

PERKINS
+ WILL

CF Cadillac
Fairview

PACIFIC CENTRE ROTUNDA PAVILION

PACIFIC CENTRE - BLOCK 42
701 WEST GEORGIA STREET VANCOUVER, BC

DEVELOPMENT PERMIT APPLICATION

5 NOVEMBER 2018



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PROJECT TEAM

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L00 - LANDSCAPE		
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PROJECT STATISTICS

CIVIC ADDRESS

701 WEST GEORGIA STREET
VANCOUVER, BC

LEGAL DESCRIPTION

PID: 010-240-004
BLOCK 42 (REFERENCE PLAN 10328) DISTRICT LOT 541 PLAN 210

ZONING

CD-1 (455) BYLAW No. 9460

TOTAL SITE AREA

	PERMITTED PER CD-1 REZONING		EXISTING	PROPOSED	DIFFERENCE
SITE AREA	358,113.00 sf 33,269.79 m2				
FLOOR AREA	3,391,330.11 sf 315,064.88 m2		RETAIL 823,295.96 sf 76,486.70 m2 OFFICE 2,106,777.80 sf 195,726.06 m2 HOTEL 382,246.50 sf 35,511.86 m2 STORAGE 17,071.06 sf 1,585.95 m2 TOTAL 3,329,391.32 sf 309,310.57 m2	837,185.08 sf 77,777.03 m2 2,106,777.80 sf 195,726.06 m2 382,246.50 sf 35,511.86 m2 17,071.06 sf 1,585.95 m2 3,343,280.44 sf 310,600.90 m2	13,889.12 sf 1,290.33 m2 .sf .m2 .sf .m2 .sf .m2 13,889.12 sf 1,290.33 m2
FSR	9.47		9.3	9.34	0.04

BLOCKS 32, 42, & 52

TOTAL FIRST FLOOR AREA	805,193.92 sf 28,353.44 m2
SITE AREA	858,113.00 sf 33,269.79 m2
SITE COVERAGE	85.22%

BUILDING HEIGHT

MAXIMUM ALLOWABLE PER CD-1 REZONING:	450'-0" 137.16 m
PROPOSED	49'-0" 14.94 m

OFF STREET PARKING

REQUIRED	OFF STREET PARKING MINIMUM REQUIREMENTS 1 PARKING SPACE FOR EACH 145 m2 1,290.33 m2/145 = 9 ADDITIONAL PARKING SPACES
EXISTING	1,927 PARKING SPACES IN BLOCKS 32, 42 AND 52
PROPOSED	1,915* PARKING SPACES IN BLOCKS 32, 42 AND 52 +10 PARKING SPACES REDUCED FROM STANDARD TO SMALL

BICYCLE PARKING

REQUIRED	CLASS A	CLASS B
	1 SPACE FOR EACH 500 m2	6 SPACES FOR 1,000 m2
	1,290.33 m2/500 = 3 ADDITIONAL SPACES	6 ADDITIONAL SPACES
EXISTING	116 CLASS A AND 12 CLASS B BICYCLE STALLS 43 CLOTHING LOCKERS FOR EACH GENDER	
PROPOSED	121 CLASS A AND 18 CLASS B BICYCLE STALLS 43 CLOTHING LOCKERS FOR EACH GENDER	

OFF STREET LOADING

REQUIRED	CLASS B	CLASS C
	1 SPACE FOR FIRST 465 m2 + 1 SPACE FOR NEXT 1,860 m2 + 1 SPACE FOR EACH ADDITIONAL 2,325 m2	1 SPACE FOR 2,000 m2 TO 5,000 m2
	1 SPACE FOR 0 m2 TO 465 m2; 1 SPACE FOR 465 m2 TO 2,325 m2	NO ADDITIONAL LOADING BAY
EXISTING	5 CLASS C LOADING BAYS	
PROPOSED	5 CLASS C LOADING BAYS	

FSR SUMMARY

	EXISTING TO BE DEMOLISHED	PROPOSED BUILDING	DIFFERENCE
FIRST FLOOR	6,429.13 sf 597.29 m2	8,947.10 sf 831.21 m2	2,517.97 sf 233.92 m2
SECOND FLOOR	659.40 sf 61.26 m2	7,763.82 sf 721.28 m2	7,104.42 sf 660.02 m2
THIRD FLOOR	0 sf 0 m2	4,266.73 sf 396.39 m2	4,266.73 sf 396.39 m2
TOTAL	7,088.53 sf 658.55 m2	20,977.65 sf 1,948.88 m2	13,889.12 sf 1,290.33 m2

PARKING AND LOADING STATEMENT:

AS PART OF THIS APPLICATION, WE ARE REQUESTING A VEHICLE PARKING AND LOADING RELAXATION.

THE EXISTING PACIFIC CENTRE SITE (BLOCKS 32, 42 AND 52) PROVIDES 1,927 PARKING SPACES, 116 CLASS A BICYCLE SPACES, 12 CLASS B BICYCLE SPACES, 43 CLOTHING LOCKERS FOR EACH GENDER AND 5 CLASS C LOADING BAYS.

VEHICLE PARKING
ACCORDING TO THE PARKING BY-LAW THE PROPOSED ADDITIONAL AREA OF 13,891 SF (1,290 M2) WILL REQUIRE 9 ADDITIONAL PARKING SPACES, 3 ADDITIONAL CLASS A BICYCLE SPACES, 6 ADDITIONAL CLASS B BICYCLE SPACES, AND 2 ADDITIONAL CLASS B LOADING BAYS.

DUE TO THE CONSTRAINTS OF THE SITE IT IS NOT POSSIBLE TO PROVIDE THE ADDITIONAL REQUIRED VEHICLE PARKING AND LOADING BAYS. IN ADDITION, 12 PARKING STALLS WILL BE LOST AND 10 REDUCED FROM STANDARD TO SMALL CAR DUE TO STRUCTURAL UPGRADES NEEDED TO MEET THE SEISMIC REQUIREMENTS OF THE EXISTING FACILITY AND PROPOSED NEW DEVELOPMENT.

PARKING NEEDS ARE ALLEVIATED BY PUBLIC TRANSIT IN CLOSE PROXIMITY TO THE SITE. INCLUDING, AMONG OTHERS: A BUS STOP ON WEST GEORGIA STREET ADJACENT TO THE PROPOSED NEW ENTRY TO THE PACIFIC CENTRE MALL; A BUS STOP A BLOCK AWAY ON GRANVILLE STREET AND A BUS STOP ON HOWE STREET AT THE VANCOUVER ART GALLERY PLAZA.

IN ADDITION TO BUSES, THE PROPOSED NEW ENTRY TO THE PACIFIC CENTRE MALL ON WEST GEORGIA IS APPROXIMATELY 300' (90 M) FROM THE CANADA LINE ENTRY, AND WITHIN 825' (250M) OF THE EXPO LINE ENTRY ON GRANVILLE STREET.

BICYCLE PARKING
NEW CLASS B BICYCLE PARKING IS PROVIDED ON THE NEIGHBOURHOOD TO PLAZA. IN ADDITION TO 6 NEW BICYCLE PARKING SPACES, 5 EXISTING SPACES ARE RELOCATED AWAY FROM THE GEORGIA ENTRANCE. FOR A TOTAL OF 12 MULTI POINT BICYCLE STANDS INTRODUCED ADJACENT TO THE ENTRANCE OF 725 GRANVILLE STREET.

5 NEW CLASS A BICYCLE PARKING SPACES ARE PROVIDED AT THE BASE OF THE TRANSIT ELEVATOR, ONE FLOOR BELOW THE EXISTING PACIFIC CENTRE BICYCLE ARRIVAL AND BICYCLE PARKING FACILITIES.

LOADING
THE NEW DEVELOPMENT WILL BE ACCOMMODATED THROUGH THE EXISTING LOADING BAYS AND FREIGHT ELEVATOR. A NEW ELEVATOR WITHIN THE FOOTPRINT OF THE NEW DEVELOPMENT, WILL BE PROVIDED WITH ACCESS TO THE DUNSMUIR STREET LEVEL, CONNECTING TO AN UNOBSTRUCTED PATHWAY TO THE EXISTING FREIGHT ELEVATOR AND LOADING BAYS AT LEVEL P1.

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PACIFIC CENTRE
ROTUNDA PAVILION
PACIFIC CENTRE - BLOCK 42
701 WEST GEORGIA STREET
VANCOUVER, BC

1 ISSUED FOR DP 5 NOV 18

PROJECT DATA

G00-02



DESIGN RATIONALE: ARCHITECTURAL EXPRESSION

ICONIC DESIGN

Cadillac Fairview has embarked on a multi-phase refresh of the Pacific Centre Mall complex, creating a world-class, high-end retail centre in the heart of Vancouver. This has, to date, included the introduction and expansion of Holt Renfrew, a retrofitted Sears building (Nordstrom), recladding at 609 Granville Street, and now a reimagining of the Rotunda pavilion at the intersection of West Georgia and Howe Streets.

In keeping with recent developments throughout the Pacific Centre complex, the new West Georgia Street retail pavilion comprises a set of strong contemporary design features.

Our new proposal features a double-height glass façade, opening the retail environment to West Georgia and Howe Streets. Stone piers anchor the glass façade, and work with a sweeping cantilevered roof to orient the building, addressing the Vancouver Art Gallery, and neighbouring Plaza.

The pavilion is set against the backdrop of a multi-storey Green Wall. The building's material palette is restrained, natural and pure: stone walls, low-iron glass façade, wood ceilings and a bold, metal roof.

OPEN SPACE

The proposed building is sensitive to the site's prominent location within the city fabric. Located diagonally across the intersection of West Georgia and Howe Streets is the Vancouver Art Gallery and the prominent new Xwt'l'e7énk Square

The project works to strengthen and frame the connection to the square - while reprovinding and enhancing the public space surrounding the building.

The introduction of bench seating integrated in the cascading stair plinth, alongside new trees and a wood soffited, cantilevered roof, will provide shade and protection from the elements. We envisage loose tables and chairs nestled on the plaza beneath newly planted trees.

MASSING AS COUNTERPOINT TO VANCOUVER ART GALLERY AND PLAZA

In addition to enhancing the public open space, the building form has been rotated 45° to create a civic connection to the Art Gallery, reinforce views between the two corners, and present a cohesive façade when viewed from the opposing plaza. Also, with the addition of the adjacent Pacific Centre entrance, the Mall will have an address on West Georgia Street for the first time.

SUSTAINABILITY

The proposed retail pavilion is an expansion and extension of the existing Pacific Centre Mall, and will be designed on the basis of LEED Gold "Core and Shell".

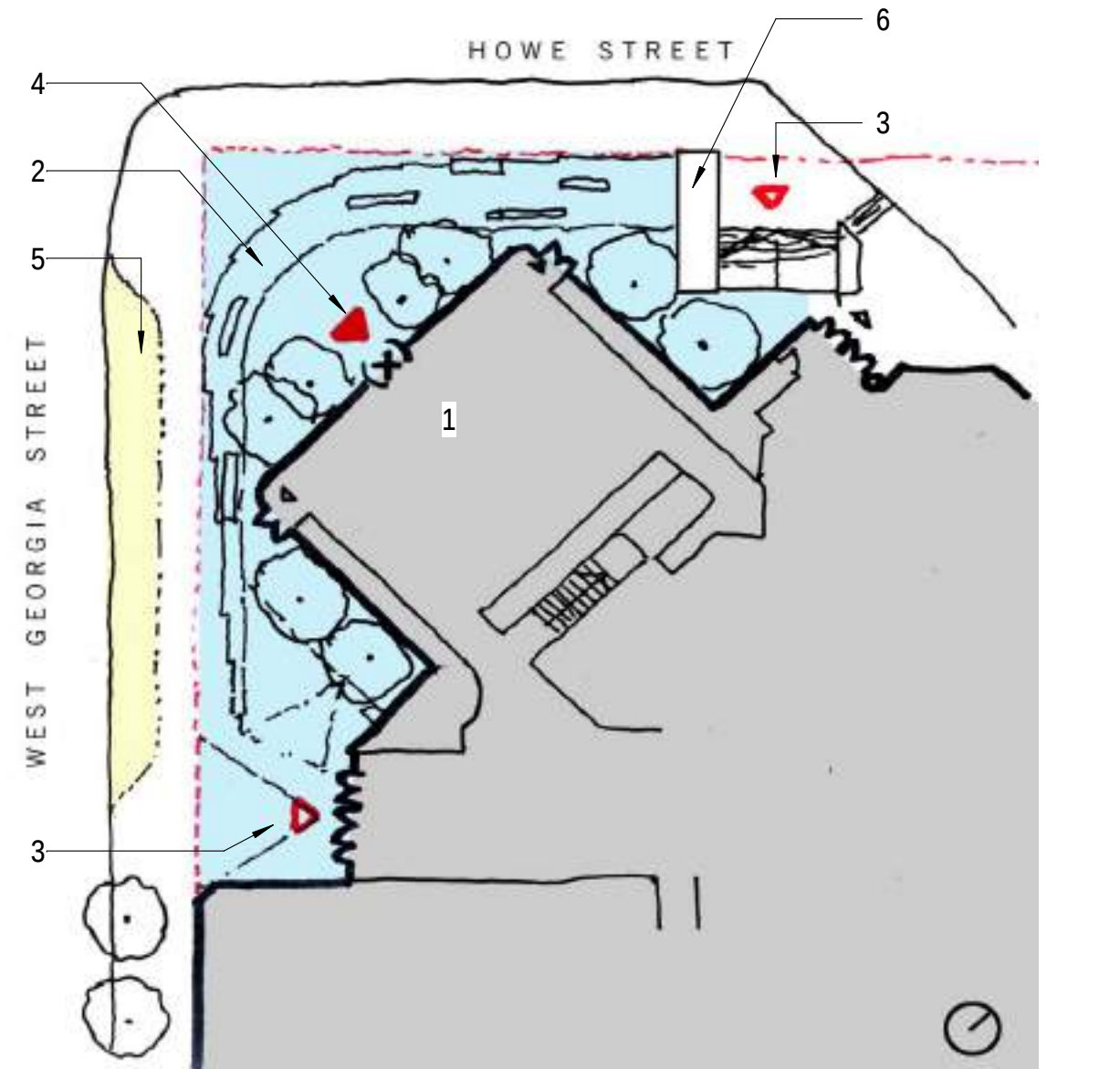
In addition, both the mall and the anchor tenant intends for this pavilion to incorporate their own robust Sustainability Guidelines.

Durable, natural materials have been selected for all exterior finishes. These materials include a warm gray limestone cladding, robust granite paving, wood soffits, low-iron glass, and metal-panel roofing.

A multi-story Green Wall will utilize rainwater runoff, and create a vibrant, compelling natural backdrop - visible from many of the surrounding buildings.

SITE ARRANGEMENT

1. A pavilion rotated at 45° to address the square diagonally opposite
2. Reprovided public space on Pacific Centre property (blue)
3. Major new and upgraded mall entrances
4. An art gallery focused main entrance to the new commercial pavilion
5. Prioritising pedestrians in the heart of the City by extending the sidewalk into the existing vehicular lay-by (yellow)
6. Parkade exhaust vents relocated away from the public corner, and carefully integrated with the new plaza



COMPELLING MALL ENTRANCES

As with the major new tenant space, due care has been taken over the new mall entrances, which are also important design features at this landmark urban location.

The new entrances will have a consistent appearance with each other, and with the new entrances on the TD plaza nearby. Composed of a simple palette of complementary materials, the entrance will be gently softened with lighting and greenery behind.

GEORGIA STREET

This new entrance to the Pacific Centre, addressing West Georgia Street, will deliver a new front door to the Mall opening directly to the internal mall circulation. The new entrance will be a light, clear glazed element, carefully contrasting between the new green wall and the darker glass of the neighbouring tower (701 WG).

A generous, cantilevered canopy (1) will extend outwards toward the street, marking the entrance to the mall and improving visibility obliquely from West Georgia and Granville Streets. The canopy is raised up to an appropriately grand scale for West Georgia Street, and will feature integrated lighting at night.

A higher grade of material is proposed under foot to highlight the mall entrance in the cityscape (2). This extends towards Georgia, echoing the dynamism of the canopy above.

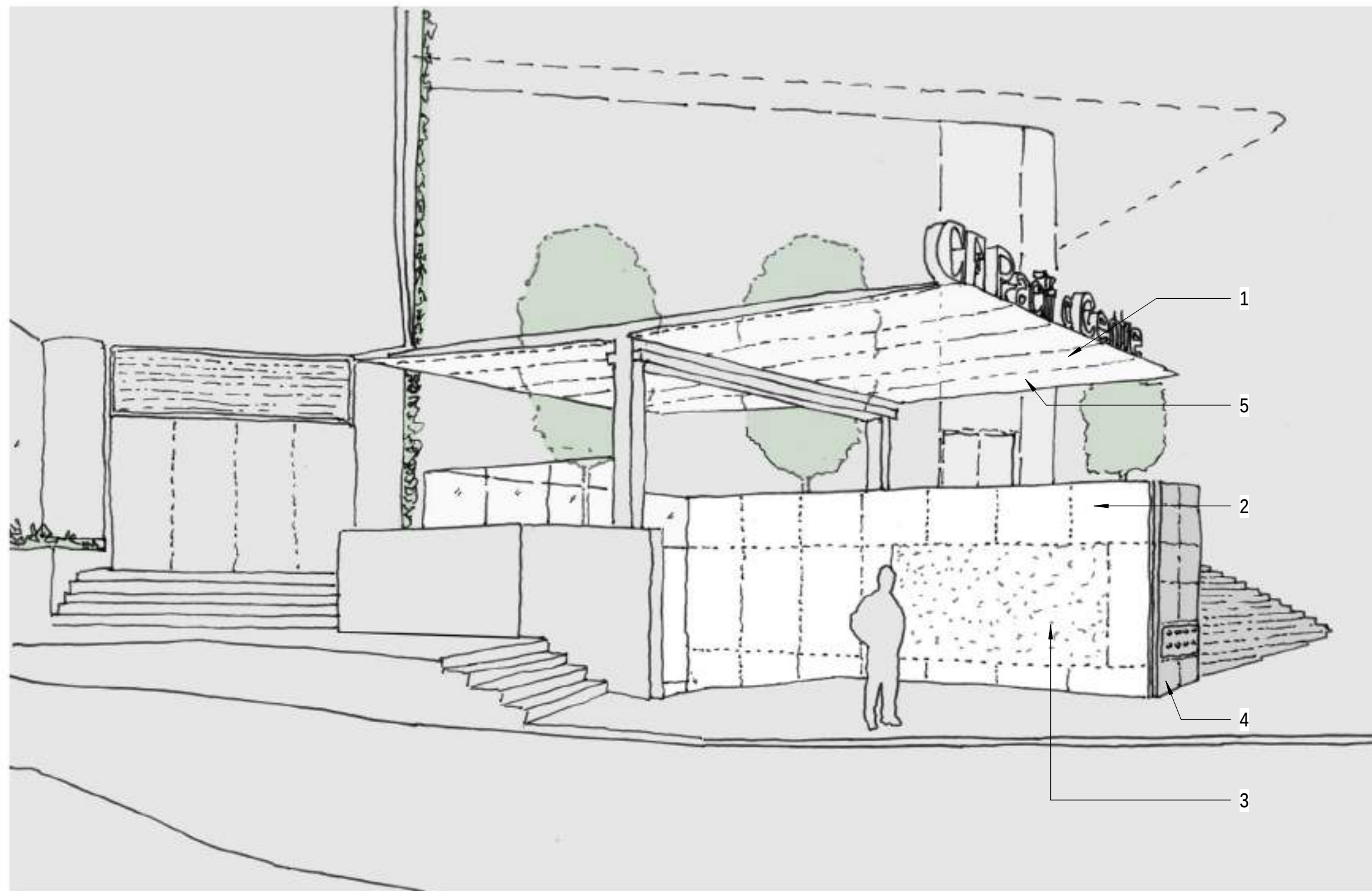
HOWE STREET

The proposed refurbishment of this existing entrance on Howe Street will highlight the secondary entrance to the mall, leading the eye while deferring to the primacy of the new tenant pavilion and plaza beyond:

1. Materials will be significantly upgraded - a light, transparent steel and glass canopy provides shelter and enclosure, with views through to the trees and green wall behind.
2. Under the new canopy, a lining of backpainted glass and clear balustrades delivers a contemporary feel. The south wall of the staircase, as the largest, is enlivened with a new digital screen (3), providing an active and illuminated quality.
4. The new robust granite of the plaza encloses and protects the glazing, wrapping from the south face of the relocated parkade exhaust around onto Howe Street.
5. For security and presence, lighting is carefully detailed into the eaves of the canopy soffit, and will spill down the staircase, subtly highlighting the entrance.

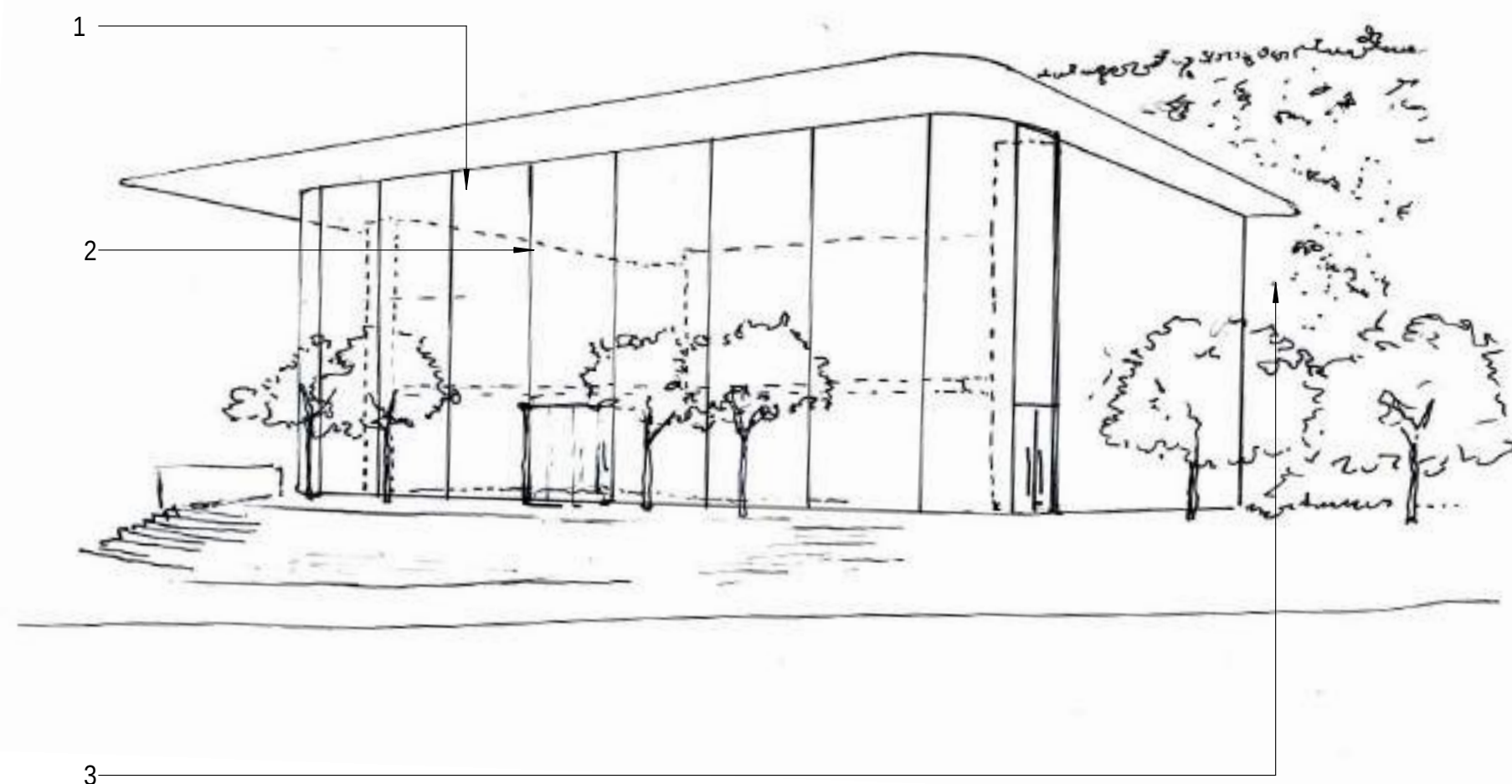


NEW MALL ENTRANCE ON WEST GEORGIA STREET



UPDATED MALL ENTRANCE ON HOWE STREET

BIRD FRIENDLY DESIGN



The design considers bird movement in the Urban Environment as follows

1. The proposed glass cladding will be low iron, and clear with no colouring. This reduces the likelihood of reflections.
2. The roof design extends well past the glazing, which also reduces reflectivity and thus limits the buildings' impact.
3. The thick vegetation of the green wall is kept well back from the glazing line, which will limit the interplay of glass and greenery.

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ROTUNDA PAVILION
PACIFIC CENTRE - BLOCK 42
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VANCOUVER, BC

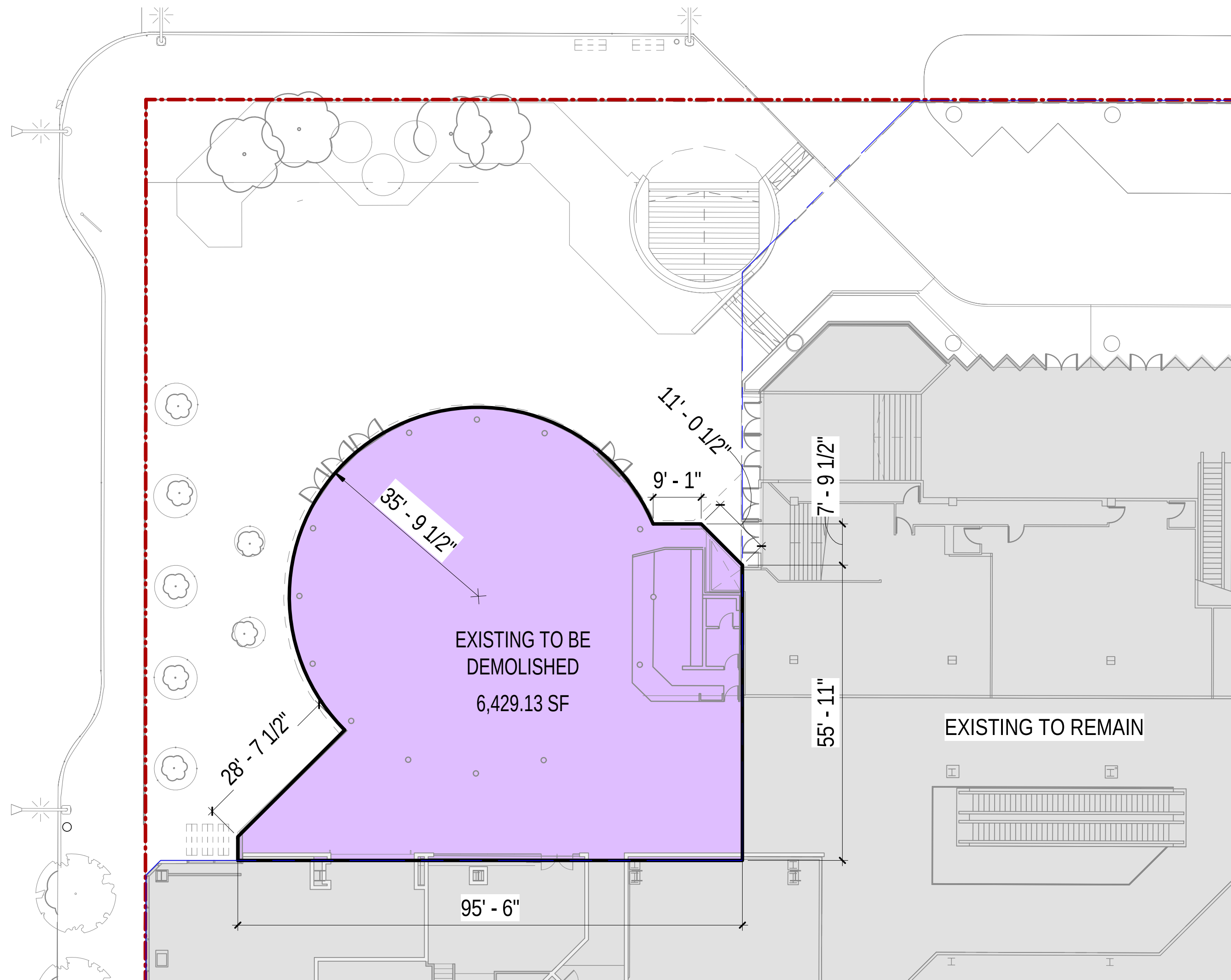
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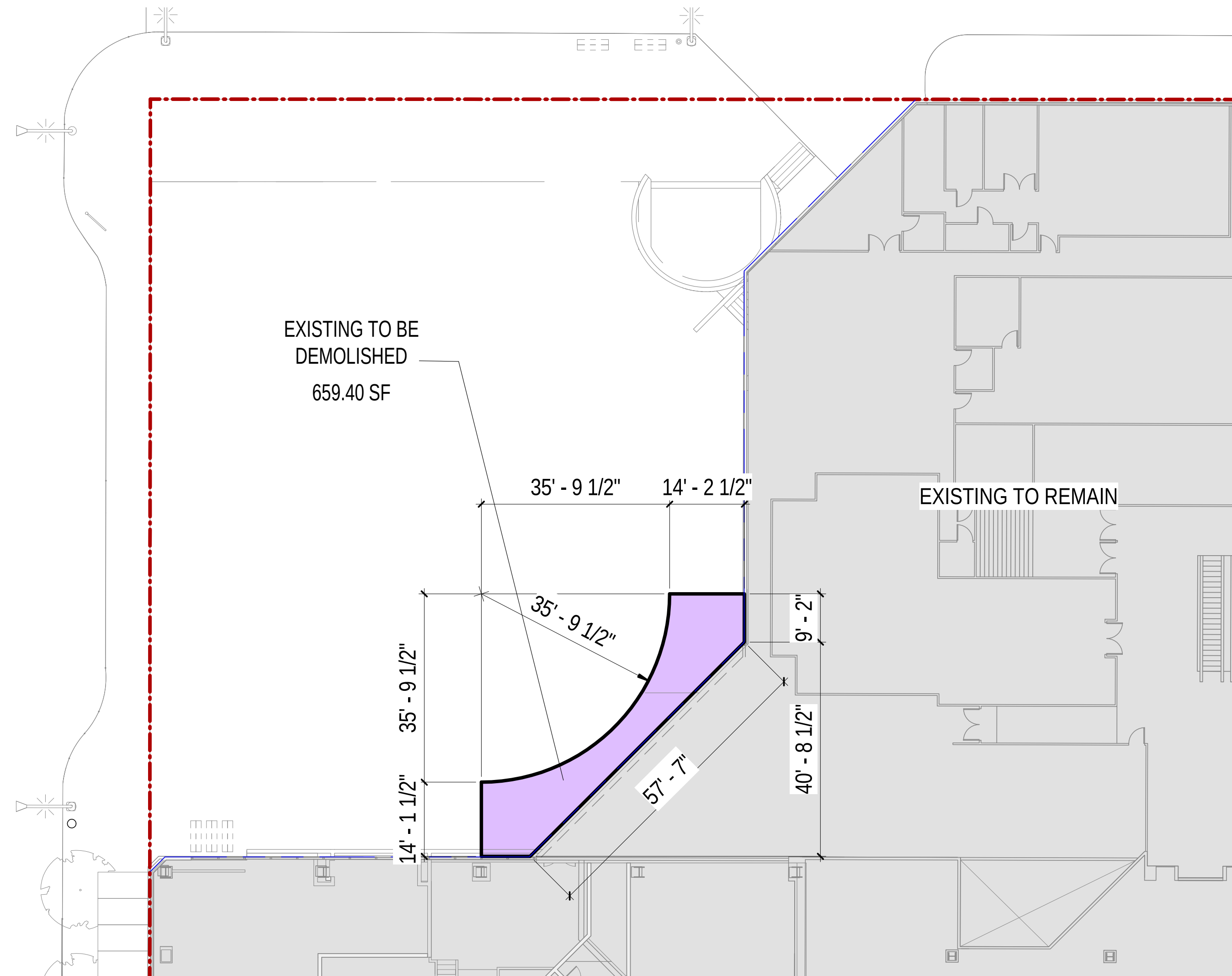
DESIGN RATIONALE 02

G00-04

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① LEVEL 01 - EXISTING PLAN
1 : 200



② LEVEL 02 - EXISTING PLAN
1 : 200



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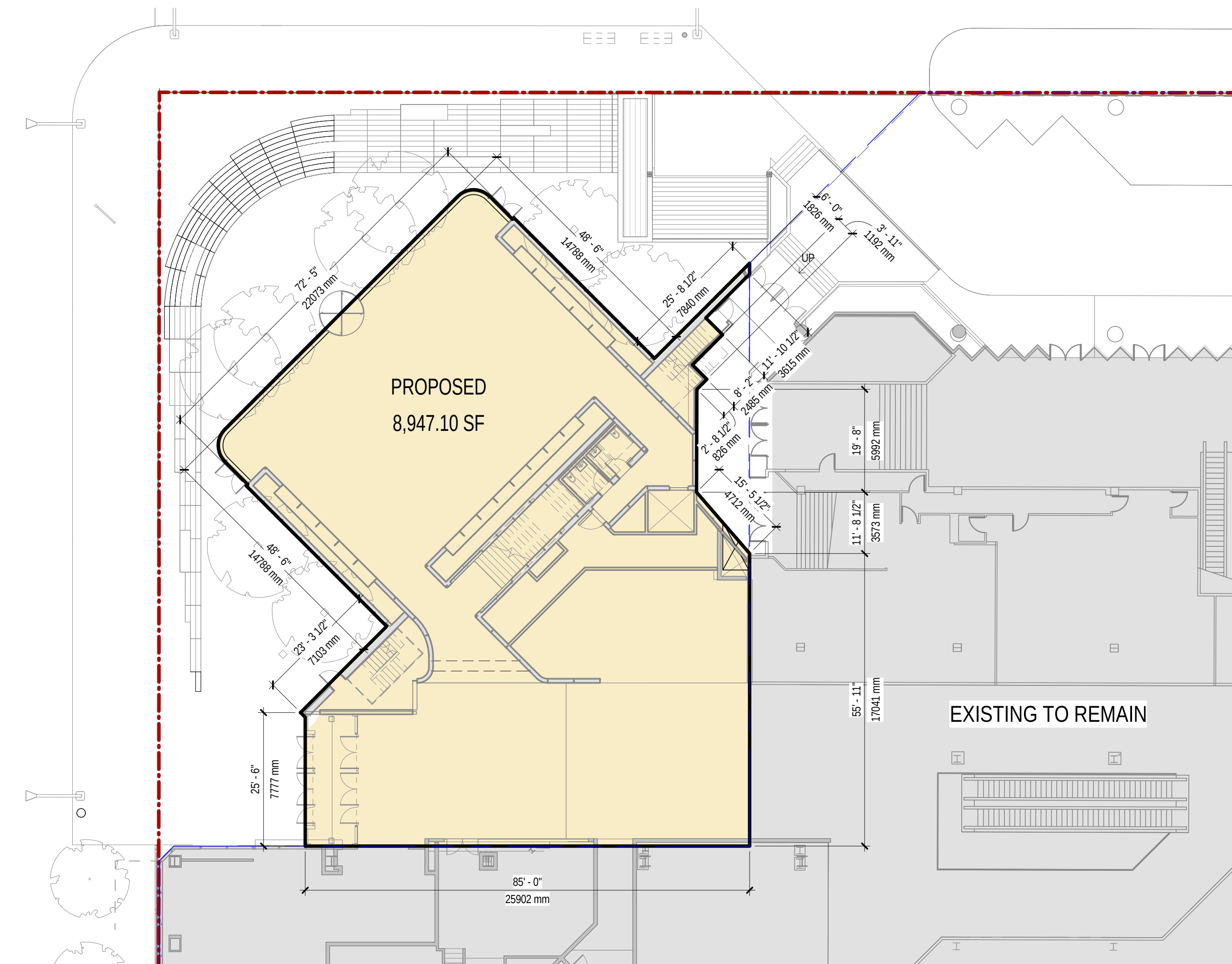
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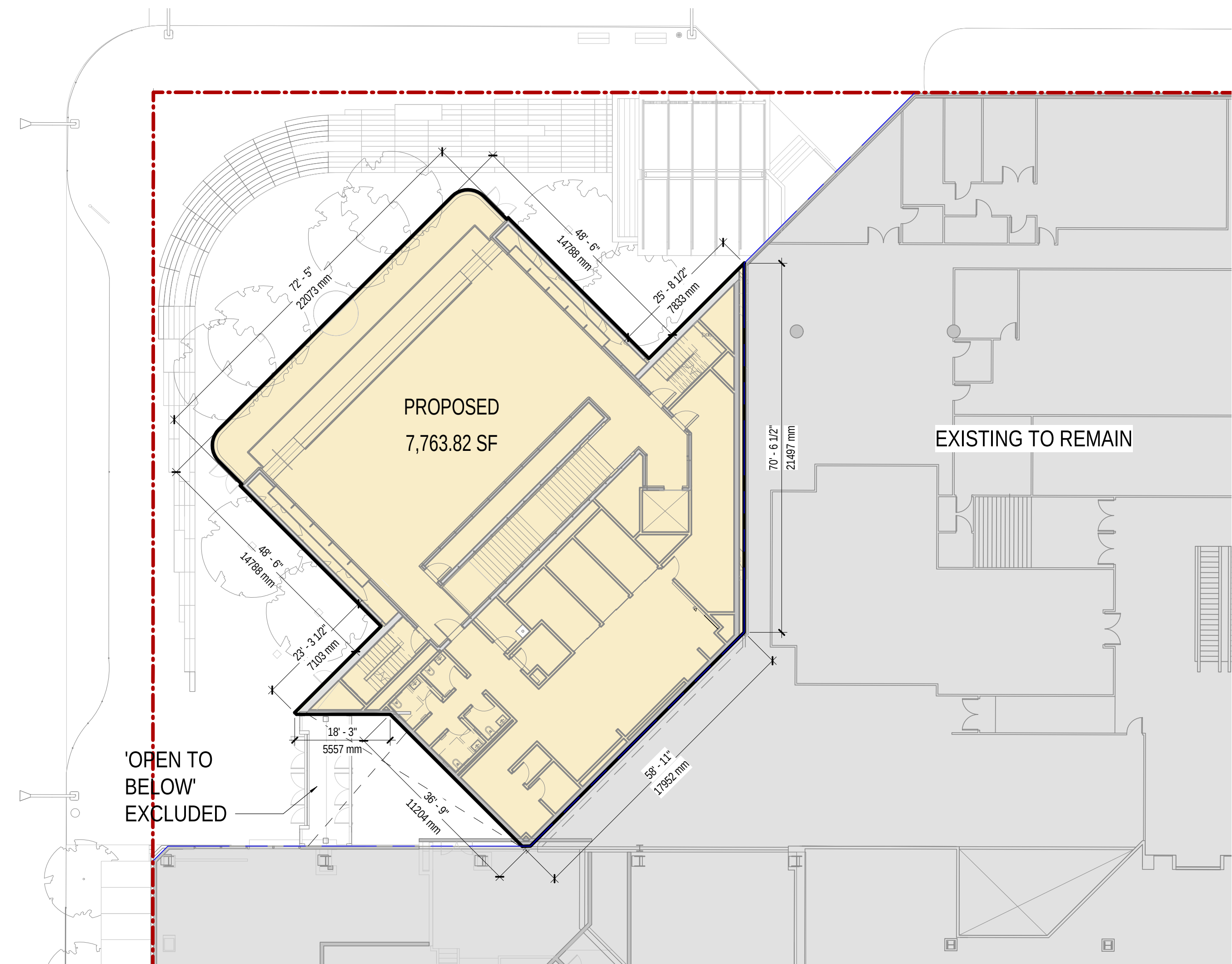
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(EXISTING)

G00-05

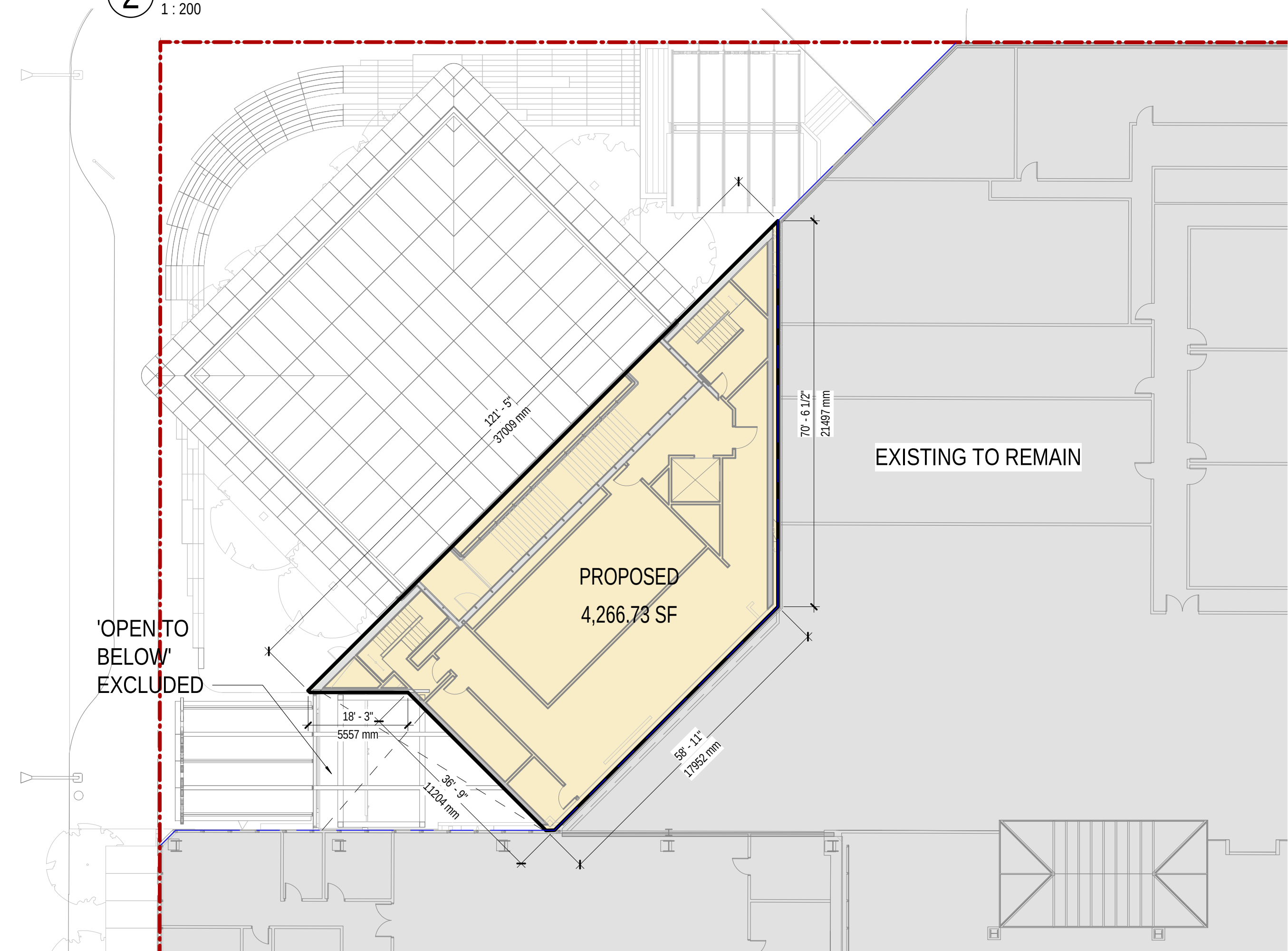
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① LEVEL 01 - PROPOSED PLAN
1:200

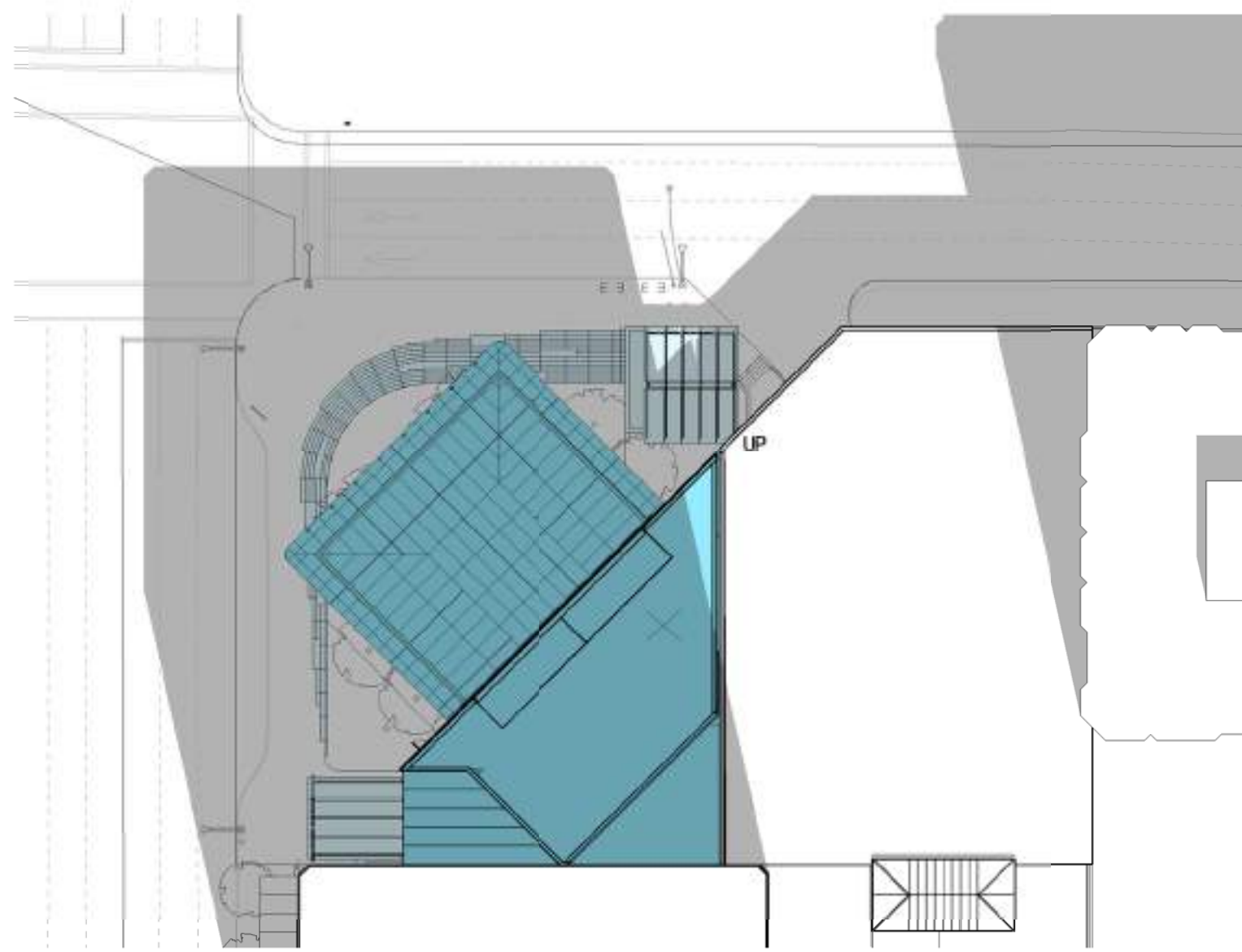


② LEVEL 02 - PROPOSED PLAN
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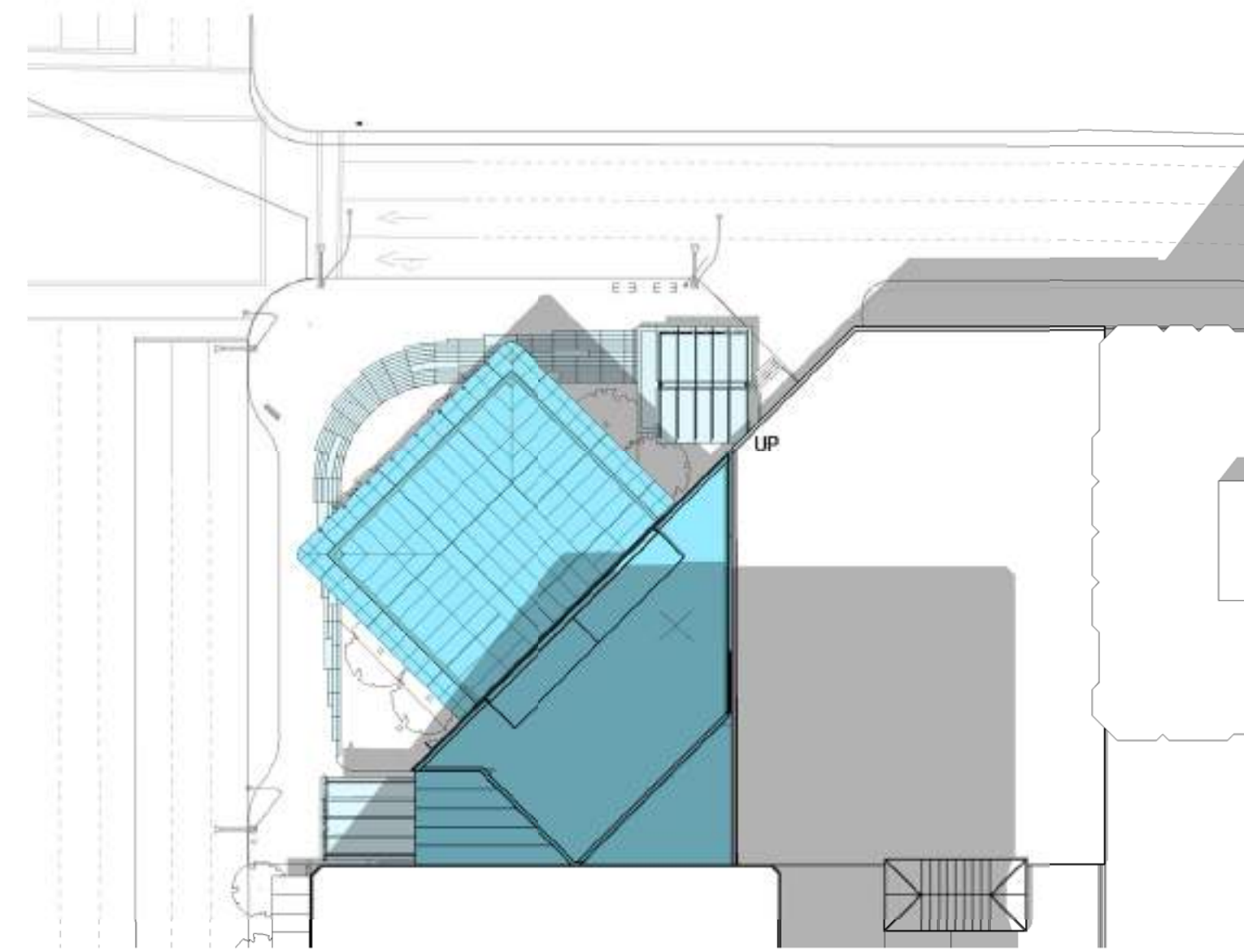


③ LEVEL 03 - PROPOSED PLAN
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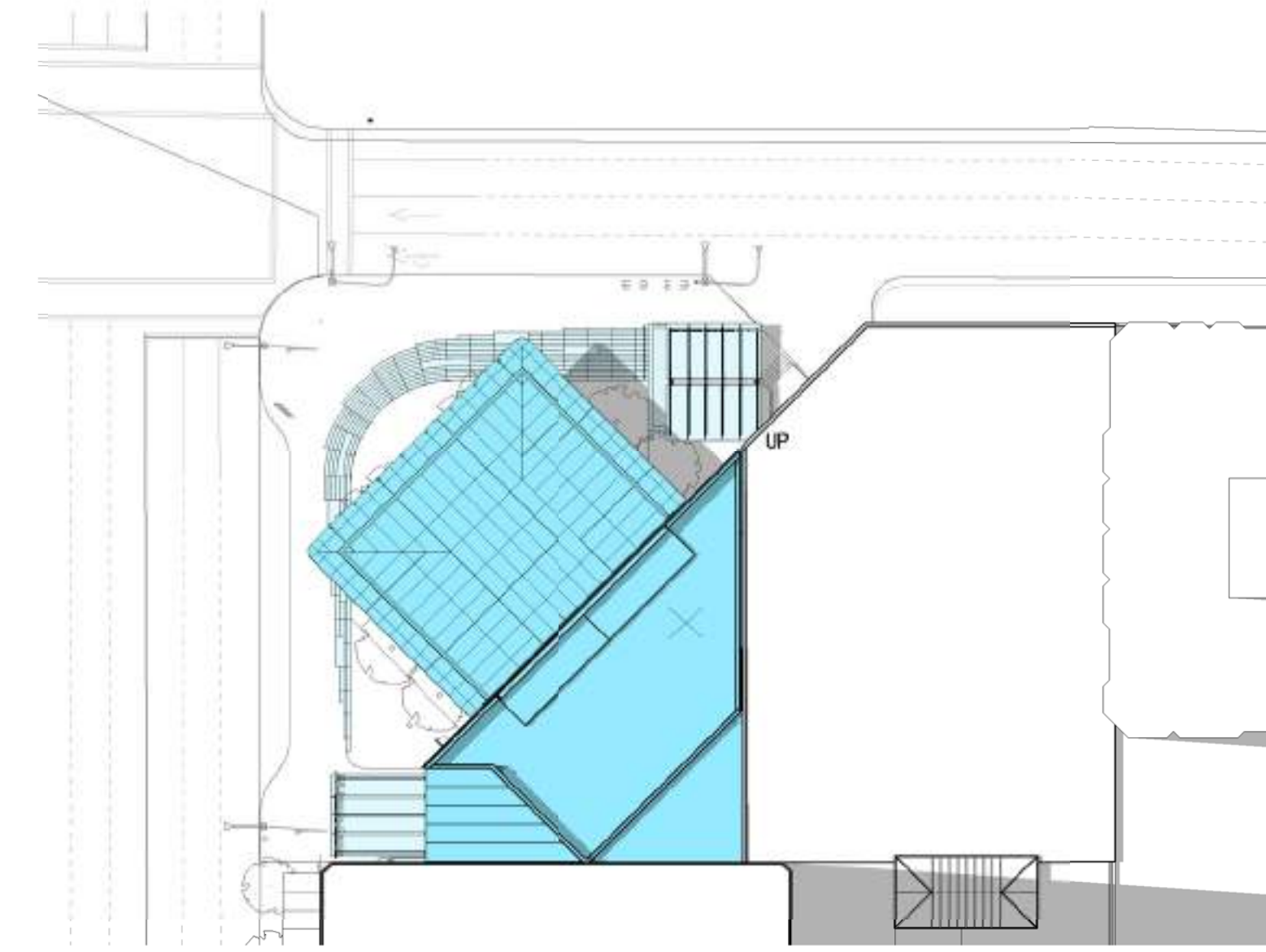




① SUMMER SOLSTICE 10 AM
1:500



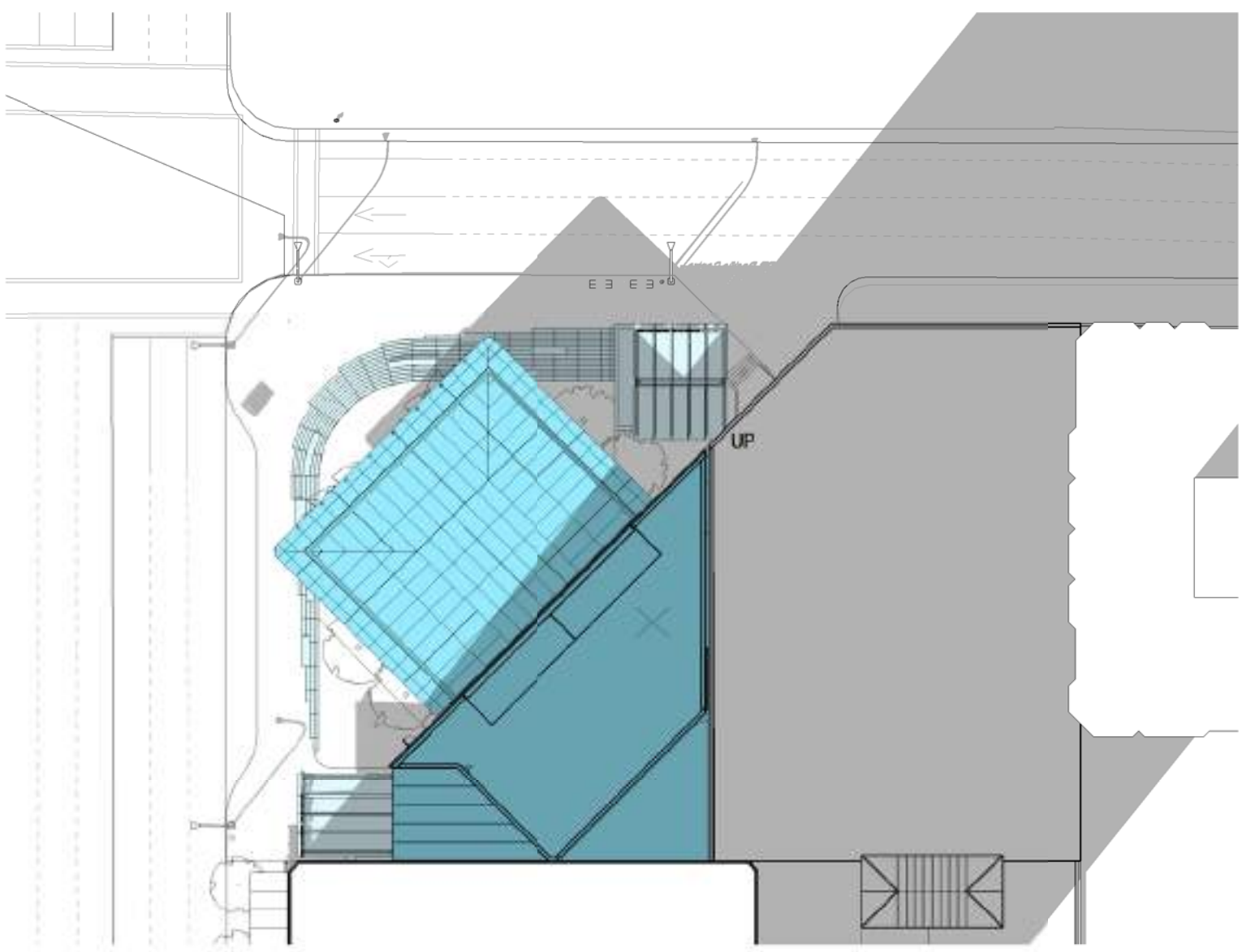
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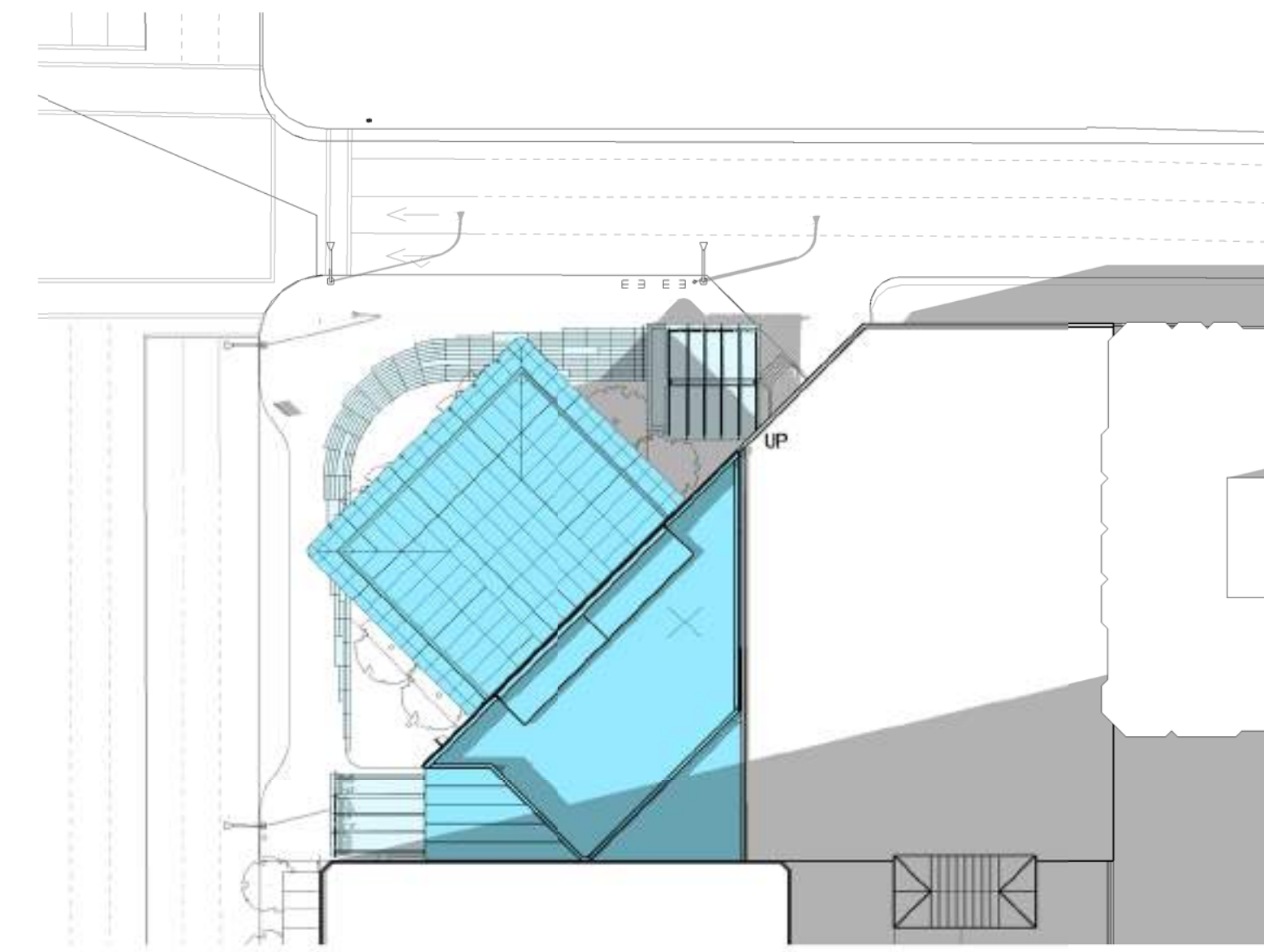
③ SUMMER SOLSTICE 2 PM
1:500



④ SPRING EQUINOX 10 AM
1:500



⑤ SPRING EQUINOX 12 PM
1:500



⑥ SPRING EQUINOX 2 PM
1:500

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SHADOW ANALYSIS

G00-07

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Existing View of the project site from the Vancouver Art Gallery



Existing plaza looking towards the IBM Tower



Existing hotel emergency exit doors and parkade exhaust



Four Seasons Hotel Lobby and stairs to the Mall -Dunsmuir Level



Four Seasons Hotel Lobby and stairs to the Mall - Dunsmuir Level



Existing View looking East along Georgia Street



Georgia Street Looking North along Howe Street



Existing Plaza looking North



Looking East along Georgia Street



Looking North along Howe Street



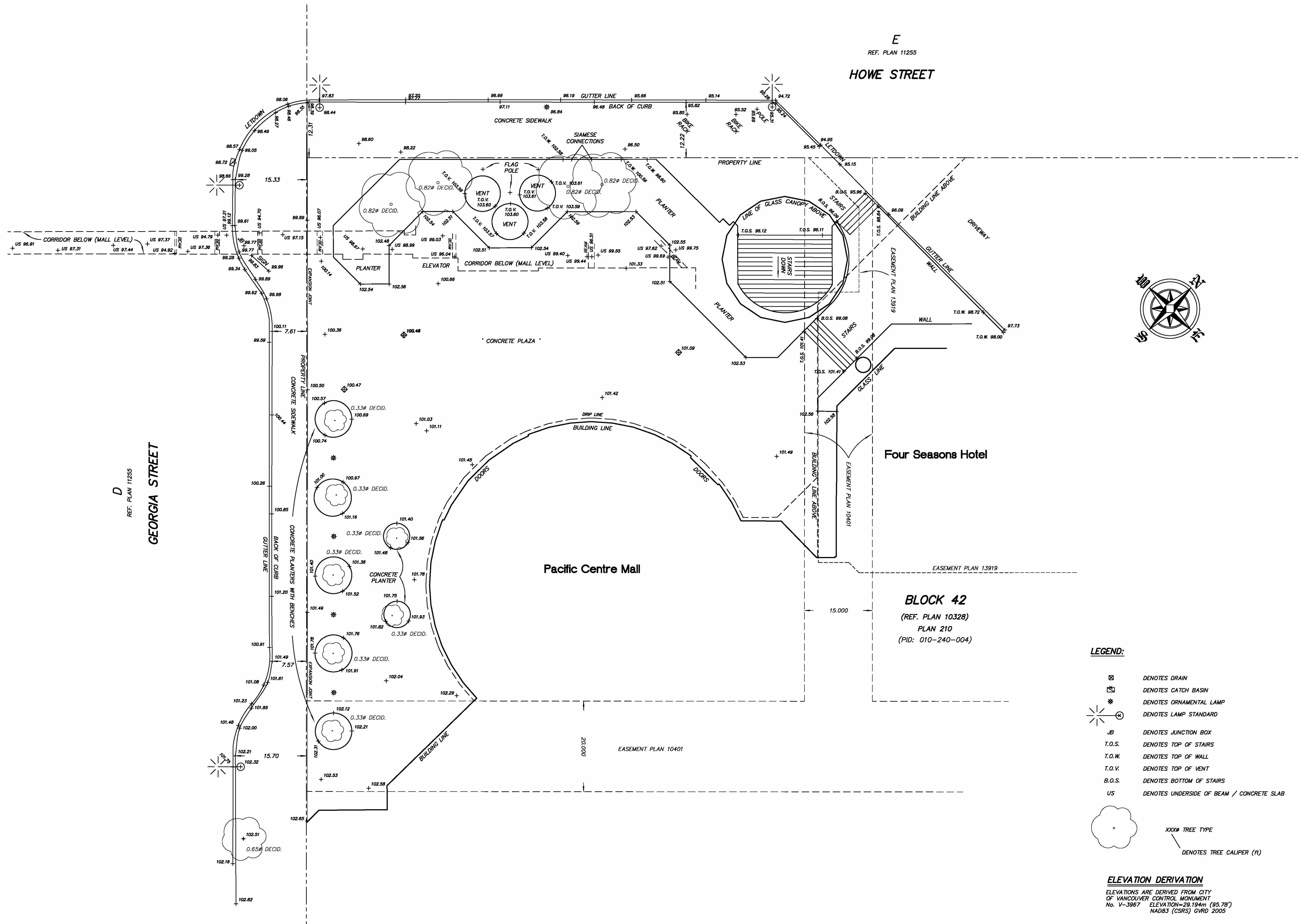
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- LEGEND:
- EXISTING BUILDINGS
 - CADILLAC FAIRVIEW BUILDINGS
 - PACIFIC CENTRE PROPERTY LINE
 - BLOCK 42 PROPERTY LINE
 - SITE BOUNDARY





LEGEND:

- [Symbol] DENOTES DRAIN
- [Symbol] DENOTES CATCH BASIN
- [Symbol] DENOTES ORNAMENTAL LAMP
- [Symbol] DENOTES LAMP STANDARD
- [Symbol] DENOTES JUNCTION BOX
- T.O.S. DENOTES TOP OF STAIRS
- T.O.W. DENOTES TOP OF WALL
- T.O.V. DENOTES TOP OF VENT
- B.O.S. DENOTES BOTTOM OF STAIRS
- US DENOTES UNDERSIDE OF BEAM / CONCRETE SLAB
- [Symbol] XXX# TREE TYPE
- [Symbol] DENOTES TREE CALIPER (R)

ELEVATION DERIVATION
ELEVATIONS ARE DERIVED FROM CITY
OF VANCOUVER CONTROL MONUMENT
No. V-3967 ELEVATION=29.194m (95.78')
NAD83 (CSRS) GVD 2005

TOPOGRAPHIC PLAN OF PART OF
BLOCK 42 (REF. PLAN 10328)
DISTRICT LOT 541 PLAN 210
PACIFIC CENTRE MALL
VANCOUVER, B.C.

PROJECT:

DESIGNED BY: SCALE: 1" = 10'

DRAWN BY: 4132-T FT

CHECKED BY: REV No. 2

GS

Butler Sundvick

PROFESSIONAL LAND SURVEYORS

4, 1808 94th AVENUE

SURREY, B.C. V4N 3S4

tel. 604-515-9811 fax. 604-515-2202

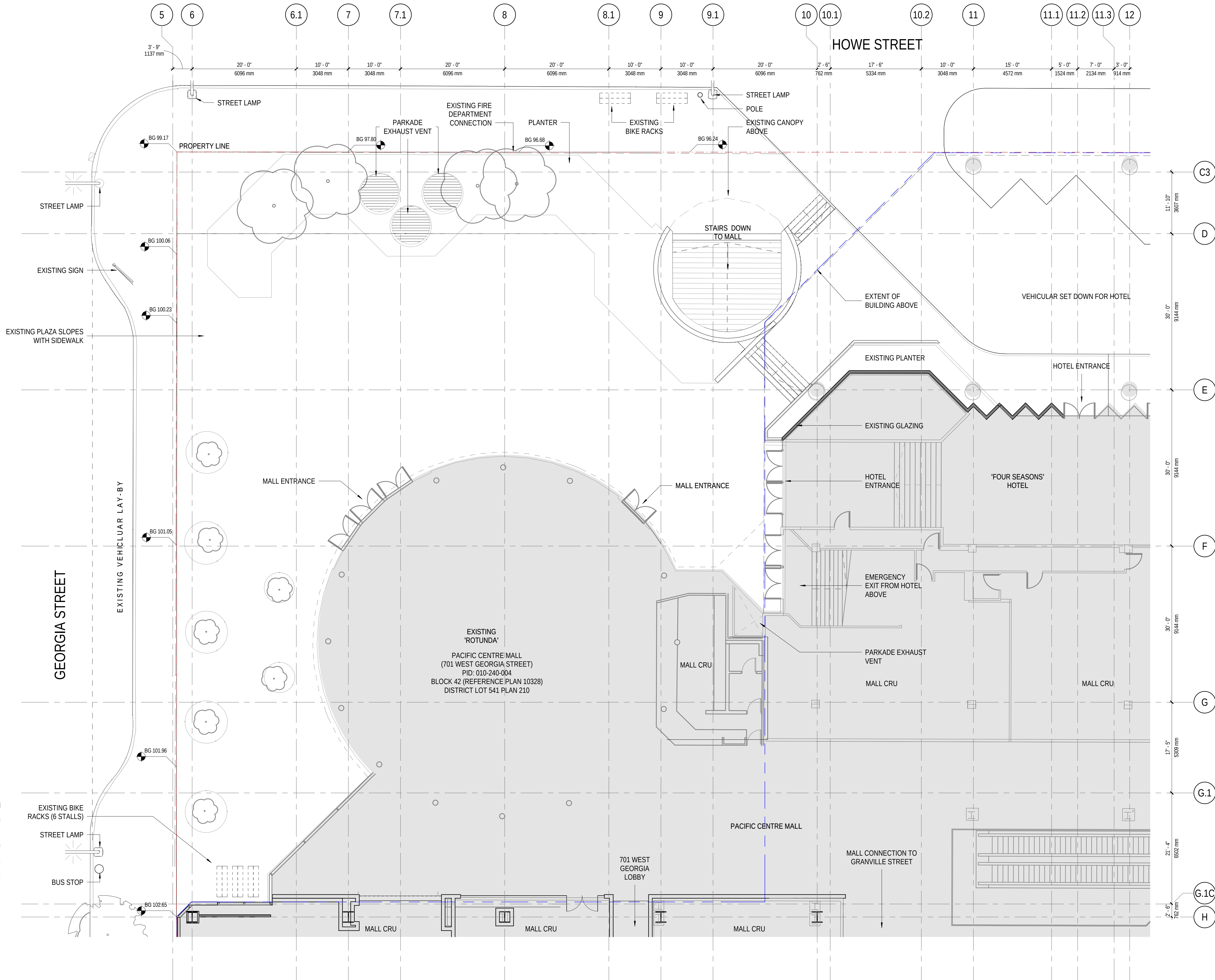
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BACK OF CURB / GENERAL TOPO SURVEY ADDED	2018-12-08	1
CORRIDOR / BEAMS (CORRIDOR - WALL LEVEL)	2018-05-30	2

DATE: 13 SEPT. 2011

JOB NO: 4132

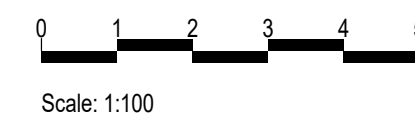
SHEET 1 OF 1

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11/2/2018 1:15:07 PM



1 LEVEL 01 - EXISTING PLAN
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EXISTING



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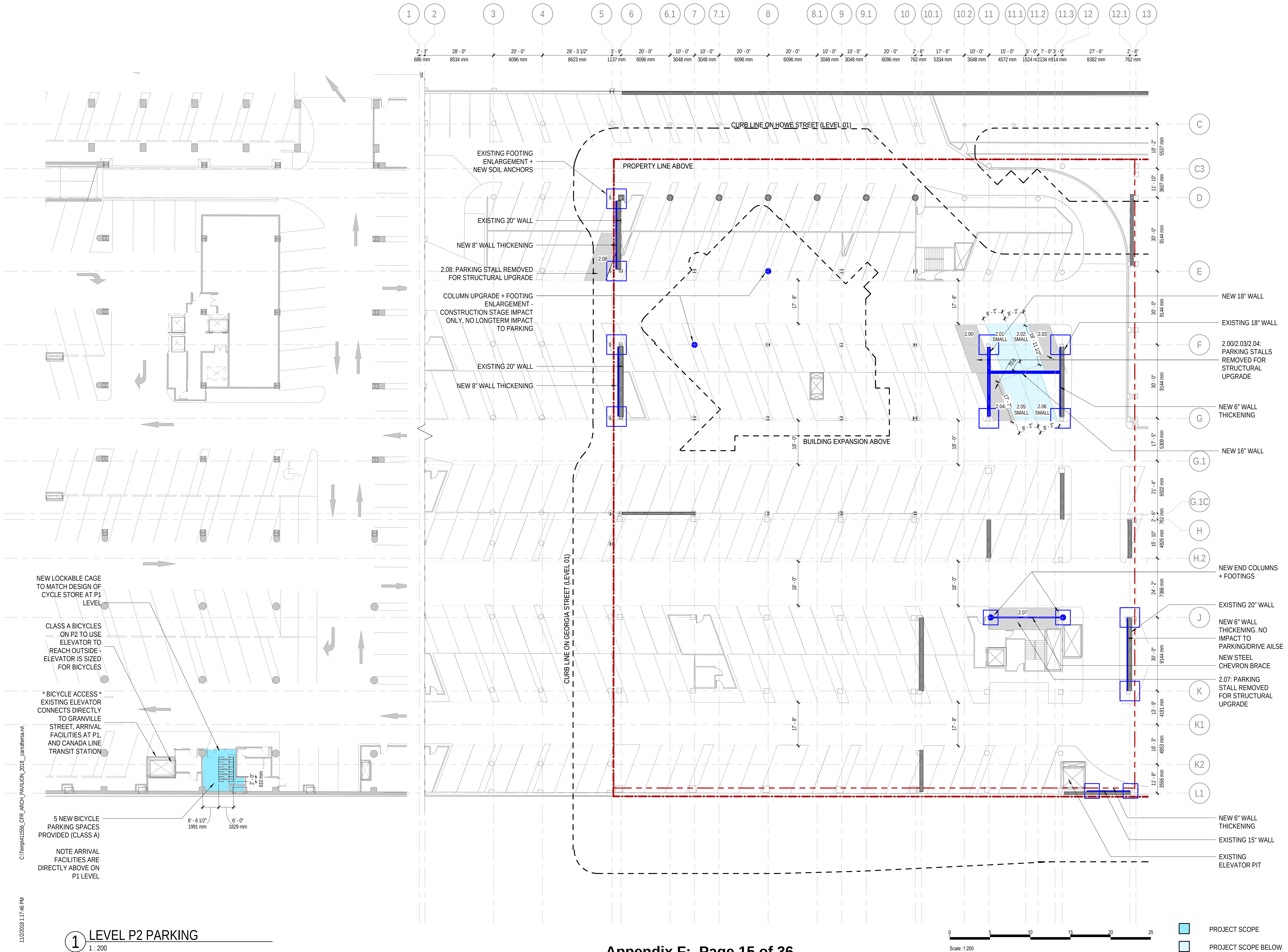
① GEORGIA STREET EXISTING CONTEXT
NTS

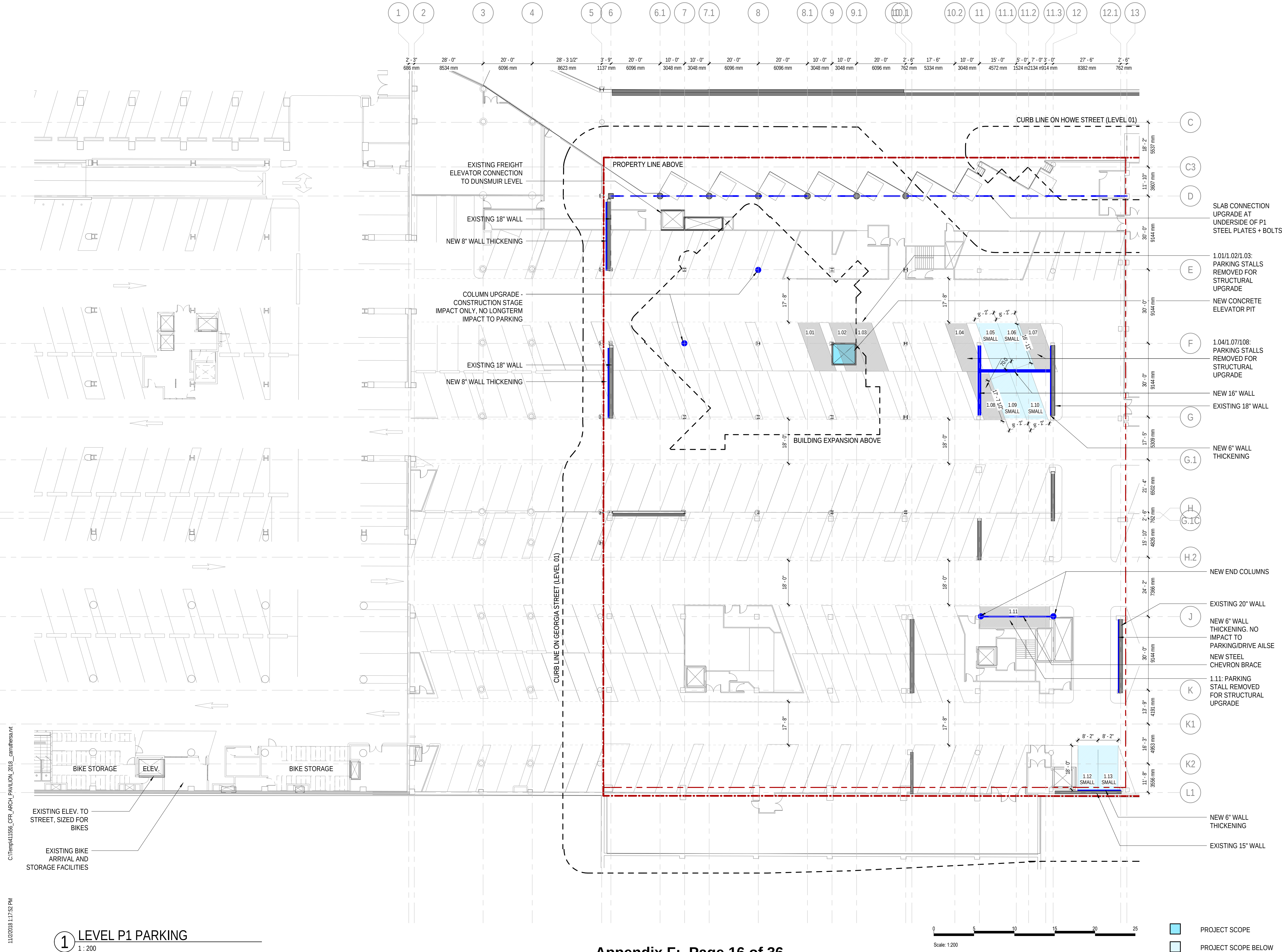
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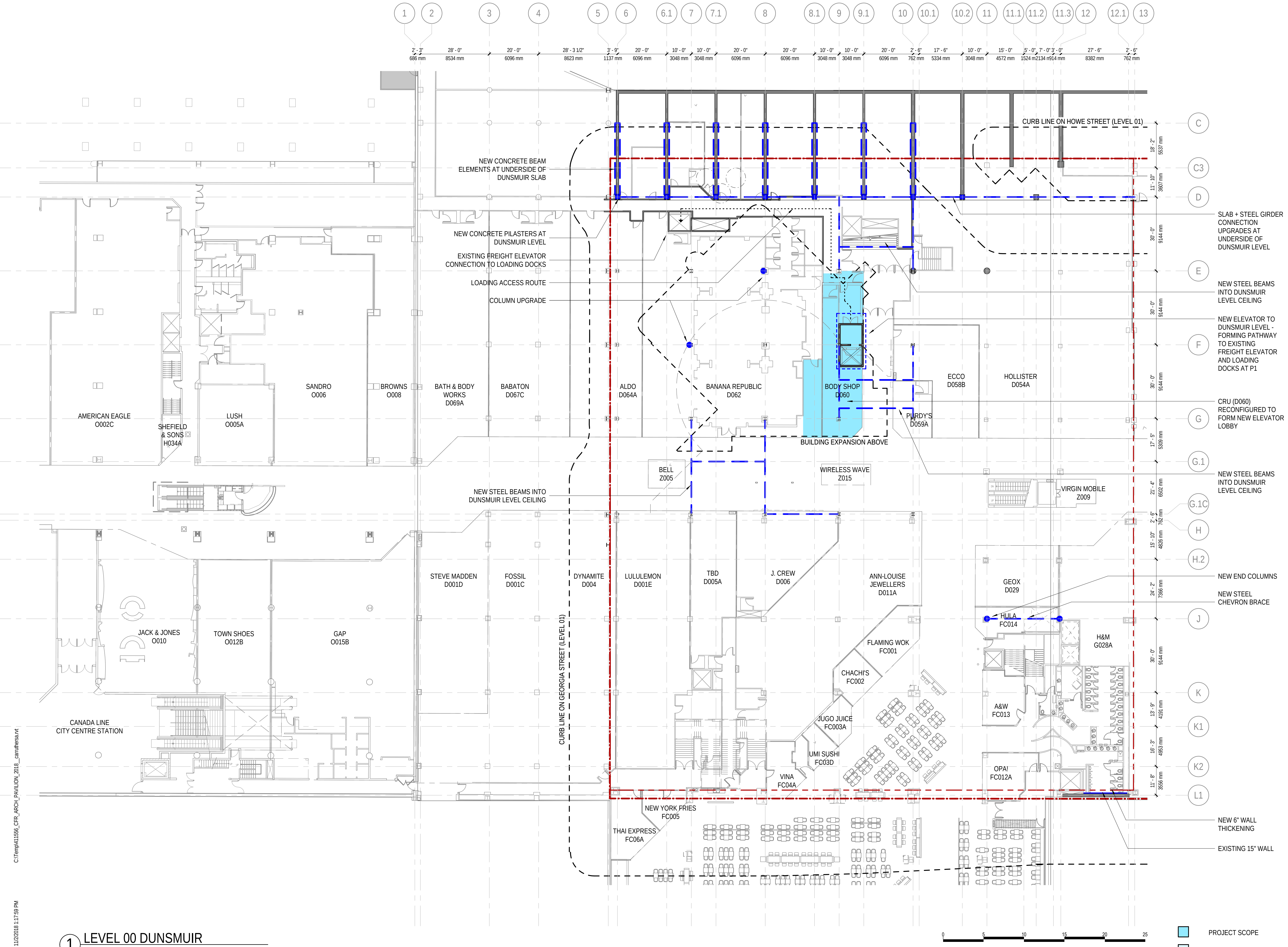
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① HOWE STREET EXISTING CONTEXT
NTS

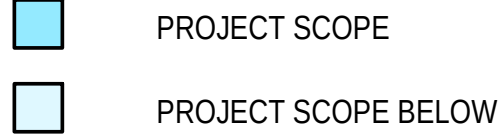
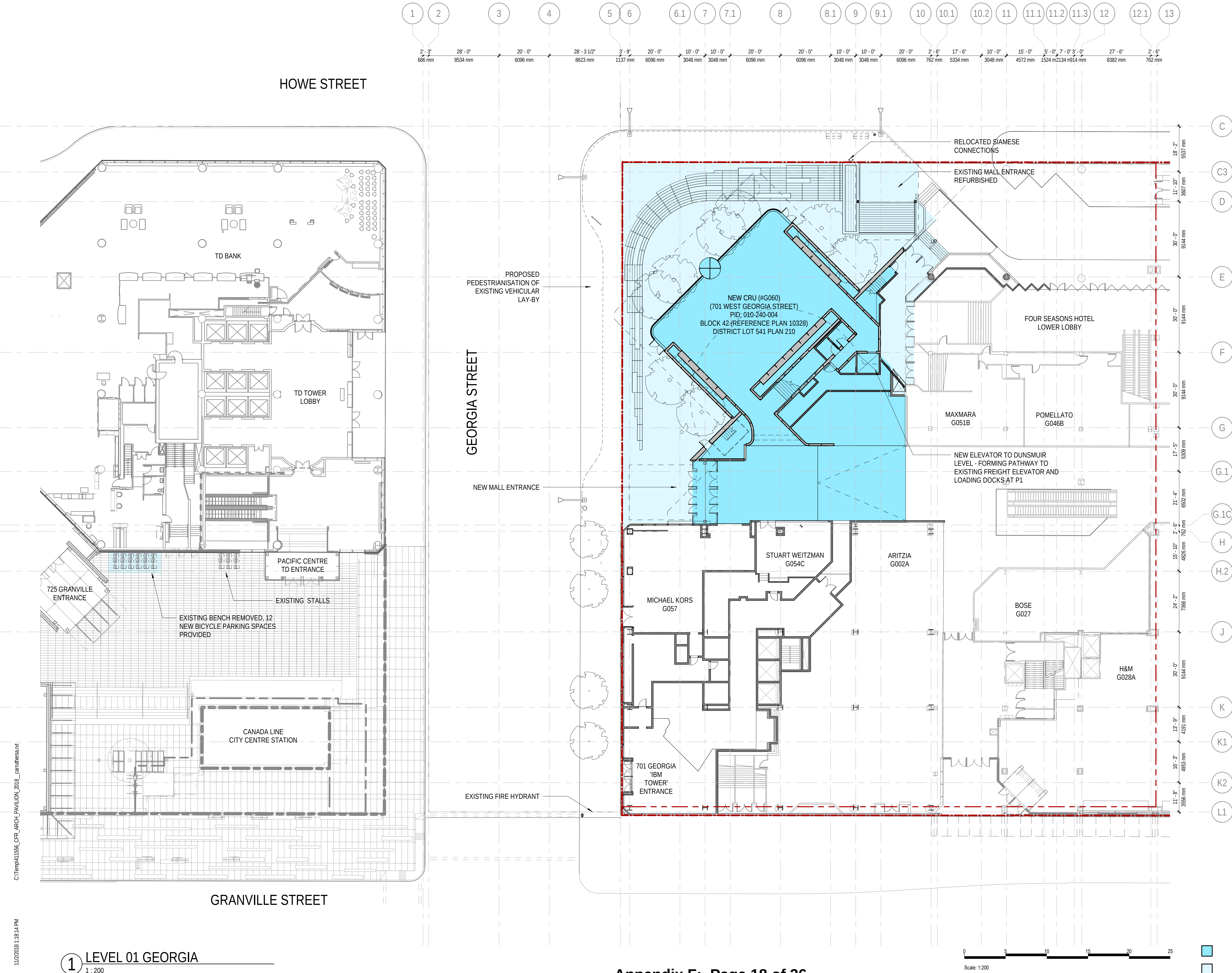


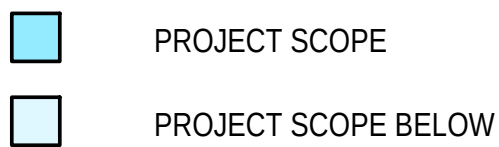
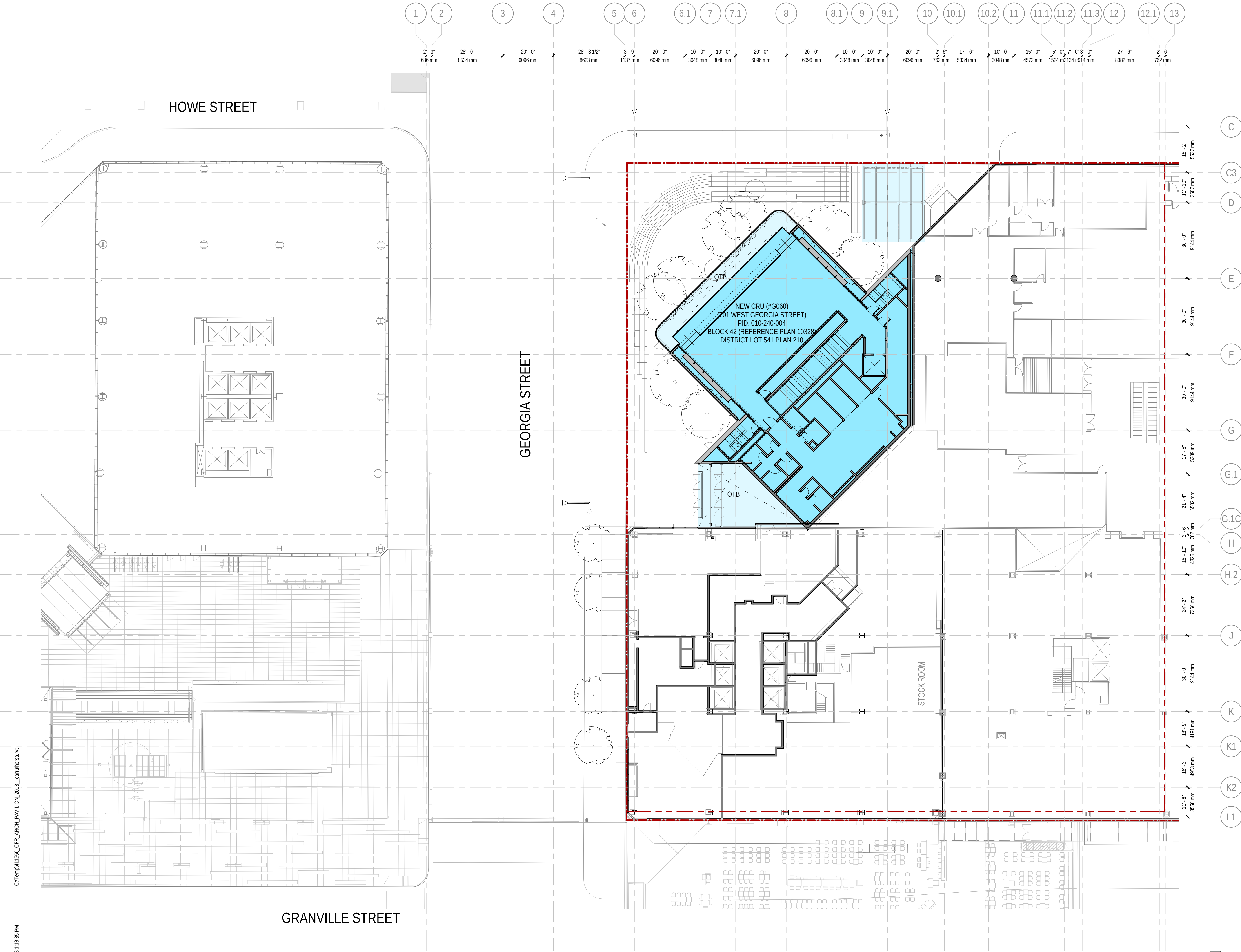


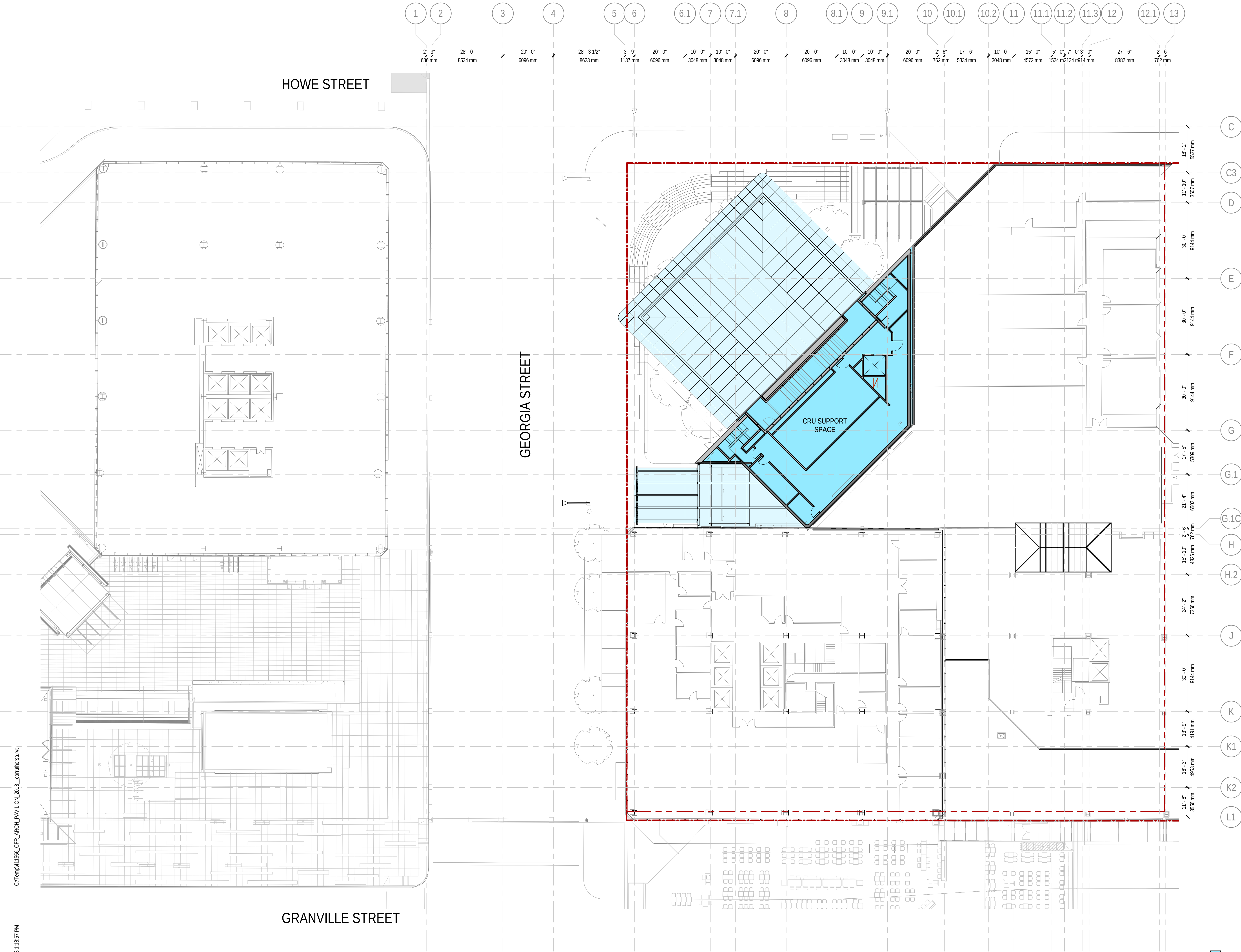


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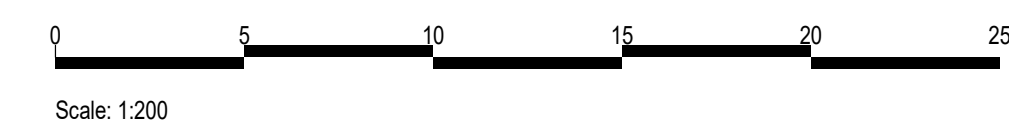


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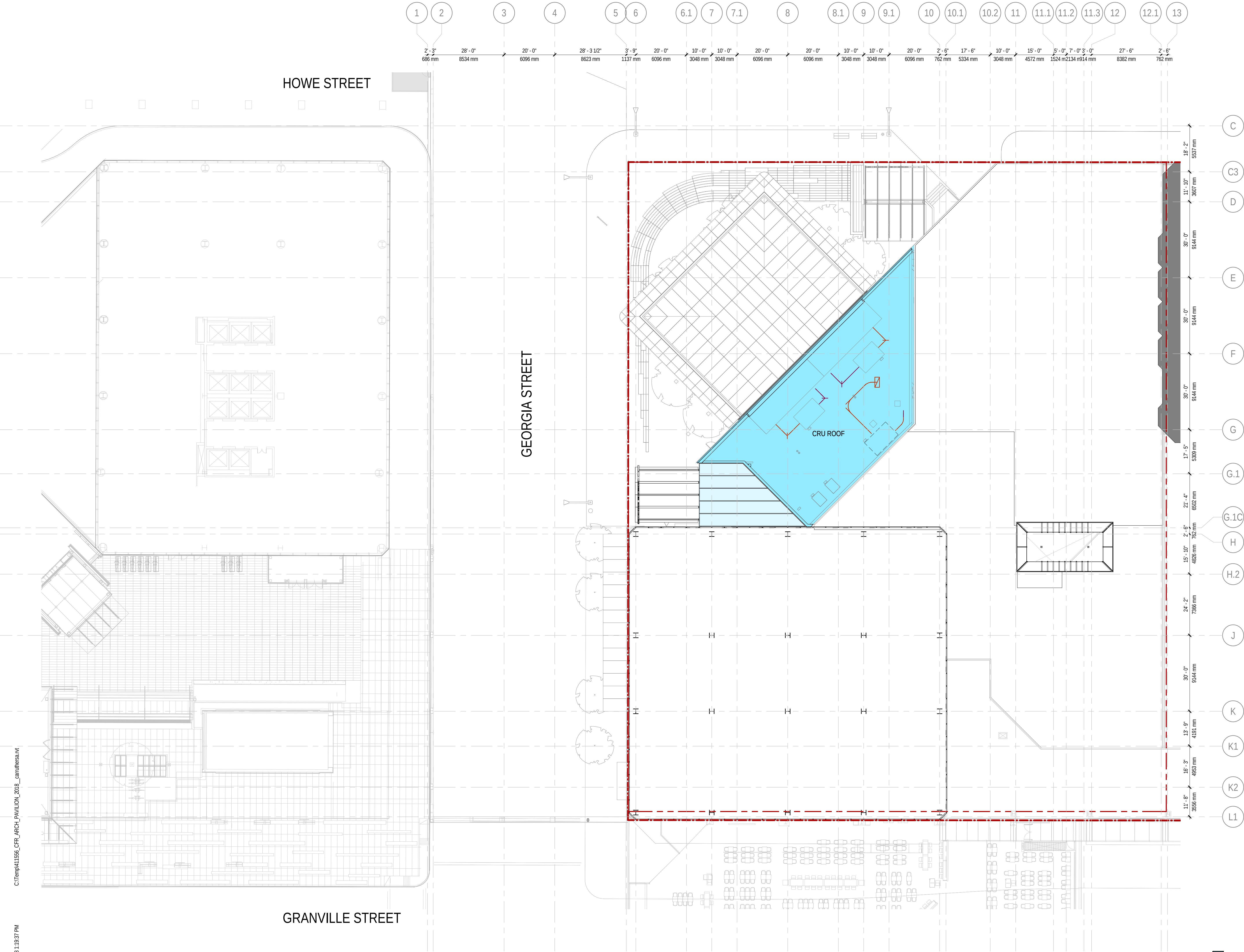
1 LEVEL 03

1:200



PROJECT SCOPE
PROJECT SCOPE BELOW





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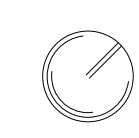
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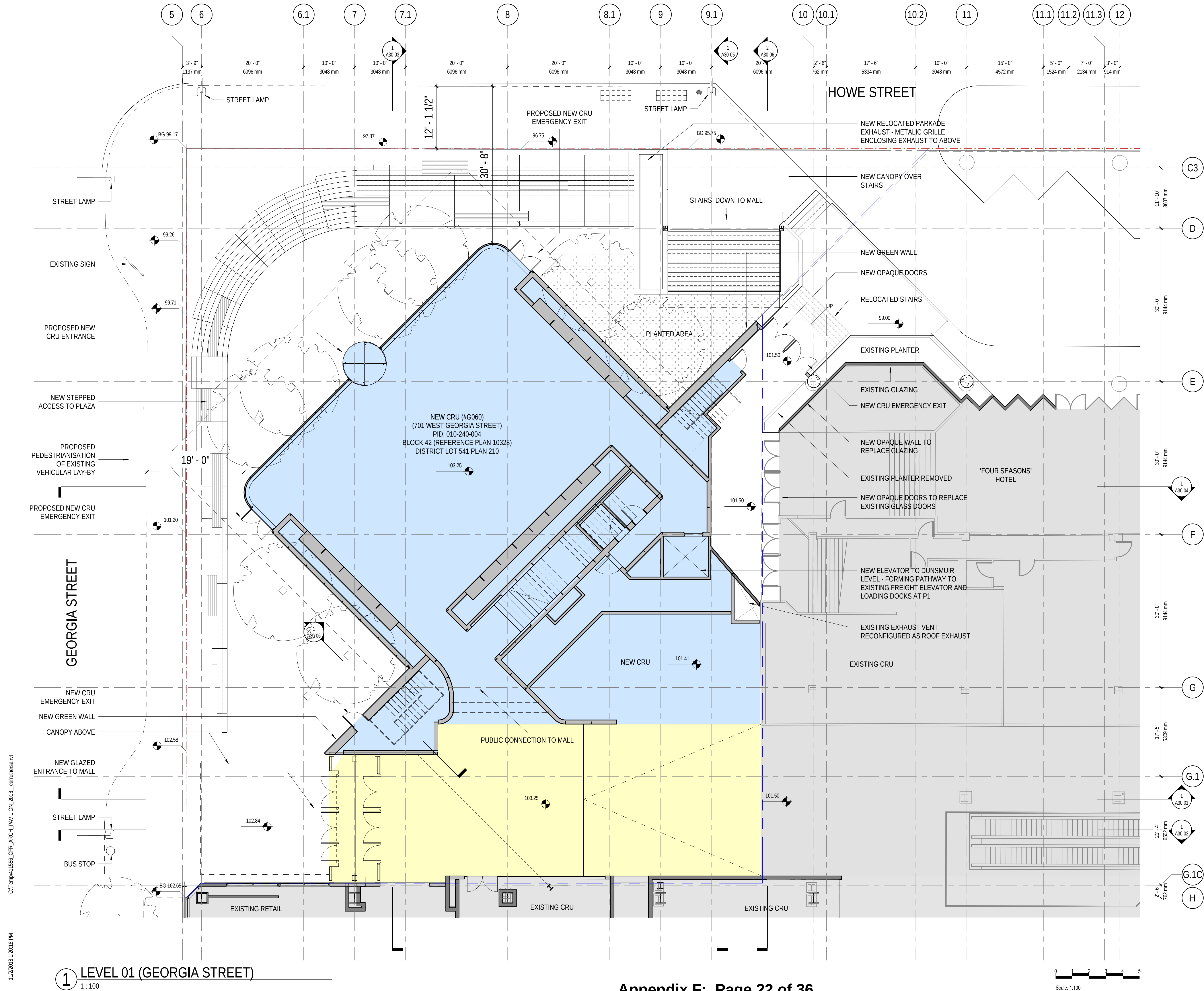
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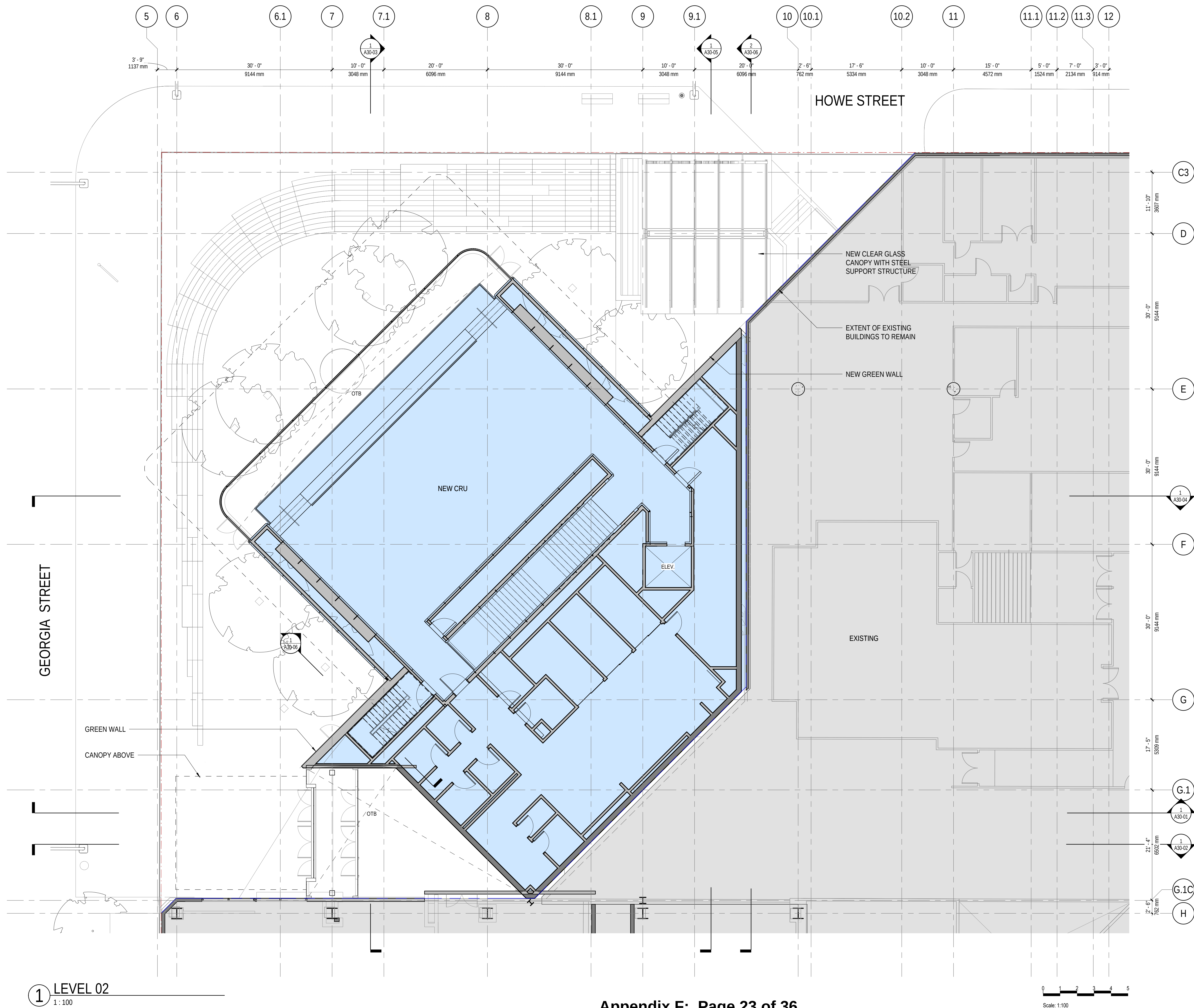
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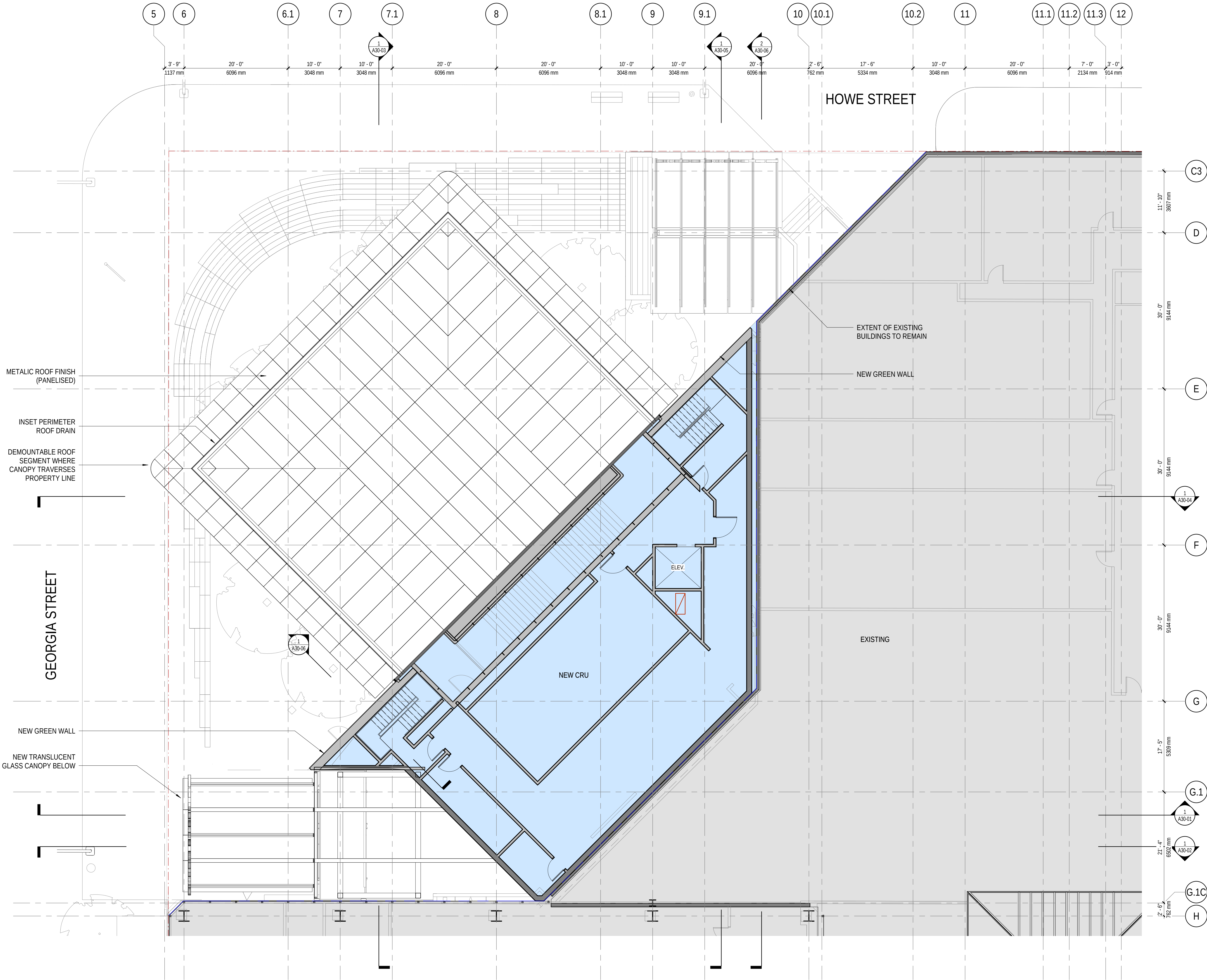
PROJECT SCOPE
PROJECT SCOPE BELOW





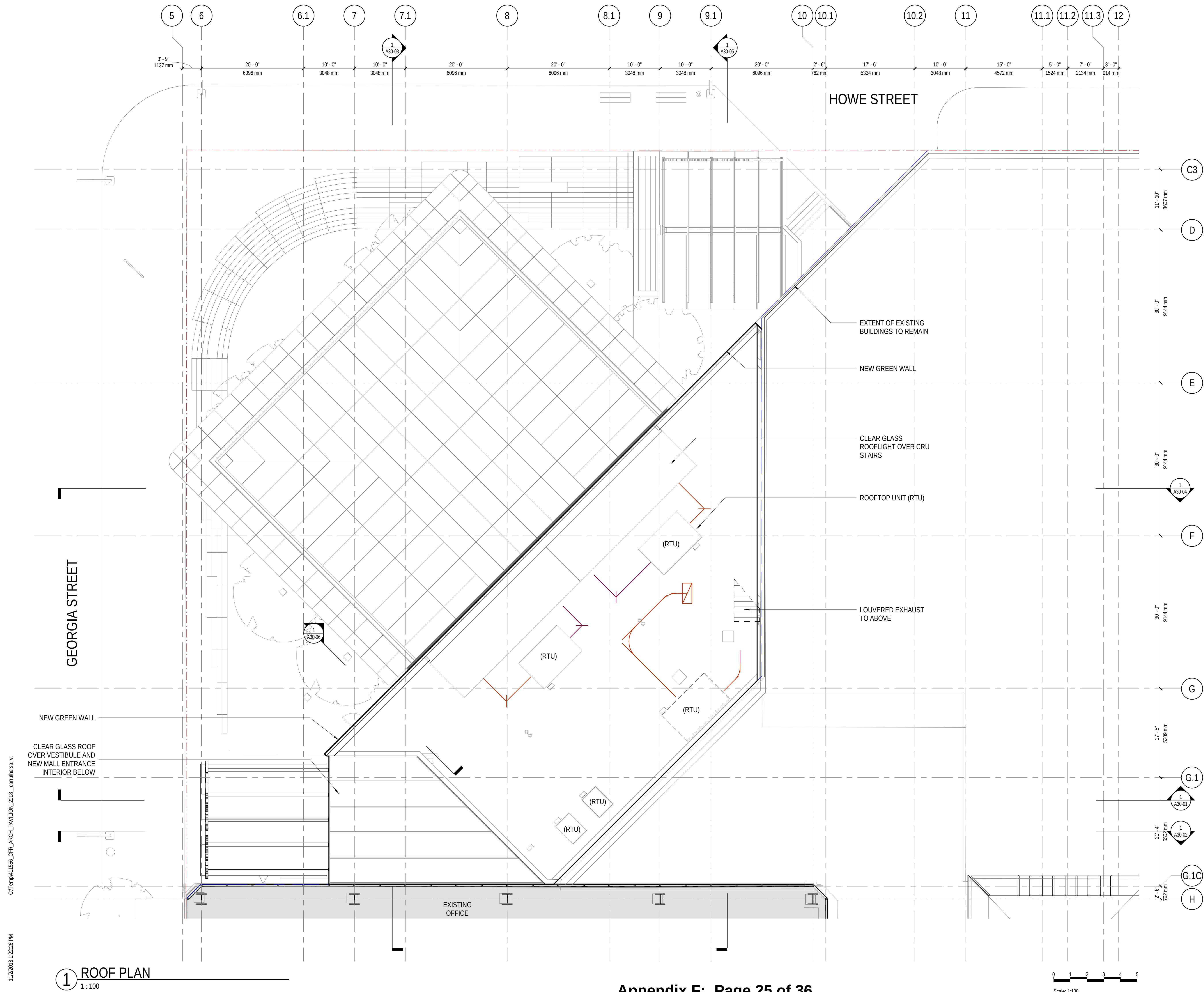


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1 LEVEL 03
1:100





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1 GEORGIA STREET PROPOSED CONTEXT

NTS



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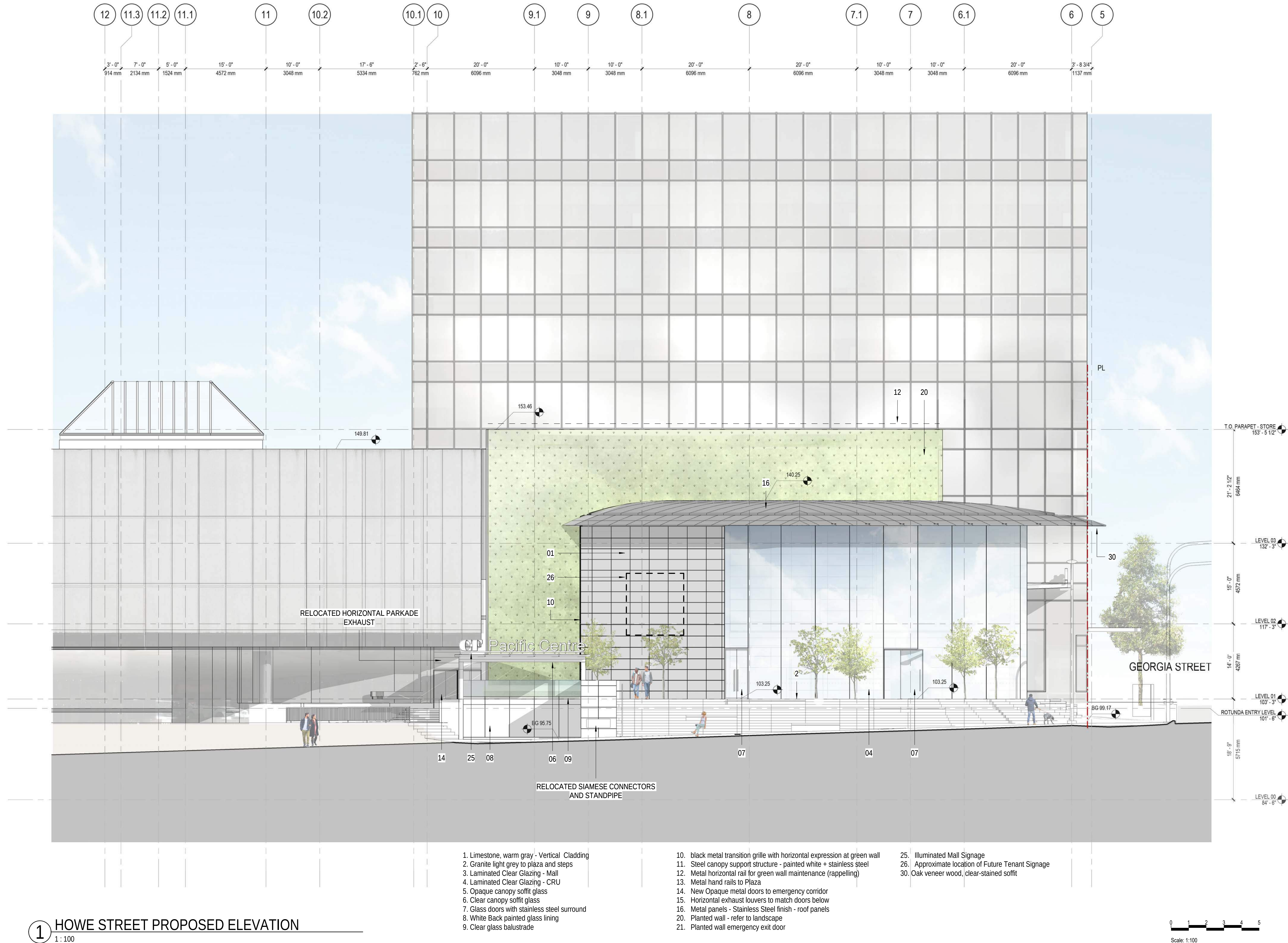


① HOWE STREET PROPOSED CONTEXT
NTS

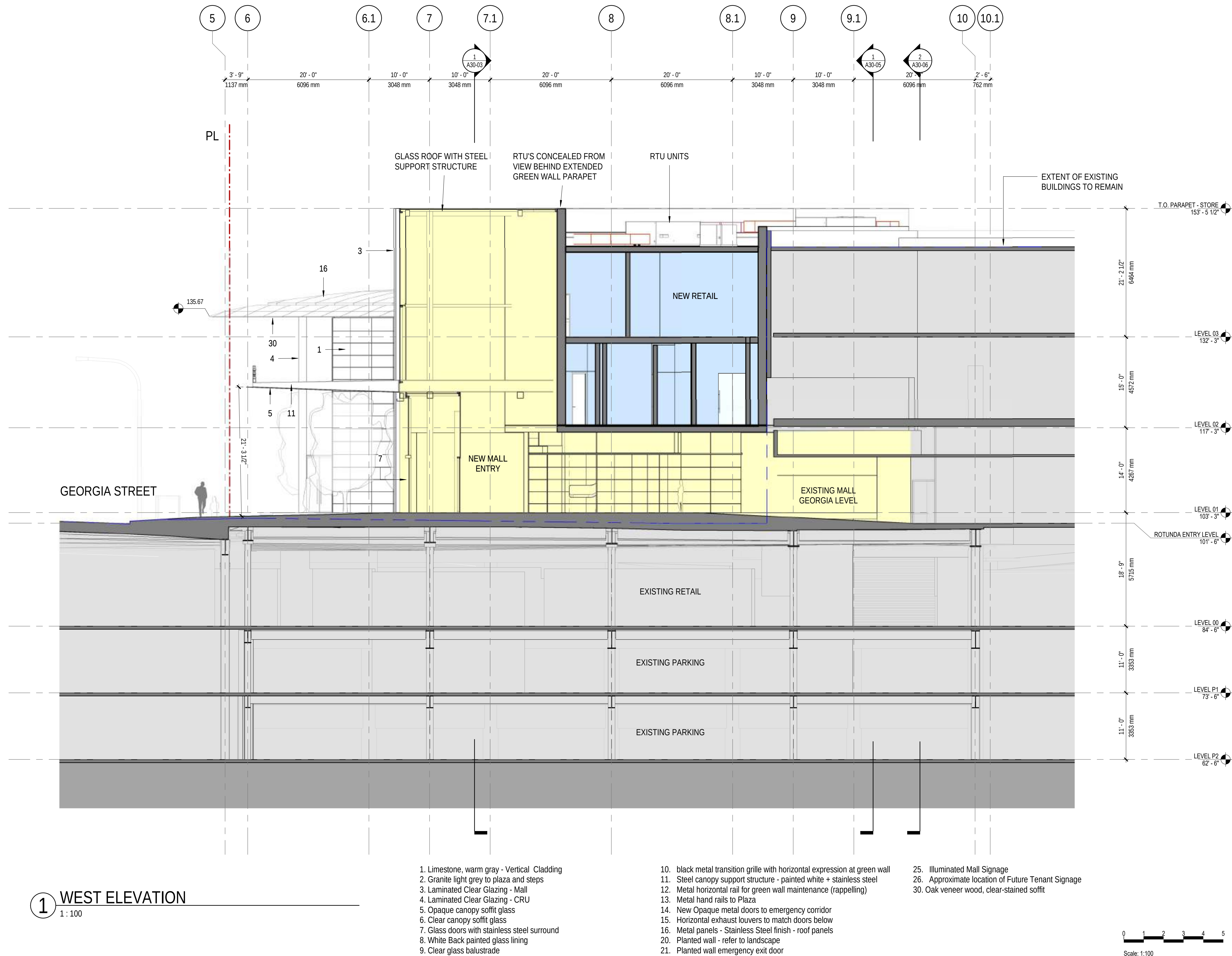


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1 HOWE STREET PROPOSED ELEVATION
1:100



5 NOV 18

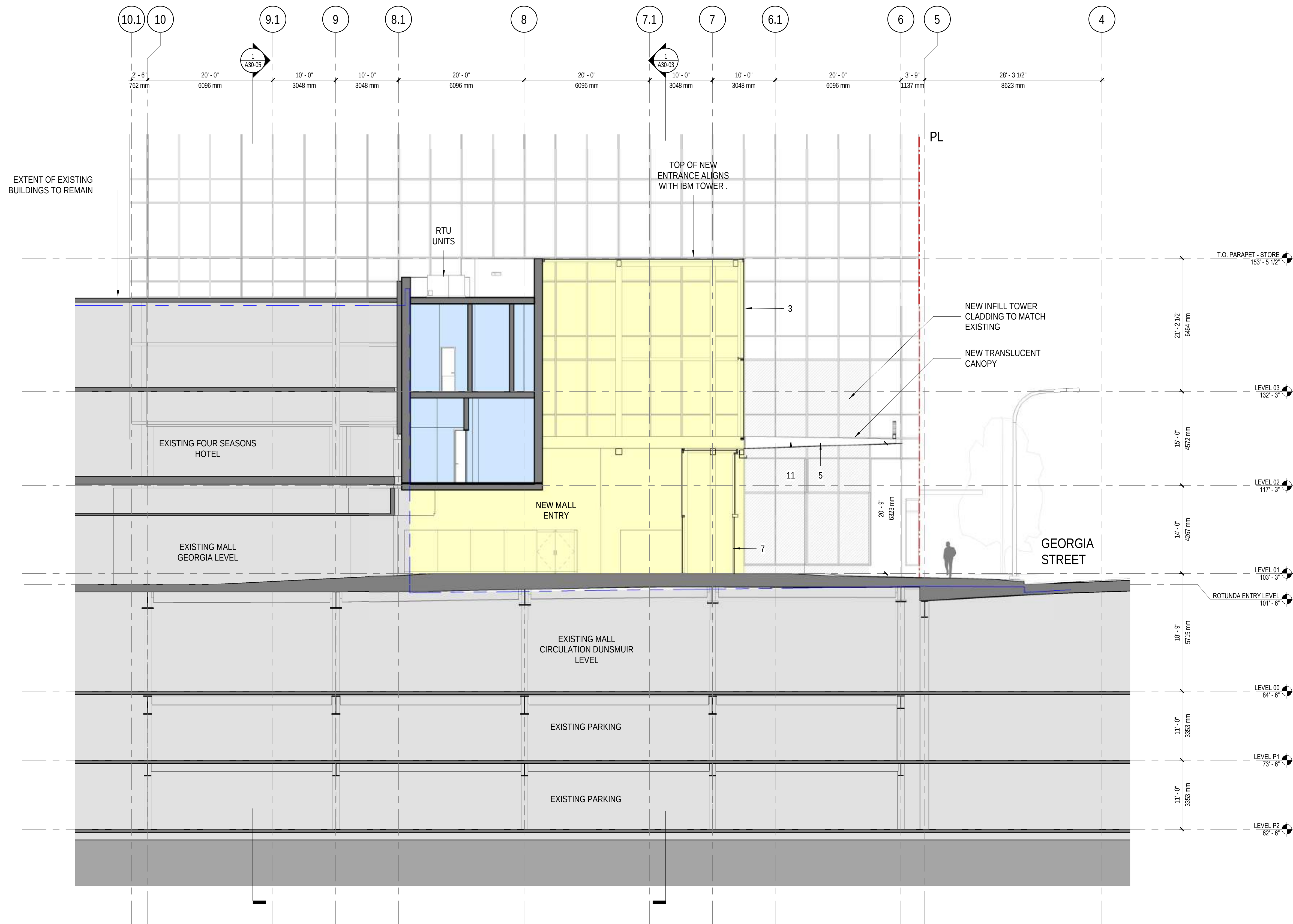
PACIFIC CENTRE
ROTUNDA PAVILION
PACIFIC CENTRE - BLOCK 42
701 WEST GEORGIA STREET
VANCOUVER, BC

1 ISSUED FOR DP 5 NOV 18

SECTION - LOOKING
WEST

A30-01

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1 SECTION THROUGH ATRIUM
1:100

1. Limestone, warm gray - Vertical Cladding
2. Granite light grey to plaza and steps
3. Laminated Clear Glazing - Mall
4. Laminated Clear Glazing - CRU
5. Opaque canopy soffit glass
6. Clear canopy soffit glass
7. Glass doors with stainless steel surround
8. White Back painted glass lining
9. Clear glass balustrade

10. black metal transition grille with horizontal expression at green wall
11. Steel canopy support structure - painted white + stainless steel
12. Metal horizontal rail for green wall maintenance (rappelling)
13. Metal hand rails to Plaza
14. New Opaque metal doors to emergency corridor
15. Horizontal exhaust louvers to match doors below
16. Metal panels - Stainless Steel finish - roof panels
20. Planted wall - refer to landscape
21. Planted wall emergency exit door

25. Illuminated Mall Signage
26. Approximate location of Future Tenant Signage
30. Oak veneer wood, clear-stained soffit

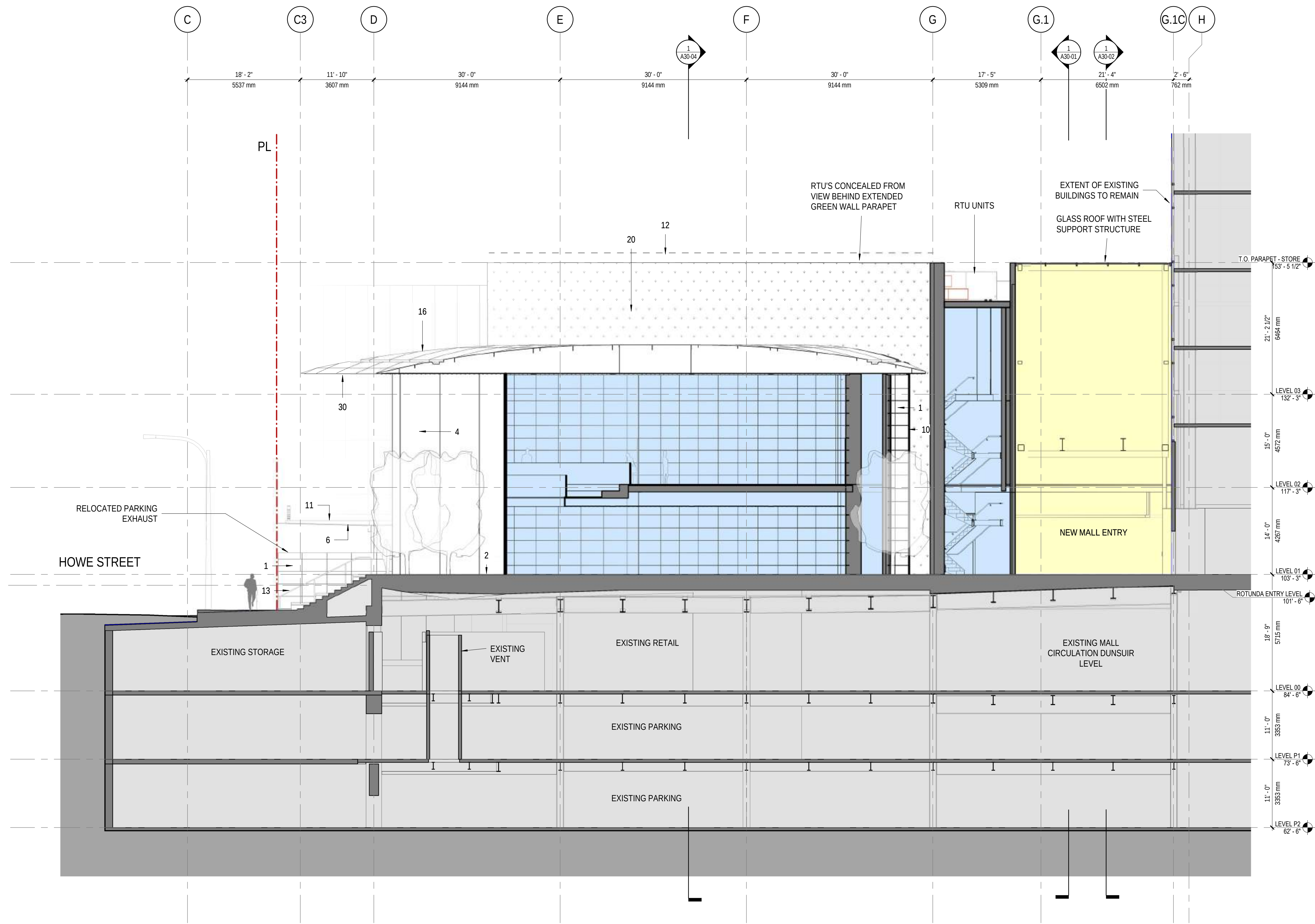
- NEW RETAIL
- NEW MALL ENTRY
- EXISTING

0 1 2 3 4 5
Scale: 1:100

SECTION - LOOKING
EAST

A30-02

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1 SECTION THROUGH HOWE STREET
1:100

1. Limestone, warm gray - Vertical Cladding
2. Granite light grey to plaza and steps
3. Laminated Clear Glazing - Mall
4. Laminated Clear Glazing - CRU
5. Opaque canopy soffit glass
6. Clear canopy soffit glass
7. Glass doors with stainless steel surround
8. White Back painted glass lining
9. Clear glass balustrade

10. black metal transition grille with horizontal expression at green wall
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20. Planted wall - refer to landscape
21. Planted wall emergency exit door

25. Illuminated Mall Signage
26. Approximate location of Future Tenant Signage
30. Oak veneer wood, clear-stained soffit

- NEW RETAIL
- NEW MALL ENTRY
- EXISTING

0 1 2 3 4 5
Scale: 1:100

5 NOV 18

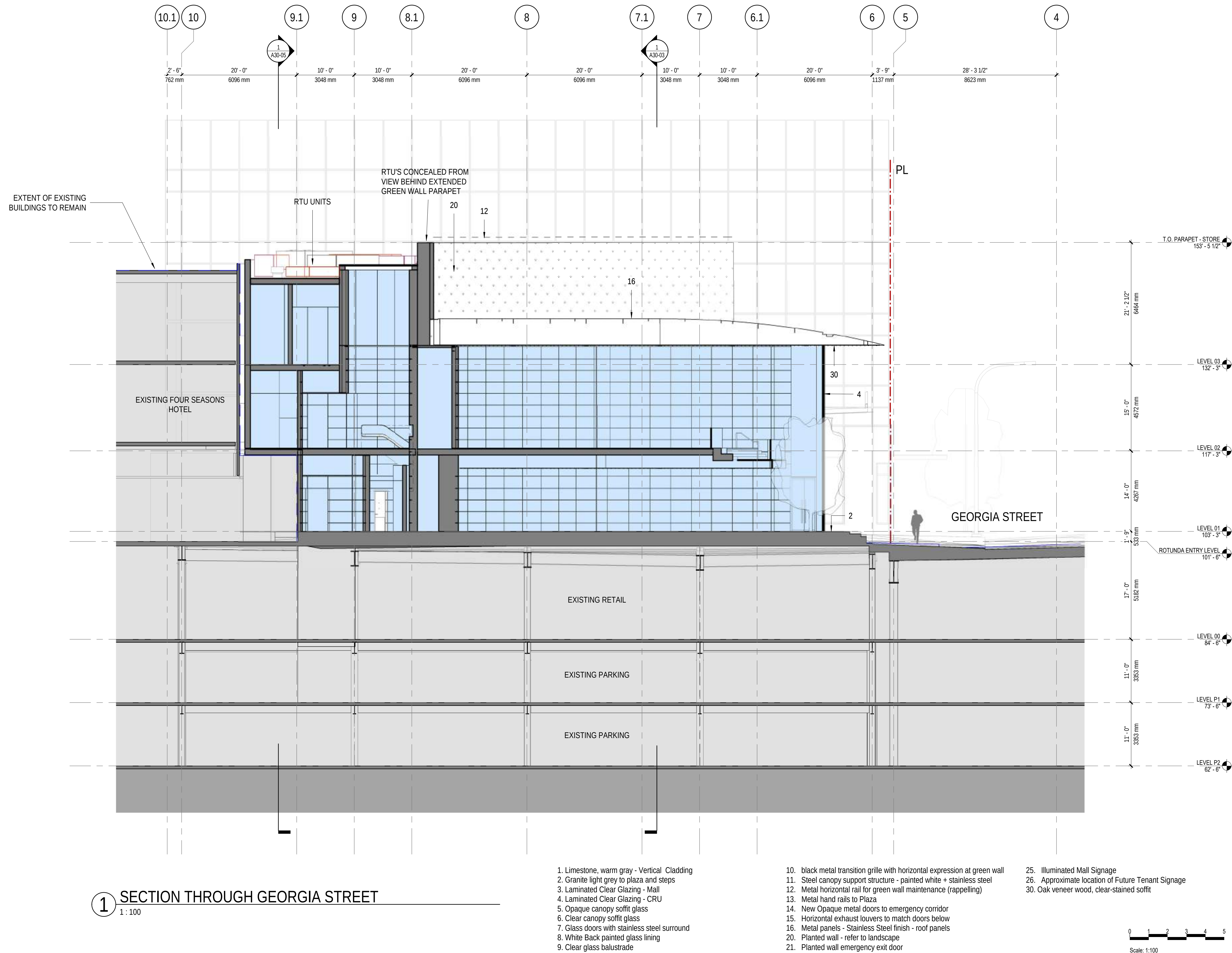
PACIFIC CENTRE
ROTUNDA PAVILION
PACIFIC CENTRE - BLOCK 42
701 WEST GEORGIA STREET
VANCOUVER, BC

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BUILDING SECTION

A30-03

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5 NOV 18

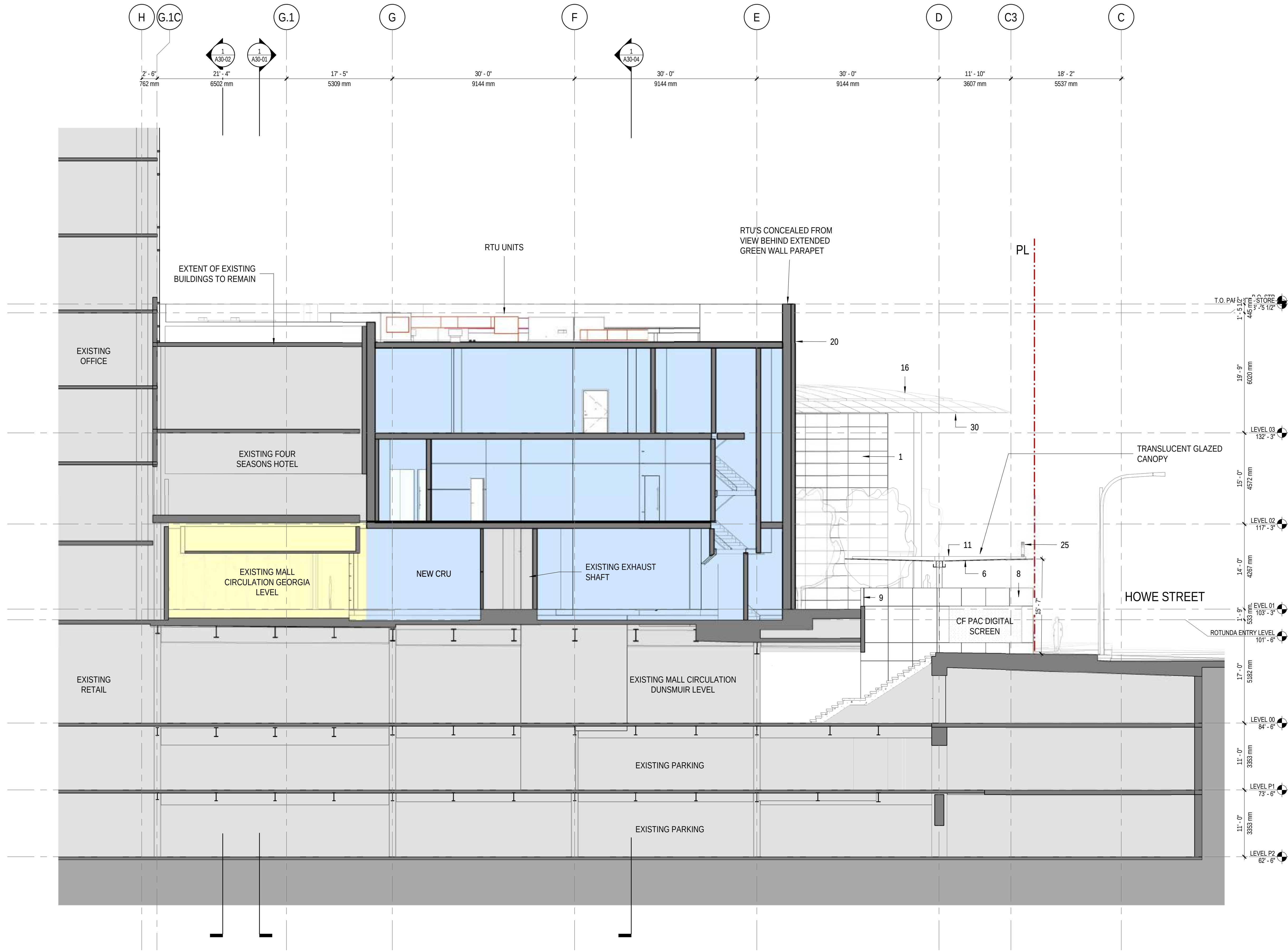
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ROTUNDA PAVILION
PACIFIC CENTRE - BLOCK 42
701 WEST GEORGIA STREET
VANCOUVER, BC

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BUILDING SECTION

A30-04

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5 NOV 18

PACIFIC CENTRE
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BUILDING SECTION

A30-05

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SECTION THROUGH HOWE STREET,
CANOPY

1 : 100

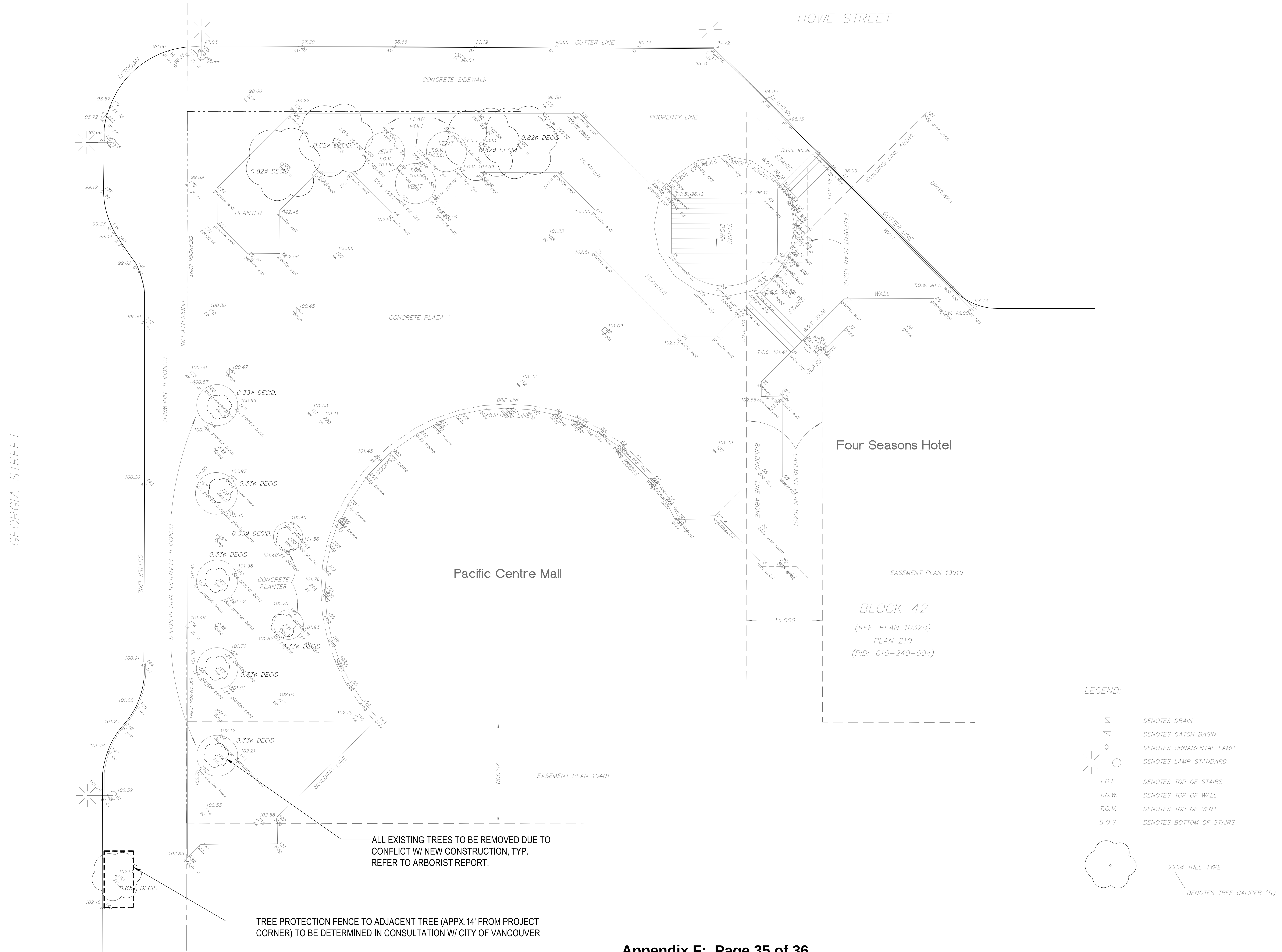
1. Limestone, warm gray - Vertical Cladding
2. Granite light grey to plaza and steps
3. Laminated Clear Glazing - Mall
4. Laminated Clear Glazing - CRU
5. Opaque canopy soffit glass
6. Clear canopy soffit glass
7. Glass doors with stainless steel surround
8. White Back painted glass lining
9. Clear glass balustrade

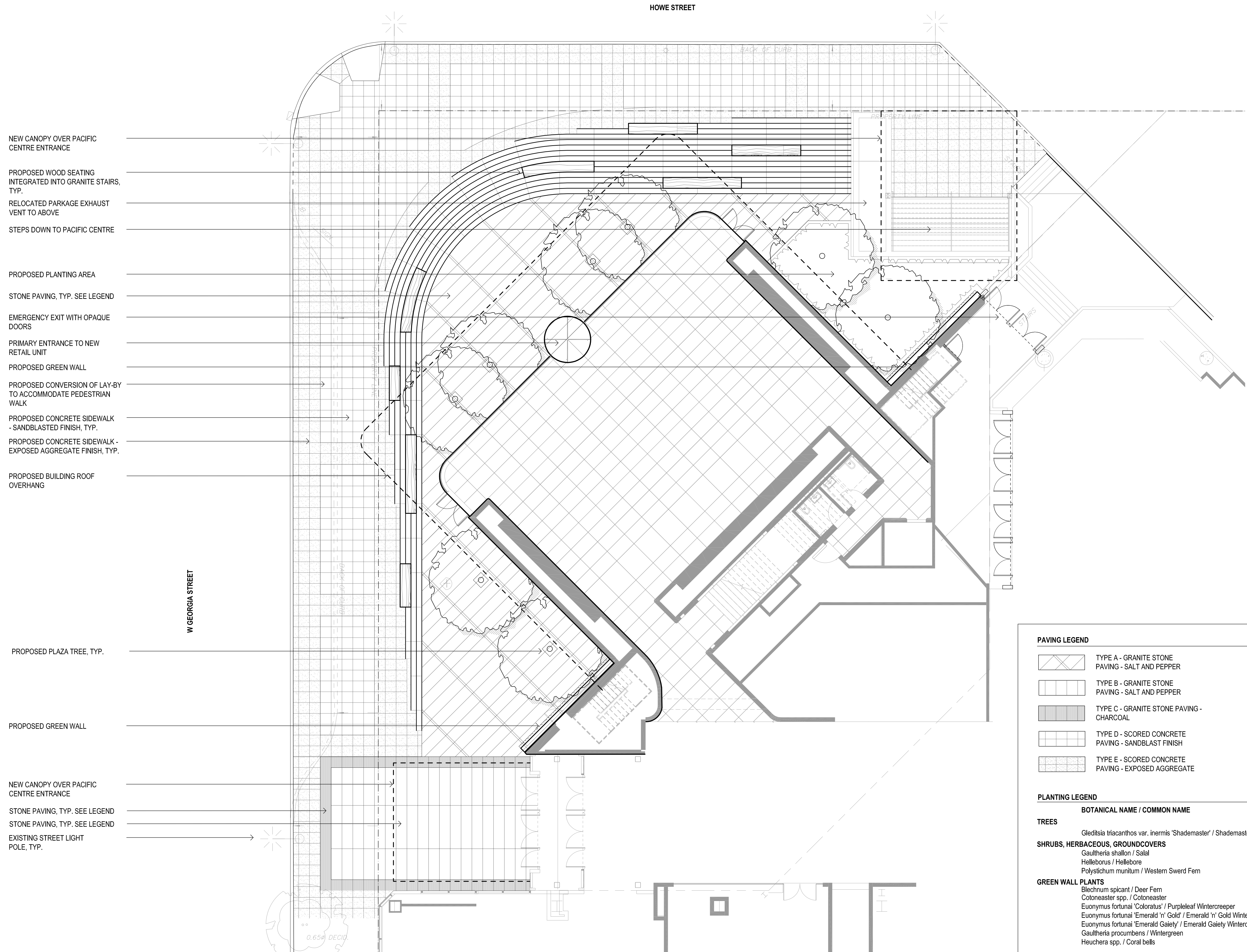
10. black metal transition grille with horizontal expression at green wall
11. Steel canopy support structure - painted white + stainless steel
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25. Illuminated Mall Signage
26. Approximate location of Future Tenant Signage
30. Oak veneer wood, clear-stained soffit

- NEW RETAIL
- NEW MALL ENTRY
- EXISTING

Scale: 1:100





PAVING LEGEND

- TYPE A - GRANITE STONE
PAVING - SALT AND PEPPER
- TYPE B - GRANITE STONE
PAVING - SALT AND PEPPER
- TYPE C - GRANITE STONE PAVING -
CHARCOAL
- TYPE D - SCORED CONCRETE
PAVING - SANDBLAST FINISH
- TYPE E - SCORED CONCRETE
PAVING - EXPOSED AGGREGATE

PLANTING LEGEND

- BOTANICAL NAME / COMMON NAME**
- TREES**
- Gleditsia triacanthos var. inermis 'Shademaster' / Shademaster Honey Locust
- SHRUBS, HERBACEOUS, GROUNDCOVERS**
- Gaultheria shallon / Salal
Helleborus / Hellebore
Polystichum munitum / Western Sword Fern
- GREEN WALL PLANTS**
- Blechnum spicant / Deer Fern
Cotoneaster spp. / Cotoneaster
Euonymus fortunei 'Coloratus' / Purpleleaf Wintercreeper
Euonymus fortunei 'Emerald 'n' Gold' / Emerald 'n' Gold Wintercreeper
Euonymus fortunei 'Emerald Gaiety' / Emerald Gaiety Wintercreeper
Gaultheria procumbens / Wintergreen
Heuchera spp. / Coral bells

1/8"=1'-0"

**PACIFIC CENTRE
ROTUNDA PAVILION**
PACIFIC CENTRE - BLOCK 42
701 WEST GEORGIA STREET
VANCOUVER, BC

1 Issued for DP November 5, 2018

LANDSCAPE PLAN

L01-01

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