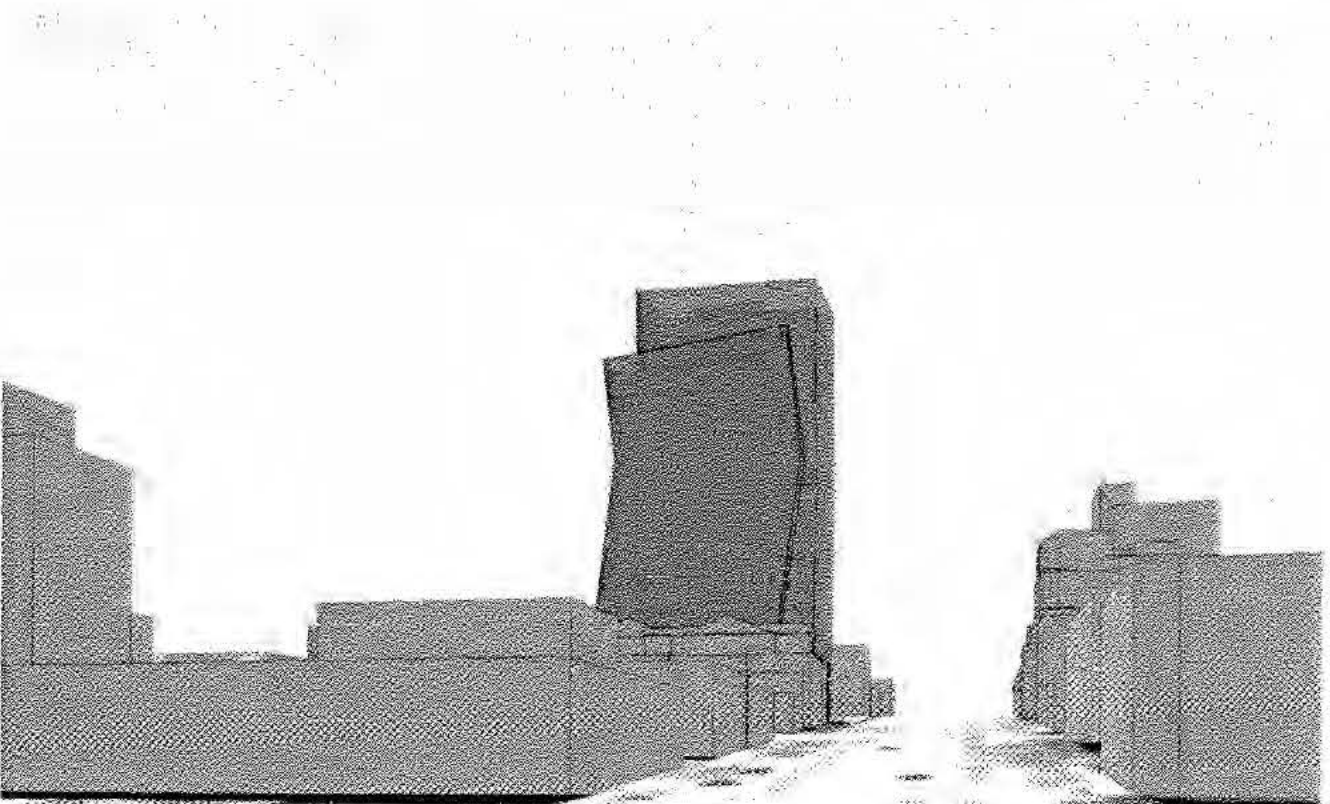
Hemlock St. & W. Broadway



W. 10th Ave. & Granville St.



Fir St. & W. Broadway



W. 7th Ave. & Granville St.

Context Renderings - option B

MCM

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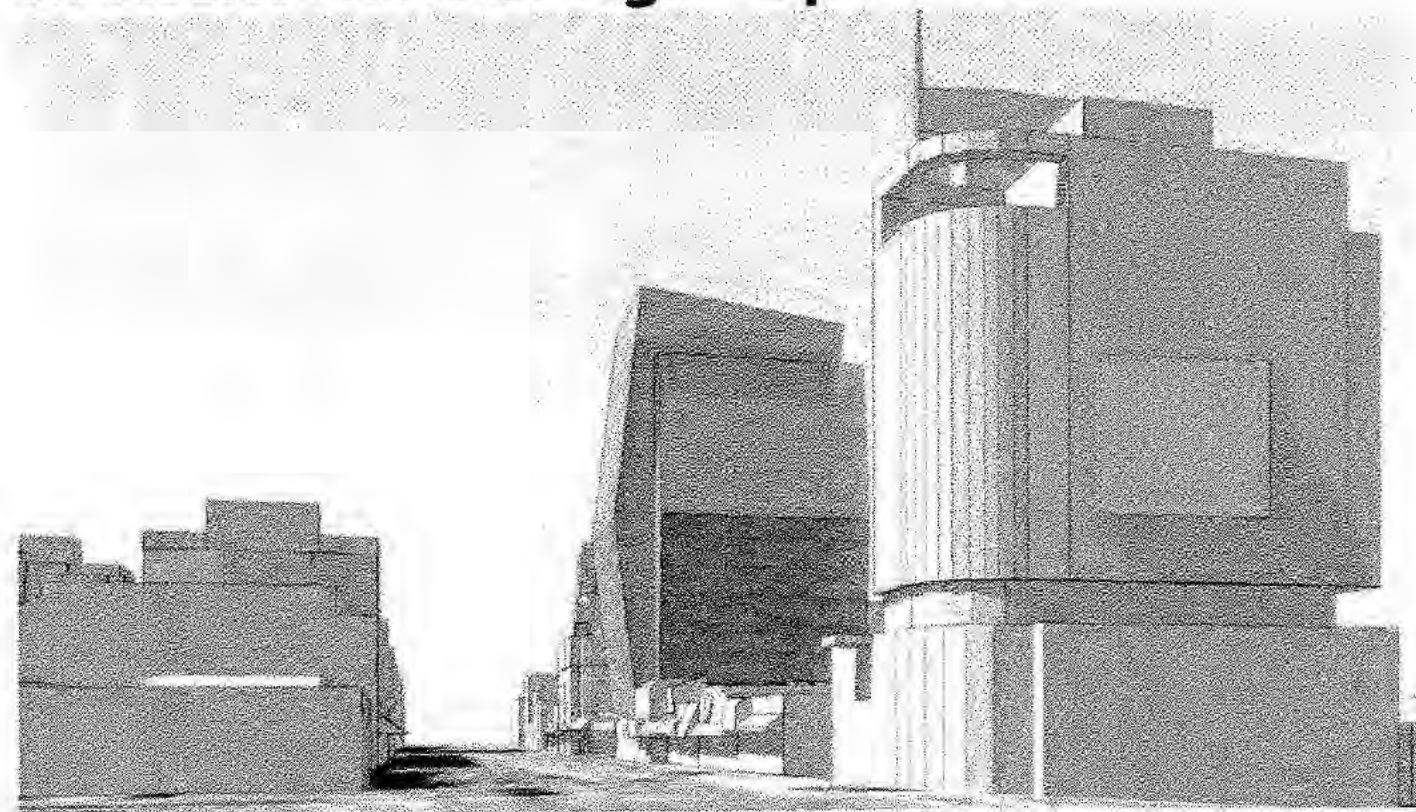
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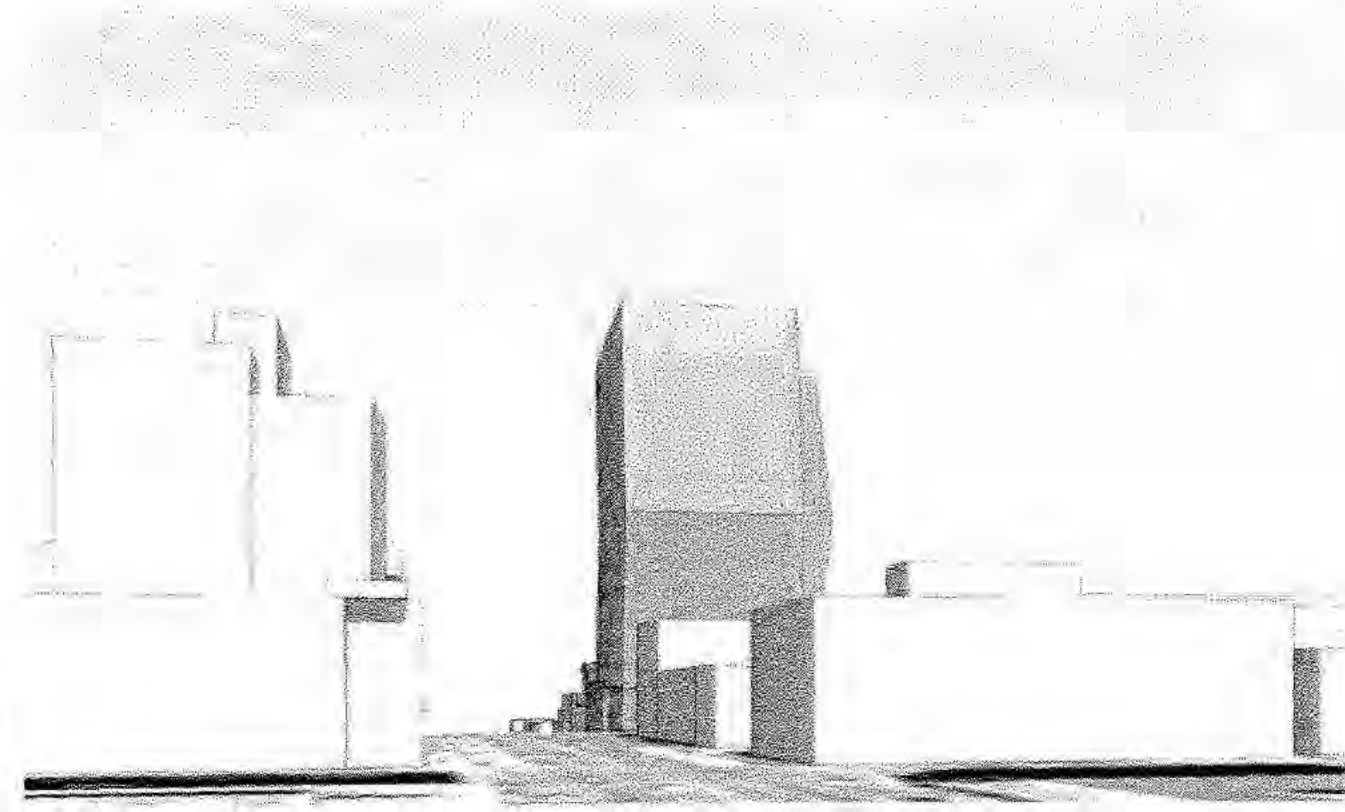
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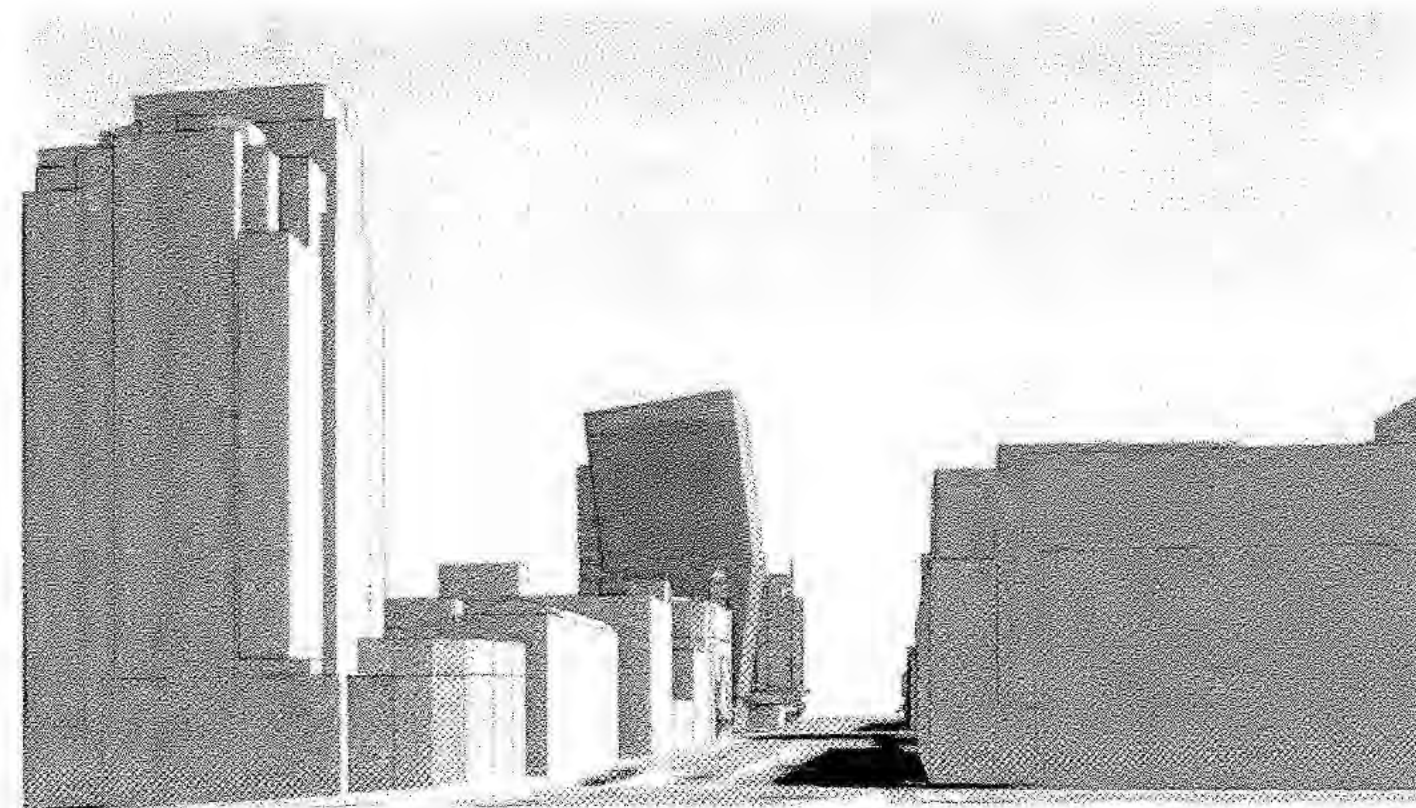
Context
Renderings



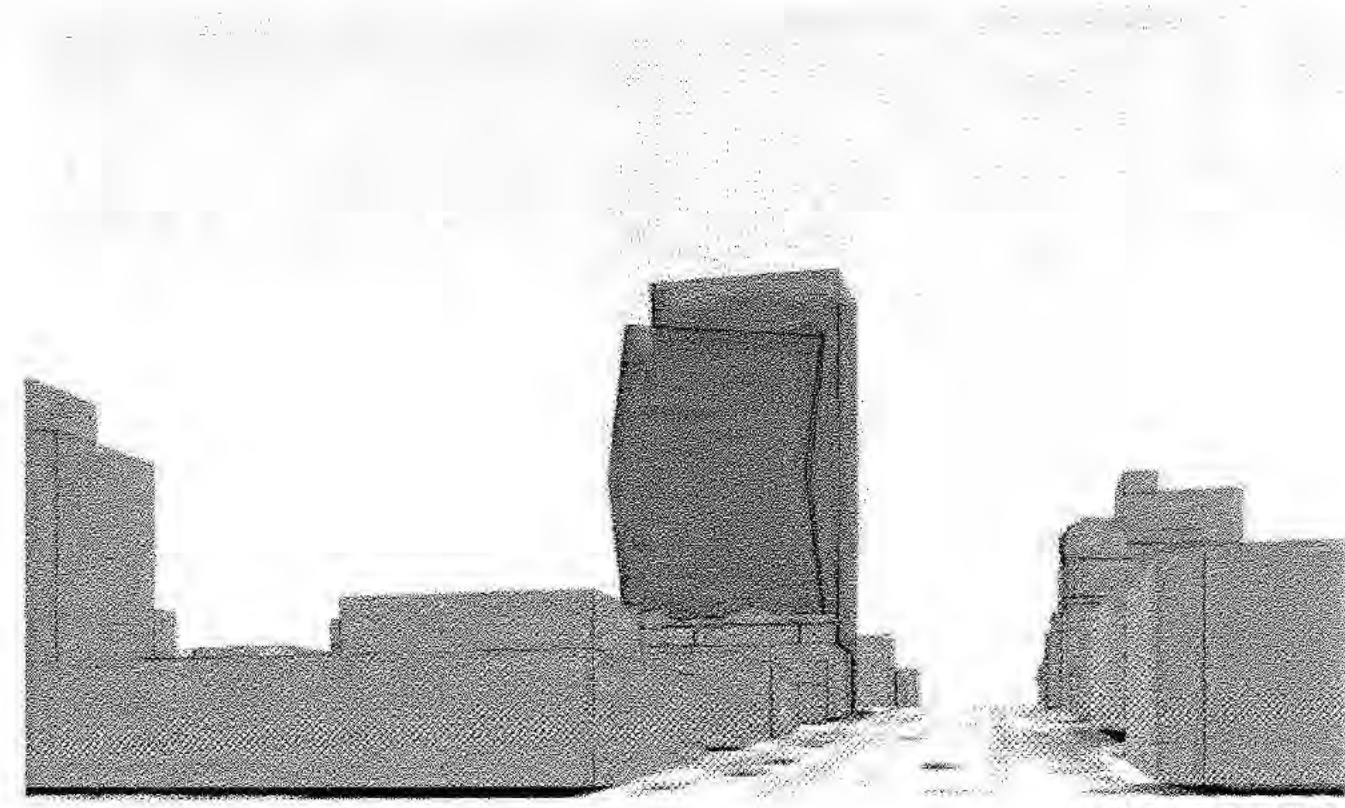
Hemlock St. & W. Broadway



W. 10th Ave. & Granville St.



Fir St & W. Broadway



W. 7th Ave. & Granville St.