

CIVIC ADDRESS
500-516 WEST BROADWAY, VANCOUVER. B.C.

LEGAL ADDRESS
LOT A BLOCK 360 PLAN 21010 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER EXCEPT PLAN EXP PLAN LMP38112

EXISTING ZONING: C 3-A
PROPOSED ZONING: C 3-A
EXISTING USE: COMMERCIAL/ RESIDENTIAL
PROPOSED USE: COMMERCIAL
UNDERGROUND PARKING

ZONING ANALYSIS

500 W Broadway & Cambie, Vancouver BC existing zone: C-3A proposed zone: C-3A By-Law Vancouver

	required / allowed		proposed	
	imperial	metric	imperial	metric
Site Area	18,603.0 sqft	1,728.2 sqm		
Total Gross Area			63,195.7 sf	5870.9 sqm
Total Exemptions			1,814.4 sf	168.6 sqm
Total Net Area Area	61,389.9 sqft	5703.1 sqm	61,381.3 sf	5702.3 sqm
FSR including 0.3 Heritage Density Transfer		3.3		3.3
Building Height - Maximum			93.00 ft	28.3 m
Setback NORTH			7.5 ft up to 29.75' ft	
Setback EAST			5.8 ft up to 29.75' ft	
Setback SOUTH			0 ft up to 23' ft	
Setback WEST			0.0 ft	

CAR PARKING ANALYSIS

Parking Requirements as per VBBL Parking By-Law 4.1.7(a) Central Broadway

Commercial Parking Stalls	required / allowed		proposed
1.0 Stall/145 sqm up to 290 sqm + 1.0 Stall/70 sqm after 290 sq	5870.9 sqm	81.7 stalls	83 stalls
Parking Stall Summary	required / allowed		proposed
Regular Car Stalls			57 stalls
Small Car Stalls (max. 25%)		20.75 (max.)	18 stalls
H/C Stalls VPBL 4.8.4 (b) 1 stall/first 500sqm + 0.4 stall/each add. 1,000 sqm	5870.9 sqm	3.1 (min.)	4 stalls
Total Number of Actual Parking Stalls			79 stalls
Bonus Parking Stalls for HC Stalls provided as per VPB 4.1.15			4 stalls
Total Number of Proposed Parking Stalls			83 stalls

BICYCLE PARKING ANALYSIS

VPBL Section 6

Commercial Bicycle Stalls Class A	required / allowed		proposed
As per VPBL 6.2.4.1 & 6.2.5.1 1 space/500 sqm	5,870.9 sqm	11.7 spaces	12 spaces
As per VPBL 6.3.13A min. 20 % Bicycle Lockers		2.3 spaces	2 spaces
Commercial Bicycle Stalls Class B	required / allowed		proposed
As per VPBL 6.2.4.1 & 6.2.5.1 , min 6 spaces		6 spaces	6 spaces
		see LA drawings	

LOADING SPACE ANALYSIS

VPBL SECTION 5 5.2.1

Class A Loading Space Retail (Level 1 & 2)	required / allowed		proposed
As per VPBL 5.2.5 N/A		N/A	
Class A Loading Space Office (Level 3 to 7)			
As per VPBL 5.2.7 At least 1 space for 1000 sqm to 7500 sqm	3865.8 sqm	1.0 space	1 space
Class B Loading Space Retail (Level 1 & 2)	required / allowed		proposed
As per VPBL 5.2.5 1 space/ 465sqm + 1 space/1860 sqm + 1 space/2325sqm	1,819.7 sqm	1.7 space	1 space
Class B Loading Space Office (Level 3 to 7)			
As per VPBL 5.2.7 At least 1 space for 500 sqm to 5000 sqm	3865.8 sqm	1.0 space	1 space

FSR AREA CALCULATION

Floor	Gross Comm'l Area	Exemptions		Total Exemptions	Net FSR Area (sf)	Net FSR Area (sqm)
		Wall Exemption	Amenity Exemption			
1	9,398.7 sf	0.0 sf	0.0 sf	0.0 sf	9,398.7 sf	873.14 sqm
2	10,188.8 sf	0.0 sf	0.0 sf	0.0 sf	10,188.8 sf	946.54 sqm
3	12,315.2 sf	0.0 sf	1,814.4 sf	1,814.4 sf	10,500.8 sf	975.52 sqm
4	9,634.4 sf	0.0 sf	0.0 sf	0.0 sf	9,634.4 sf	895.04 sqm
5	7,379.5 sf	0.0 sf	0.0 sf	0.0 sf	7,379.5 sf	685.56 sqm
6	7,168.0 sf	0.0 sf	0.0 sf	0.0 sf	7,168.0 sf	665.91 sqm
7	6,929.6 sf	0.0 sf	0.0 sf	0.0 sf	6,929.6 sf	643.76 sqm
Roof	181.5 sf	0.0 sf	0.0 sf	0.0 sf	181.5 sf	16.86 sqm
Total:	63,195.7 sf	0.0 sf	1,814.4 sf	1,814.4 sf	61,381.3 sf	5,702.3 sqm



RENDERING



CONTEXT PLAN

Open Balcony/ Roof Patio Area (sf)
0.0 sf
815.5 sf
1,094.8 sf
1,103.8 sf
771.0 sf
211.5 sf
450.0 sf
0.0 sf
4,446.6 sf

Percentage of Gross Area:
7.04 %



PROJECT

CAMBIE &
BROADWAY
OFFICE BUILDING

500 W Broadway
Vancouver, BC

COVER/ DATA

JOB NO. 12-07

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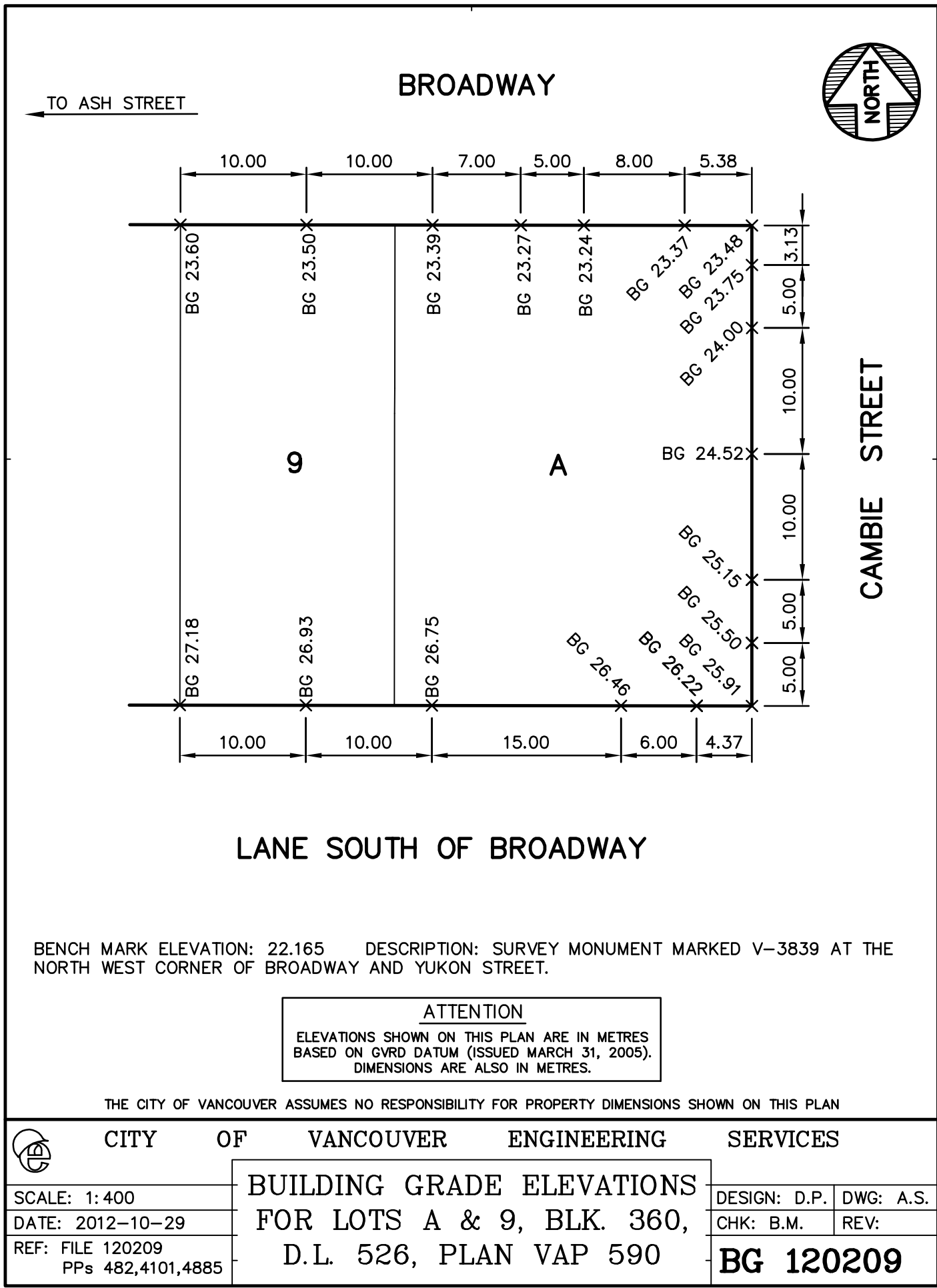
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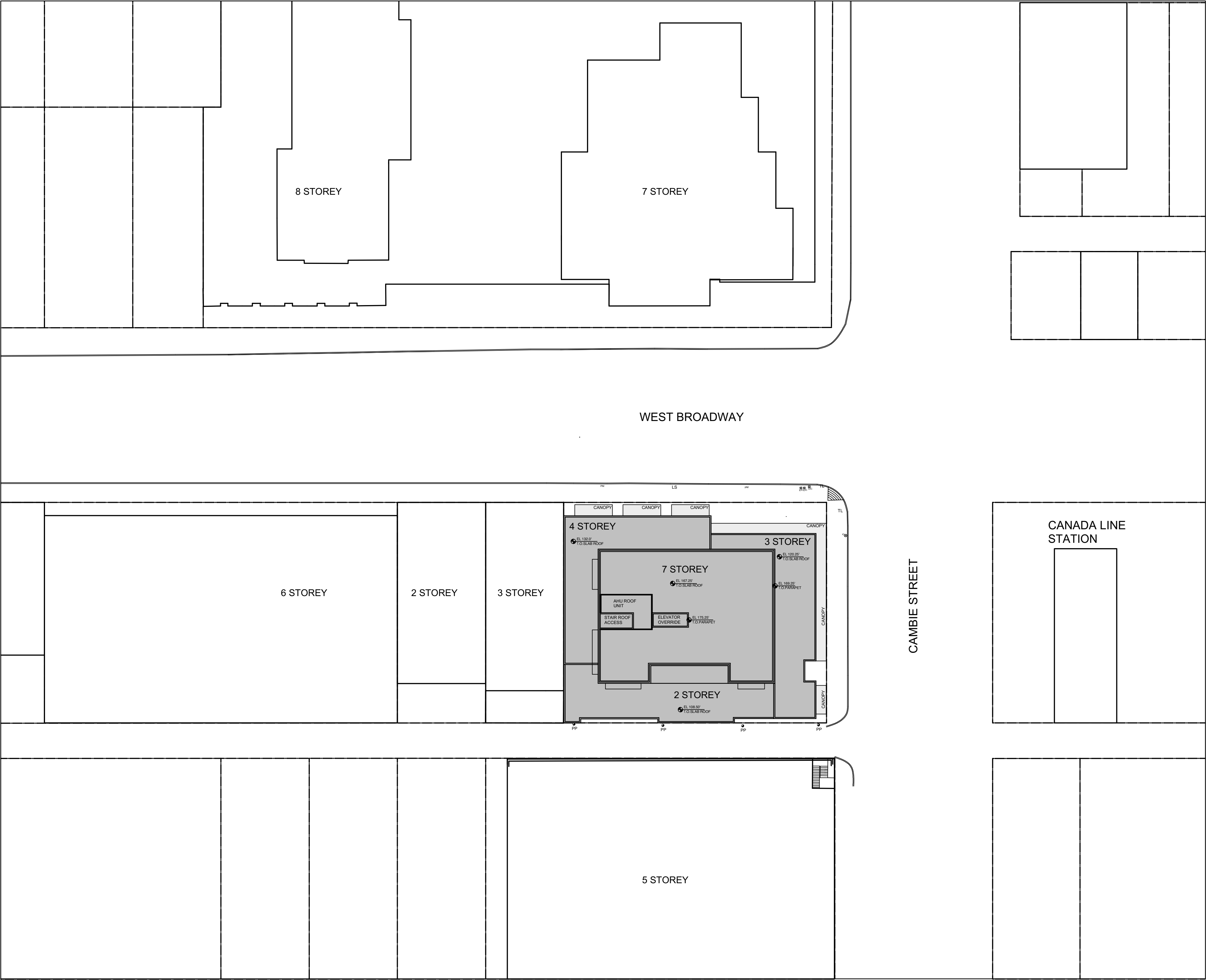
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BUILDING GRADES



SITE PLAN SCALE 1/32" = 1'-0"



STREETSCAPE CAMBIE STREET



STREETSCAPE WEST BROADWAY





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1	17-3-24	ISS FOR DP



LOOKING WEST ALONG BROADWAY



LOOKING EAST ALONG BROADWAY



LOOKING NORTH ALONG CAMBIE STREET



LOOKING SOUTH ALONG CAMBIE STREET

PROJECT

**CAMBIE &
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OFFICE BUILDING**

500 W Broadway
Vancouver, BC

RENDERINGS

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DP-A-1.03



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1	17-3-24	ISS FOR DP



MARCH21/ SEPTEMBER 21
10.00 am



MARCH21/ SEPTEMBER 21
Noon



MARCH21/ SEPTEMBER 21
2.00 pm

PROJECT

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OFFICE BUILDING**

500 W Broadway
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**SHADOW
DIAGRAM**

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PARKING P2

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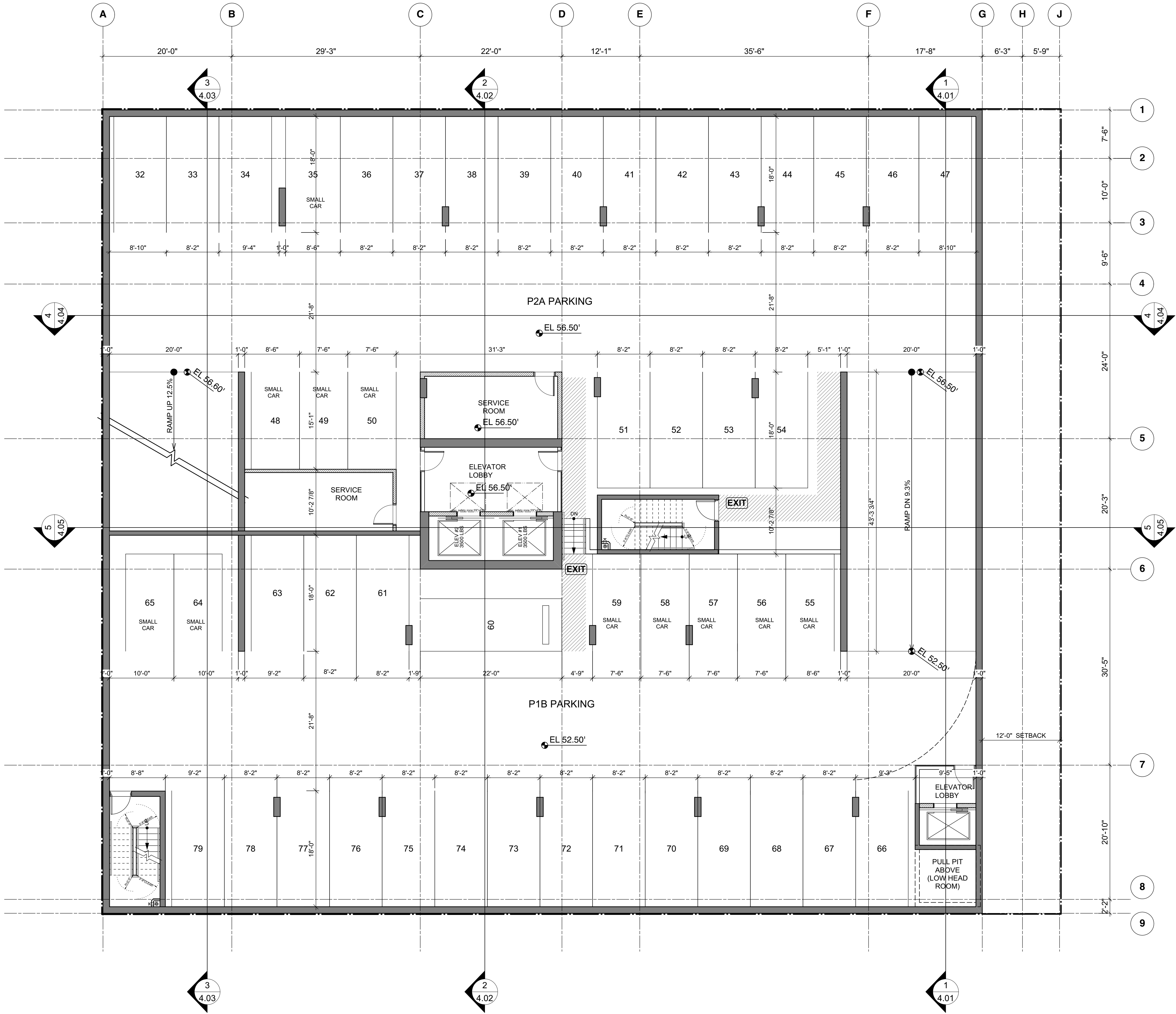
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OFFICE BUILDING**

500 W Broadway
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PARKING P1

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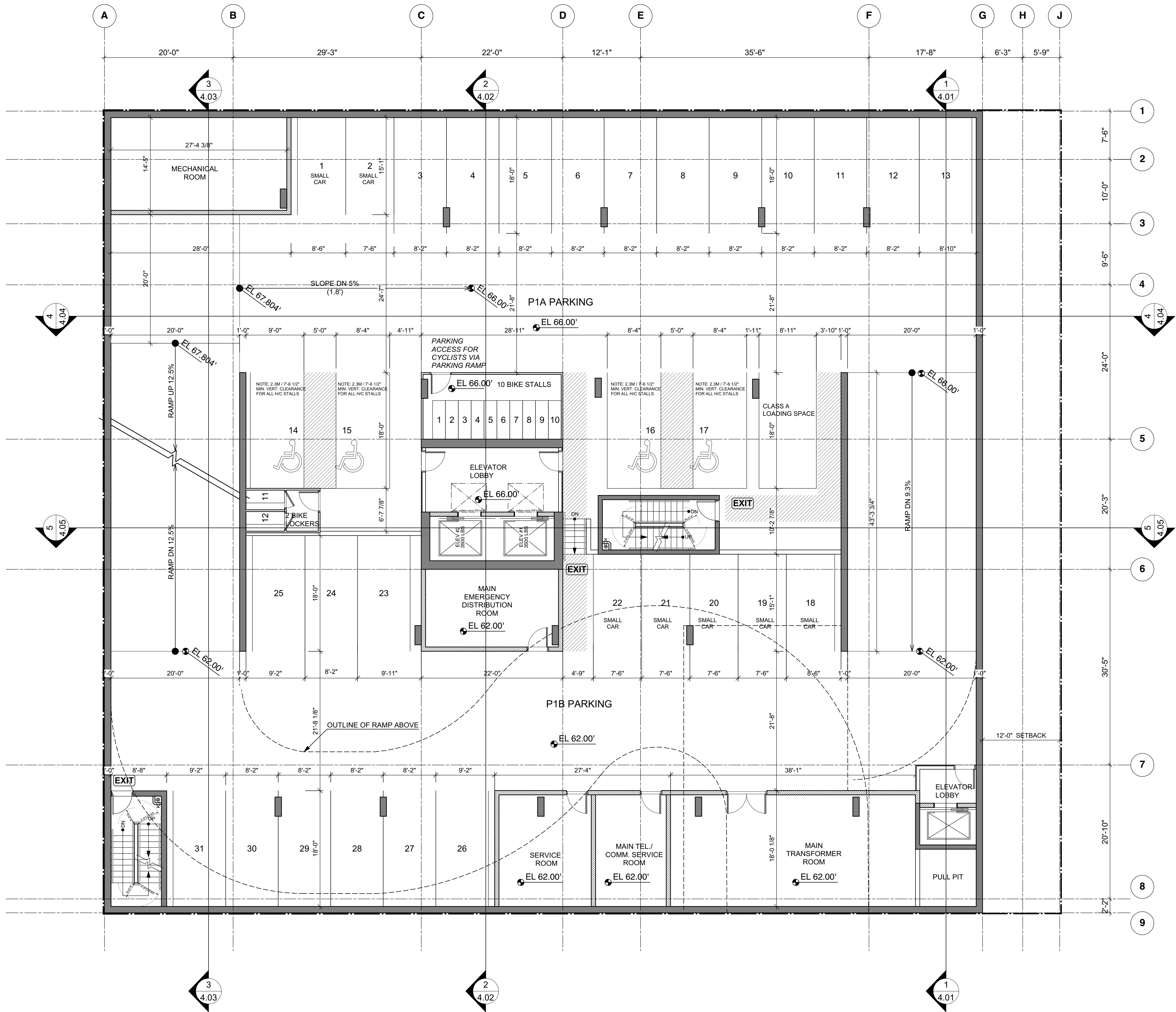
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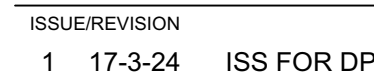
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DP-A-2.03





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OFFICE BUILDING**

500 W Broadway
Vancouver, BC

FLOOR 2

JOB NO. 12-07

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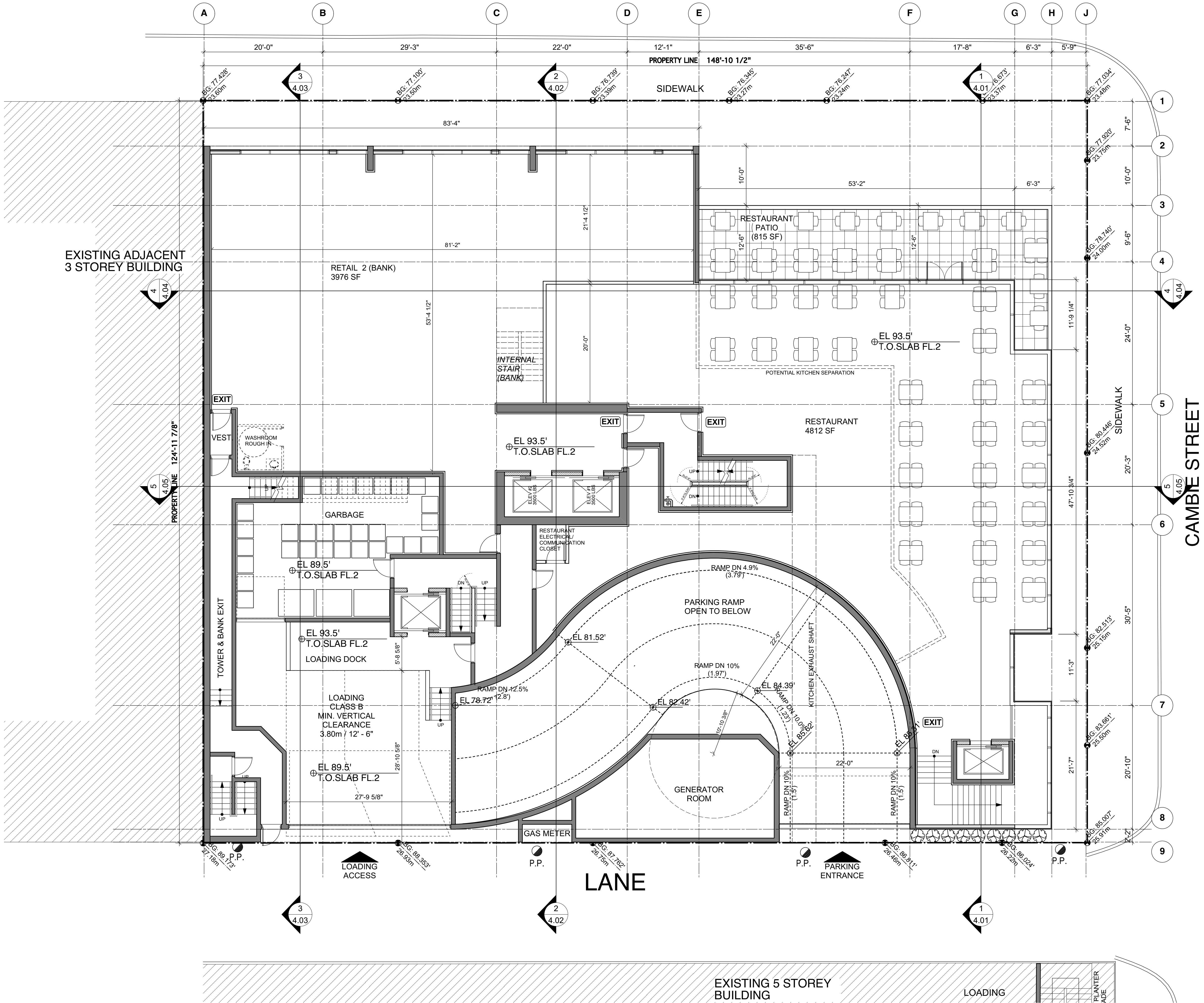
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WEST BROADWAY





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OFFICE BUILDING**

500 W Broadway
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FLOOR 3

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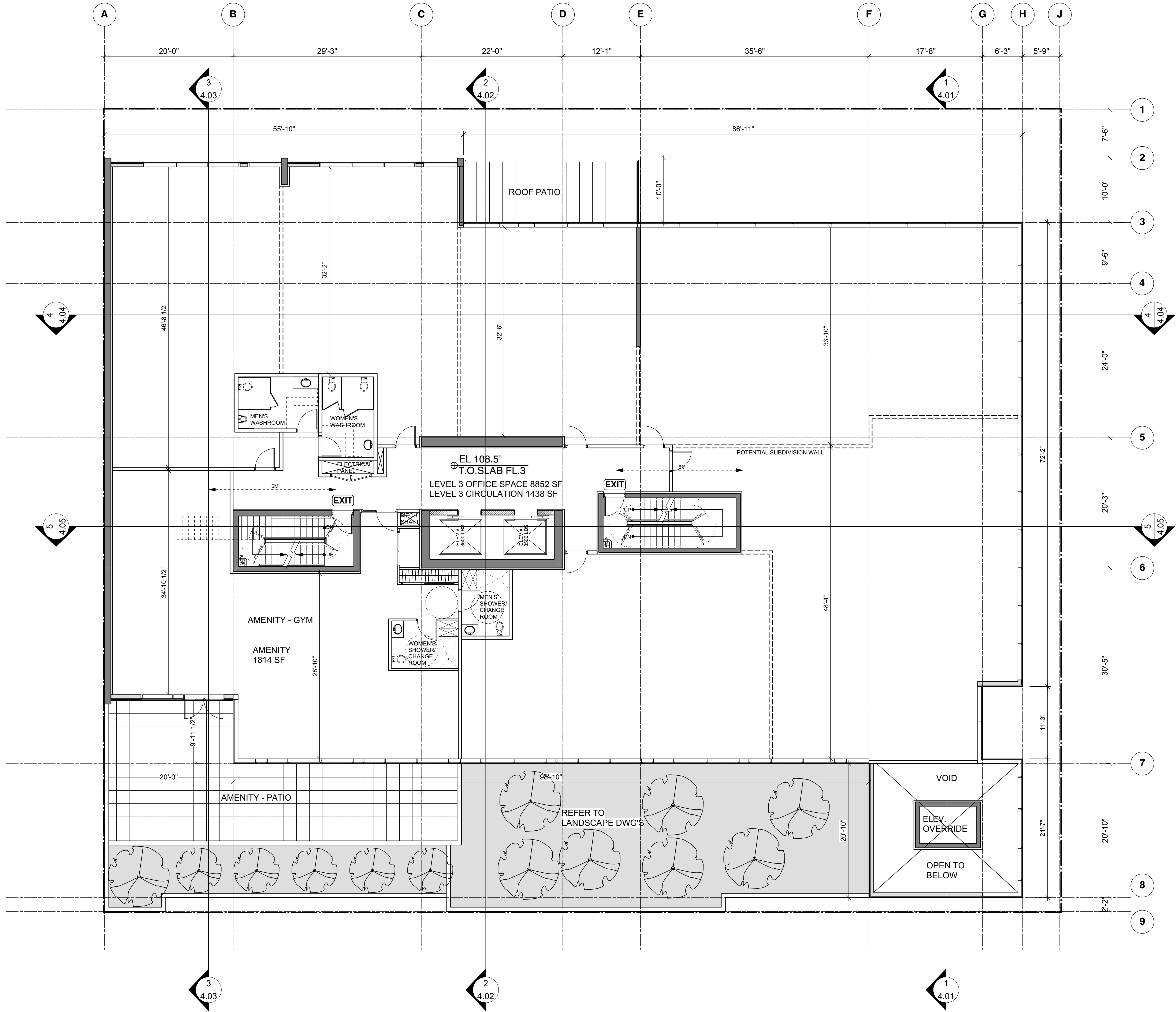
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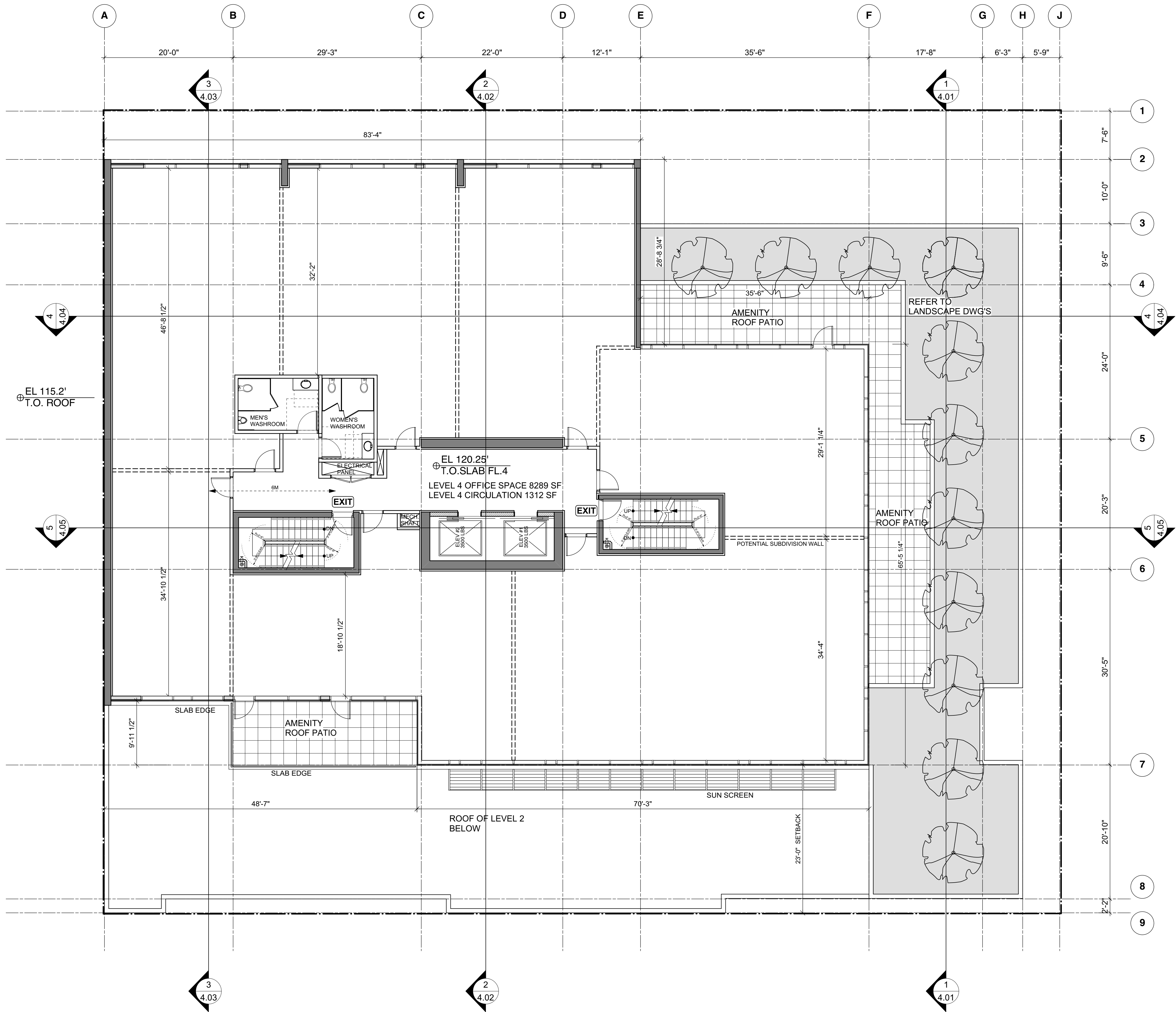
FLOOR 4

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FLOOR 5

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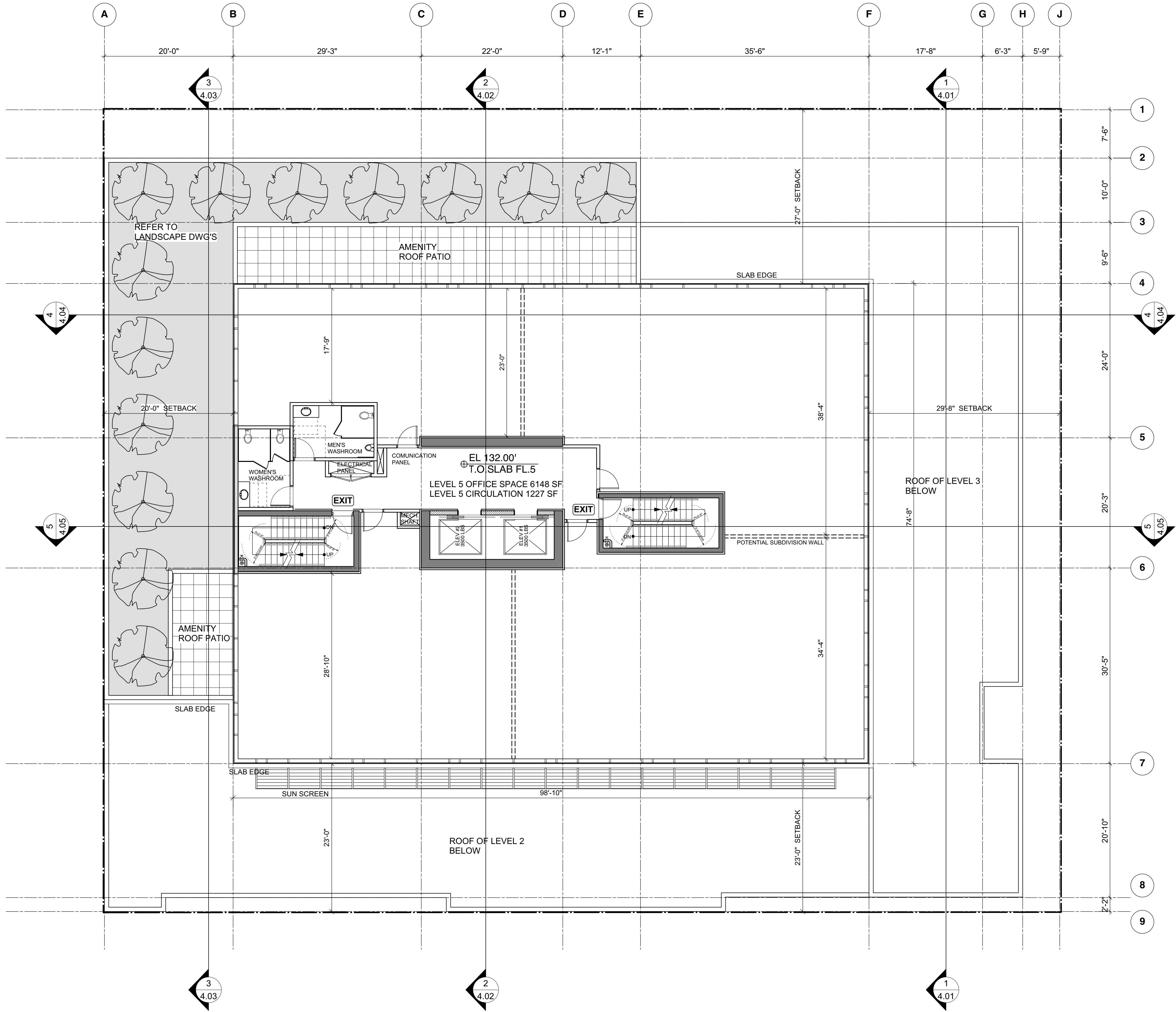
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FLOOR 6

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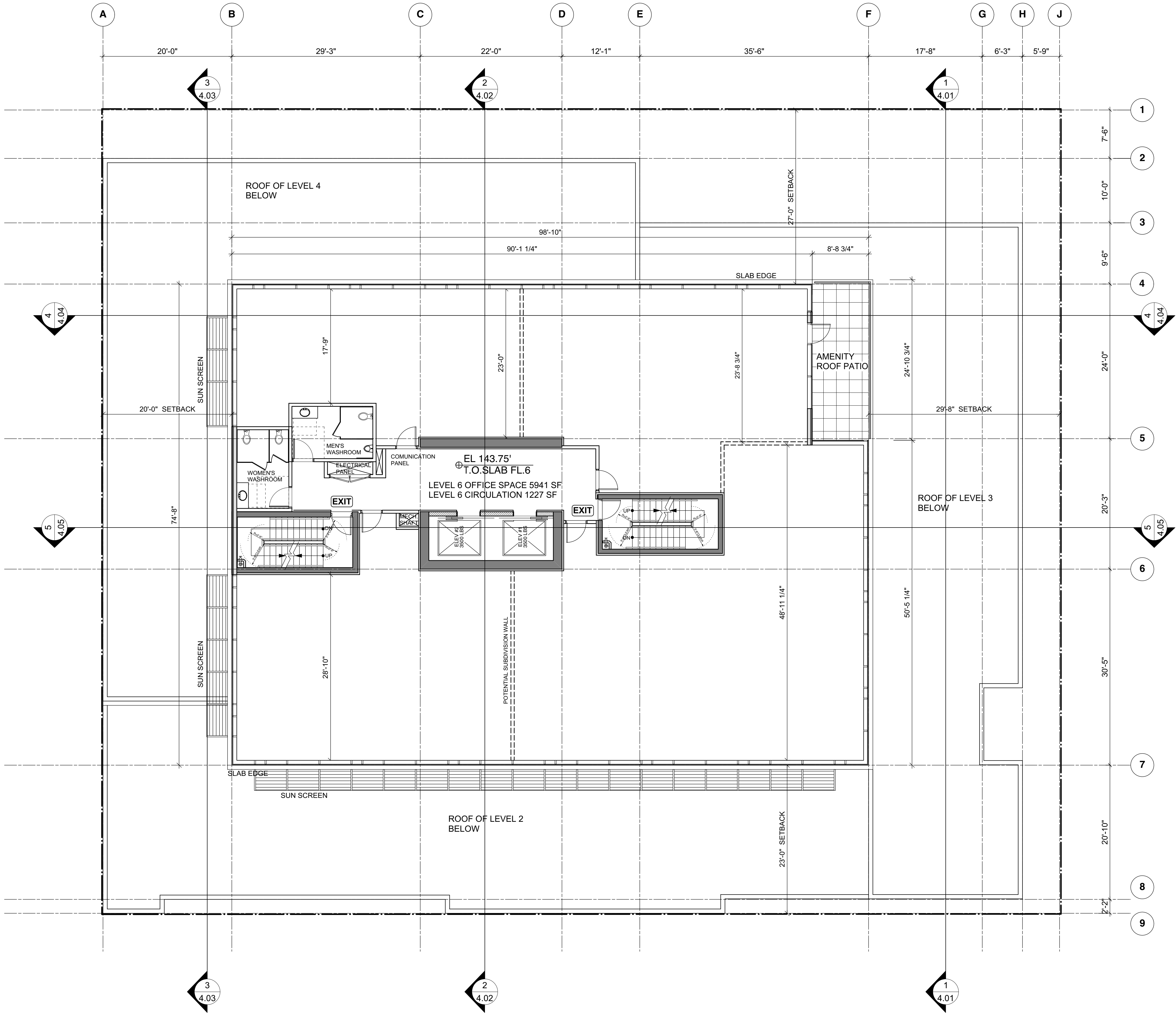
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FLOOR 7

JOB NO. 12-07

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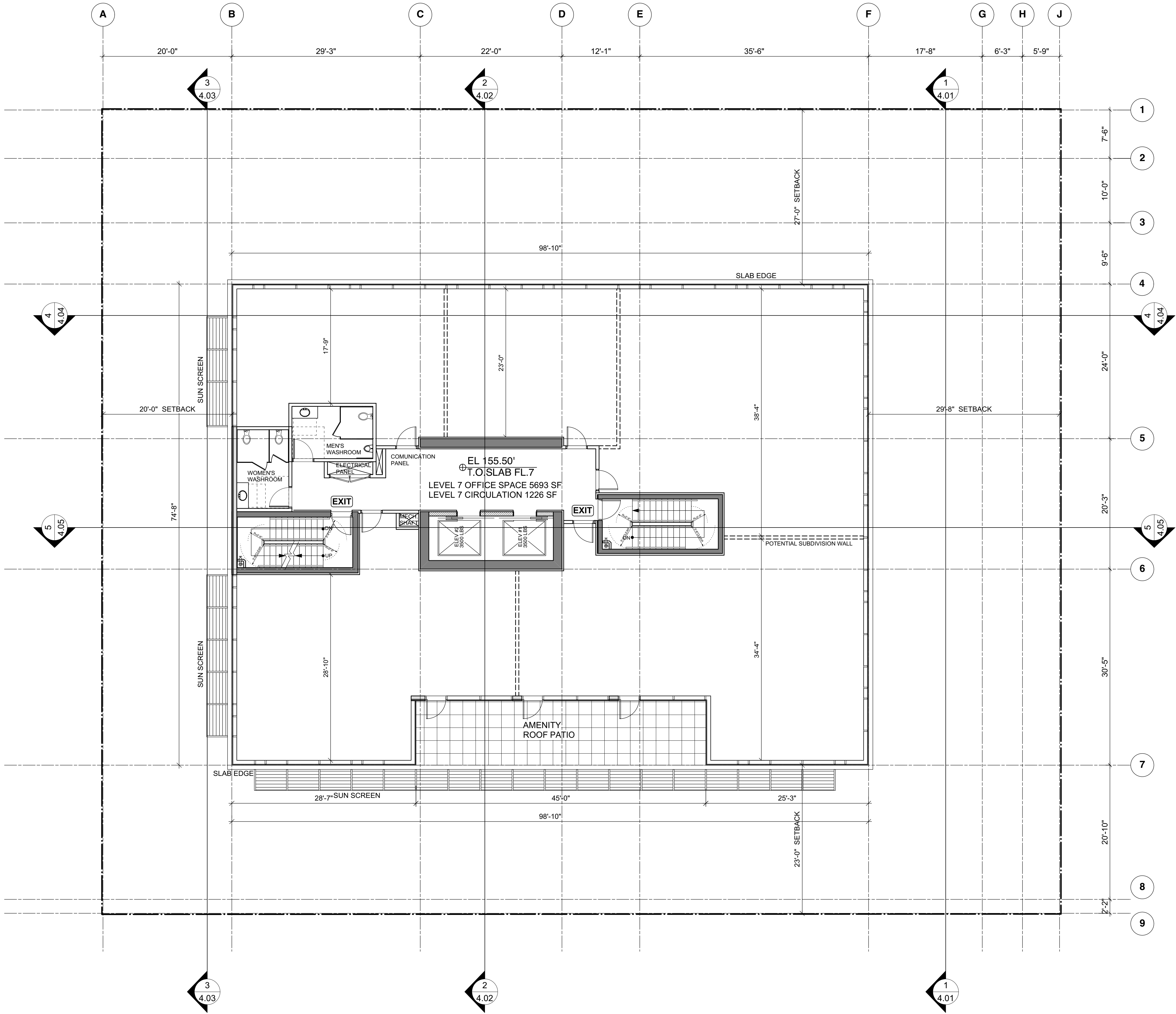
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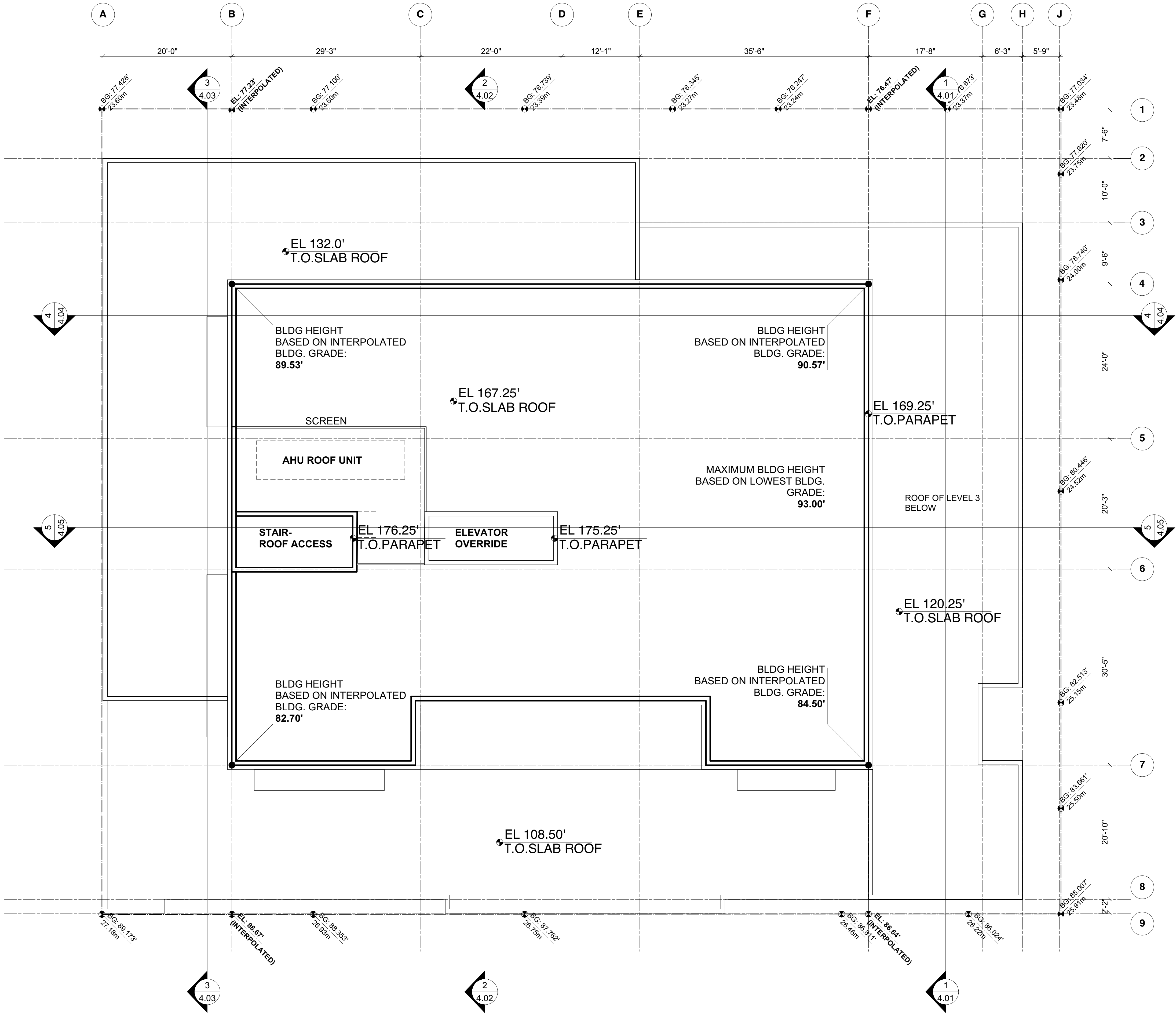
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PLAN**

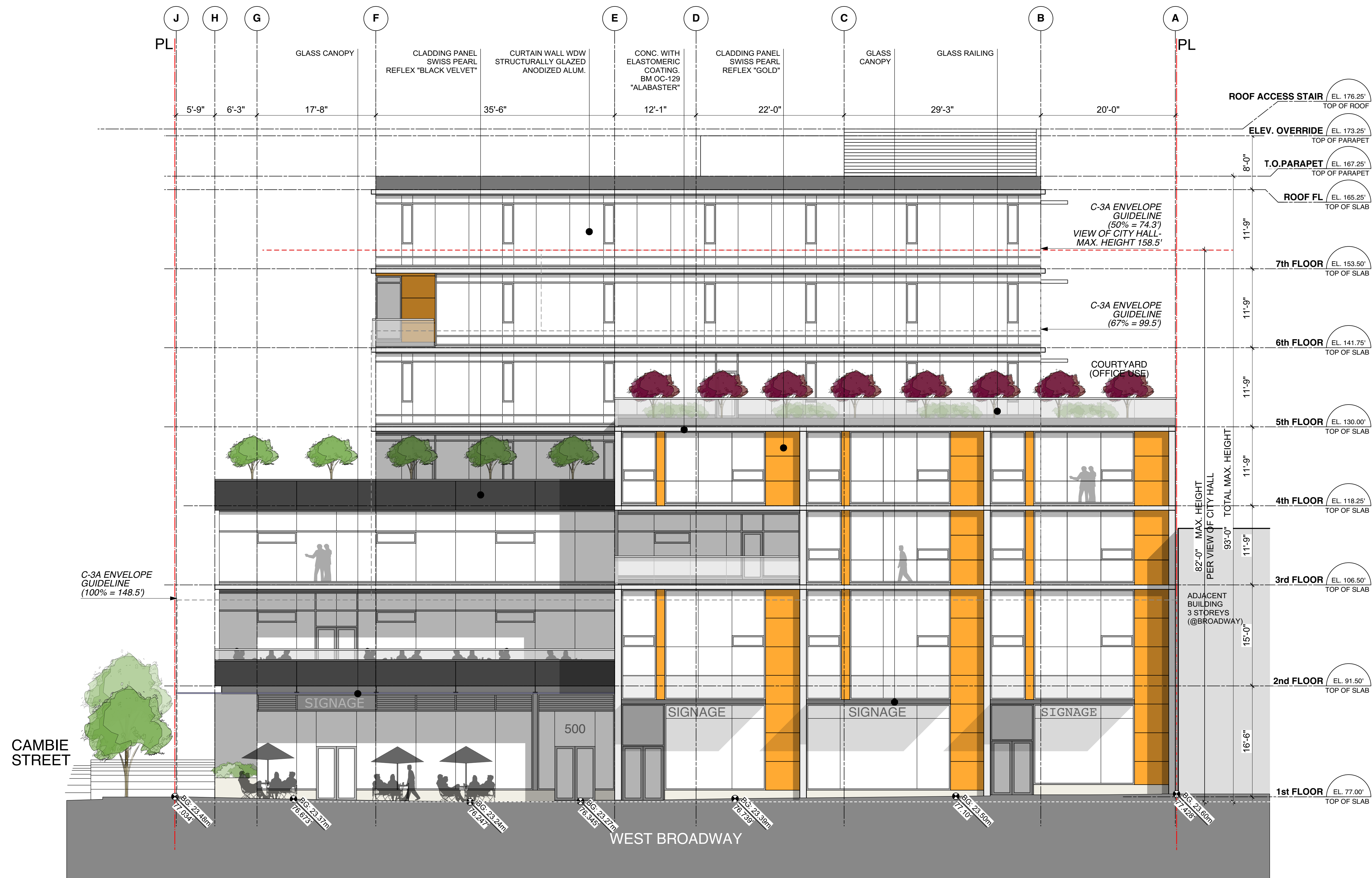
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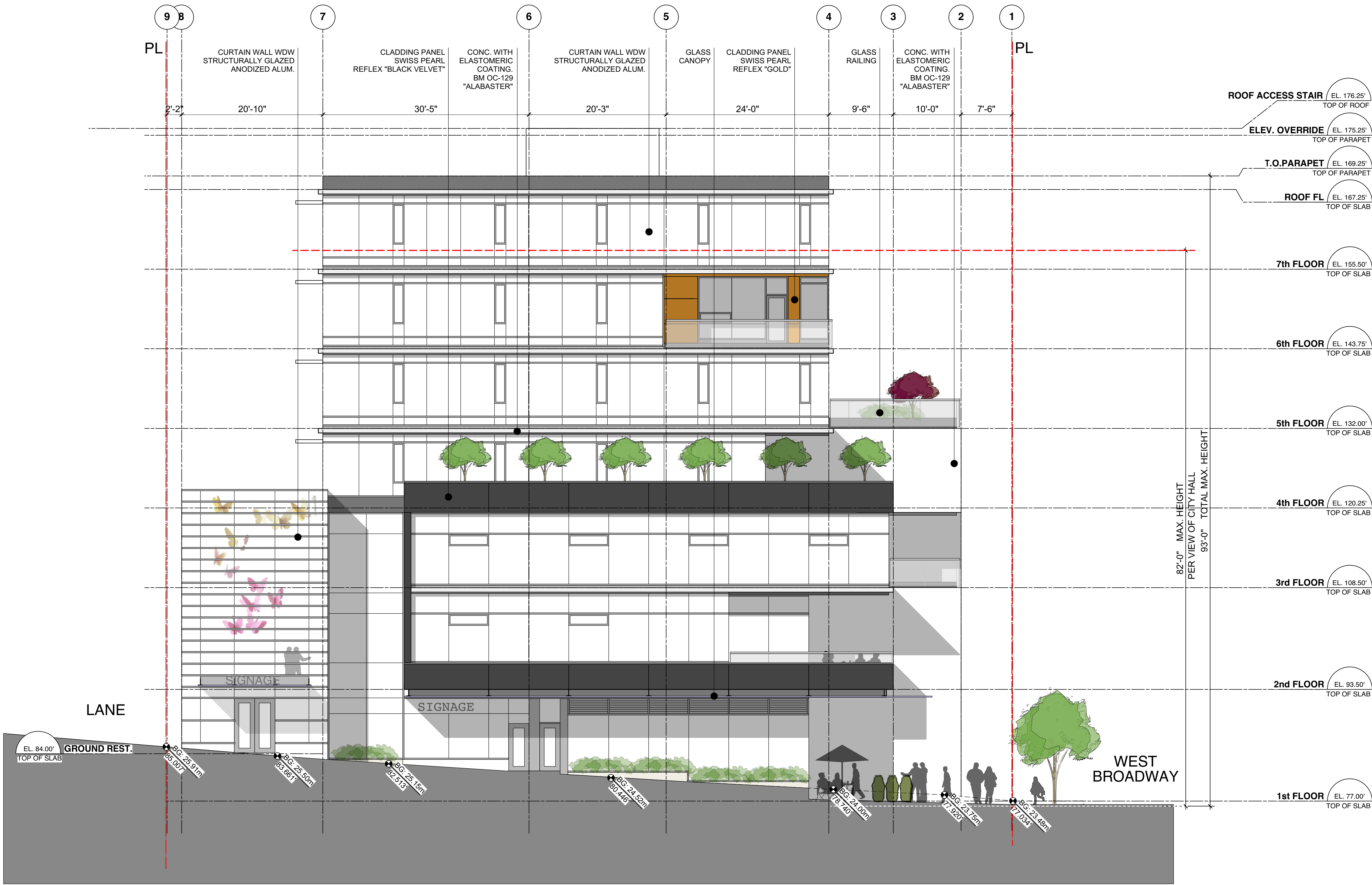
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500 W Broadway
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**NORTH
ELEVATION**

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**EAST
ELEVATION**

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**SOUTH
ELEVATION**

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500 W Broadway
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**WEST
ELEVATION**

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SECTION 2

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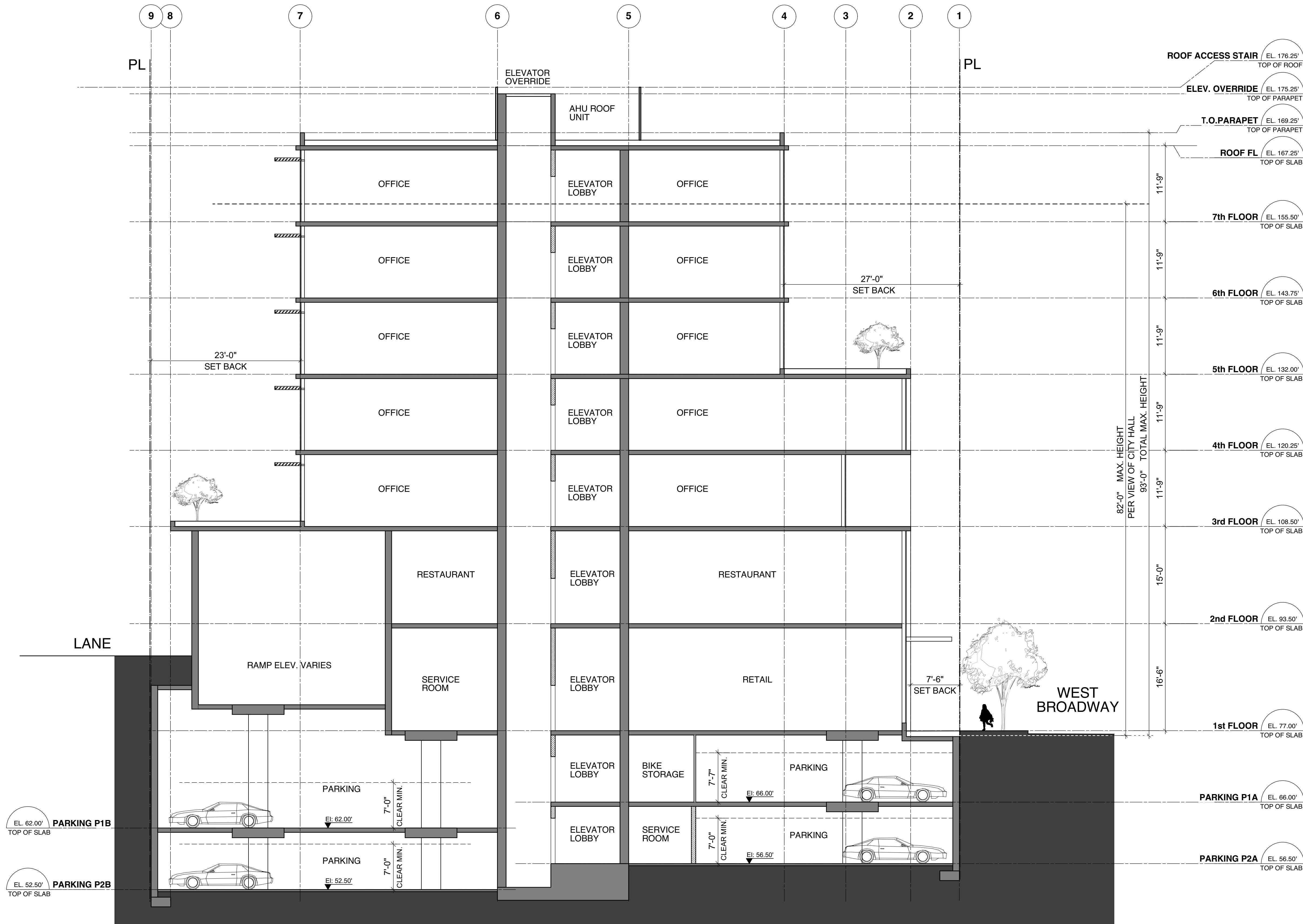
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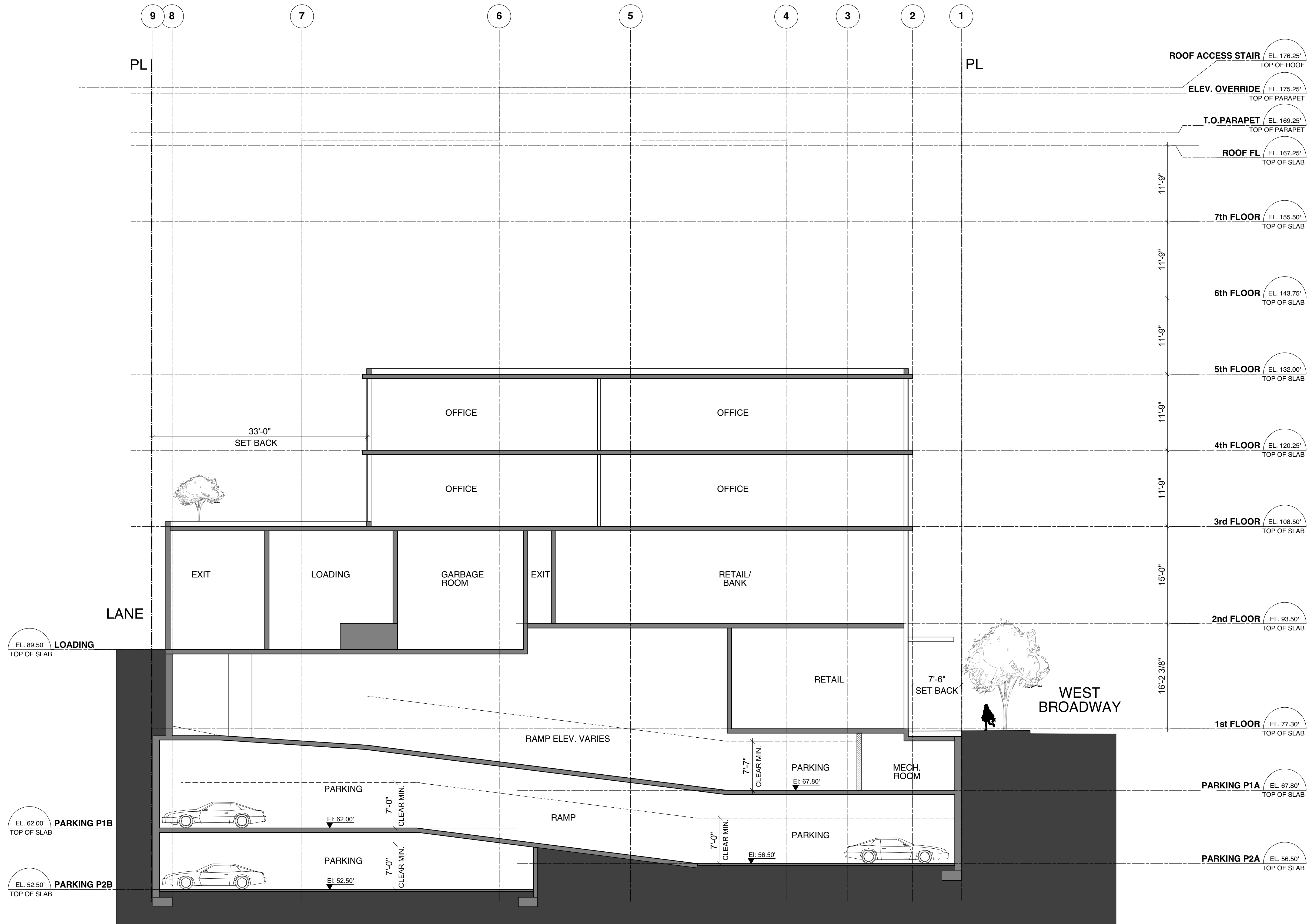
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PROJECT

**CAMBIE & BROADWAY
OFFICE BUILDING**

500 W Broadway
Vancouver, BC

SECTION 3

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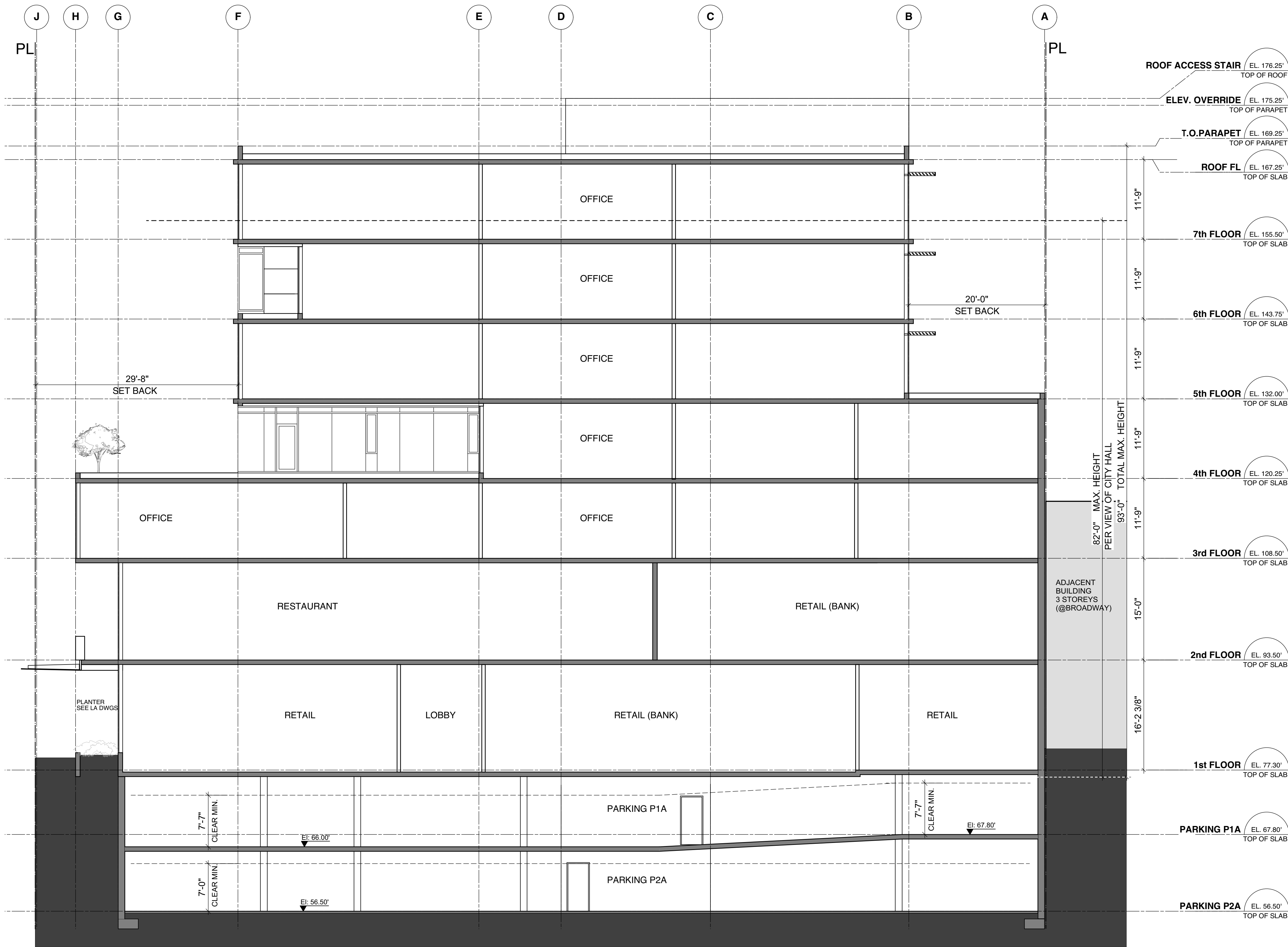
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**CAMBIE &
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500 W Broadway
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SECTION 4

JOB NO. **12-07**

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DATE **March 24, 2017**

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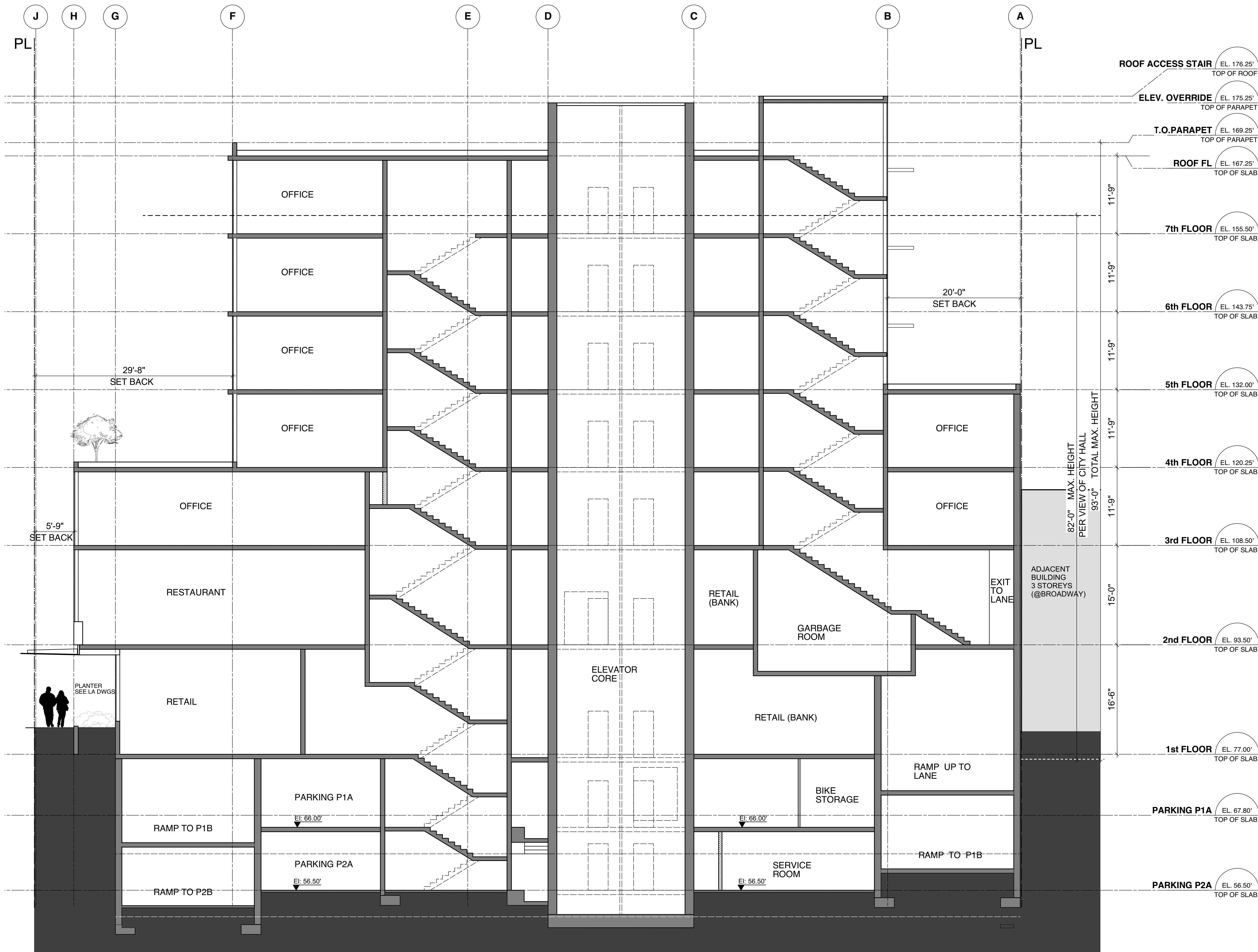
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**CAMBIE &
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Vancouver, BC

SECTION 5

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500 West Broadway

for Yorkson Investment

Civic Address: 500 West Broadway
Legal Address:



1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H3
t | 604.683.1456 f | 604.683.1459 w | www.etalacom

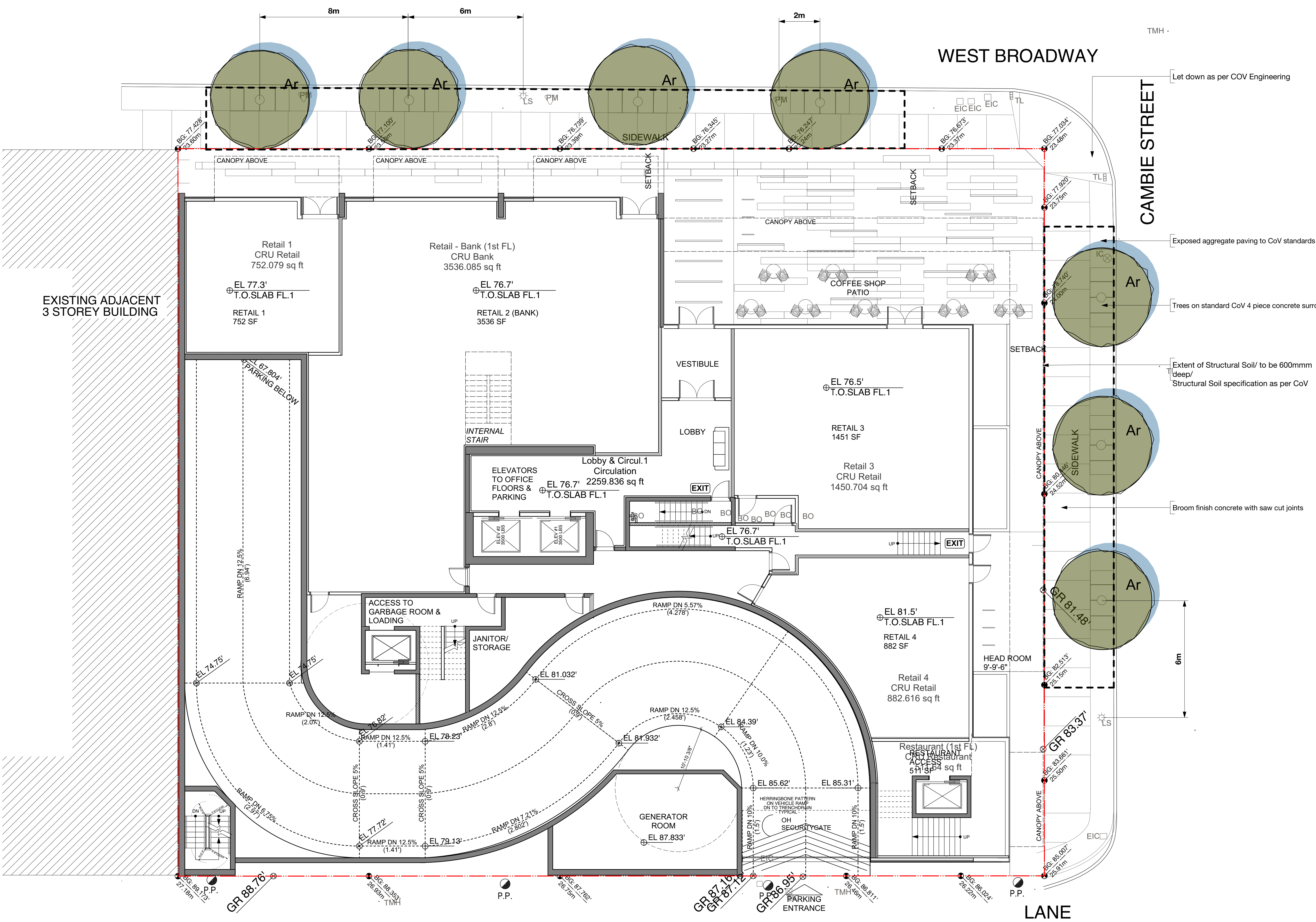
CONSULTANT TEAM

OWNER:	Yorkson Investment Co
ARCHITECT:	W. T. Leung
LANDSCAPE:	ETA Landscape Architecture

Issued for DP March 22nd, 2017

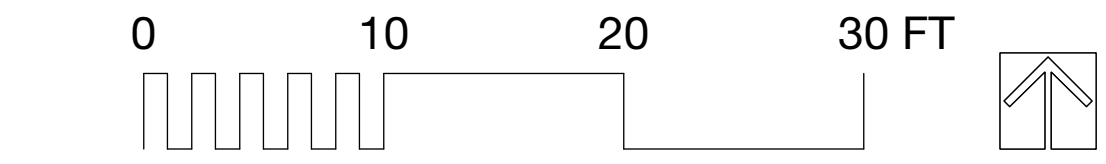
DRAWING LIST

L2.0	Public Realm Plan, Offsite
L3.1	Landscape Plan: Ground Floor
L3.2	Landscape Plan: Level 2
L3.3	Landscape Plan: Level 3
L3.4	Landscape Plan: Level 4
L3.5	Landscape Plan: Level 5
L4.0	Irrigation Plan
L5.0	Lighting Plan
L6.0	Landscape Details
L7.0	Landscape Images



PLANT LIST- off site						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ar	7	Acer rubrum Armstrong	Armstrong Maple	as shown	7cm cal	2 m standard/ B&B

NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.



Note:
Final spacing, quantity and tree species to the satisfaction of GMES. New trees must be of good standard, min 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8ft long and 18" in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion.

Revision
No. Date Revision Notes

Issue No.

Date

Issue Notes

1

03/08/17

Issued for DP review

2

03/14/17

Issued for review

3

03/22/17

Issued for DP

Professional Seal

eta

landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H3

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Project

CAMBIE & BROADWAY
OFFICE BUILDING

500-516 W. Broadway
Vancouver, BC

Drawing Title

PUBLIC REALM PLAN

Legal

LOT A BLOCK 360 PLAN 21010 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER
EXCEPT PLAN EXP PLAN LMP38112

Project Manager
GD

Project ID
21653

Drawn By
JL

Scale
1/8"=1'-0"

Reviewed By

Reviewed By

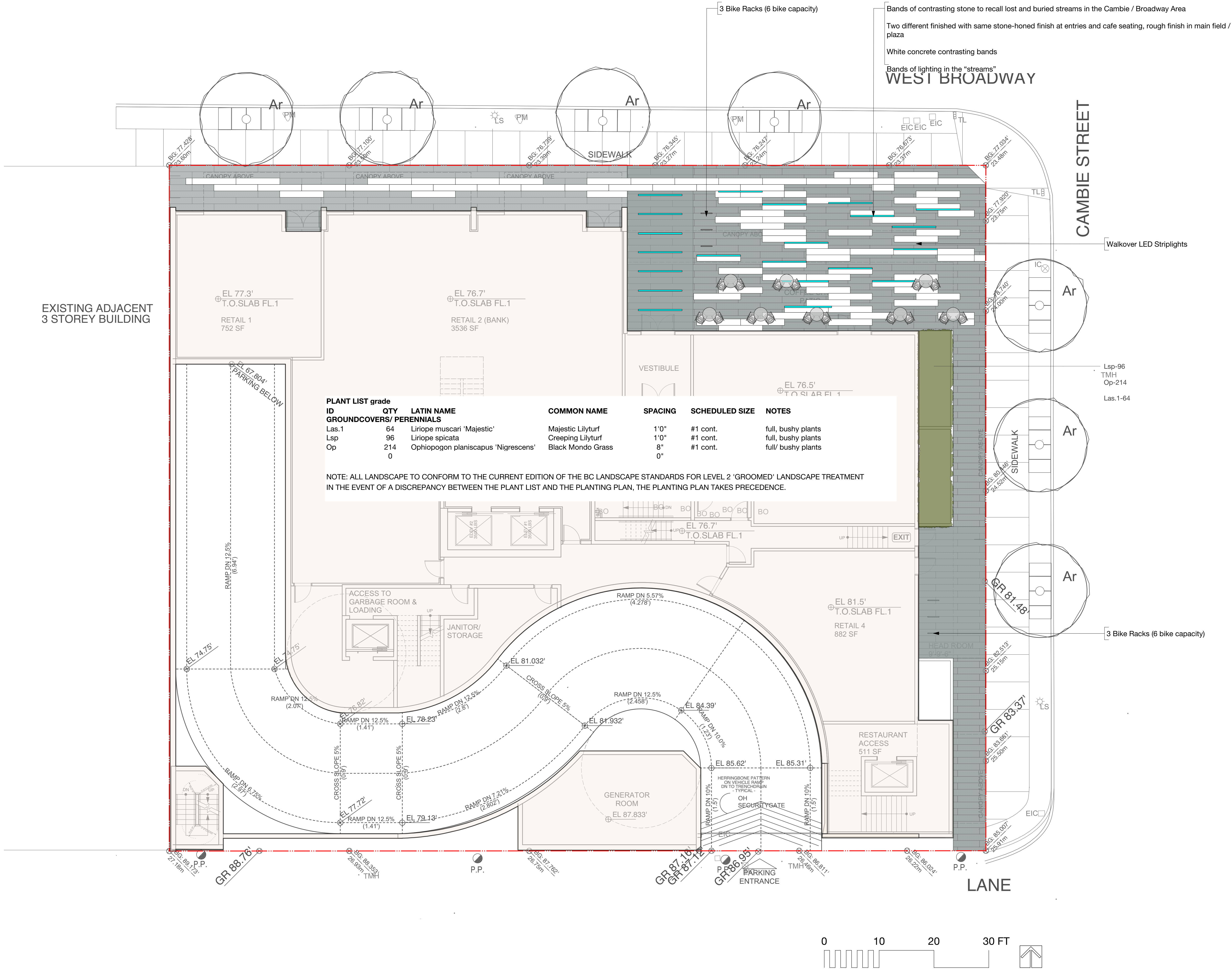
Date
17/01/26

Drawing No.
L2

Plot Date:
17-3-20

21653 500 Broadway MASTER 2017_03_13.vwx

Appendix C: Page 25 of 34



Revision
No. Date Revision Notes

Issue
No. Date Issue Notes
1 03/08/17 Issued for DP review
2 03/14/17 Issued for review
3 03/22/17 Issued for DP

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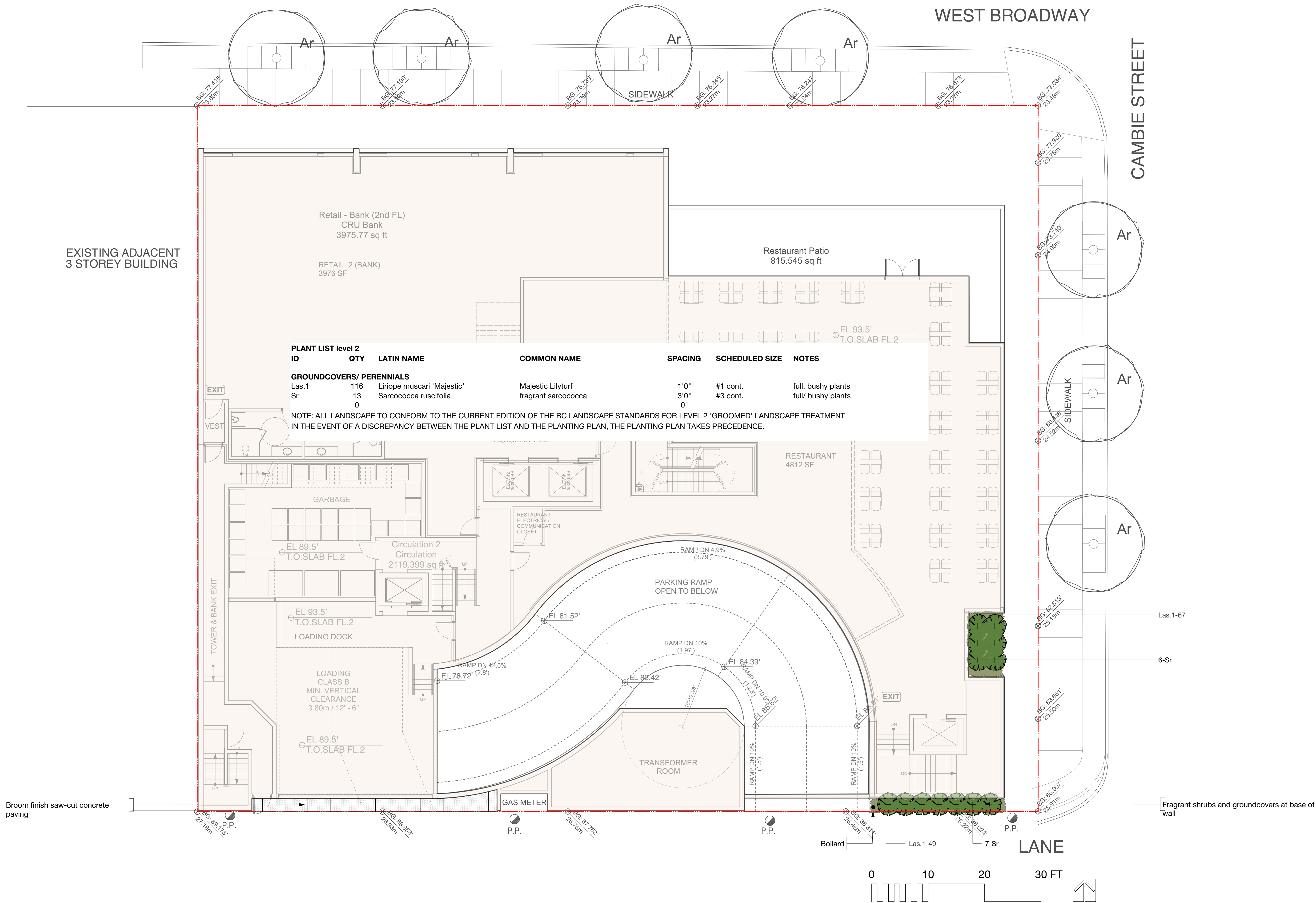
Drawing Title

**LANDSCAPE PLAN
GROUND FLOOR**

Legal
LOT A BLOCK 360 PLAN 21010 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER
EXCEPT PLAN EXP PLAN LMP38112

Project Manager GD	Project ID 21653
Drawn By GD	Scale 1/8"=1'-0"
Reviewed By DT	Drawing No. L3.1
Date 17/02/08	

Plot Date:
17-3-20
21653 500 WBroadway MASTER 2017_03_13.vwx



Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
1	03/08/17	Issued for DP review
2	03/14/17	Issued for review
3	03/22/17	Issued for DP

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Project

**CAMBIE & BROADWAY
OFFICE BUILDING**

500-516 W. Broadway
Vancouver, BC

Drawing Title

**LANDSCAPE PLAN
LEVEL 2**

Legal
LOT A BLOCK 360 PLAN 21010 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER
EXCEPT PLAN EXP PLAN LMP38112

Project Manager GD	Project ID 21653
Drawn By JL	Scale 1/8"=1'-0"
Reviewed By	Drawing No. L3.2
Date 17/01/26	

Plot Date:
17-3-20
21653 500 W.Broadway MASTER 2017_03_13.vwx





PLANT LIST level 4						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
Amg	11	Amelanchier x grandiflora 'Autumn Brilliance'	serviceberry	6cm cal/ B&B	full, matched crowns/ 2m standard	
GROUNDCOVERS/ PERENNIALS						
Afo	0	Aquilegia formosa	Columbine	1'6"	SP4	full/ bushy plants
Ah	16	Anemone x hybrida 'Honorine Jobert'	Japanese anemone 'Honorine Jobert'	1'6"	#1 cont.	full/ bushy plants
As	0	Aster sp.	Aster	1'2"	#1 cont.	full/ bushy plants
Cke	58	Cornus kelseyii	Kelsey Dogwood	2'0"	#2cont.	full, bushy plants
Fa	164	Fragaria x ananassa	strawberry	1'6"	SP4	full/ bushy plants
Gs	89	Gaultheria shallon	salal	2'0"	#2 cont.	full/ bushy plants
Oo	123	Oxalis oregana	Wood Sorrel	1'0"	SP4	full/ bushy plants
Pah	51	Pennisetum alopecuroides 'Hameln'	dwarf fountain Grass	1'6"	#1 cont.-heavy	full/ bushy plants
Pm	91	Polystichum munitum	Sword Fern	2'0"	#3 cont.	full bushy plants
Spe	55	Sedum 'Purple Emperor'	autumn Stonecrop	1'6"	#1 cont.	full, bushy plants
Vot	44	Vaccinium ovatum 'thunderbird'	evergreen huckleberry	2'0"	#2cont.	
	0			0"		

NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
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3	03/22/17	Issued for DP

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Project

CAMBIE & BROADWAY
OFFICE BUILDING

500-516 W. Broadway
Vancouver, BC

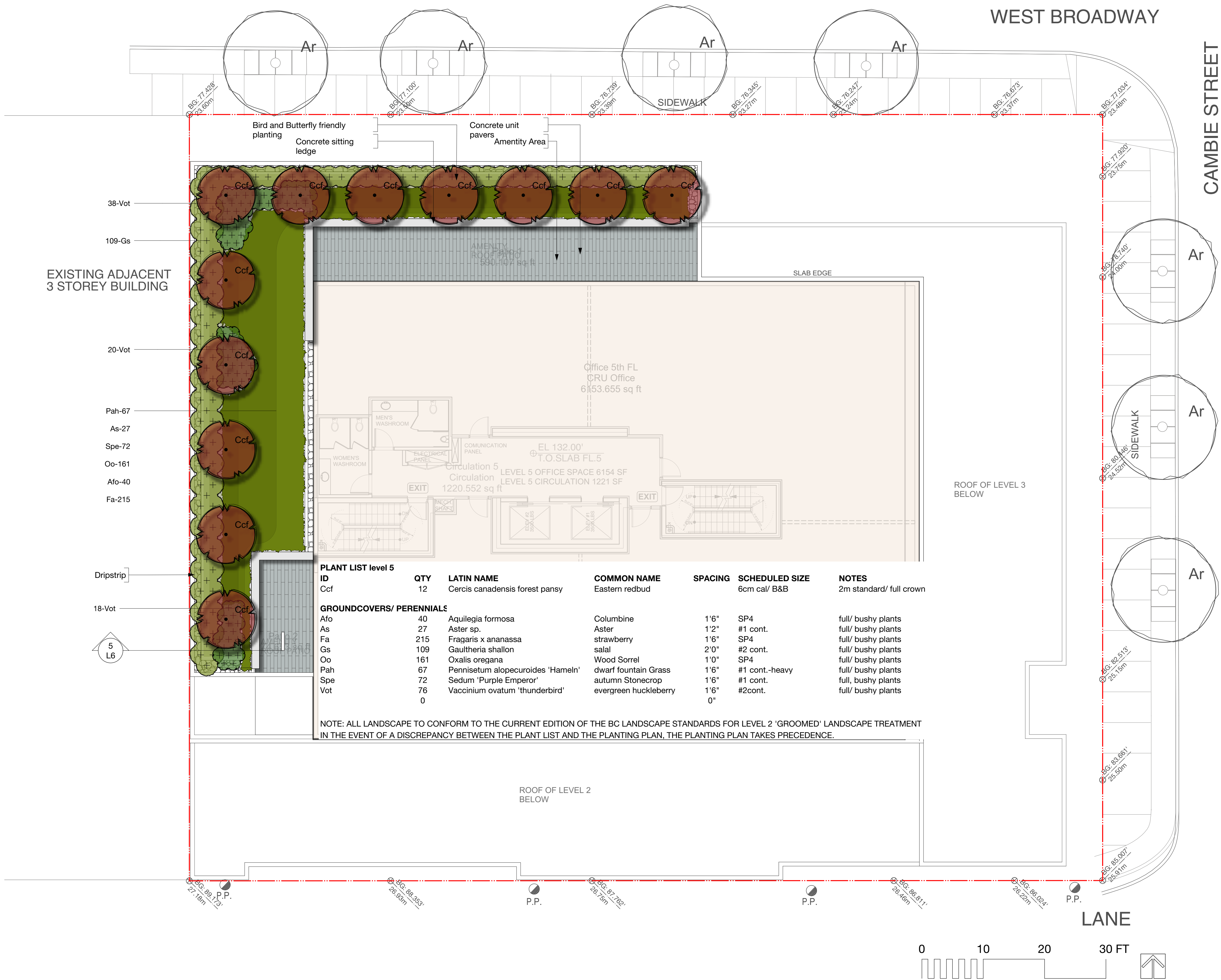
Drawing Title

LANDSCAPE PLAN
LEVEL 4

Legal
LOT A BLOCK 360 PLAN 21010 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER
EXCEPT PLAN EXP PLAN LMP38112

Project Manager GD	Project ID 21653
Drawn By GD	Scale 1/8"=1'-0"
Reviewed By DT	Drawing No. L3.4
Date 17/03/01	

Plot Date:
17-3-20
21653 500 WBroadway MASTER 2017_03_13.vwx



PLANT LIST level 5						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
Ccf	12	Cercis canadensis forest pansy	Eastern redbud	6cm cal/ B&B	6m cal/ B&B	2m standard/ full crown
GROUNDCOVERS/ PERENNIALS						
Afo	40	Aquilegia formosa	Columbine	1'6"	SP4	full/ bushy plants
As	27	Aster sp.	Aster	1'2"	#1 cont.	full/ bushy plants
Fa	215	Fragaris x ananassa	strawberry	1'6"	SP4	full/ bushy plants
Gs	109	Gaultheria shallon	salal	2'0"	#2 cont.	full/ bushy plants
Oo	161	Oxalis oregana	Wood Sorrel	1'0"	SP4	full/ bushy plants
Pah	67	Pennisetum alopecuroides 'Hameln'	dwarf fountain Grass	1'6"	#1 cont.-heavy	full/ bushy plants
Spe	72	Sedum 'Purple Emperor'	autumn Stonecrop	1'6"	#1 cont.	full, bushy plants
Vot	76	Vaccinium ovatum 'thunderbird'	evergreen huckleberry	1'6"	#2cont.	full/ bushy plants
	0			0"		

NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
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3	03/22/17	Issued for DP

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Project

**CAMBIE & BROADWAY
OFFICE BUILDING**

500-516 W. Broadway
Vancouver, BC

Drawing Title

**LANDSCAPE PLAN
LEVEL 5**

Legal
LOT A BLOCK 360 PLAN 21010 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER
EXCEPT PLAN EXP PLAN LMP38112

Project Manager GD	Project ID 21653
Drawn By GD	Scale 1/8"=1'-0"
Reviewed By DT	Drawing No. L3.5
Date 17/03/01	
Plot Date: 17-3-20 21653 500 W Broadway MASTER 2017_03_13.vwx	11

Issue No.	Date	Issue Notes
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2	03/14/17	Issued for review
3	03/22/17	Issued for DP

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IRRIGATION

Legal
LOT & BLOCK 360 PLAN 21010 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER
EXCEPT PLAN EXP PLAN LMP38112

Project Manager GD	Project ID 216553
Drawn By VG	Scale 1/16"=1'-0"
Reviewed By DT	Drawing No. L4 ____ α ____ 11
Date 17/03/01	

Plot Date:
17-3-20
21653 500 W Broadway MASTER 2017_03_13.wxw



Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
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2	03/14/17	Issued for review
3	03/22/17	Issued for DP

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Project

**CAMBIE & BROADWAY
OFFICE BUILDING**

500-516 W. Broadway
Vancouver, BC

Drawing Title

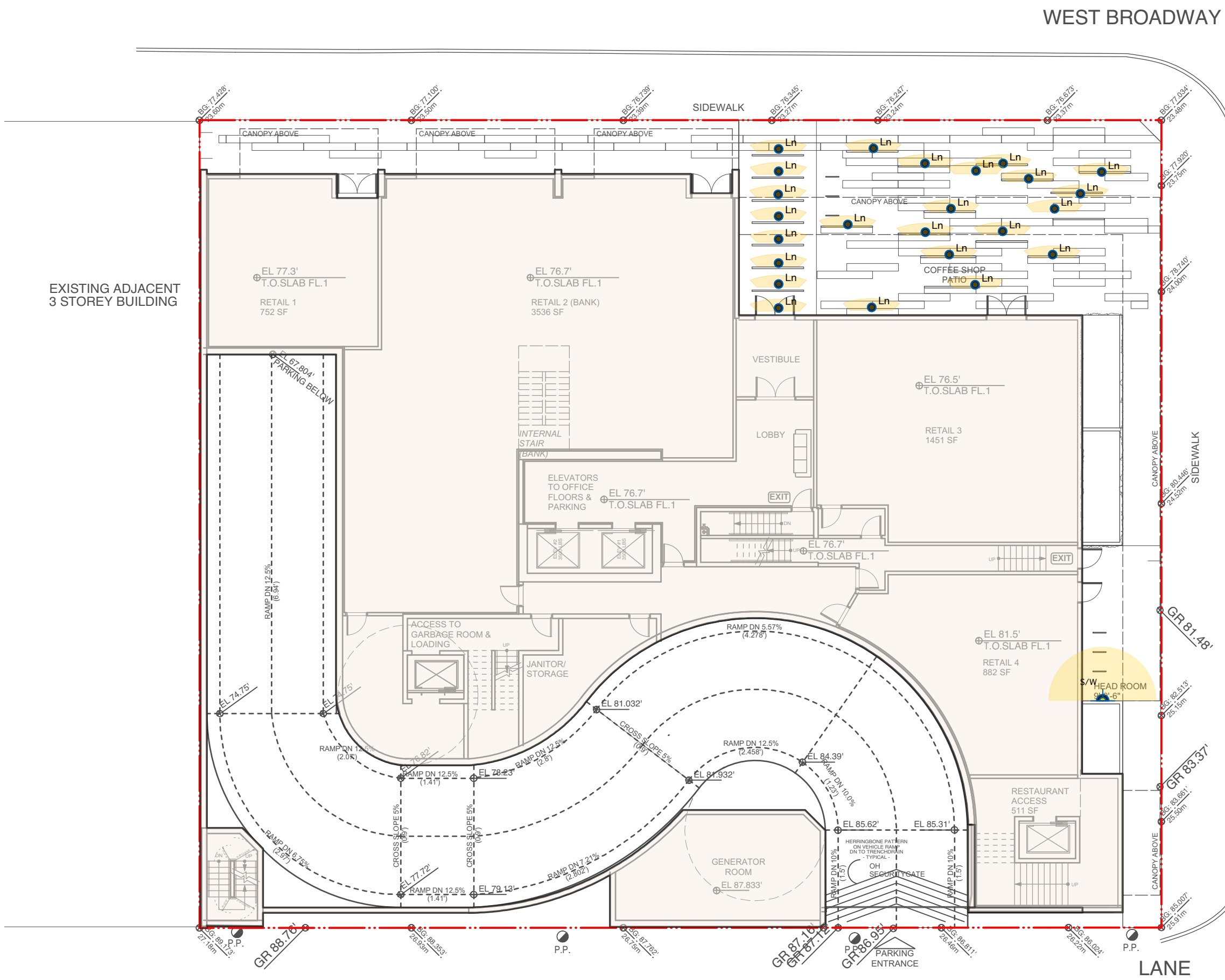
LANDSCAPE LIGHTING

Legal

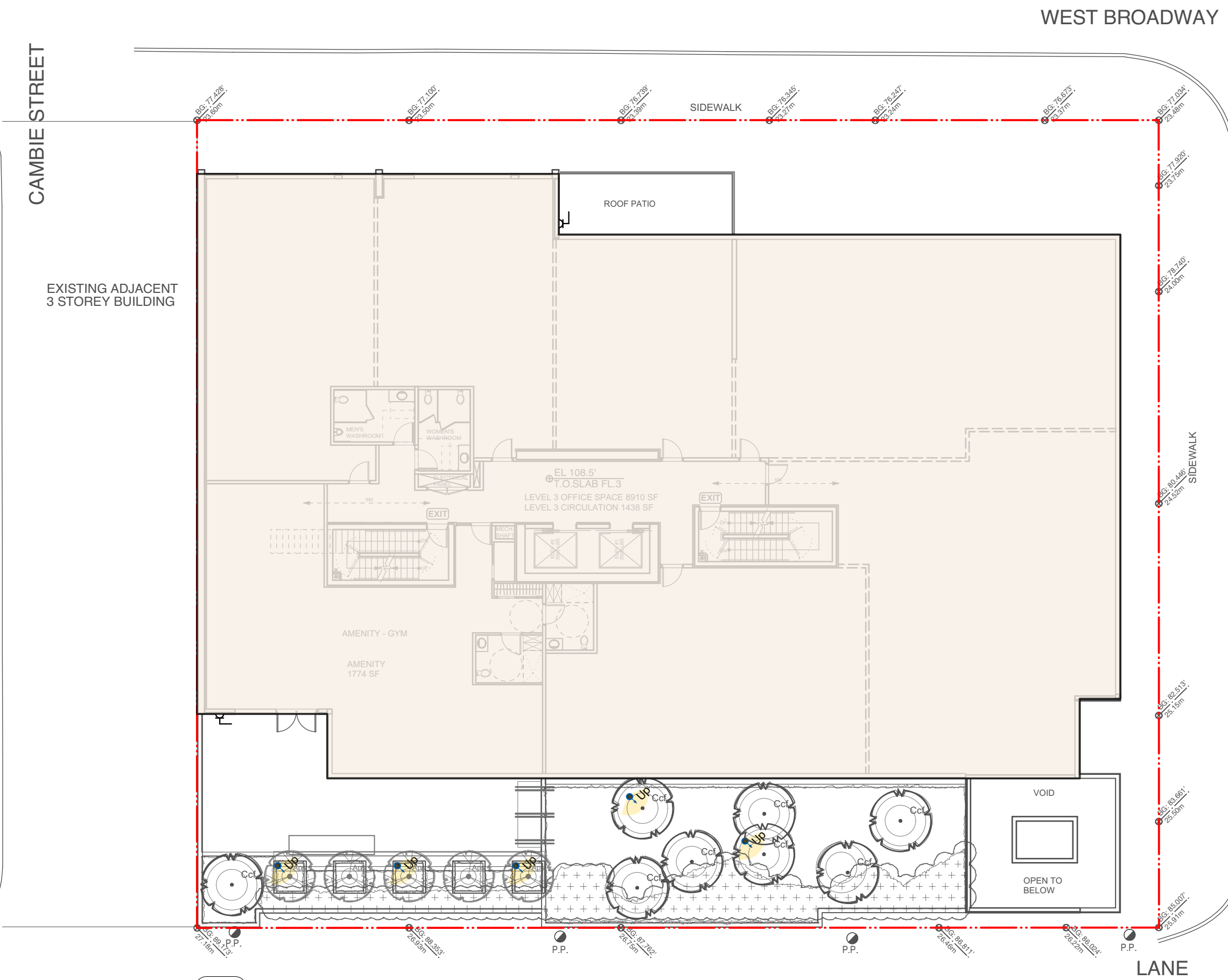
LOT A BLOCK 360 PLAN 21010 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER
EXCEPT PLAN EXP PLAN LMP38112

Project Manager GD	Project ID 21653
Drawn By VG	Scale 1/8"=1'-0"
Reviewed By DT	Drawing No. L5
Date 17/03/01	11

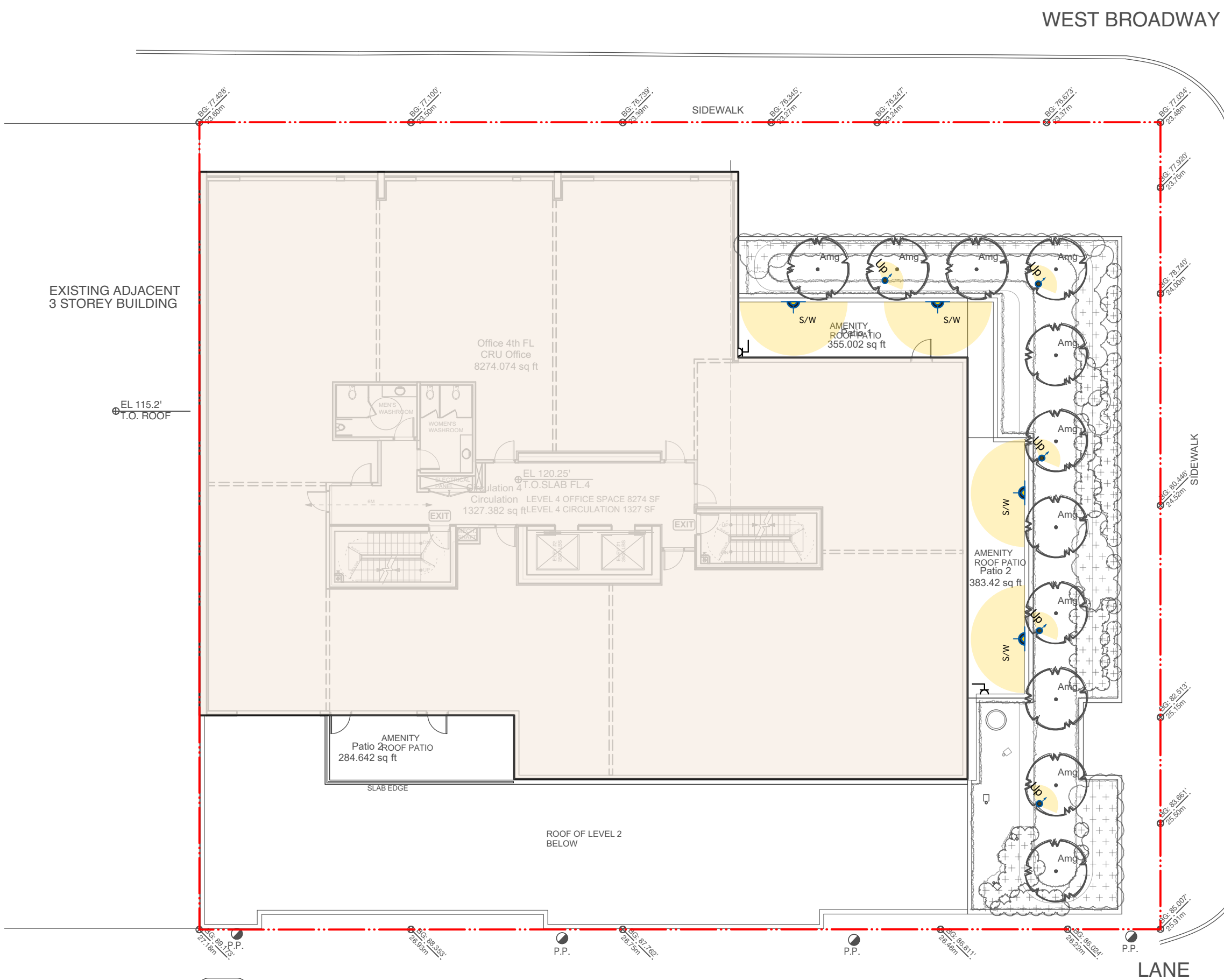
Plot Date:
17-3-20
21653 500 Broadway MASTER 2017_03_13.vwx



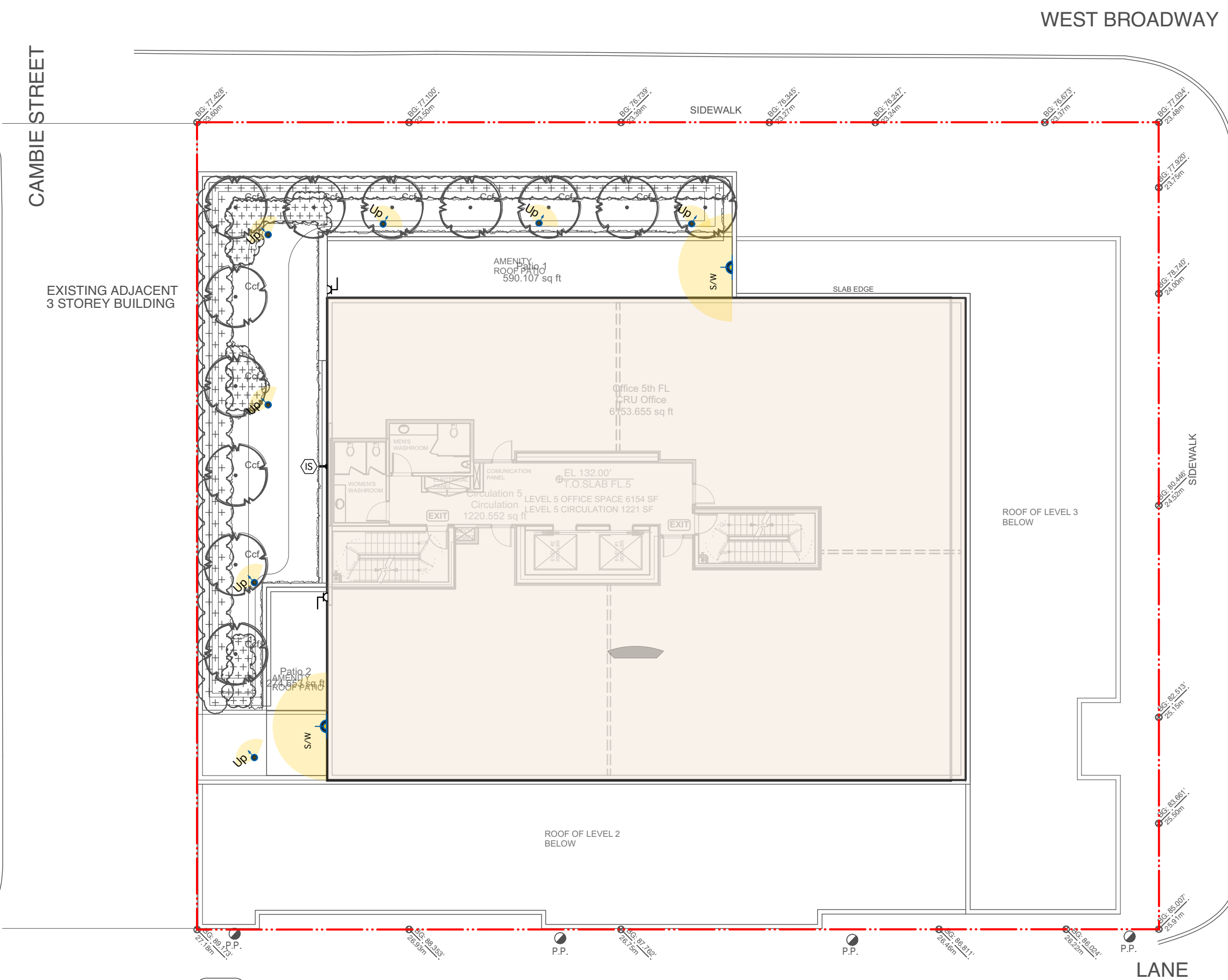
1 Lighting: Ground Floor
Scale: 1/16" = 1'-0"



2 Lighting: Level 3
Scale: 1/16" = 1'-0"



3 Lighting: Level 4
Scale: 1/16" = 1'-0"



4 Lighting: Level 5
Scale: 1/16" = 1'-0"



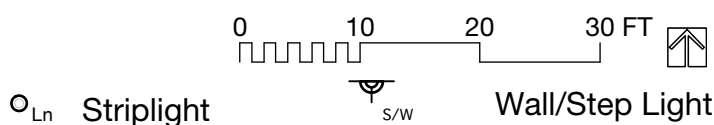
Striplight



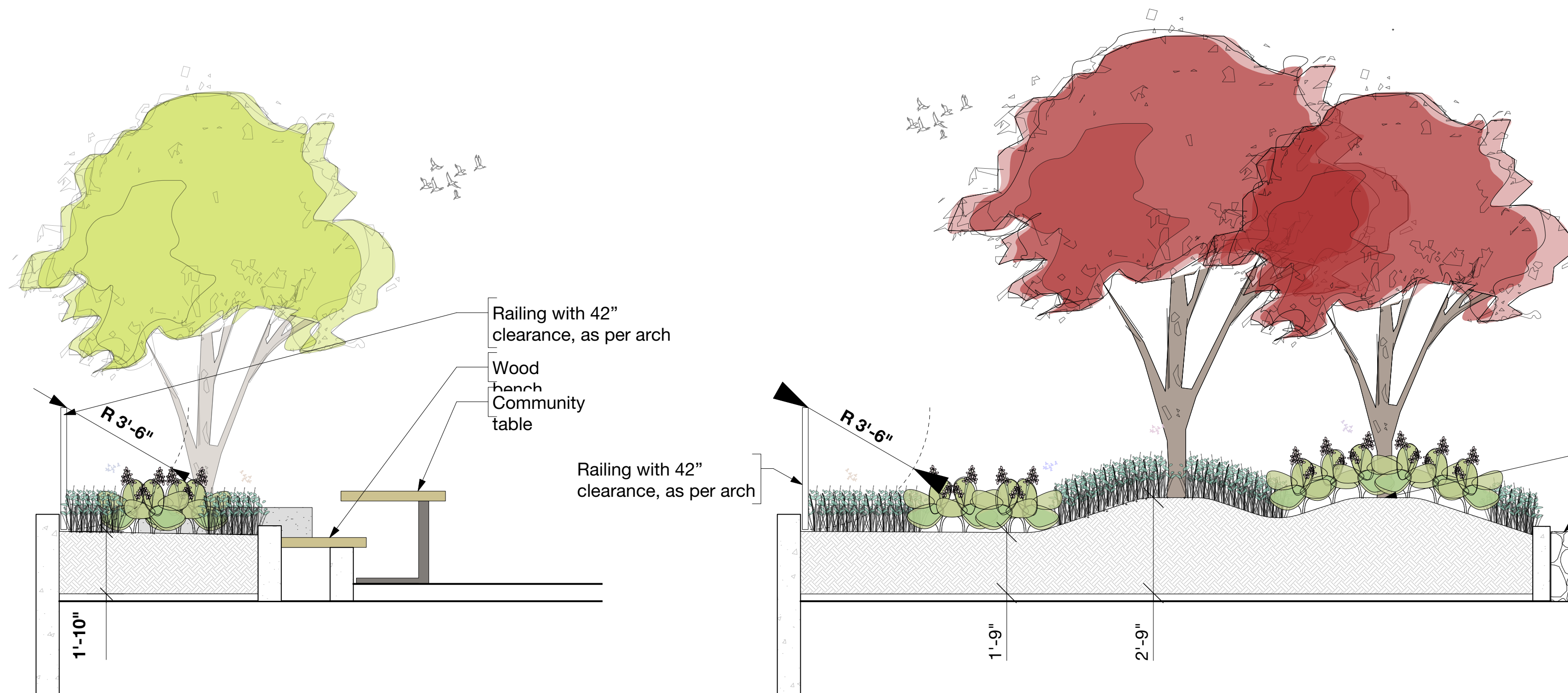
Uplight



Wall/Step Light

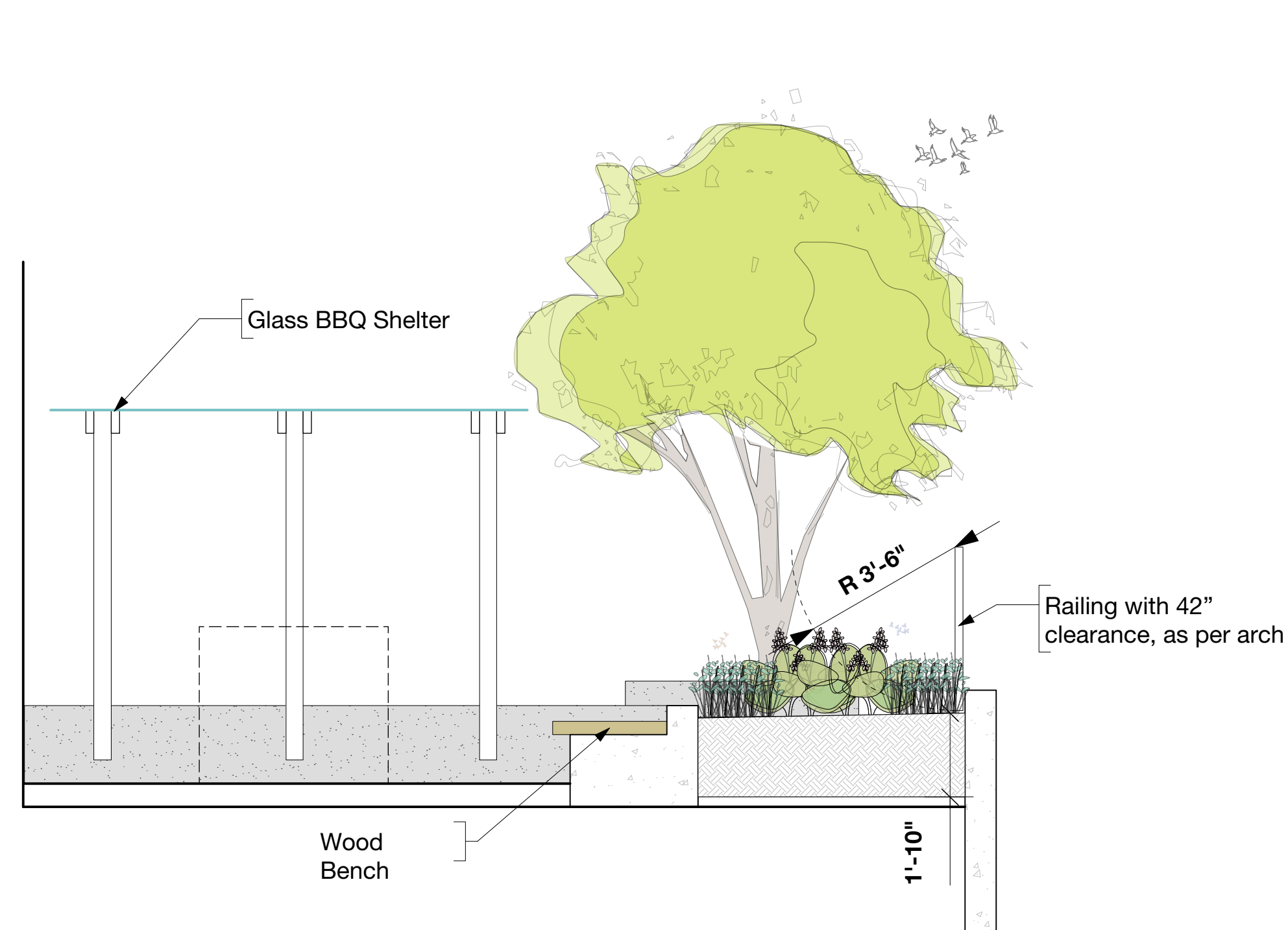


Ln Striplight
Up Uplight
Power Outlet with Protective Contact

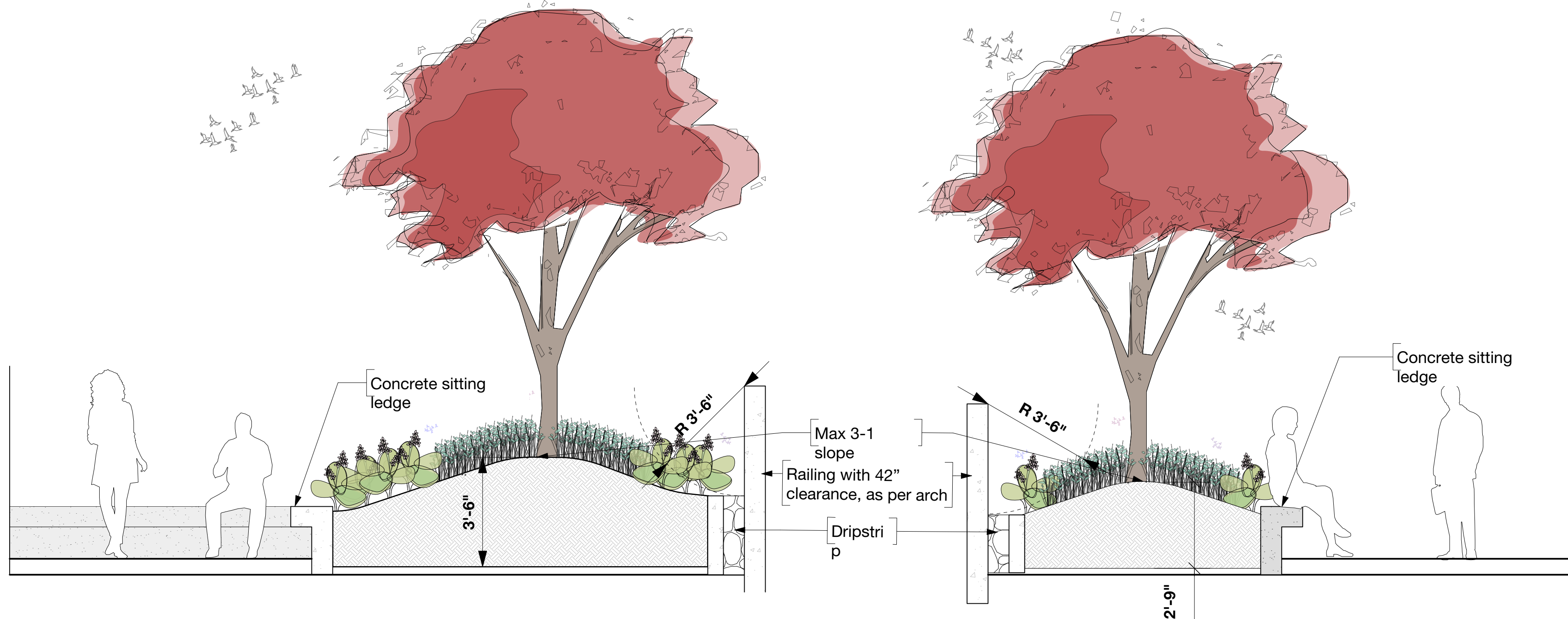


1 SECTION - LEVEL 3
L3.3 Scale: 3/8" = 1'-0"

2 SECTION - LEVEL 3
L3.3 Scale: 3/8" = 1'-0"

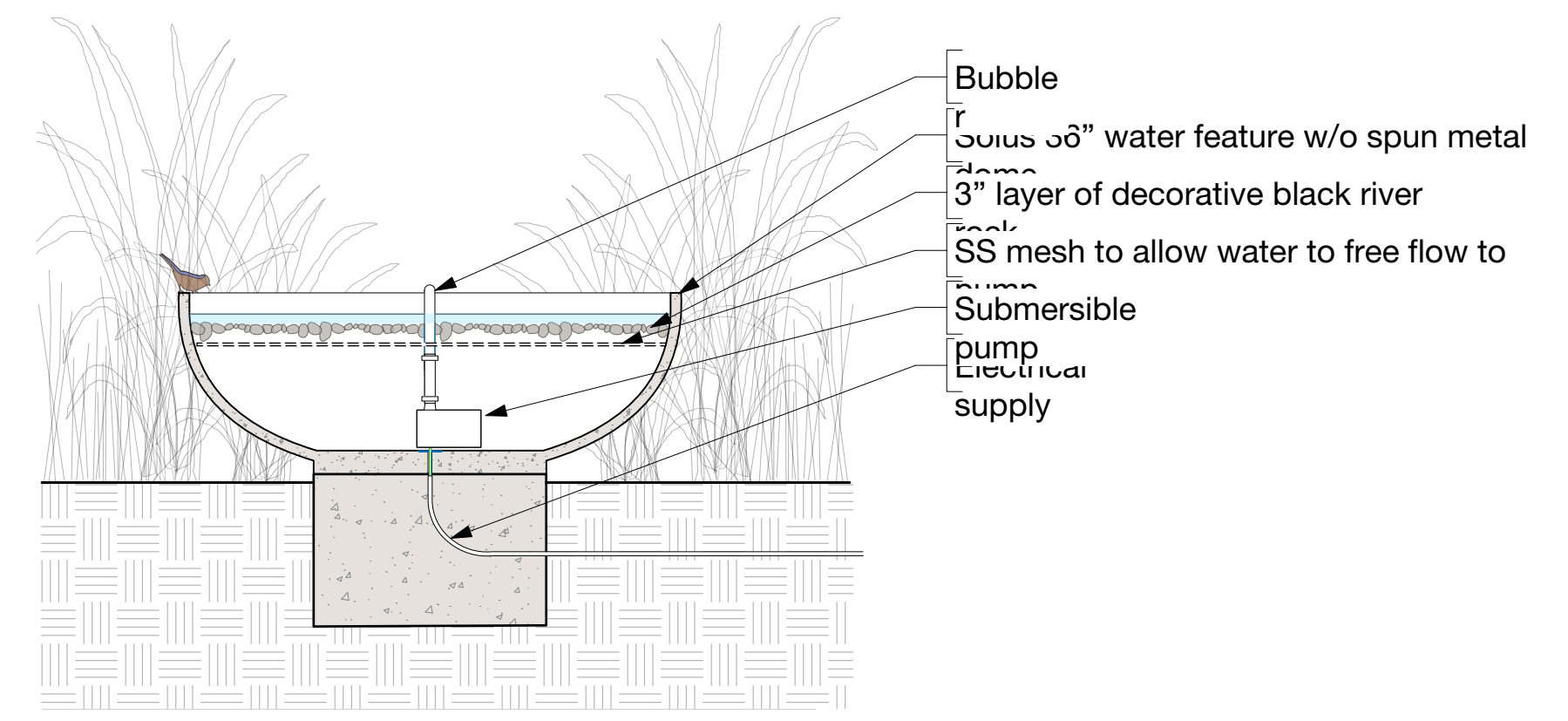


3 SECTION - LEVEL 3 TOWARDS COVERED BBQ AREA
L3.3 Scale: 3/8" = 1'-0"

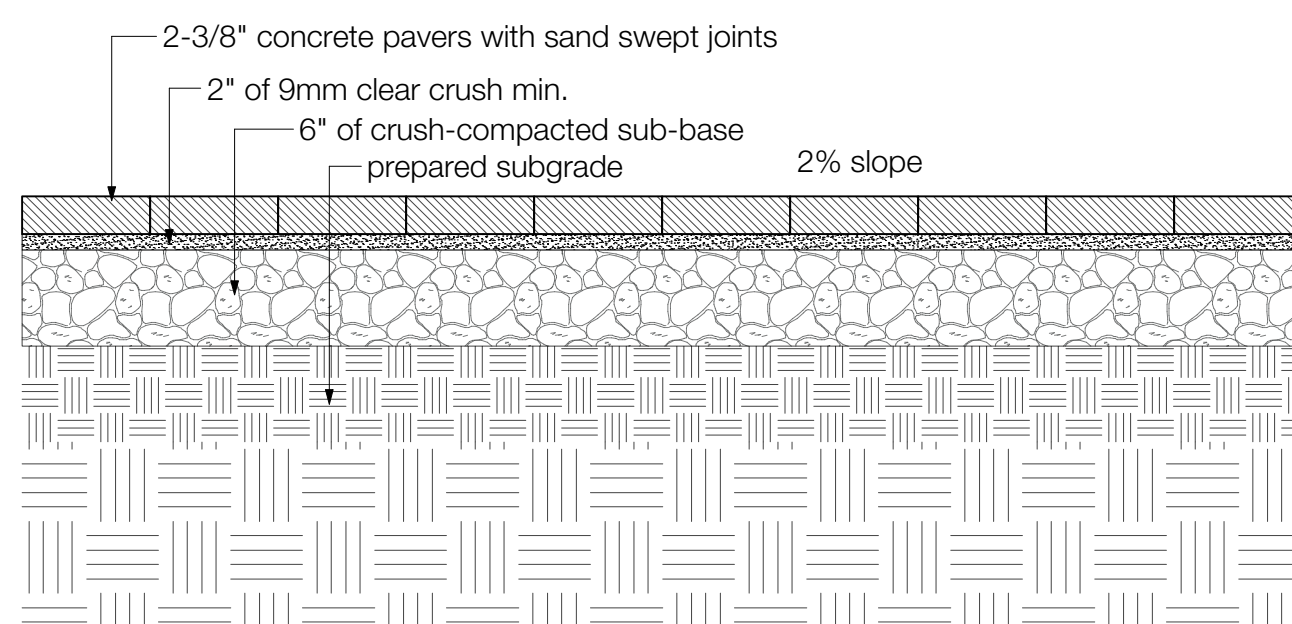


4 SECTION - LEVEL 4
L3.4 Scale: 3/8" = 1'-0"

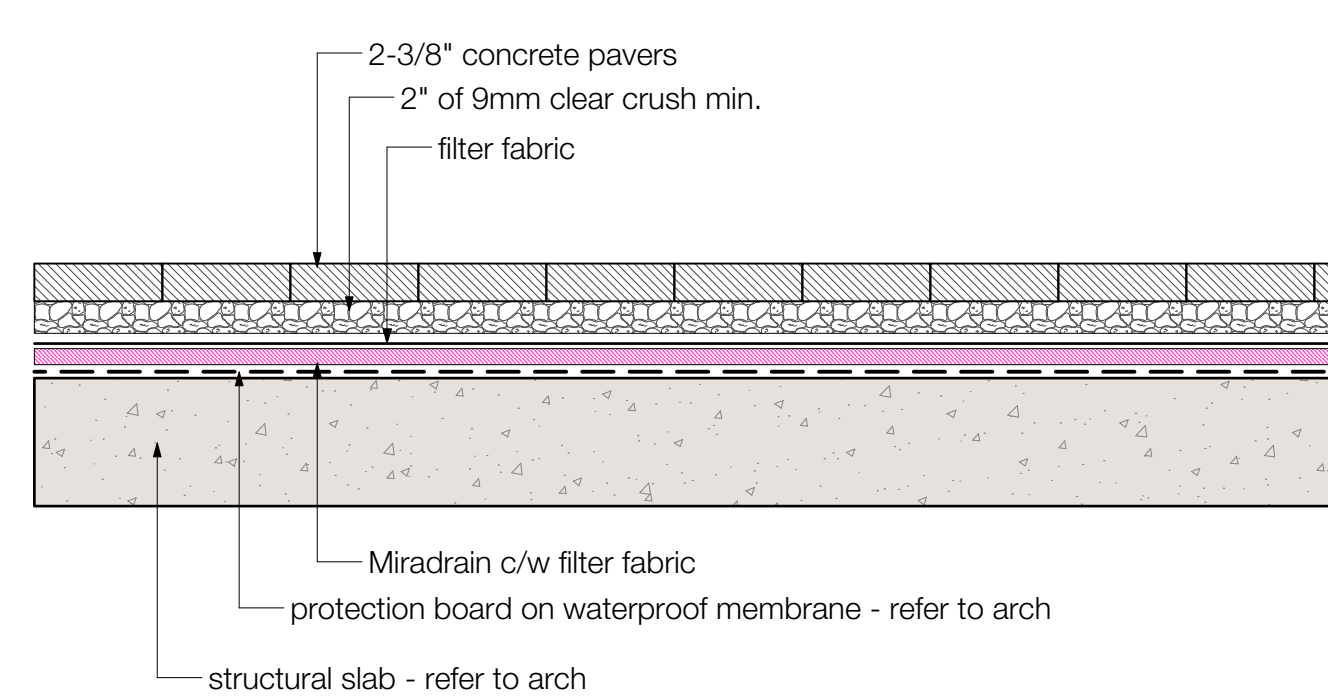
5 SECTION: LEVEL 5
L3.5 Scale: 3/8" = 1'-0"



6 Detail- Bird Bath
L3.4 Scale: 3/4" = 1'-0"



7 Concrete Pavers at Grade
L3.1 Scale: 1" = 1'-0"



8 Concrete Pavers on Slab
L3.3 Scale: 1" = 1'-0"

Revision No.	Date	Revision Notes
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Project

CAMBIE & BROADWAY
OFFICE BUILDING

500-516 W. Broadway
Vancouver, BC

Drawing Title

LANDSCAPE DETAILS &
SECTIONS

Legal
LOT A BLOCK 360 PLAN 21010 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER
EXCEPT PLAN EXP PLAN LMP38112

Project Manager GD	Project ID 21653
Drawn By GD/ DT	Scale 1/8"=1'-0"
Reviewed By DT	Drawing No. L6
Date 17/03/01	of 11

Plot Date:
17-3-20
21653 500 WBroadway MASTER 2017_03_13.vwx

FURNISHINGS AND MATERIALS



TREES & SHRUBS



PERENNIALS & GROUNDCOVERS



PERENNIALS & GROUNDCOVERS



Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
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3	03/22/17	Issued for DP

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Project

CAMBIE & BROADWAY
OFFICE BUILDING

500-516 W. Broadway
Vancouver, BC

Drawing Title

LANDSCAPE
IMAGES

Legal

LOT A BLOCK 360 PLAN 21010 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER
EXCEPT PLAN EXP PLAN LMP38112

Project Manager GD	Project ID 21653
Drawn By DT	Scale 1/8"=1'-0"
Reviewed By DT	Drawing No. L7
Date 17/03/01	of 11

Plot Date:
17-3-20
21653 500 WBroadway MASTER 2017_03_13.vwx

Appendix C: Page 34 of 34

W.T. LEUNG ARCHITECTS INC.

Suite 300 - 973 West Broadway, Vancouver, BC , Canada V5Z 1K3 Tel (604) 736-9711 Fax (604) 736-7991

Design Rationale

Commercial Development 500/516 West Broadway, Vancouver, BC

March 24, 2017

This site is located on the south west corner of West Broadway and Cambie Street, an important major intersection. Across the street to the east is the Canada Line station.

This stretch of West Broadway has a mixture of old and new commercial developments of varying heights. The neighbour to the west is a 3 storey commercial building while the building across the lane to the south is the 5 storey “Vancity” commercial building. Located on the north west corner of this intersection is the 8 storey mixed use “Crossroads” development.

The characteristics of the neighbourhood is a combination of older and smaller commercial buildings with retail on the Ground floor, taller commercial concrete buildings from the 70s and 80s with glass facades, horizontal structure or punched openings, and a growing number of contemporary developments.

The proposal is for a seven storey terraced commercial building, which respects the view corridors from City hall as well as the view cone from Queen Elisabeth Park.

The form of the building is a contemporary contextual response to the various surrounding building types. A four storey street wall with vertical modules reflects building types prevalent on Broadway.

It transitions into horizontal shifting planes as seen in the Vancity building along Cambie Street.

We have chosen to set the building back from the corner on the ground floor to provide a generous public realm, which responds to the emerging and growing pedestrian volume due to the transit station and the bus stops.

A 3 storey vertical box on the south east corner of the development will mark the entrance for a 2nd floor restaurant space.

Level 3 to 7 have a 20’ set back from the west property line and a 23’ setback to the lane

The placement and colors of the cladding panels accentuate the different forms in the building, more color along Broadway reflects the streets commercial activity whereas a neutral cladding color emphasises the two storey “floating” box at the building corner. The building walls provide a backdrop for possible placement of public art.

This is a transit-oriented development for a emerging office life style with bicycle storage, change rooms for office tenants within the 3rd floor amenity space and E-charging stations.

Cantilevers and stepping of the building provide for sheltered amenity balconies and green terraces for the customers to the retail as well as restaurant patrons and office tenants.

This is part of the sustainable building strategy. The client’s intention is to achieve LEED Gold equivalent. Green building measures will include a high performance curtain wall system, integrated horizontal sunscreens on the south and west façade as well as operable windows or access to outdoor space for each individual office.

Request for Relaxation

We are seeking relaxation to provide 2 Class B loading spaces instead of the required 3 (2.7) spaces.

The parking access ramp is located at the lane, about 10 ft above Ground floor level on Broadway, therefore the length of the ramp presents a challenge for the building layout along the lane if 3 loading spaces are required.