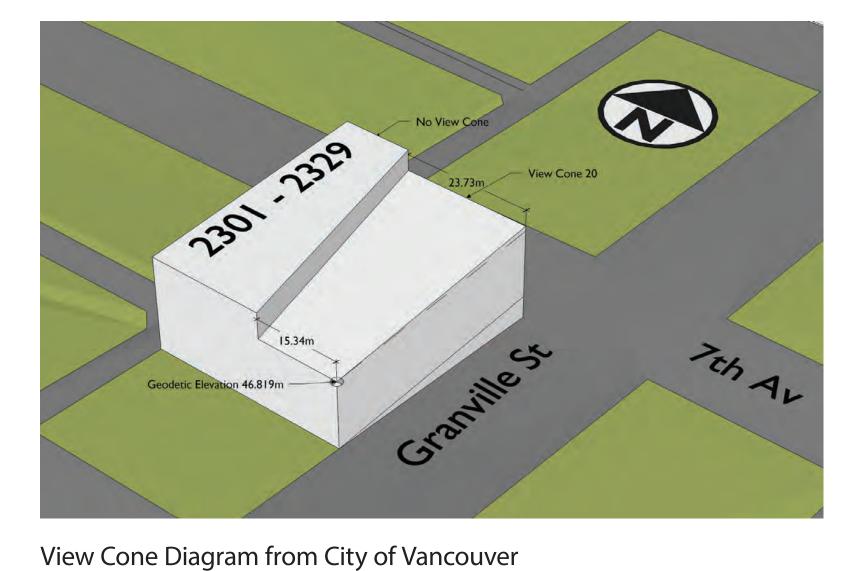
The proposed form of the building responds to the Granville Street setbacks and View Cone 20-2014 to maintain the corridor view to the North Shore while also respecting historical built form on Granville Street. The building is comprised of three forms stepping up and away from the commercial street along Granville to the eight-storey high portion of the building along the west property boundary.

Retail spaces at street level are shaped as separate units to follow Granville's street character and break the building proportion to a pedestrian scale. The design of the store frontages and entries sloping up the street will encourage an active and engaging street. Stone cladding will be used on Granville to give a warm and grand look to the stores.

The residential building mass at the upper levels, stepping back and rotating at the 3<sup>rd</sup> and 6<sup>th</sup> storeys in line with the view corridor, create unique and exciting forms that will be animated with the rhythm of smaller balconies and vertical façade elements. As a result of these setbacks tenants will enjoy large patios with lots of sunlight and planters along edges. The west facing façade is a metal panel grid with smaller windows to minimize the west light and heat gain, with the corridors lining up along west wall at these upper levels.

The residential entry lobby will be located at northwest corner of the building. An amenity area and landscaping along the west boundary will activate the lane. Loading and parking access will be tucked back further down the lane.





Aoyuan

Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions an conditions on the job and IBI Group shall be informed of any variations from

the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for approval before proceeding with fabrication.

IBI Group Architects (Canada) Inc.
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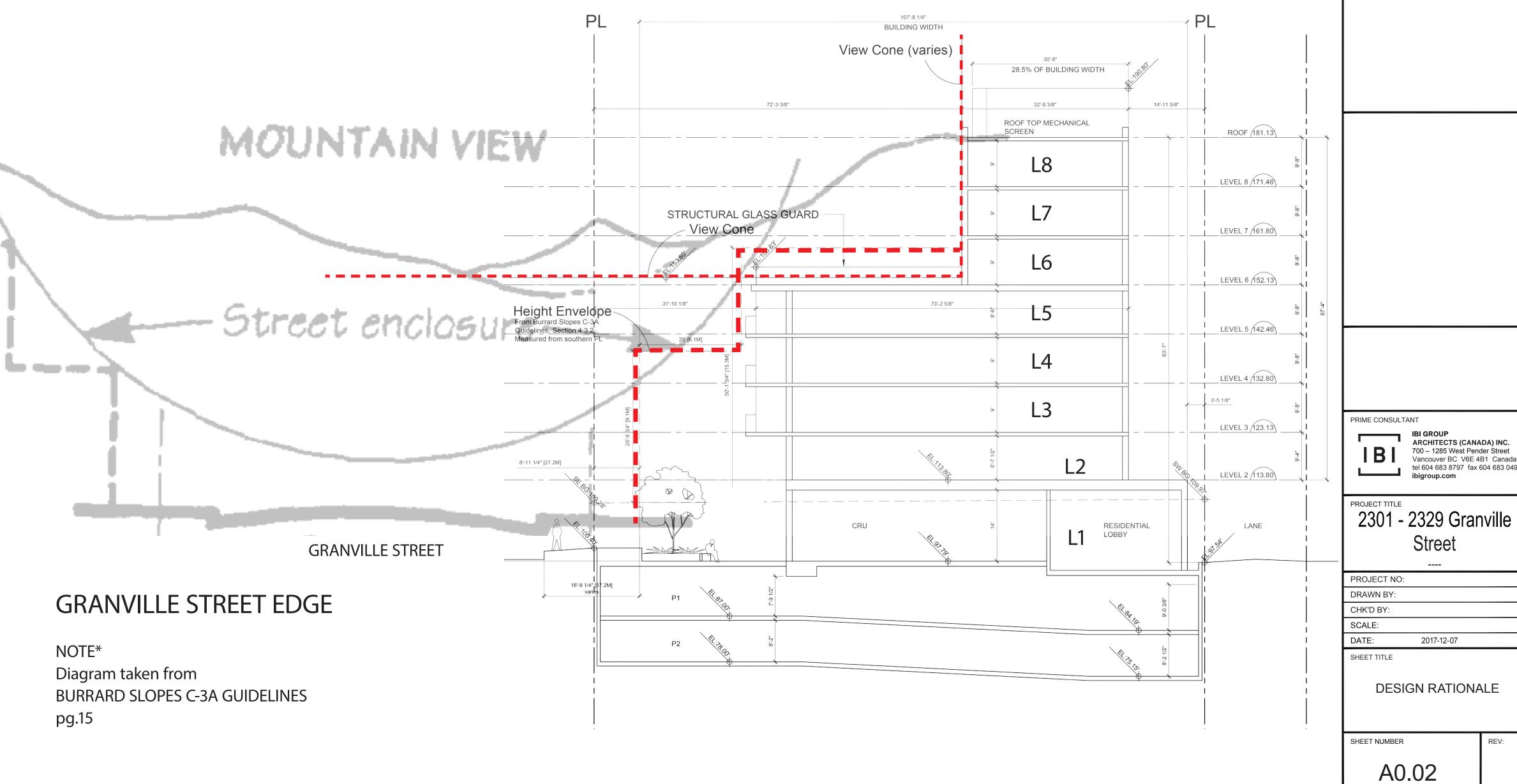
2017-12-07 | ISSUED FOR DP

DATE

ISSUES

DP DRAFT

DESCRIPTION



November 3, 2017

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