



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

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BROADWAY& GRANVILLE

Project # 211004

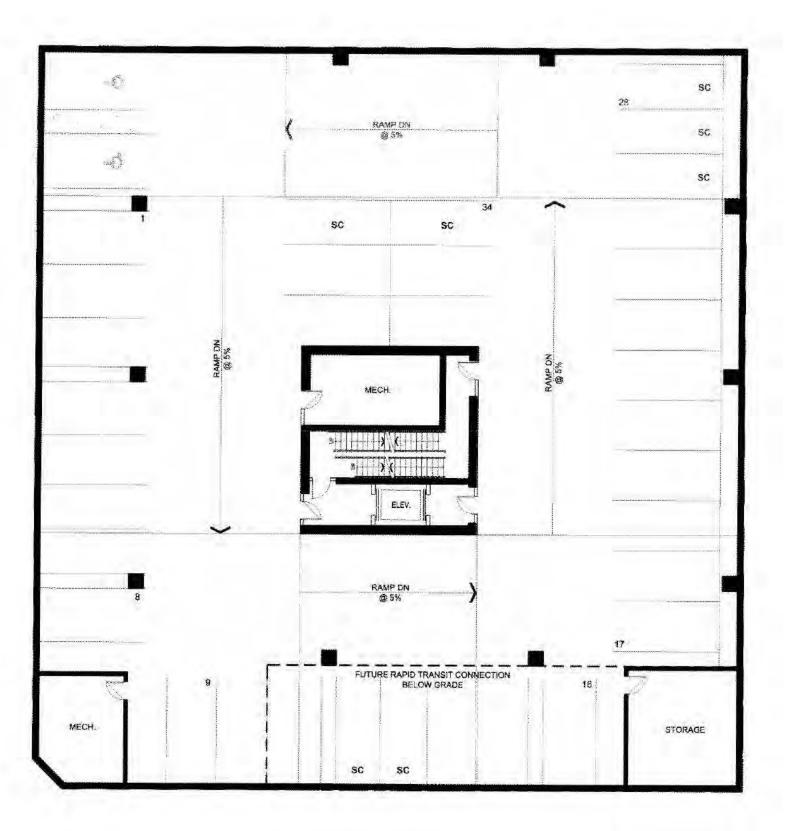
Sept 2012

Architectural Drawings

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

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BROADWAY & GRANVILLE

Project # 211904

Sept 2012

Level P2-P5



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Level P112,500 sq. ft.
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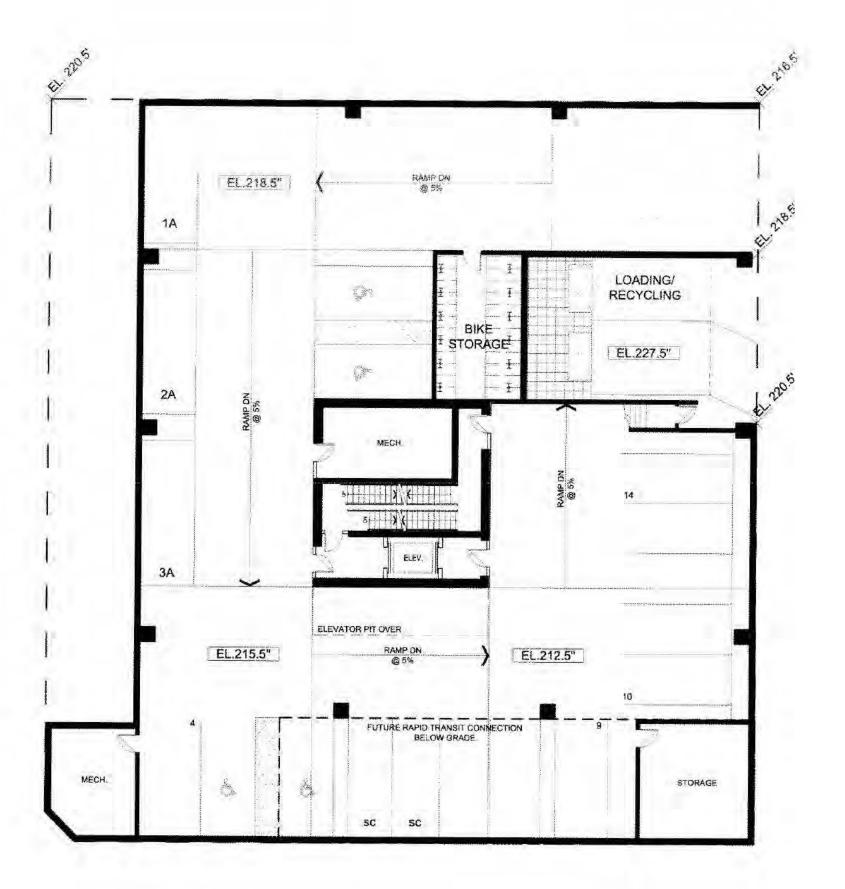
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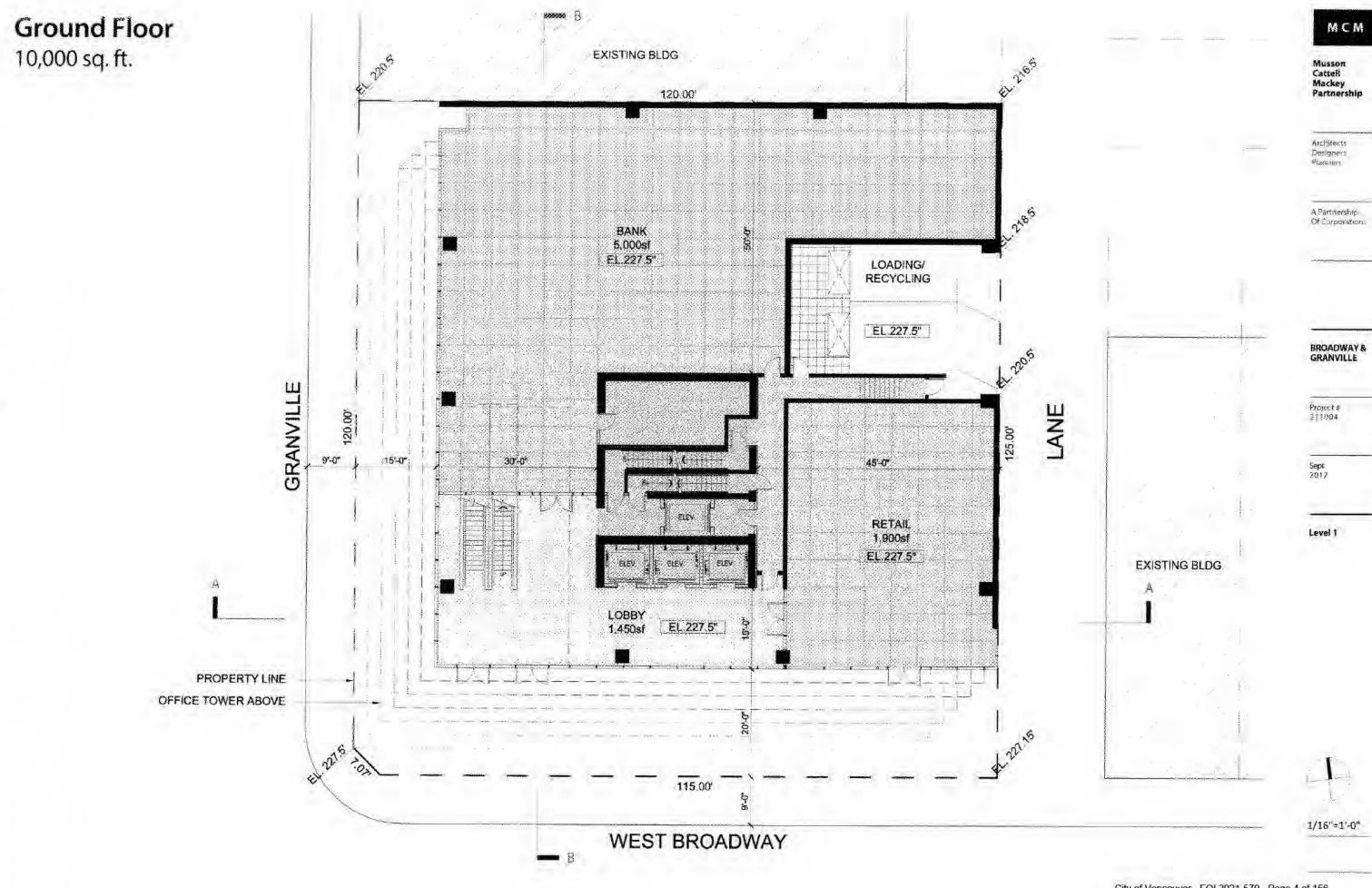
Project # 211004

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Level PT

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1/16"=1'-0"



Level 6 10,500 sq. ft.

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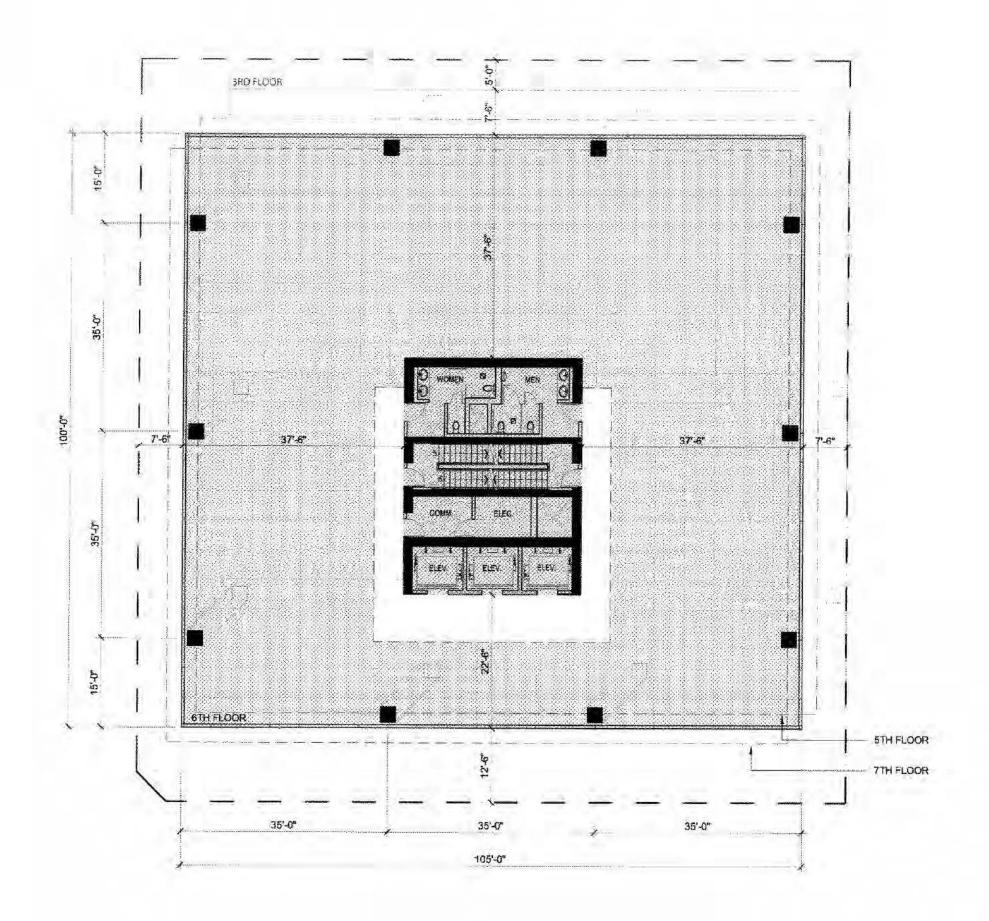
Project # 211004

Sept 2012

Level 6



1/16"=1"-0"



Level 9 10,500 sq. ft.

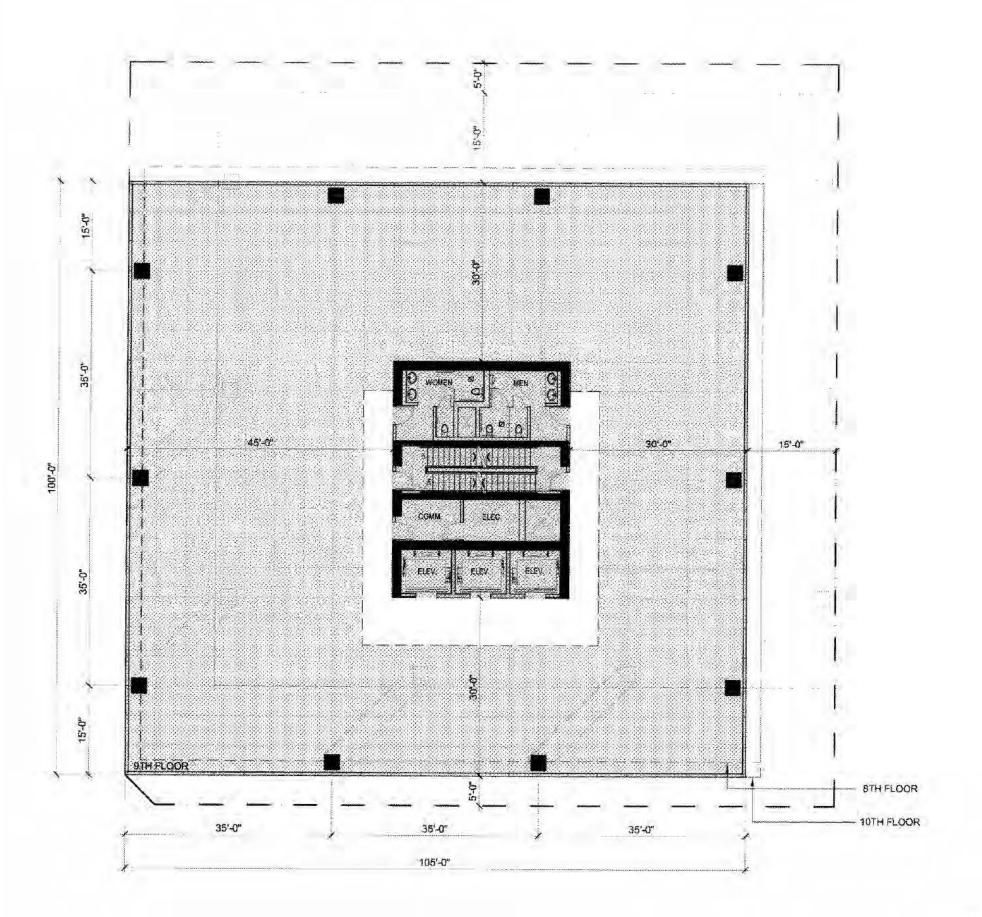
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Prayect # 211004

Sept 2012

Level 9

1/16"=1'-0"

Level 11 10,500 sq. ft.

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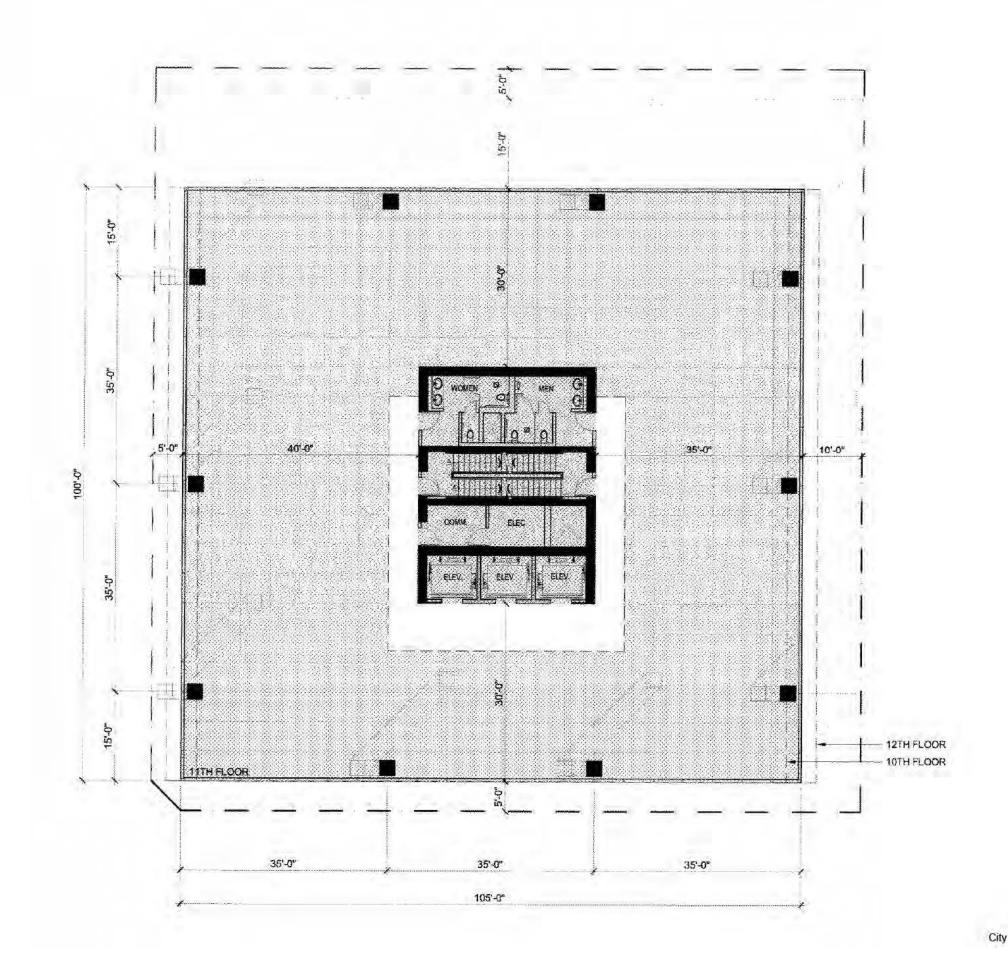
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Project # 211004

Sept 2012

Level 11

1/15"=1'-0"



Level 13 10,500 sq. ft.

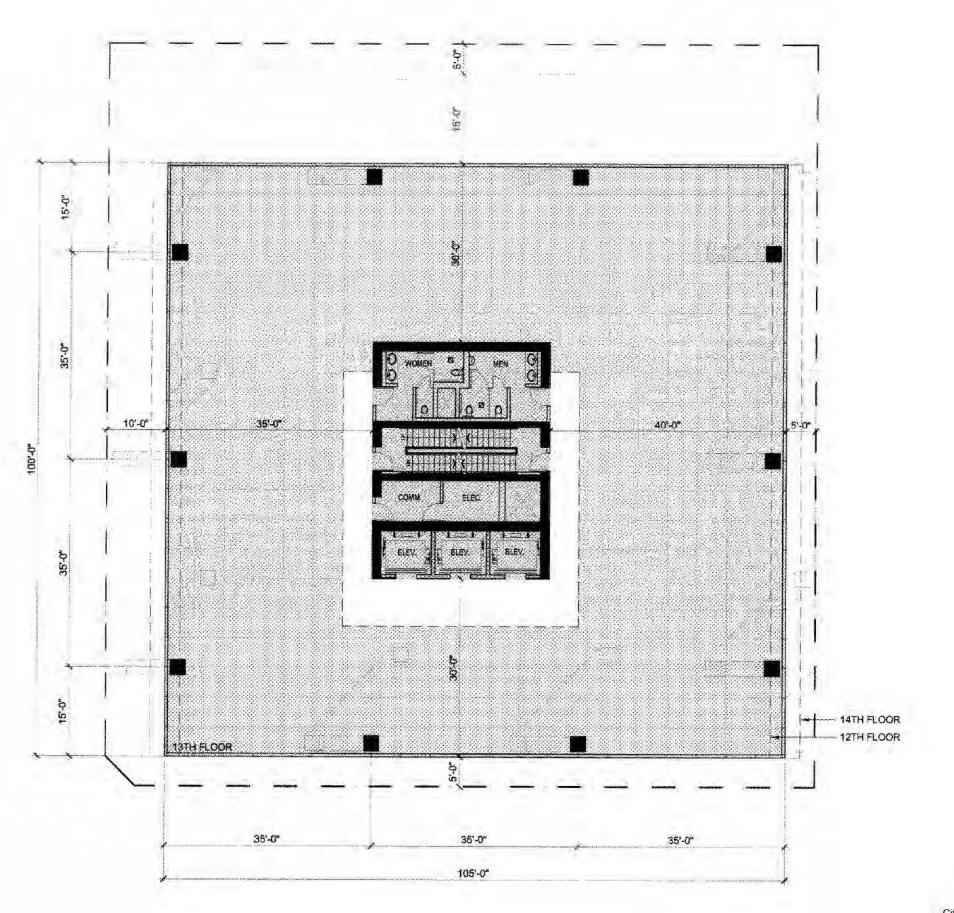
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Project # 211004

Sept 2012

Level 13

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Level 14 10,500 sq. ft.

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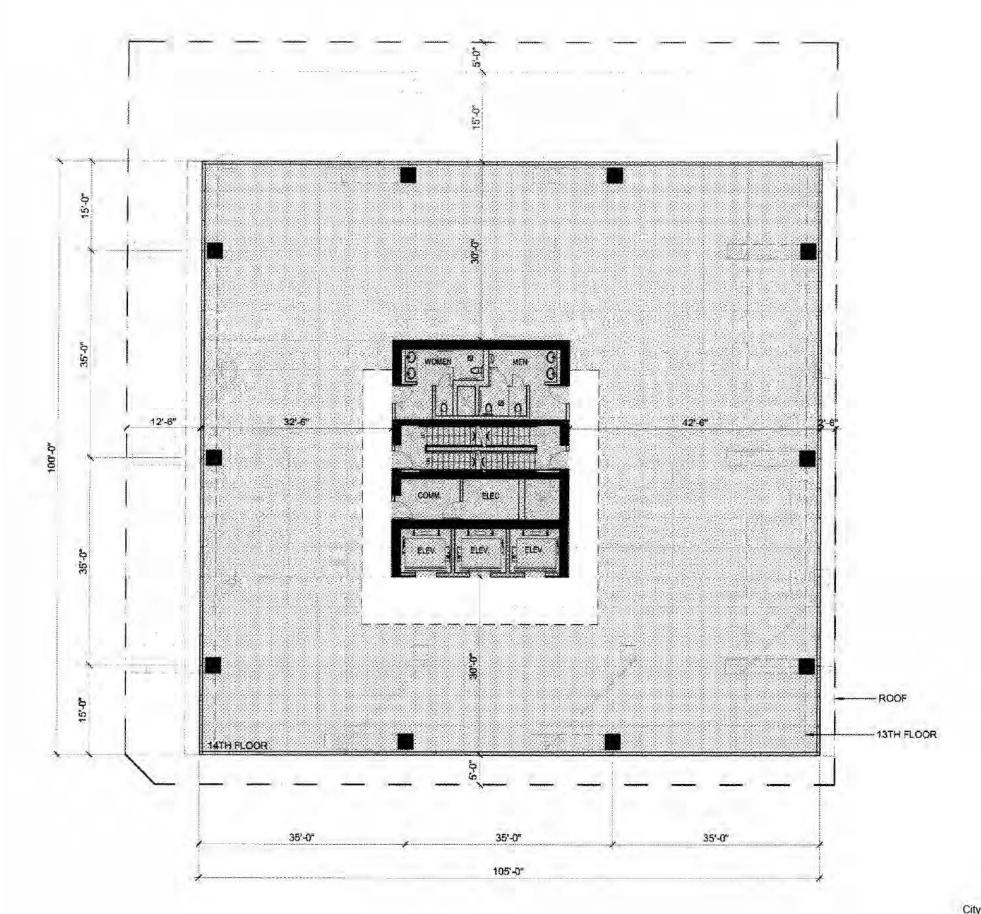
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Project # 211004

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Level 14

1/16"=1'-0"



Section 18

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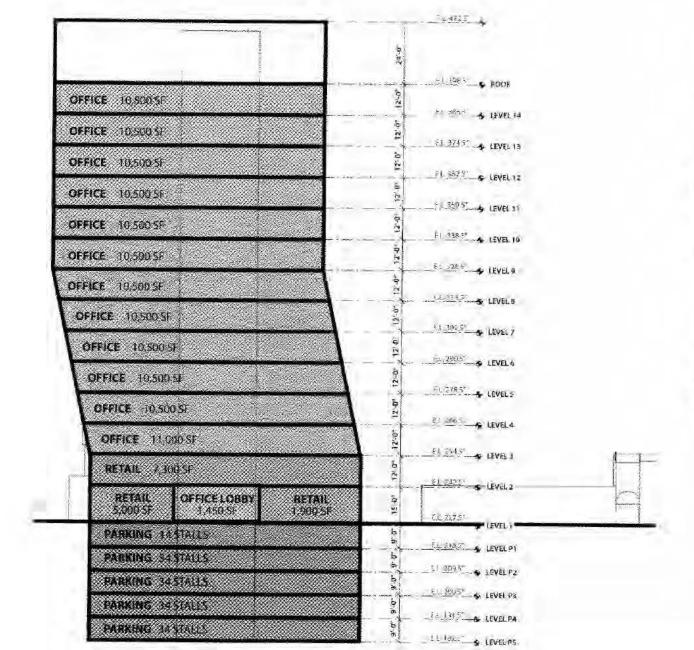
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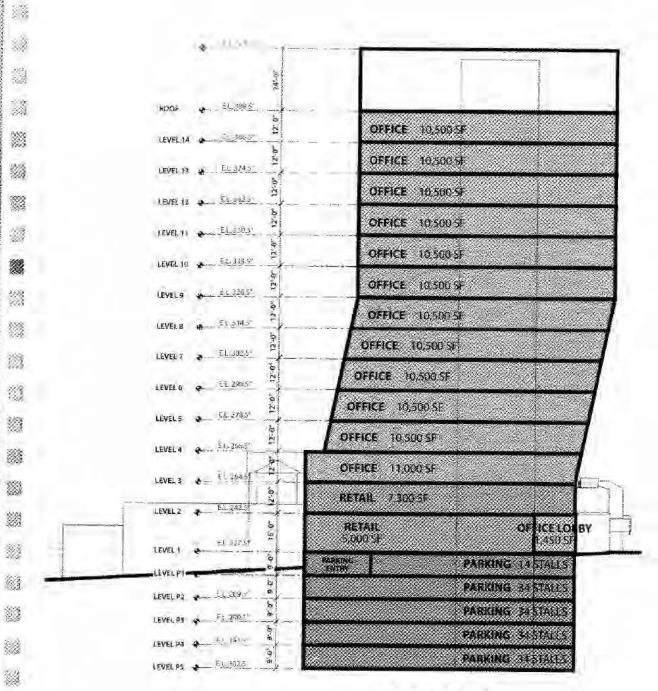
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Section A-A



Section B-B



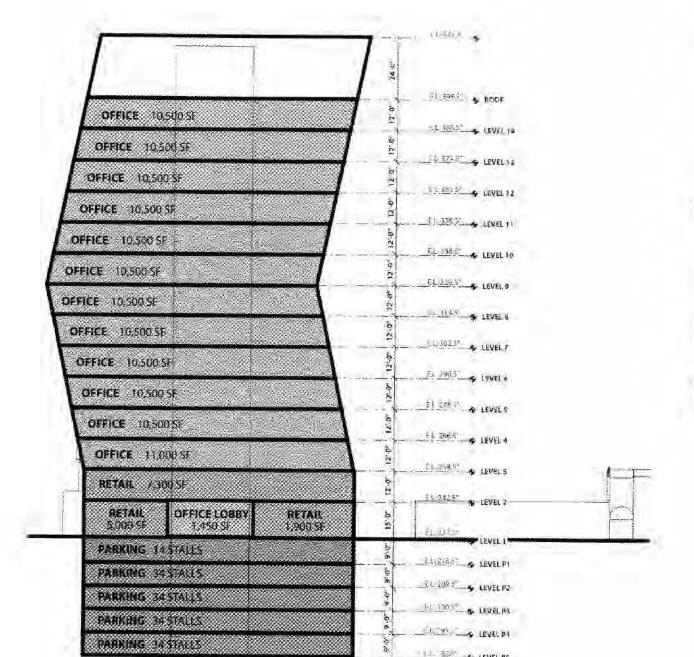
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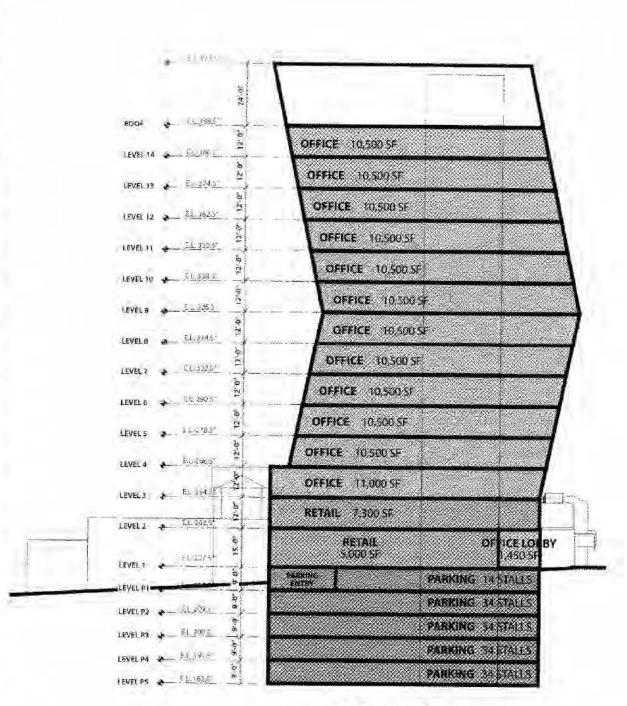
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Section B-B



Section A-A

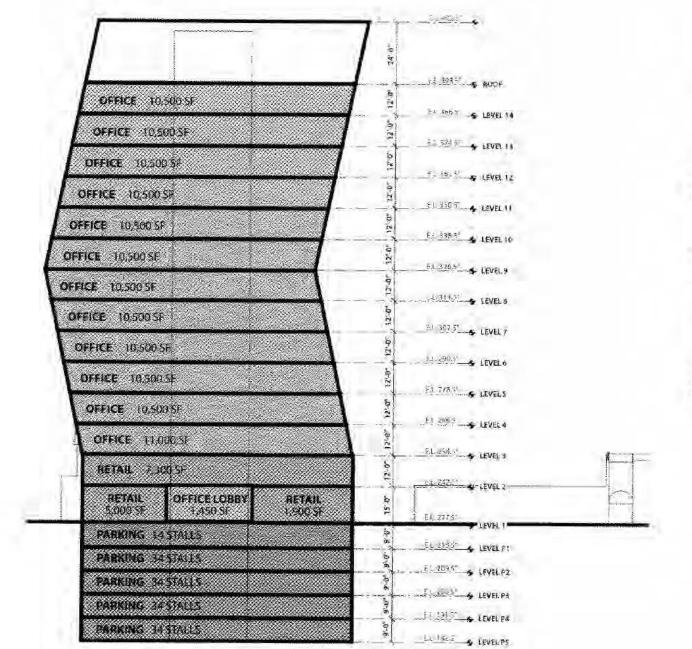
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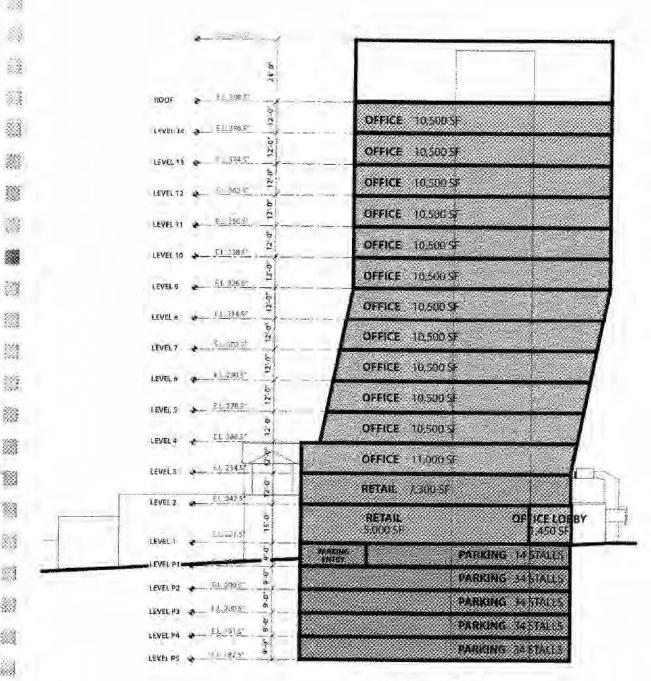
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Section B-B



Section A-A

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 Sin

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.

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Project # 211004

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Letter of Enquir

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

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Michael Naylor, Planning Department michael naylor@vancouver.ca

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Broadway & Granville - Letter of Enquiry



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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

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

Re:

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

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.

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September 7, 2012

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

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Michael Naylor, Planning Department michael naylor@vancouver.ca

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Broadway & Granville - Letter of Enquiry

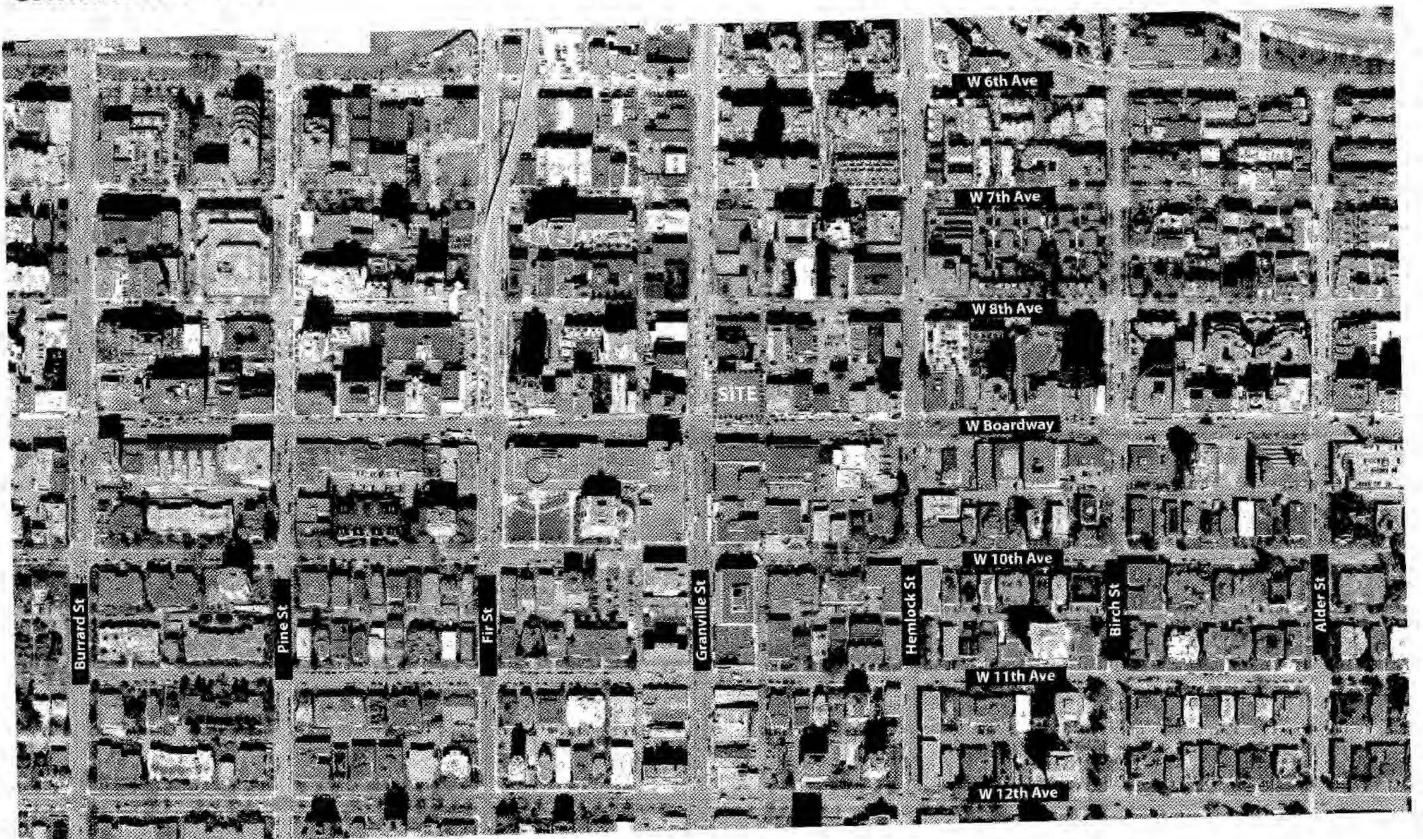
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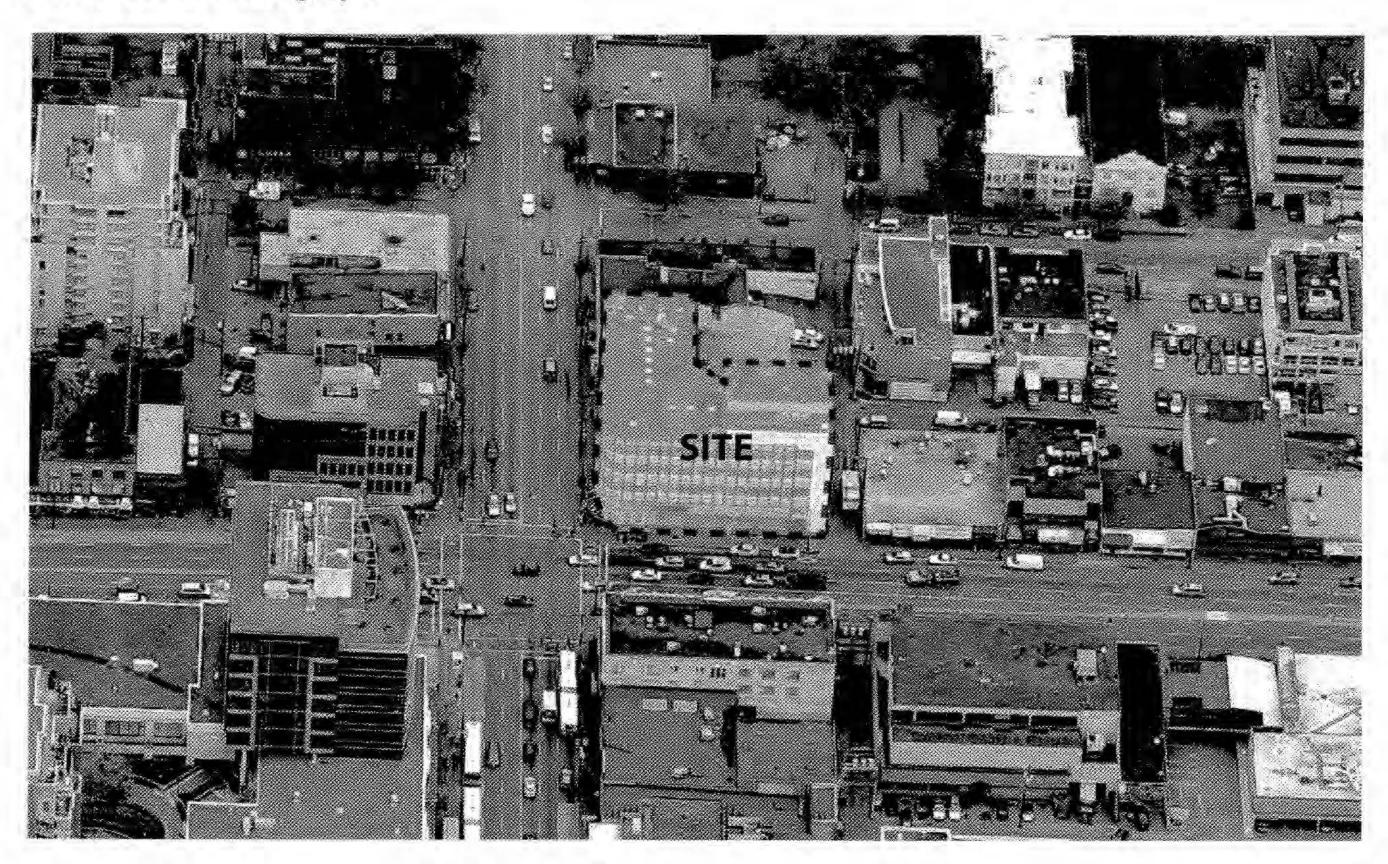
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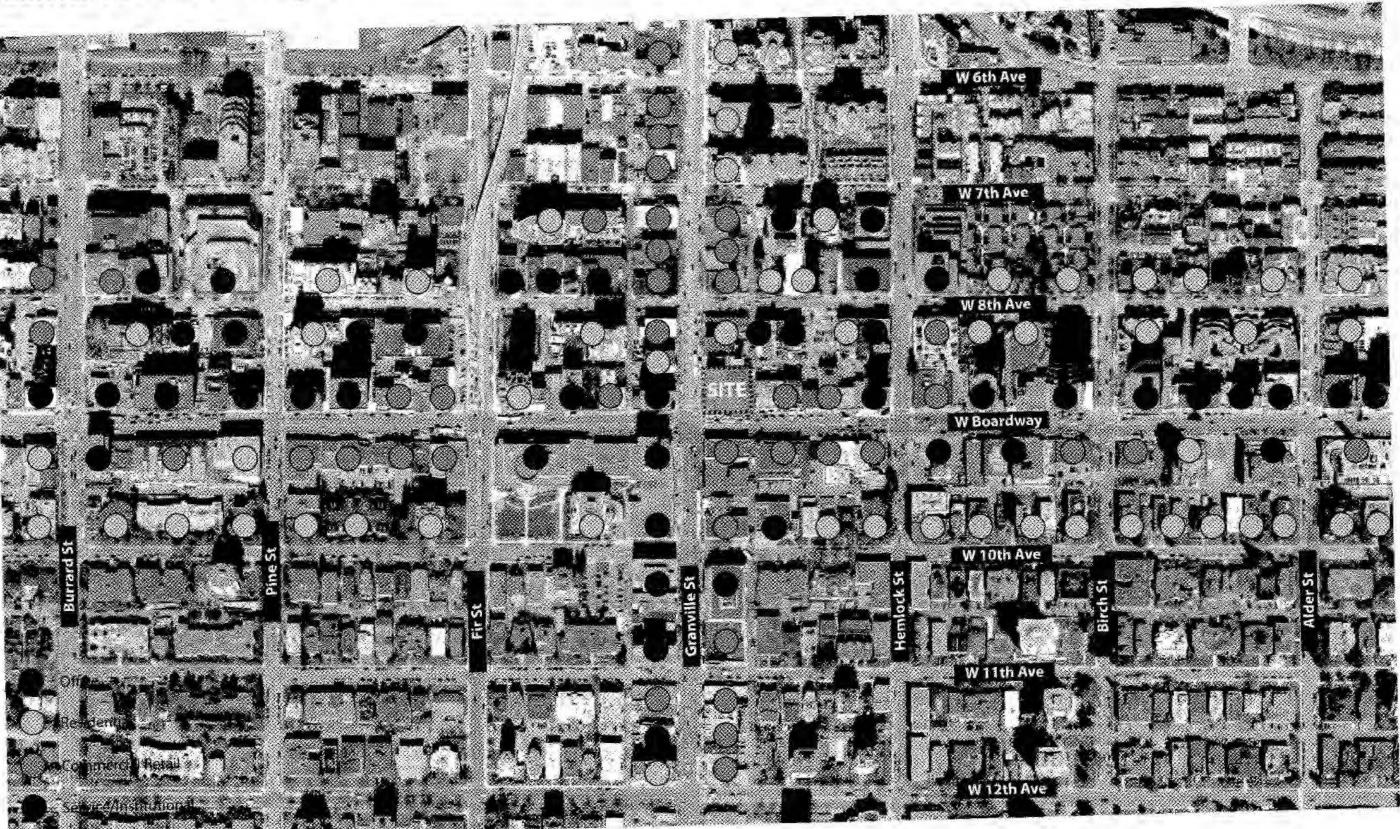
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## **Context Land Use Diagram**

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Context Land Use Diagram

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## **Site Context Photographs**

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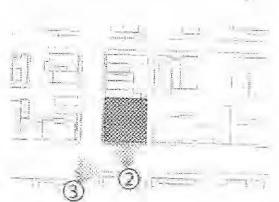
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Site Context Photographs



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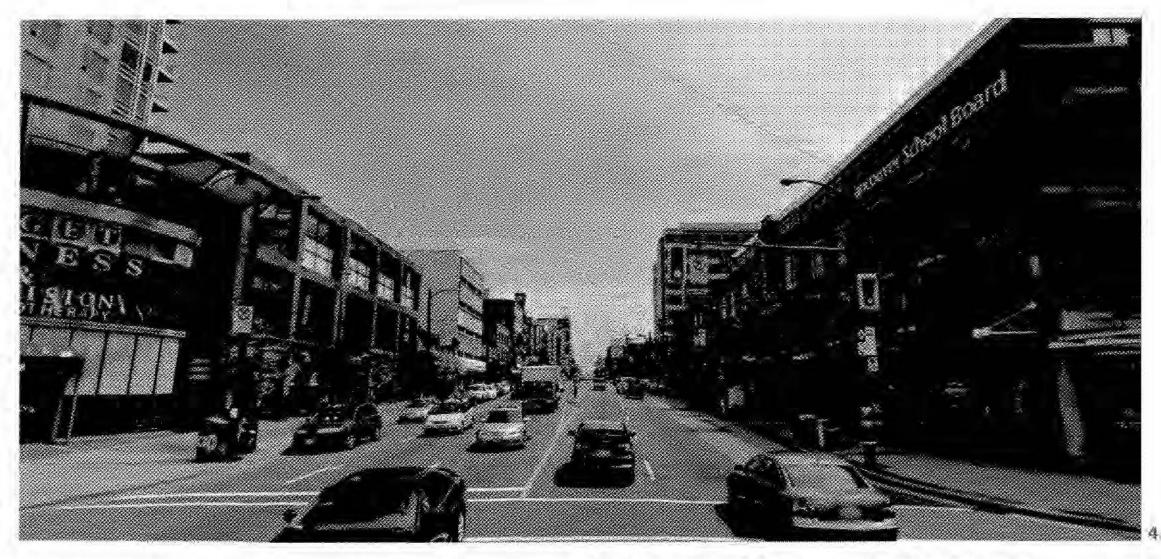
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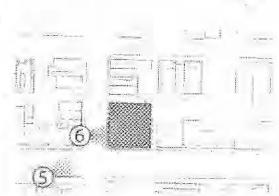
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Project # 217 US4

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Site Context Photographs



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## **Site Context Photographs**

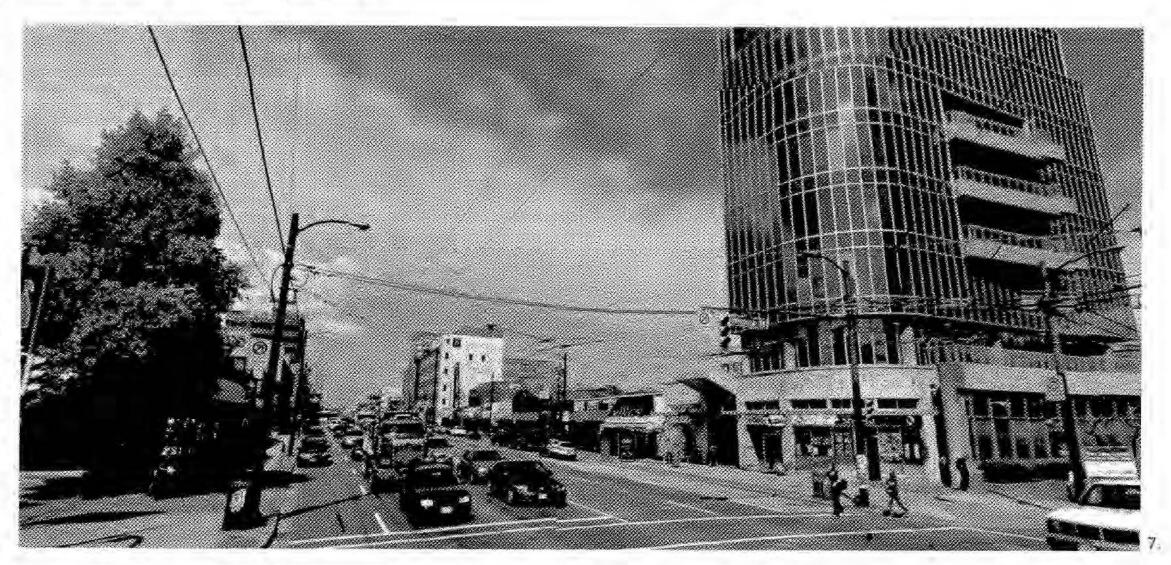
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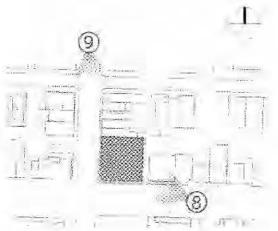
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Site Context Photographs



## Context Renderings | Hemlock St. & W. Broadway

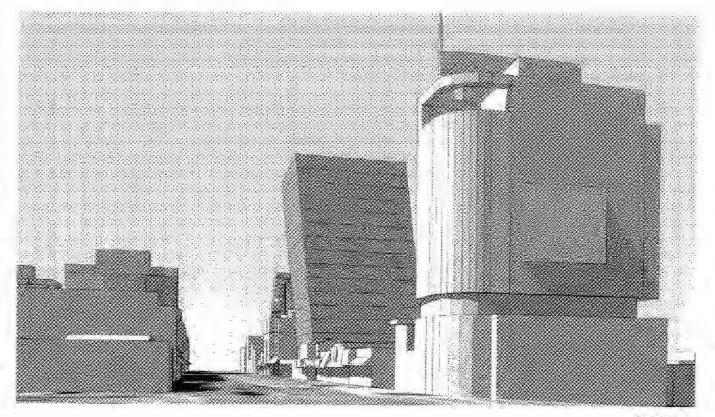
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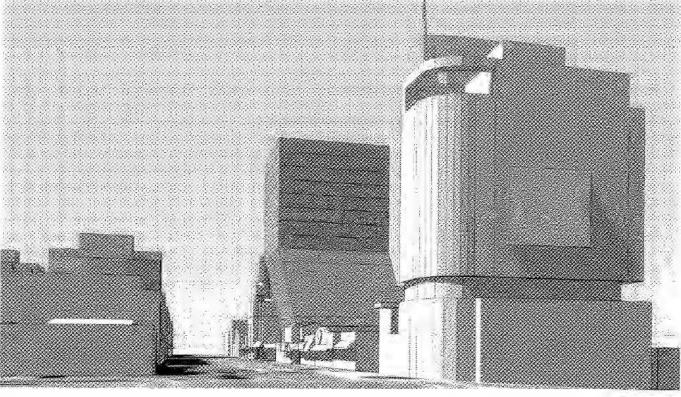
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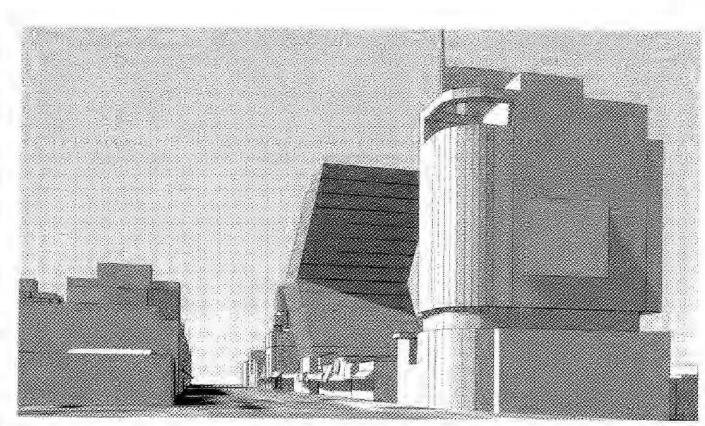
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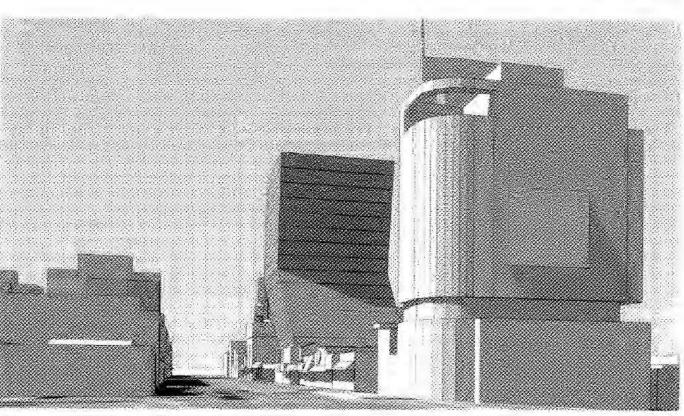
Option 1



Option 2



Option 3



Option 4

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BROADWAY & GRANVILLE

Project # 21 1004

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Context Renderings

## Context Renderings | Fir St. & W. Broadway

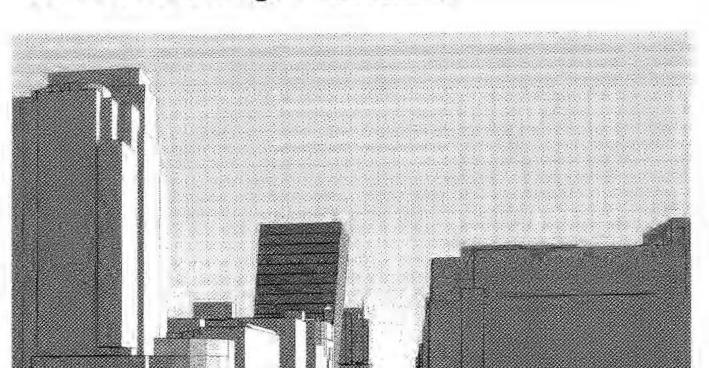
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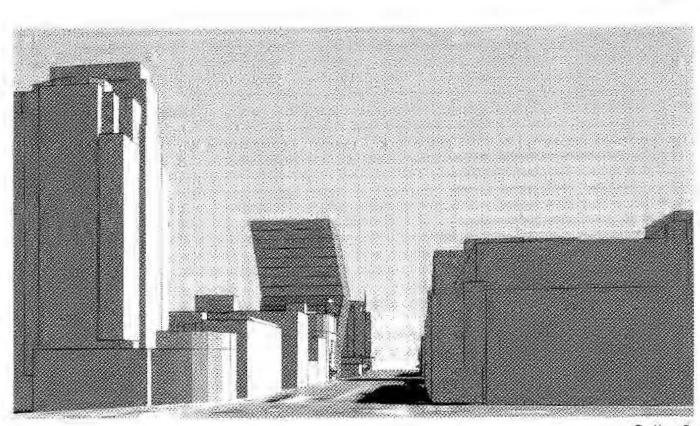
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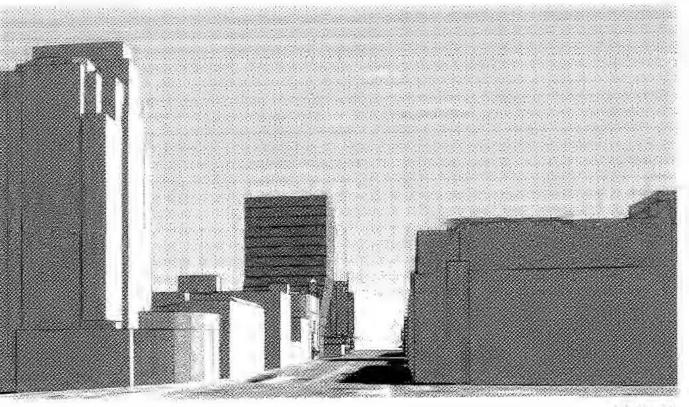
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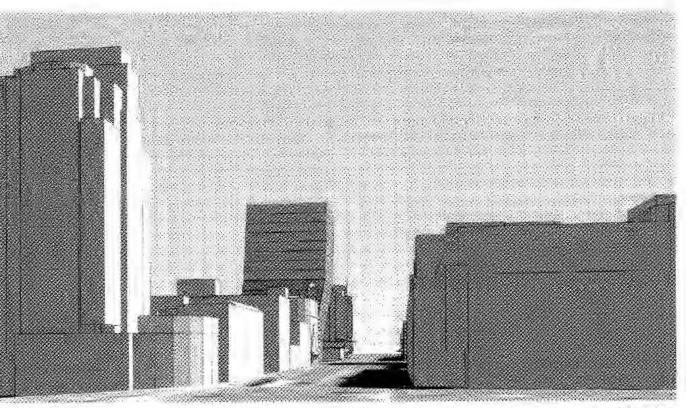


Option 1





Option 2



Option 3



Musson Cattell Mackey Partnership

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BROADWAY& GRANVILLE

Project # 21:004

Sept 2012

Context Renderings

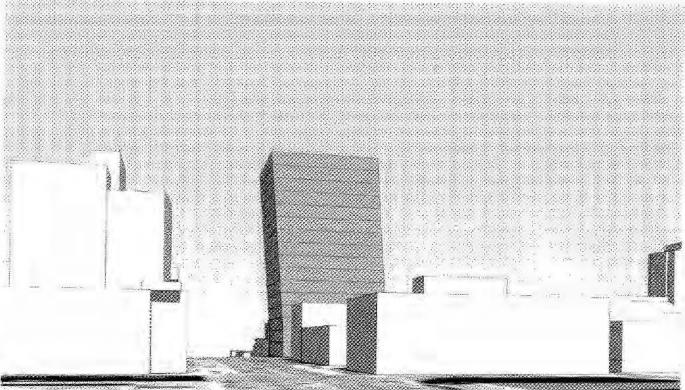
Option 4

# Context Renderings | W. 10th Ave. & Granville St.

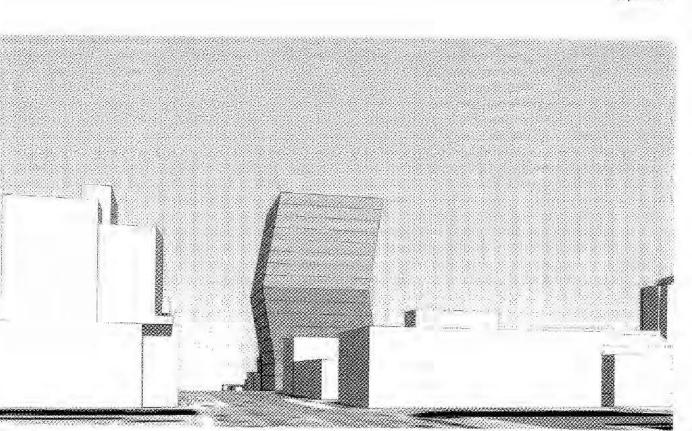
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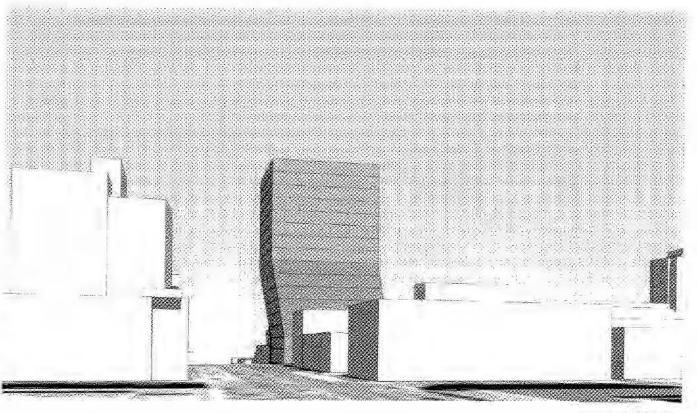
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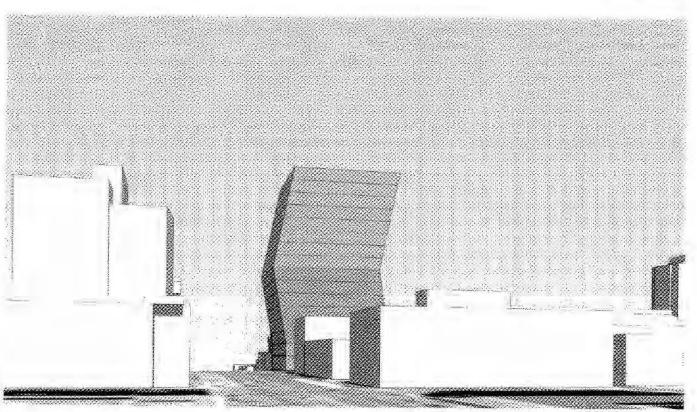




Option 3



Option 2



Option 4

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BROADWAY & GRANVILLE

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Sept 2012

Context Renderinas

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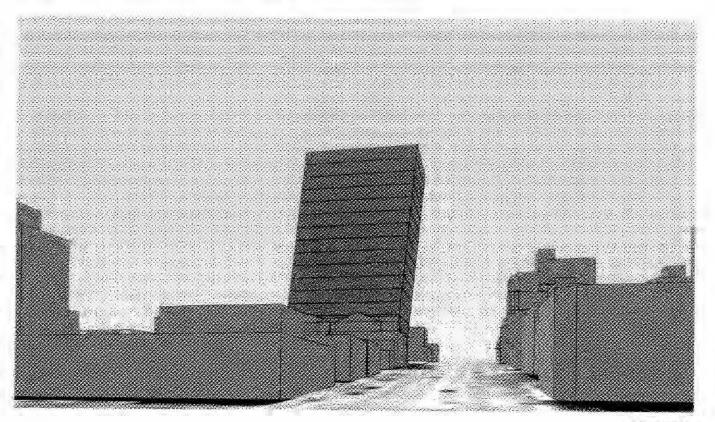
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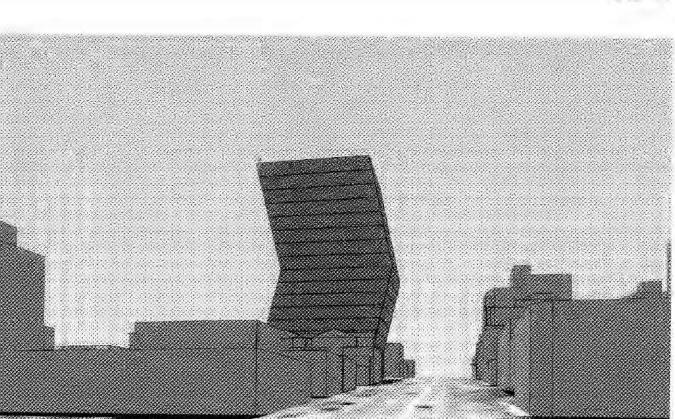
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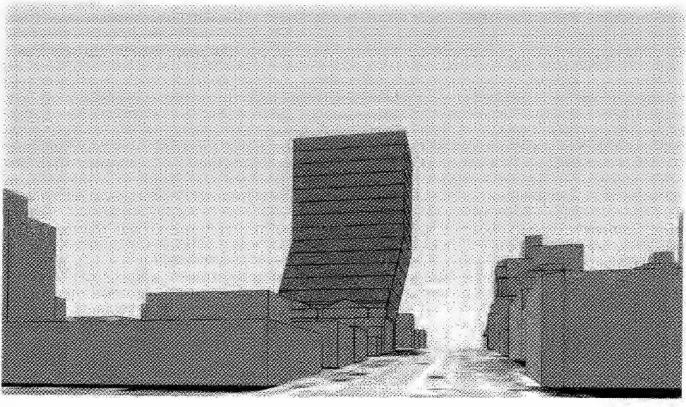
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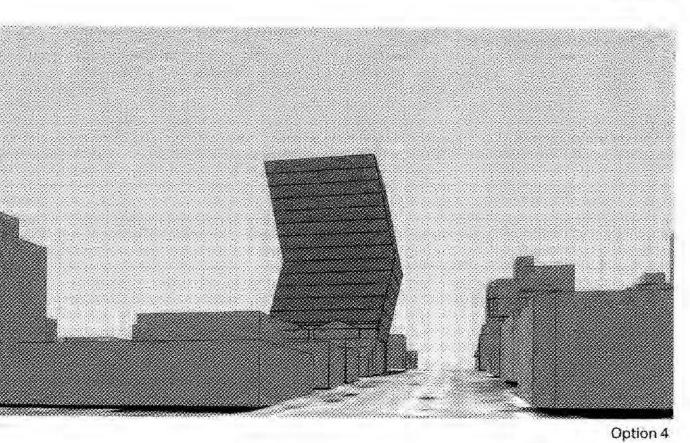
Option 1



Option 3



Option 2



Musson Cattell Mackey Partnership

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BROADWAY & GRANVILLE

Project # 211004

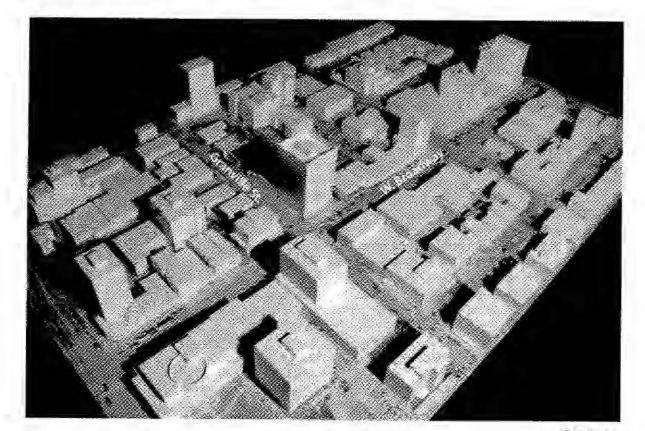
Sept 2012

Context Renderings

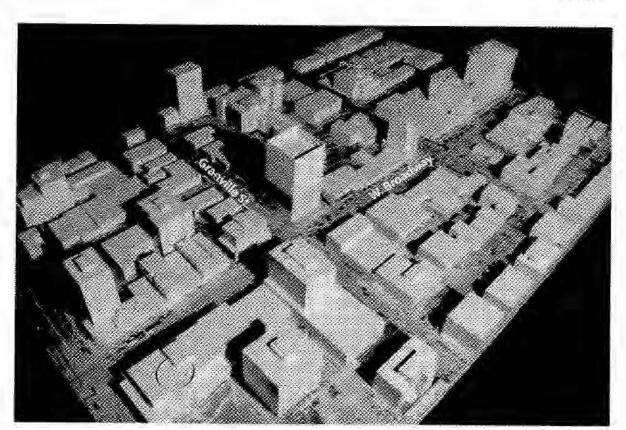
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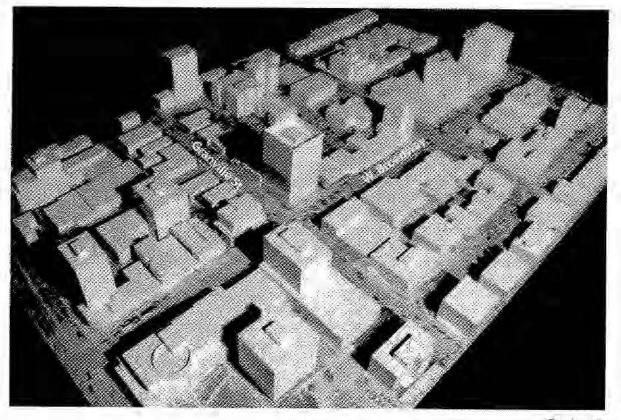
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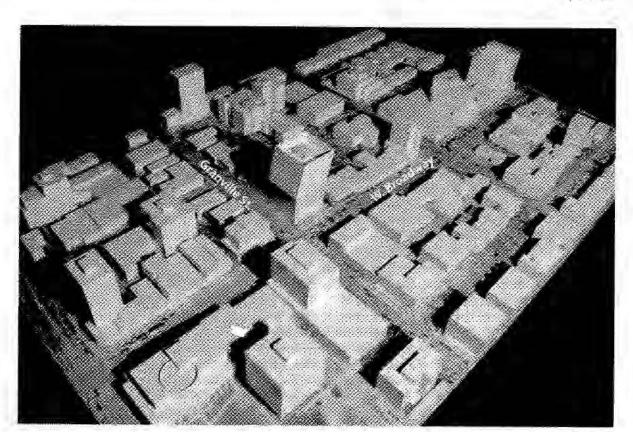
Option 1



Option 3



Option 2



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Project # 211004

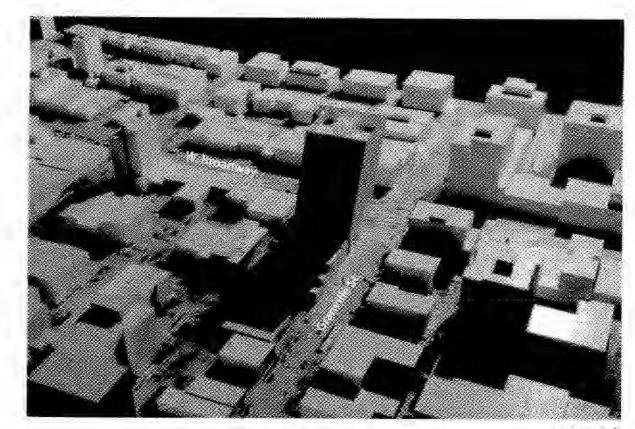
Sept 2012

Model Photographs

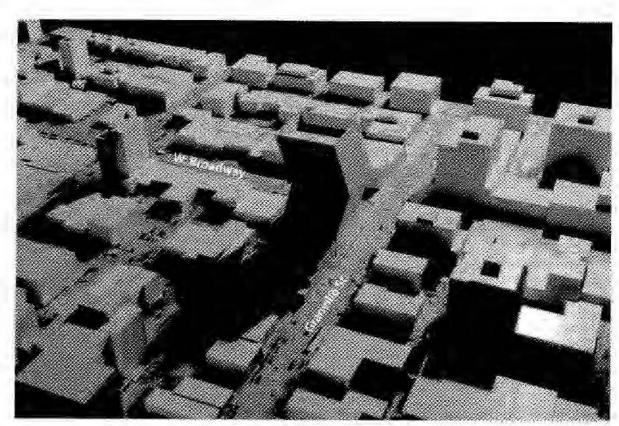
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**68** 

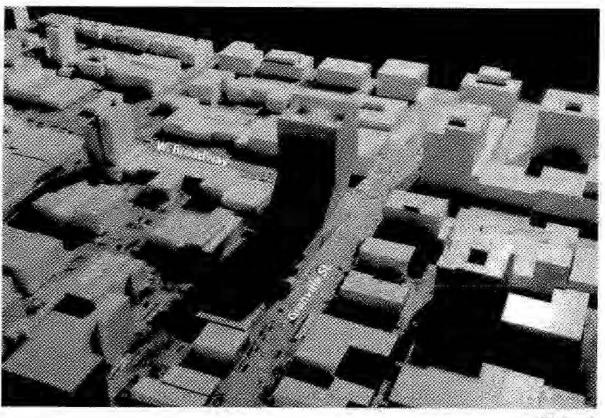
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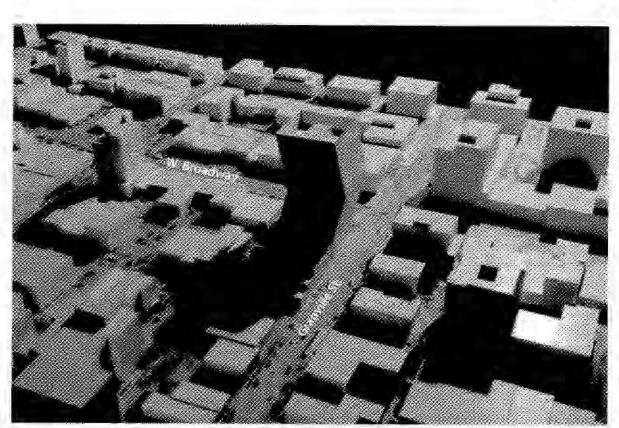
Option 1



Option 3



Option 2



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BROADWAY & GRANVILLE

Project # 231004

Sept 2012

Model Photographs

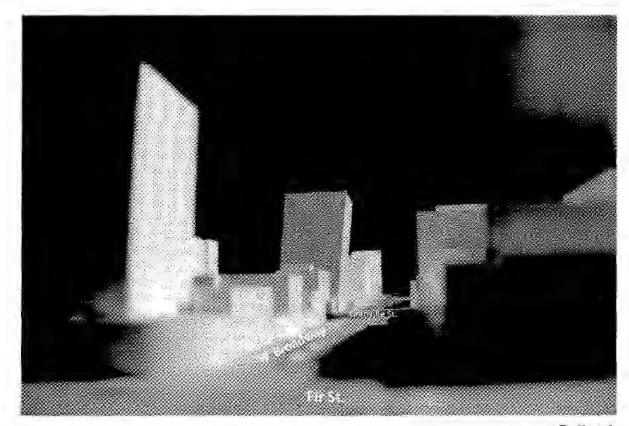
Option 4

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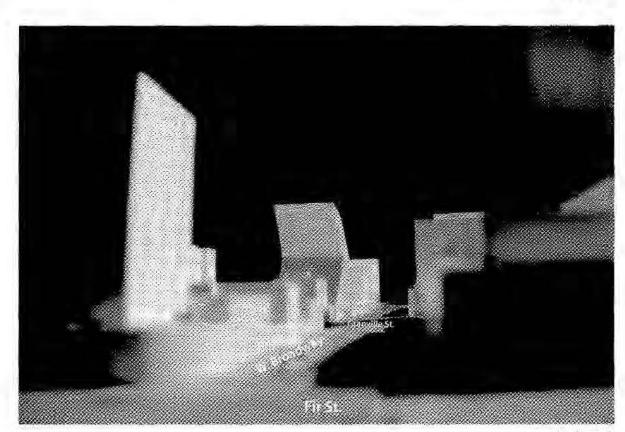
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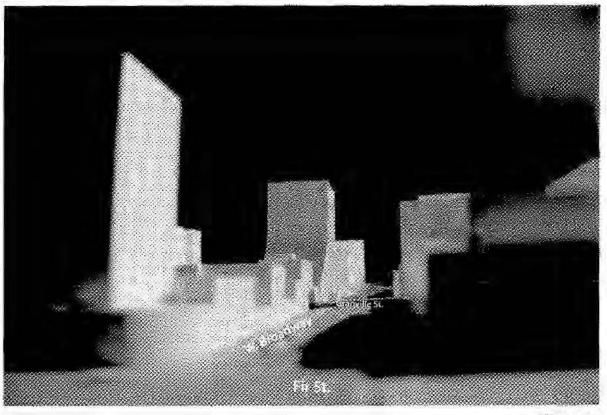
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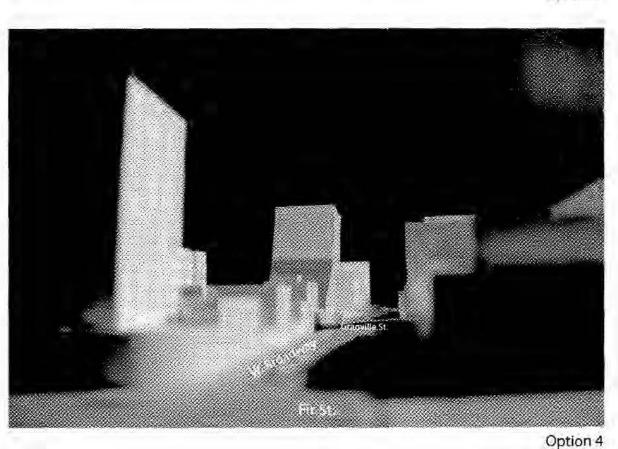
Option 1



Option 3



Option 2



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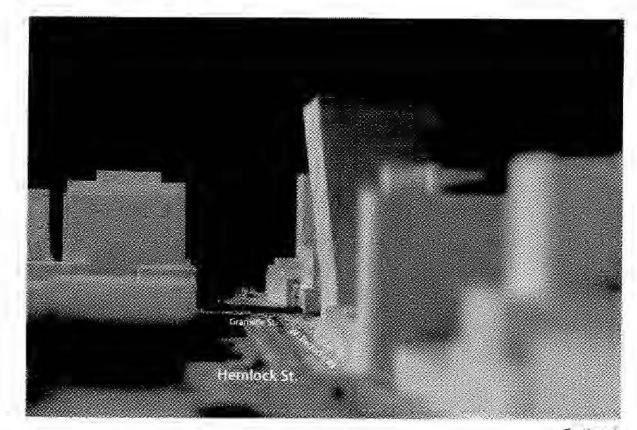
BROADWAY & GRANVILLE

Project # 211084

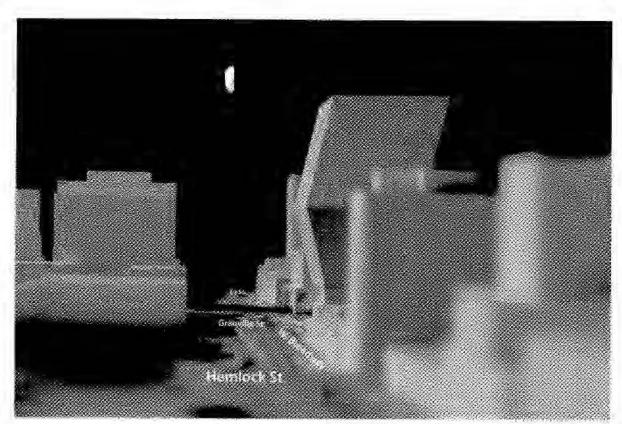
> 5ept 2012

> > Model Photographs

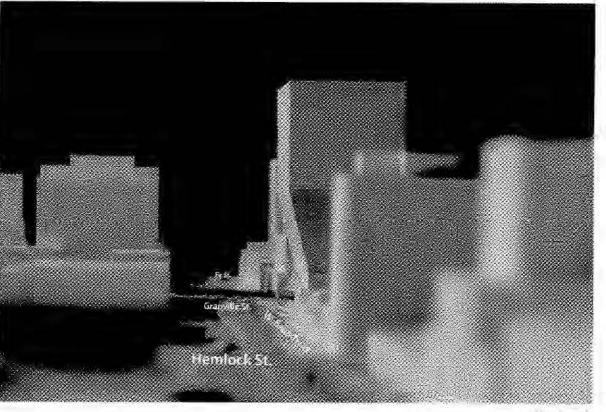
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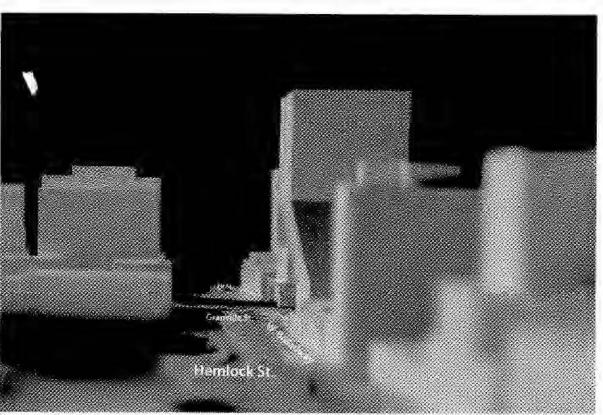
Option 1



Option 3



Option 2



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Musson Cattell Mackey Partnership

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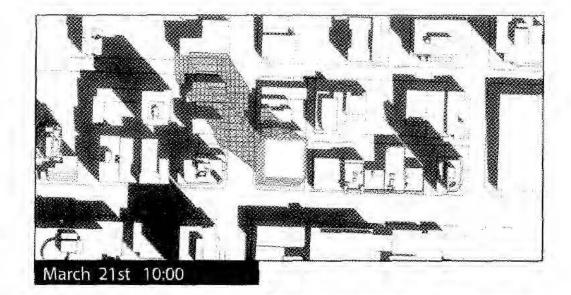
BROADWAY & GRANVILLE

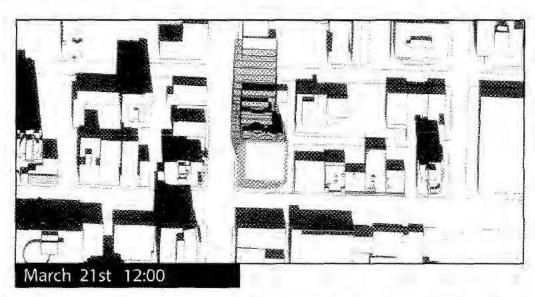
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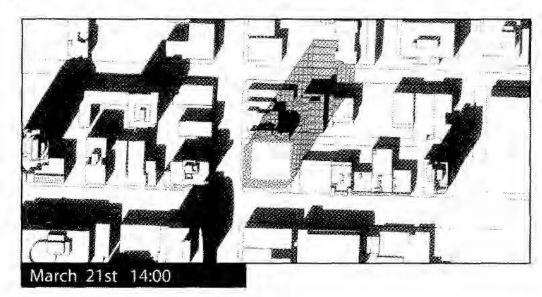
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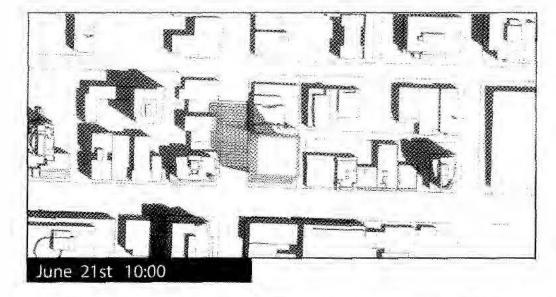
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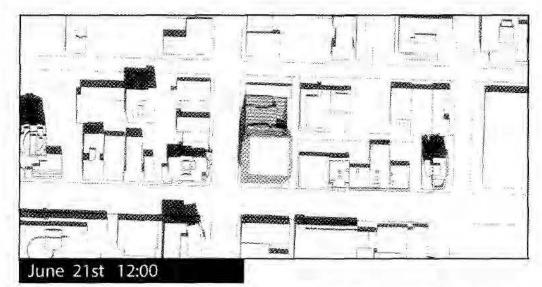
# **Shadow Analysis**

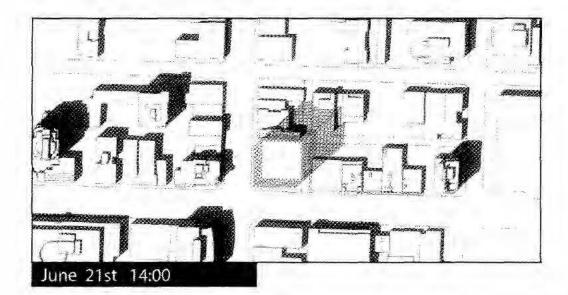












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BROADWAY & GRANVILLE

Project # 211004

Sept 2012

Shadow Analysis

# SERVICE OF THE PROPERTY OF THE

211004.1 BROADWAY & GRANVILLE

### **PROJECT STATISTICS**

SITE AREA	14,987.5	_sf	OFFICE AREA (gross)		
SITE AREA	17,327.5	sf	LEVEL		
(with Lane)			2 9,77	0.0	sf
			3 9,76	50.0	sf
BROADWAY FRONTAGE	124.5	ft	4 9,75	0.0	sf
			5 9,75	0.0	sf
GF+MEZZ AREA	19,300.0	sf	6 9,75	0.0	sf
(gross)			7 9,75	0.0	sf
			8 9,76	0.0	sf
OFFICE TOWER AREA	123,800.0	sf	9 9,79	0.0	sf
(gross)			10 9,8	0.0	sf
			11 9,80	0.00	sf
TOTAL BUILDING AREA	143,100.0	sf	12 9,79	0.0	sf
(gross)	-	_	13 8,16	60.0	sf
			14 8,16	0.0	sf
FSR	8.3		TOTAL 123,80	0.0	sf
(with Lane)					

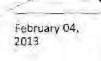
MCM

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Designers
Planners

BROADWAY & GRANVILLE

Project 211004



NTS @11x17

STATISTICS

P	A	R	KI	N	G	-	D	D	B	yΙ	a	W	

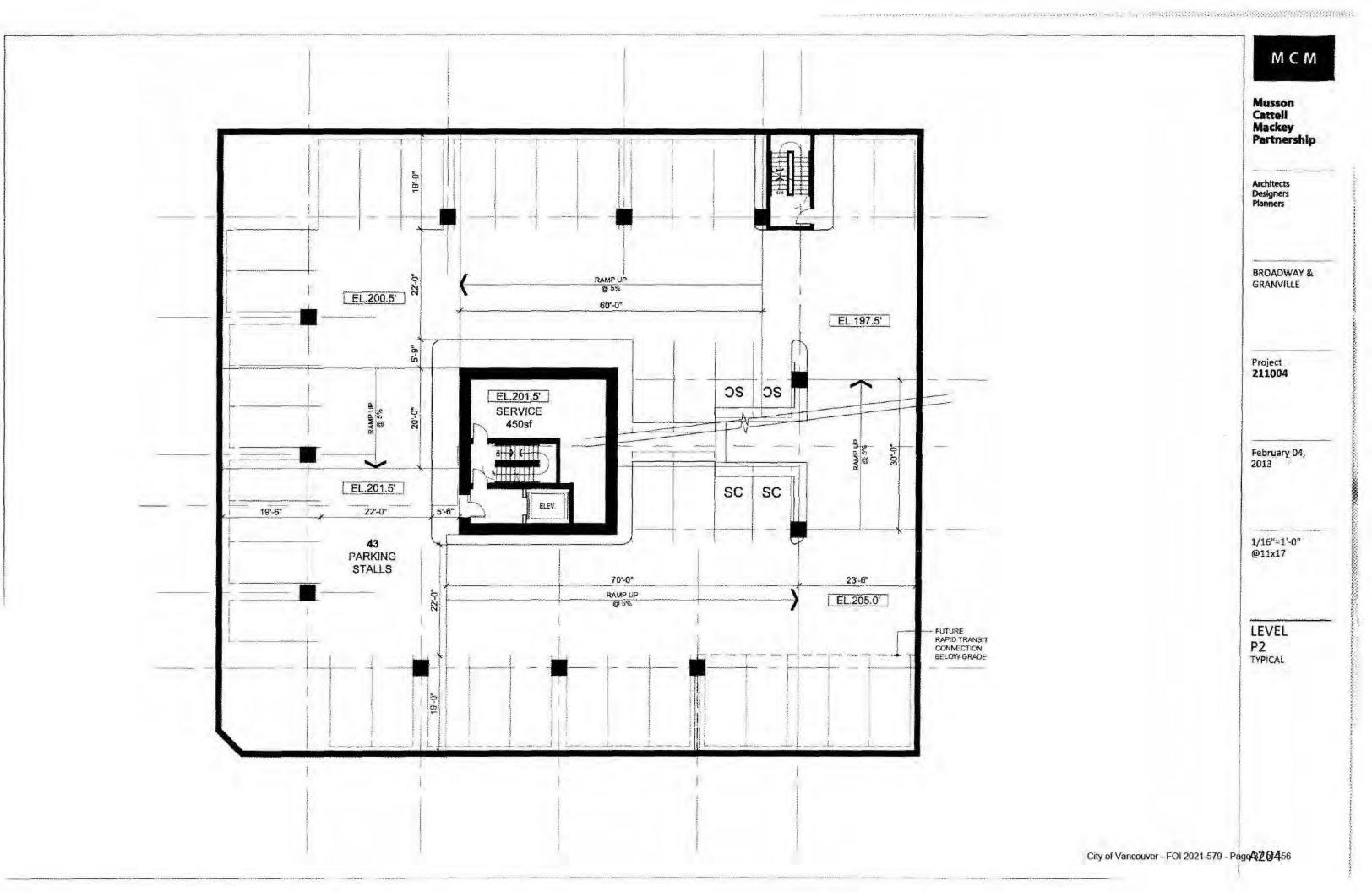
	92	116 STALLS	2.3	2.9 LEVELS
The state of the s	1,560.8	1237.84 sf	1560.76	1237.84 sf
	*P 1/	**P 1/	*P 1/	**P 1/
REQUIRED	PARKING S	PACES	PARKING	ELEVELS

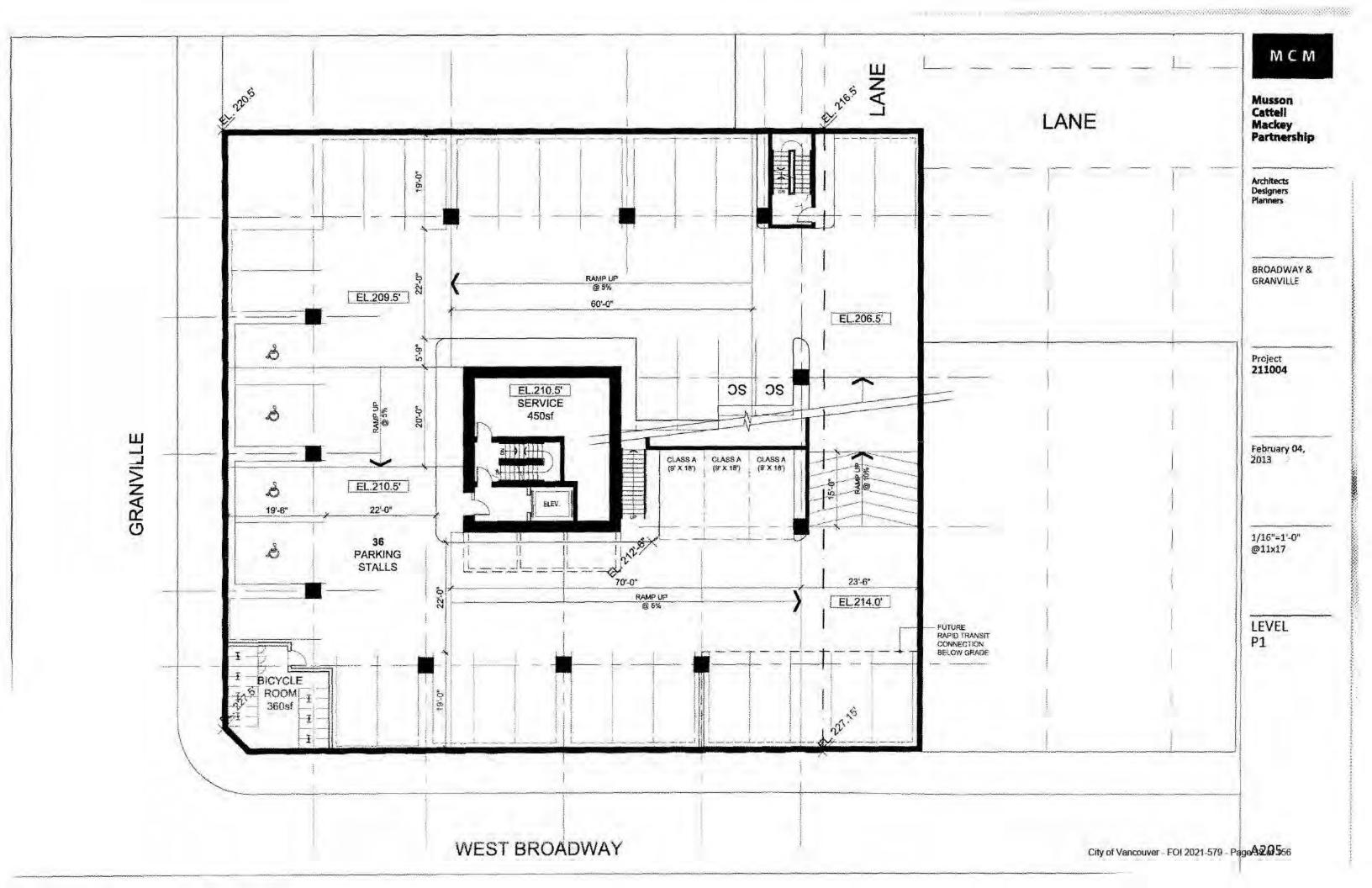
P1 36 stalls
P2 43 stalls
(typical)

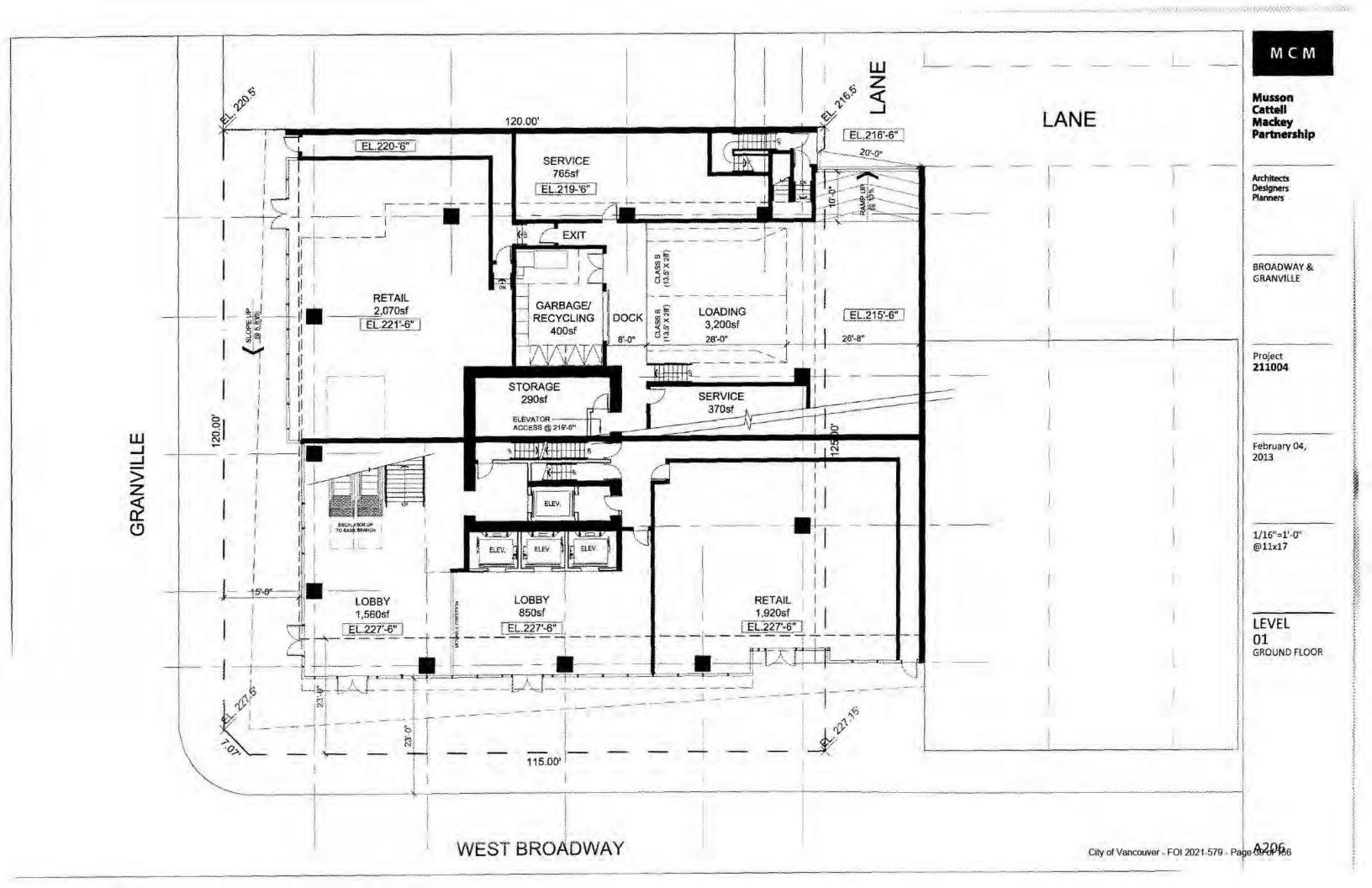
Parking Spaces Downtown - DD Bylaw

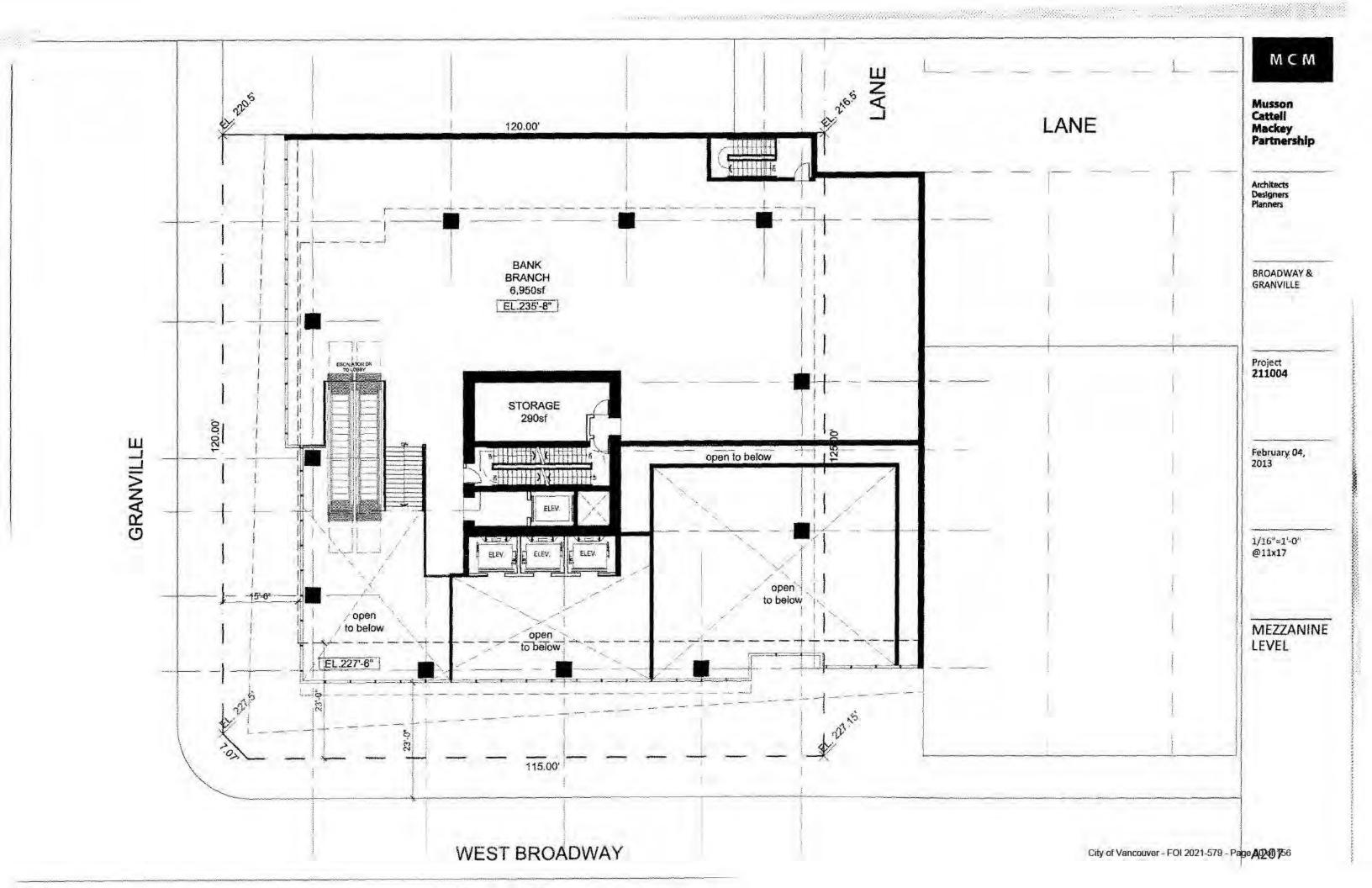
^{*} Minimum of one parking space for each 145 m² (1560.76sf) of gross floor area

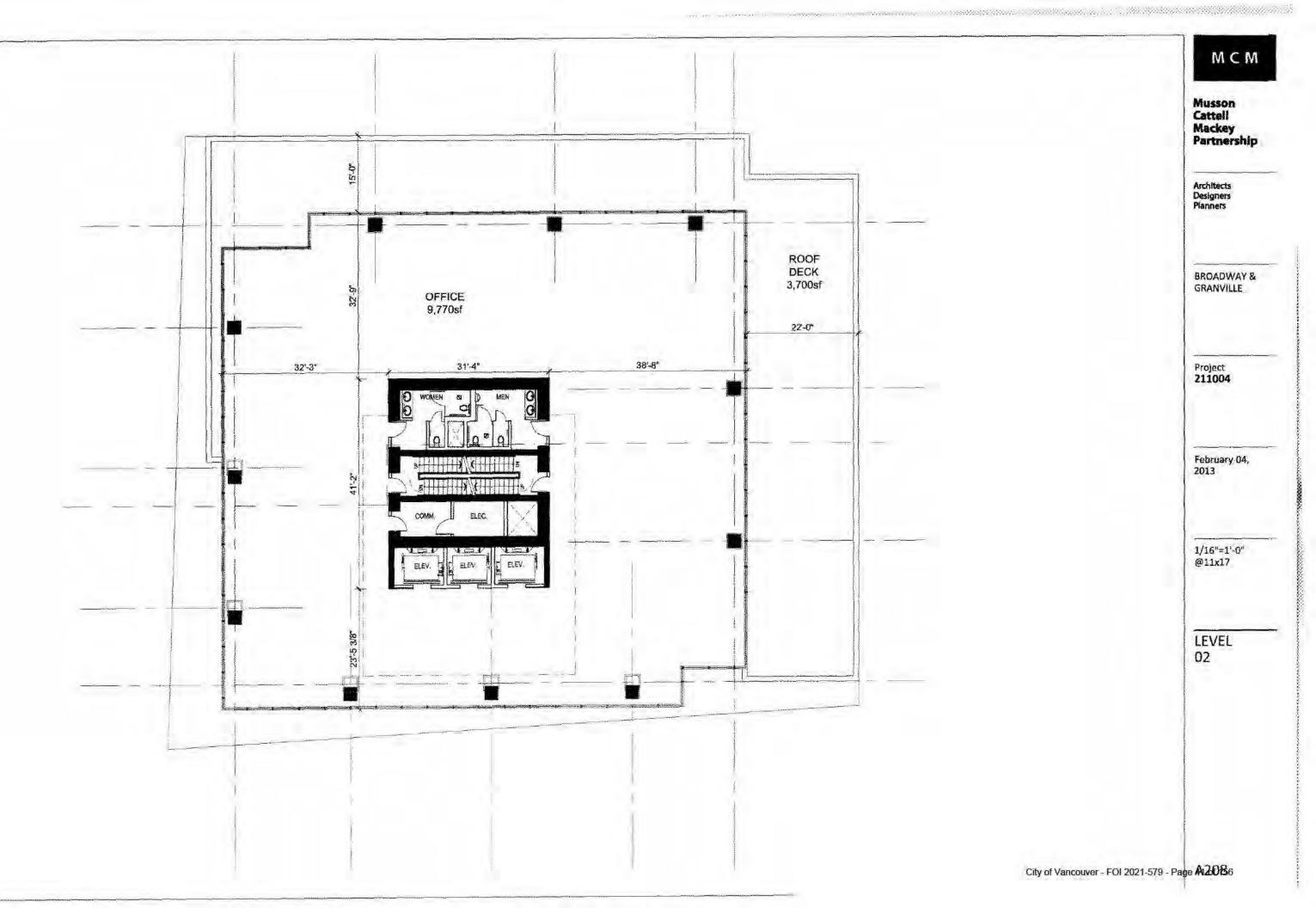
^{**} Maximum of one parking space for each 115 m²(1237.84sf) of gross floor area

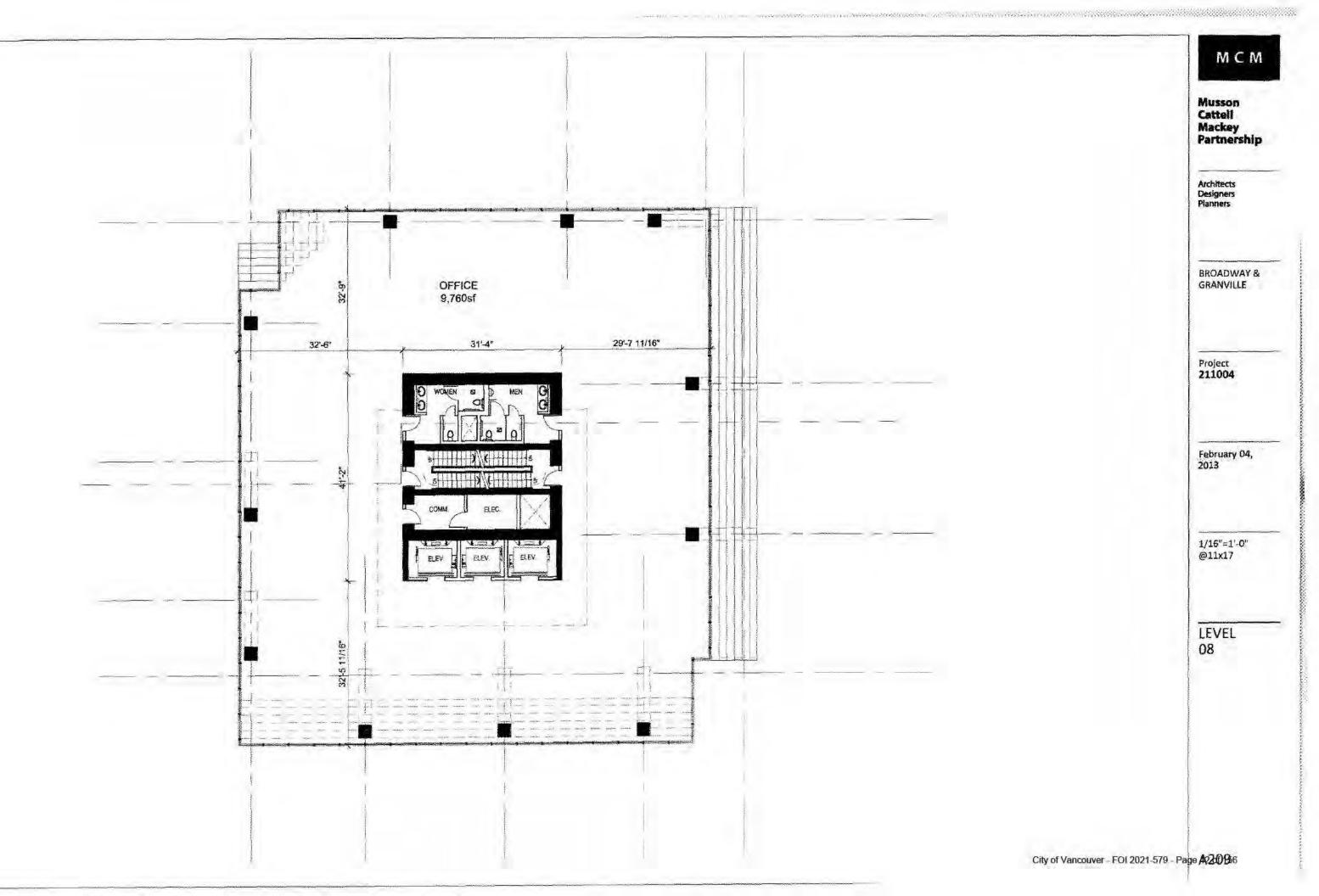


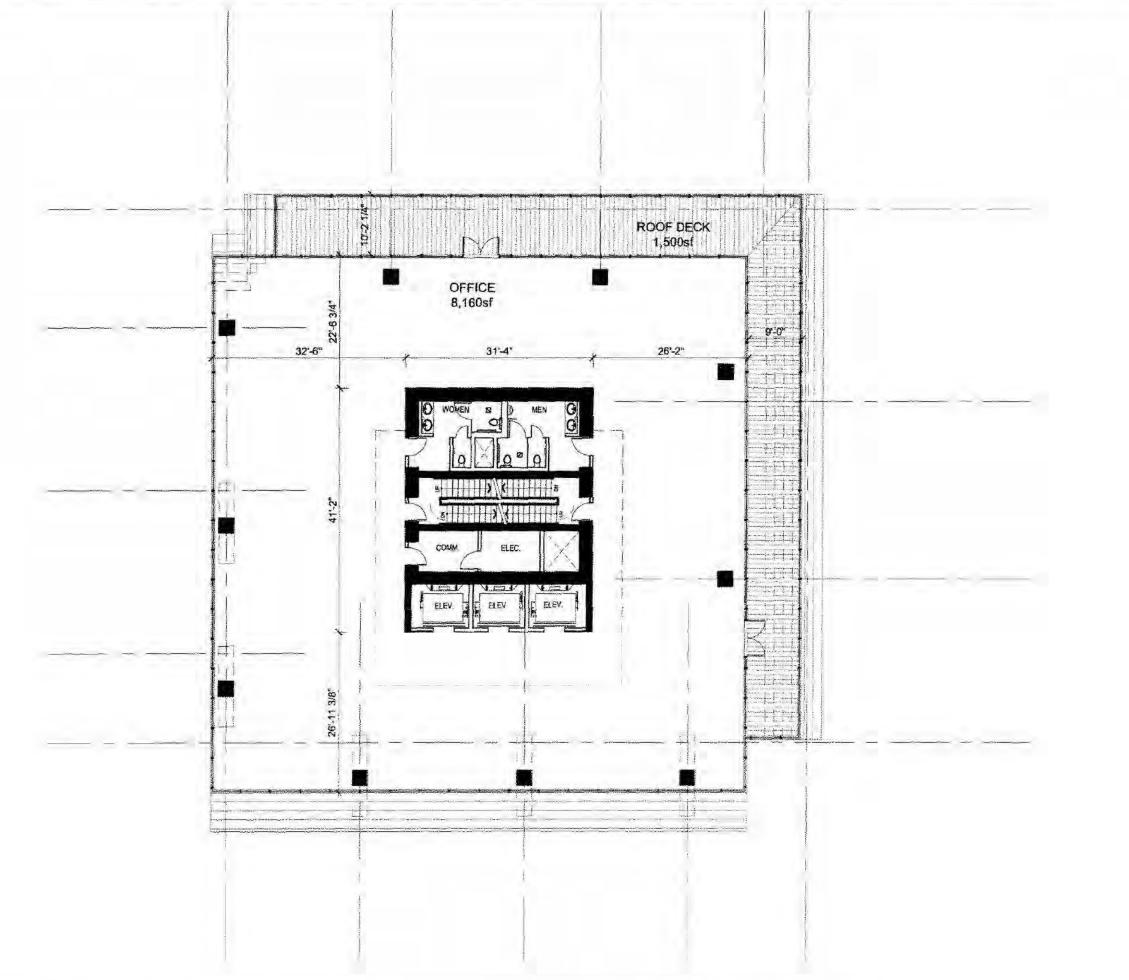












BROADWAY & GRANVILLE

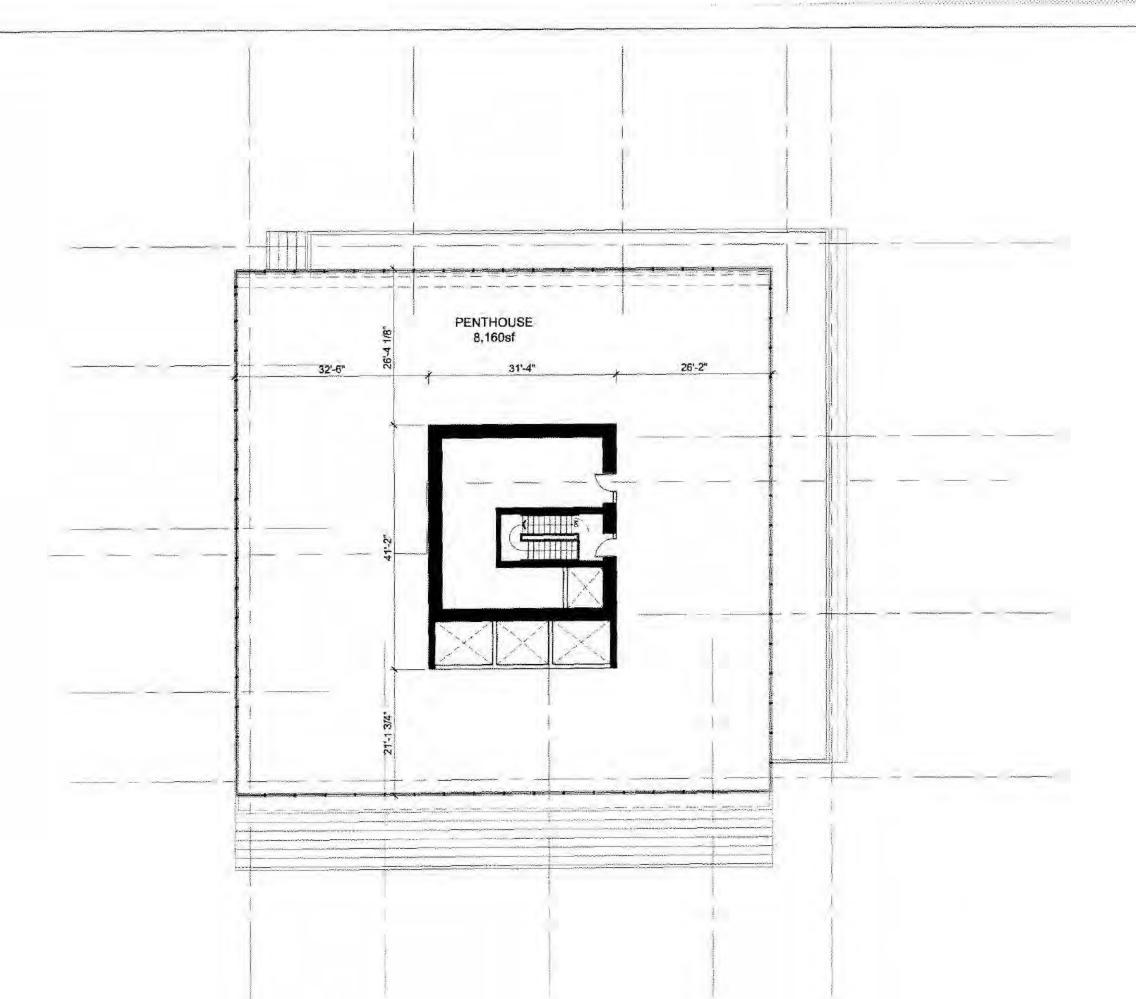
Project 211004

February 04, 2013

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

LEVEL 15 PENTHOUSE

City of Vancouver - FOI 2021-579 - Page A 201156





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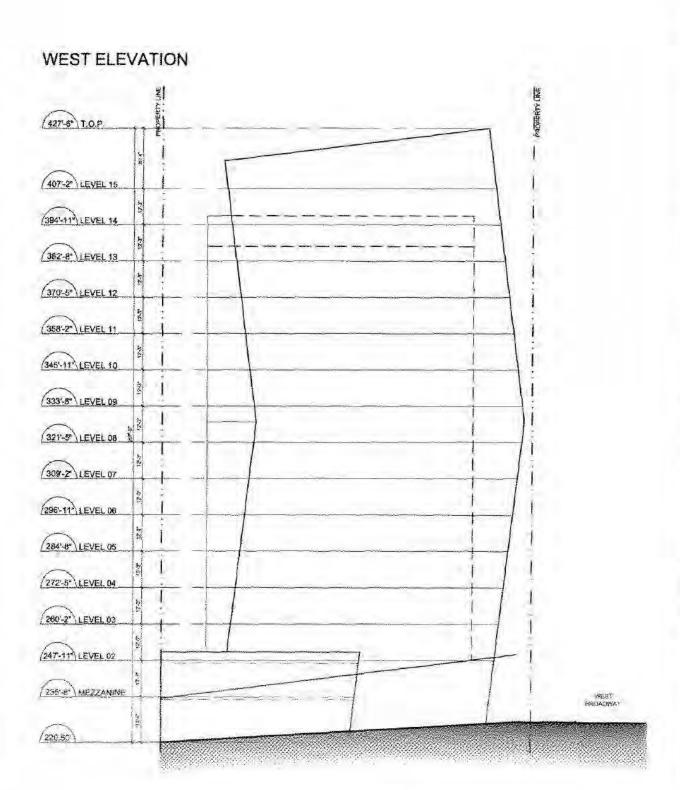
BROADWAY & GRANVILLE

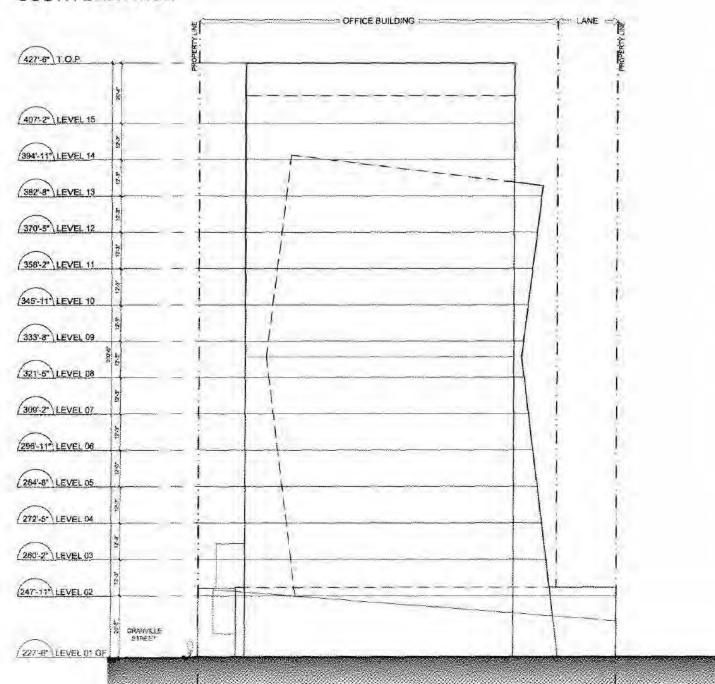
Project 211004

February 04, 2013

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

ELEVATIONS SOUTH & WEST





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BROADWAY & GRANVILLE

Project 211004

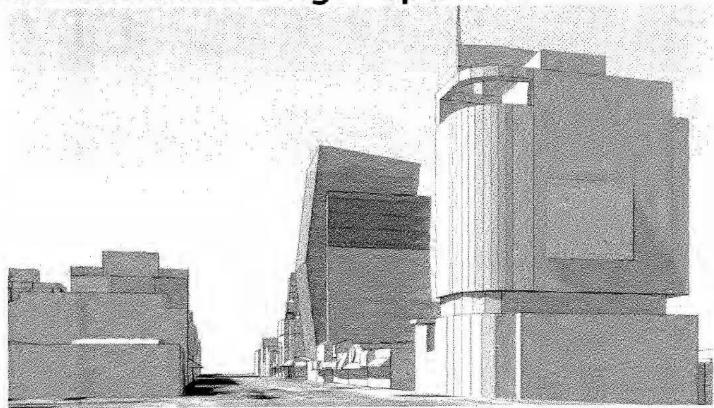
February 04, 2013

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

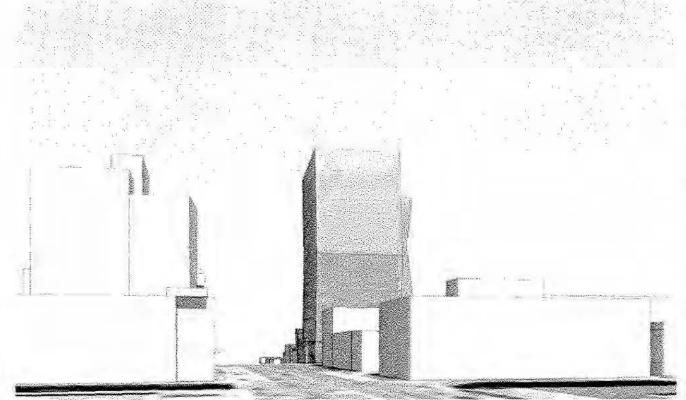
EAST - WEST BUILDING SECTION

27	4.	1	<b>W</b>	LANE -	
O.P	1		1		
1	MECH. PENTHOUSE				
EVEL 16					
EVEL 14	OFFICE			† į	
EVEL 13	OPFICE			<b>J</b> i	
	OFFICE				
VEL 12	OFFICE.	<b>/</b> /		11	
EVEL 11	- I	1/>		Ţį	
EVEL 10	OFFICE			Ī	
EVEL 09	OFFICE				
5.20	OFFICE				
EVEL 08					
VEL 07   S	OFFICE				
VEL 06	OFFICE				
70	OFFICE				
EVEL 05	OFFICE				
EVEL 04	CAFFIE .	<b>(</b> >	1		
EVEL 03	OFFICE		Militar - Marchael - Marchael		
150	OFFICE				
EVEL 02	LOBBA		BANK BRANCH	111	
EZZANINE STREET					
EVELONGE P			SERVICE.	FARKACE ENTRANCE	
EVEL P1	PASKING			PARKNO	1205
VEL P1 5	DARKING	博舞		SMRNAG .	
VEL PY	FARKING			A PARKET	
VELP4	PARKING				

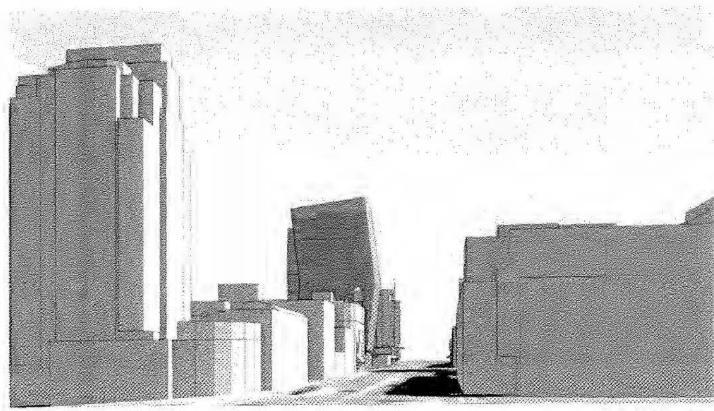
**Context Renderings - option A** 



Hemlock St. & W. Broadway



W. 10th Ave. & Granville St.



Fir St. & W. Broadway



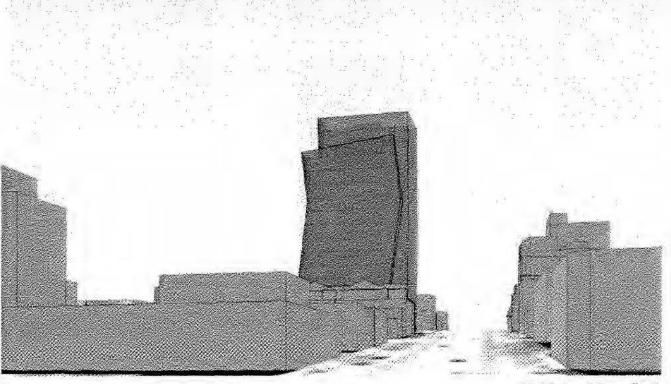
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BROADWAY & GRANVILLE

Project # 211004

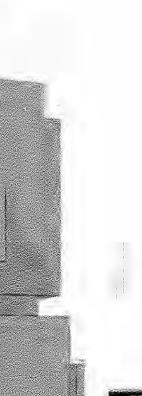
> February 2013

Context Renderings

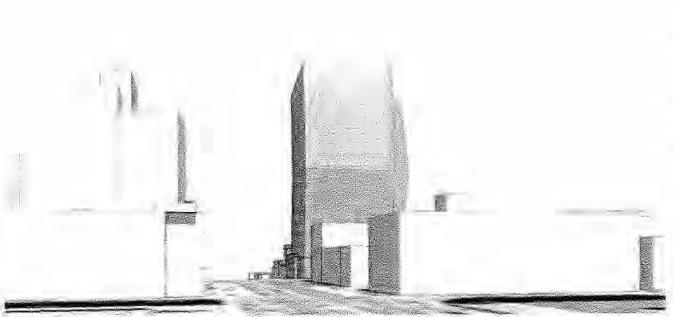


W. 7th Ave. & Granville St.

**Context Renderings - option B** 



Hemlock St. & W. Broadway



W. 10th Ave. & Granville St.



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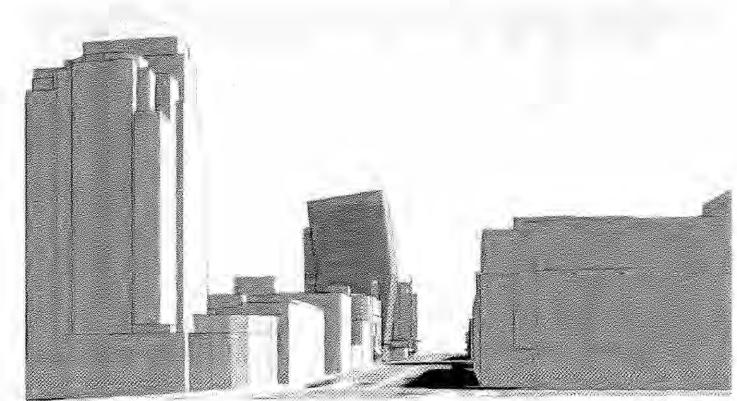
Designers

A Partnership Of Corporations

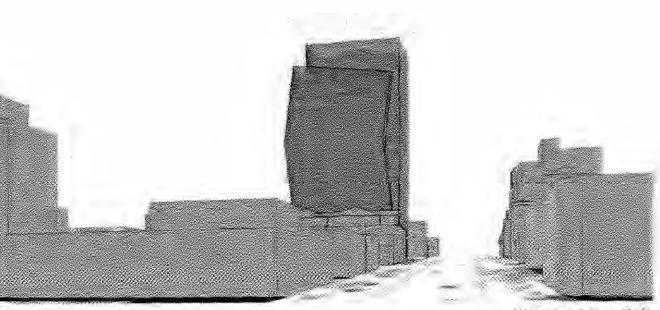
BROADWAY &

Project # 211004

February 2013



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

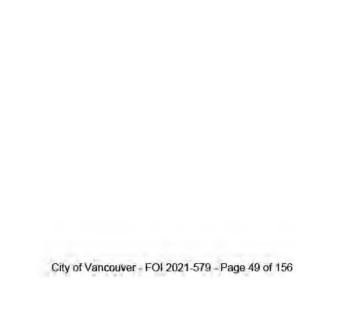
MCM

Architects Designers Planners A Partnership Of Corporations 1600 - Two Benfall Centre 555 Burrard St., Box 264 Vancouver, B.C. Canada V7X 1M9

nthompson@mcmparchitects.com www.MCMParchitects.com T. 604.687.2990 D. 604.646 1170

### Musson Cattell Mackey Partnership

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**BROADWAY & GRANVILLE** 211004.1

### PROJECT STATISTICS

SITE AREA	14,987.5	_sf	OFFICE AREA	(gross)	
SITE AREA	17,327.5	sf	LEVEL		
(with Lane)			2	9,770.0	sf
			3	9,760.0	sf
BROADWAY FRONTAGE	124.5	ft	4	9,750.0	sf
			5	9,750.0	sf
GF+MEZZ AREA	19,300.0	sf	6	9,750.0	sf
(gross)			7	9,750.0	sf
	313(2.13432-111112-111		8	9,760.0	sf
OFFICE TOWER AREA	123,800.0	sf	9	9,790.0	sf
(gross)	Testing Control		10	9,810.0	sf
			11	9,800.0	sf
TOTAL BUILDING AREA	143,100.0	sf	12	9,790.0	sf
(gross)		5	13	8,160.0	sf
			14	8,160.0	sf
FSR	8.3		TOTAL	123,800.0	sf
(with Lane)					

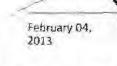
## MCM

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De	esigner
	anners

BROADWAY & GRANVILLE

Project 211004



NTS @11x17

STATISTICS

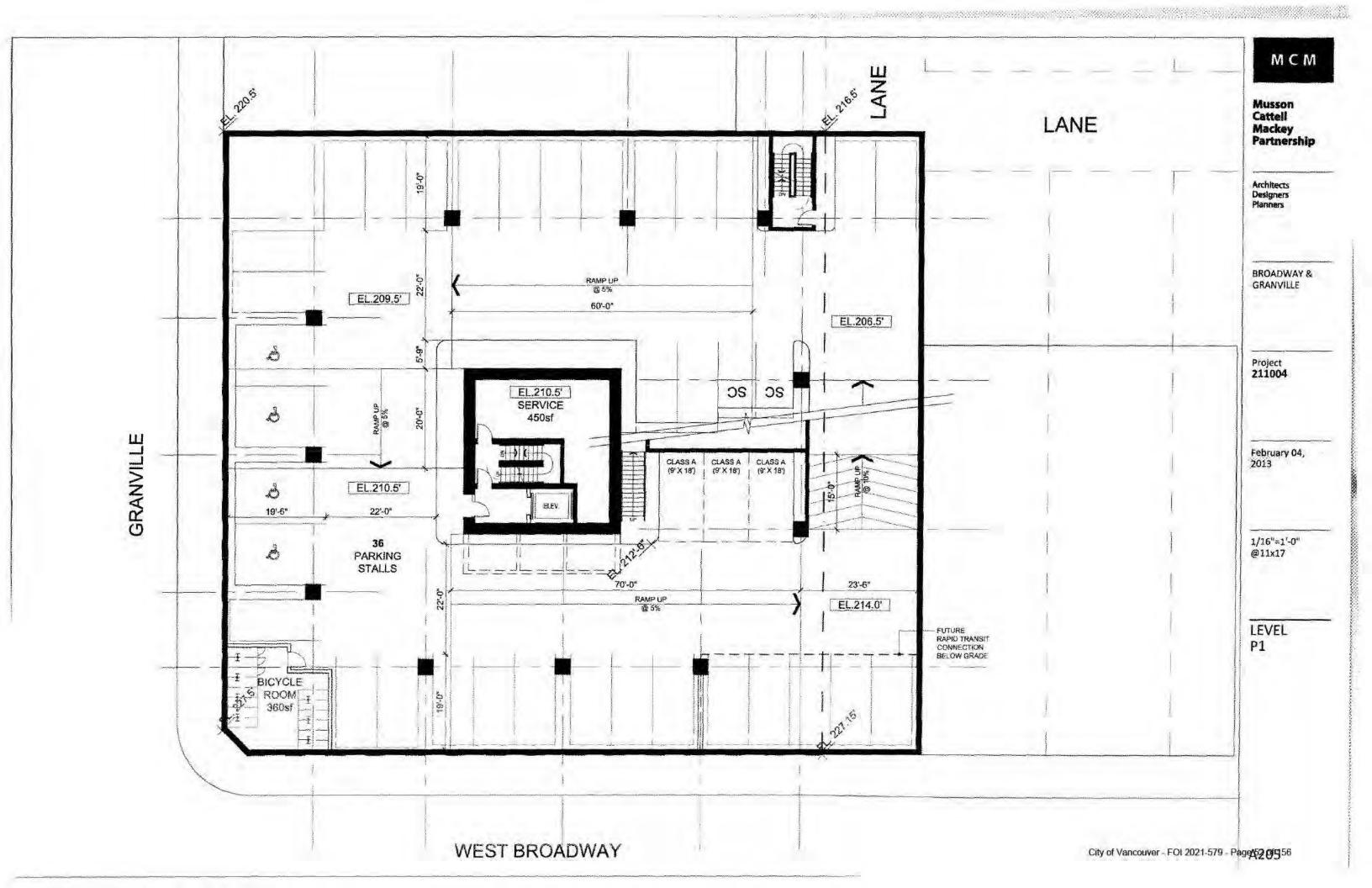
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PARKING "	UU	DAIGN

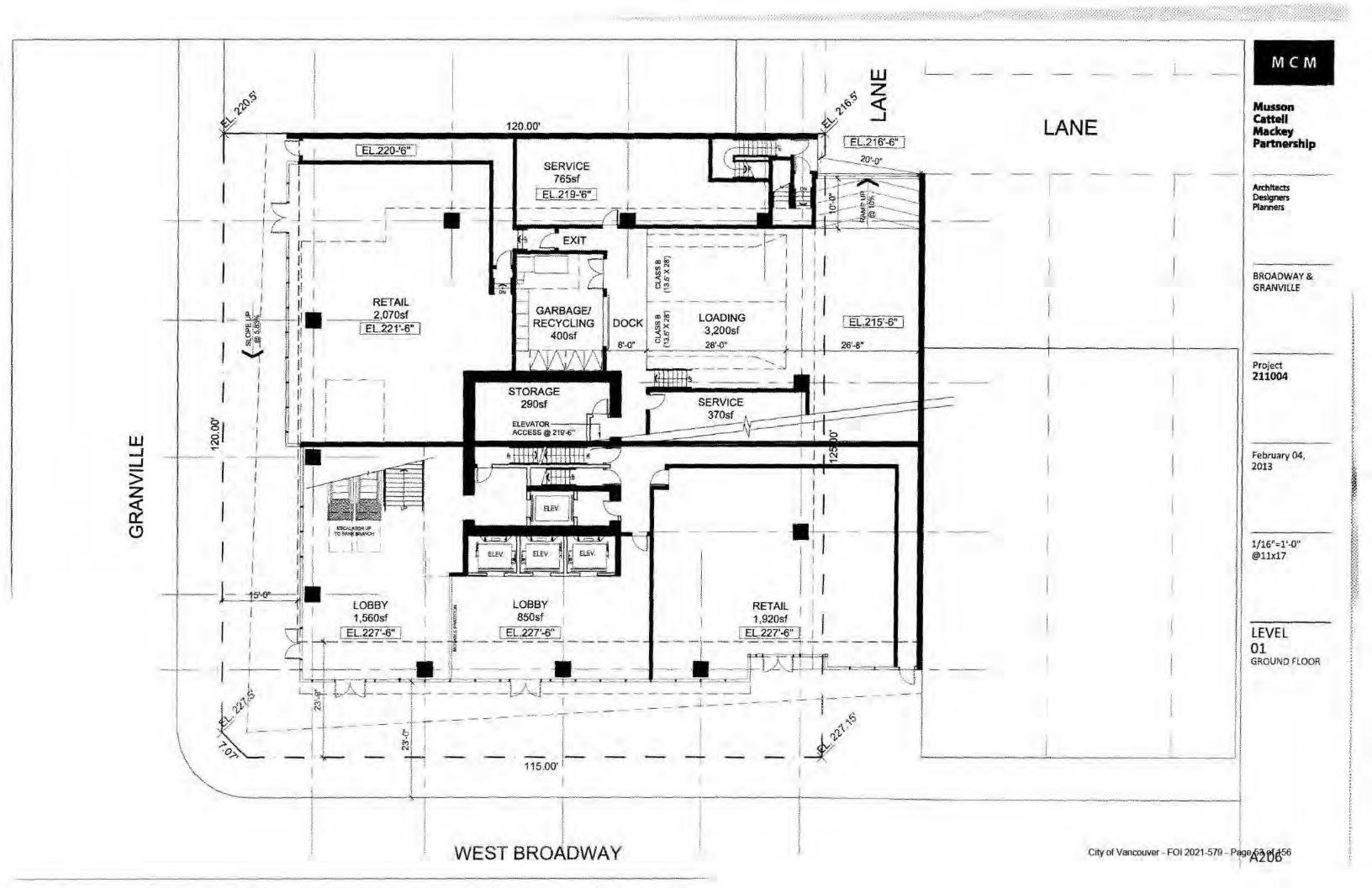
	92	116 STALLS	2,3	2.9 LEVELS	Š
	*P 1/ 1,560.8	**P 1/ 1237.84 sf	*P 1/ 1560.76	**P 1/ 1237.84 sf	
REQUIRED	PARKING S	SPACES	PARKING	LEVELS	

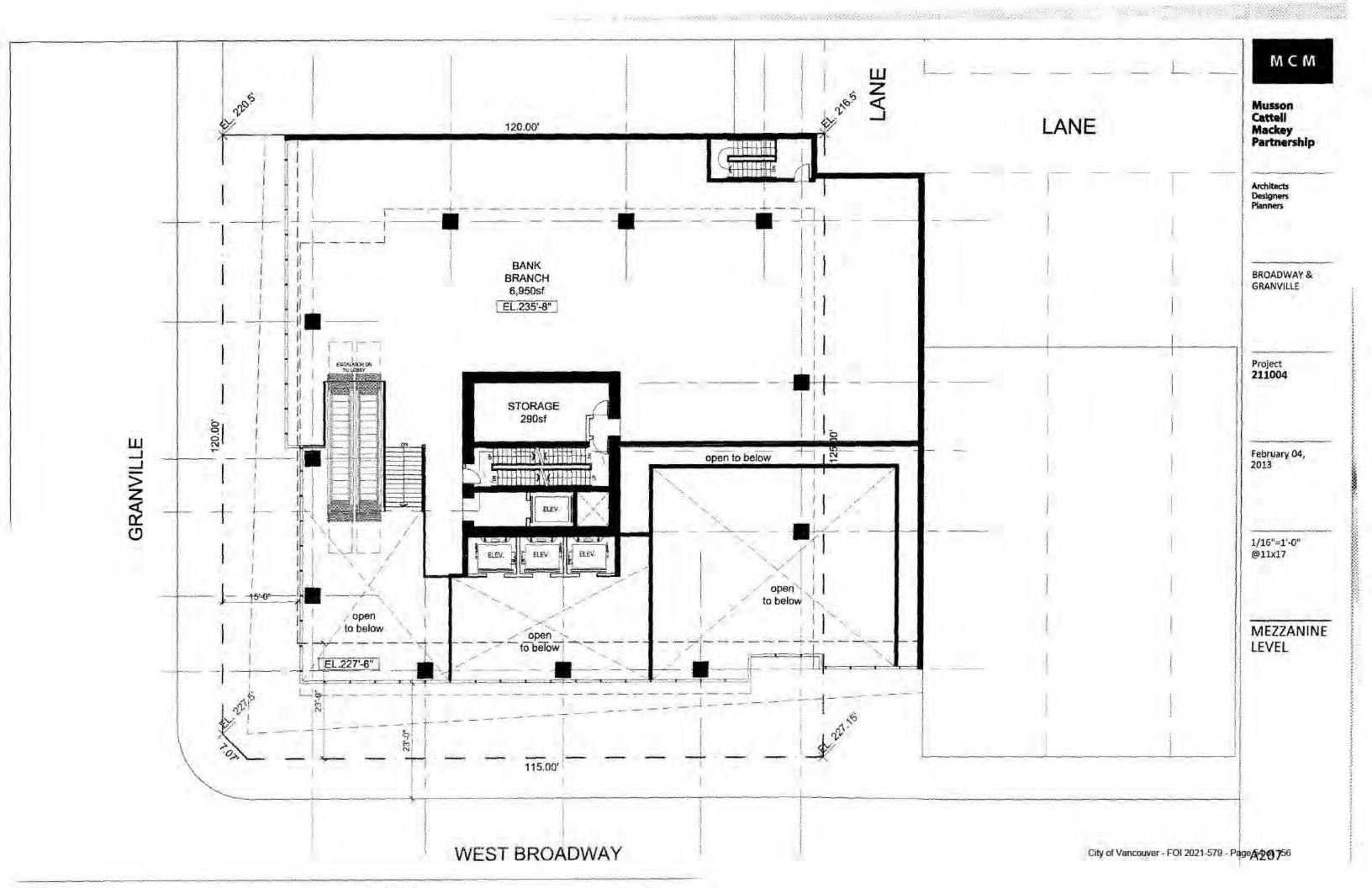
P1	36	stall
P2	43	stall
(typical)		

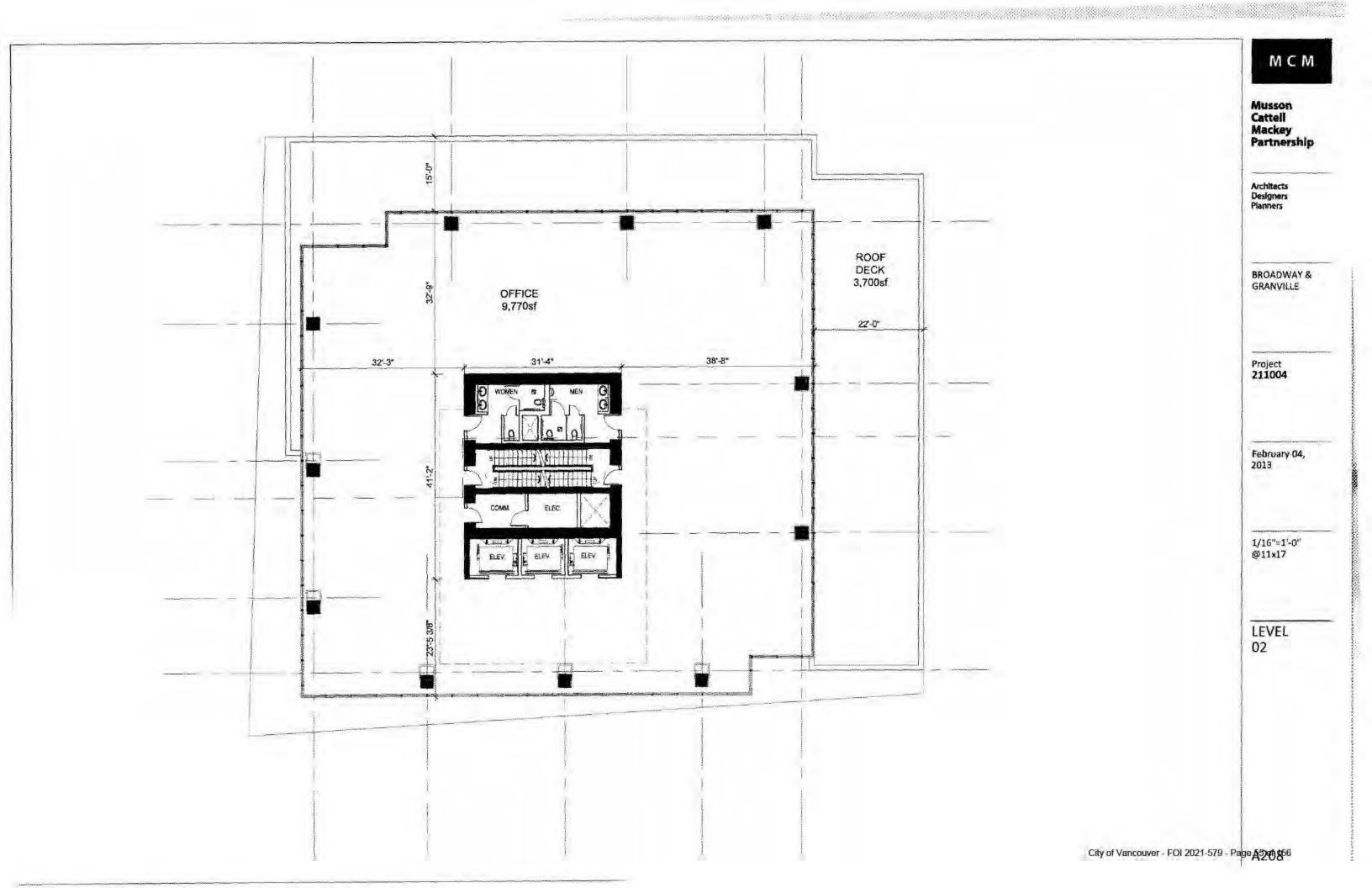
Parking Spaces Downtown - DD Byław

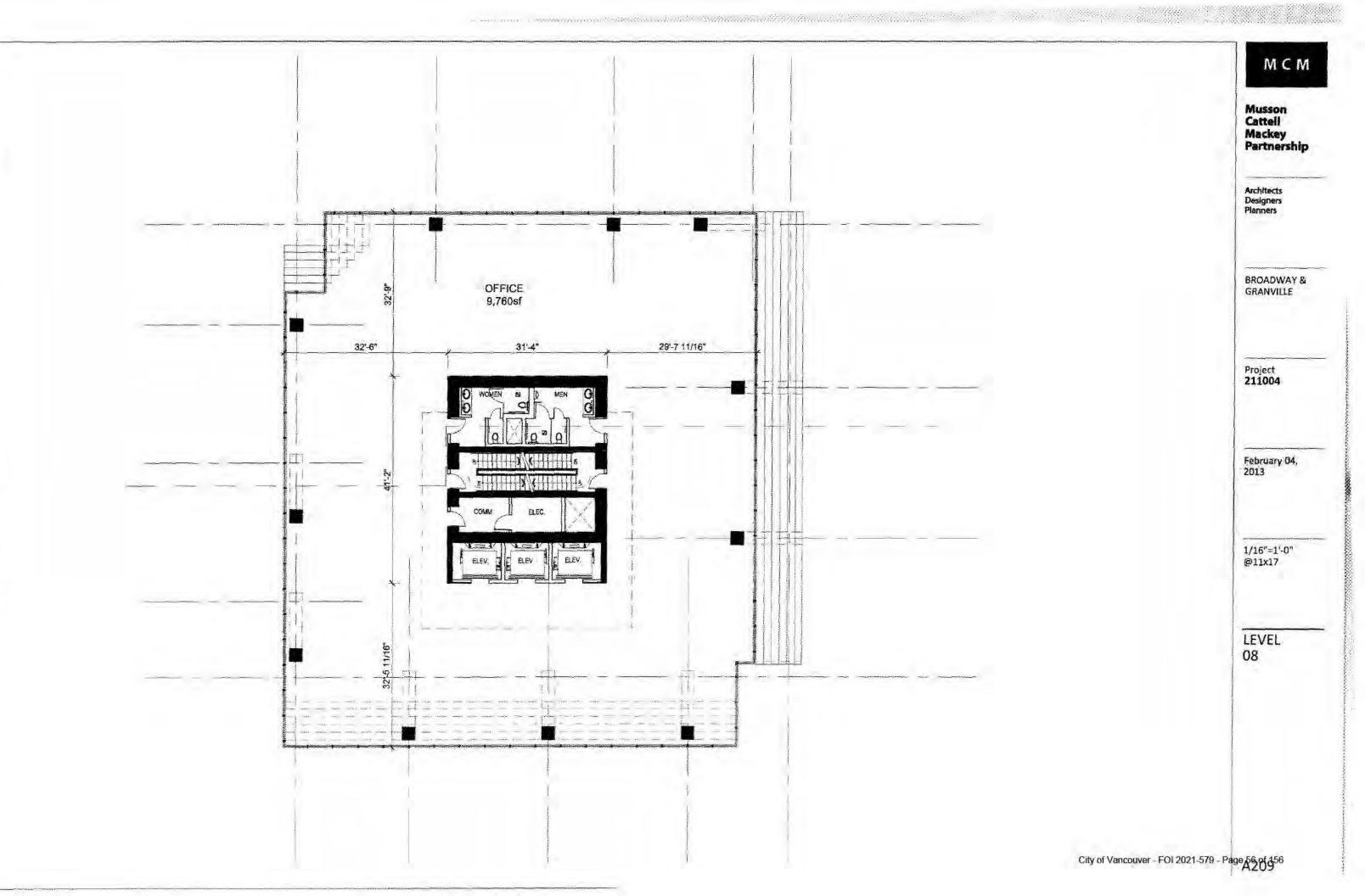
- * Minimum of one parking space for each 145 m² (1560.76sf) of gross floor area
- ** Maximum of one parking space for each 115 m² (1237.84sf) of gross floor area











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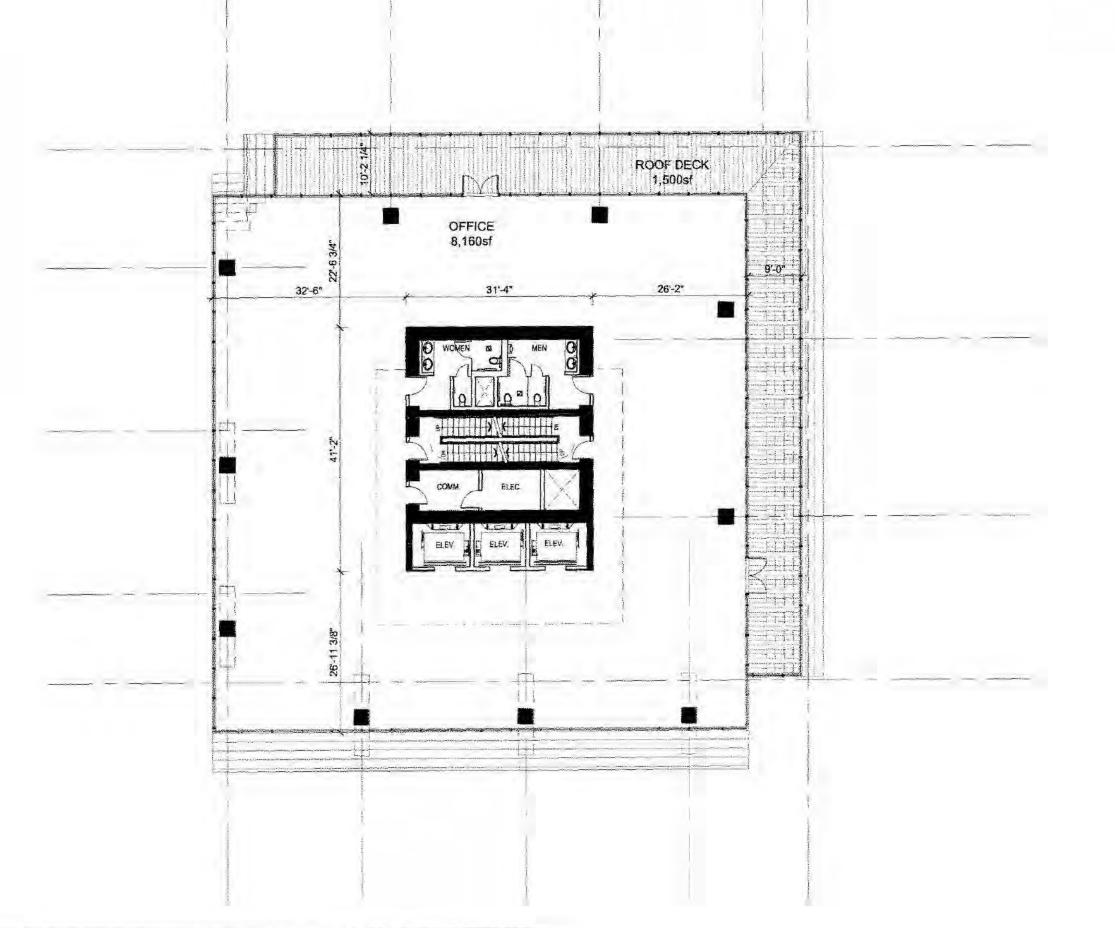
BROADWAY & GRANVILLE

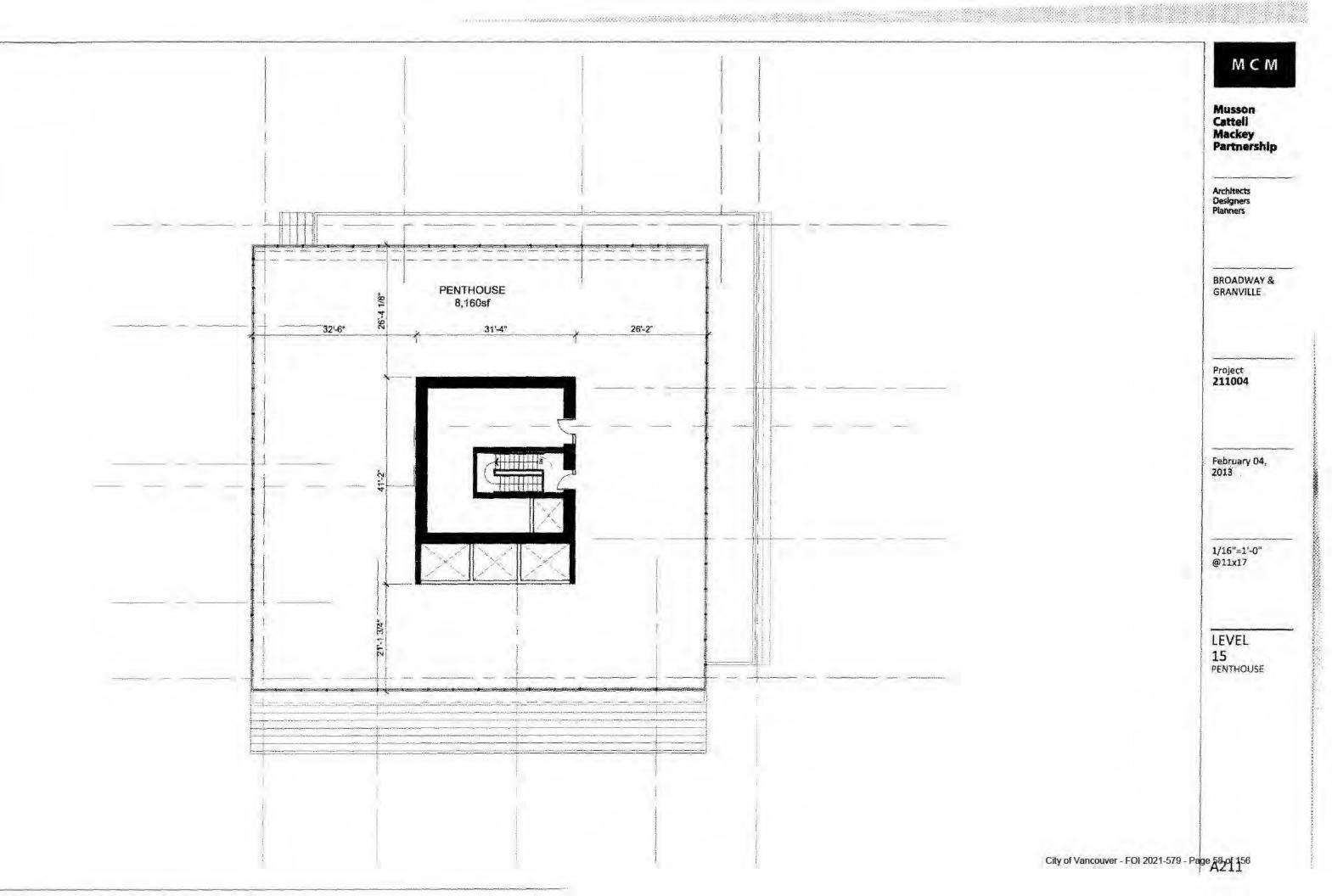
Project 211004

February 04, 2013

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

LEVEL 13







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BROADWAY & GRANVILLE

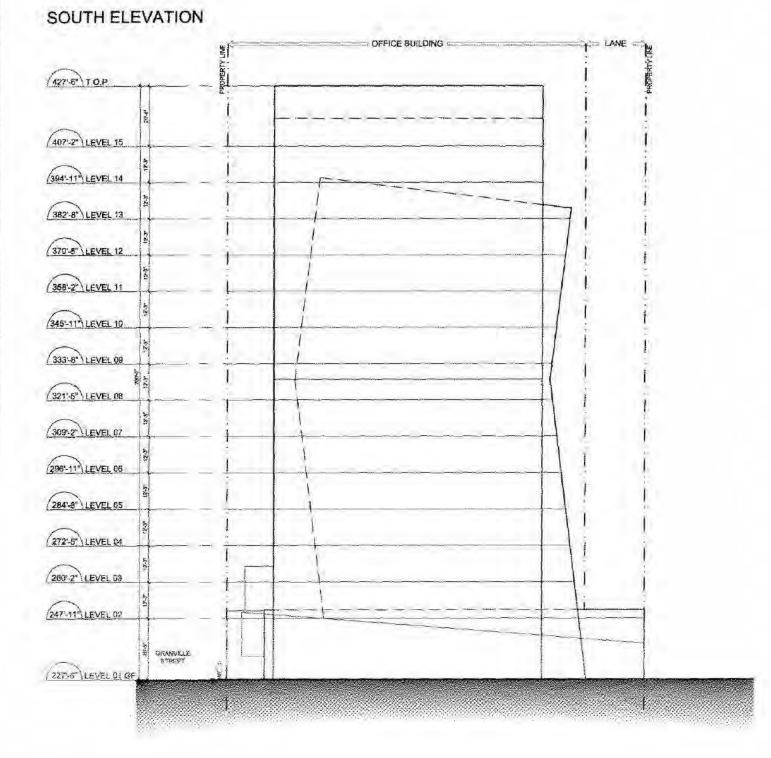
Project 211004

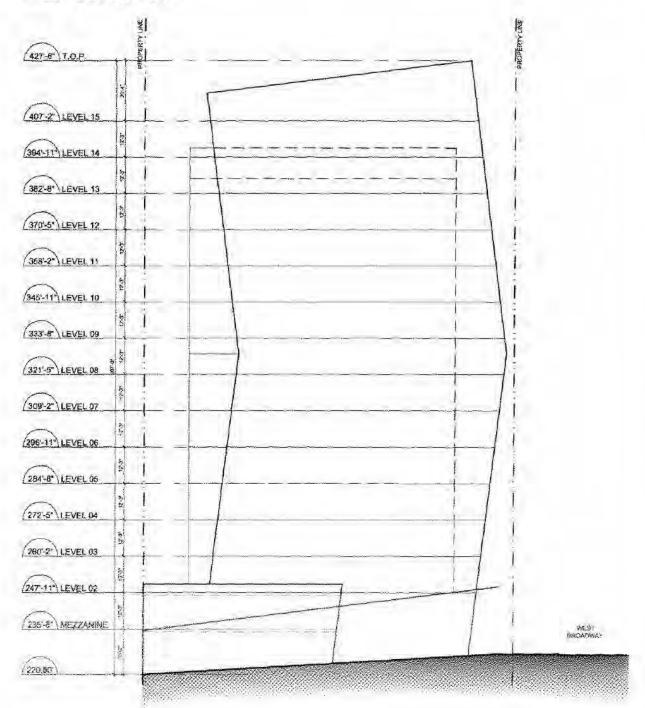
February 04, 2013

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

ELEVATIONS SOUTH & WEST









Architects Designers Planners

BROADWAY & GRANVILLE

Project 211004

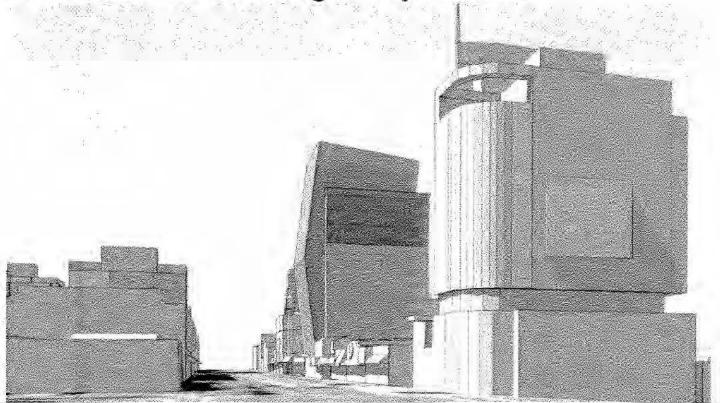
February 04, 2013

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

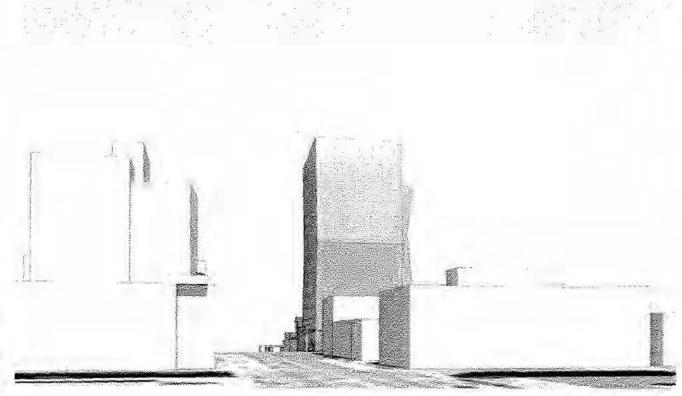
EAST - WEST BUILDING SECTION

	<u>#</u>	çanın İ	Market Sales - 1 - Maril	OFFICE BUILDING	100	LANE =1	
427'-6" T.O.P.	PROSERTY LINE	į.			and the same of th		
***	ORG	l.	Iniani, maken Sakar Hille	-	1		
$\sim$	787		MECH. PENTHOUSE				
407-2" LEVEL 15	5	<b>—</b>	United Street,				
394'-11" LEVEL 14	, E	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	OFFICE:				
382'-8" LEVEL 13	15 A	) land	OFFICE				
	2		OFFICE				
376'-5" LEVEL 12				+ / >			
358-2"\LEVEL 11	2		OFFICE				
	4		OFFICE				
345-11*\LEVEL 10		- #	OFFICE				
333-8" LEVEL 09	6		OFFICE.	1/>			
321-5" LEVEL 08	25		OFFICE				
SETS REVELOE	.g.Z.		OFFICE				
309"2" LEVEL 07				1			
296'-11" LEVEL 06	120		OFFICE				
	10		OFFICE		100 000		
284-8 LEVEL 05	15.			T/			
272-5" LEVEL 04			OFFICE				
260'-2" LEVEL 03	8		OFFICE		1		
			OFFICE				
247-113 LEVEL 02							
235'-8"   MEZZANINE	GRANVILLE STREET		LOBBY		BANK ERANCH		
227-6" \LEVEL 01 GE					SERVICE	PARKADE ENTRANCE	
250-6 ₄	<u> letera</u>		<u>eee</u>		28 SERVICE	ENTRANCE E	e.f.
210'-8" LEVEL P1			PARKNO			PARTITION	
201-8 LEVEL PZ			PARSNIG			PARKING	
192-9" \LEVEL E3			PARKING			PANENG &	
183'-6' LEVEL P4	2	A Company of the Comp	PARKING				

**Context Renderings - option A** 



Hemlock St. & W. Broadway



W. 10th Ave. & Granville St.

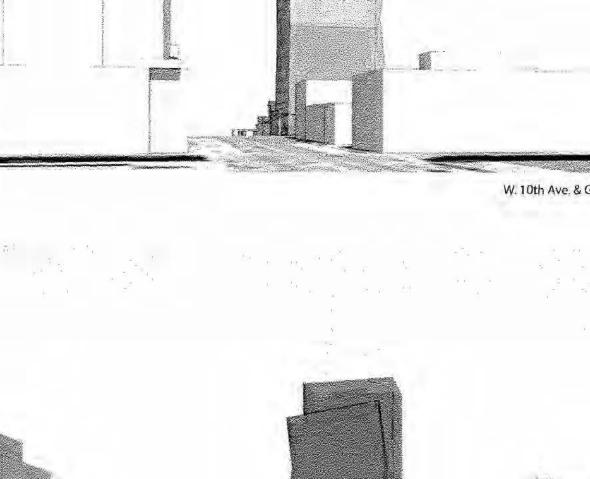
Musson Cattell Mackey Partnership

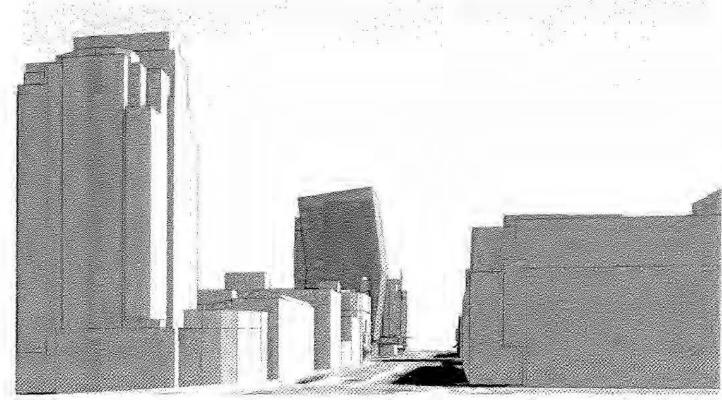
A Parmership Of Corporations

BROADWAY & GRANVILLE

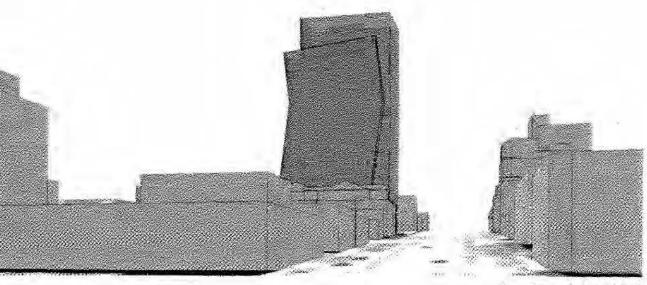
Project # 211004

Context Renderings



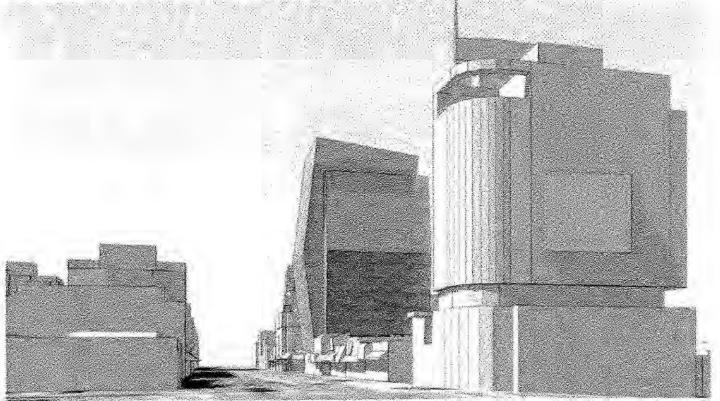


Fir St. & W. Broadway

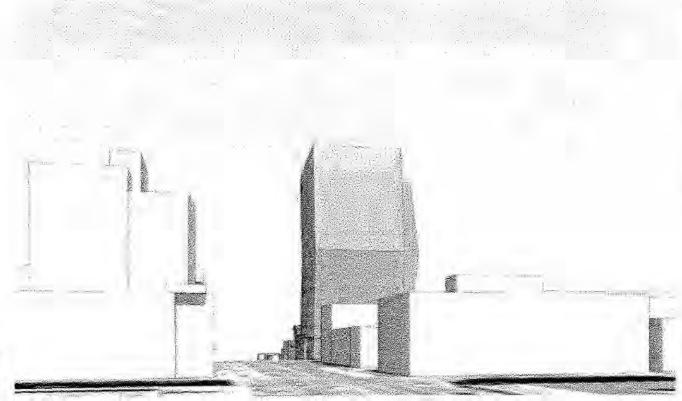


W. 7th Ave. & Granville St. City of Vancouver - FOI 2021-579 - Page 61 of 156

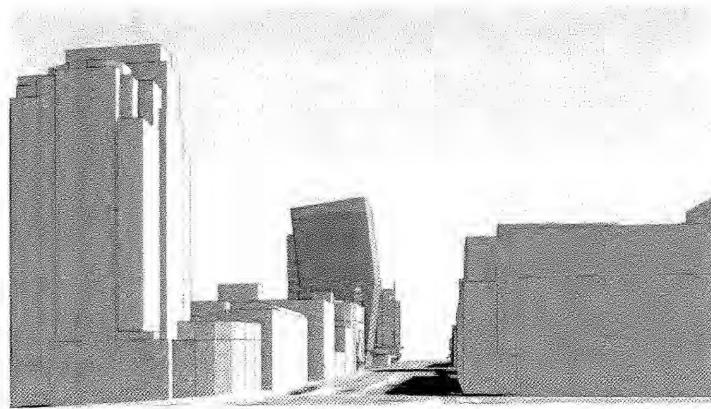
# **Context Renderings - option B**



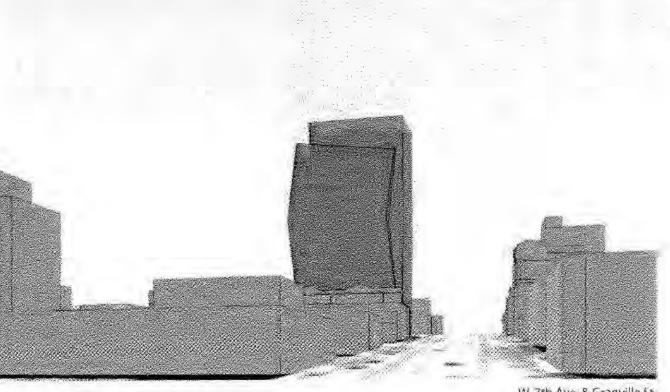
Hemlock St. & W. Broadway



W. 10th Ave. & Granville St.



Fir St & W Broadway



W. 7th Ave. & Granville St.

Musson Cattell Mackey Partnership

Designers Planners

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GRANVILLE